



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: 1809 West Grace Street Current Zoning: _____
Historic District: _____

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

demo existing falling porch roof and porch. Reconstruct new as per plan submitted.

Applicant/Contact Person: David M Franks

Company: Crown Plus
Mailing Address: 111 Agency Ave
City: Richmond State: VA Zip Code: 23225
Telephone: (804-386-22) 804-380-2275
Email: david@crowplus-rallings.com
Billing Contact? **Yes** Applicant Type (owner, architect, etc.): contractor

Property Owner: Shelly Ottenbrite

If Business Entity, name and title of authorized signee: _____
Mailing Address: 1809 West Grace Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804-991-4) 804-901-9334
Email: shellyottenbrite@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: _____

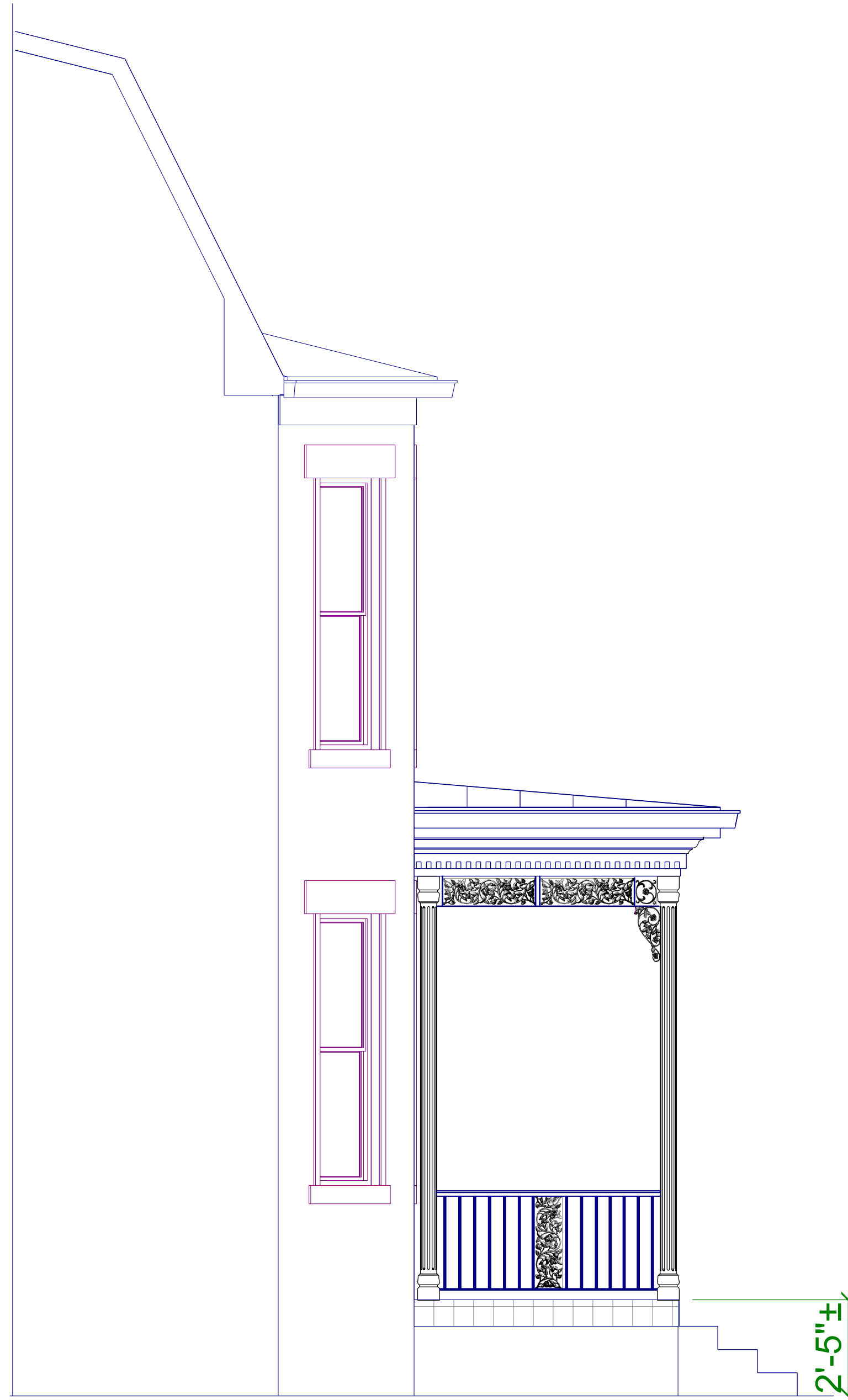
