



**Property** (location of work)

Property Address: 2426 Venable St Current **Zoning**: R-63  
Historic District: Union Hill old and historic district

Application is submitted for: (check one)

- Alteration**
- Demolition**
- New Construction**

**Project Description** (attach additional sheets if needed):

Replace Vinyl windows with 6/6 wood or aluminum-clad windows using simulated divided lights.  
The original cornice detail is to be restored in-kind utilizing the historic materials.  
~~Replace the vinyl siding on the front facade with ununbeaded cementitious lap siding consistent with the reveal~~ **+**

**Applicant/Contact Person:** James Abell

Company: Lakeside Properties LLC  
Mailing Address: 1381 Warwick Park Rd  
City: Henrico State: VA Zip Code: 23231  
Telephone: (301) 524-4706  
Email: lakesidervaproperties@gmail.com  
Billing Contact? Yes  Applicant Type (owner, architect, etc.): Owner

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Billing Contact? \_\_\_\_\_

**\*\*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: James Abell Date: 7/25/25

# Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov)

## Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review).

**Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

## Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5<sup>th</sup> floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

## **Proposed Changes at 2426 Venable Street**

### Cornice Detail

The original cornice detail is to be restored in-kind utilizing the historic materials. This would include the original details and profile as well as the original corbel placement.



### Windows

The replacement windows are to be removed and replaced with 6/6 wood or aluminum-clad windows using simulated divided lights, consistent with the CAR guidelines. The window details are to be confirmed with the CAR secretary.



### Siding

At the time of purchase the building was entirely clad in vinyl siding with no remnants of historic siding underneath. The siding was replaced in-kind with new vinyl siding and the applicant is now proposing to remove the new vinyl siding from the front façade and replaced with smooth, unbeaded cementitious lap siding, consistent with the reveal of the existing siding.



### Chimney

The chimney is to be reconstructed to match the height and dimensions of the original. As feasible, historic bricks removed from the home will be used for the reconstruction.



### Exterior Changes

The existing exterior stairs are not being replaced, but will be restored in its original configuration, with no changes to rise/run, size, or structural design.

The back staircase has been rebuilt to match what was previously existing.

Addition of a 6ft privacy fence in the back of the property.

Replace front chainlink fence with 3-foot-high picket fence.

Replacing shingled roof with new like kind shingles

**GENERAL NOTES – PROJECT PLAN**

**PROJECT LOCATION:** 2426 VENABLE STREET, RICHMOND, VA 23223

**HISTORIC DISTRICT:** RICHMOND OLD & HISTORIC DISTRICT

**APPLICABLE CODES:** VIRGINIA CONSTRUCTION CODE (VCC) 2021 | INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 | CITY OF RICHMOND HISTORIC PRESERVATION GUIDELINES

**SCOPE OF WORK**

THIS PROJECT INVOLVES THE **RESTORATION AND PRESERVATION** OF AN EXISTING HISTORIC RESIDENTIAL STRUCTURE. THE SCOPE INCLUDES BOTH **INTERIOR STRUCTURAL REINFORCEMENT** AND **EXTERIOR RESTORATION**, COMPLIANT WITH ALL CAR AND HISTORIC DISTRICT GUIDELINES.

**STRUCTURAL SCOPE:**

- INSTALLATION OF A **NEW LVL BEAM**, COMPOSED OF (2) 2"X12" MEMBERS, SUPPORTED BY A BUILT-UP **(5) 2X4 STUD PACK** OVER EXISTING 16"X16" CMU PIERS, WHICH REST ON 24"X24" ISOLATED FOOTINGS.
- THIS STRUCTURAL REINFORCEMENT PROVIDES A CONTINUOUS VERTICAL LOAD PATH PER VCC 2021 AND IRC 2021.
- NO OTHER STRUCTURAL CHANGES ARE PROPOSED; CRAWLSPACE AND FOUNDATION WALLS REMAIN UNMODIFIED, ASIDE FROM THIS LOCALIZED LOAD-BEARING ADJUSTMENT.
- CONSTRUCTION OF **NON-LOAD-BEARING INTERIOR PARTITIONS** FRAMED WITH 2X4 STUDS @ 16" O.C.:
- **UPPER LEVEL:** CLOSET AND BEDROOM PARTITIONS.
- **LOWER LEVEL:** LAUNDRY AREA PARTITION.

**EXTERIOR RESTORATION:**

- **CORNICE** WILL BE **RESTORED IN-KIND** USING ORIGINAL MATERIALS AND **REPLICATING ORIGINAL PROFILE AND CORBEL PLACEMENT**.
- **WINDOWS:**
- ALL EXISTING REPLACEMENTS TO BE REMOVED.
- REPLACED WITH **6/6 WOOD DOUBLE-HUNG WINDOWS** (OR ALUMINUM-CLAD WOOD), WITH **7/8" SIMULATED DIVIDED LIGHTS (SDL)**, LOW-E ARGON GLASS, **4 9/16" PRIMED WOOD JAMBS**, AND **PVC BRICK MOULD**.
- SIZES: (7) – 32"X54", (4) – 32"X30".
- WINDOW DETAILS WILL BE CONFIRMED WITH THE CAR SECRETARY.
- **SIDING:**
- EXISTING VINYL SIDING WAS PREVIOUSLY REPLACED IN-KIND DUE TO ABSENCE OF ORIGINAL MATERIAL.
- NEW PROPOSAL INCLUDES **REMOVAL OF VINYL SIDING AT FRONT FAÇADE ONLY** AND REPLACEMENT WITH **SMOOTH, UNBEADED CEMENTITIOUS LAP SIDING**, CONSISTENT WITH EXISTING REVEAL DIMENSION.
- **CHIMNEY:**
- TO BE **RECONSTRUCTED TO MATCH ORIGINAL HEIGHT AND DIMENSIONS**.
- WHERE FEASIBLE, **HISTORIC BRICKS SALVAGED FROM THE SITE** WILL BE REUSED.
- **ROOFING:**
- SHINGLE ROOF TO BE REPLACED IN-KIND WITH **NEW ASPHALT SHINGLES** MATCHING EXISTING IN **APPEARANCE, COLOR, AND PROFILE**
- ROOF FLASHING AND VENTILATION PER IRC 2021 SECTION R806.
- **STAIRS:**
- FRONT STAIRS: **RESTORED** (NOT REPLACED) IN THEIR **ORIGINAL CONFIGURATION**, MAINTAINING RISE/RUN, DIMENSIONS, AND MATERIALS.
- REAR STAIRS: HAVE BEEN **REBUILT TO MATCH PREVIOUS CONFIGURATION**.
- **FENCING:**
- A **6-FOOT WOOD PRIVACY FENCE** WILL BE ADDED AT THE REAR PROPERTY LINE.
- THE **EXISTING FRONT CHAIN-LINK FENCE** WILL BE REPLACED WITH A **3-FOOT-HIGH WOOD PICKET FENCE**.

**HISTORIC DISTRICT COMPLIANCE**

- ALL EXTERIOR WORK IS SUBJECT TO REVIEW BY THE **COMMISSION OF ARCHITECTURAL REVIEW (CAR)** AND COMPLIES WITH:
- **CITY OF RICHMOND HISTORIC PRESERVATION ORDINANCE**
- **OLD & HISTORIC DISTRICT DESIGN GUIDELINES**
- IN ACCORDANCE WITH **VCC 2021, SECTION 117**, APPROPRIATE **ALTERNATE MATERIALS AND METHODS** MAY BE USED IF CONSISTENT WITH THE STRUCTURE'S HISTORIC CHARACTER AND INTEGRITY.
- ANY VISIBLE FEATURES WILL BE PRESERVED OR REPLACED IN-KIND WHERE POSSIBLE.

**CODE COMPLIANCE – STRUCTURAL WORK**

**LVL BEAM INSTALLATION:**

- PER VCC 2021, SECTIONS 1604.2, 1604.3, AND IRC 2021 SECTIONS R502.1.7, R403.1.1.
- LOAD PATH: LVL → (5) 2X4 BUILT-UP STUD PACK → 16"X16" CMU PIER → 24"X24" ISOLATED FOOTING.

**INTERIOR PARTITIONS:**

- ALL NEW INTERIOR WALLS ARE NON-LOAD-BEARING, 2X4 @ 16" O.C., COMPLIANT WITH IRC 2021 SECTIONS R301.1 AND R602.5.

**EXTERIOR COMPONENTS & ROOFING**

- ROOFING COMPLIES WITH IRC 2021 SECTIONS R902, R905, AND R907.
- SIDING AND SOFFITS REPLACED WITH HISTORICALLY COMPATIBLE MATERIALS MATCHING PROFILE, REVEAL, AND APPEARANCE OF EXISTING.

**INSPECTIONS, DOCUMENTATION & SAFETY**

- STRUCTURAL DOCUMENTS AND LOAD PATH CALCULATIONS SUBMITTED PER VCC 2021 SECTION 107.3.4.
- INSPECTIONS PER VCC 2021 SECTION 110.3.
- CONSTRUCTION TO COMPLY WITH VCC 2021 SECTION 3301.2 FOR SAFETY OF OCCUPANTS AND WORKERS.

