



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 26 2019

PROPERTY (location of work)

Address 920 N 25th ST
Historic district UNION HILL

Date/time rec'd: _____
Rec'd by: ME
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name SARAH MILBERGER
Company ARCHITECTURE AF
Mailing Address 311 N 2ND ST
RICHMOND, VA 23219

Phone 267-481-4280
Email SARAH@ARCHITECTURE.AF
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name ROHA + MISUK PARK
Mailing Address 100 E BROOKLAND PARK BLVD
RICHMOND, VA 23222

Company _____
Phone 804-228-0006
Email N.A.

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)


Project Description: (attach additional sheets if needed)

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. 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  Date 6/25/19

920 N 25th St

Project Description:

The project is an adaptive reuse of an existing, abandoned single-story structure in Churchill. It was previously constructed to be a drive-through fast food restaurant, but never finished construction. We intend to keep all of the existing exterior CMU walls, altering the exterior structure only by extending the existing openings down to the finished floor to bring light into the space and connect the building to the streetscape. We intend to clean, repair, and repaint the existing exterior CMU walls and to bring them up to energy code. On the site, we propose to demolish a CMU wall (previously intended to house a dumpster) to provide more parking, and to create a small gravel garden along the front of the building. We will also paint the adjacent CMU retaining wall to match the building.

CODE INFORMATION

APPLICABLE CODES:
 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2012)
 VIRGINIA CONSTRUCTION CODE (2012)
 VIRGINIA REHABILITATION CODE (2012)
 VIRGINIA ENERGY CONSERVATION CODE (2012)
 VIRGINIA FIRE PREVENTION CODE (2012)
 VIRGINIA MECHANICAL CODE (2012)
 VIRGINIA PLUMBING CODE (2012)
 NATIONAL ELECTRICAL CODE (2011)
 NATIONAL FIRE ALARM CODE (2010)
 FIRE SPRINKLER CODE (2010)
 ASME17.1 ELEVATOR CODE (2010)
 ANSI A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES (2009)

CONSTRUCTION TYPE: V-B

CURRENT OCCUPANCY CLASSIFICATION:
 VACANT

FUTURE OCCUPANCY CLASSIFICATION:
 B (BUSINESS / OFFICE) OR
 M (MERCANTILE / STORE) OR
 A-2 (RESTAURANT)

FINISHED BUILDING AREA: 724 SF OVER 1 STORY

OCCUPANCY LOAD:
 B = 8 OCCUPANTS
 M = 13 OCCUPANTS
 A-2 = 49 OCCUPANTS

ALLOWABLE AREA BASED ON B OR M OCCUPANCY AND V-B CONSTRUCTION TYPE (VCC TABLE 503):
 9,000 SF / STORY @ 2 STORIES MAX

REQ'D FIRE SUPPRESSION SYSTEM: NO

REQ'D FIRE ALARM SYSTEM: NO

PLUMBING REQUIREMENTS BASED ON USE AND OCCUPANCY LOAD (VA PLUMBING CODE CHAPTER 4):

WATERCLOSETS: 1 (1 ADA TOILET (PER VPC SECTION 419))
 LAVATORIES: 1
 DRINKING FOUNTAINS: 0 (VPC 2015 SECTION 410.2)
 SERVICE SINK: 0 (VPC 2015 SECTION 410.2)

PROJECT INFORMATION

PROJECT DESCRIPTION: COMMERCIAL SHELL
 SITE ADDRESS: 920 N 25TH ST, RICHMOND VA 23223
 LEGAL DESCRIPTION: E0000429002

ZONING ANALYSIS

ZONING DISTRICT: UB-PE3
 FORMER USE: VACANT/UNFINISHED
 LOT SIZE: 8592 SF
 FINISHED AREA: 724 SF
 FAR: (NO CHANGE TO EXISTING)
 SETBACKS: (NO CHANGE TO EXISTING)
 COVERAGE: (NO CHANGE TO EXISTING)
 HEIGHT: (NO CHANGE TO EXISTING)
 HISTORIC DISTRICT: UNION HILL
 CITY HISTORIC DISTRICT: NO
 ENTERPRISE ZONE: YES

SHEET LIST

Sheet Name	Sheet Number
Cover Sheet	H-000
Site Plan	H-001
Floor Plan	H-100
Exterior Elevations - NE + SE	H-401
Exterior Elevations - NW + SW	H-402
Southeast Facade Imagery	H-403
Northeast Facade Imagery	H-404
Northwest Facade Imagery	H-405
Southwest Facade Imagery	H-406

CONTACT

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 917-288-6253
 info@architecture.af

PROJECT

920 N 25TH ST

920 N 25th Street
 Richmond, VA 23223

TITLE

Cover Sheet

ID

H-000

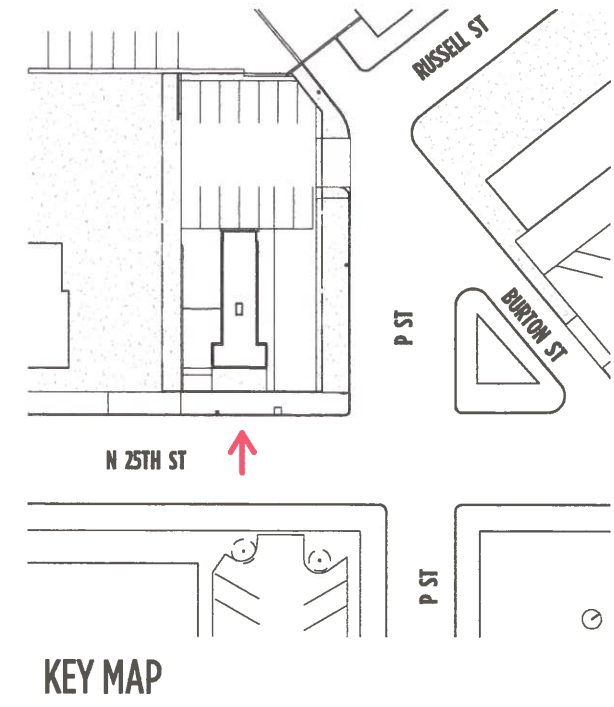
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EXISTING SOUTHEAST ELEVATION



