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
Company N/A
Mailing Address 411 Chimborazo Blvd.
Richmond, VA 23223

Phone 615-414-8814
Email Rwise144@gmail.com
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 will be aluminum/wood. Hardyplank 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

Date 4/26/18

GENERAL NOTES AND DESIGN CRITERIA

411 CHIMBORAZO BLVD (DETACHED GARAGE)

LOCATION:
RICHMOND, VA

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

FLOOR:	40 PSF LIVE LOAD	CEILING:	20 PSF LIVE LOAD
	10 PSF DEAD LOAD		10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD	ROOF DESIGN WIND SPEED: 90 MPH	
	10 PSF DEAD LOAD	(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)	

SLEEPING AREAS: 30 PSF LIVE LOAD

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. PLOTETHYLENE 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 BACKFILLED 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.

PERMIT SET 100%

FLOOR AND WALL FRAMING NOTES:

1) ALL FRAMING LUMBER SHALL BE IDENTIFIED PER SECTION R502.1. ALL FLOOR/CEILING/WALL FRAMING LUMBER TO BE NO.2 GRADE OR BETTER SYP. ALL LVL BEAMSSHOULD HAVE A MIN. ALLOWABLE BEANDING STRESS OF 2200 PSI AND MIN. E VALUE OF 1.8. U.N.O.
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 24". 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 REQUIREDPER 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 UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING 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 STAURWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.
4) PER SECTION R310, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" 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. CONTRACOR 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 R304.2. MIN. LIGHTING AND VENTILATION REQUIREMENTS PER SECTION R303.1. MIN. CEILING HEIGHT IS 7' PER SECTION R305.1. 36" EXT DOOR IS REQUIRED PER SECTION R311.4. STAIRWAY ILLUMINATION PER SECTION 303.6.
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 ATTICSPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPERATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPERATING 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 IRBC IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. 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 I) 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".
12) JOISTS UNDER BEARING PARTITIONS ARE TO COMPLY WITH SECTION R502.4. SAWN LUMBER FLOOR JOISTS ARE TO BE DOUBLED WHEN UNDER ONE-STORY PARRALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMODATE PLUMBING. SAWN LUMBER FLOOR JOISTS ARE TO BE TRIPLED WHEN UNDER TWO-STORY PARRALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMODATE PLUMBING. WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS, PROVIDE FULL HEIGHT BLOCKING AT 48" O.C. BETWEN JOISTS.
13) FLOOR SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R503.1 AND TABLE R503.1. TYPICAL FLOOR SHEATHING TO BE MIN. 3/4" THICK SET PERPENDICULAR TO JOISTS.
14) APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED BY THE FLOOWING LOACTIONS: 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-FRAMED CONSTRUCTION. 6-AT ALL WALL AND ROOF INTERSECTIONS. 7-AT BUILTUP GUTTERS.
15) DRAFT-STOPPING IS REQUIRED PER SECTION R502.12. 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 NTO 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.
16) FIRE-BLOCKING IS REQUIRED PER SECTION R602.8. FIRE BLOCKING SHAL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, A TOP STORY, AND A ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, ALSO VERITCAL 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 FRAMIGN SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
- SECTIONS R502.6 & R802.6 FOR BEARING POINT CONDITIONS.
- SECTIONS R502.12, R602.4, & R602.8 FOR DRAFT-STOPPING AND FIRE BLOCKING.
- SECTIONS R602.3.1 & R602.4 FOR STUD SIZE, HEIGHT, AND SPACING.
- SECTIONS R602.3.2, R602.3.4, & R602.4 FOR TOP AND BOTTOM PLATES.
- SECTIONS AND TABLES R502.5(1), R502.5(2), R602.7, AND R602.9 FOR HEADER SPANS.
- SECTION R602.10 FOR BRACED WALL LINES AND BRACED WALL PANELS
- SECTION R703.7 FOR MASONRY VENEER CONSTRUCTION REQUIREMENTS (WALL TIE, WEEP HOLE SPACING, LINTEL SIZE & FLASHING DETAILS).
- TABLE R602.3(2) FOR WOOD STRUCTURAL WALL SHEATHING ATTACHMENT.

INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED, AND FIRE BLOCKED AS SPECIFIED PER EXTERIOR WALLS.
19) 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 R602.10.3 AND TABLE R602.10.3.1. WALL SHEATHING SHALL BE ATTACHED IN ACCORDANCE WITH TABLES R602.3(1), R602.3(2), AND R602.3(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.N. 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 @ 24" 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 & R613 AND TABLES R301.2(2) & 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-FOOR 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 ATIFICIAL 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

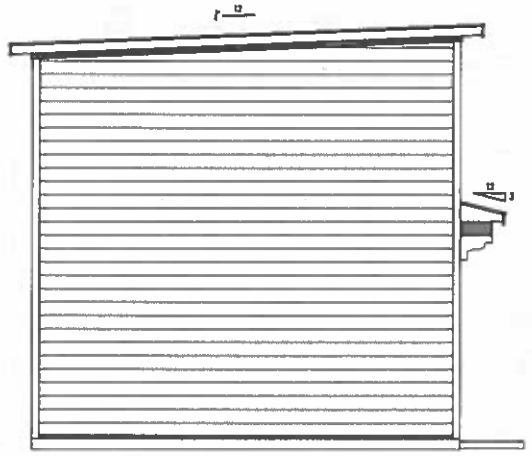
4-25-18	START

SCALE:
1/4" = 1'-0"