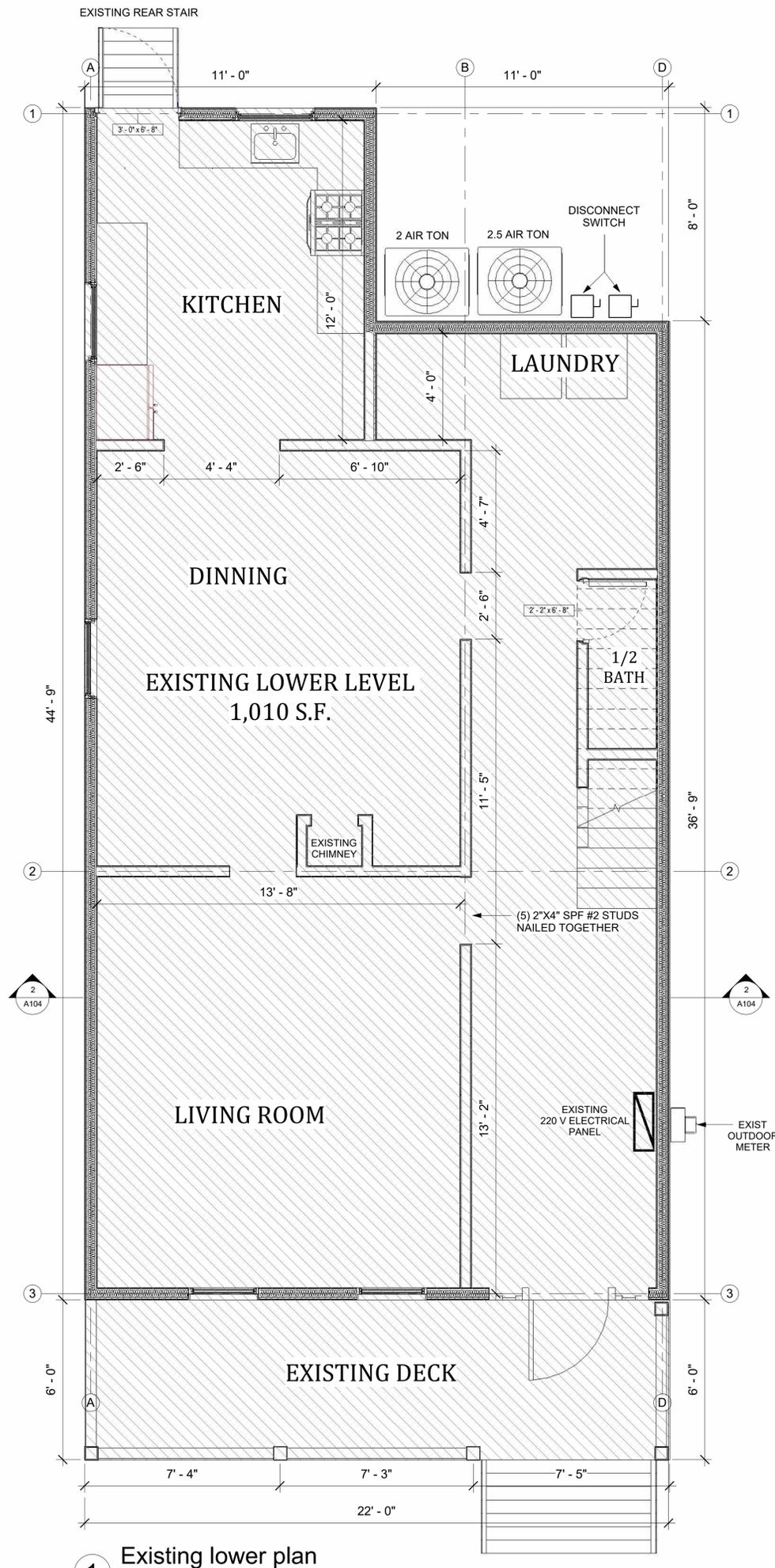
**DRAWING INDEX**

SITE PLAN	A100
LOWER LEVEL PLAN	A101
UPPER LEVEL PLAN	A102
ELEVATIONS	A103
SECTIONS	A104
ROOF PLAN	A105
CALC SHEET	A106

**BUILDING INFORMATION**

HOUSE S.F	1010
-----------	------

Scale	<b>2426 VENABLE ST, RICHMOND, VA 23223</b>	
<b>A099</b>		
DATE: 07/25/2025	LAKESIDE PROPERTIES LLC VIRGINIA	EXISTING PLAN
General notes		



**1** Existing lower plan  
3/8" = 1'-0"

**PLAN AND FRAMING NOTES**

1. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X10'S WITH (1) JACK AND (1) KING STUDS UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
3. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
4. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
5. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
6. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

**WALL FRAMING LEGEND**

- EXTERIOR WALL INSULATION
- 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- EXISTING CONSTRUCTION

**DOOR SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
D1	36"X80" ENTRY SIDELIGHT DOOR	1	DBL 2"X10"
D3	24"X 80" SOLID DOOR	1	DBL 2"X10"
D4	26"X 80" SOLID DOOR	7	DBL 2"X10"
D5	28"X 80" FOLDING CLOSET DOOR	3	DBL 2"X10"

**WINDOW SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
W1	32"X54" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	7	DBL 2"X10"
W2	32"X30" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	4	DBL 2"X10"

Scale 3/8" = 1'-0"

**A101**

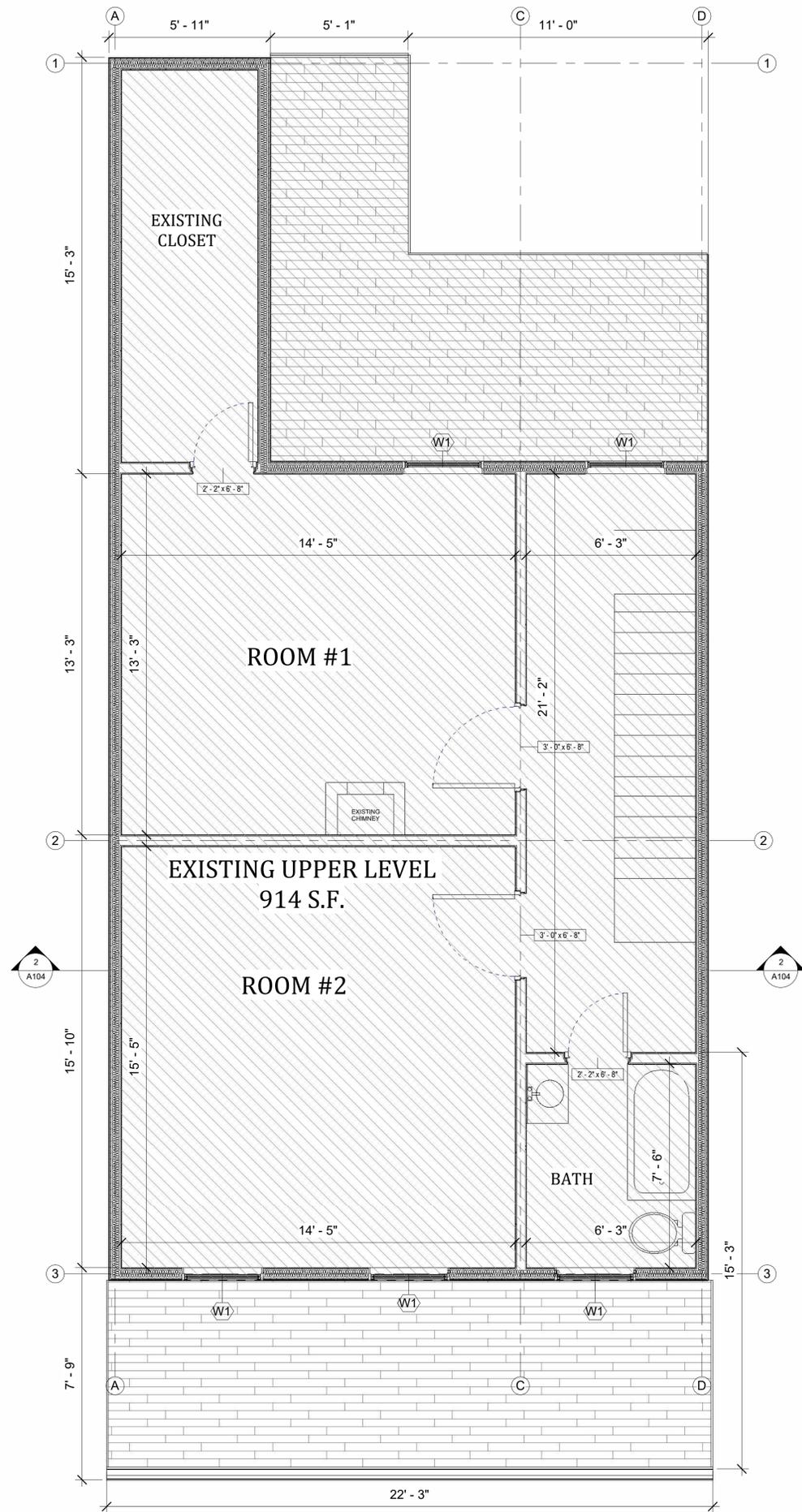
DATE: 07/25/2025

Existing lower plan

**2426 VENABLE ST,  
RICHMOND, VA 23223**

LAKESIDE PROPERTIES  
LLC VIRGINIA

EXISTING PLAN



**1** Existing upper level  
3/8" = 1'-0"

**PLAN AND FRAMING NOTES**

1. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X10'S WITH (1) JACK AND (1) KING STUDS UNLESS OTHERWISE NOTED.
2. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. OCORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
3. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
4. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. OCORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
5. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETY LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
6. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