PROPOSED SOUTHEAST ELEVATION



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PROJECT

920 N 25TH ST
 920 N 25th Street
 Richmond, VA 23223

TITLE

**Southeast Facade
 Imagery**

ID

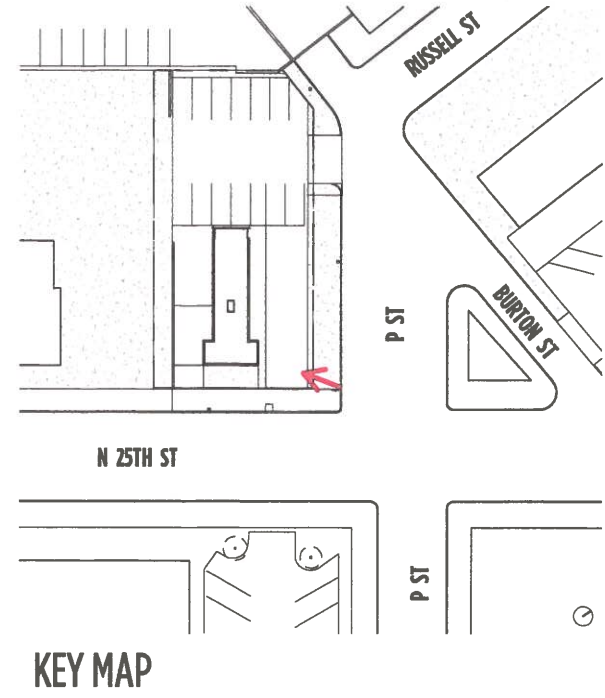
H-403
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EXISTING NORTHEAST ELEVATION



PROPOSED NORTHEAST ELEVATION



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PROJECT
920 N 25TH ST
 920 N 25th Street
 Richmond, VA 23223

TITLE
**Northeast Facade
 Imagery**

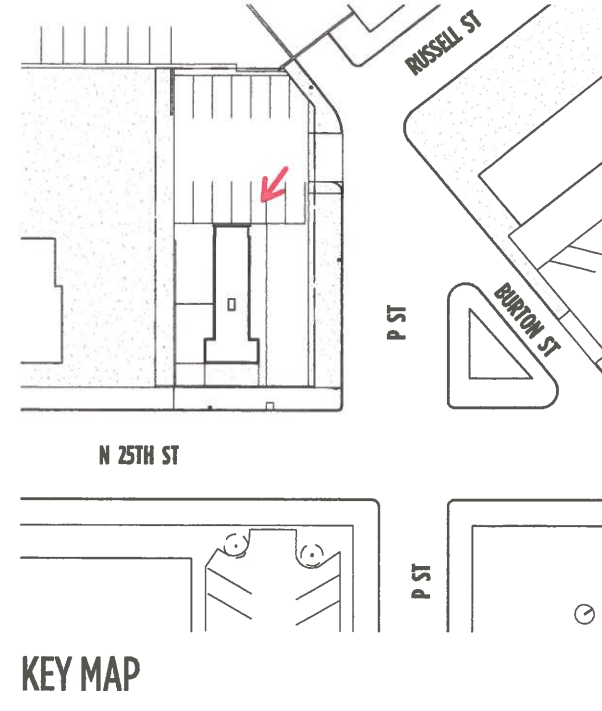
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EXISTING NORTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION



ID

H-405

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TITLE

**Northwest Facade
Imagery**

PROJECT

920 N 25TH ST

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Richmond, VA 23223

CONTACT

ARCHITECTUREAF

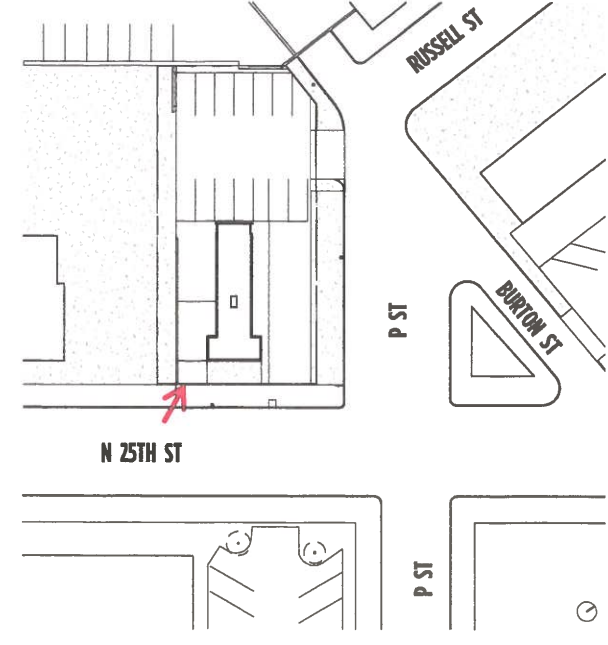
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EXISTING SOUTHWEST ELEVATION



