



**Property** (location of work)

Property Address: 711 N 26th Street Current Zoning: R-63  
Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

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

The project proposes to demo the rear, more discrete portion of the house and to build a new construction in nearly the same footprint to provide a more functional and usable space for the home's owner and occupants. The new construction will adhere to R-63 zoning requirements of setbacks and occupancy while utilizing the existing handbooks and guidelines regarding material, siding, roofing and detail selections.

**Applicant/Contact Person:** B. Tyler Silvestro

Company: N/A  
Mailing Address: 711 N 26th Street  
City: Richmond State: VA Zip Code: 23223  
Telephone: ( 203 ) 610-1622  
Email: tsilvestro@marveldesigns.com  
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

**Property Owner:** B. Tyler Silvestro + Abigail Gerow

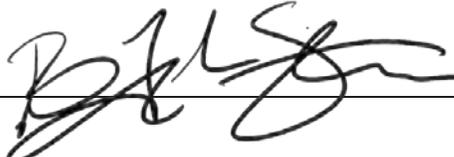
If Business Entity, name and title of authorized signee: N/A  
Mailing Address: 711 N 26th Street  
City: Richmond State: VA Zip Code: 23223  
Telephone: ( 203 ) 610-1622  
Email: tsilvestro@marveldesigns.com  
Billing Contact? Yes  
**\*\*Owner must sign at the bottom of this page\*\***

**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:  Date: April 7, 2025

# Written Description

Describe new structure including levels, foundation, siding, windows, doors, roof and details

The project proposes to raze the rear, two-story, more discrete portion of the house in order to build a new construction in nearly the same footprint to provide a more functional and usable space for the home's owner and occupants. The new construction will adhere to R-63 zoning requirements of setbacks and occupancy while utilizing the existing handbooks and guidelines regarding material, siding, roofing and detail selections.

Built in 1855, this Greek Revival style residence is being updated and expanded. The existing addition is structurally deficient and many of its original components (windows, doors, foundation, and interior function) have been lost to time and will be reinterpreted to create a deeper and more meaningful connection to the property and its large adjoining garden. A 21st century kitchen and living space will be added as well as the design of a more accessible bathroom and discreet bedroom. Structural and building envelop deficiencies have provided maintenance and efficiency hardships and will be greatly improved with the New Construction.

Adherent to recommendations of the design review guidelines, this two-story construction project proposes to maintain a metal, standing seam roof to match that of the primary structure, increase accessibility and egress, provide windows to allow for sunlight penetration, and to respectfully differentiate the siding material to create distinction to the primary and more prominent portion of the house facing N 26th Street.

Site improvements will also be deployed to protect the primary structure of the residence including but not limited to site grading, french drains, stormwater capture, and bioswales to divert water away from the house where currently poor drainage is evident.



Rendered view of the primary portion of 711 N 26th Street from the public ROW

# Written Description

State how the Richmond Old and Historic Districts Handbook and Design Review Guidelines informed the proposed work, site specific pages and sections of the Guidelines that apply

In accordance with the Old and Historic Districts Handbook and Design Review Guidelines, the proposed work described and designed herein qualifies as New Construction and can be described as the “design and construction of an entirely new structure.” With reference to the Guidelines, the new construction seeks to be discernible from the primary, main building of the residence at 711 N 26th Street while respecting elements of siting, form, materiality, scale and setting. The design of the project was informed by the Guidelines in the following ways;

## SITING

By means of demolishing the subordinate, rear portion of the house, the new construction seeks to utilize a new footprint that mimics the proportion of what it will replace and maintains the same setback from its neighboring property to the west. The new footprint of the addition conforms to all building coverage and setback requirements of the current zoning district, R-63. The new construction will remain inconspicuous from public view and all construction will occur on the back half of the lot where the project is least visible. Furthermore, the addition will set further back from the street by the introduction of a hyphen which will intentionally separate the primary historic structure from the addition creating further distinction between the two buildings. Through the history of the property, evidence shows a addition that at times was attached and at others, detached. The New Construction proposed will be an evolution of the site’s history of respectful adaptation.

## FORM

The house at 711 N 26th Street has a primary structure and secondary structure or addition. The two structures have distinct roof designs where the primary, street-facing portion of the house has a hip pitch metal roof whereas the secondary structure has a gable roof. This is common in North Church Hill where a variety of roof types can be found. The new construction seeks to rebuild the secondary structure with a symmetrical gable roof and remain subordinate in size and scale to the primary structure (see architectural plans and renderings for relationship in scale to main structure).