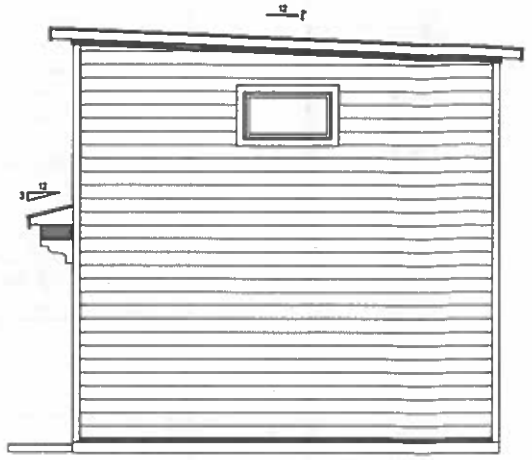
DATE:
4-25-18

SHEET:
1 OF 4

RIVER MILL DEVELOPMENT



LEFT ELEVATION



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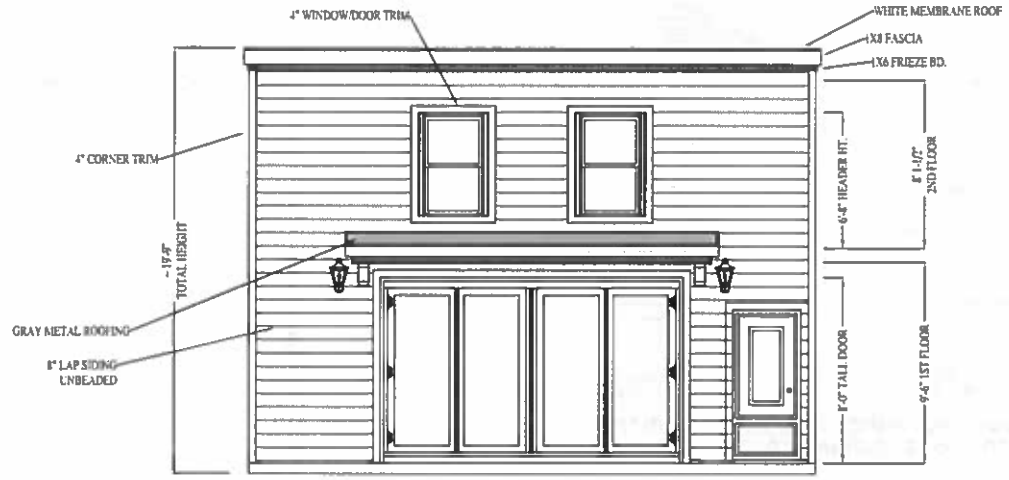
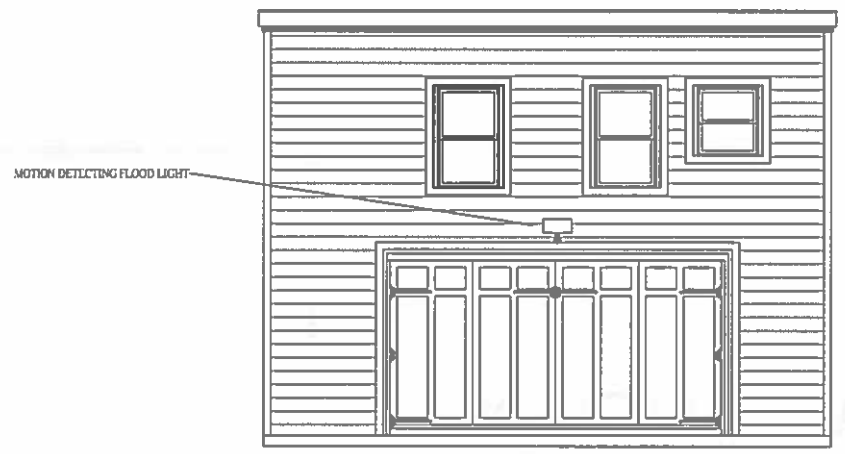
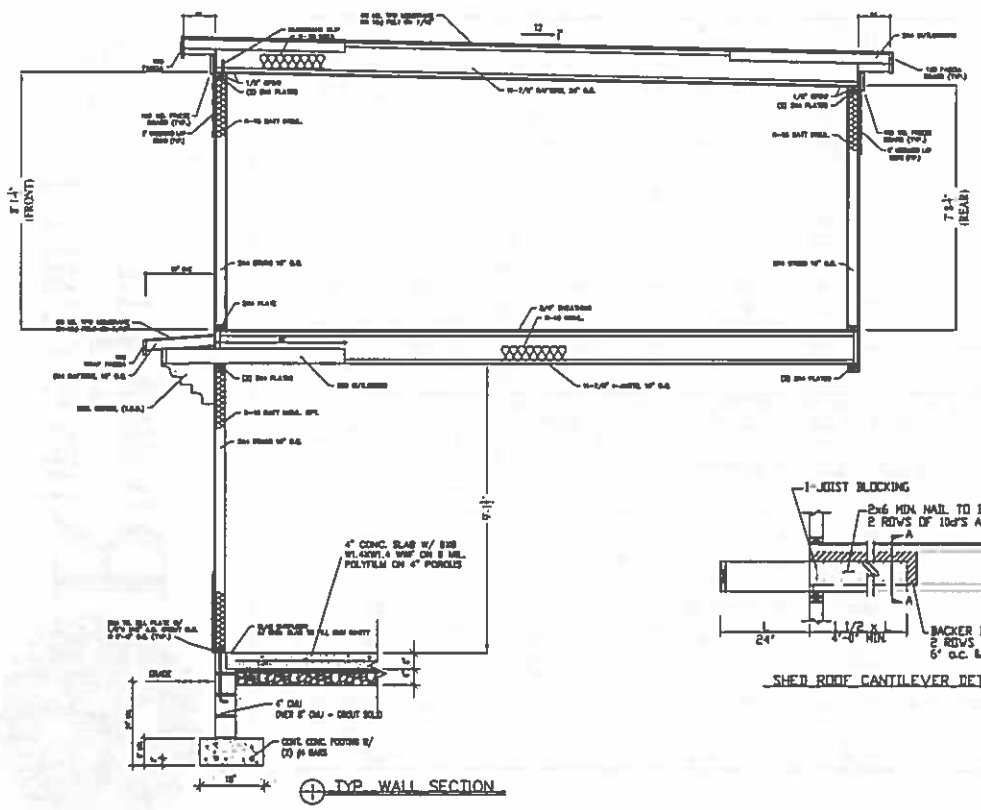