**WALL FRAMING LEGEND**

- EXTERIOR WALL INSULATION
- 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- EXISTING CONSTRUCTION

**DOOR SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
D1	36"X80" ENTRY SIDELIGHT DOOR	1	DBL 2"X10"
D3	24"X 80" SOLID DOOR	1	DBL 2"X10"
D4	26"X 80" SOLID DOOR	7	DBL 2"X10"
D5	28"X 80" FOLDING CLOSET DOOR	3	DBL 2"X10"

**WINDOW SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
W1	32"X54" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	7	DBL 2"X10"
W2	32"X30" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	4	DBL 2"X10"

Scale 3/8" = 1'-0"

**A102**

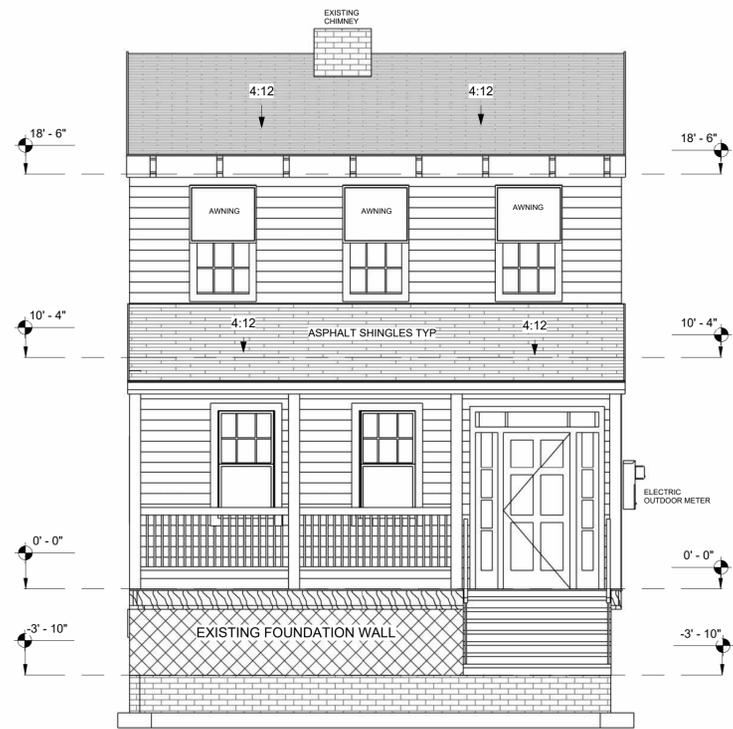
DATE: 07/25/2025

Existing upper level

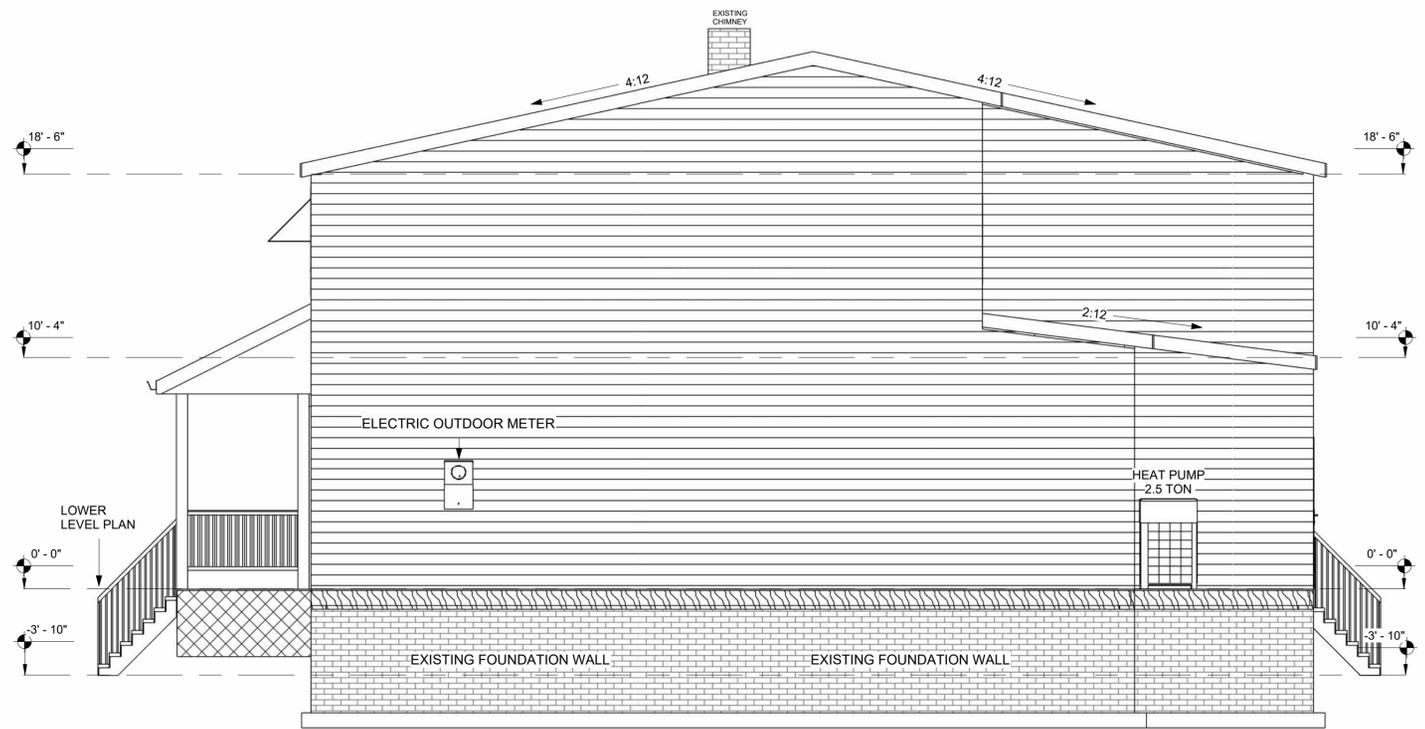
**2426 VENABLE ST,  
RICHMOND, VA 23223**

LAKESIDE PROPERTIES  
LLC VIRGINIA

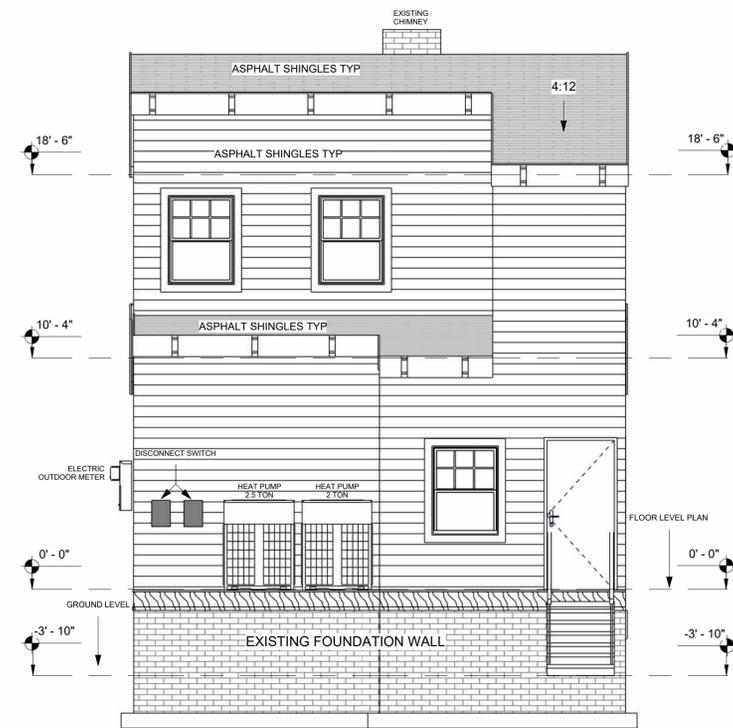
EXISTING PLAN



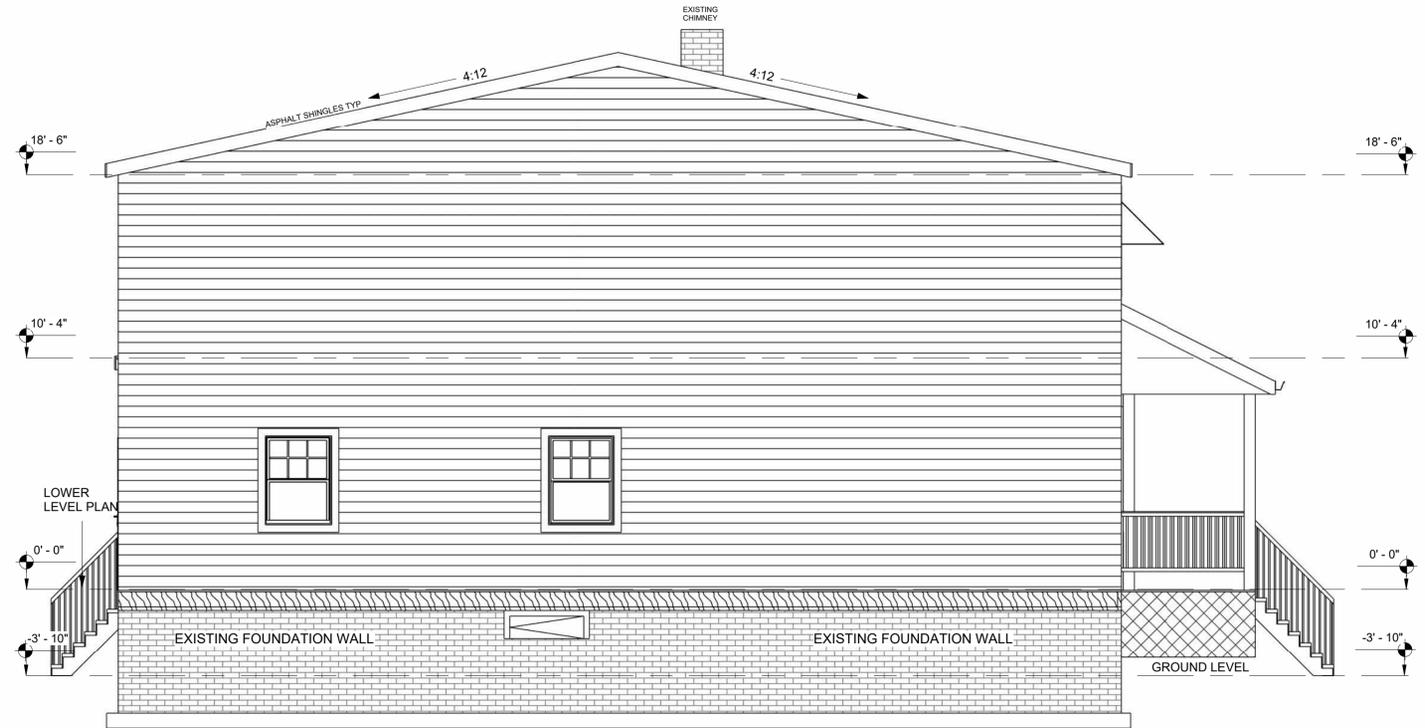
3 Existing Front elevation  
1/4" = 1'-0"