## MATERIALS & COLORS

The new construction will have a painted metal roof to match that of the existing. In order to discern from the old, the new construction will utilize a hyphen construction which will pull the new addition off of the primary and original house structure to create distinction. Currently, the secondary structure is wrapped in painted clapboard wood siding to match the main building. The new addition proposes the use of wood horizontal lap siding as well. However, this application would like to reserve the opportunity to price out the option of an historically appropriate stucco finish. The material and color choices derived from the Guidelines can be found on page 4.

## DOORS & WINDOWS

As the new construction seeks to be discernible from the old, windows and door selections have been made to align with the need for functionality and building envelop efficiencies. The existing addition structure has only one window on each of the southern or western faces of the building. The proposed windows and doors align vertically and the windows also are laid out with vertical orientations as per the Guidelines. Selection of windows and doors, as well as their colors, can be found within the attached architectural plans and page 4, respectively.

# Written Description

Material description; attach specification sheets if necessary

This project intends to use materials that are distinct from the original house but are historically relevant to the architecture of the original construction and typology of the 1855 house. The new construction differentiates itself from the prominent, street facing, wood-clad main structure by using historically sensitive but architecturally distinct stucco on the facade of the subordinate structure. Metal roofing consistent with the main structure is being proposed, as well as metal frames for new windows and doors that are adherent to the Design Guidelines set forth by CAR.

## Wood-frame Buildings (including Stucco-clad Buildings)

### Body Color



### Metal Roofs - Blacks, Greens, Reds



### Window Sashes - Whites, Blacks, Neutrals



## Option A (Pricing Pending)



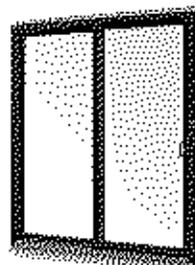
Wood Lap Siding (SW 7008)



Metal Roof (SW 2903)



Casement Window (SW 7024)



Sliding Door Metal Frame (SW 7024)

## Option B (Pricing Pending)



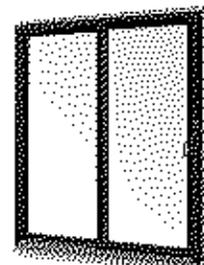
Stucco Facade (SW 7008)



Metal Roof (SW 2903)



Casement Window (SW 7024)



Sliding Door Metal Frame (SW 7024)

# Existing Photographs

Elevations, Interior views that show structural damage and / or deterioration



2010 Conditions highlighting major alterations to the exterior in the recent past



Rear door condition in 2023 with water and termite damage evident in base of door (installed after 2010, sealed in 2024)

# Existing Photographs

Elevations, Interior views that show structural damage and / or deterioration



2010 renovation shows refurbished wall structure and replacement at foundation. Evidence of new wood floor framing installed over CMU blocks indicates structural failure or lack of sufficient clearance below existing interior floor.



2024 construction to address major water and termite issues within existing wood door frame. Evidence of moisture and poor craft highlight the limited quality of existing materials and many alterations throughout the structure's lifespan.

