



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2400 Venable
Historic district UNION HILL

RECEIVED

Date/time rec'd:	
Rec'd by:	FEB 26 2020
Application #:	
Hearing date:	

APPLICANT INFORMATION

Name MIKE THOMAS
Company TNT Construction
Mailing Address PO Box 8150
Richmond VA 23223

Phone 843-693-1339
Email mike@tnt-construction.co.
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name KATY THOMAS
Mailing Address 2520 E LEIGHT
STREET

Company
Phone 804 543 0983
Email katy@tnt-construction.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition

New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Renovations Building per the plans. WANT TO
Renovate FRONT OF Building per the picture
subm. Hgt. BACK OF Building will HAVE ADDITIONAL
SPACE ON SECOND FLOOR and Porch off of
BACK Right Side

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 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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner

C Thomas

Date 2/24/2020

2400 Venable Street CAR Application Plans

Owner

2400 Venable Restoration LLC
2500 East Leigh Street
Richmond, VA 23223

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidianengineering.com

Property Information

Parcel ID E0000470031
Zoning R-63
Use B Commercial Shell

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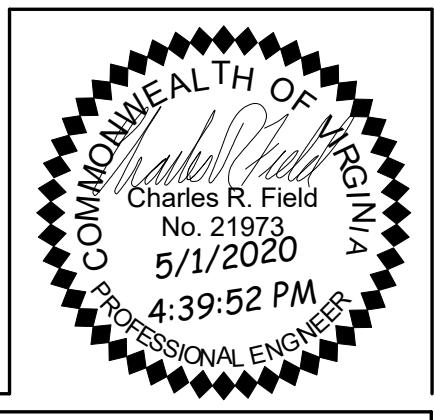


Rev.	Date	Description

Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589

Title Sheet
2400 Venable Street Building Renovation
rev. 5/1/20 2400 Venable Restoration LLC
February 28, 2020

CAR1

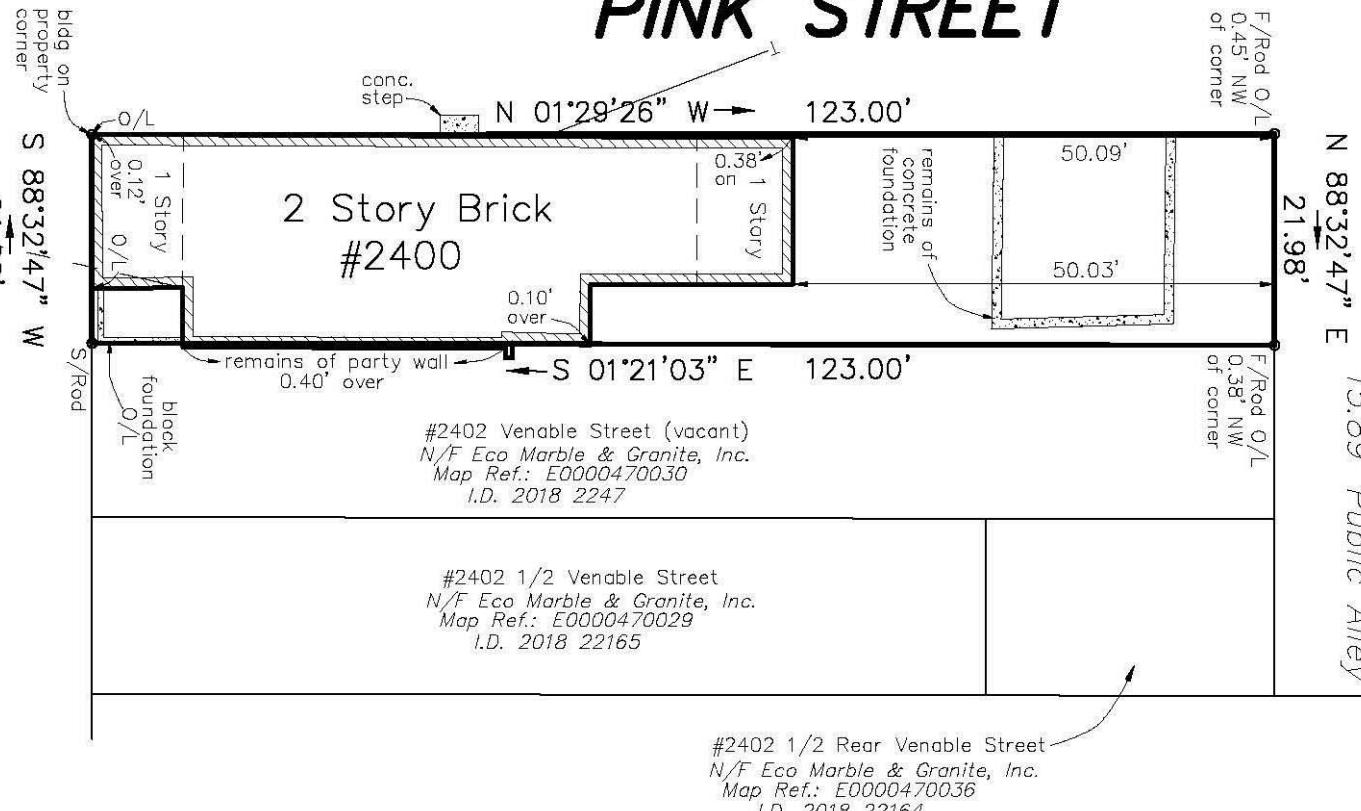


Address: #2400 Venable Street
 Current Owner: 2400 Venable Restoration, LLC
 Parcel ID: E0000470031
 I.D. 2013 13886

Note: Bearings protracted from City
 Baseline sheet 9 NE.



