



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: FEB 26 2020
Rec'd by: _____
Application #: _____
Hearing date: BY: _____

APPLICANT INFORMATION

Name MIKE THOMAS

Phone 843-693-1339

Company TNT Construction

Email mike@tnt-construction.com

Mailing Address PO Box 8150
Richmond VA 23223

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name KATY THOMAS

Company _____

Mailing Address 2520 E LEIGHT
STREET

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)

RENOVATING BUILDING PER THE PLANS. WANT TO
RENOVATE FRONT OF BUILDING PER THE PICTURE
SUBMITTED. 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



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2400 Venable 23223

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



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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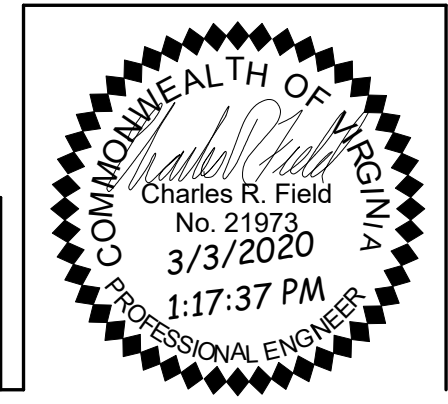
CAR1	Title Sheet
CAR2	Site Plan
CAR3	Site Layout
CAR4	Elevations
CAR5	Elevations
CAR6	ISO Views
CAR7	Railing Detail
CAR8	Floor Plans
CAR9	Floor Plan



Rev.	Date	Description

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515 North 22nd Street
Richmond, VA 23223
804.647.1589

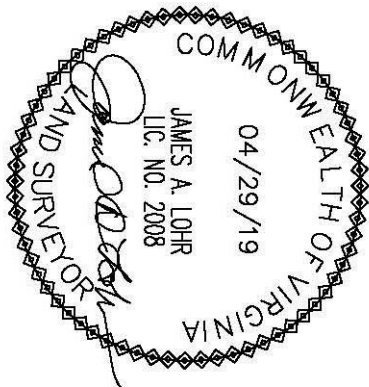
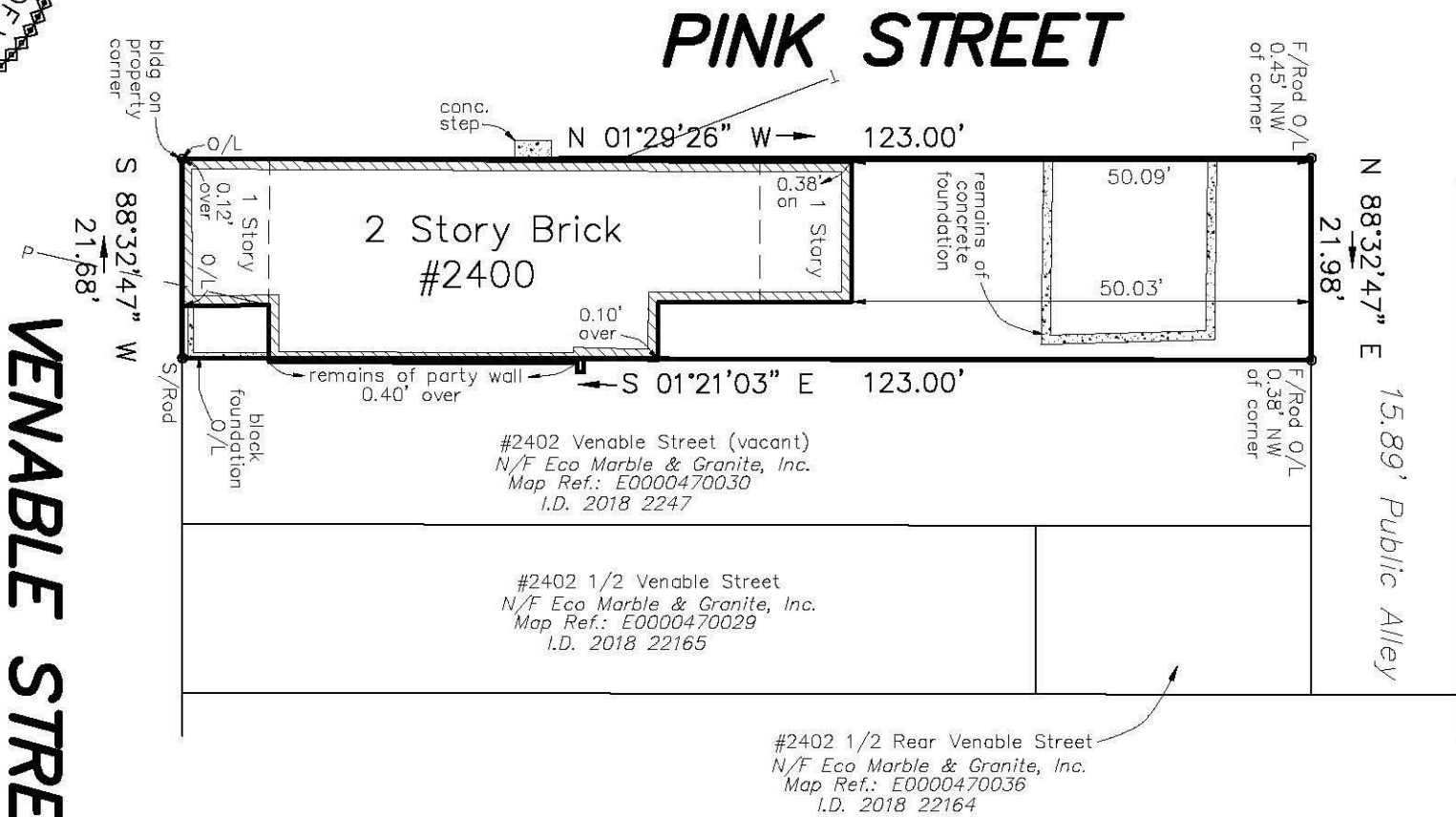
Title Sheet
2400 Venable Street Building Renovation
2400 Venable Restoration LLC
rev. 3/3/20
February 28, 2020



CAR1

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

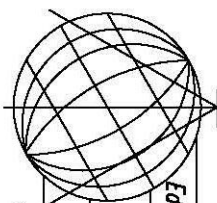
Note: Bearings protracted from City
 Baseline sheet 9 NE.



Survey and Plat of
**#2400 Venable Street in
 the City of Richmond, VA**

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 hereon, 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.