Date: _____

12/9/24

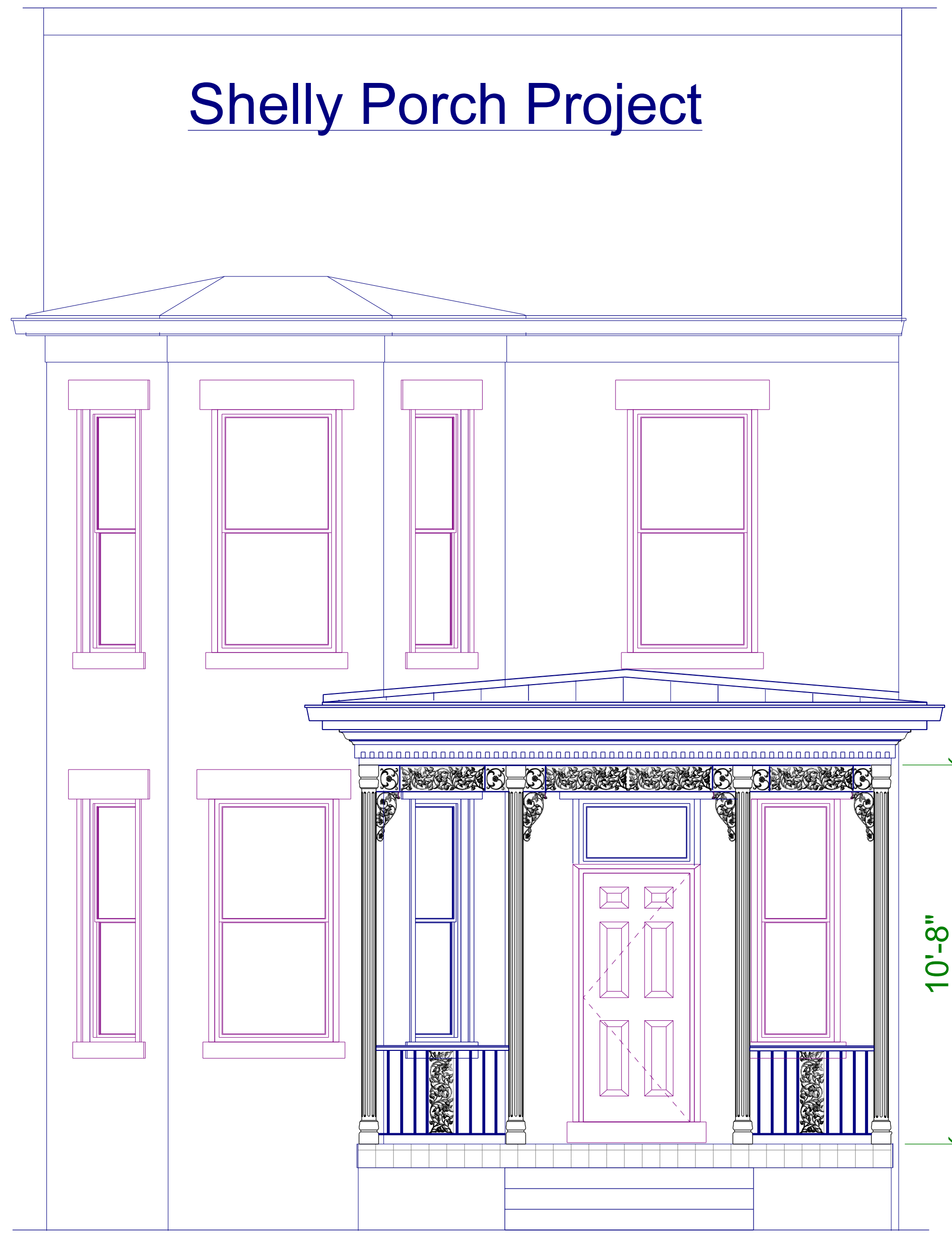
Shelly Porch Project

STATUS: **PERMIT SET**
FOR PLAN REVIEW - PLANS NOT FOR CONSTRUCTION UNTIL APPROVED

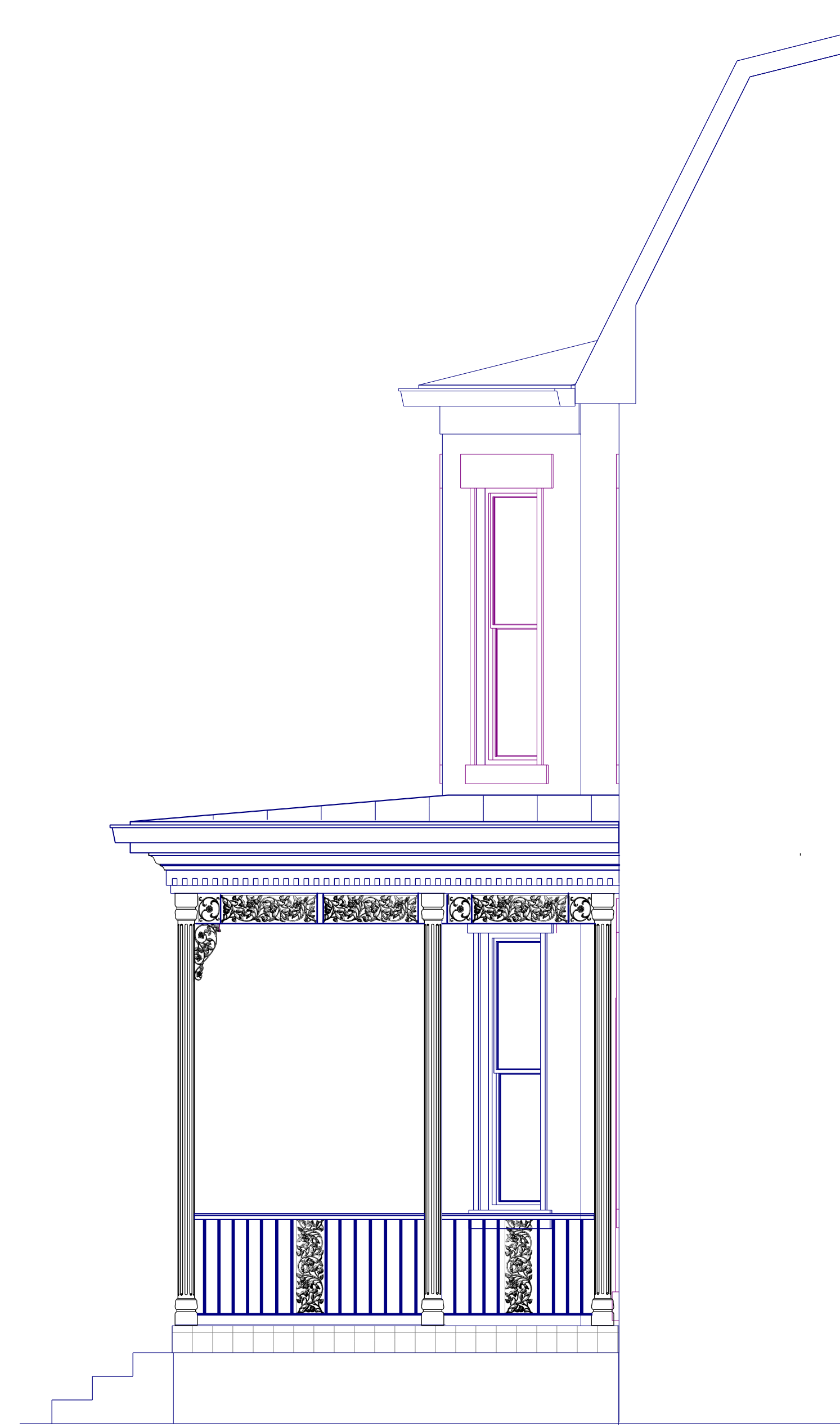
10-22-24
DATE OF DRAWING



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

Shelly Project - Front Porch Re-build
1809 W Grace Street
Richmond, VA 23220
City of Richmond, Virginia

Robert H. Oberlin, Draftsman
drawingsbydesign@gmail.com
(540) 907-0215
Fredericksburg, VA 22405



AIC 9101-9101F Stuart Fluted Column

4 7/8" OD shaft - Fluted
Column is Schedule 40 Pipe with
Cast Iron Base and Cap
Custom Heights at No Extra Charge
architecturaliron.com/columns
See Cut Sheet Page A-2

Porch Elevations/Floor Plan

Scale: 3/8" = 1'-0"



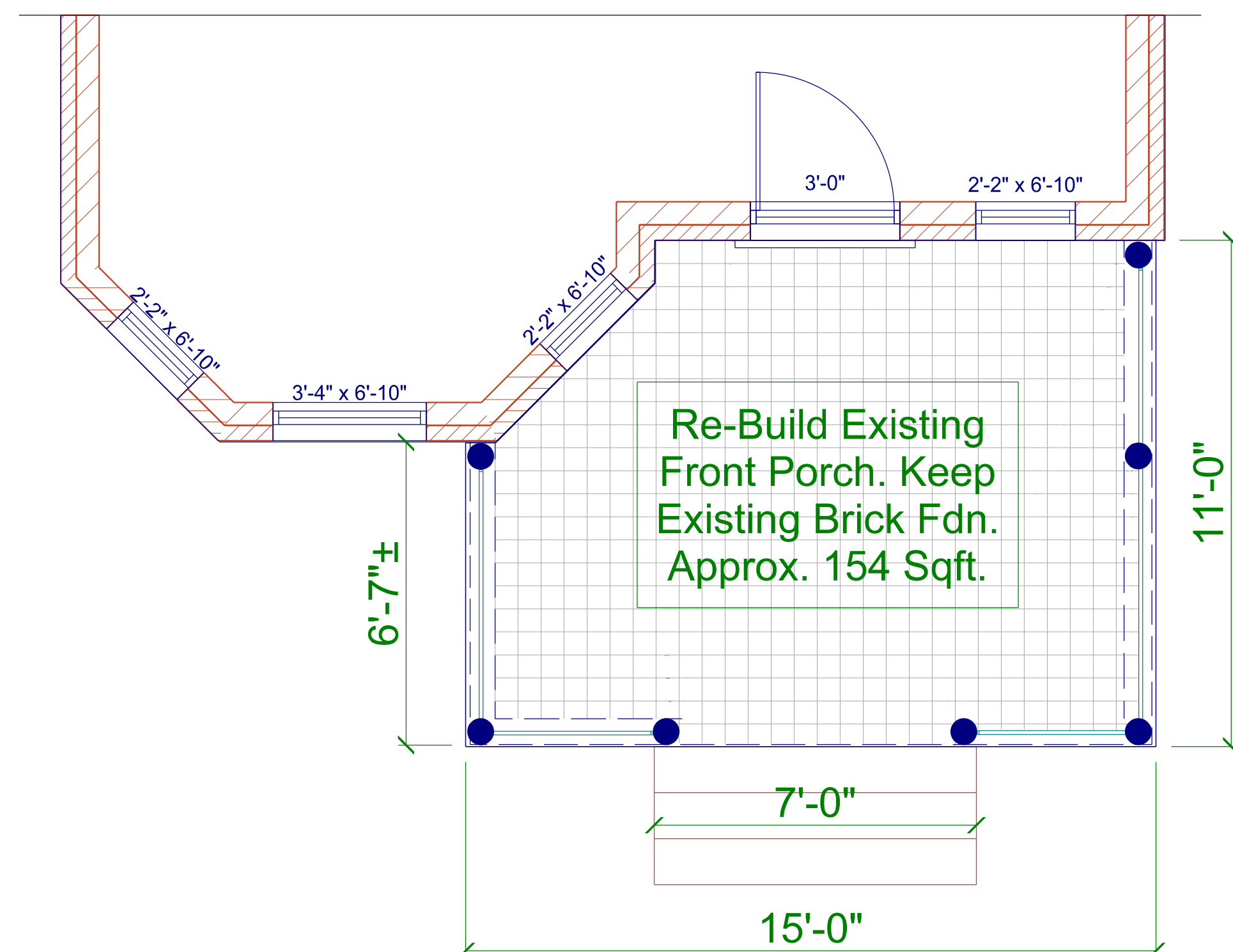
CJ "ROSE" CORNER CASTING #70
steelsupplylp.com/sku/10623