PROPOSED SOUTHWEST ELEVATION



ID

H-406

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TITLE

**Southwest Facade
Imagery**

PROJECT

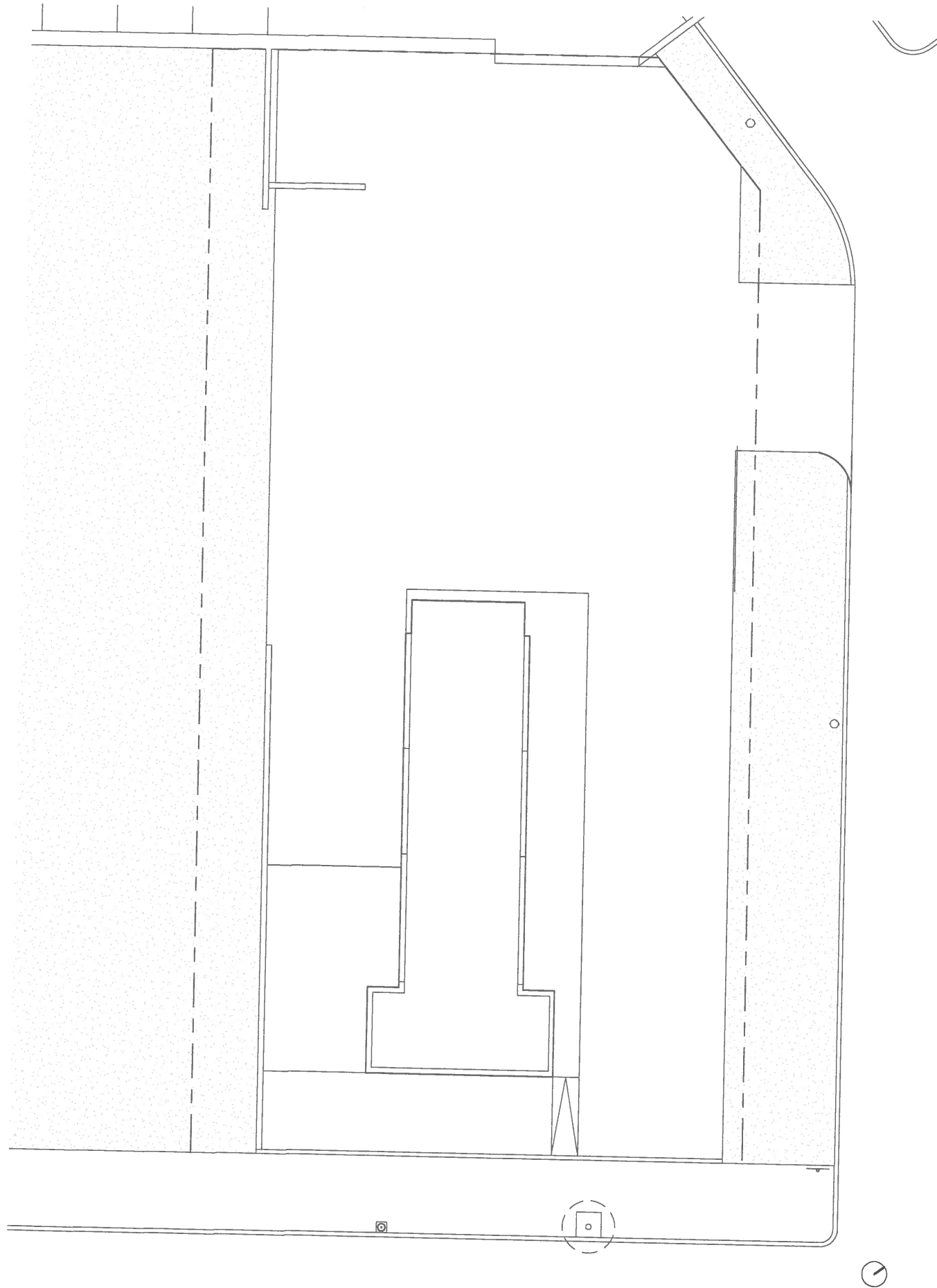
920 N 25TH ST

920 N 25th Street
Richmond, VA 23223

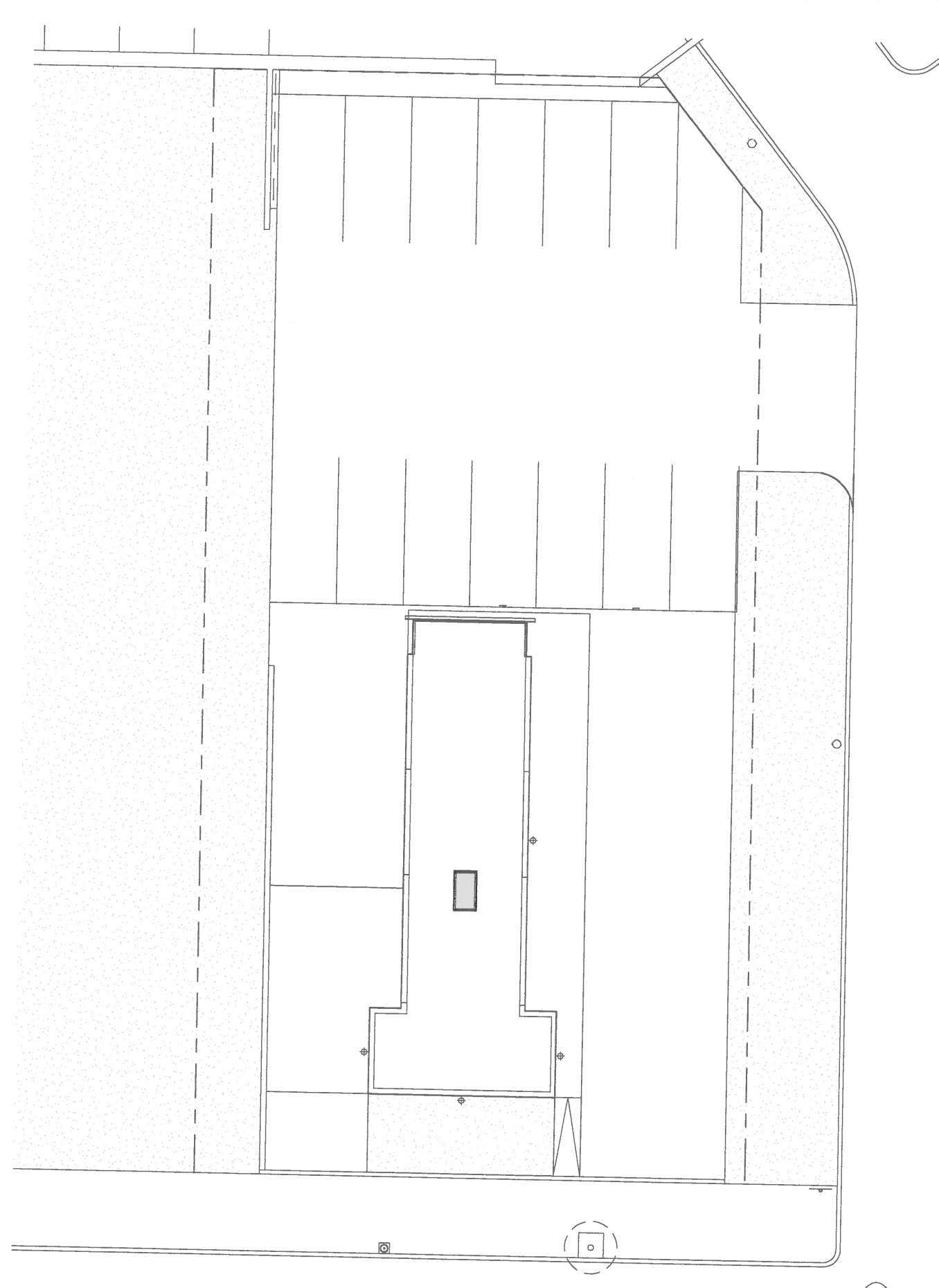
CONTACT

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2 Existing Site Plan
1/16" = 1'-0"