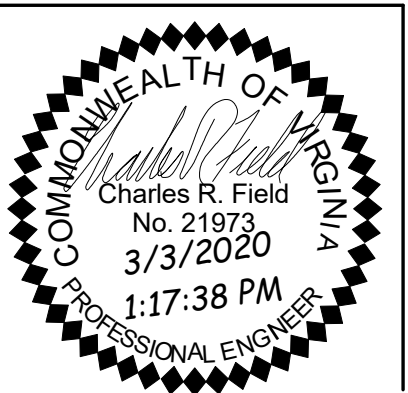
FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special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



Edwards, Kretz, Lohr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 4914 Rodford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1247-19

Date: 05/01/19
 Checked: JAL



Obsidian, Inc. 515 North 22nd Street Richmond, VA 23223 804.647.1589	Site Plan 2400 Venable Street Building Renovation 2400 Venable Restoration LLC rev. 3/3/20 February 28, 2020	CAR2

Rev.	Date	Description

building on property corner

existing wall on property line

Pink Street

72' - 10"

62' - 11 5/8"

N 1° 29' 26" W
123.00'

15.00'

N 88° 32' 48" E
21.98'

public alley

Venable Street

21' - 11 1/2"

21.68'

S 88° 32' 47" W

rear setback line

5' - 0"

S 1° 21' 03" E
123.00'

43' - 9 3/4"

29' - 0 1/4"

existing foundation wall
0.12 over property line

remains of party wall
0.40' over property line

existing foundation
0.10 over property line

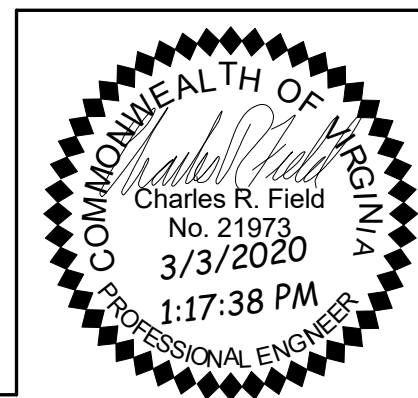
Rev.	Date	Description

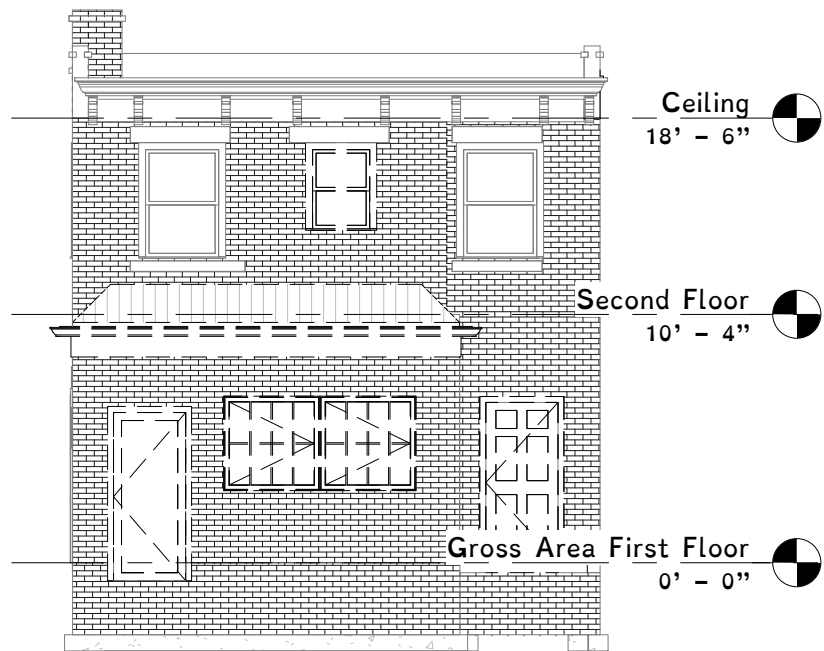
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Site Layout

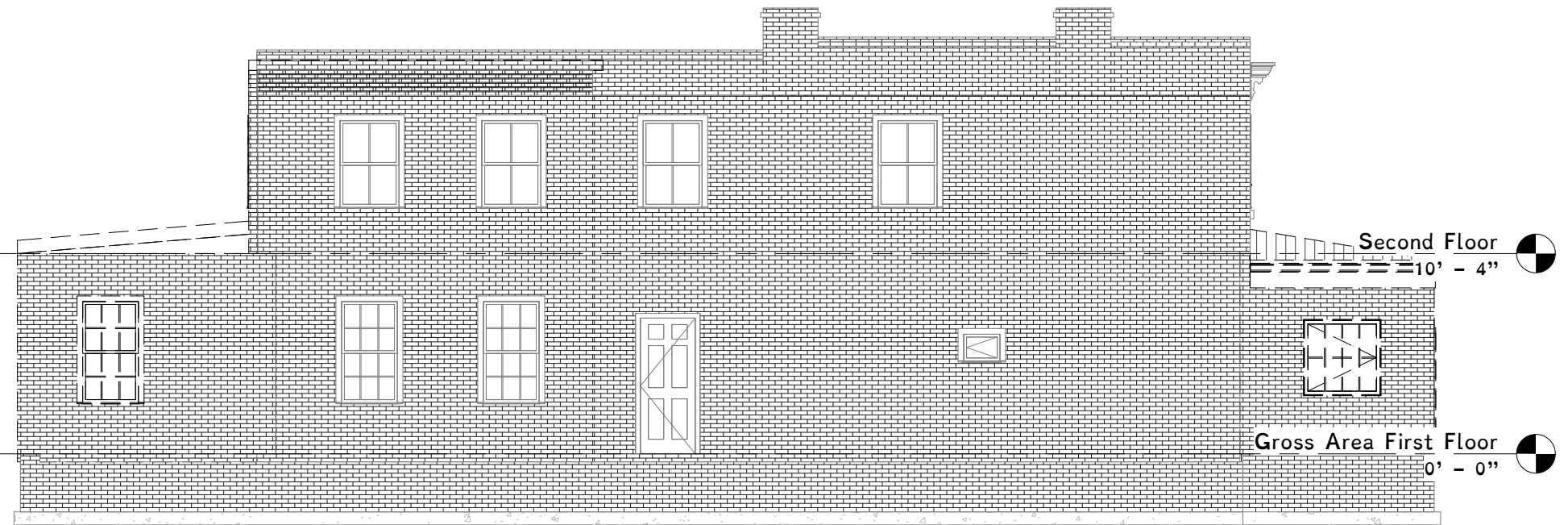
2400 Venable Street Building Renovation
2400 Venable Restoration LLC
rev. 3/3/20
February 28, 2020