PINK STREET



#2402 1/2 Venable Street
 N/F Eco Marble & Granite, Inc.
 Map Ref.: E0000470029
 I.D. 2018 22165

#2402 1/2 Rear Venable Street
 N/F Eco Marble & Granite, Inc.
 Map Ref.: E0000470036
 I.D. 2018 22164

VENABLE STREET

Survey and Plat of

The Property Known as #2400 Venable Street in the City of Richmond, VA

COMMONWEALTH OF VIRGINIA
 LAND SURVEYOR
 JAMES A. LOHR
 LIC. NO. 2008

This is to certify that on 04/29/19 I made an accurate field survey of the premises shown herein that all improvements and easements known or visible are shown herein, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown herein. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

04/29/19
 21.68'
 S 88°32'47" W
 S/Rod
 blag on property corner

Survey and Plat of
 Edwards, Kretz, Lohr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-5990
 Scale: 1"=20'
 Drawn: TCJ
 Checked: JAL
 Job: 1247-19

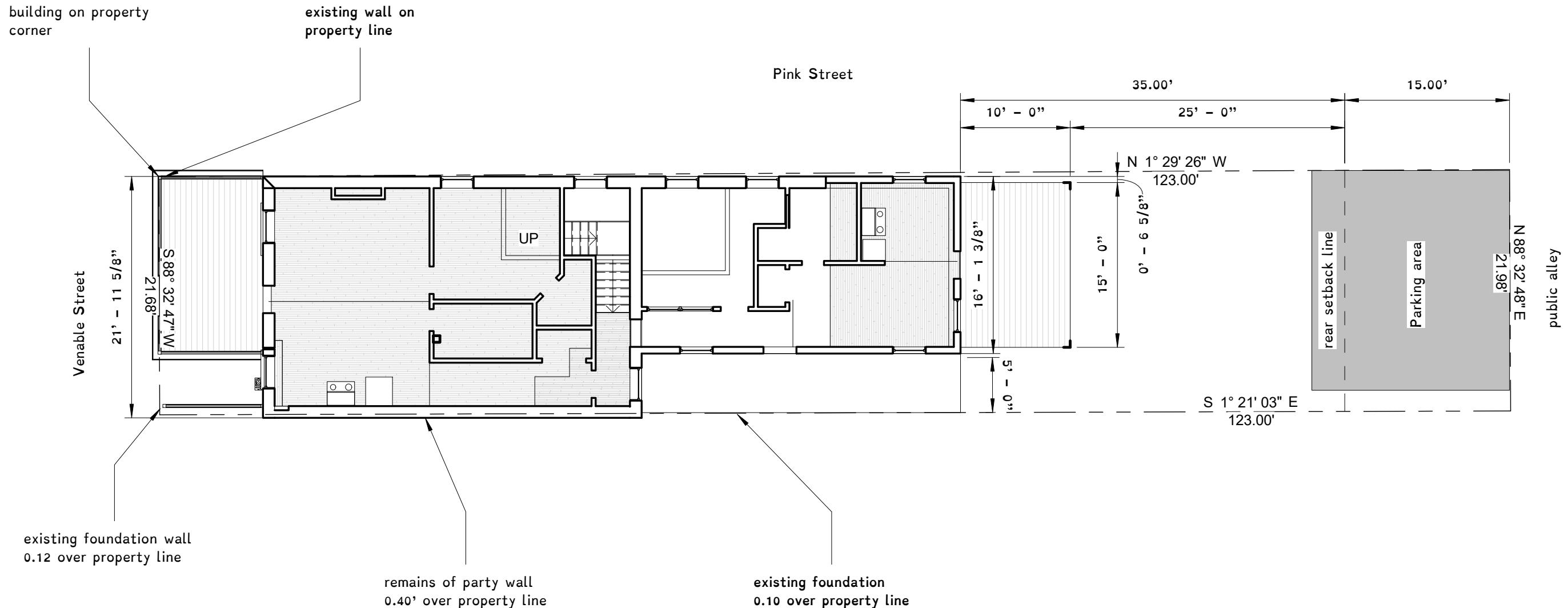
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 804.647.1589

Site Plan
 2400 Venable Street Building Renovation
 rev. 5/1/20 2400 Venable Restoration LLC
 February 28, 2020

