



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 411 Chimborazo Blvd.

Historic district Yes

Date/time rec'd: 4:26 3:20
Rec'd by: KC
Application #: COA-034556-2018
Hearing date: 5/22/2018

APPLICANT INFORMATION

Name Robert Wise

Phone 615-414-8814

Company N/A

Email Rwise144@gmail.com

Mailing Address 411 Chimborazo Blvd.
Richmond, VA 23223

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

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

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)

~~Windows~~ Windows will be aluminum/wood. Hardiplank smooth/unbeaded siding will be used primarily as a workspace.

Plan to use same historic colors which are on the house

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 [Signature]

Date 4/26/18

ECE VED

MAY 31 2018

Proposal for Two-Story Outbuilding in Historic District

Robert Wise
411 Chimborazo Blvd.
5/26/18

Chimborazo Historic District has a few two-story outbuildings within a one-block radius.



3508 E Broad Street: Two-story carriage house, comparable dimensions to proposal



3508 E Broad Street: Two-story carriage house, comparable dimensions to proposal



3301 E Marshall Street: Two-story carriage house



3301 E Marshall Street: Two-story carriage house

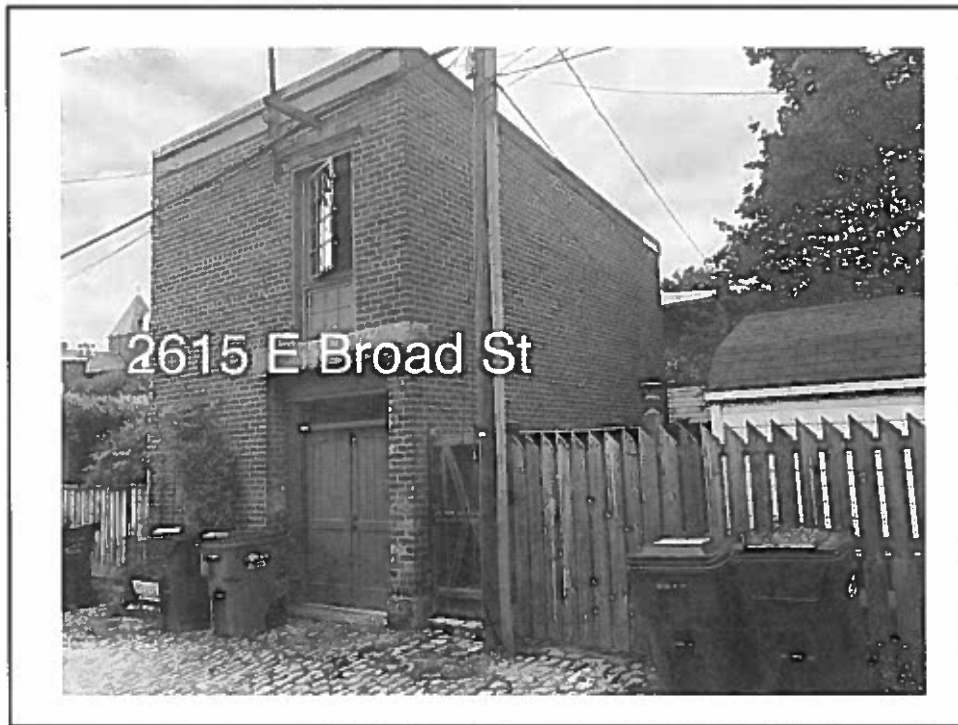
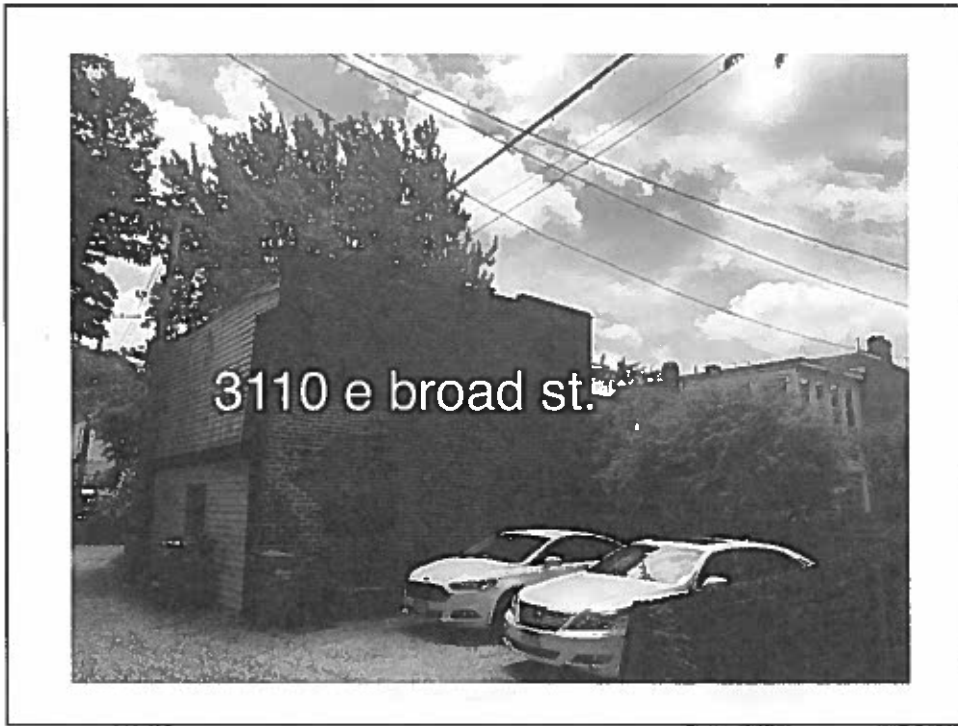