CAR3

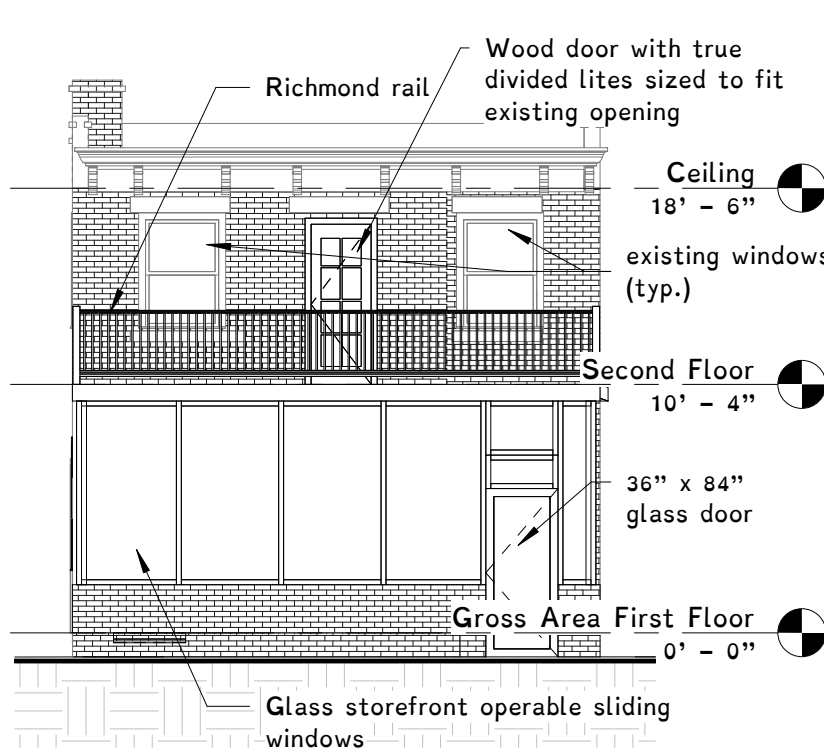




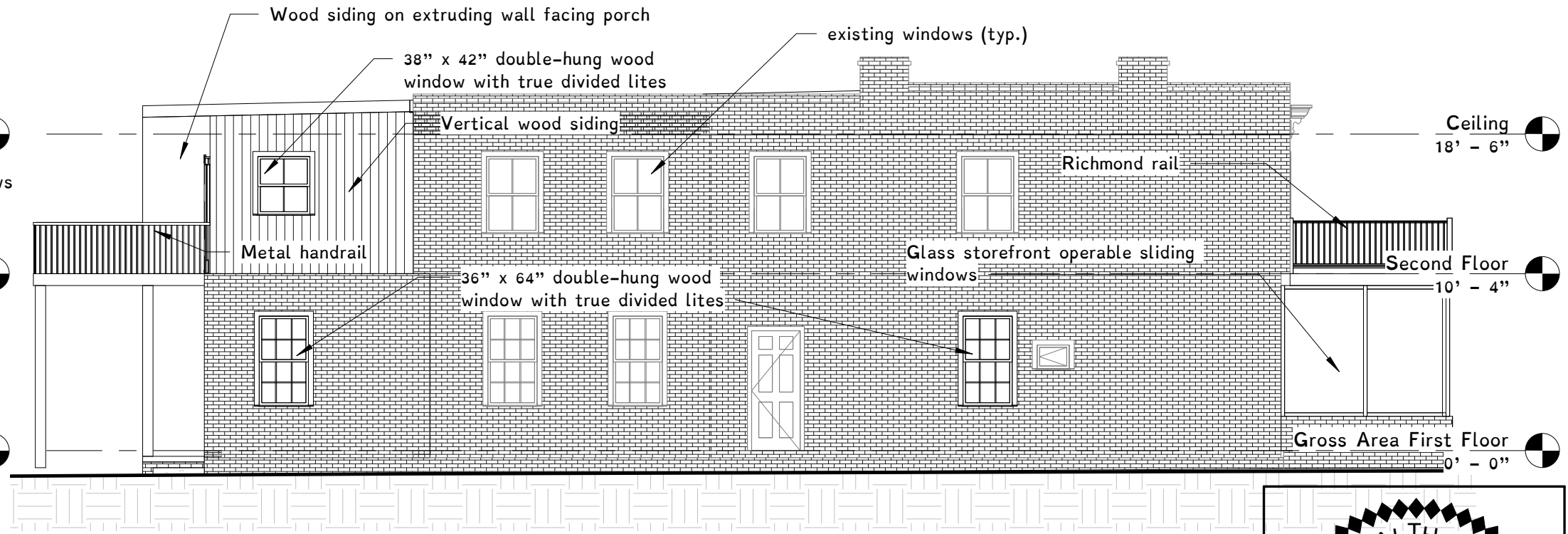
1 CAR Existing North
1/8" = 1'-0"



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



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

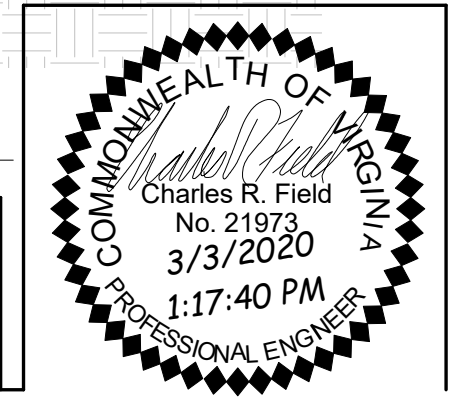


4 CAR Proposed East
1/8" = 1'-0"

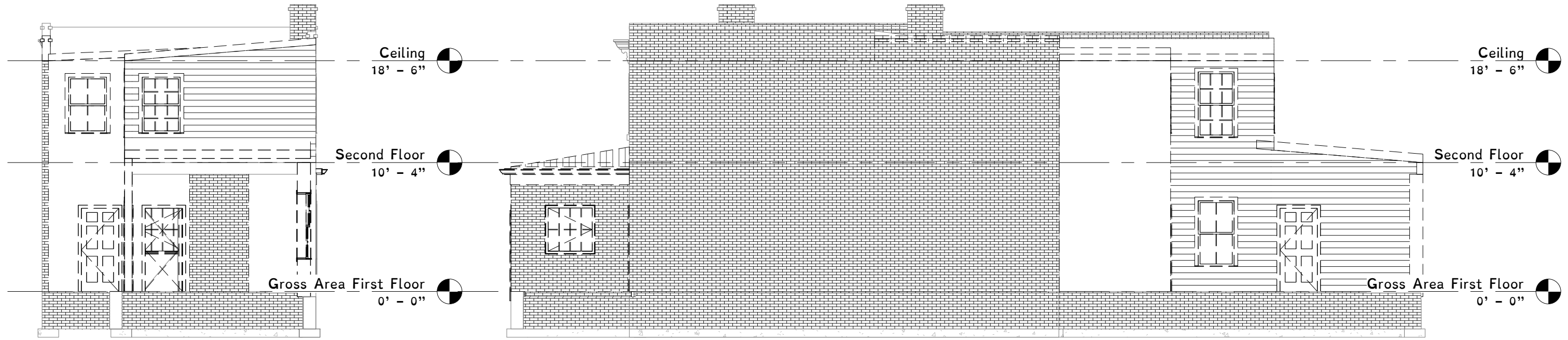
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Elevations
2400 Venable Street Building Renovation
2400 Venable Restoration LLC
rev. 3/3/20
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CAR4