CJ "BELLFLOWER ROSETTE" #46
steelsupplylp.com/sku/100701



28-1/4" Tall Cast Iron Panel,
Rose Style, Double Faced
Item # 74-C
archirondesign.com



EXISTING PORCH DIMENSIONS

LOCAL DESIGN CRITERIA :

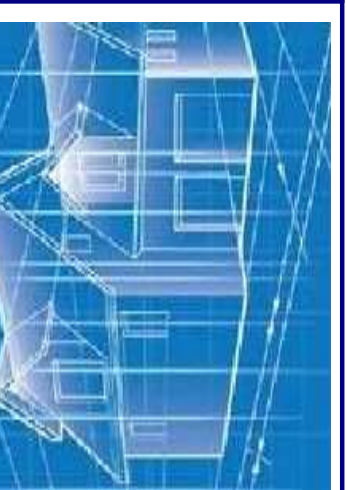
TYPE	AMOUNT
GROUND SNOW LOAD	20 PSF (pounds per square foot)
ULTIMATE WIND SPEED (V _{ult}):	115 MPH (miles per hour)
MIN. FROST DEPTH	18 inches (below grade to bottom of footing.)
EARTHQUAKE SPECTRAL RESPONSE	.16 at short periods
RESIDENTIAL SEISMIC DESIGN CAT.	"B"
WEATHERING PROBABILITY FOR CONC.	SEVERE
TERMITE INFESTATION PROBABILITY	MODERATE TO HEAVY
DECAY PROBABILITY	MODERATE
AIR FREEZING INDEX	Less than or equal to 1,500 degrees Fahrenheit
MEAN ANNUAL TEMPERATURE	59 degrees Fahrenheit

PLANS PRINT ON 24"X36" PAPER

BUILDER/CONTRACTOR TO FIELD CHECK & VERIFY ALL DIMENSIONS

Project Designed By:
Robert H. Oberlin, Draftsman
222 North Randolph Road
Fredericksburg, VA 22405
drawingsbydesign@gmail.com