1 Proposed Site Plan
1/16" = 1'-0"

ID

H-001

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TITLE

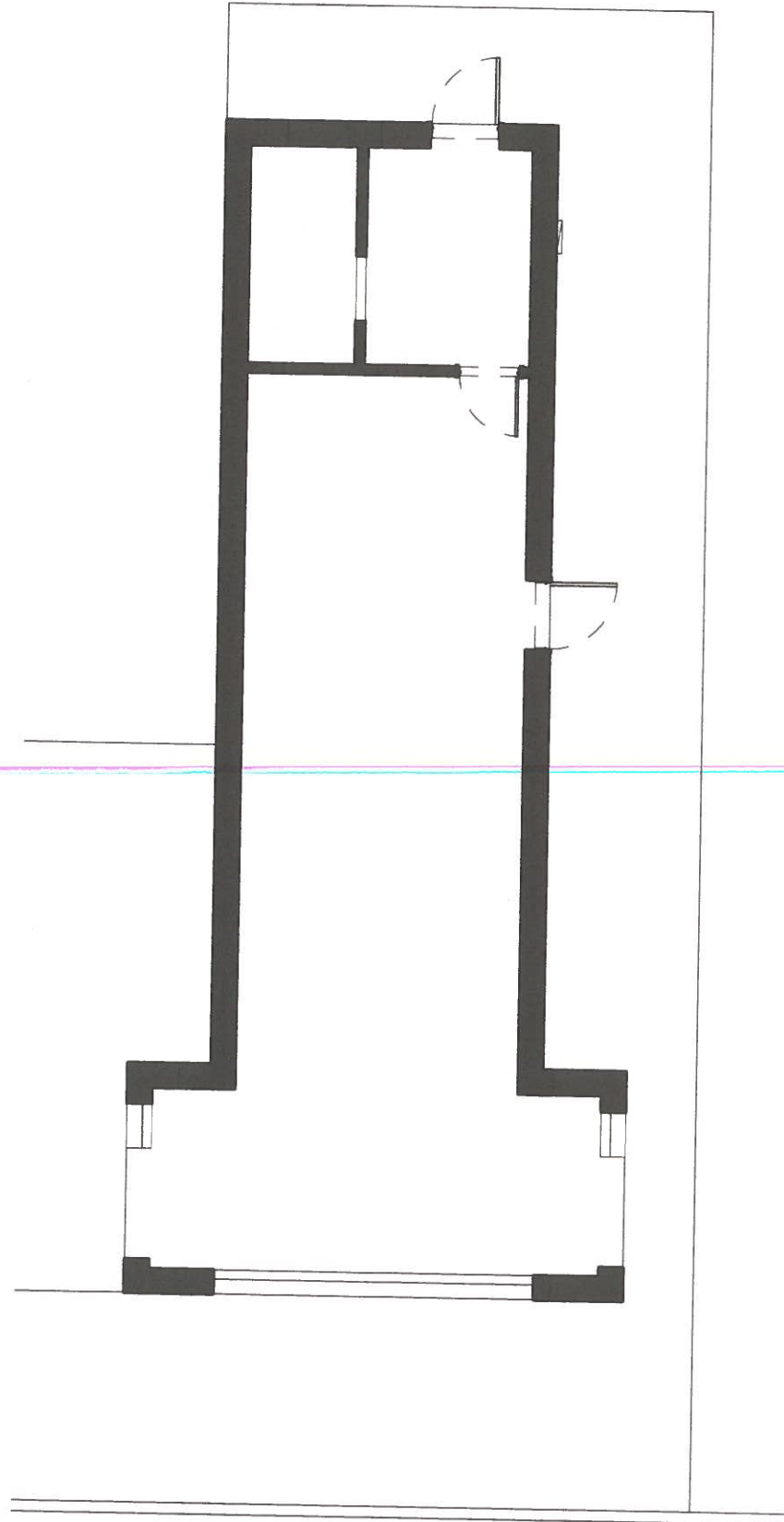
Site Plan

PROJECT

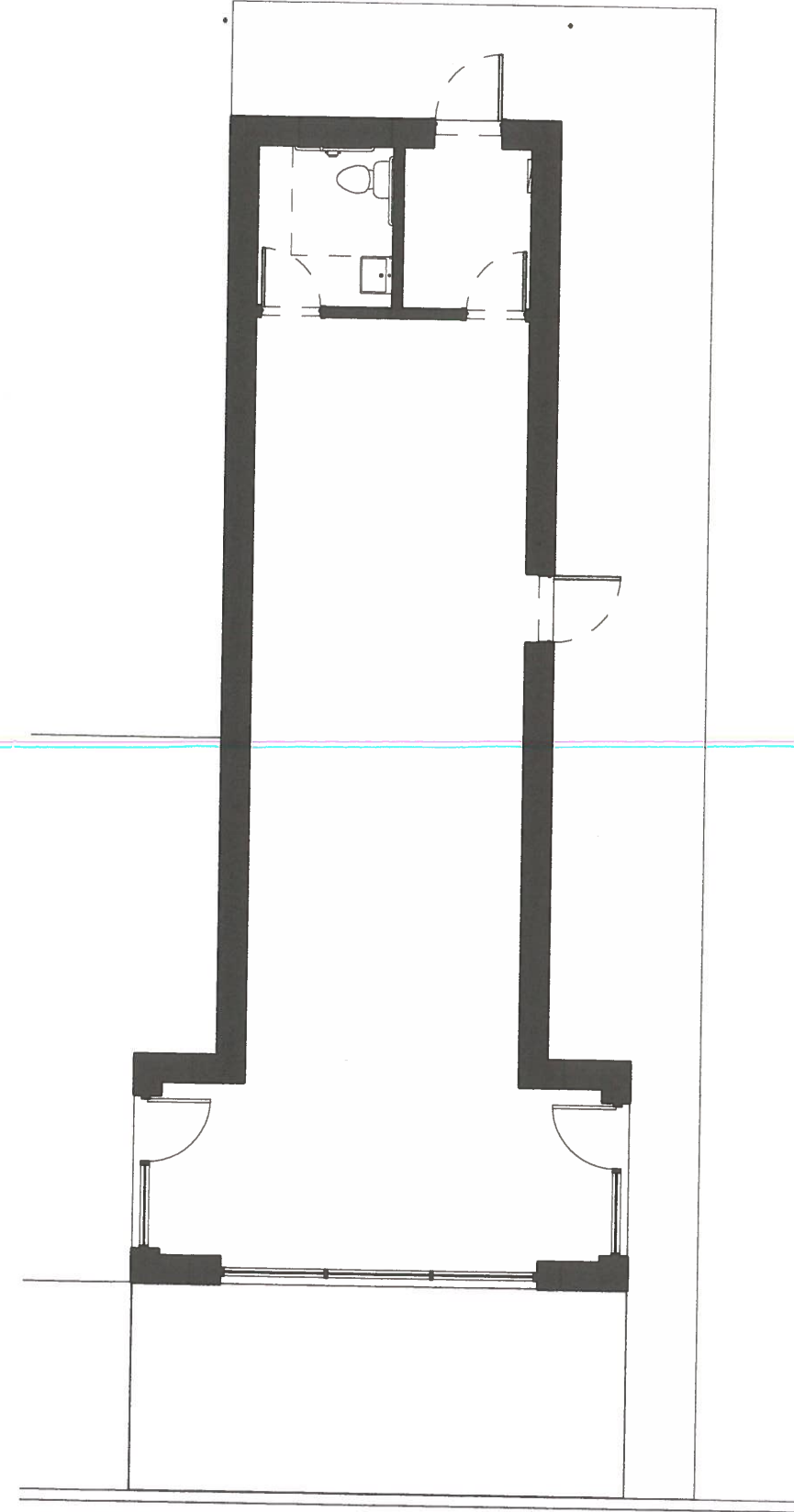
920 N 25TH ST
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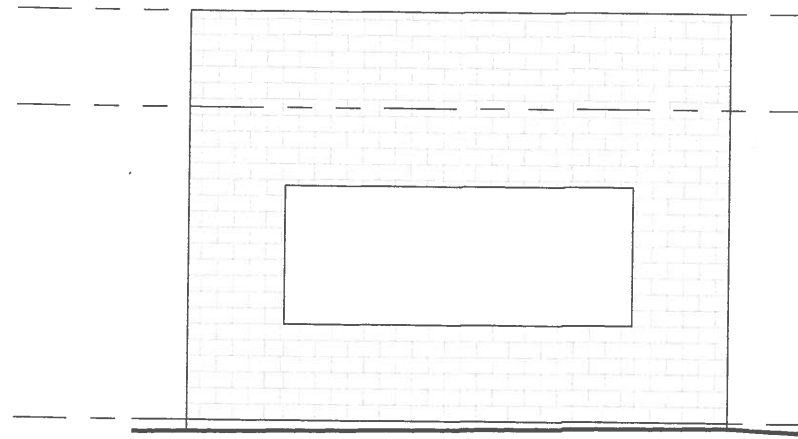