# Existing Photographs

Elevations, Interior views that show structural damage and / or deterioration



CMU cornerstone sits on a natural boulder and is structural deficient



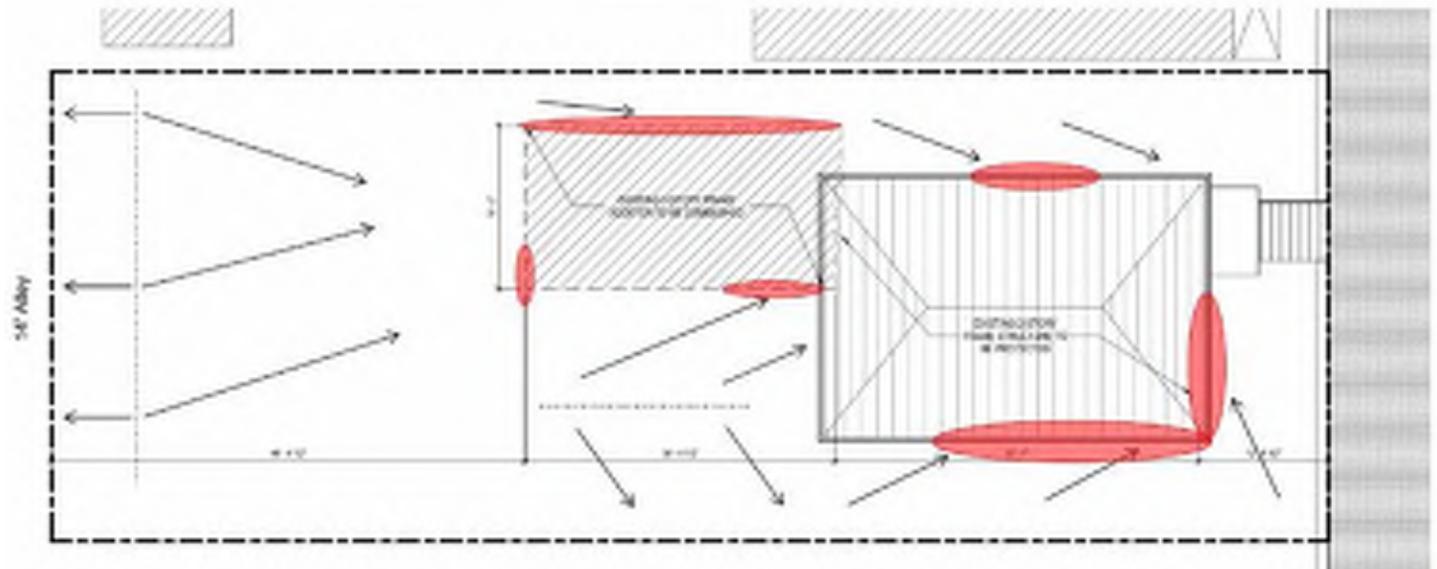
Southeastern corner of framing sits on grade and has water damage



All exterior doors have extensive water damage and soft wood due to pests

# Existing Photographs

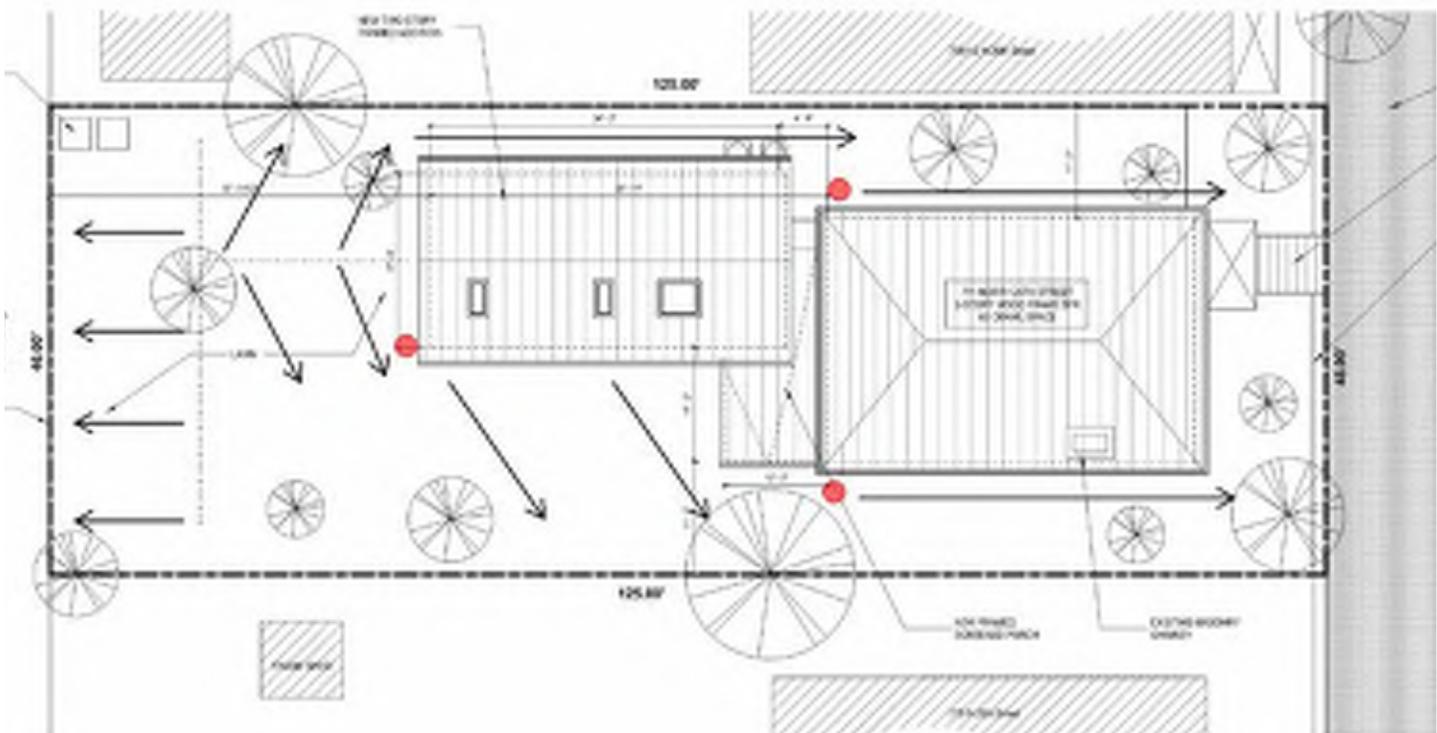
Elevations, Interior views that show structural damage and / or deterioration