APPLICABLE CODE:
VIRGINIA EXISTING BLDG. CODE 2018 EDITION

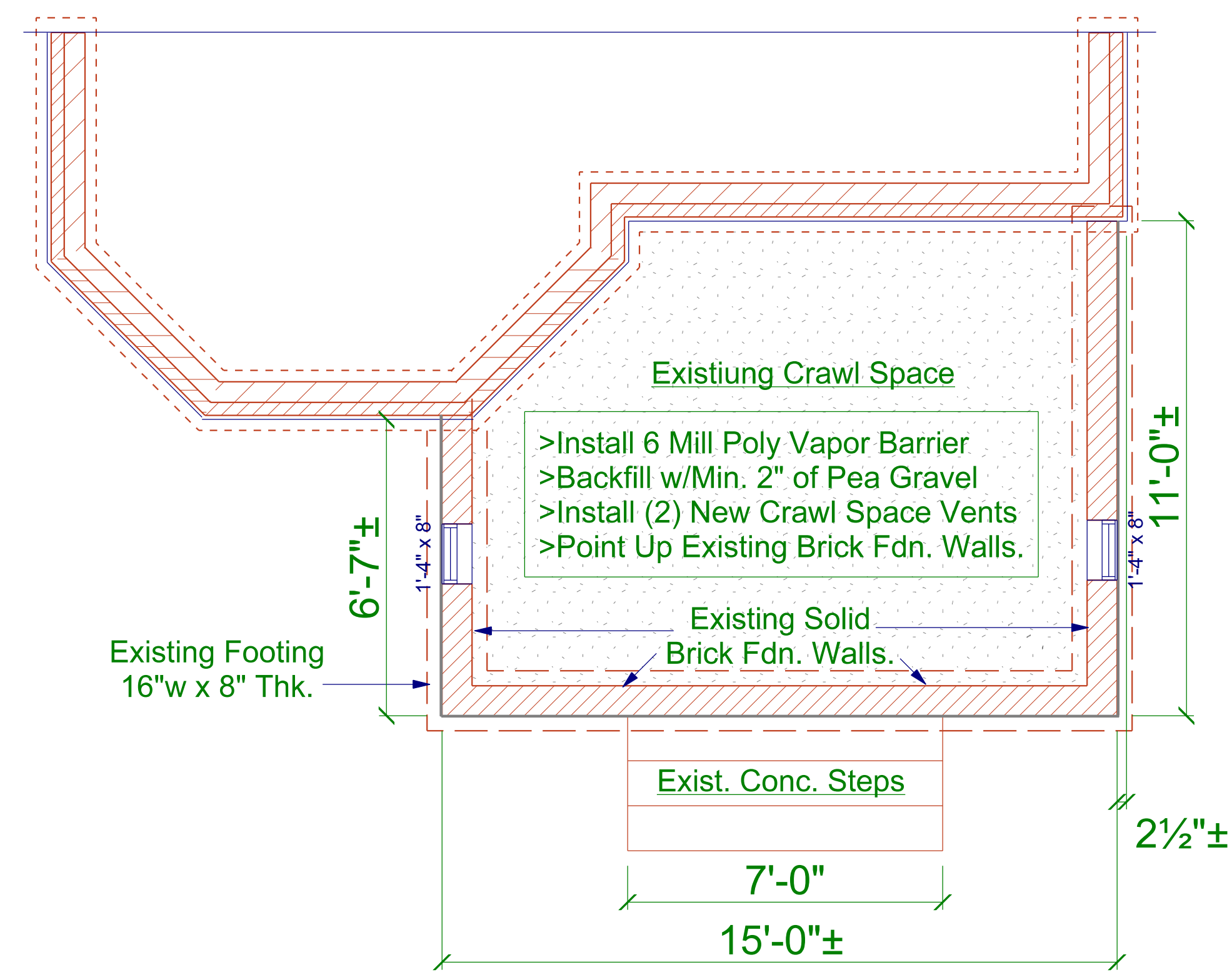


Porch Elev's

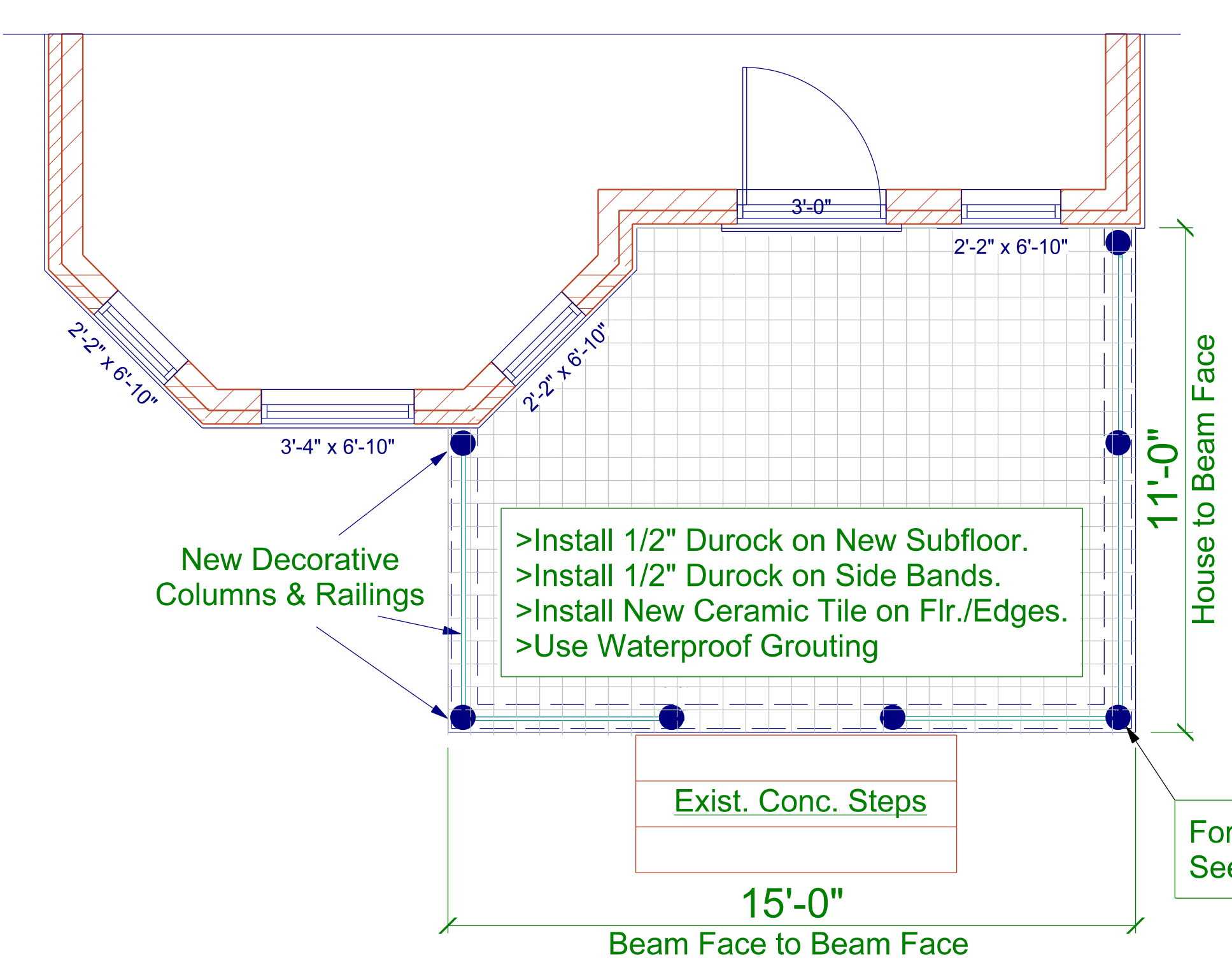
A-1
Floor Plan

THIS DRAWING IS SUPERSEDED BY STATE AND LOCAL BUILDING CODES, AND SUBJECT TO APPROVAL BY THE PROPER JURISDICTION. ACTUAL CONSTRUCTION MAY VARY FROM THIS DRAWING DUE TO SITE CONDITIONS.