FRONT ELEVATION (FACING HOUSE)



REAR ELEVATION (FACING ALLEY)



TYP. WALL SECTION

SHED ROOF CANTILEVER DETAIL

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REVISION NOTES

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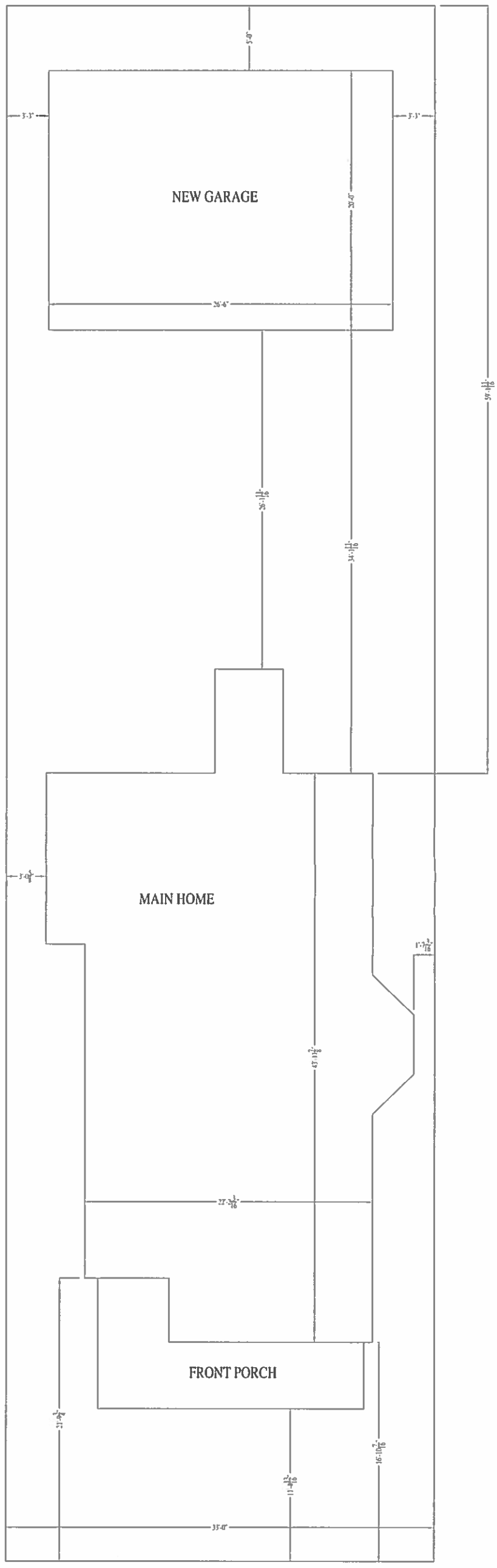
DATE:
4-25-18

SHEET:
3 OF 4

RIVER MILL DEVELOPMENT



RIVER MILL DEVELOPMENT

SHEET: SITE

DATE: 3-05-18

SCALE: 1/4" = 1'-0"

REVISION NOTES

3-06-18 START

413 CHIMBORAZO BLVD.

RIVER MILL DEVELOPMENT

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