



Property (location of work)

Property Address: 2205 W Grace St Richmond, VA 23220 Current Zoning: R-6
Historic District: The Monument Area Historic District

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

Construct new garage at back of property adjacent to alley. Plans are: BLDR-133252-2023

Applicant/Contact Person: Christine Charlip

Company: Contractor: Whisler Contracting Services / 804-352-6341 / License #2705156950
Mailing Address: 2205 W Grace St
City: Richmond State: VA Zip Code: 23220
Telephone: (703) 597-2946
Email: ccharlip@gmail.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: Christine Charlip

If Business Entity, name and title of authorized signee: _____
Mailing Address: 2205 W Grace St
City: Richmond State: VA Zip Code: 23220
Telephone: (703) 597-2946
Email: ccharlip@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.

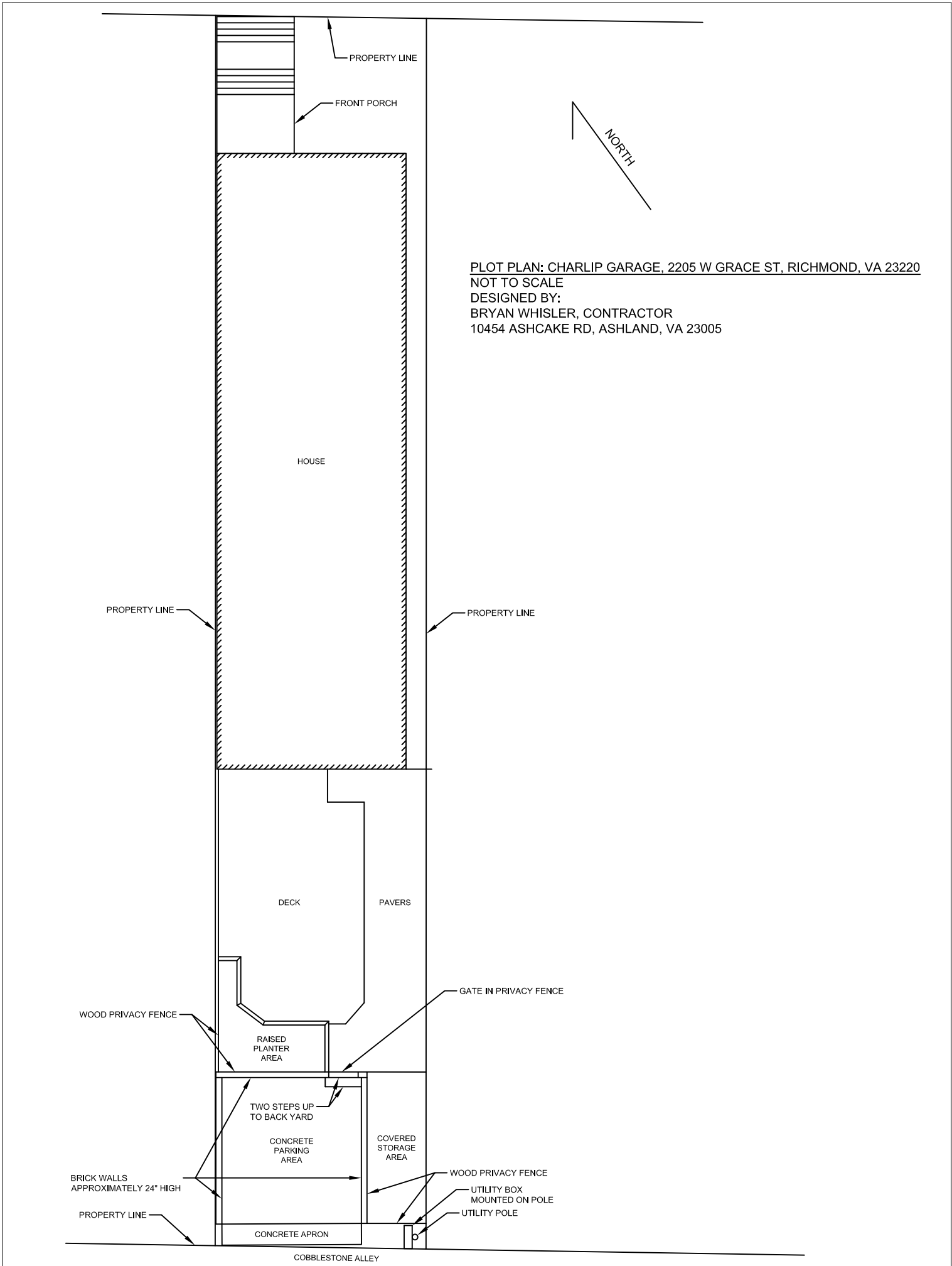
Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, 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.

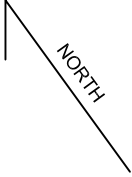
Property Owner Signature: Christine Charlip Digitally signed by Christine Charlip
Date: 2023.09.05 11:55:07 -0400 Date: 5 September 2023