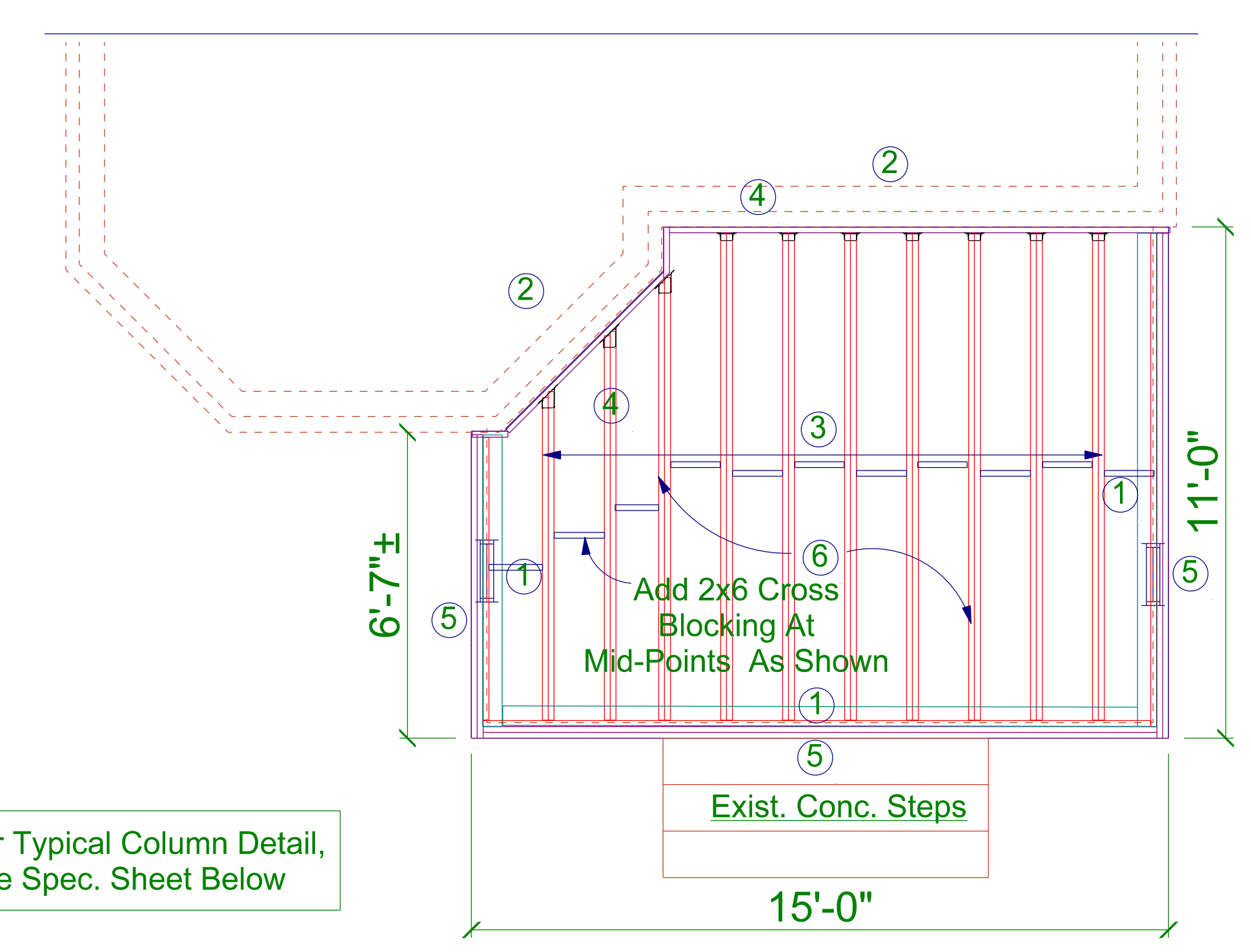
A-1



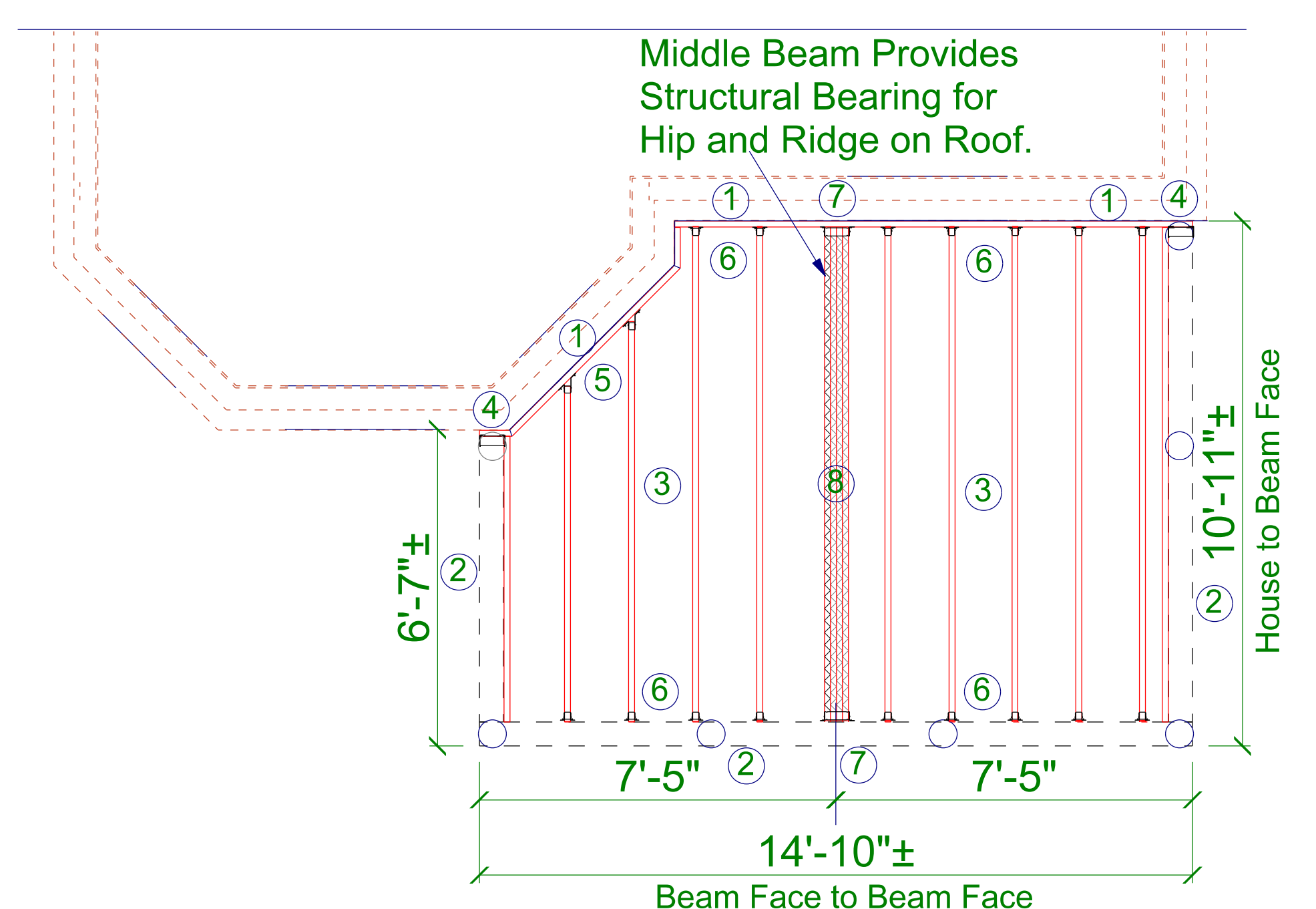
PORCH FDN. PLAN



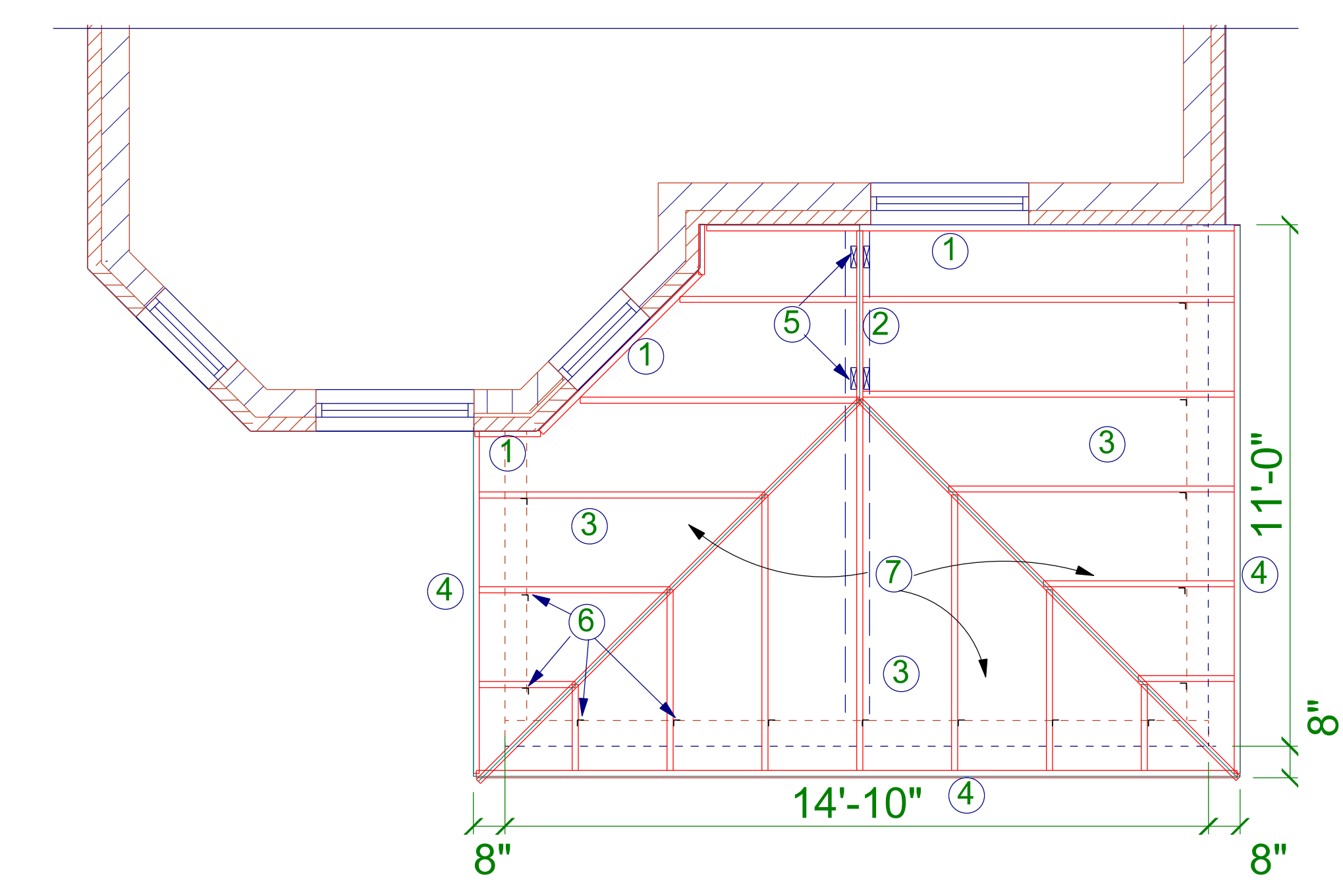
PORCH FLOOR PLAN



PORCH FLOOR FRAMING



PORCH CEILING FRAMING

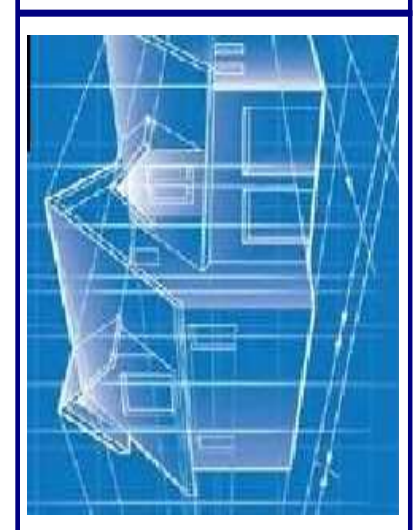
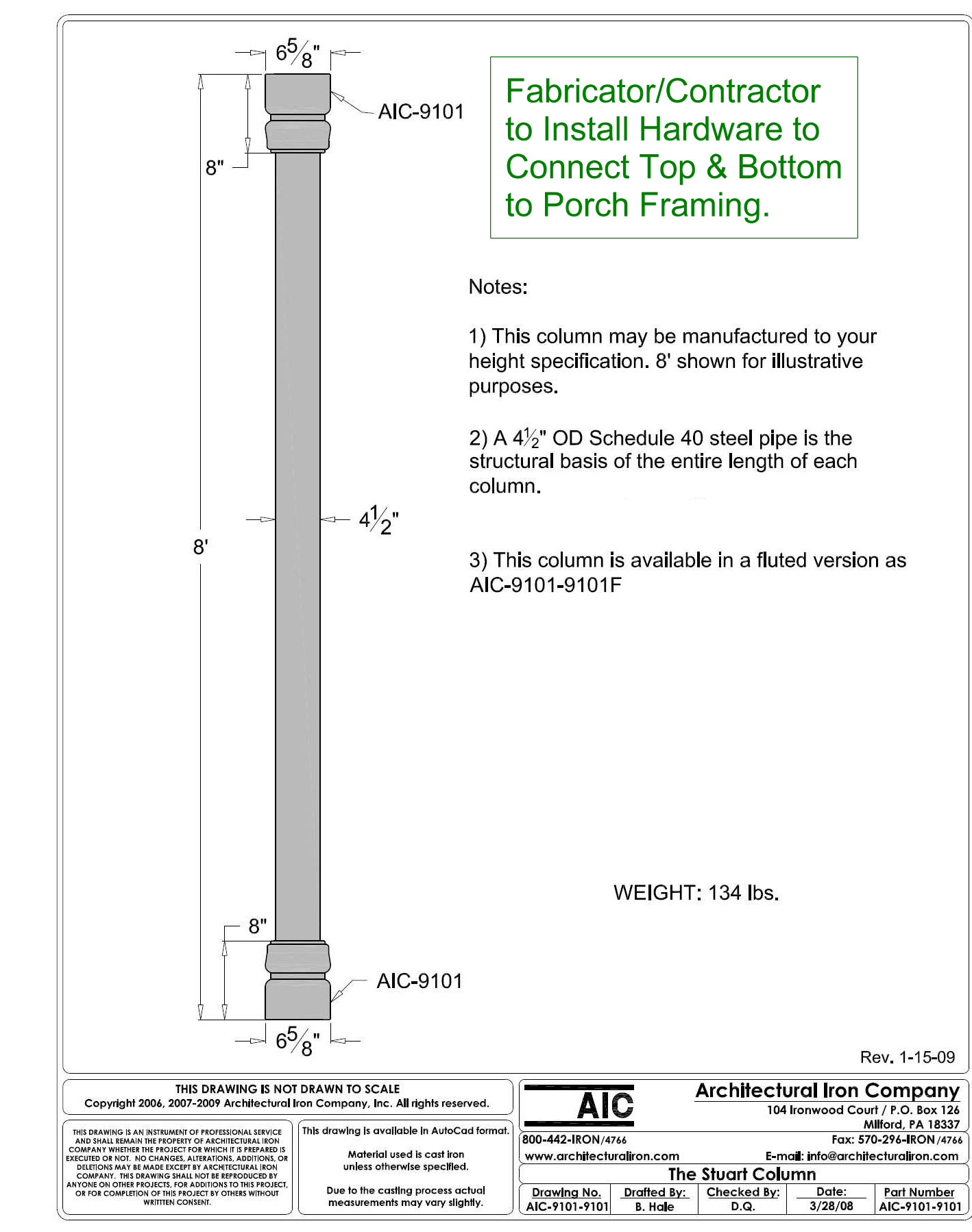


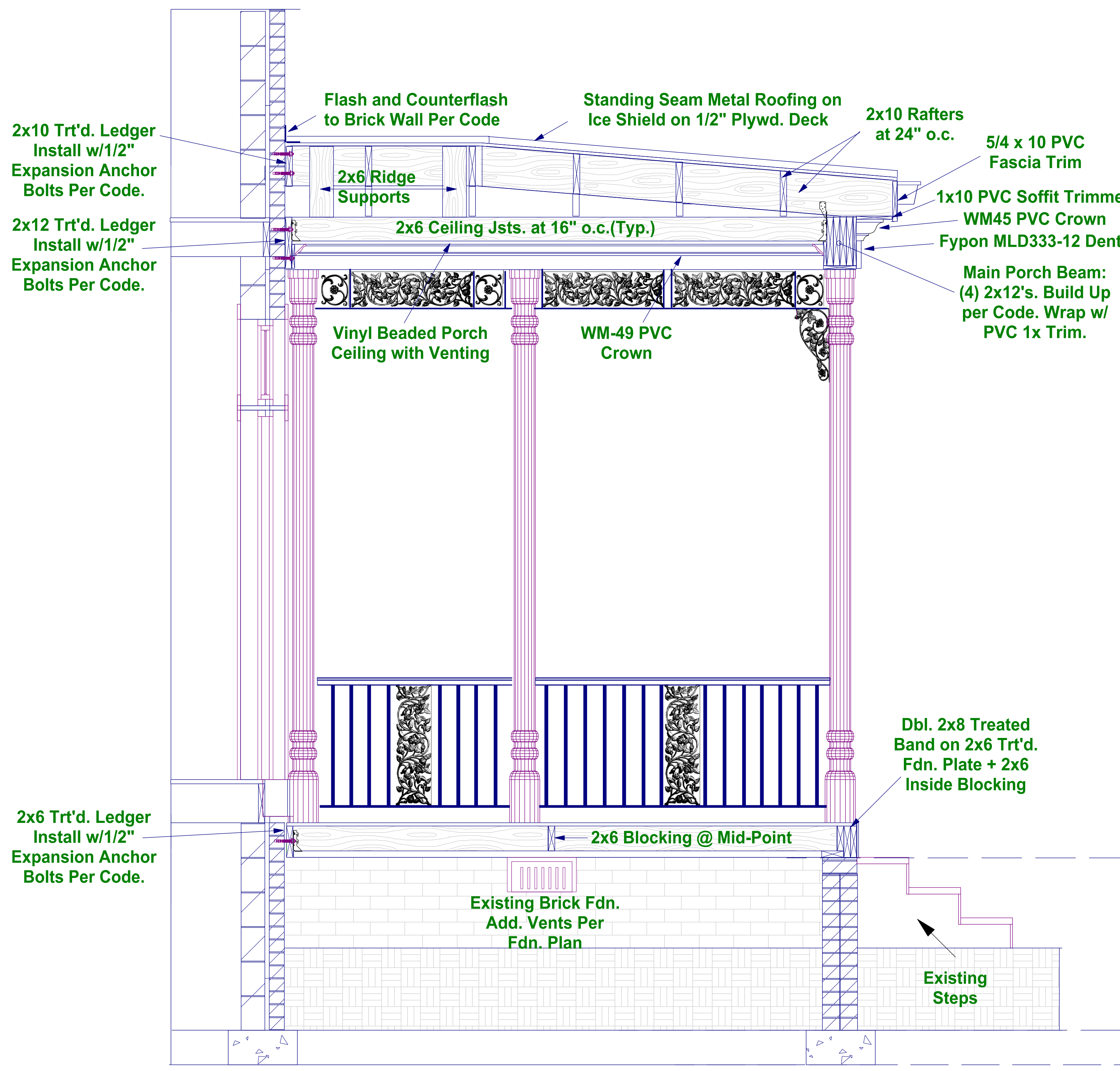
PORCH ROOF FRAMING

- ① 2x8 s.y.p. Trt'd. Plate - Anchor to Fdn. Per Code.
 - ② 2x8 s.y.p. Trt'd. Ledger - Anchor w/1/2" Exp. Anchors 16" o.c. Staggered
 - ③ Porch Floor Joists - Dbl. 2x6 #2 Trt'd. s.y.p. @ 16" o.c.
 - ④ LUS26-2z & Dbl 2x6 Angle Joist Hangers
 - ⑤ Combination Band - 2x6 & 2x8 Trt'd. See Sheet A-3.
 - ⑥ 3/4" Treated Plywood Subflooring. Inst. w/PL200 Glue & Screws.
- Note: All Fasteners to be Zinc Coated For Use on Pressure Treated Material.