Existing Structure has negative drainage surrounding the Primary and Secondary house structures resulting in maintenance, pest, and structural concerns over time

 Existing drainage conflict / standing water along building foundation after rain event

## PROPOSED DRAINAGE PATTERNS



Proposed New Construction will correct grading concerns and protect the Primary Structure from water drainage. Site work strategies will include use of french drains, site regrading, bioswales, and rain-barrels used to harvest and redistribute stormwater in the garden.

 Proposed rain barrel to capture and utilize stormwater

# Existing Photographs

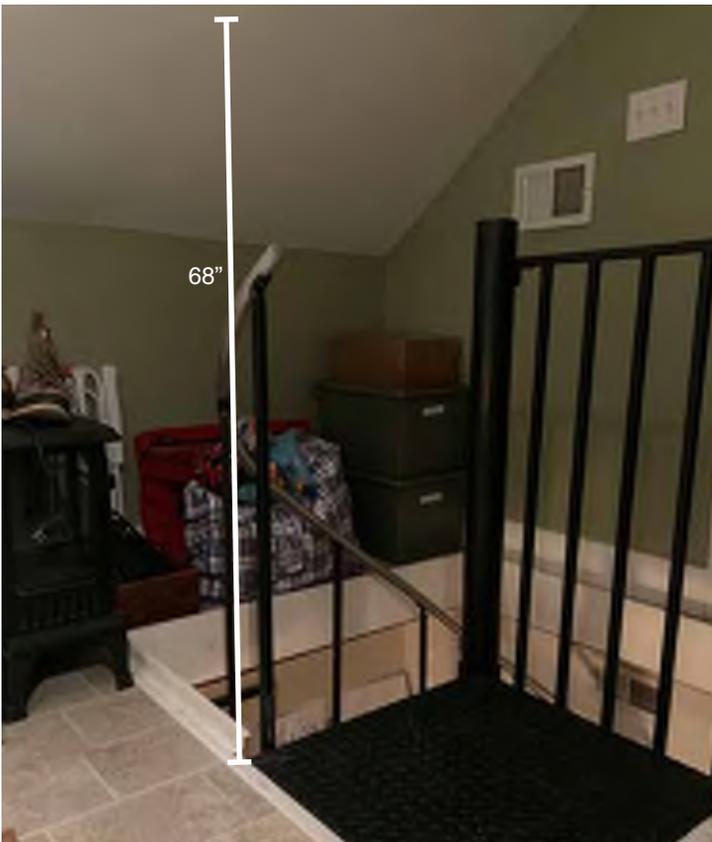
Elevations, Interior views that show structural damage and / or deterioration



Interior floor slopes down away from foundation 1.5%



Bottom of spiral staircase (wood beams under review for reuse)