2 Existing Floor Plan
 1/8" = 1'-0"



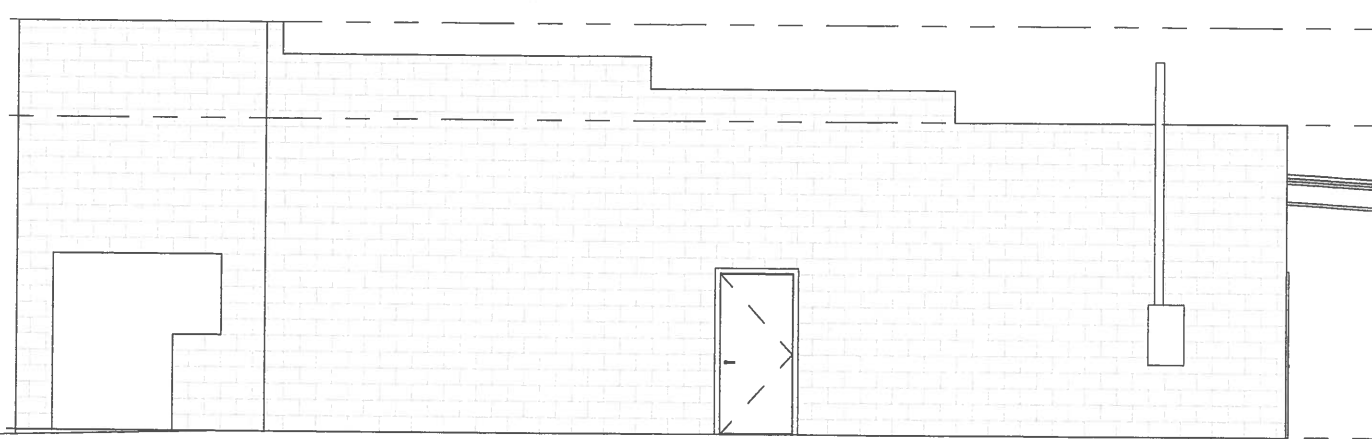
1 Proposed Floor Plan
 1/8" = 1'-0"

ID	H-100 5/24/2019 4:53:30 PM
TITLE	Floor Plan
PROJECT	920 N 25TH ST 920 N 25th Street Richmond, VA 23223
CONTACT	ARCHITECTUREAF 311 N 2nd St Richmond, VA 23219 917-288-6253 info@architecture.af





4 Existing Southeast Elevation


1/8" = 1'-0"

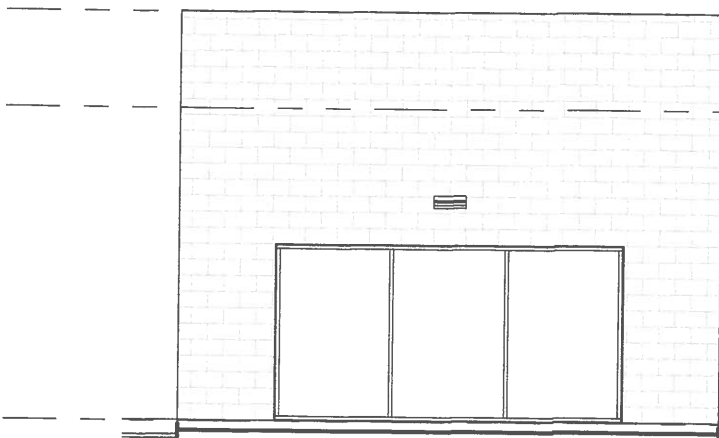


3 Existing Northeast Elevation

1/8" = 1'-0"

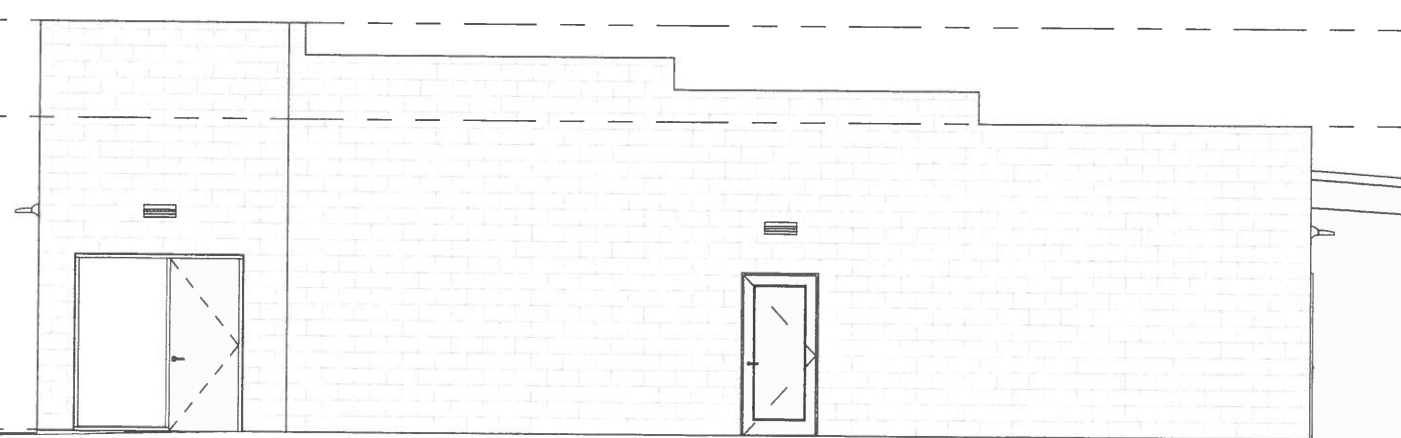
 HEIGHT AT FRONT
 17' - 0"
 HEIGHT AT REAR
 13' - 0"