1 Existing Left elevation  
1/4" = 1'-0"



2 Existing Rear elevation  
1/4" = 1'-0"



4 Existing Right elevation  
1/4" = 1'-0"

Scale 1/4" = 1'-0"

A103

DATE: 07/25/2025

Elevations

2426 VENABLE ST,  
RICHMOND, VA 23223

LAKESIDE PROPERTIES  
LLC VIRGINIA

EXISTING PLAN



1 Site plan  
3/32" = 1'-0"

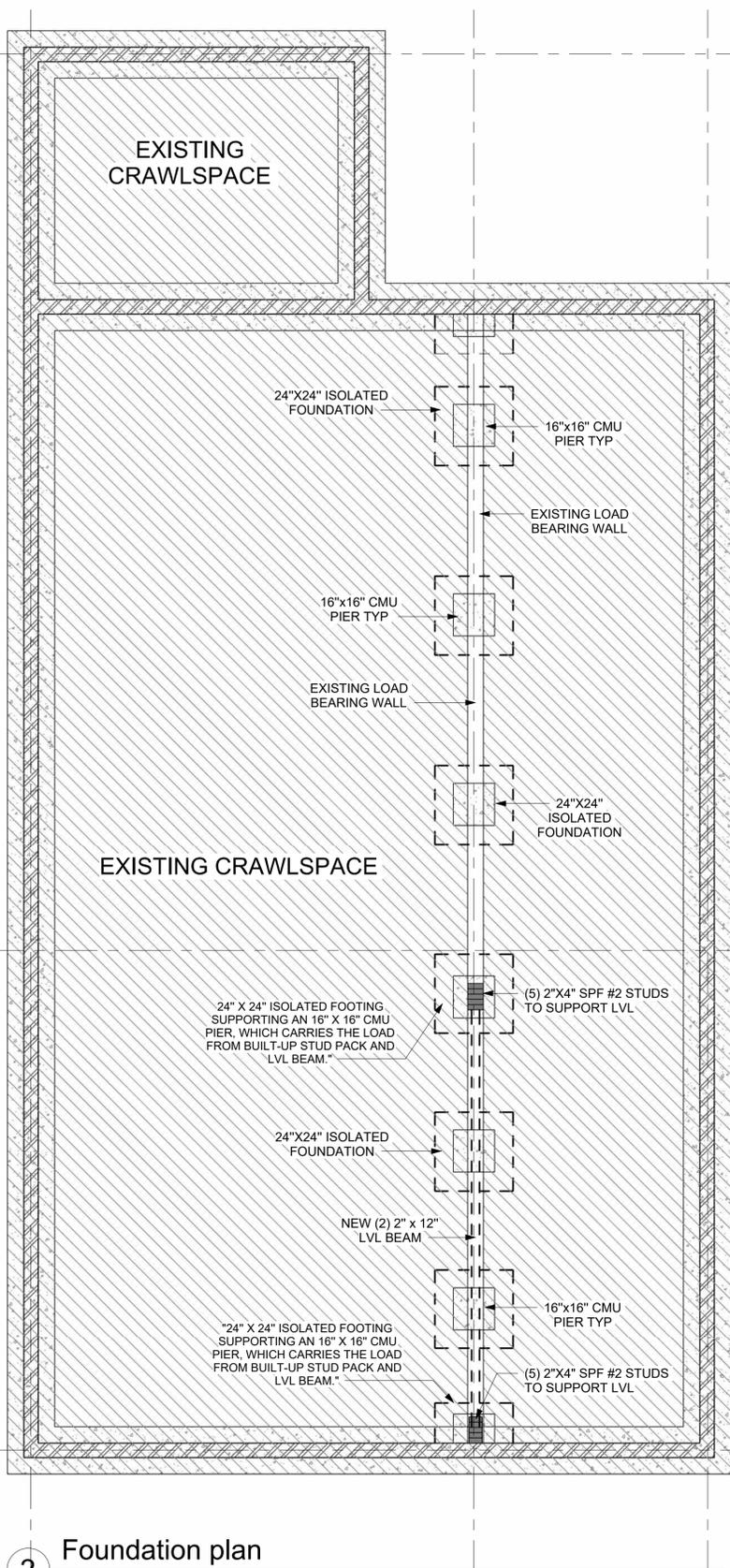
Scale 3/32" = 1'-0"  
A100  
DATE: 07/25/2025  
Site plan

2426 VENABLE ST,  
RICHMOND, VA 23223

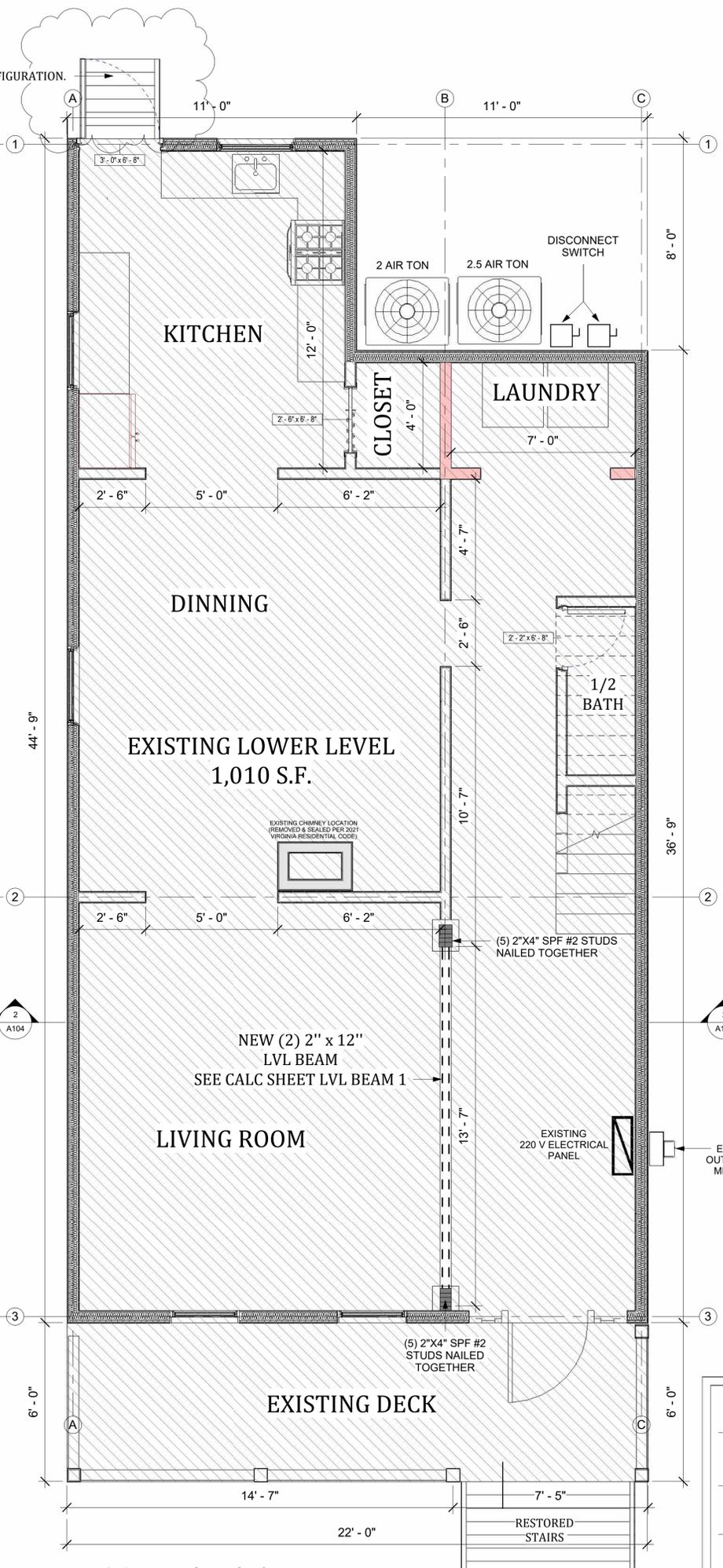
LAKESIDE PROPERTIES  
LLC VIRGINIA

HOUSE  
RESTORATION PLAN

REBUILT TO MATCH PREVIOUS CONFIGURATION.