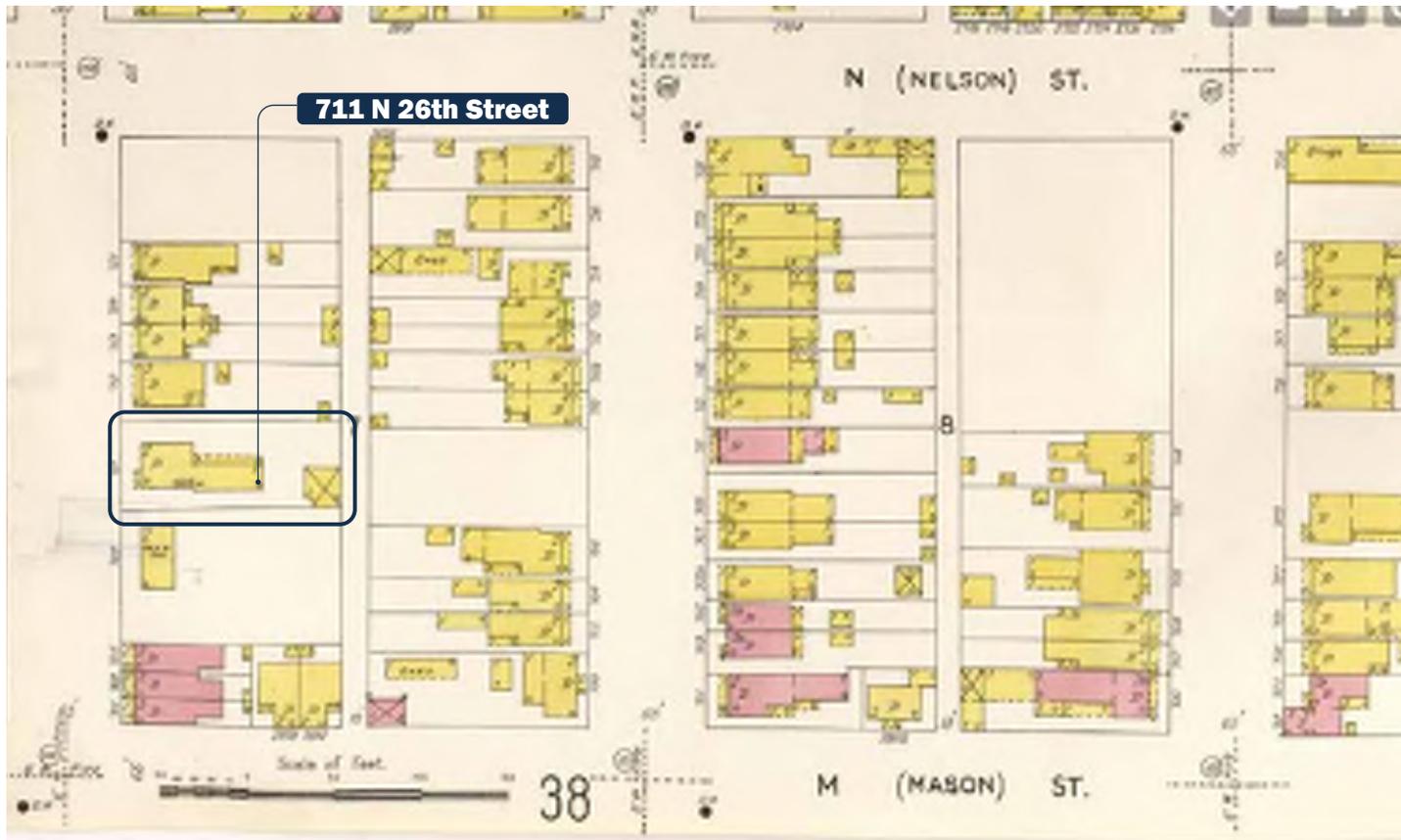
Top of spiral staircase has minimal headroom



Upstairs bathroom has 70" of headroom in middle 42" of space

# Existing Photographs

Elevations, Interior views that show structural damage and / or deterioration



Sanborn Map circa 1905 highlighting 26th and M Streets.



Aerial image circa 2024 highlighting evolving density and built environment of neighborhood