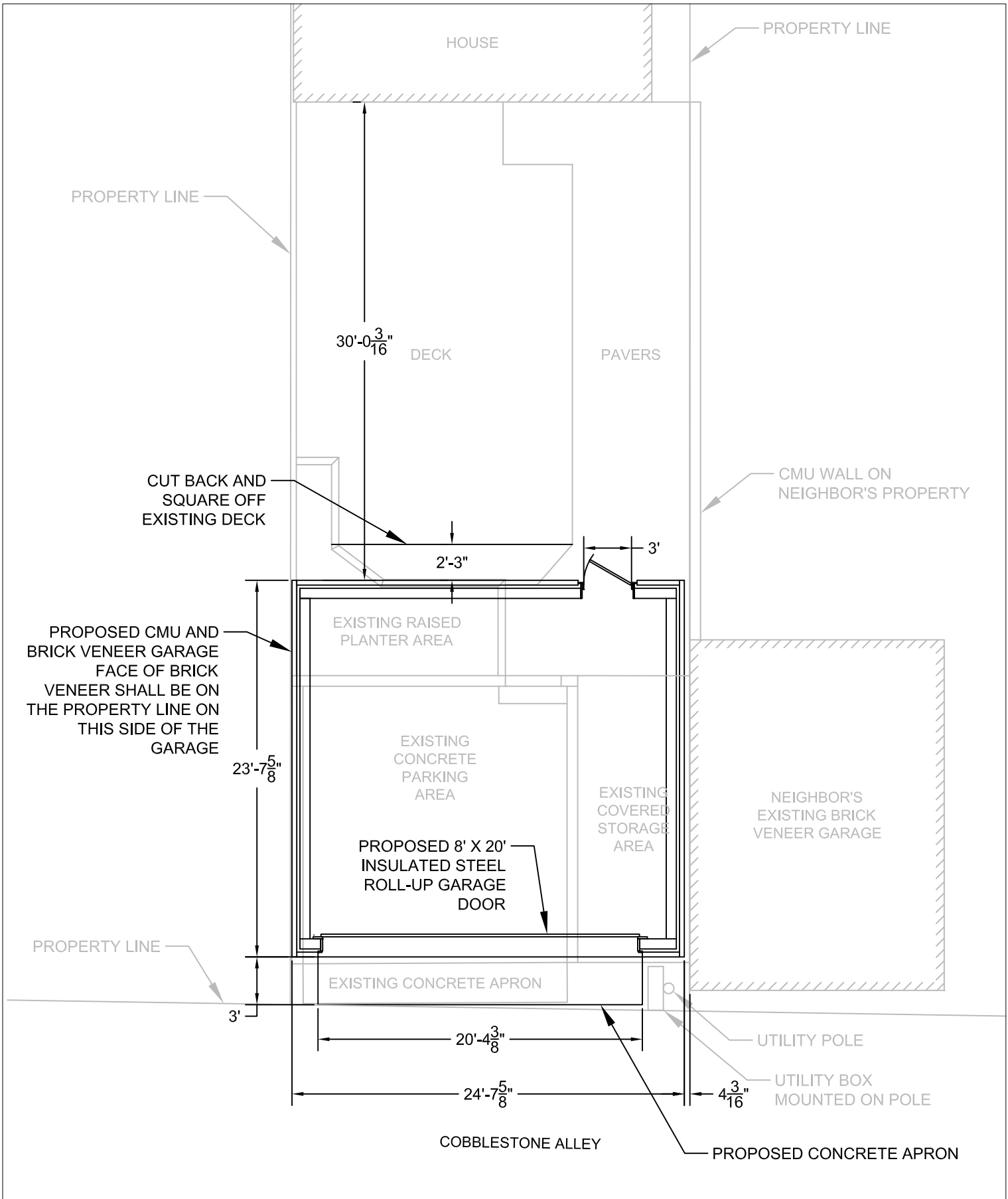
Construct new garage at back of property adjacent to alley. Plans are: BLDR-133252-2023

The design of the garage will match the existing garages in the alley, including the roof design and the brick walls. The owners next door (2203 W Grace) have an existing garage and are pleased with our plans and have approved them. The other neighboring residence (2207 W Grace) is a rental property. Once the garage is completed, I plan to replace the existing decayed fence on the 2207 side with a new fence, although that should not be visible from the alley once the garage is completed.



PLOT PLAN: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220
NOT TO SCALE
DESIGNED BY:
BRYAN WHISLER, CONTRACTOR
10454 ASHCAKE RD, ASHLAND, VA 23005

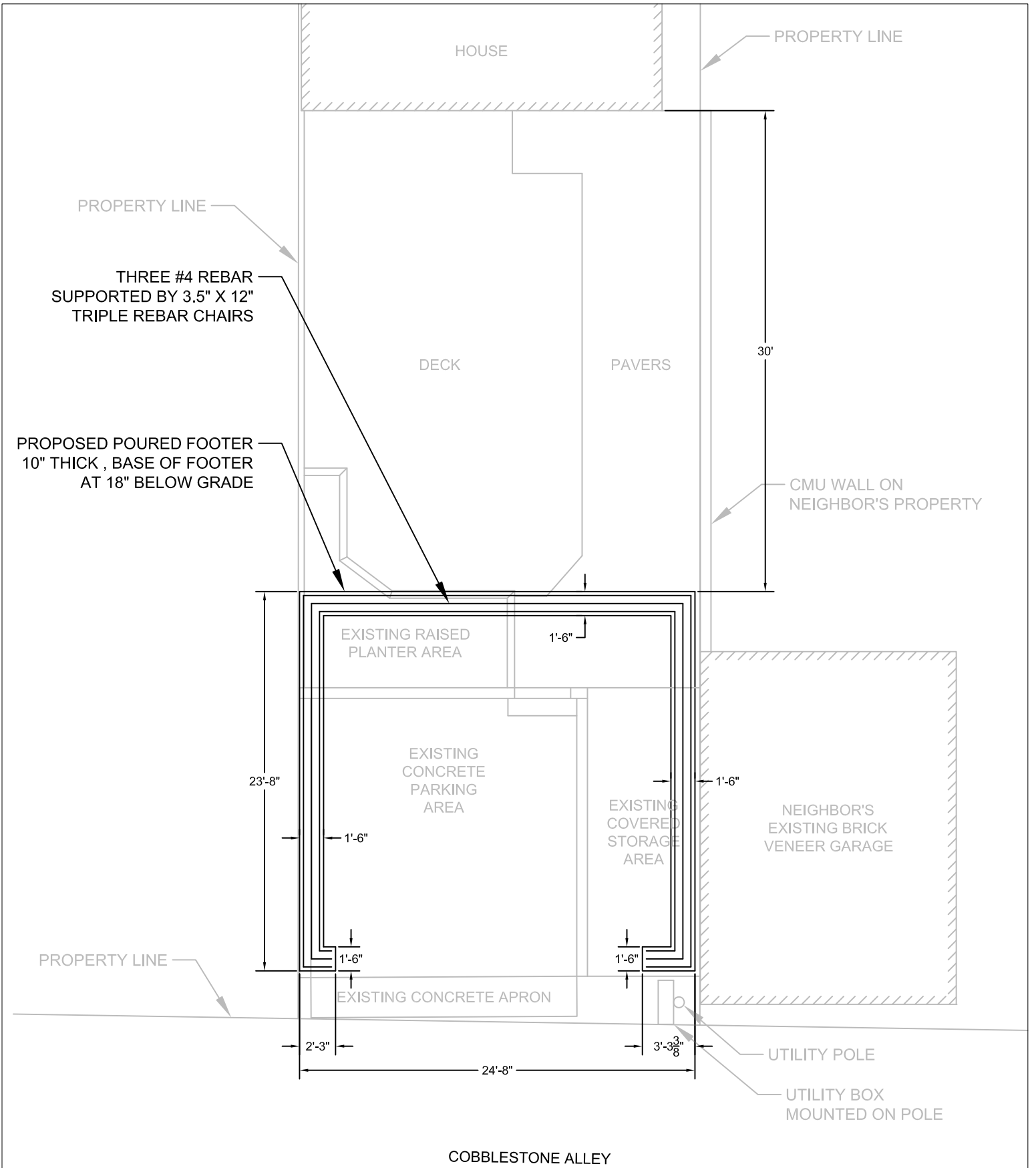




SITE PLAN: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

SCALE: 1/8" = 1' - 0"