2 Foundation plan  
3/8" = 1'-0"



1 3-Lower level plan  
3/8" = 1'-0"

**FLOOR PLAN NOTES**

- ALL WINDOWS AND DOOR HEADERS TO BE (2) 2X10 MEMBERS WITH (1) JACK AND (1) KING STUD PER SIDE UNLESS OTHERWISE NOTED.
- INTERIOR DOORS LOCATED NEAR A PERPENDICULAR WALL ON THE HINGE SIDE MUST MAINTAIN A MINIMUM OF 4" CLEAR BETWEEN JAMB AND ADJACENT WALL SURFACE. COORDINATE WITH DOOR TRIM AND SURROUNDING FINISH.
- CLOSET DOORS (SINGLE AND DOUBLE) SHALL BE CENTERED WITHIN THE CLOSET THEY SERVE, UNLESS OTHERWISE NOTED.
- DOOR SIZES AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE ROUGH OPENING SIZES PER MANUFACTURER'S SPECIFICATIONS AND INSTALLER'S REQUIRED CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT:
  - BUILT-IN CABINERY LOCATIONS
  - REQUIRED GRAB BAR AREAS
  - CLOSET SHELVING SUPPORT
  - WALL-MOUNTED TV LOCATIONS
- CLOSETS AND ADJACENT SURFACES (UNLESS OTHERWISE SPECIFIED) SHALL RECEIVE MATCHING FLOOR, WALL, AND CEILING FINISHES AS THE SPACE THEY ARE ACCESSED FROM. VERIFY TRANSITIONS ON PLANS.

**WALL FRAMING LEGEND**

- EXTERIOR WALL INSULATION
- 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- NEW 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- EXISTING CONSTRUCTION

**DOOR SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
D1	36"X80" ENTRY SIDELIGHT DOOR	1	DBL 2"X10"
D3	24"X 80" SOLID DOOR	1	DBL 2"X10"
D4	26"X 80" SOLID DOOR	7	DBL 2"X10"
D5	28"X 80" FOLDING CLOSET DOOR	3	DBL 2"X10"

**WINDOW SCHEDULE**

MARK	DESCRIPTION	QUA	HEADER
W1	32"X54" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	7	DBL 2"X10"
W2	32"X30" 6/6 WOOD DOUBLE-HUNG WINDOWS (OR ALUMINUM-CLAD WOOD), WITH 7/8" SIMULATED DIVIDED LIGHTS (SDL), LOW-E ARGON GLASS, 4 9/16" PRIMED WOOD JAMBS, AND PVC BRICK MOULD.	4	DBL 2"X10"

Scale 3/8" = 1'-0"

A101

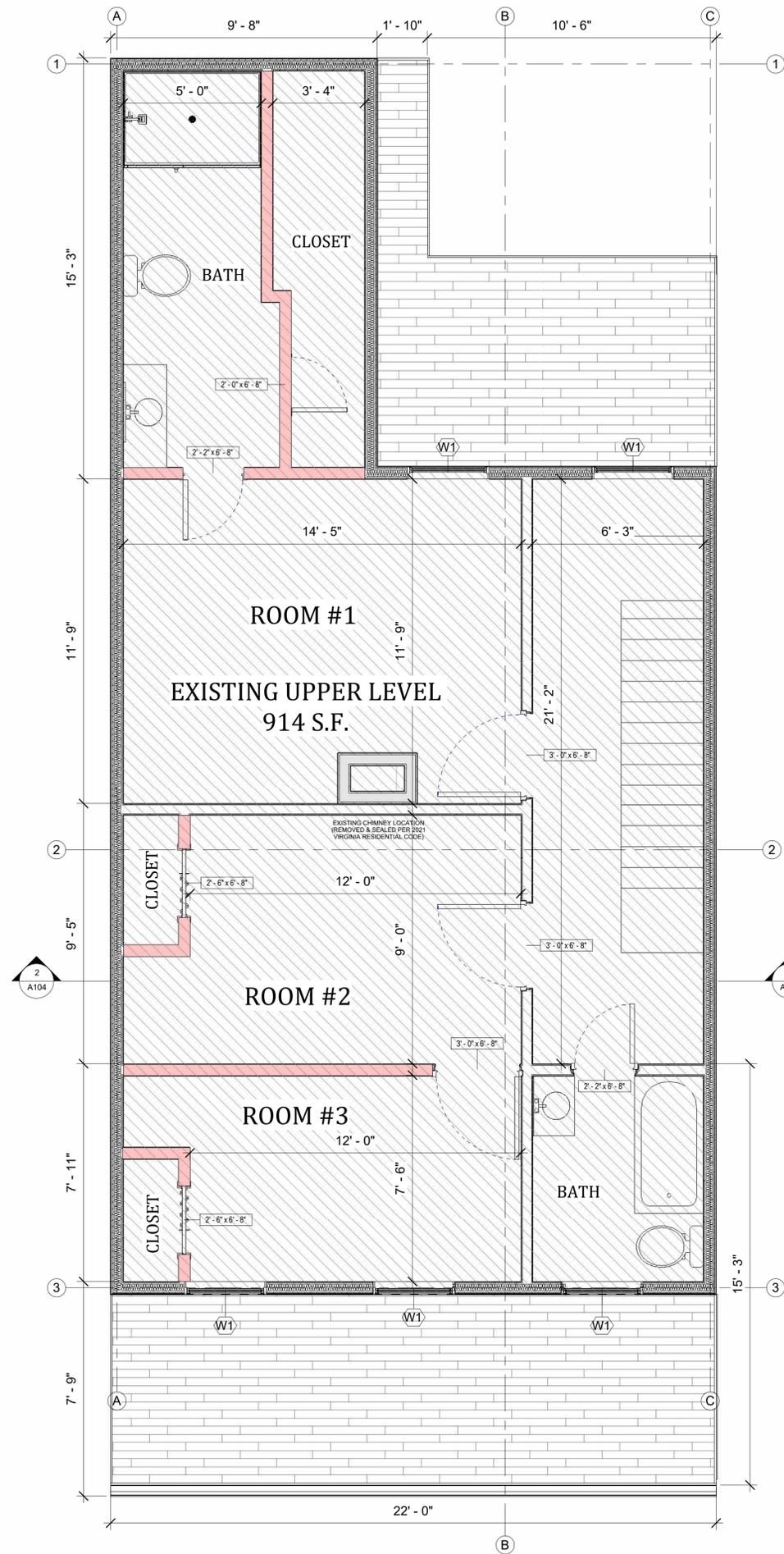
DATE: 07/25/2025

Lower level plan

2426 VENABLE ST,  
RICHMOND, VA 23223

LAKESIDE PROPERTIES  
LLC VIRGINIA

HOUSE  
RESTORATION PLAN



1 2-Upper level plan  
3/8" = 1'-0"

**FLOOR PLAN NOTES**

- ALL WINDOWS AND DOOR HEADERS TO BE (2) 2X10 MEMBERS WITH (1) JACK AND (1) KING STUD PER SIDE UNLESS OTHERWISE NOTED.
- INTERIOR DOORS LOCATED NEAR A PERPENDICULAR WALL ON THE HINGE SIDE MUST MAINTAIN A MINIMUM OF 4" CLEAR BETWEEN JAMB AND ADJACENT WALL SURFACE. COORDINATE WITH DOOR TRIM AND SURROUNDING FINISH.
- CLOSET DOORS (SINGLE AND DOUBLE) SHALL BE CENTERED WITHIN THE CLOSET THEY SERVE, UNLESS OTHERWISE NOTED.
- DOOR SIZES AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE ROUGH OPENING SIZES PER MANUFACTURER'S SPECIFICATIONS AND INSTALLER'S REQUIRED CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT:
  - BUILT-IN CABINETRY LOCATIONS
  - REQUIRED GRAB BAR AREAS
  - CLOSET SHELVING SUPPORT
  - WALL-MOUNTED TV LOCATIONS
- CLOSETS AND ADJACENT SURFACES (UNLESS OTHERWISE SPECIFIED) SHALL RECEIVE MATCHING FLOOR, WALL, AND CEILING FINISHES AS THE SPACE THEY ARE ACCESSED FROM. VERIFY TRANSITIONS ON PLANS.