 LEVEL 01
 0' - 0"





2 Proposed Southeast Elevation


1/8" = 1'-0"



1 Proposed Northeast Elevation

1/8" = 1'-0"

 HEIGHT AT FRONT
 17' - 0"
 HEIGHT AT REAR
 13' - 0"

 LEVEL 01
 0' - 0"

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PROJECT

920 N 25TH ST

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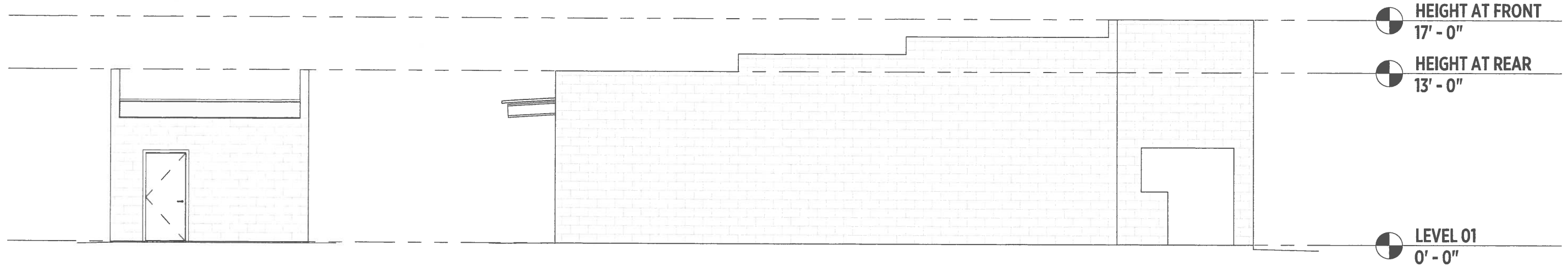
TITLE

**Exterior Elevations -
 NE + SE**

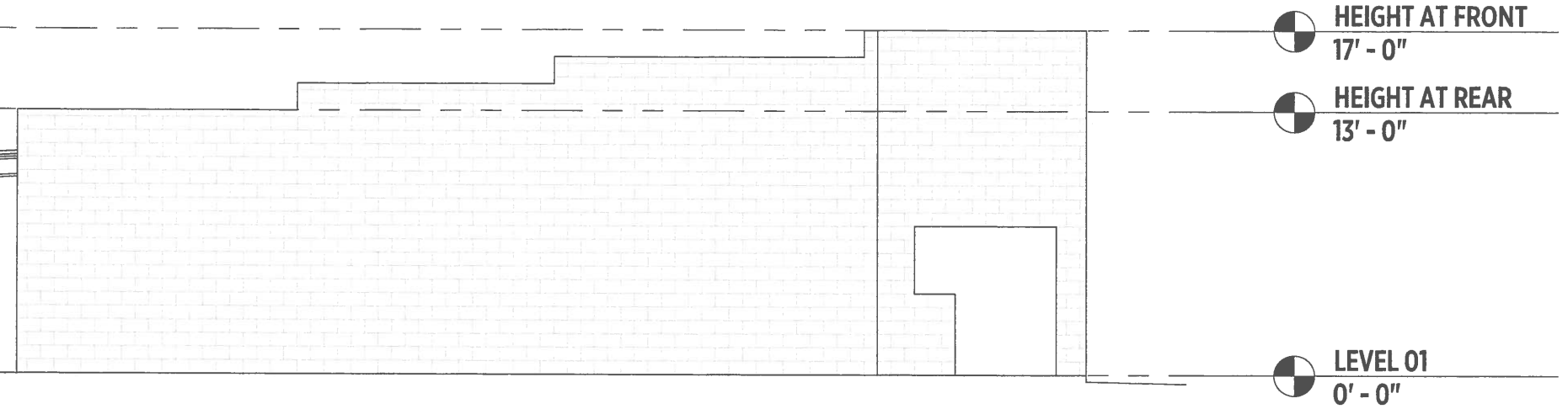
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H-401

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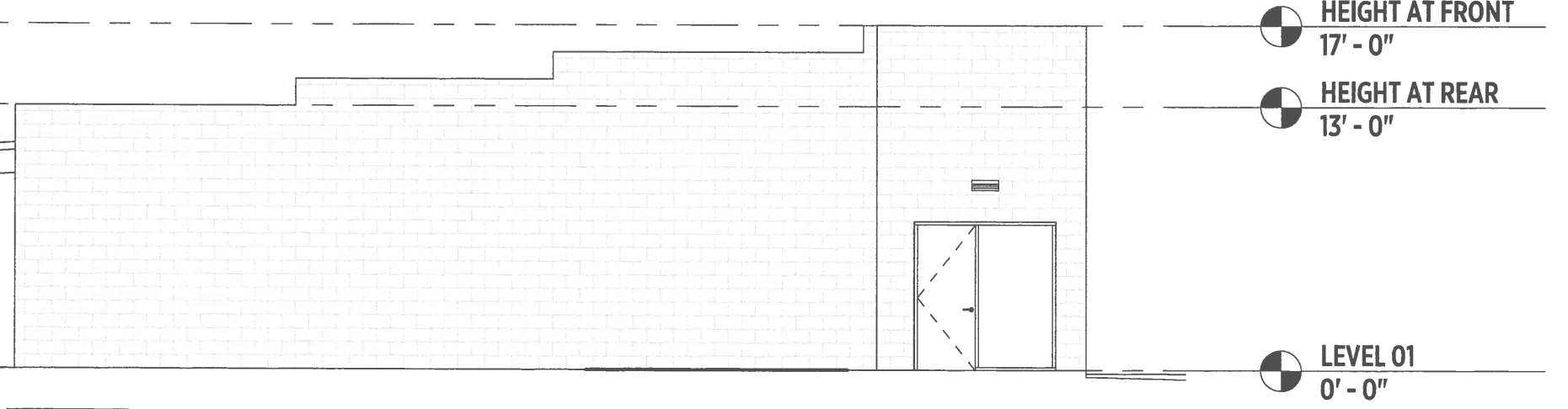
4 Existing Northwest Elevation
1/8" = 1'-0"