DESIGNED BY:
 BRYAN WHISLER, CONTRACTOR
 10454 ASHCAKE RD, ASHLAND, VA 23005



COBBLESTONE ALLEY

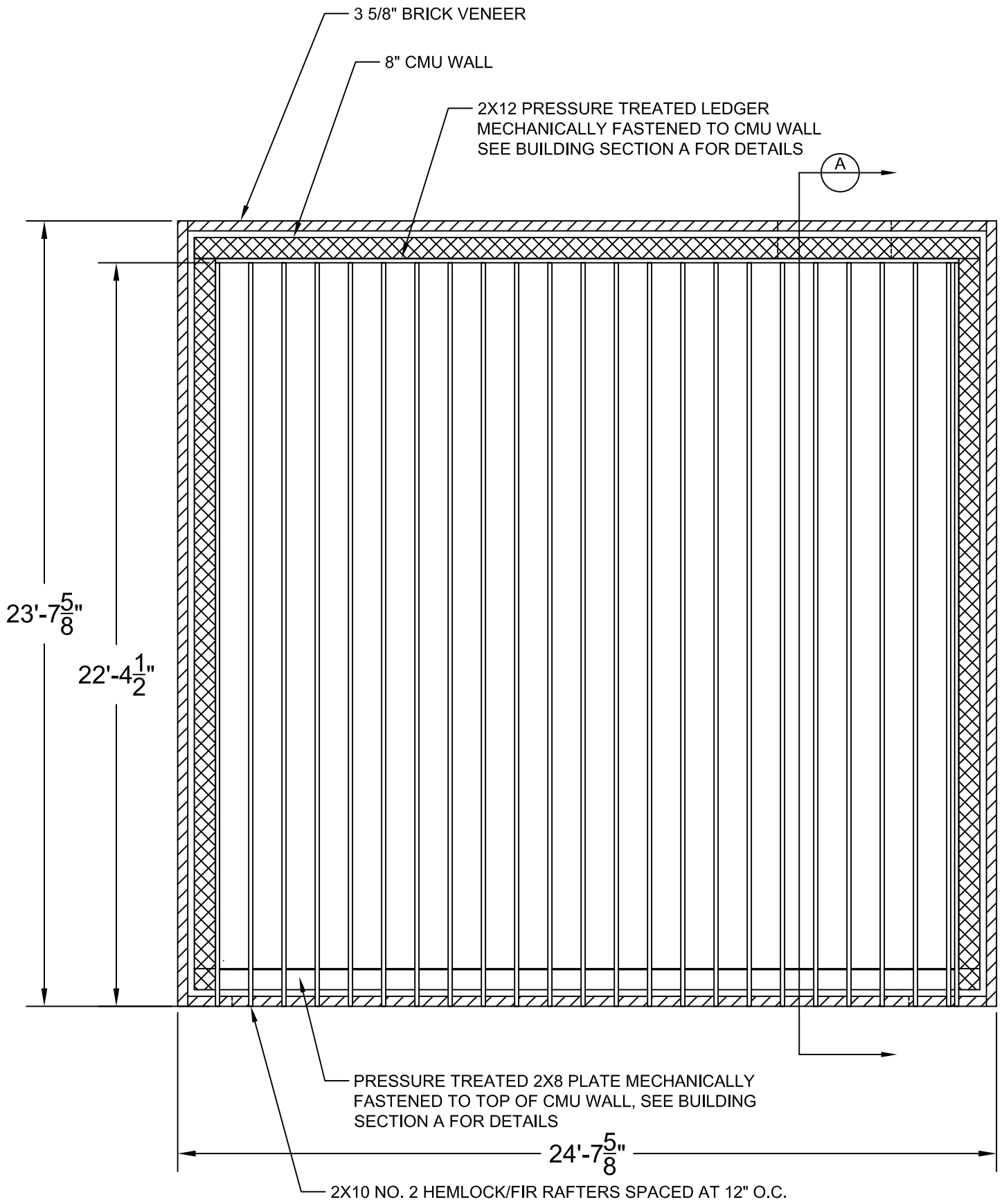
FOOTING PLAN: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

SCALE: 1/8" = 1' - 0"