CHARLES R. FIELD
 No. 21973
 5/1/2020
 4:39:52 PM
 PROFESSIONAL ENGINEER
 COMMONWEALTH OF VIRGINIA

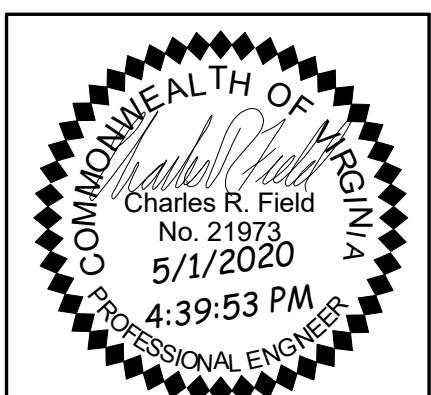
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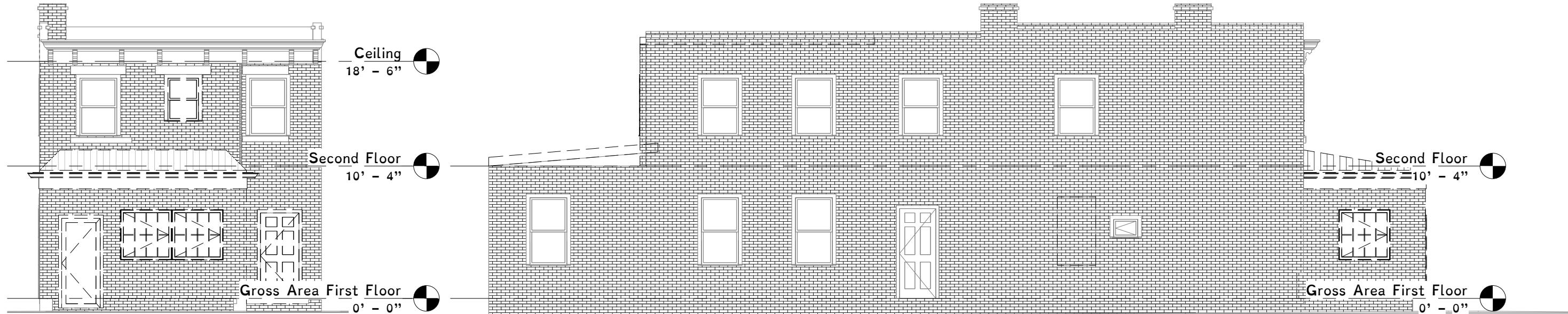
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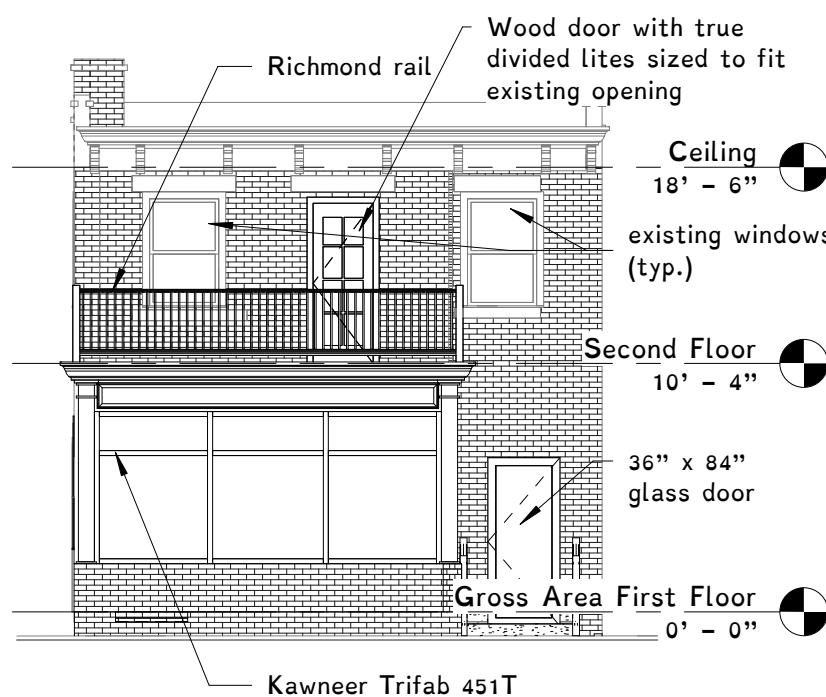
Site Layout
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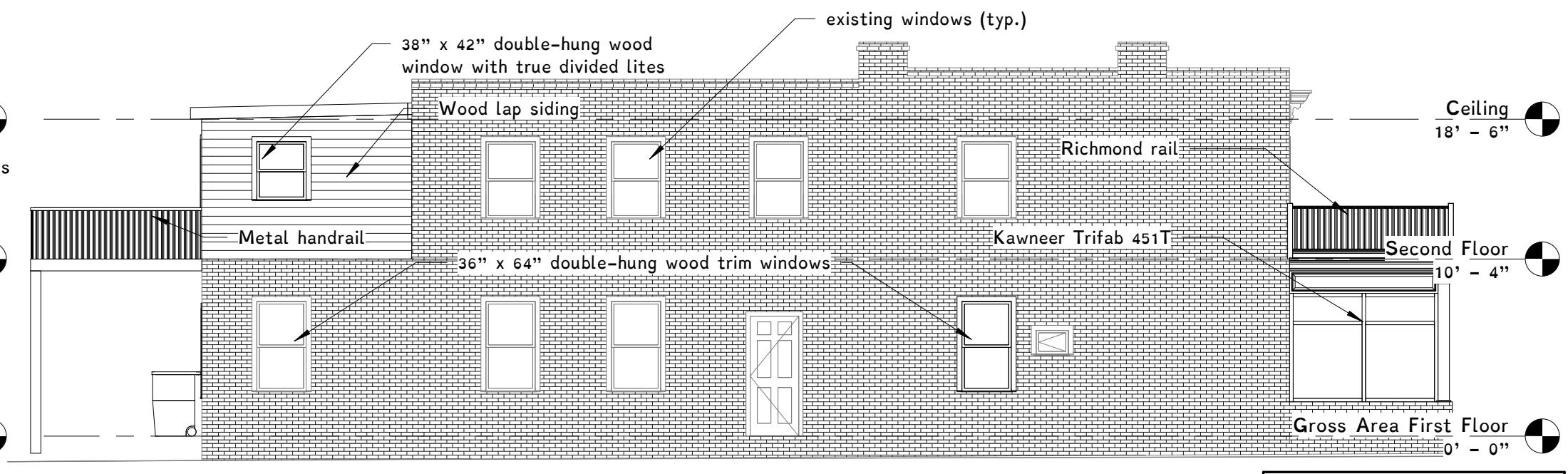
CAR3



1 CAR Existing North
1/8" = 1'-0"



2 CAR Existing East
1/8" = 1'-0"



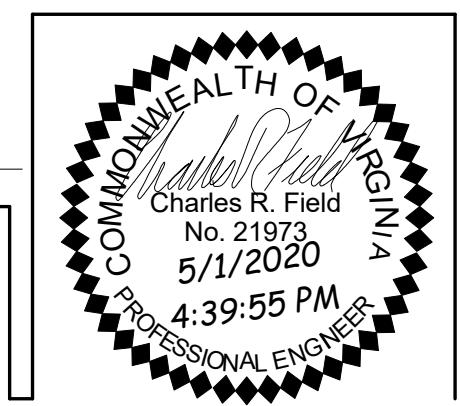
3 CAR Proposed North
1/8" = 1'-0"