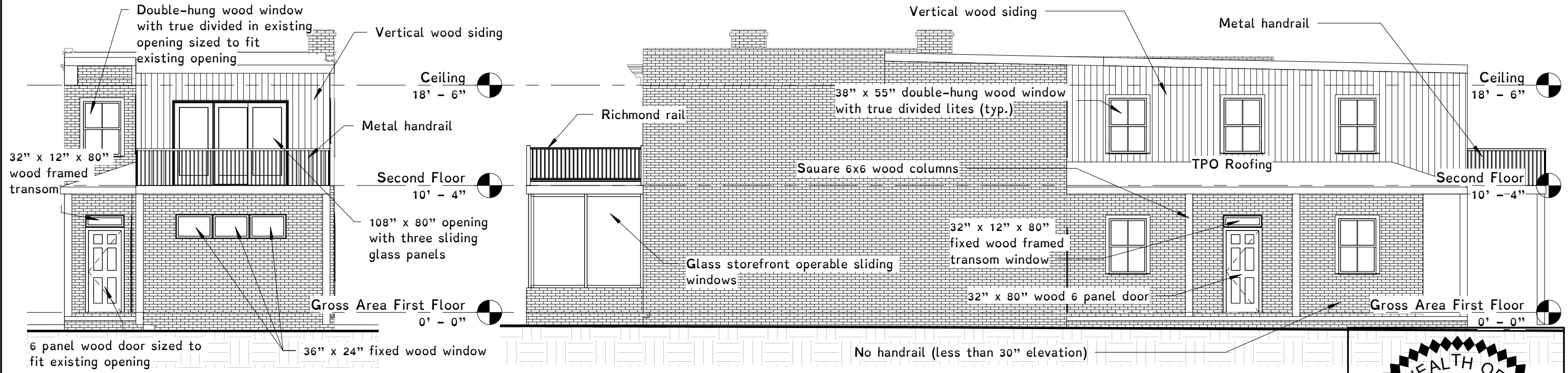


1 CAR Existing South

1/8" = 1'-0"

3 CAR Existing West

1/8" = 1'-0"



2 CAR Proposed South

1/8" = 1'-0"

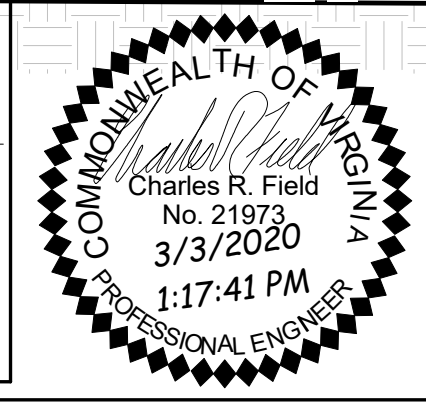
4 CAR Proposed West

1/8" = 1'-0"

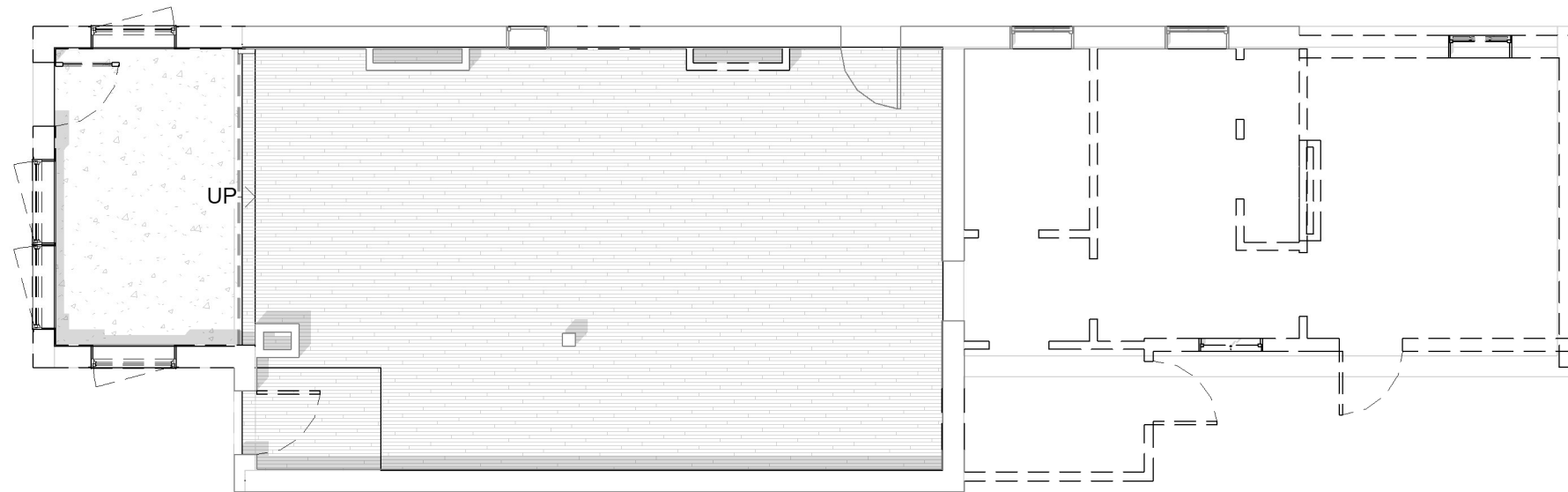
Rev.	Date	Description

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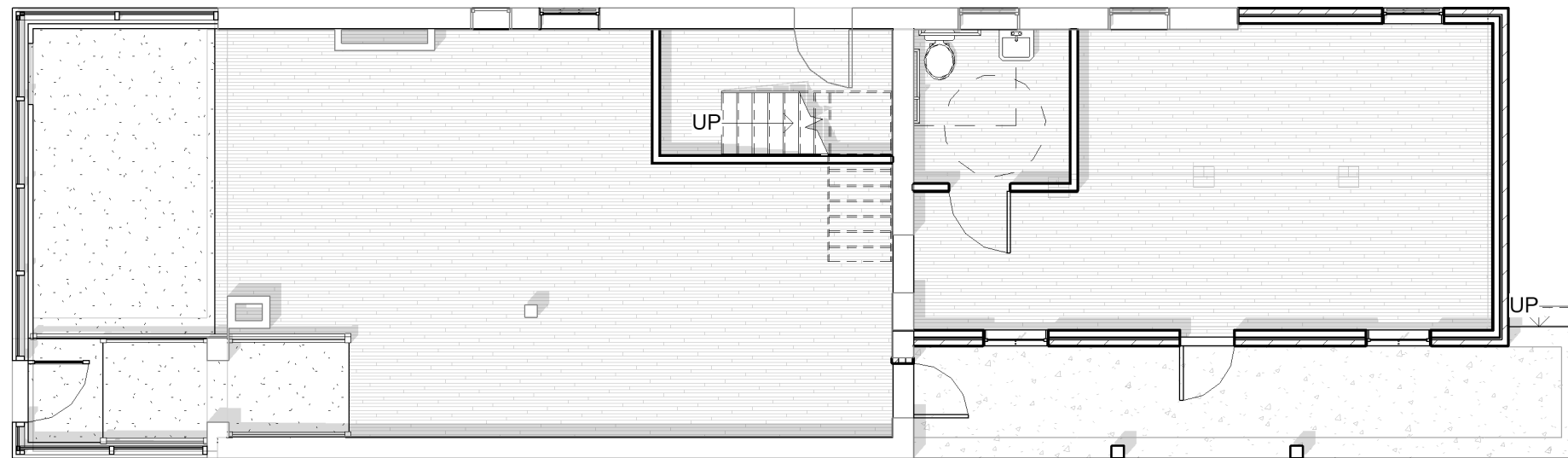
Elevations
 2400 Venable Street Building Renovation
 2400 Venable Restoration LLC
 rev. 3/3/20
 February 28, 2020