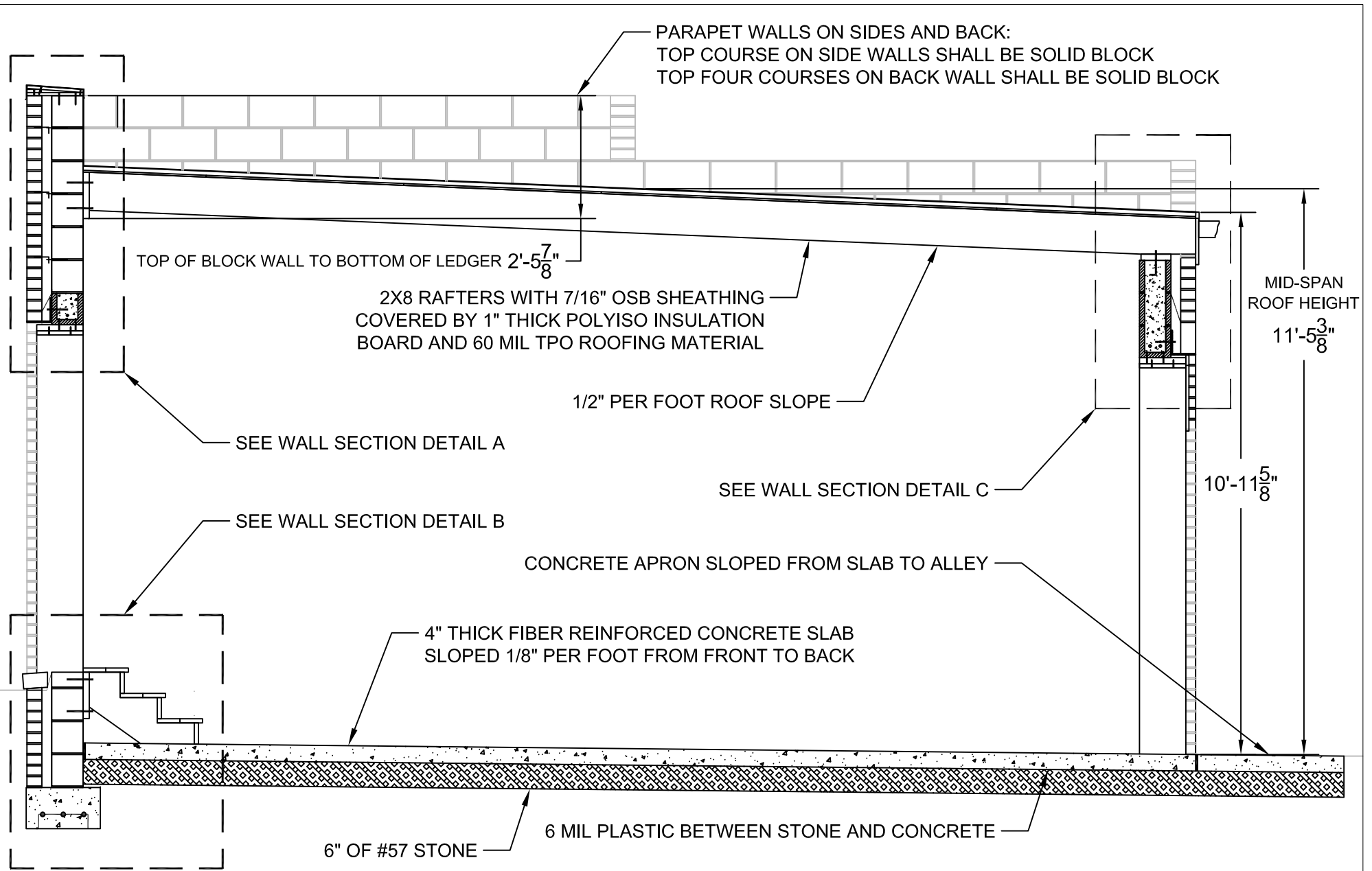
DESIGNED BY:

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ROOF FRAMING PLAN: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220
 SCALE: 1/4" = 1' - 0"
 DESIGNED BY:
 BRYAN WHISLER, CONTRACTOR
 10454 ASHCAKE RD, ASHLAND, VA 23005



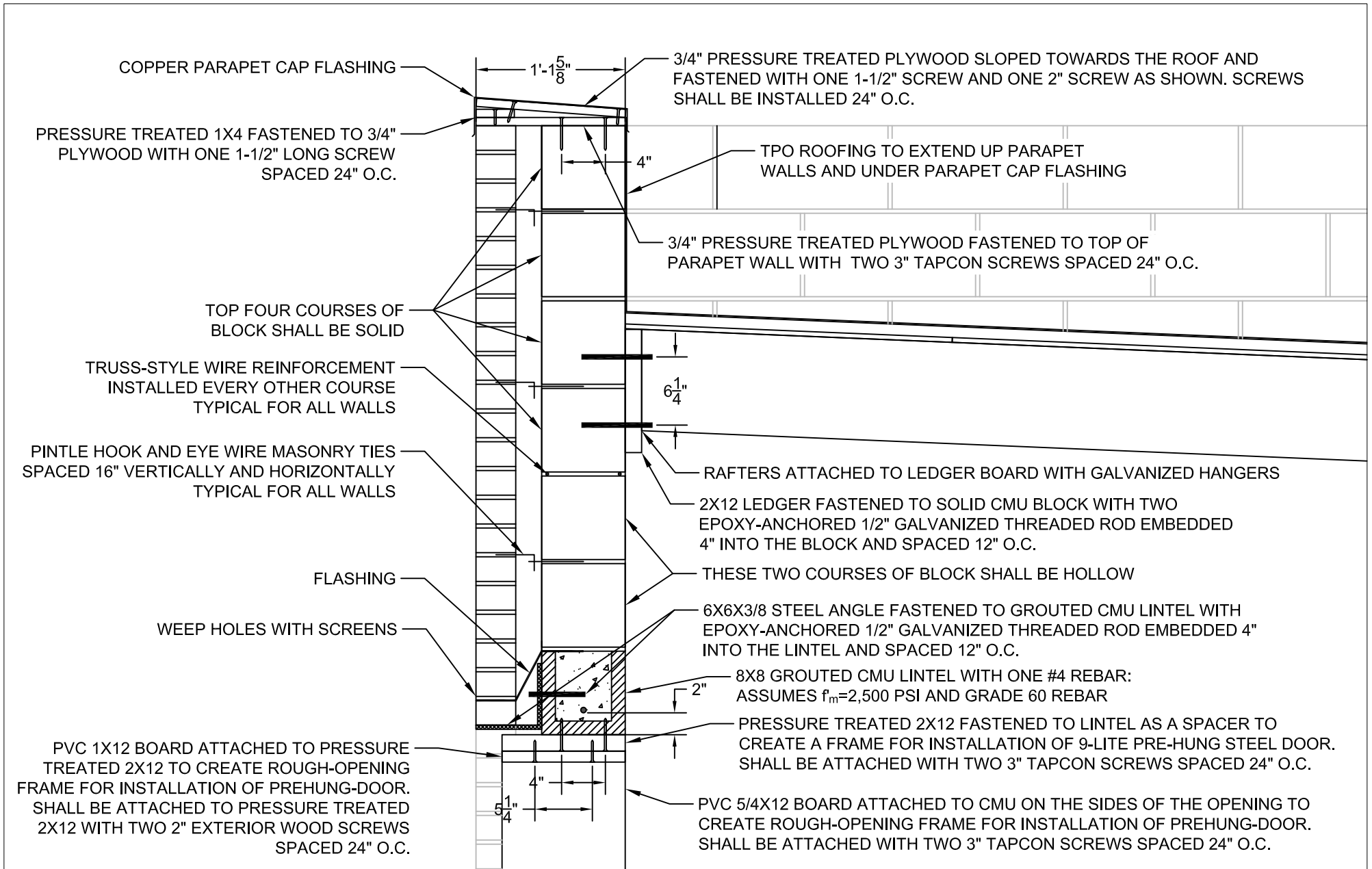
BUILDING SECTION A: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