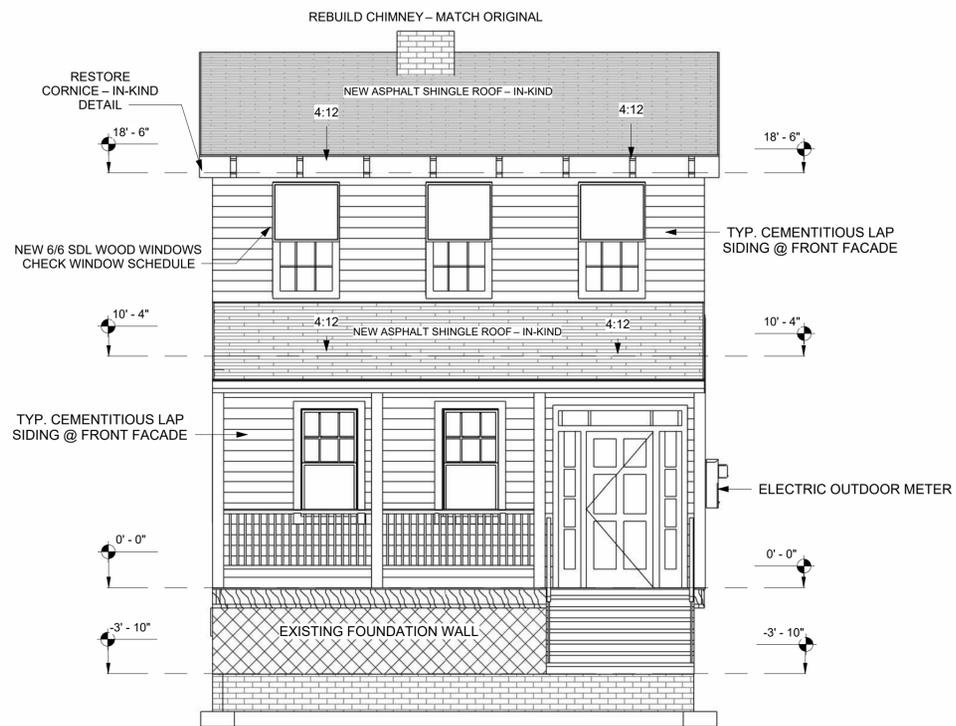
**WALL FRAMING LEGEND**

- EXTERIOR WALL INSULATION
- 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- NEW 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- EXISTING CONSTRUCTION

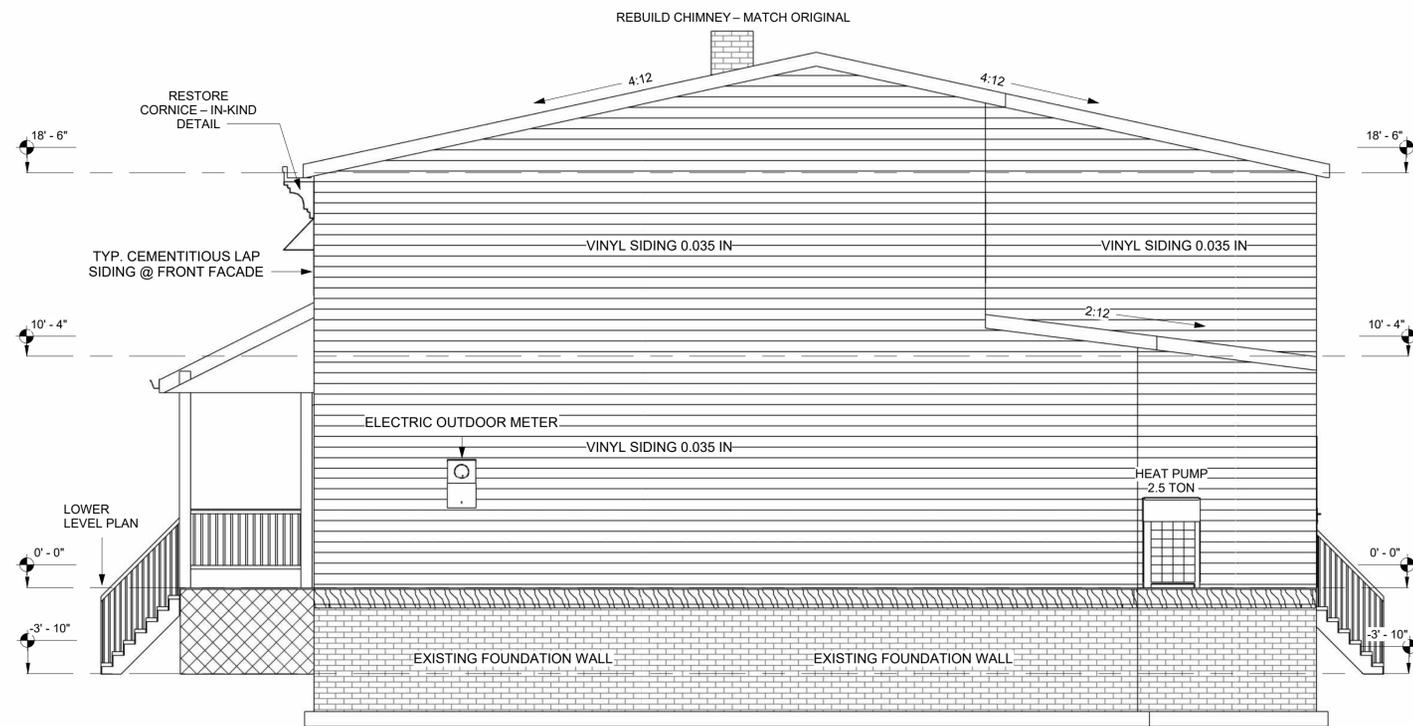
<b>DOOR SCHEDULE</b>			
MARK	DESCRIPTION	QUA	HEADER
D1	36"X80" ENTRY SIDELIGHT DOOR	1	DBL 2"X10"
D3	24"X 80" SOLID DOOR	1	DBL 2"X10"
D4	26"X 80" SOLID DOOR	7	DBL 2"X10"
D5	28"X 80" FOLDING CLOSET DOOR	3	DBL 2"X10"

<b>WINDOW SCHEDULE</b>			
MARK	DESCRIPTION	QUA	HEADER
W1	32" X 54" WOOD FRAME WINDOW WITH INSULATED GLASS PANEL – WHITE FINISH	8	DBL 2"X10"
W2	32" X 30" WOOD FRAME WINDOW WITH INSULATED GLASS PANEL – WHITE FINISH	4	DBL 2"X10"

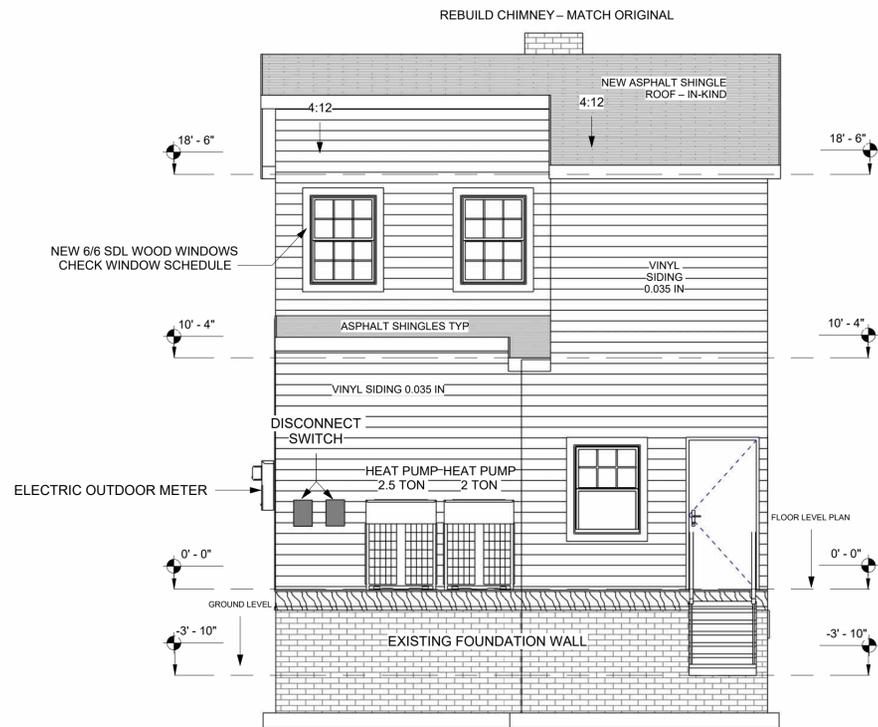
Scale 3/8" = 1'-0"  <b>A102</b>  DATE: 07/25/2025  <b>Upper level plan</b>	<b>2426 VENABLE ST, RICHMOND, VA 23223</b>	
<b>LAKESIDE PROPERTIES LLC VIRGINIA</b>	<b>HOUSE RESTORATION PLAN</b>	



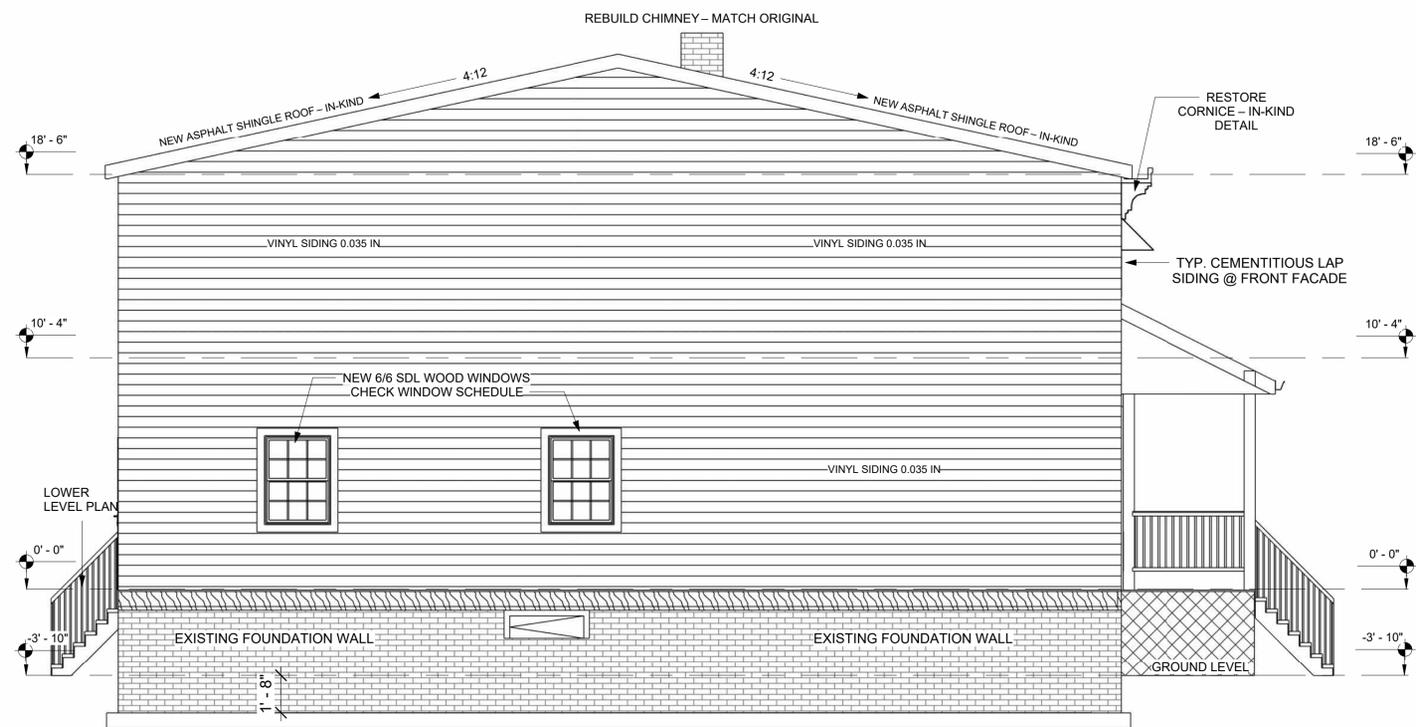
3 Proposed Front elevation  
1/4" = 1'-0"