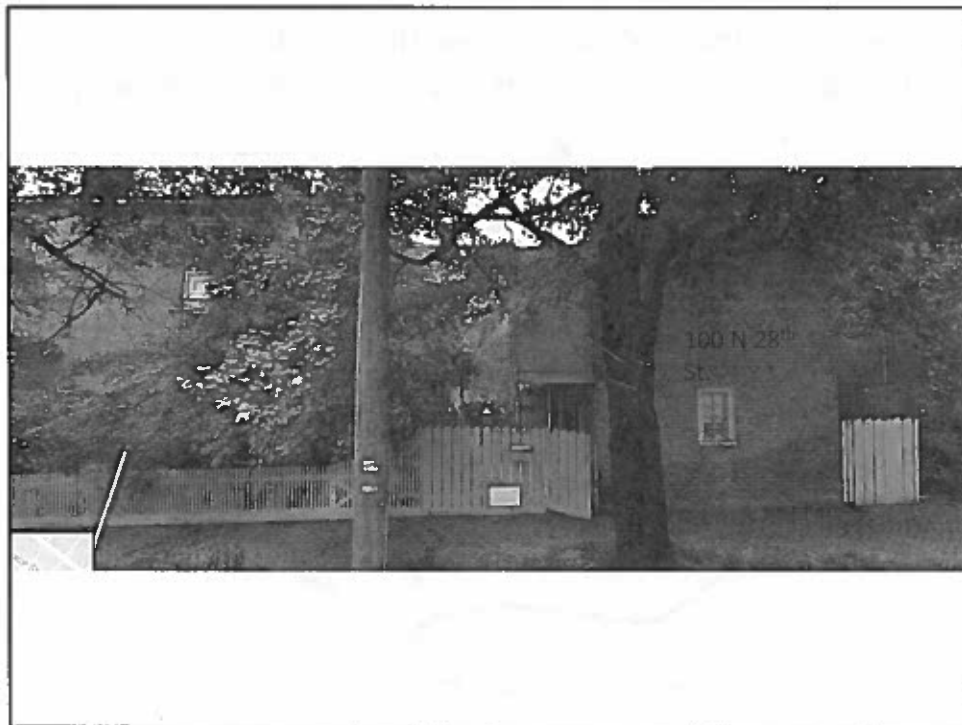
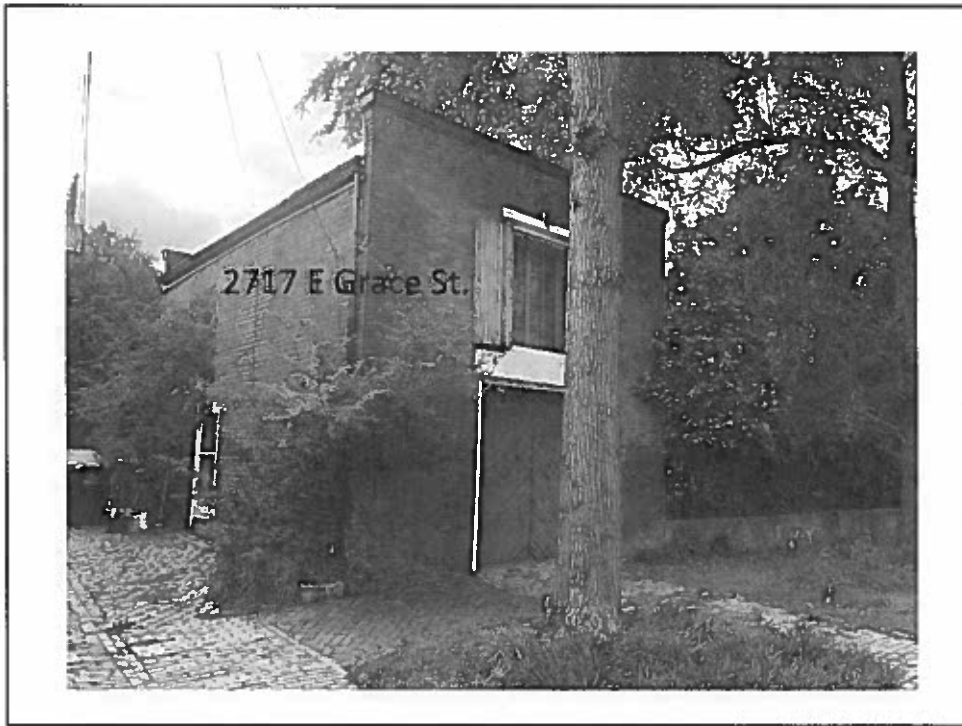
3310 E Broad Street: Two-story carriage house