3 Existing Southwest Elevation
1/8" = 1'-0"



2 Proposed Northwest Elevation
1/8" = 1'-0"



1 Proposed Southwest Elevation
1/8" = 1'-0"

CONTACT

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PROJECT

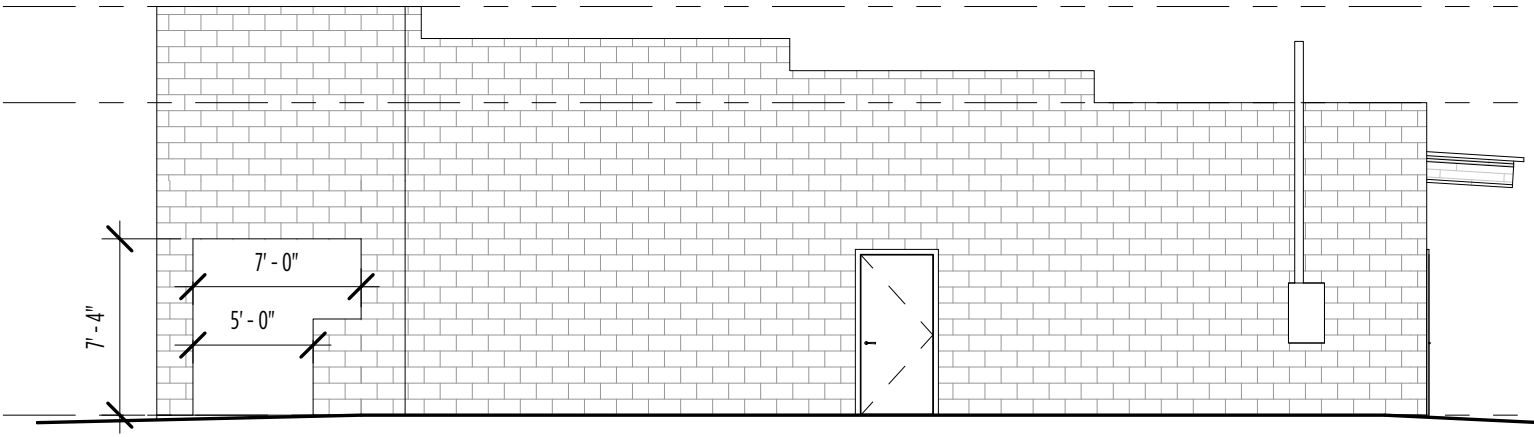
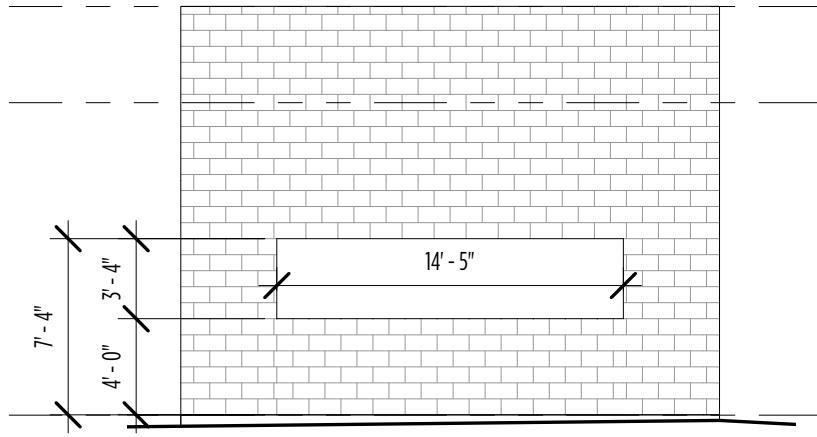
920 N 25TH ST
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TITLE

**Exterior Elevations -
NW + SW**

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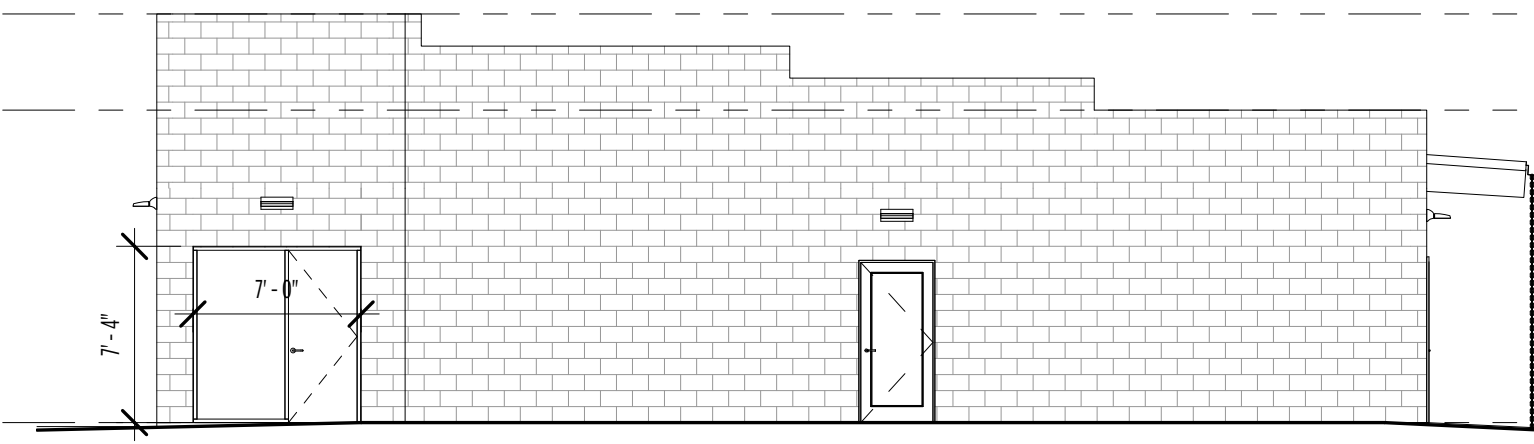
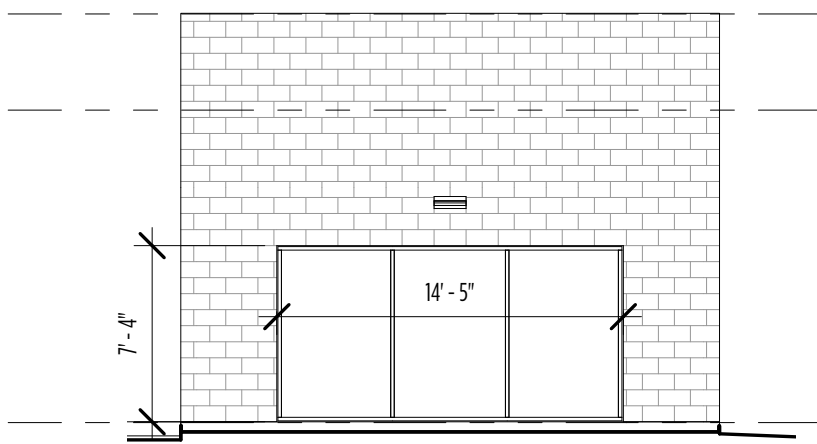
- HEIGHT AT FRONT
17' - 0"
- HEIGHT AT REAR
13' - 0"
- LEVEL 01
0' - 0"

4 Existing Southeast Elevation

1/8" = 1'-0"

3 Existing Northeast Elevation

1/8" = 1'-0"