CAR5



① **CAR Existing - First Floor**
 1/8" = 1'-0"



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

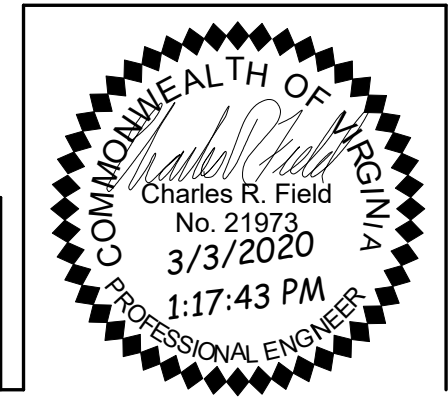
Rev.	Date	Description

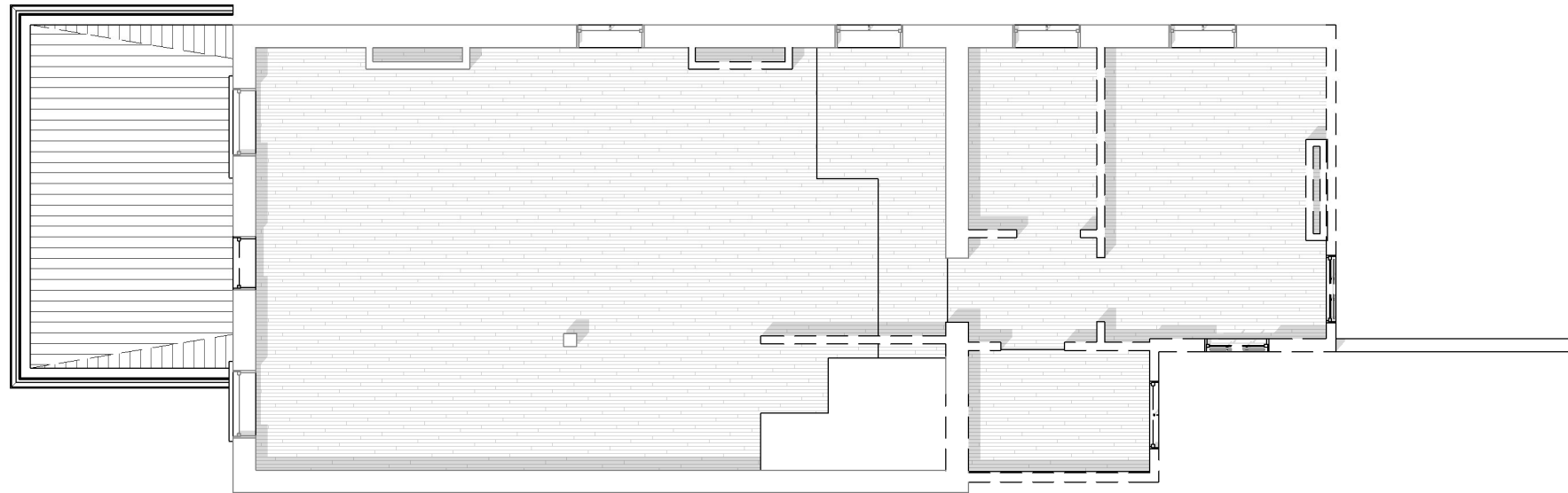
Obsidian, Inc.
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589

Floor Plans

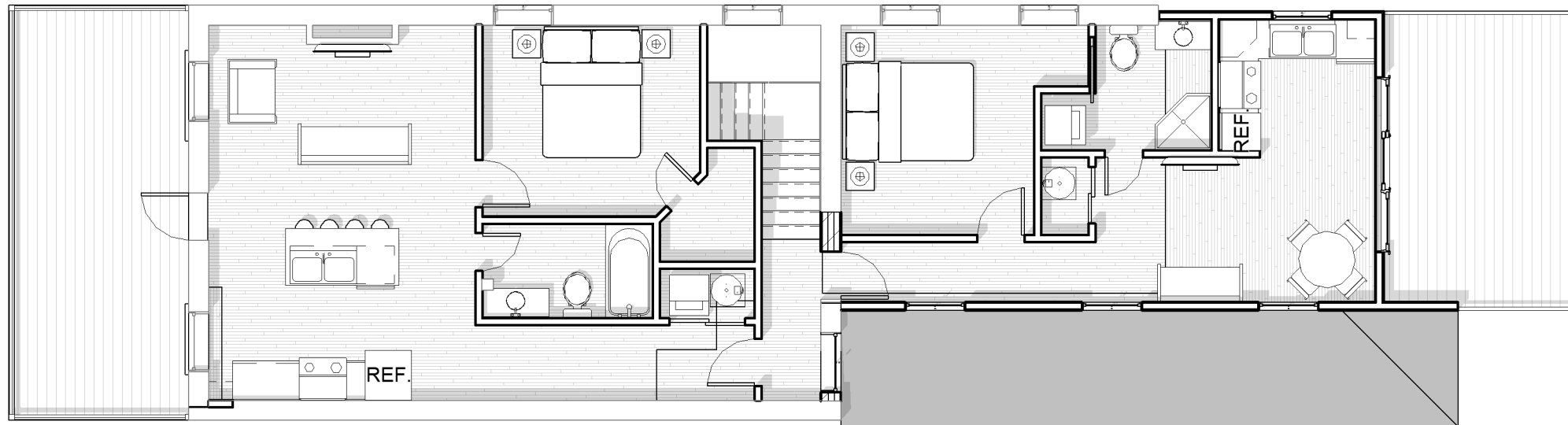
2400 Venable Street Building Renovation
 rev. 3/3/20 2400 Venable Restoration LLC
 February 28, 2020

CAR8





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



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

Rev.	Date	Description

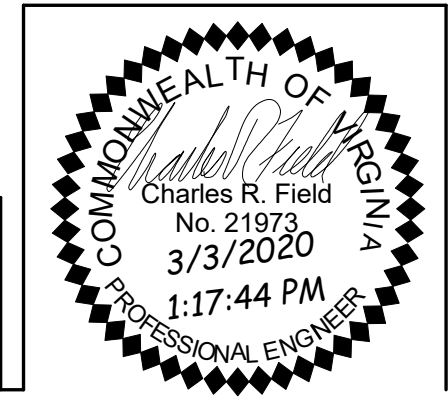
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Floor Plan