Rev.	Date	Description

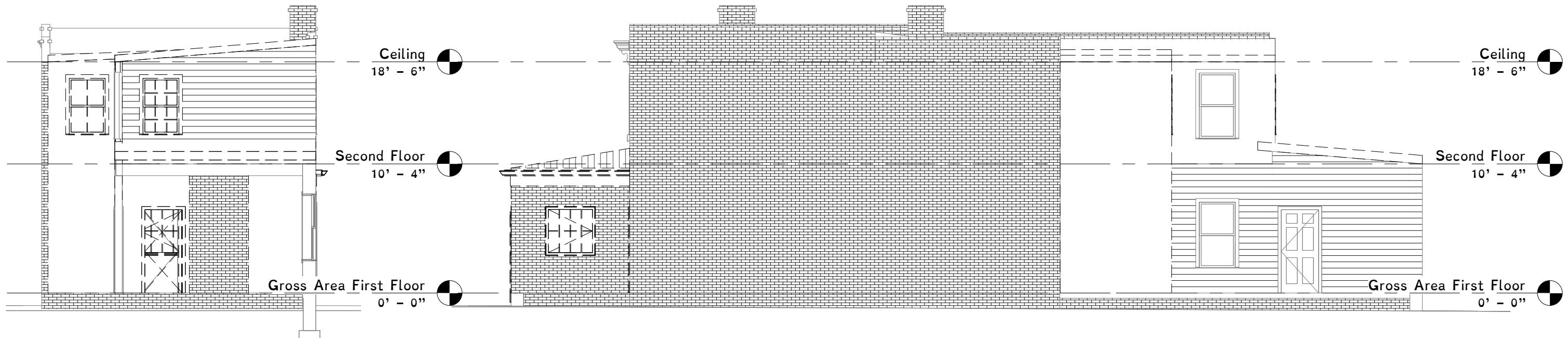
4 CAR Proposed East
1/8" = 1'-0"

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Elevations
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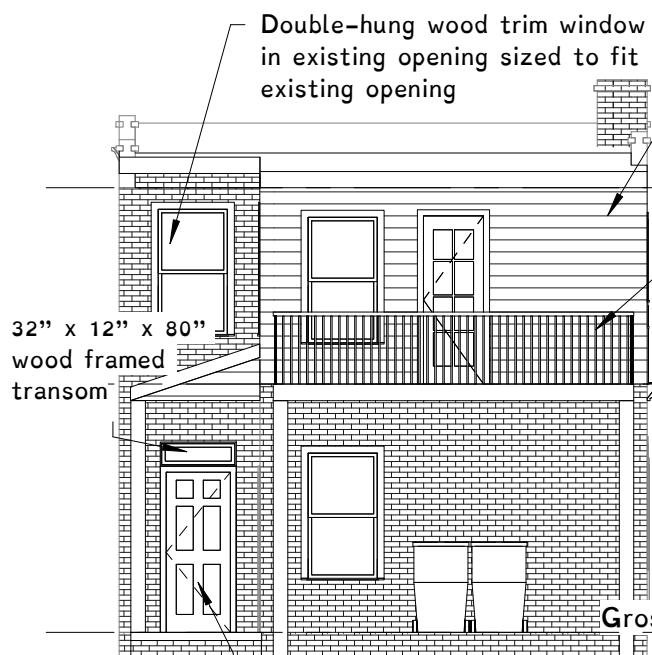


CAR4



1 CAR Existing South

1/8" = 1'-0"



6 panel wood door sized to fit existing opening

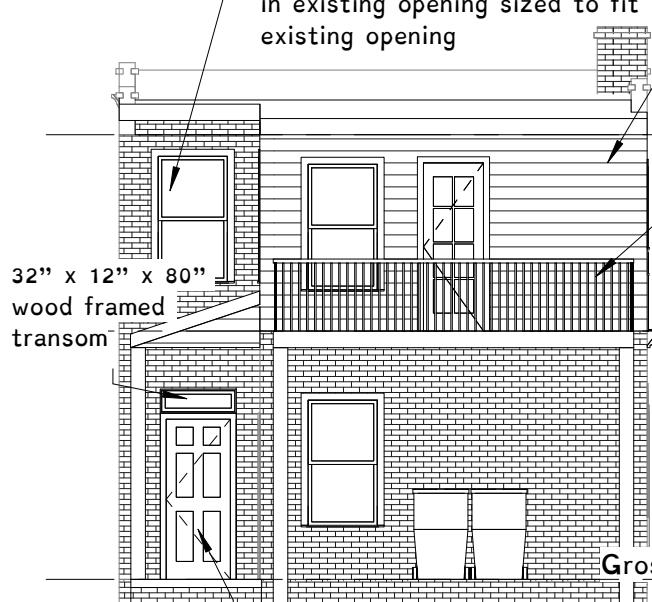
2 CAR Proposed South

1/8" = 1'-0"

Rev.	Date	Description

3 CAR Existing West

1/8" = 1'-0"



Double-hung wood trim window in existing opening sized to fit existing opening

Wood lap siding

Ceiling

18' - 6"

Metal handrail

Second Floor

10' - 4"

32" x 12" x 80" wood framed transom

Gross Area First Floor

0' - 0"

6 panel wood door sized to fit existing opening

Wood lap siding

Metal handrail

Ceiling

18' - 6"

Second Floor

10' - 4"

38" x 55" double-hung wood window (typ.)