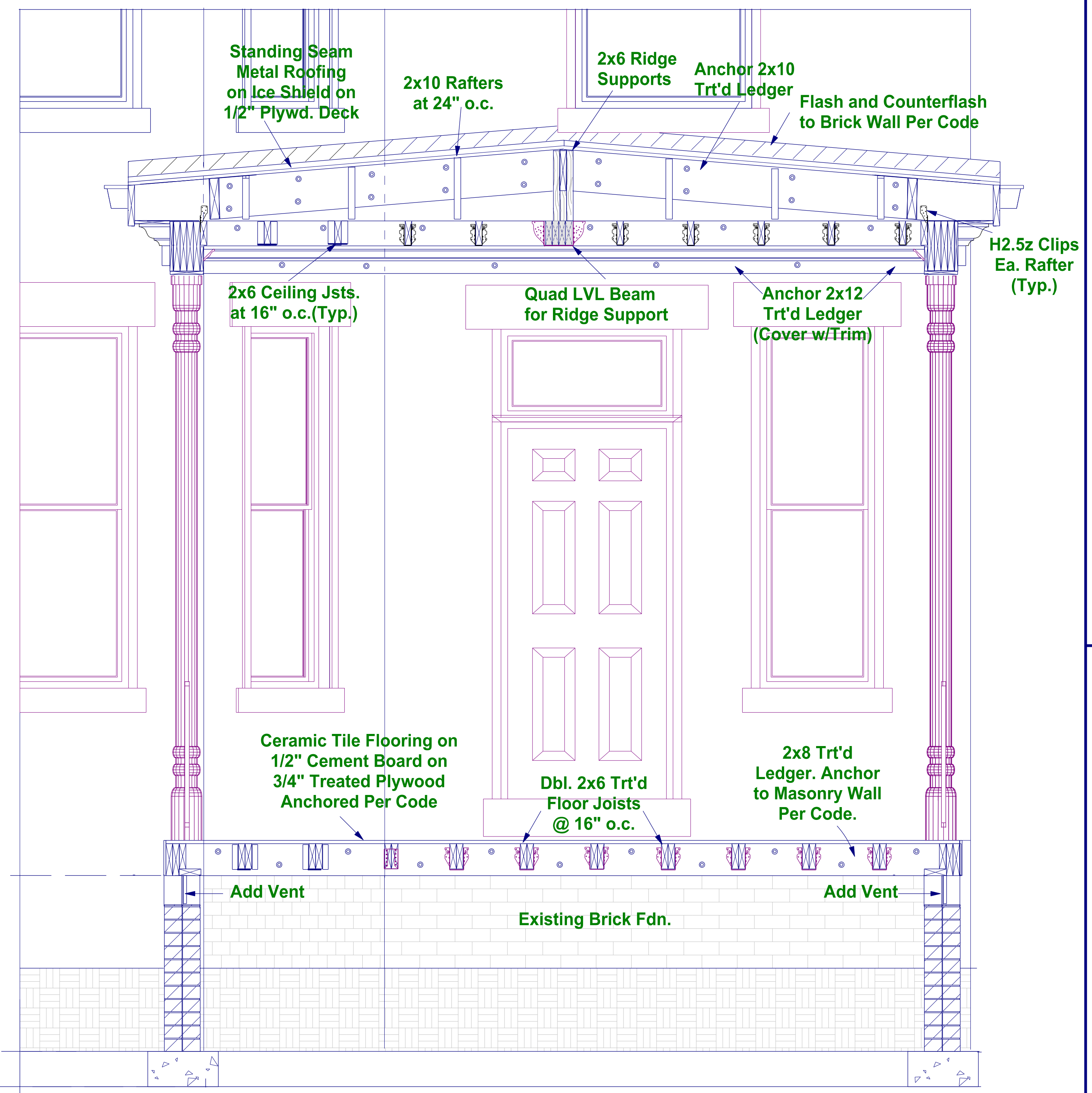
- ① 2x12 s.y.p. Trt'd. Ledger - Anchor w/1/2" Expansion Anchors 16" o.c. Staggered
- ② Main Porch Beams - (4) 2x12's #2 s.y.p. - Build Up w/Nails Per Code. Shiplap Corners.
- ③ Porch Ceiling Joists - 2x6 #2 s.p.f. @ 16" o.c.
- ④ Main Porch Beam Hangers - HUC210-4 Hanger - Install Per Mfr.
- ⑤ Angled Joist Hangers - 2x6 Skewed. Install Per Mfr.
- ⑥ Straight Joist Hangers LUS26 - Install Per Mfr.
- ⑦ Middle Beam Hangers - HGUS26-4 - Install Per Mfr.
- ⑧ Middle Beam - (4) 1.8e - 1.5" x 5.5" Versa-Lam LVL's - Bolt Together Per Mfr.

- ① 2x10 s.y.p. Trt'd. Ledger - Anchor w/1/2" Expansion Anchors 16" o.c. Staggered
- ② Main Roof Ridge - (1) 2x10 #2 s.y.p. (Slope is so low 2x12 not practical)
- ③ Roof Rafters - 2x10 #2 s.y.p. @ 24" o.c. Nail Per Code.
- ④ Facia Boards - 2x10's, or 5/4"x 10" PVC..
- ⑤ Triple 2x6 Ridge Support - See Section Sheet A-3.
- ⑥ H2.5z Rafter Ties (Typical)
- ⑦ Min. 1/2" Thick Plywood Roof Sheathing