2400 Venable Street Building Renovation
2400 Venable Restoration LLC

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February 28, 2020

CAR9

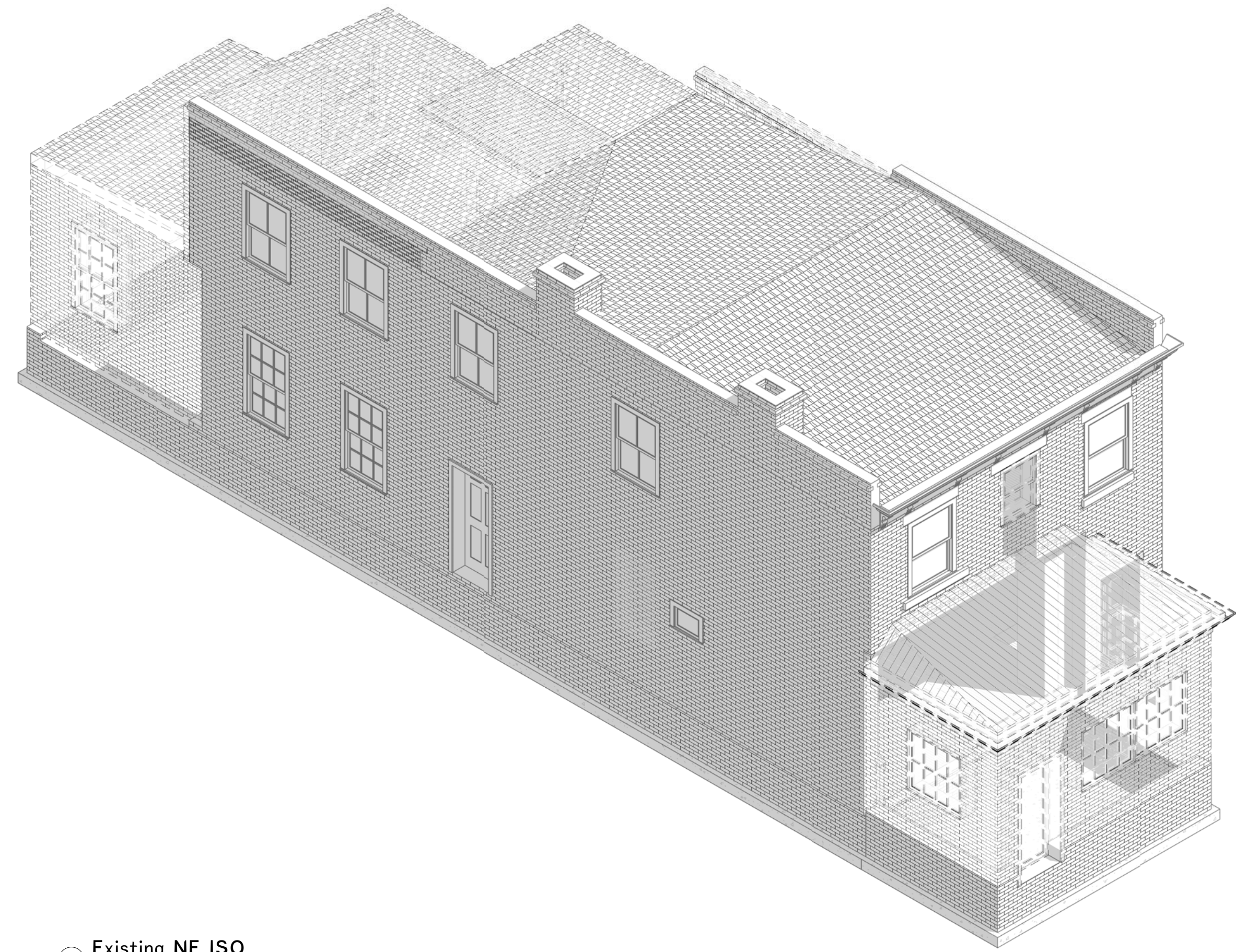


Rev.	Date	Description

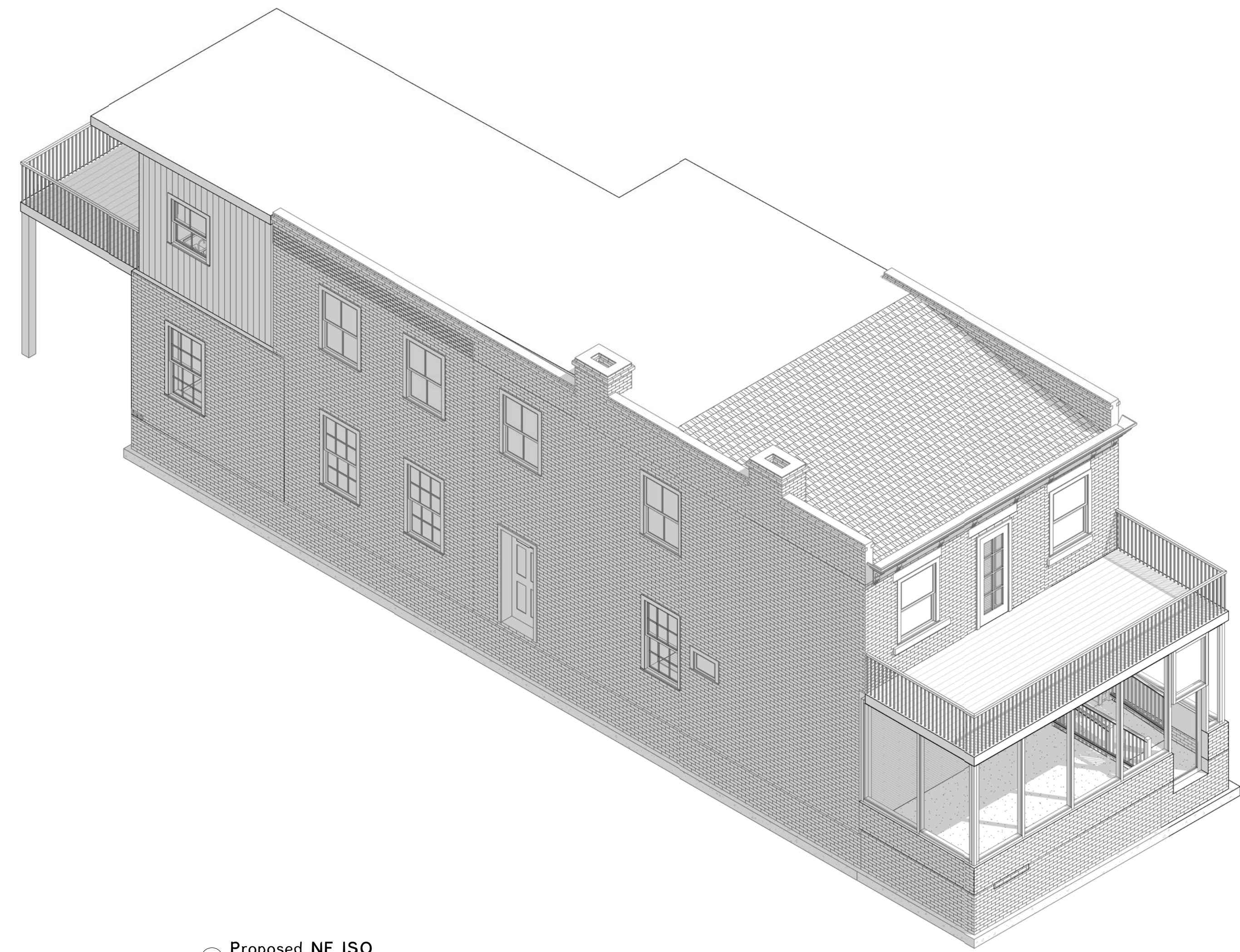
Isometric Views
2400 Venable Street Building Renovation
2400 Venable Restoration LLC
 Richmond, Virginia February 18, 2020