Richmond rail

Square 6x6 wood columns

TPO Roofing

Gross Area First Floor

0' - 0"

Kawneer Trifab 451T

32" x 80" wood 6 panel door

Gross Area First Floor

0' - 0"

No handrail (less than 30" elevation)

4 CAR Proposed West

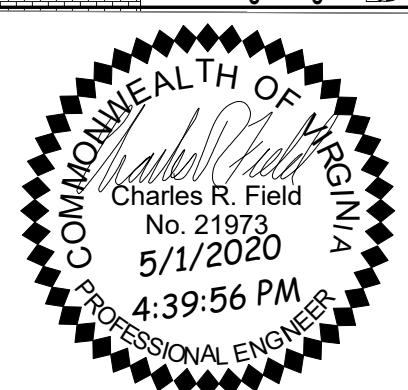
1/8" = 1'-0"

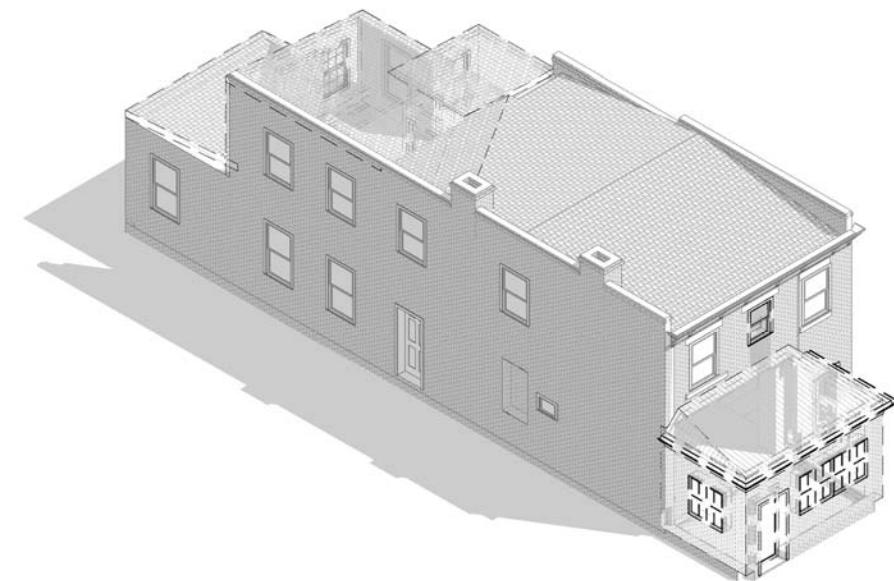
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Elevations

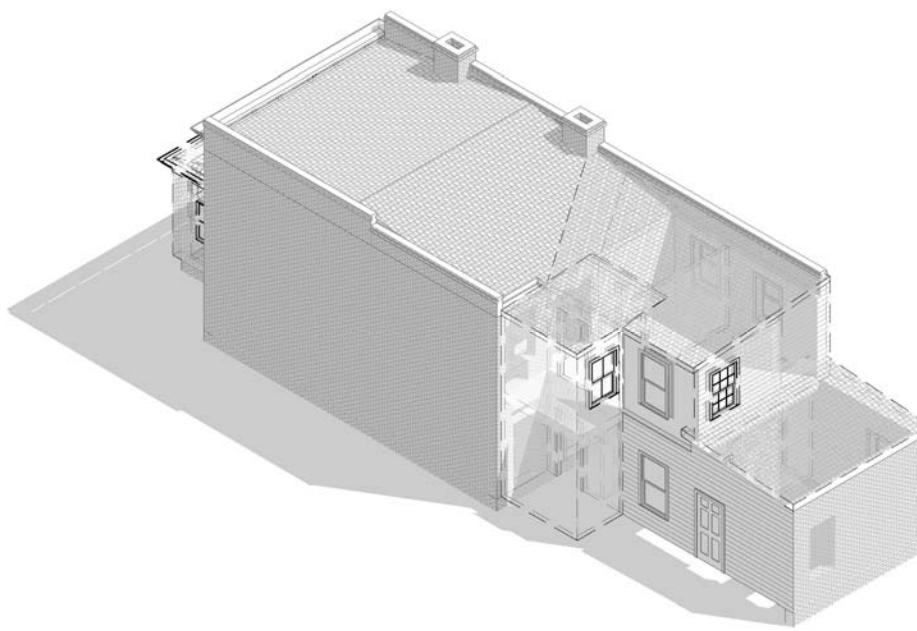
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CAR5