# Existing Photographs

Elevations, Interior views that show structural damage and / or deterioration



View from N 26th Street on centerline with the primary residence structure



Sectional collage from N 26th Street



Sectional collage from alleyway behind N 26th Street

# Church Hill Single Family Addition

711 North 26th Street, Richmond, VA 23223

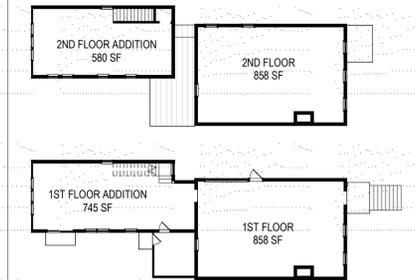
## SCOPE OF WORK

REMOVAL OF EXISTING REAR PORTION OF SINGLE FAMILY RESIDENCE IN ORDER TO BUILD A NEW TWO-STORY WOOD FRAMED ADDITION IN ITS PLACE. THE NEW CONSTRUCTION WILL ADHERE TO R-63 ZONING REQUIREMENTS OF SETBACKS, FLOOR AREA, AND OCCUPANCY. THE PROJECT INCLUDES THE CONSTRUCTION OF A SINGLE STORY SCREENED IN PORCH AND MISCELLANEOUS MECHANICAL, ELECTRICAL, AND PLUMBING UPGRADES TO SUPPORT THE NEW ADDITION.

## F.A.R. DIAGRAMS

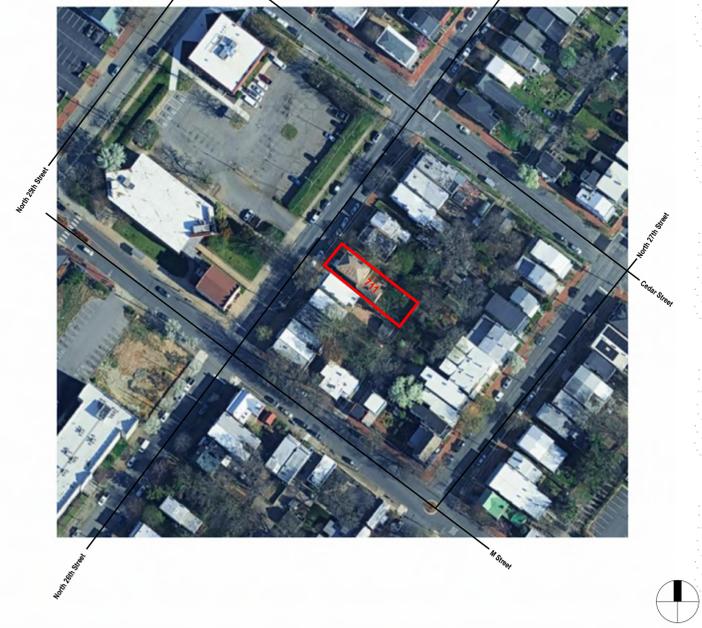
NO PROPOSED CHANGE TO ZONING  
2 LEVELS RESIDENTIAL

ZONING GROUP R-63  
LOT SIZE 5,750 S.F.  
MAX F.A.R. 3.0  
TOTAL ALLOWED S.F. 3,737 S.F.



LEVEL	EXISTING	DEMOLISHED	PROPOSED	TOTAL
1ST FLOOR	1,348 sf	490 sf	745 sf	1,603 sf
2ND FLOOR	1,102 sf	244 sf	580 sf	1,438 sf
TOTAL S.F.	2,405 sf	734 sf	1,325 sf	2,996 sf

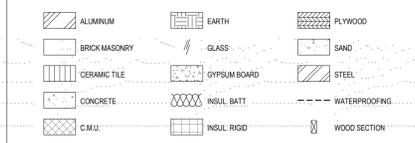
## LOCATION PLAN



## MASSING DIAGRAM



## MATERIAL LEGEND



## DRAWING SYMBOLS



## DRAWING LIST

GENERAL  
G-100 COVER SHEET  
G-101 PROJECT TYPES AND SCHEDULES

ARCHITECTURAL  
D-100 DEMOLITION PLANS  
A-100 PLANS  
A-101 ROOF PLANS  
A-200 BUILDING ELEVATIONS  
A-201 BUILDING ELEVATIONS  
A-302 WALL SECTIONS  
A-801 CONCEPTUAL VIEWS

