



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2302 E. Grace Street DATE: 5/29/2015

OWNER'S NAME: Julie Rautio and Robert Baratta TEL NO.: 804 218-9544

AND ADDRESS: 2302 E. Grace Street EMAIL: julie@capresults.net

CITY, STATE AND ZIPCODE: Richmond, Va 23223

ARCHITECT/CONTRACTOR'S NAME: Anna Aquino TEL. NO.: 804 514-1701

AND ADDRESS: 417 North Boulevard EMAIL: annabella99@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Design and materials are consistent with CAR guidelines including the following: Brick garden walls in rear: 6'6" to match neighbor's existing wall to east (across back and along east side to back corner of house; 54" brick garden wall to match shared wall existing to west. Double black metal gate to rear graveled parking area with apron of cobblestones (some recovered from property). Black metal fence and gate on east side (along narrow walkway). 2' front brick garden wall (west half has fallen) with limestone cap, existing pavers for brick flatwork, addition of 23"x23" slate and amber quartzite pavers for walkway at front lower entryway. 6' garden wall on east side. Please see attached photos of existing condition, architectural plan, materials to be used and engineer's drawing of front 6' retaining wall. +

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Julie Rautio and Robert Baratta

(Space below for staff use only)

Received by Commission Secretary

2:29 pm

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

RECEIVED

Note: CAR reviews all applications on a case-by-case basis.

MAY 29 2015

Revised 10-02-2014



existing condition front



existing condition front
east side



existing condition rear
facing St. John's Mews



Slate & Amber Quartzite for checker-board walking
existing brick "city pavers" to be reused



Cobblestones recovered
in yard will be
reused for rubble
apron and supplemented
with similar



Granite pieces recovered
in yard will be
reused in front



black metal fence
sample for fence
and gates



brick sample for
garden walls and
limestone cap



brick sample
for walls



Sample shown is
Flamingo C224 'S' type
the match is to lime
mortar used on main
house but this is
a Portland based cement
suitable for new construction

NOTES:

- FOOTING SUBGRADE BEARING CAPACITY 1500PSF MINIMUM AND TO FIRM, UNDISTURBED SOIL
- ALL REINFORCING STEEL GRADE 60 MINIMUM
- CONCRETE TO HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000PSI.
- NOT ALL DETAILS SHOWN. CALL ENGINEER AT 804-285-3346 FOR ADDITIONAL INFORMATION OR ON-SITE REVIEW.

FILL BETWEEN EXTERIOR BRICK AND DIMPLED MEMBRANE AGAINST EXISTING NEIGHBORS WALL WITH 3000 PSI CONCRETE. WALL TIES INSTALLED WHEN CONSTRUCTING BRICK PRIOR TO POUR. EXTERIOR BRICK TO BE LATERALLY BRACED PRIOR TO POUR.

VERTICAL #4-BAR INSTALLED WITH FOOTING EVERY 16" O.C. BEND & TIE TO FOOTING STEEL AS SHOWN. INCLUDE WALL HORIZONTAL BAR @ 16" O.C.

FRONT STREET SIDEWALK TOP SURFACE GRADE

18" TYP

8"x24" (MIN) CONCRETE FOOTING WITH 3 #4 LONGITUDINAL BARS & BENT VERTICAL BAR INSTALLED AS SHOWN 16" O.C. FOOTING MAY STEP WITH FINISHED GRADE

3" CLEAR
2' MIN

2302 EAST GRACE STREET EAST BOUNDARY LINE

EXISTING VINTAGE NEIGHBORING RETAINING WALL ON LOT BOUNDARY. LATERALLY BRACE AS NEEDED DURING CONSTRUCTION.

2" PERFORATED DRAIN PIPE EXTENDS TO DAYLITE AT FRONT SIDEWALK OR CURB, WRAPED WITH DIMPLED FOUNDATION WALL MEMBRANE THAT EXTENDS UP EXISTING BRICK WALL, PLACED PRIOR TO CONCRETE WALL POUR (DIMPLES TURNED TOWARD EXISTING WALL)

EXISTING VINTAGE NEIGHBORING RETAINING WALL BRICK FOOTING

SECTION OF RIGHT WALL BEHIND FRONT SIDEWALK



MISH ENGINEERING CONCEPTS, P.L.C.
 P.O. BOX 262, MANAKIN SABOT, VA 23103
 PHONE: 804/285-3346 FAX: 804/784-2904
 LEXINGTON, VA PHONE: 540/463-6474

ABUTTING RETAINING WALL SECTION 2302 E. GRACE ST, RICHMOND, VA	
DRAWN BY:	SCALE 1/2"=1'
CHECKED BY:	DATE: 5/8/2015
DRAWING NO: SHEET 1 OF 2	MEC-3495.1

NOTES:

- FOOTING SUBGRADE BEARING CAPACITY 1500PSF MINIMUM AND TO FIRM, UNDISTURBED SOIL
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2302 EAST GRACE STREET
BOUNDARY LINE

NEW 3-COURSE (~12")
BRICK/CMU MASONRY WALL,
AGAINST LOT BOUNDARY LINE

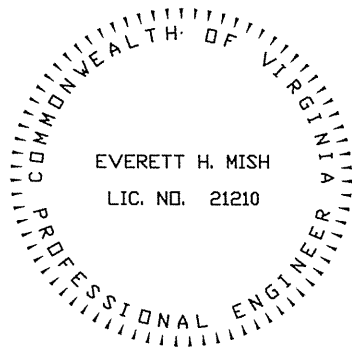
FINAL SURFACE GRADE

18" TYP

8"x16" (MIN) OFFSET
CONCRETE FOOTING WITH 2
#4 LONGITUDINAL BARS.
FOOTING UP TO 8" MAY STEP
WITH FINISHED GRADE &
CONTINUOUS REINFORCEMENT.