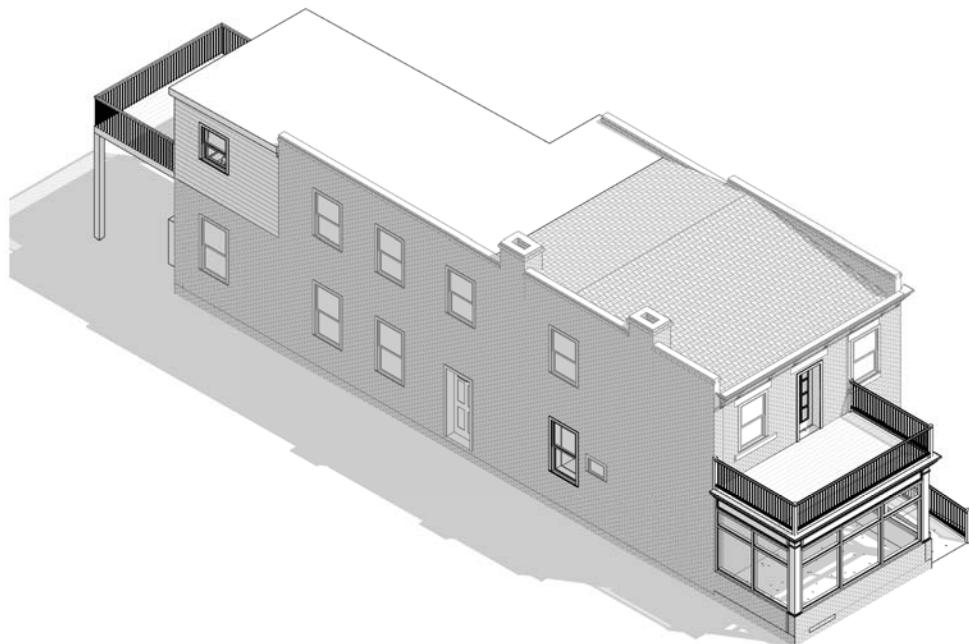




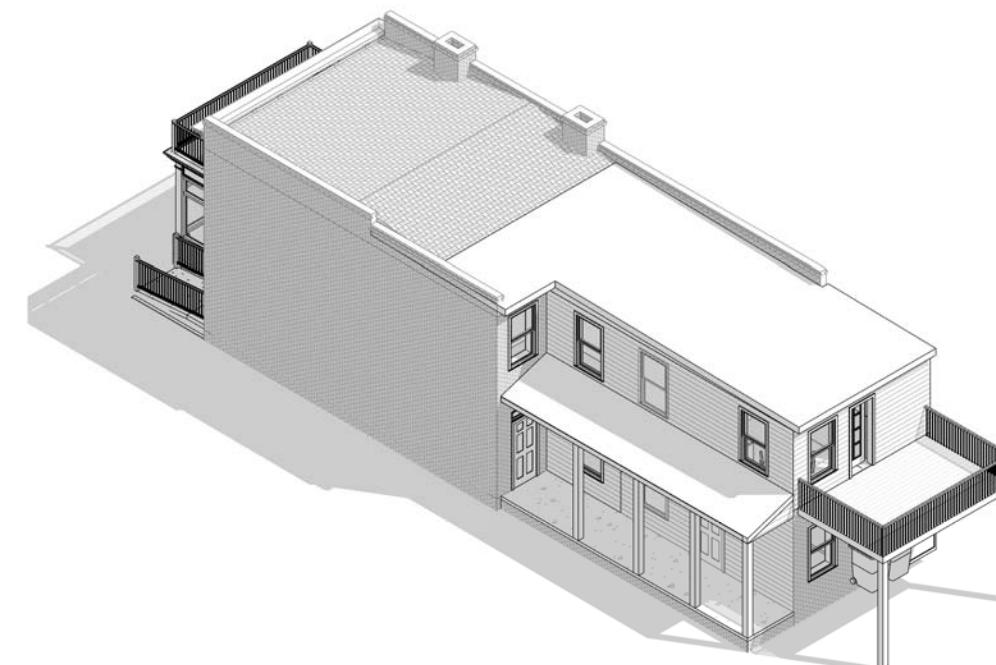
1 Existing NE ISO



3 Existing SW ISO



2 Proposed NE ISO

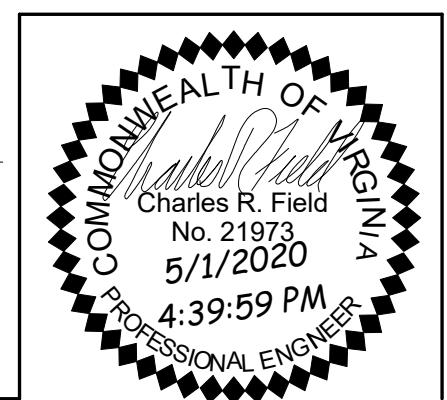


4 Proposed SW ISO

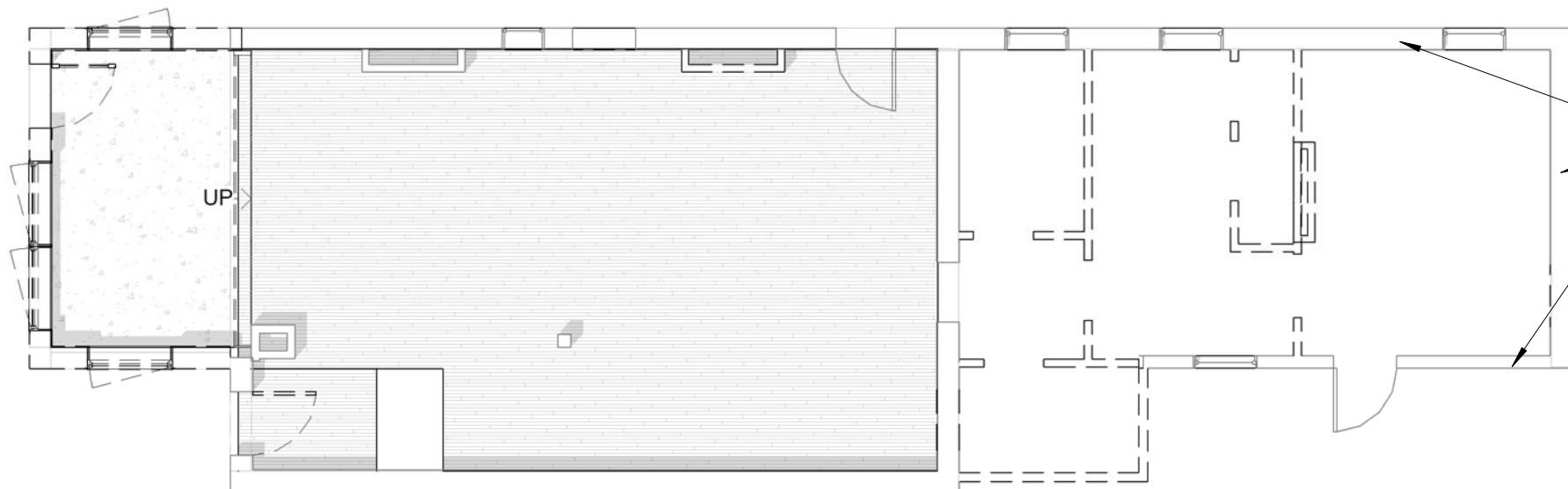
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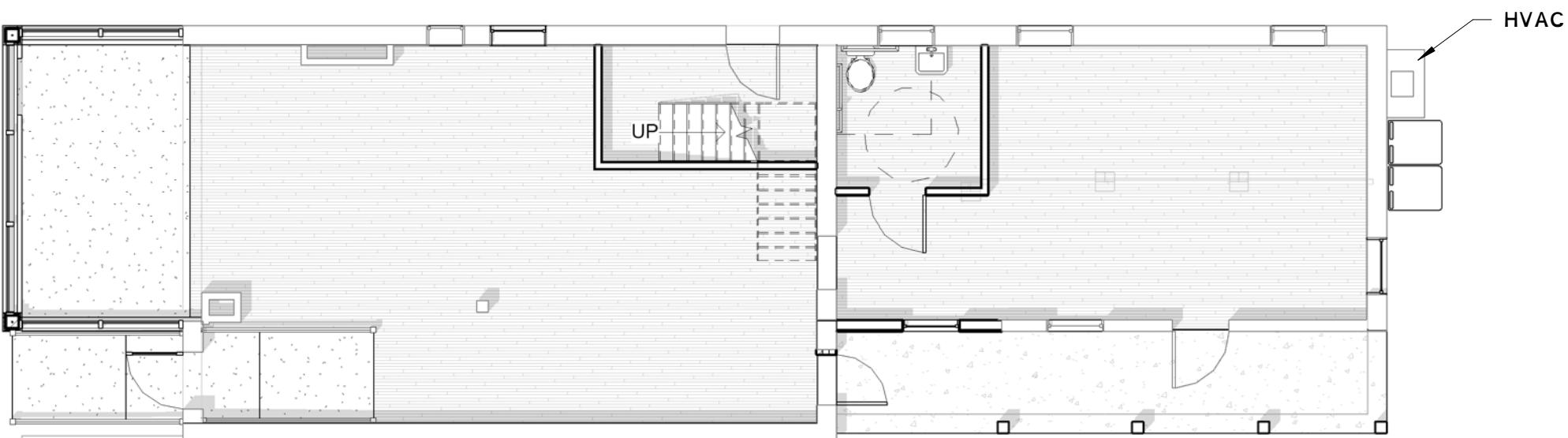
ISO Views
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CAR6