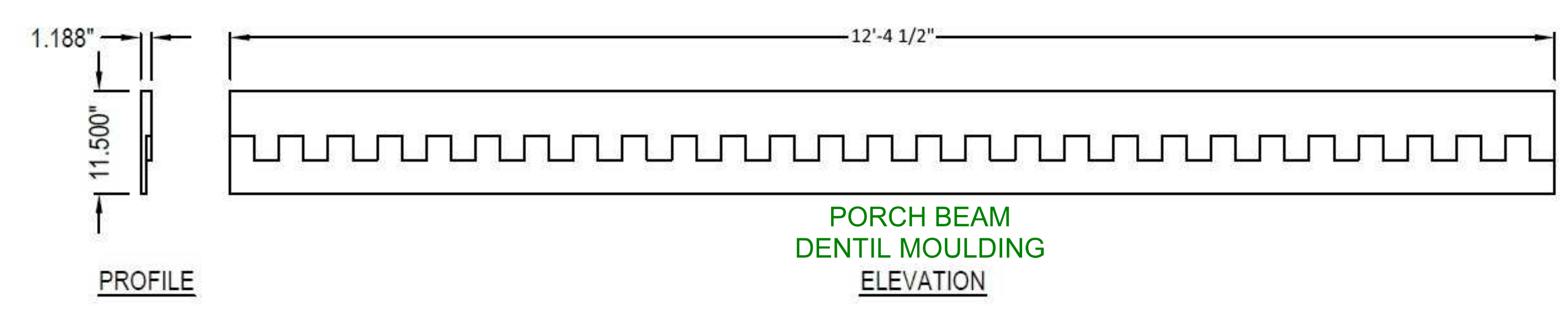
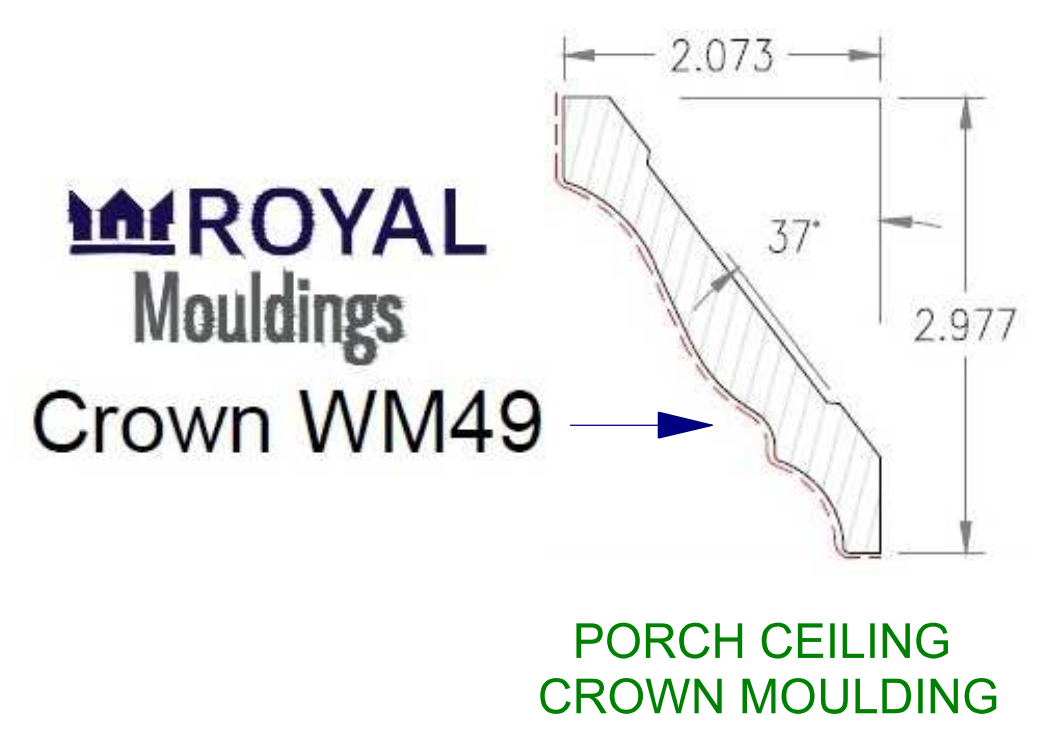
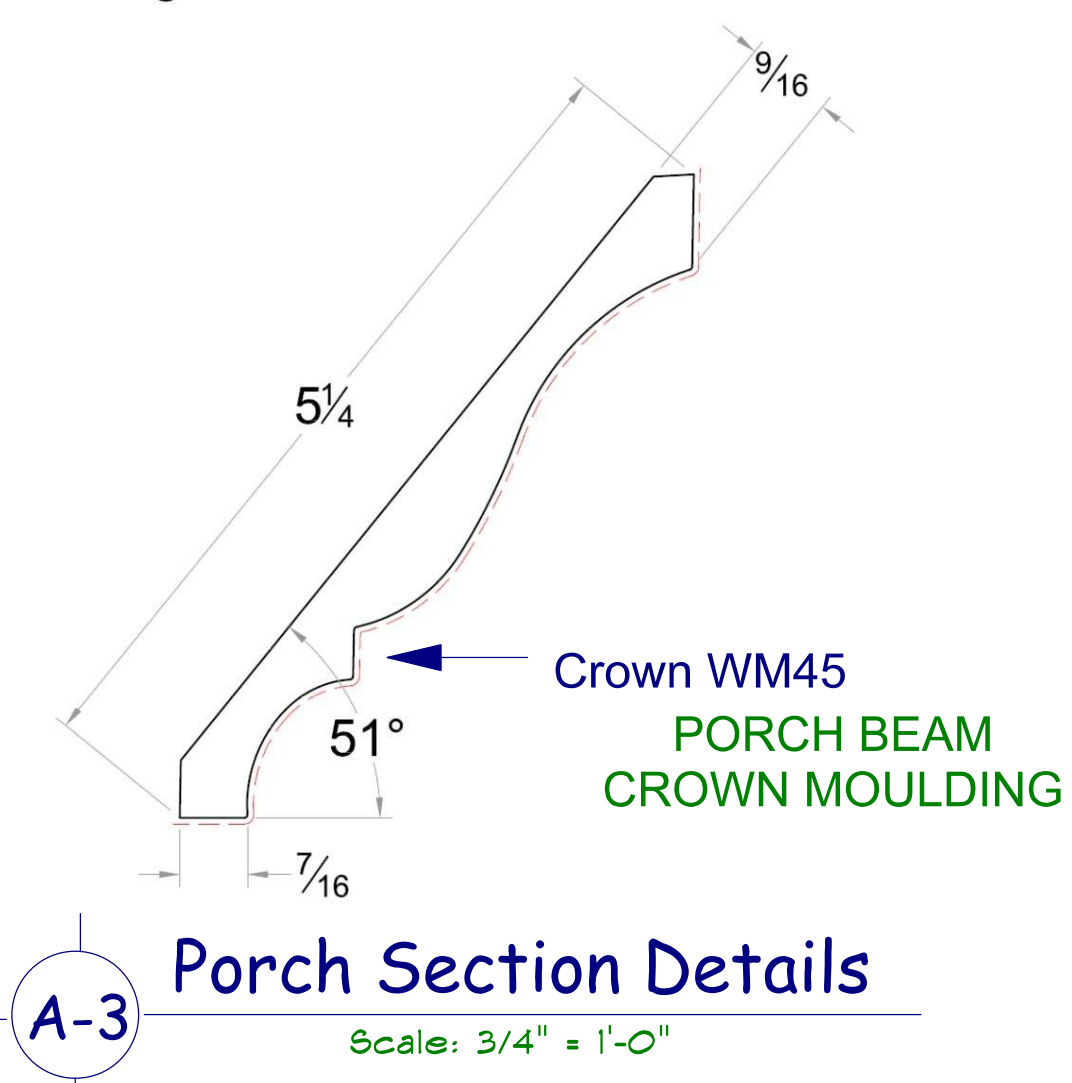




CROSS SECTION HOUSE TO STEPS



CROSS SECTION SIDE TO SIDE



MOULDINGS, DENTIL
MLD333-12: MOULDING DENTIL FASCIA 1 3/16 X 11 1/2 X 12-4 1/2

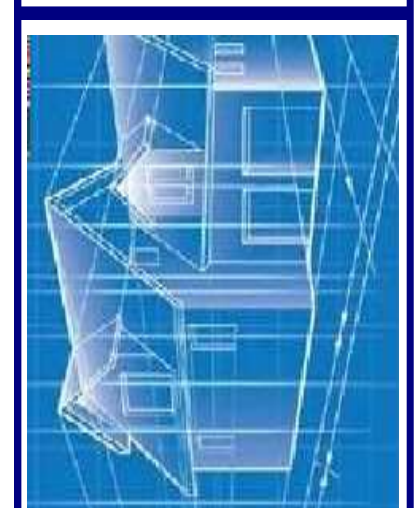
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Porch Sect.
A-3
Details

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1809