Draft
 2/18/2020
 5:35:09 PM

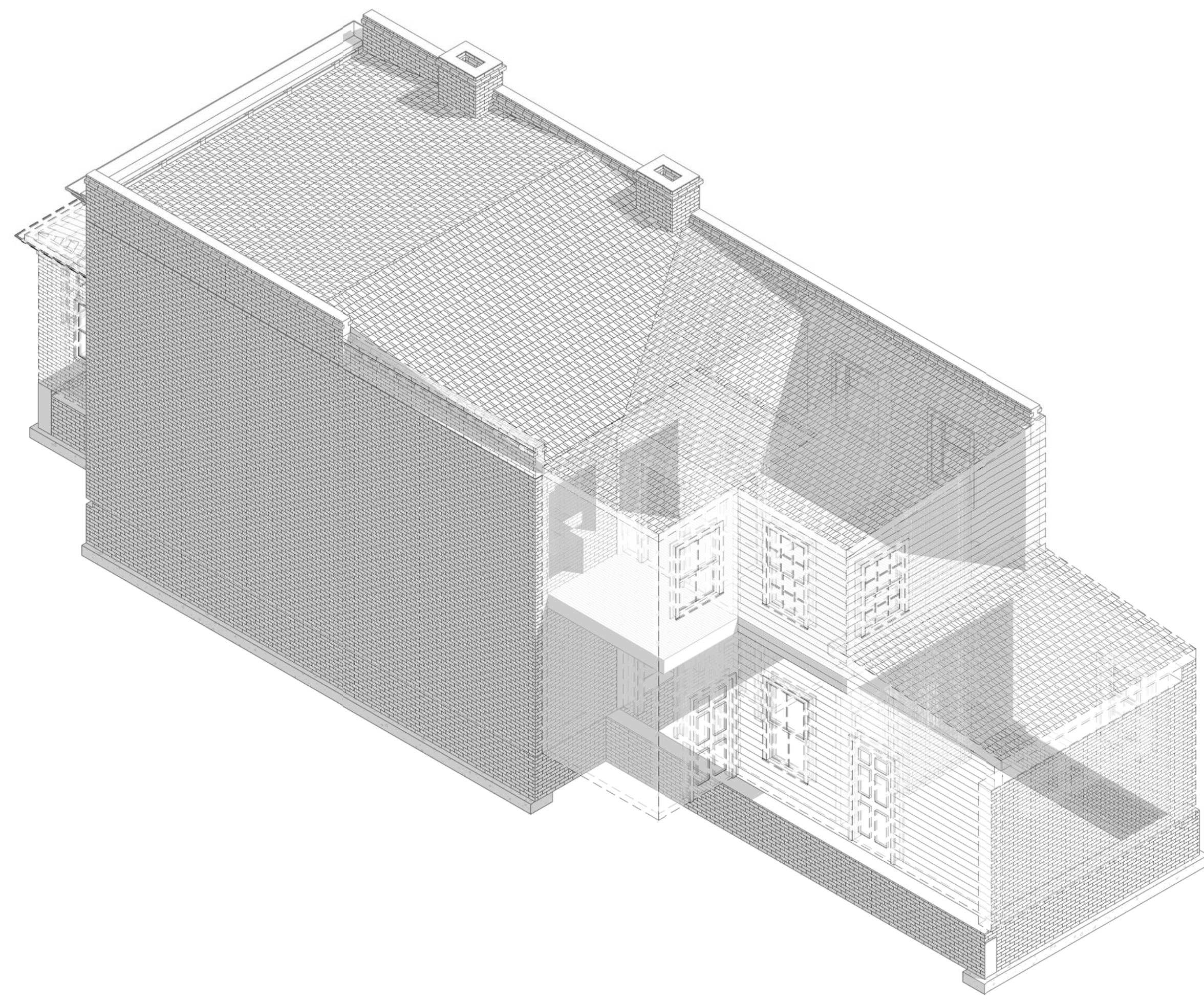
Obsidian
 A Professional Engineering Practice
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589