- HEIGHT AT FRONT
17' - 0"
- HEIGHT AT REAR
13' - 0"
- LEVEL 01
0' - 0"

2 Proposed Southeast Elevation

1/8" = 1'-0"

1 Proposed Northeast Elevation

1/8" = 1'-0"

CONTACT

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PROJECT

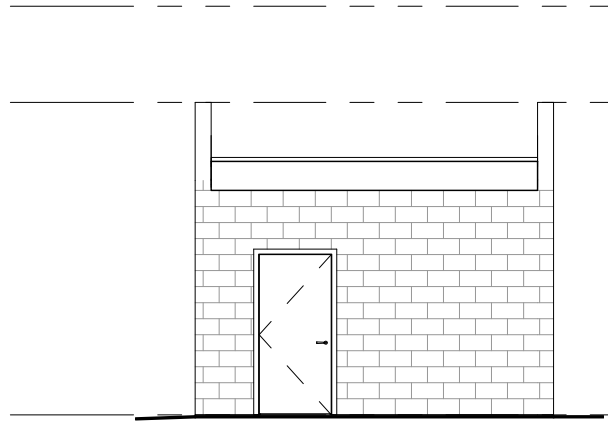
920 N 25TH ST
920 N 25th Street
Richmond, VA 23223

TITLE

Exterior Elevations -
NE + SE

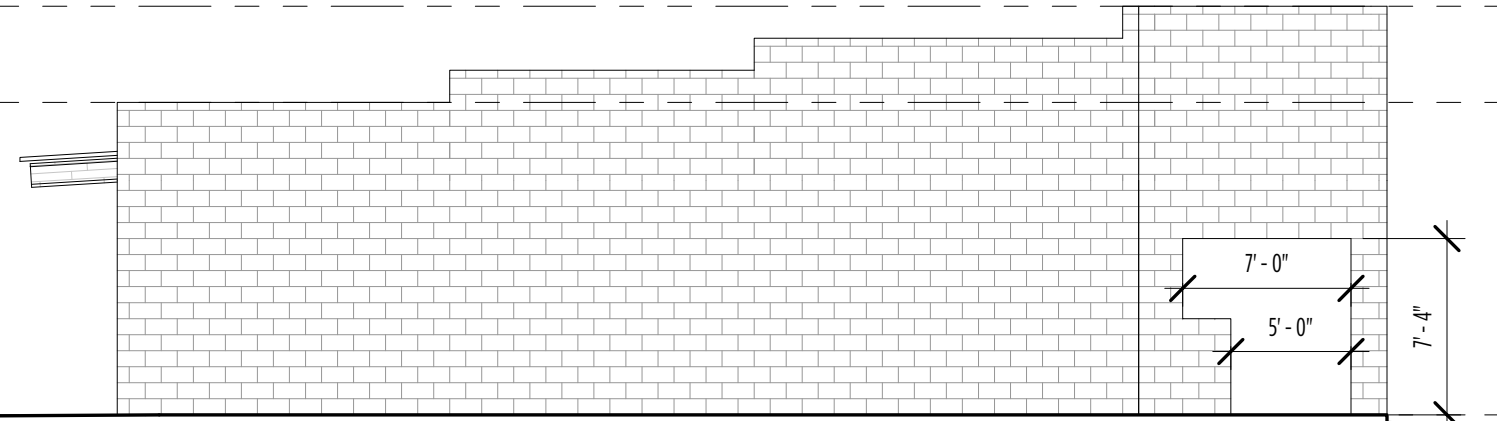
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4 Existing Northwest Elevation

1/8" = 1'-0"



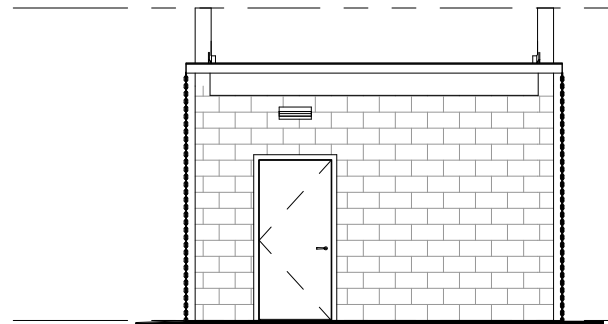
3 Existing Southwest Elevation

1/8" = 1'-0"

HEIGHT AT FRONT
17' - 0"

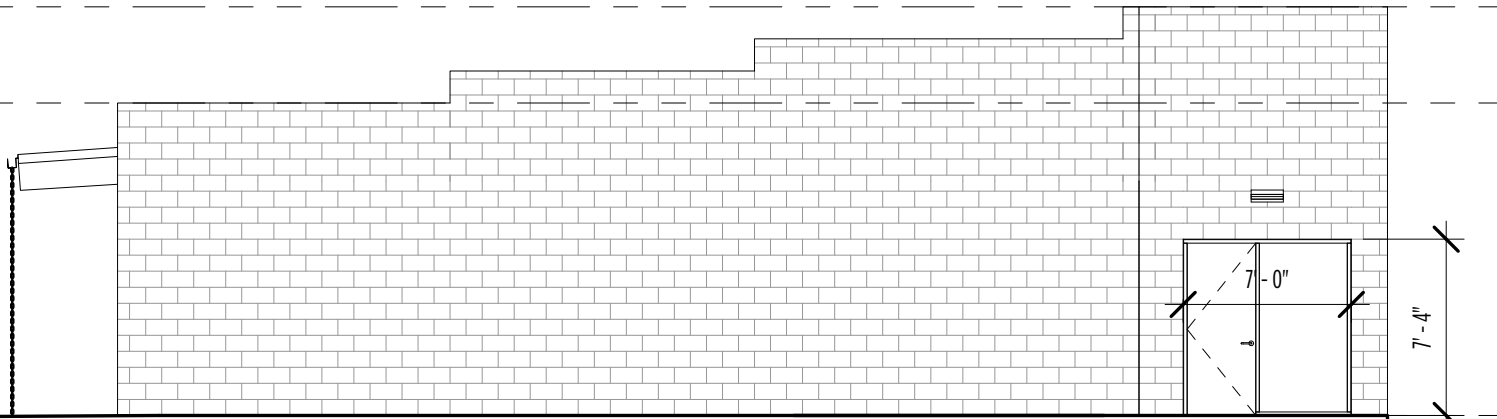
HEIGHT AT REAR
13' - 0"

LEVEL 01
0' - 0"



2 Proposed Northwest Elevation

1/8" = 1'-0"



1 Proposed Southwest Elevation

1/8" = 1'-0"

HEIGHT AT FRONT
17' - 0"

HEIGHT AT REAR
13' - 0"

LEVEL 01
0' - 0"

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PROJECT

920 N 25TH ST

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TITLE

Exterior Elevations -
NW + SW

ID

H-402

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