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

DESIGNED BY:

BRYAN WHISLER, CONTRACTOR

10454 ASHCAKE RD, ASHLAND, VA 23005



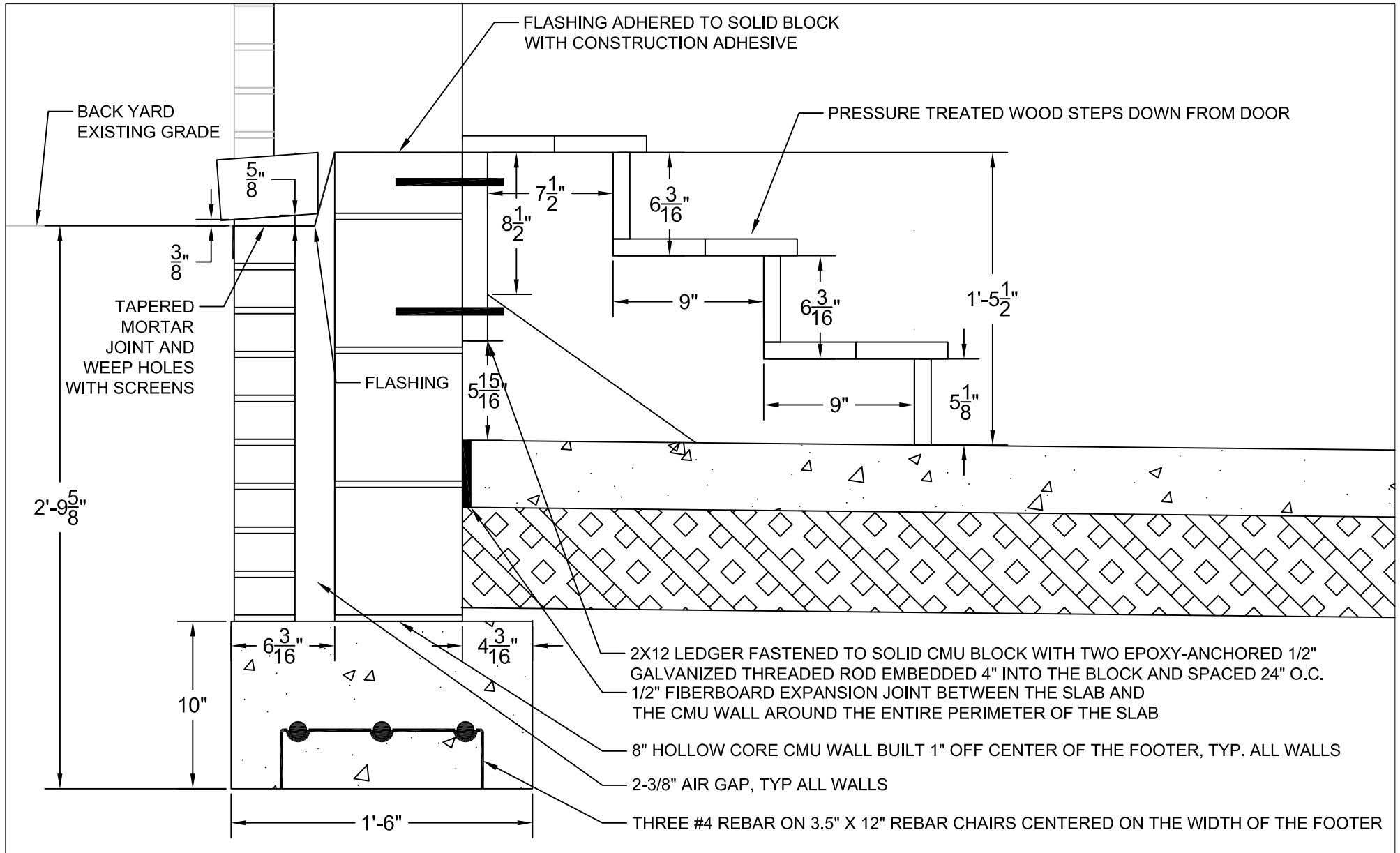
WALL SECTION DETAIL A: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

SCALE: 1" = 1' - 0"

DESIGNED BY:

BRYAN WHISLER, CONTRACTOR

10454 ASHCAKE RD, ASHLAND, VA 23005



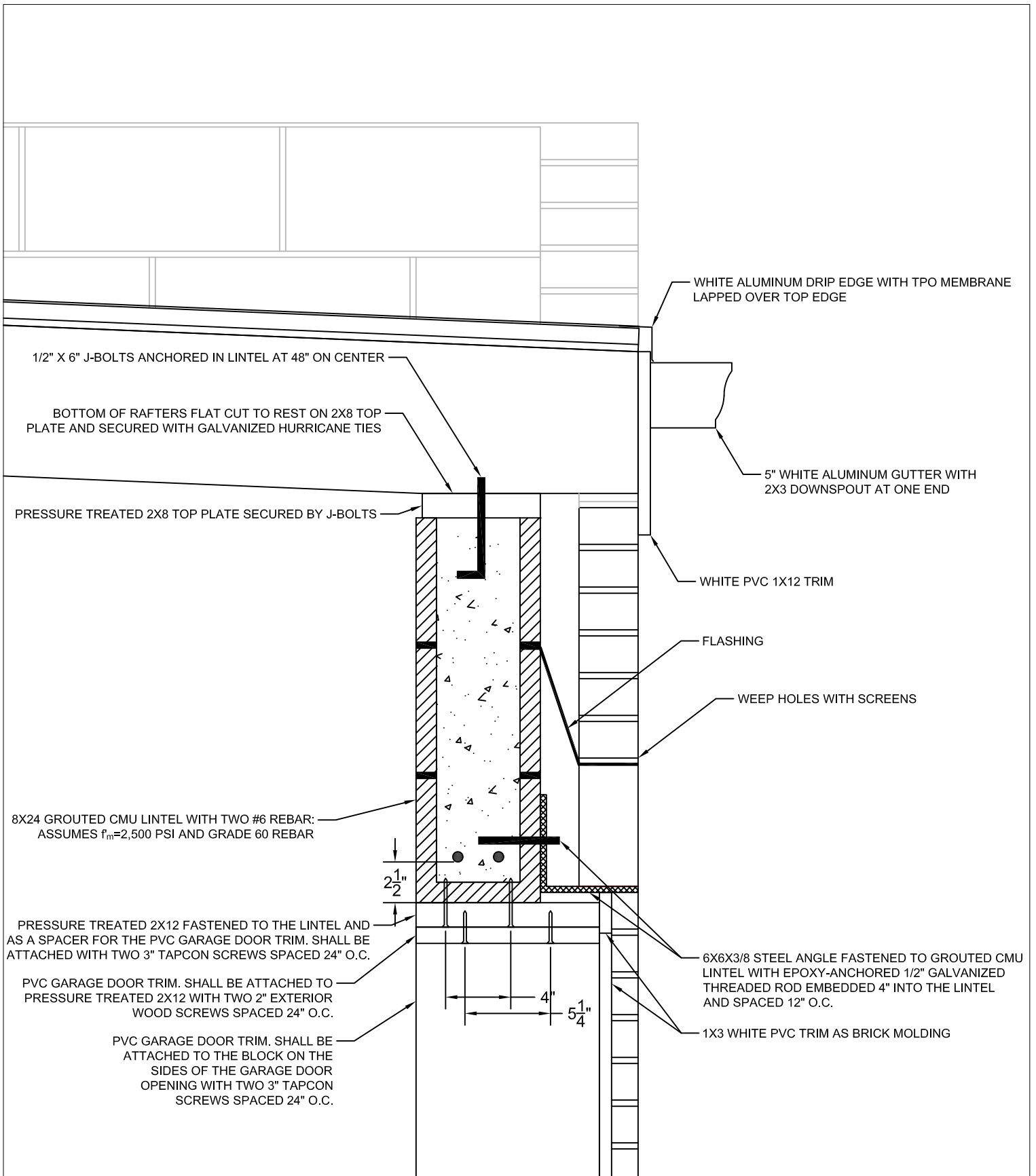
WALL SECTION DETAIL B: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

SCALE: 1-1/2" = 1' - 0"

DESIGNED BY:

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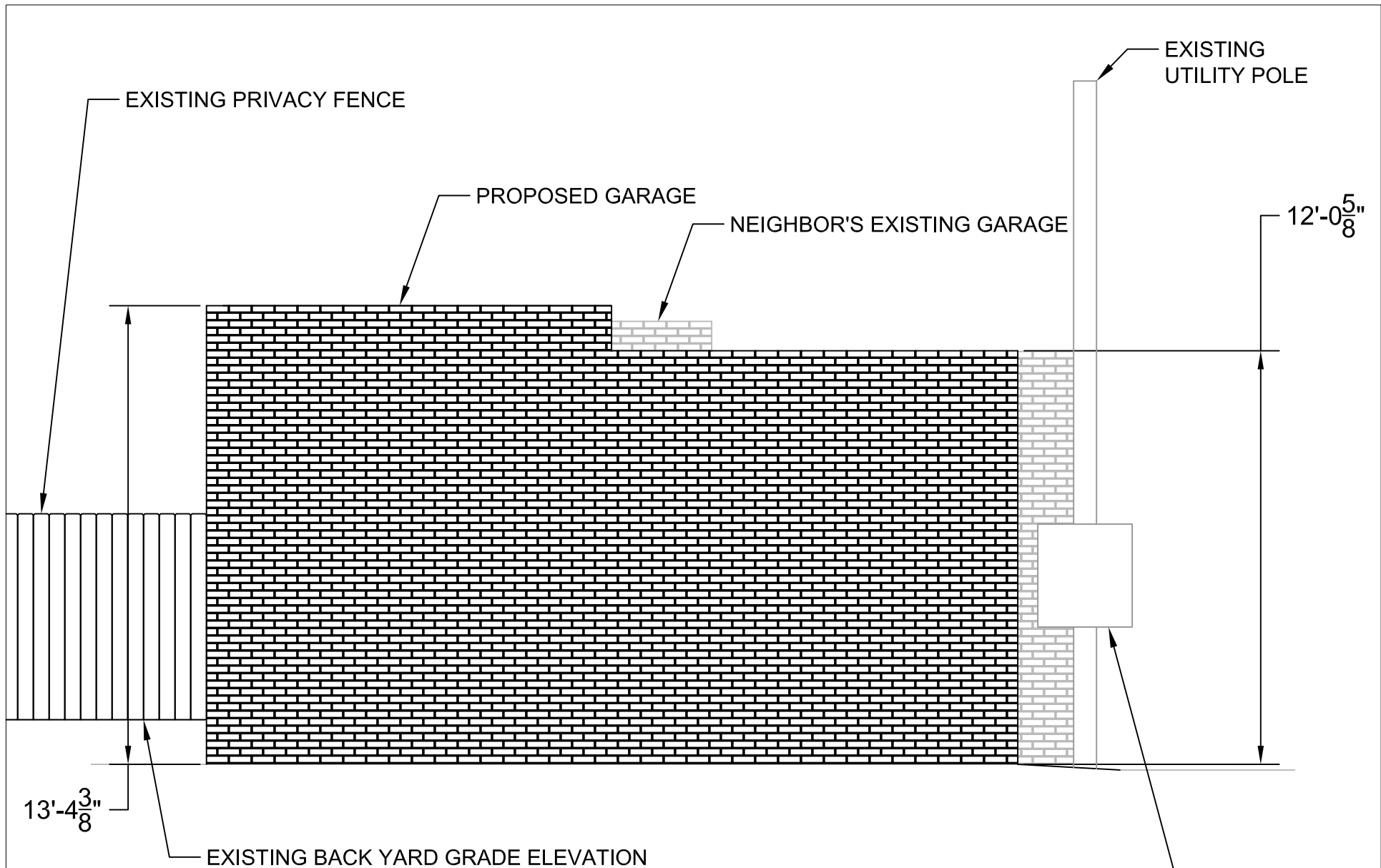
WALL SECTION DETAIL C: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

SCALE: 1-1/2" = 1'-0"