1 CAR Existing - First Floor
 $1/8'' = 1'-0''$



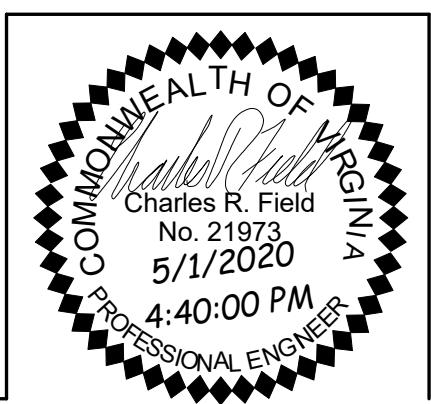
2 CAR Proposed - First Floor
 $1/8'' = 1'-0''$

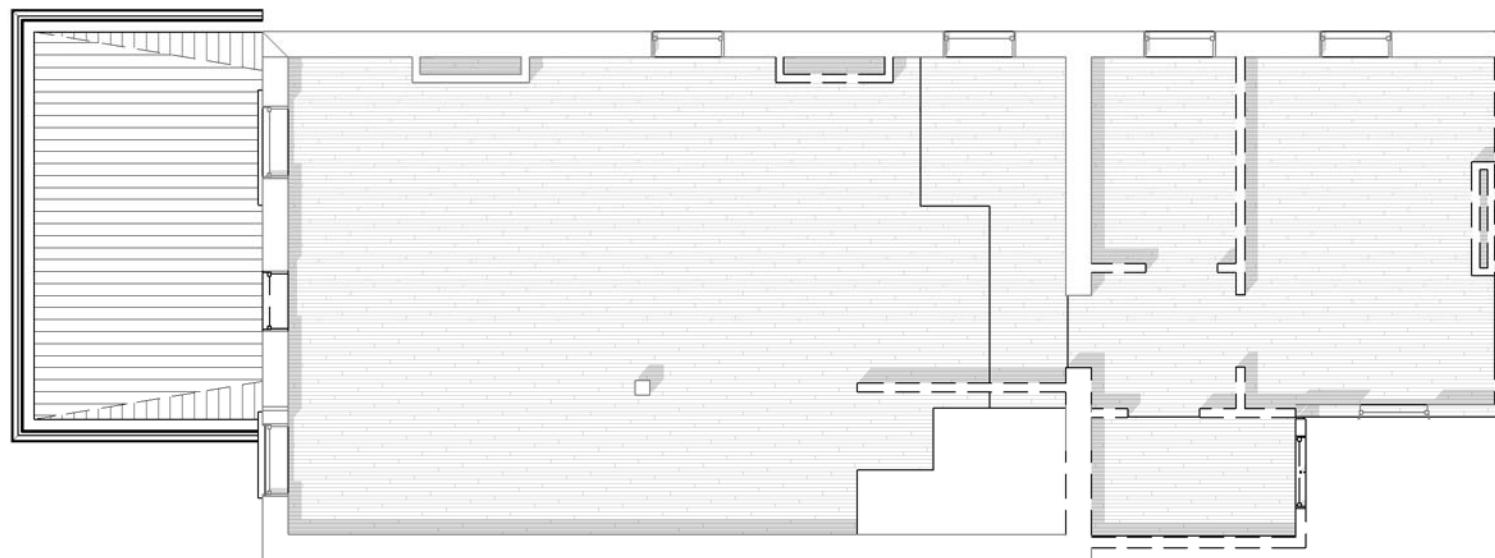
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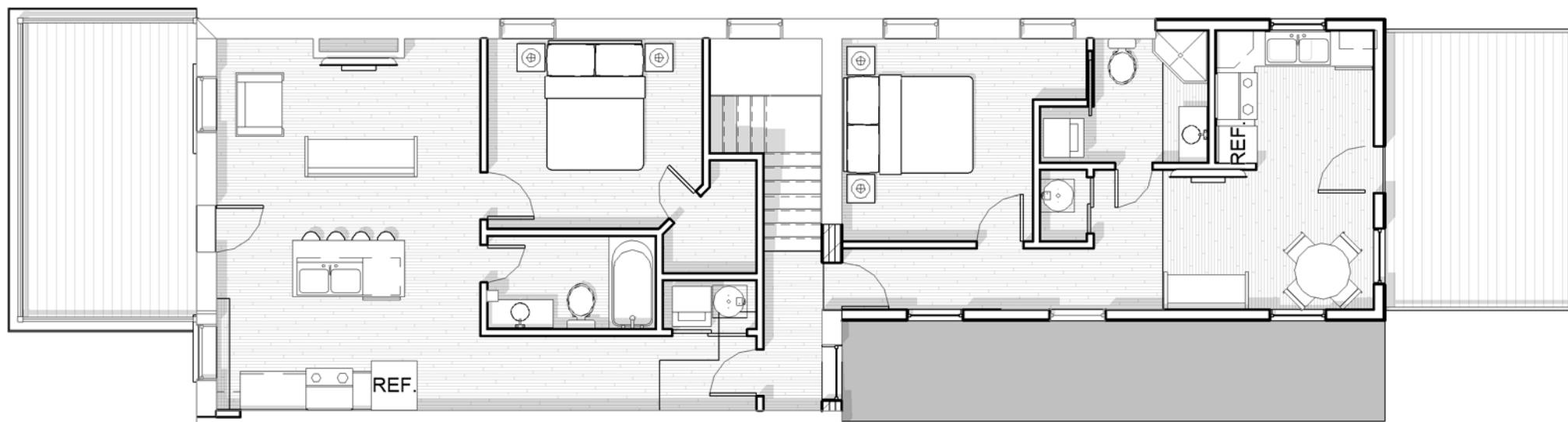
Floor Plans
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CAR8