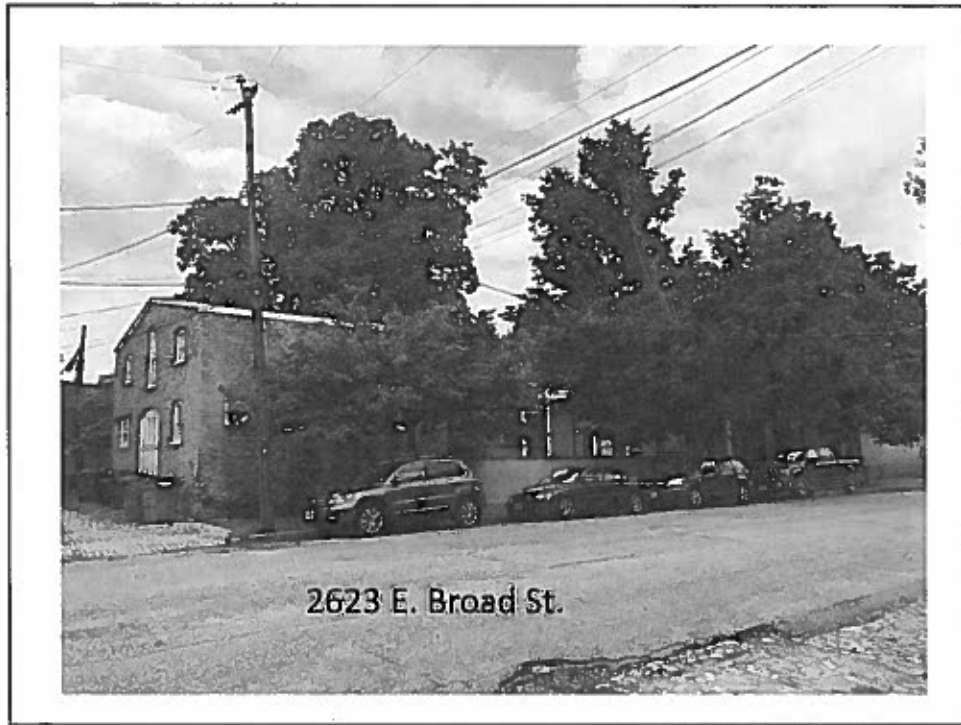


3400 E Broad Street: Two-story guest house









The new home at 413 will make the carriage house virtually invisible to those not walking through the alley.



GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2012
DESIGN LOADS (MIN.):

| | | | |
|--------------------------------|--------------------------------------|---|--------------------------------------|
| FLOOR: | 40 PSF LIVE LOAD 10 PSF DEAD LOAD | CEILING: | 20 PSF LIVE LOAD 10 PSF DEAD LOAD |
| ROOF: | 20 PSF LIVE LOAD 10 PSF DEAD LOAD | ROOF DESIGN WIND SPEED: | 90 MPH |
| SLEEPING AREAS: | 30 PSF LIVE LOAD | (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH) | |
| SOIL BEARING ASSUMED CAPACITY: | ASSUMED 2000 PSF | | |

LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE SPF #2 OR BETTER CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS. ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE. ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER. TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER. FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER. CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3000 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM). INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTHETHYLENE VAPOR BARRIER UNDERNEATH. PROVIDE PROPER EXPANSION AND CONTROL JOINTS. PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN. FOUNDATION WALLS ARE NOT TO BE BACKILLED UNTIL STRUCTURAL FRAMING IS COMPLETE. VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

411 CHIMBORAZO BLVD (DETACHED GARAGE)

LOCATION:
RICHMOND, VA

FLOOR AND WALL FRAMING NOTES:

- 1) ALL FRAMING LUMBER SHALL BE IDENTIFIED PER SECTION R301.1. ALL FLOOR CEILING/WALL FRAMING LUMBER TO BE NO.2 GRADE OR BETTER SYP. ALL LVL BEAMS SHOULD HAVE A MIN. ALLOWABLE BENDING STRESS OF 2200 PSI AND MIN. E VALUE OF 1.8 L/NO.
- 2) ALL PRE-ENGINEERED AND STEEL STRUCTURAL MEMBERS ARE TO BE DESIGNED BY THE MANUFACTURER OR CERTIFIED ARCHITECT/ENGINEER. STEEL BEAMS SUPPORTED ON EXT. WALLS SHALL BE INSULATED FROM END OF BEAM TO MID-SPAN A MIN. DISTANCE OF 2'. STEEL BEAMS SHALL HAVE A MIN. OF (6) JACK STUDS UNDER EACH END. ENGINEERED BEAMS SHALL HAVE A MIN. OF (4) JACK STUDS UNDER EACH BEARING END.
- 3) SAFETY GLAZING IS REQUIRED PER SECTION R308 INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL IN-R-RAISED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 6" ABOVE THE WALKING SURFACE. GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS, SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMP, GLAZING WITHIN 6" OF THE BOTTOM TREAD OF A STAIRWAY.
- 4) PER SECTION R310.4 MIN. NET CLEAR OPENING OF 37 SQ. FT. (24" HIGH X 39" WIDE) AND A MAX. SILL HEIGHT OF 4". ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.
- 5) MIN. HALLWAY WIDTH IS 36" PER SECTION 311.3. MIN. HABITABLE ROOM SIZE IS 70 SQ. FT. PER SECTION R309.2. MIN. LIGHTING AND VENTILATION REQUIREMENTS PER SECTION R301.1. MIN. CEILING HEIGHT IS 7 PER SECTION R303.1. 36" EXT. DOOR IS REQUIRED PER SECTION R311.4. STAIRWAY ILLUMINATION PER SECTION 301.6.
- 6) BATHTUB AND SHOWER SPACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R307.2 AND FIGURE R307.2. BATHTUB AND SHOWER WALLS/FLOORS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. ALL BATHROOMS WITH NO VENTING WINDOW MUST HAVE EXHAUST FAN VENTED TO THE OUTSIDE.
- 7) COMPLIANCE TO SECTION R313 FOR SMOKE DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
- 8) GARAGE WALLS ARE TO BE COVERED PER SECTION R309. TYPICAL GARAGE WALLS AND ATTIC/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

FLOOR AND WALL FRAMING NOTES CONT:

- 9) COMPLIANCE TO SECTION R311 OF THE IRC IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THESE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXIT DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL PER SECTION R311.4.3.
- 10) COMPLIANCE TO SECTION R312 IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT. BE ABLE TO WITHSTAND 200 LBS OF FORCE. AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".
- 11) JOISTS UNDER BEARING PARTITIONS ARE TO COMPLY WITH SECTION R302.4. SAWN LUMBER FLOOR JOISTS ARE TO BE DOUBLED WHEN UNDER ONE-STORY PARALLEL BEARING PARTITIONS AND SHALL BE PLACED 2' APART TO ACCOMMODATE PLUMBING. SAWN LUMBER FLOOR JOISTS ARE TO BE TRIPLED WHEN UNDER TWO-STORY PARALLEL BEARING PARTITIONS AND SHALL BE PLACED 2' APART TO ACCOMMODATE PLUMBING. WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS, PROVIDE FULL HEIGHT BLOCKING AT 48" O.C. BETWEEN JOISTS.
- 12) FLOOR SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R301.1 AND TABLE R301.1. TYPICAL FLOOR SHEATHING TO BE MIN. 3/4" THICK SET PERPENDICULAR TO JOISTS.
- 13) APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED BY THE FLOORING LOCATIONS: 1-AT TOP OF ALL EXT WINDOW AND DOOR OPENINGS. 2-AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. 3-UNDER THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 4-CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5-WHERE EXT PORCHES, DECKS, OR STAIRS ATTACH TO A WALL. FLOOR ASSEMBLY, OR ANY WOOD-RAISED CONSTRUCTION. 6-AT ALL WALL AND ROOF INTERSECTIONS. 7-AT BUILDUP GUTTERS.
- 14) DRAFT STOPPING IS REQUIRED PER SECTION R302.12. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.
- 15) FIRE-BLOCKING IS REQUIRED PER SECTION R602.8. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES. A TOP STORY, AND A ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD RAJME CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES. ALSO VERTICAL AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10 FT. 2-AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. 3-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. 4-AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVELS WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. 5-FOR FIRE BLOCKING OF CHIMNEYS AND FIREPLACES SEE R1001.16. 6-FIRE BLOCKING OF CORNICES OF A TWO-STORY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- 17) THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE UNLESS WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
- 18) WALL FRAMING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
 - SECTIONS R302.6 & R302.6 FOR BEARING POINT CONDITIONS.
 - SECTIONS R302.12, R302.4, & R302.8 FOR DRAFT STOPPING AND FIRE BLOCKING.
 - SECTIONS R302.11 & R302.4 FOR STUD SIZE, HEIGHT, AND SPACING.
 - SECTIONS R302.12, R302.3, & R302.4 FOR STUD SIZE, HEIGHT, AND SPACING.
 - SECTIONS AND TABLES R302.5(1), R302.5(2), R302.7, AND R302.9 FOR HEADER SPANS.
 - SECTION R302.10 FOR BRACED WALL LINES AND BRACED WALL PANELS
 - SECTION R303.1 FOR MASONRY VENEER CONSTRUCTION REQUIREMENTS (WALL, THE WEEP HOLE SPACING, LINTEL SIZE & FLASHING DETAILS).
- 19) TABLE R302.10 FOR WOOD STRUCTURAL WALL SHEATHING ATTACHMENT.
- INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, RAKED, AND FIRE BLOCKED AS SPECIFIED PER EXTERIOR WALLS.
- 20) A COMPLETE CONTINUOUS LOAD PATH SHALL BE PROVIDED PER SECTION R301.1. THEREFORE, ALL EXTERIOR WALL AREAS (INCLUDING ABOVE AND BELOW OPENINGS) SHALL BE COVERED WITH WOOD SHEATHING IN ACCORDANCE TO SECTION R302.10.3 AND TABLE R302.10.3.1. WALL SHEATHING SHALL BE ATTACHED IN ACCORDANCE WITH TABLES R302.3(1), R302.3(2), AND R302.3(3). WALL SHEATHING SHALL BE NAILED W/6d COMMON NAIL @ 6" O.C. ON THE EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. 20) WALLS SUPPORTING ROOF BRACES SHALL HAVE MIN. (3) STUDS U.O.A. UNDER EACH POINT LOAD AND ARE TO BEAR ON MEMBERS DESIGNED TO CARRY THE LOAD TO THE FOUNDATION.
- 21) WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS, BRACE EXTERIOR WALL BACK TO CEILING JOIST FRAMING AS REQUIRED.
- 22) ALL TWO-STORY WALLS WITH AN OPENING MUST USE (1) 3-1/2" X 3-1/2" X 1/2" FULL HEIGHT CONTINUOUS STEEL ANGLE LAGGED TO KING STUD @ 34" O.C. FROM SOLE PLATE TO TOP PLATE ON EACH SIDE OF THE OPENING.
- 23) DWELLING UNIT SEPARATION SHALL BE ACCORDANCE WITH SECTION R317.
- 24) MASONRY CHIMNEYS AND FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R1001.
- 25) DESIGN PRESSURES FOR EXTERIOR GLASS DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH SECTIONS R301.2, 1, & R313 AND TABLES R301.2(3) & R301.2(3).
- 26) ALL INTERIOR AND EXTERIOR STAIRWAYS (INCLUDING LANDINGS AND TREADS) SHALL BE ILLUMINATED PER SECTION R 303.6. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. PROVIDE LIGHT CONTROLS AT THE TOP AND BOTTOM OF INTERIOR STAIRS. INTERIOR LIGHT SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1-FLOOR CANDLE MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL, SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED INT HE IMMEDIATE VICINITY OF THE BOTTOM OF THE LANDING.

411 CHIMBORAZO BLVD GARAGE

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

| REVISION NOTES |
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| 4-25-18 START |
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SCALE:
1/4" = 1'-0"

DATE:
4-25-18

SHEET:
1 OF 4



PERMIT SET 100%