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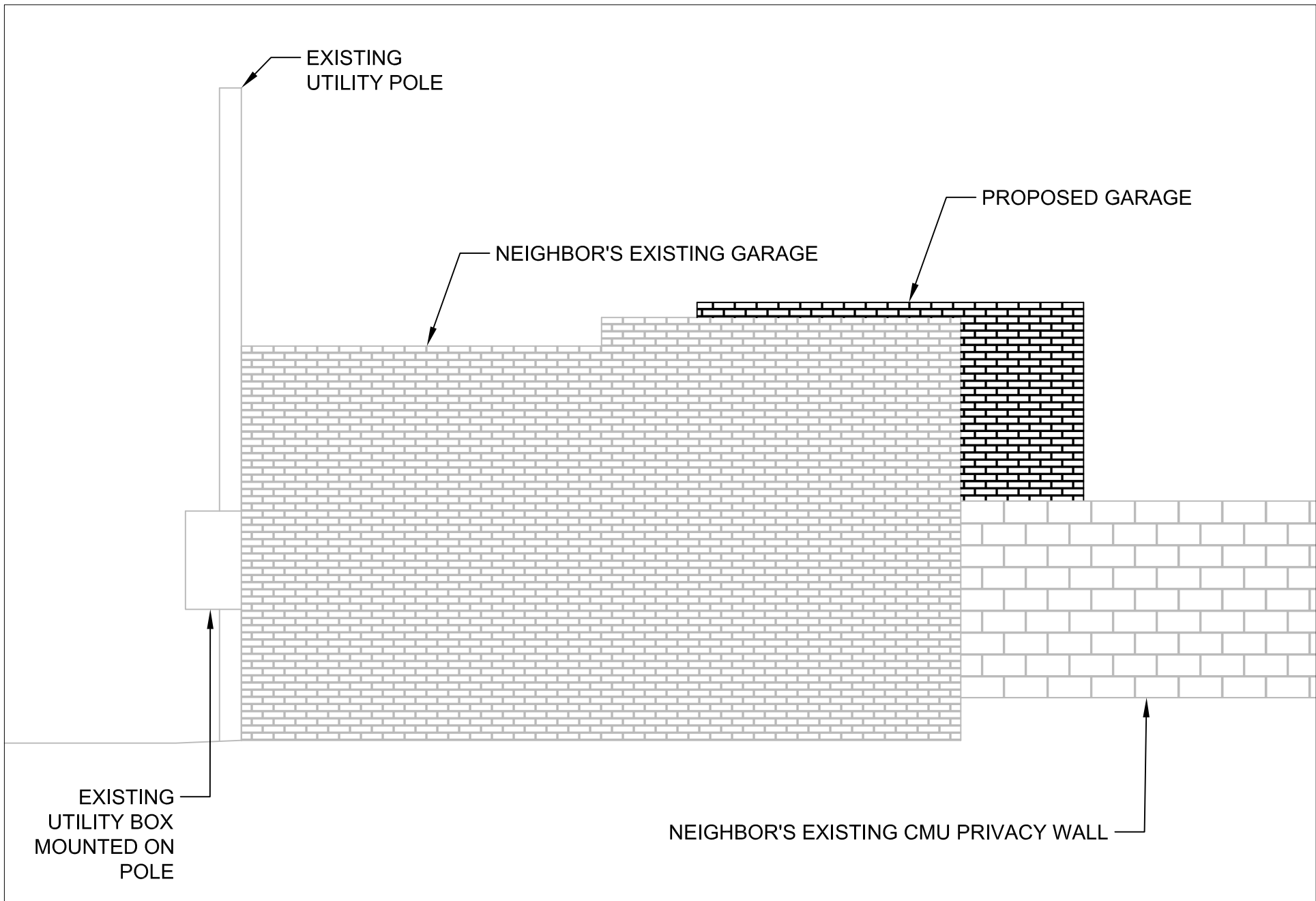
SIDE ELEVATION: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

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

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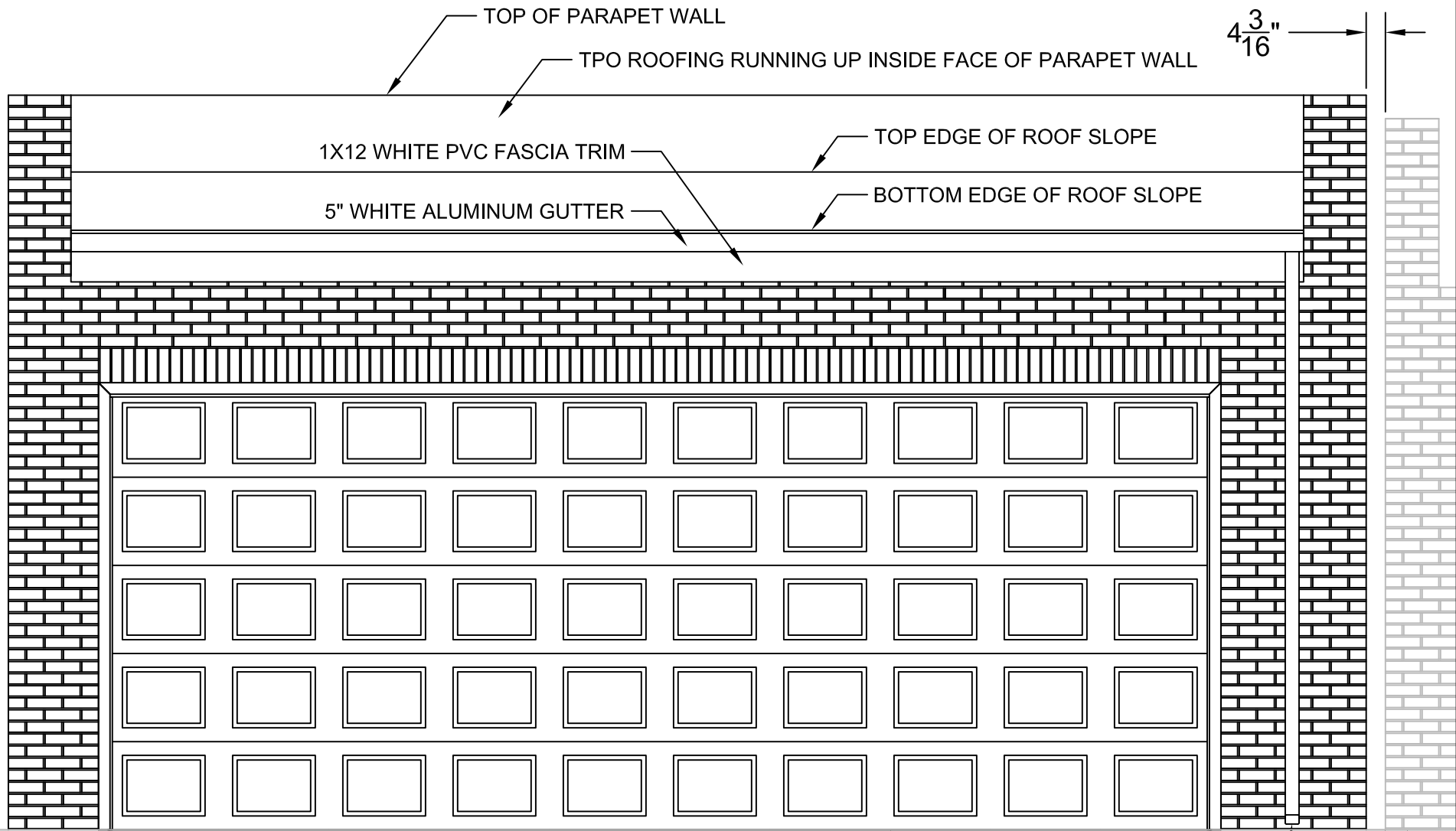
SIDE ELEVATION: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