1 CAR Existing - Second Floor
1/8" = 1'-0"



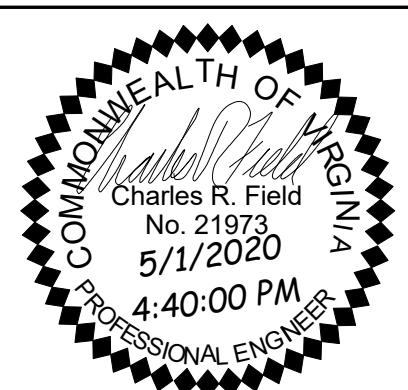
2 CAR Proposed - Second Floor
1/8" = 1'-0"

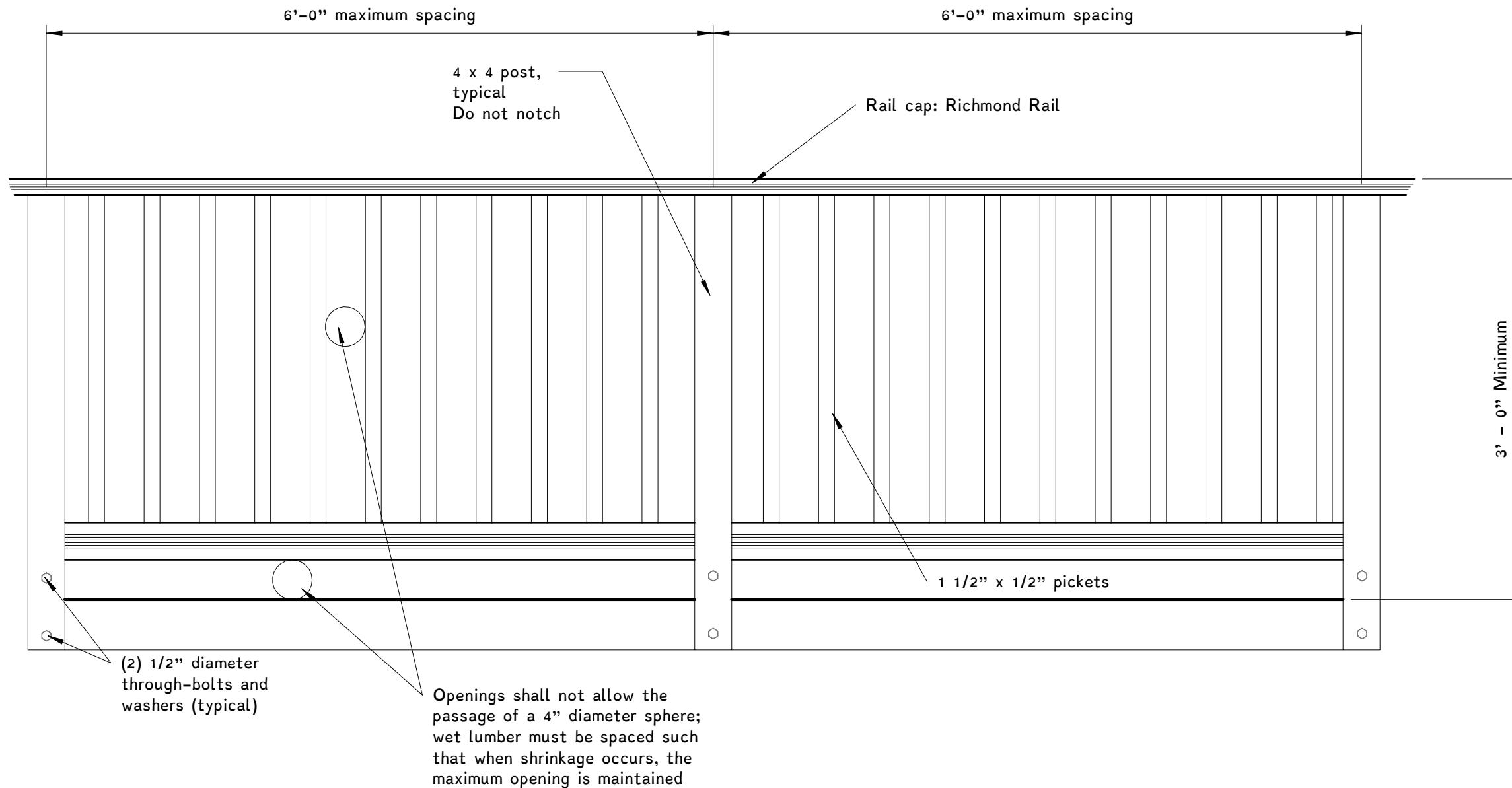
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Floor Plan
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CAR9





1 Richmond Rail Detail
1" = 1'-0"

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Railing Detail
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CAR7