1 Proposed Left elevation  
1/4" = 1'-0"



2 Proposed Rear elevation  
1/4" = 1'-0"



4 Proposed Right elevation  
1/4" = 1'-0"

Scale 1/4" = 1'-0"

A103

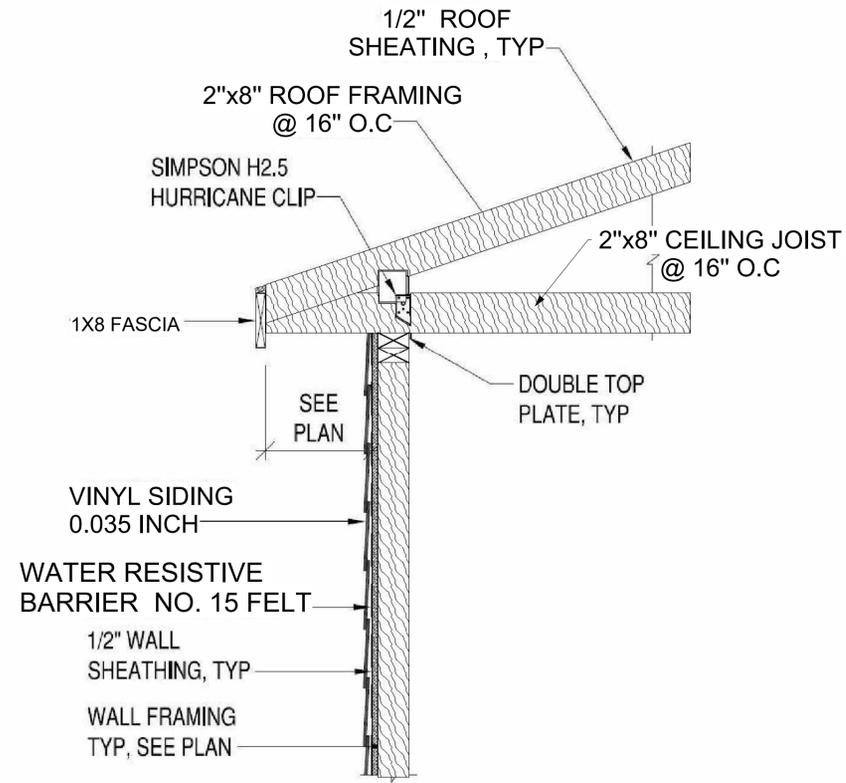
DATE: 07/25/2025

Elevations

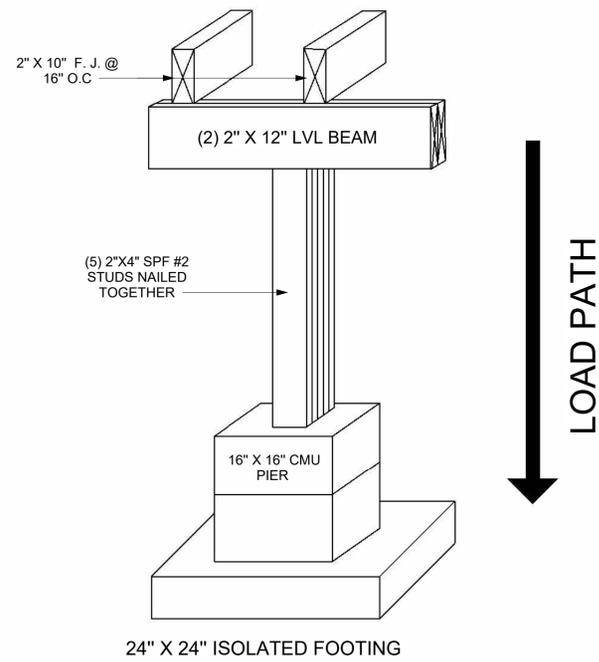
2426 VENABLE ST,  
RICHMOND, VA 23223

LAKESIDE PROPERTIES  
LLC VIRGINIA

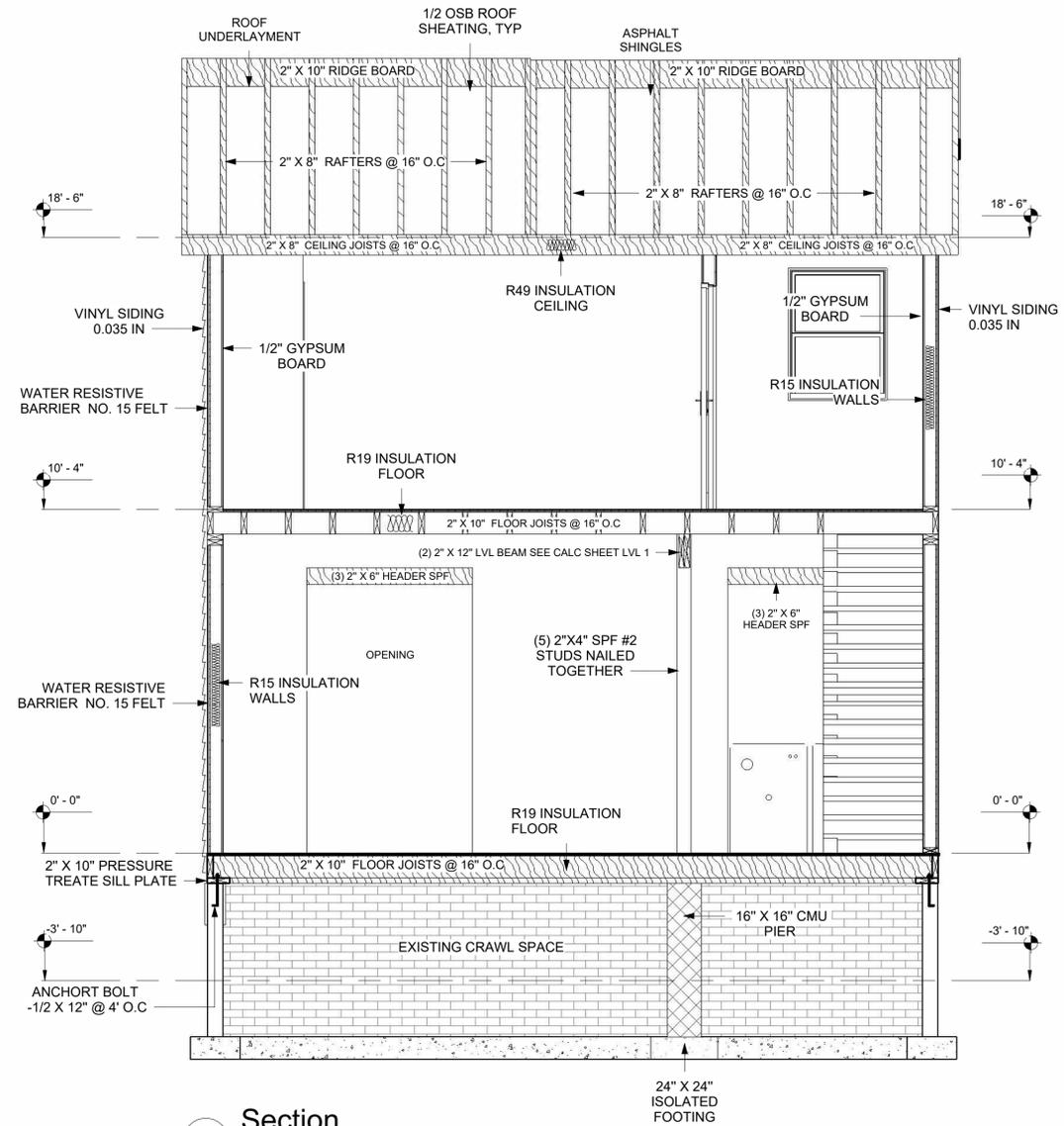
HOUSE  
RESTORATION PLAN



TYP ROOF DETAIL

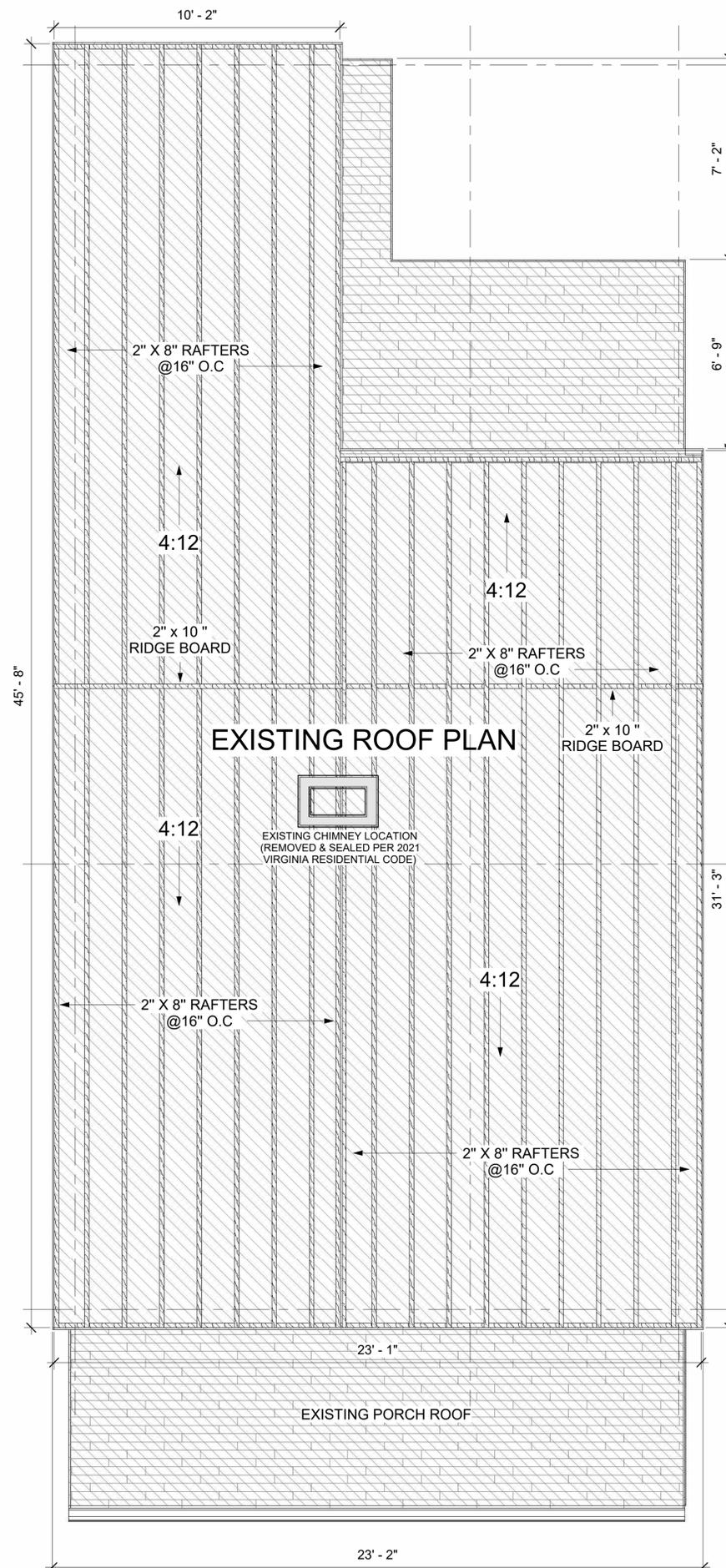


LVL BEAM LOAD PATH



2 Section  
3/8" = 1'-0"

Scale 3/8" = 1'-0"	<b>2426 VENABLE ST, RICHMOND, VA 23223</b>	
<b>A104</b>		
DATE: 07/25/2025	LAKESIDE PROPERTIES LLC VIRGINIA	HOUSE RESTORATION PLAN
<b>Sections</b>		



1 Roof plan  
3/8" = 1'-0"

### GENERAL NOTE – ROOF STRUCTURE PLAN

THIS PROJECT INVOLVES ROOF COVERING REPLACEMENT ONLY. THE EXISTING STRUCTURAL SYSTEM, INCLUDING RAFTERS, RIDGE BOARD, SHEATHING, AND FRAMING MEMBERS, SHALL REMAIN UNCHANGED AND UNALTERED. THE WORK INCLUDES THE FOLLOWING:

REMOVAL OF EXISTING SHINGLES

INSTALLATION OF NEW ASPHALT SHINGLES, INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

REPLACEMENT OF SOFFIT SYSTEM WITH NEW, NON-STRUCTURAL SOFFIT MATERIALS (VINYL OR ALUMINUM AS APPLICABLE).

STRUCTURAL WORK:

NO MODIFICATION, REINFORCEMENT, OR REMOVAL OF EXISTING STRUCTURAL ELEMENTS (RAFTERS, RIDGE BOARD, CEILING JOISTS, ETC.) IS PROPOSED.

THE CURRENT STRUCTURE IS PRESUMED SOUND AND CAPABLE OF SUPPORTING THE NEW ROOFING SYSTEM WITH SIMILAR OR LIGHTER DEAD LOADS.

CODE COMPLIANCE: ALL WORK WILL COMPLY WITH THE APPLICABLE SECTIONS OF THE 2021 VIRGINIA RESIDENTIAL BUILDING CODE, INCLUDING BUT NOT LIMITED TO:

SECTION R902 – ROOF COVERINGS

SECTION R905 – REQUIREMENTS FOR ROOF COVERINGS (ASPHALT SHINGLES)

SECTION R803 – ROOF SHEATHING (ONLY APPLICABLE IF SHEATHING REPAIR IS REQUIRED)

SECTION R806 – ROOF VENTILATION (IF APPLICABLE FOR SOFFIT CHANGES)

SECTION R907 – RE-ROOFING, ENSURING PROPER TEAR-OFF AND NEW APPLICATION REQUIREMENTS.

INSPECTION AND APPROVALS:

THE EXISTING ROOF STRUCTURE SHALL BE INSPECTED PRIOR TO SHINGLE INSTALLATION. ANY SIGNS OF STRUCTURAL DAMAGE, DETERIORATION, OR CODE NON-COMPLIANCE SHALL BE REPORTED TO THE BUILDING OFFICIAL.