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

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TOP OF PARAPET WALL

TPO ROOFING RUNNING UP INSIDE FACE OF PARAPET WALL

1X12 WHITE PVC FASCIA TRIM

5" WHITE ALUMINUM GUTTER

TOP EDGE OF ROOF SLOPE

BOTTOM EDGE OF ROOF SLOPE

4 ³/₁₆"

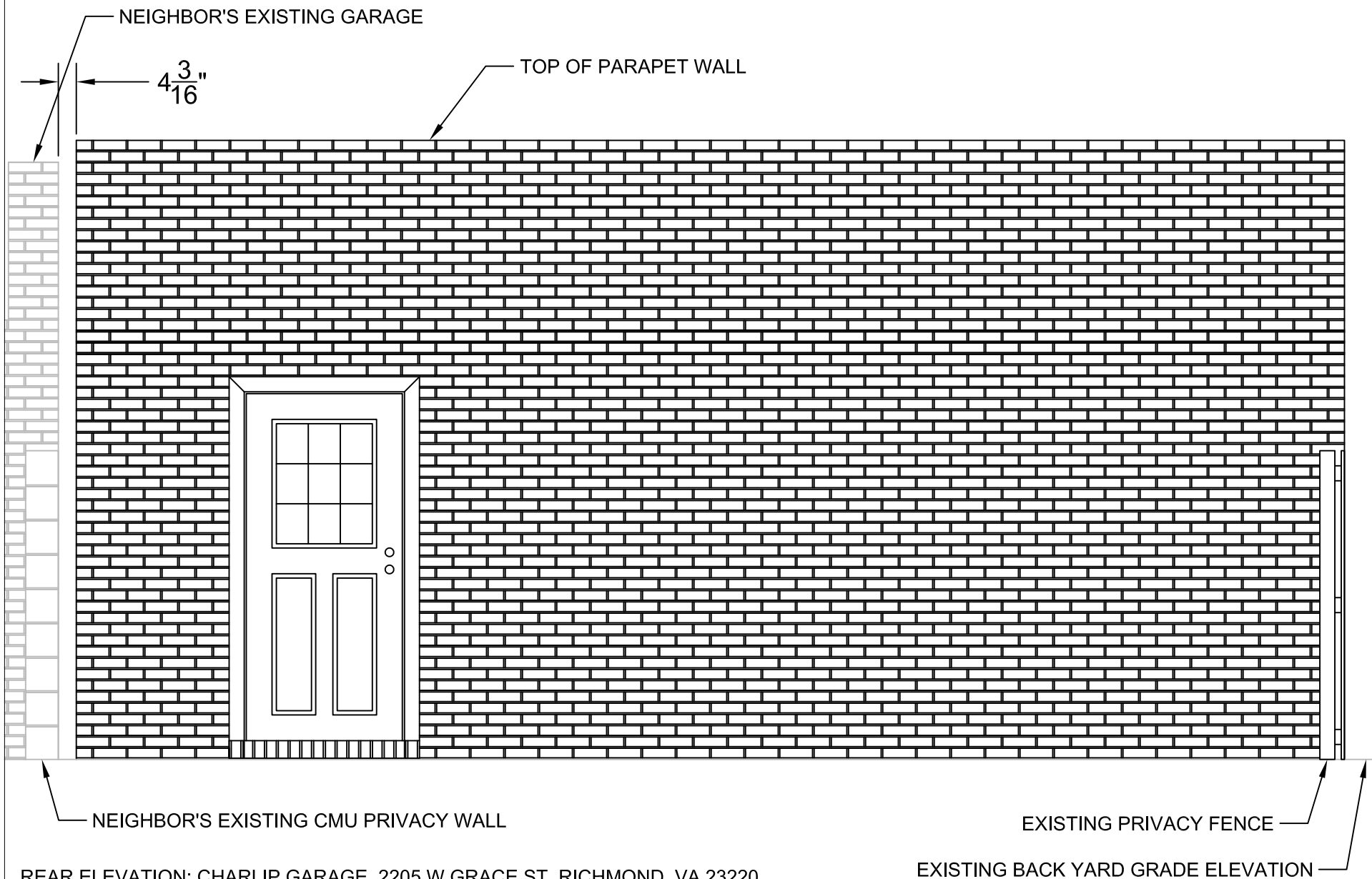
INSULATED STEEL GARAGE DOOR

2X3 DOWNSPOUT

FOR PURPOSES OF THE DESIGN OF THE GARAGE, EXISTING GRADE IS SET BY THE ELEVATION WHERE THE BRICK IS ABOVE GRADE ON THE FRONT CORNER OF THE NEIGHBOR'S EXISTING GARAGE

FRONT ELEVATION: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220
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NEIGHBOR'S EXISTING GARAGE



REAR ELEVATION: CHARLIP GARAGE, 2205 W GRACE ST, RICHMOND, VA 23220

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