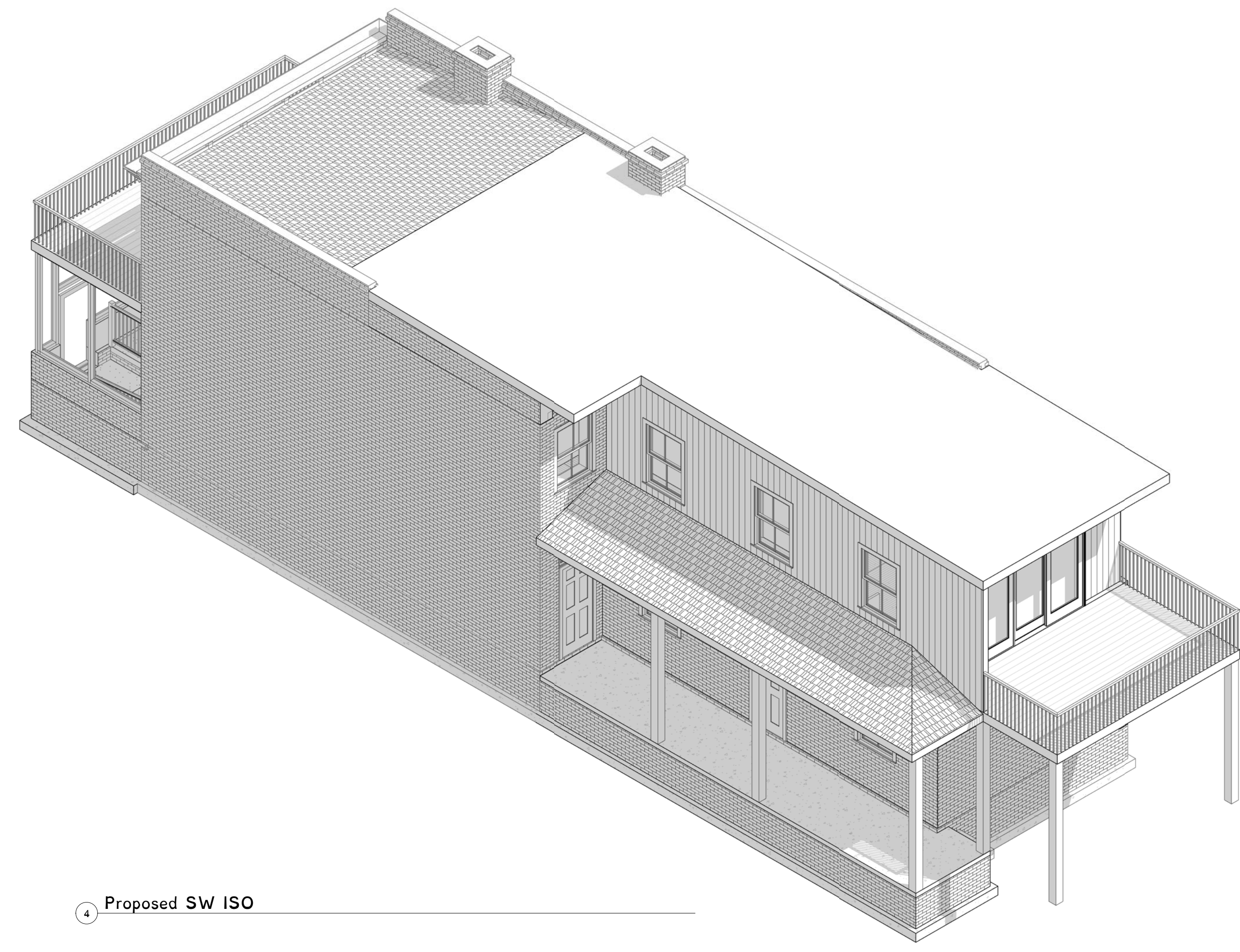
1 Existing NE ISO



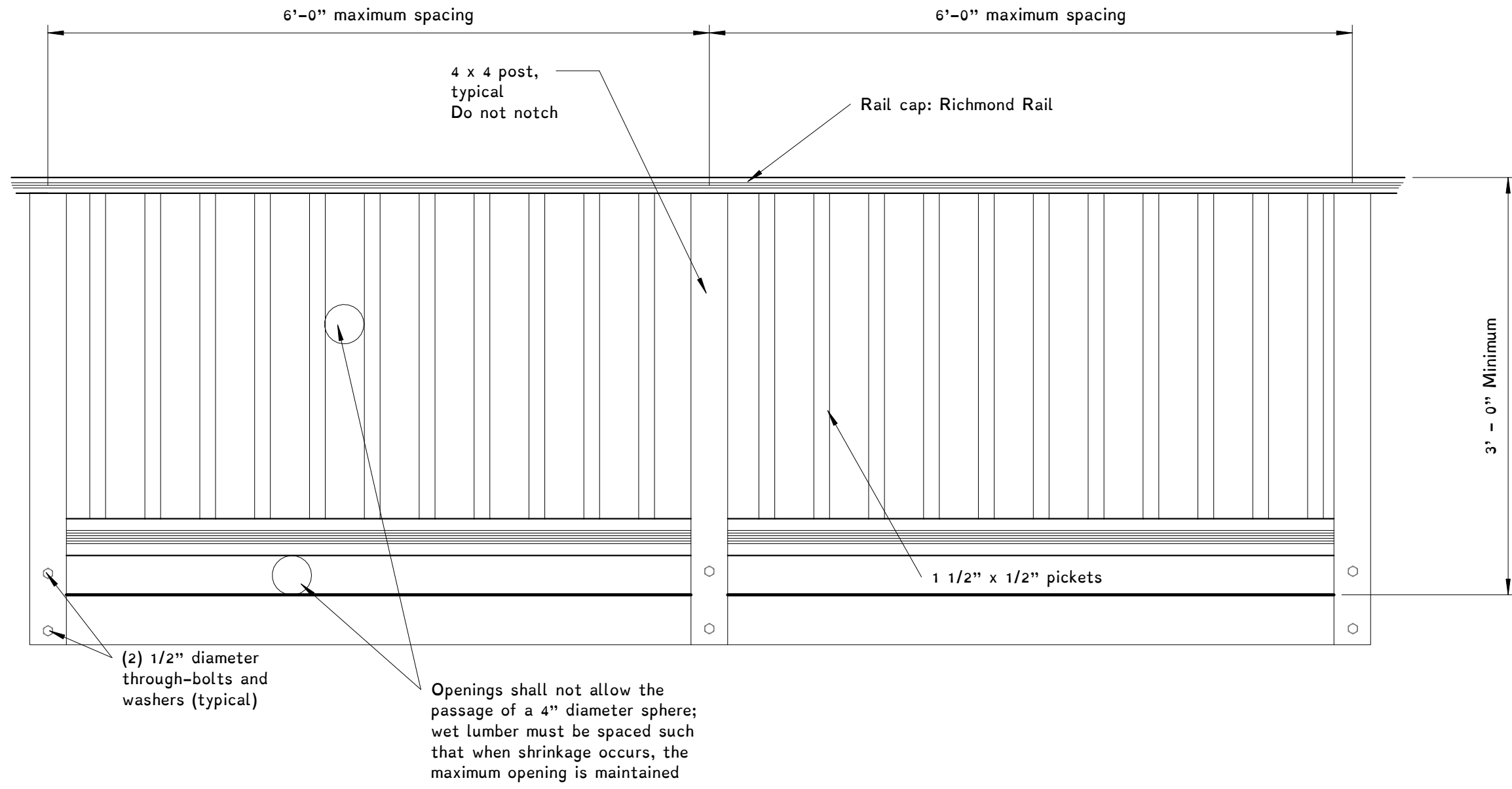
3 Proposed NE ISO



2 Existing SW ISO



4 Proposed SW ISO

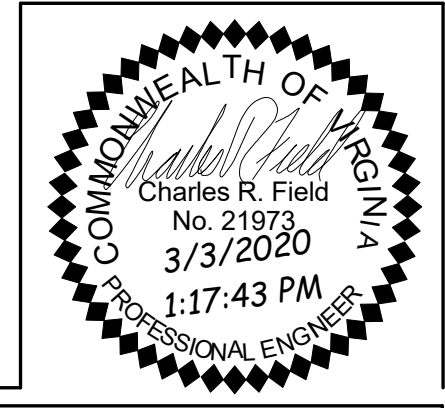


1 Richmond Rail Detail
1" = 1'-0"

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Railing Detail
2400 Venable Street Building Renovation
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CAR7

2400 Venable Street interior images