ALL MATERIALS AND INSTALLATION METHODS WILL ADHERE TO THE MANUFACTURER'S REQUIREMENTS AND CODE-MANDATED STANDARDS.

Scale 3/8" = 1'-0"

A105

DATE: 07/25/2025

Roof plan

2426 VENABLE ST,  
RICHMOND, VA 23223

LAKESIDE PROPERTIES  
LLC VIRGINIA

HOUSE  
RESTORATION PLAN

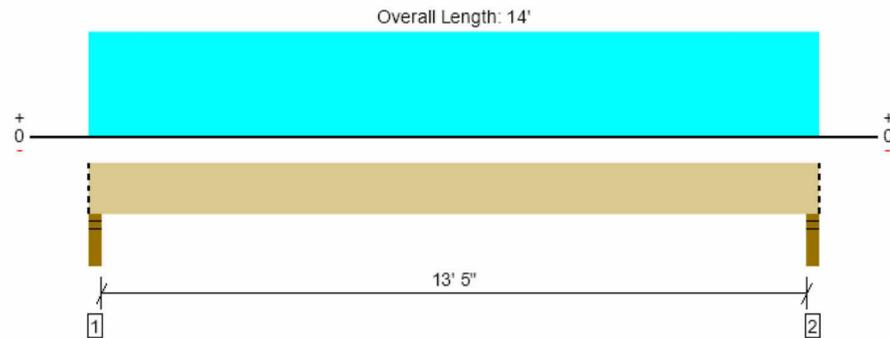
# LVL BEAM 1 CALC SHEET



## MEMBER REPORT

**PASSED**

Level, LVL  
2 piece(s) 1 3/4" x 12" 2.0E Microllam® LVL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	4636 @ 2"	5206 (3.50")	Passed (89%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	3780 @ 1' 3 1/2"	7980	Passed (47%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	15462 @ 7'	18200	Passed (85%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.438 @ 7'	0.456	Passed (L/374)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.558 @ 7'	0.683	Passed (L/294)	--	1.0 D + 1.0 L (All Spans)

Member Length : 14'  
System : Floor  
Member Type : Drop Beam  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Resawn products must maintain manufacturing stamps.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - SPF	3.50"	3.50"	3.12"	996	3640	4636	Blocking
2 - Stud wall - SPF	3.50"	3.50"	3.12"	996	3640	4636	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 1" o/c	
Bottom Edge (Lu)	14' o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 14'	N/A	12.3	--	
1 - Uniform (PSF)	0 to 14' (Top)	13'	10.0	40.0	Upper level load

- Side loads are assumed to not induce cross-grain tension.

**Weyerhaeuser Notes**

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to [www.weyerhaeuser.com/woodproducts/document-library](http://www.weyerhaeuser.com/woodproducts/document-library).

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Nelson Garay Genesis (844) 040-4063 Arqgarayrojas@outlook.com	



4/24/2025 9:57:05 PM UTC  
ForteWEB v3.9, Engine: V8.4.3.94, Data: V8.1.7.3  
File Name: 2426 Venable St, Richmond, VA 23223

Scale	2426 VENABLE ST, RICHMOND, VA 23223	
A106		
DATE: 07/25/2025	LAKESIDE PROPERTIES LLC VIRGINIA	HOUSE RESTORATION PLAN
Calc sheets		