1'-4"

SECTION OF TYP BOUNDARY WALL



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DRAWN BY:	SCALE 1/2"=1'
CHECKED BY:	DATE: 5/8/2015
DRAWING NO: SHEET 2 OF 2	MEC-3495.1

RAUTIO & BARATTA

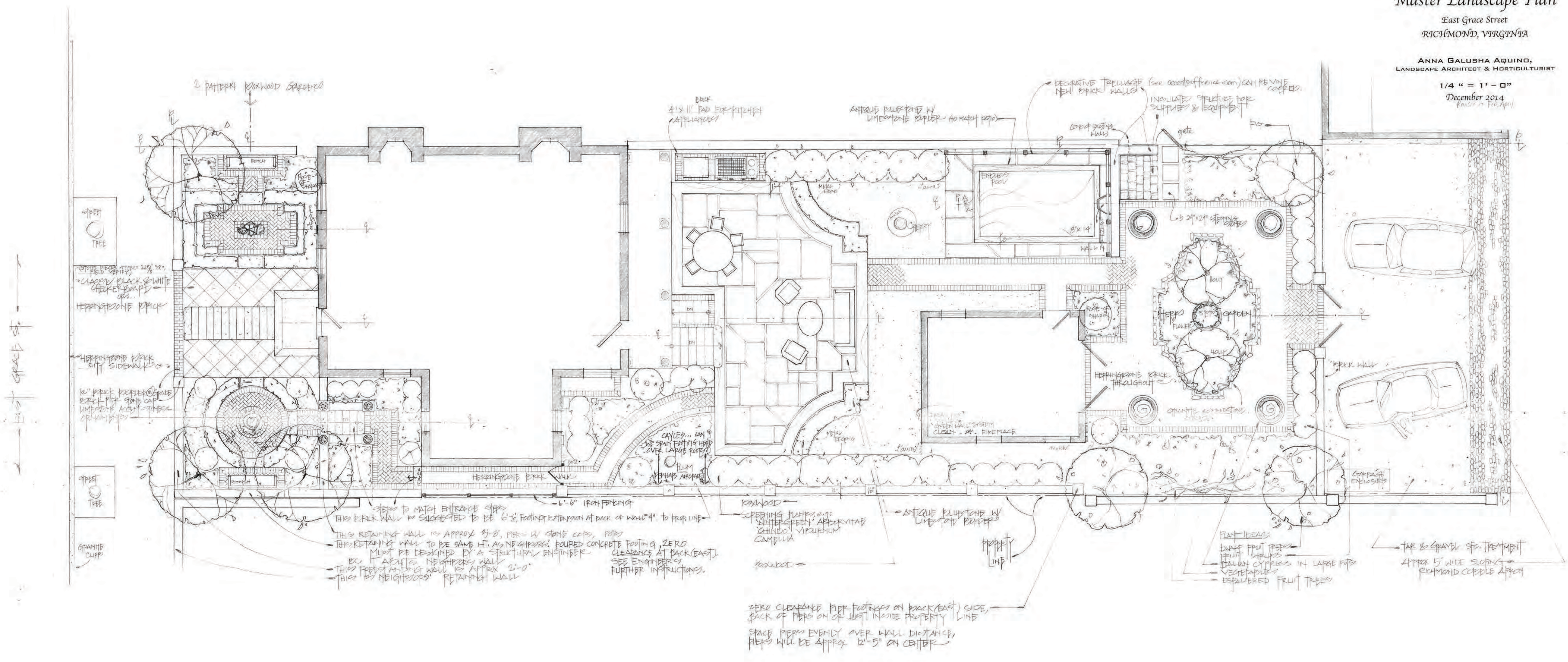
Master Landscape Plan

East Grace Street
RICHMOND, VIRGINIA

ANNA GALUSHA AQUINO,
LANDSCAPE ARCHITECT & HORTICULTURIST

1/4" = 1' - 0"

December 2014
Revised Feb. April



East Grace St.

GRANITE CUPP

GRANITE CUPP

2 PATTERNS KNOXWOOD SCHEDULED

BRICK 4x11 PAD FOR KITCHEN APPLIANCES

ANTIQUE PULVERIZED WY LIMESTONE BORDER 40 MATCH PATIO

DECORATIVE TRELLISAGE (see accent of french iron) CAN BE VINE COVERED.

INSULATED STRUCTURE FOR SUPPLIES & EQUIPMENT

gate

FLY

HERB GARDEN

HERB RAKE

HOLLY

HOLLY

GRANITE SUBSTONE

CAYLE... CAN WE SPAN FOOTING HERE OVER LARGE ROOTS?

PLUM PERHAPS AIRBORNE

SCREENING PLANTING: WHITE GREEN, ARDRE VITAE, CHINDO, VIRGILIUM, CAMPULLA

ANTIQUE PULVERIZED WY LIMESTONE BORDER

KNOXWOOD

KNOXWOOD

ZERO CLEARANCE PIER FOOTINGS ON BACK (EAST) SIDE, BACK OF PIERS ON OR JUST INSIDE PROPERTY LINE

SPACE PIERS EVENLY OVER WALL DISTANCE, PIERS WILL BE APPROX 12'-5"

PLANT IDEAS:
DWARF FRUIT TREES
FRUIT SHRUBS
ITALIAN CYPRESS IN LARGE POTS
VEGETABLES
REPAVERED FRUIT TREES

TAR & GRAVEL SFC. TREATMENT
APPROX 5' WIDE SLOPING
RICHMOND COBBLE APPROX