## ABBREVIATIONS

A.C.T. ACTUAL	ELEC. ELECTRICAL	JT. JOINT	PTD. PAINTED
AQU. ADJACENT, ADJUSTABLE	EQ. EQUIP.	LAV. LAVATORY	P.S.I. POUNDS PER SQUARE INCH
A.F.F. ABOVE FINISHED FLOOR	EST. ESTIMATE	LB. POUNDS	QTY. QUANTITY
ALUM. ALUMINUM	E.W.C. ELECTRIC WATER COOLER	LP. LOW POINT	R. RISER
ALT. ALTERNATE	EXT. EXTERIOR	MEZ. MEZZANINE	REF. REFERENCE, REFRIGERATOR
APPD. APPROVED	E.J. EXPANSION JOINT	MFR. MANUFACTURER	REIN. REINFORCEMENT
@ AT	EXT. EXTERIOR	MECH. MECHANICAL	REV. REVISION, REVERSED
BO. BOARD	F.D. FLOOR DRAIN	MIS. MISCELLANEOUS	REQ. REQUIRED
B.O. BY OWNER	F.E.C. FIRE EXTINGUISHER CABINET	M.O. MOUNTED	R.O. ROUGH OPENING
BT. BOTTOM OF	F.H.C. FIRE HOSE CABINET	M.T.D. MOUNTED	R.T.U. ROOF TOP UNIT
C.J. CONTROL JOINT	FIN. FINISH	M.T. METAL	S.A.B. SOUND ATTENUATION BLANKET
CL. CENTERLINE	FT. FOOT, FEET	M.L. MILLION	S.F. SQUARE FEET
CLO. CLOSET	F.O.S. FACE OF SHEATHING	N. NORTH	SM. SIMILAR
C.O.G. CEILING	F.O.W. FACE OF WALL	N.I.C. NOT IN CONTRACT	SPEC. SPECIFICATION
C.M.U. CONCRETE MASONRY UNIT	GA. GALVANIZED	NO. NUMBER	SQ. SQUARE
COL. COLUMN	GL. GLASS	N.T.S. NOT TO SCALE	S.T.C. SOUND TRANSMITTANCE CRITERIA
CONC. CONCRETE	GYP. BOARD	O.C. ON CENTER	STD. STANDARD
CONST. CONSTRUCTION	H.D. HEAD	O.C.C. OCCUPANT OCCUPANCY	STL. STEEL
CONT. CONTINUE, CONTINUOUS	H.M. HOLLOW METAL	O.D. OUTSIDE DIAMETER	STRUC. STRUCTURAL
CORR. CORRIDOR	H.K. HORIZONTAL	O.F.I.C. OWNER FINISHED/ CONTRACTOR INSTALLED	T. TREAD
CT. CERAMIC TILE	H.P. HIGH POINT	O.F.I. OWNER FINISHED/ OWNER INSTALLED	TEMP. GL. TEMPERED GLASS
CJ. FT. CIRC. FOOT	HR. HOUR	OH. OVERHEAD	THK. THICK THICKNESS
DIA. DIAMETER	HT. HEIGHT	OPNG. OPENING	THRU. THROUGH
DM. DIMENSION	I.D. INSIDE DIAMETER	OPR. OPERATE	TYP. TYPICAL
DISP. DISPENSER	IN. INCHES	PL. LAM. PLASTIC LAMINATE	UNO. UNLESS NOTED OTHERWISE
DN. DOWN	INSUL. INSULATION	PLYWD. PLYWOOD	V.C.L. VINYL COMPOSITION TILE
D.O. DOOR OPENING	INT. INTERIOR	PLB.G. PLUMBING	VERT. VERTICAL
D.S. DOWNDRAFT	J.C. JANITOR CLOSET	PR. PAIR	V.I.F. VERIFY IN FIELD
DWG. DRAWING	JT. JOINT		WD. WOOD
E.A. EACH			
EL. ELEVATION			

## EXISTING FACADE MATERIALS KEY

- 1 STANDING SEAM METAL ROOF
- 2 WHITE ALUMINUM GUTTERS
- 3 DOUBLE HUNG WINDOWS
- 4 YELLOW WOOD SIDING, 6" FACE
- 5 WOOD PORTICO
- 6 ENTRY DOOR WISDELITES
- 7 EXISTING REAR ADDITION (TO BE REMOVED)
- 8 RUBBLE FOUNDATION
- 9 CONCRETE CURB AT EDGE OF SIDEWALK



4 EXISTING FRONT FACADE  
1/4" = 1'-0"

## ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I certify that I am a registered energy professional (REP). I certify that to the best of my professional knowledge and belief, that the plans for:

**711 North 26th Street  
Richmond, VA 23223**

FULLY COMPLY with the requirements of Chapter 18-13, Energy Conservation of the Municipal Code of Chicago as effective April 22, 2009.

Signed **James M. Silvestro**  
Date **01/29/2025**

(Arch. S.E. or P.E.)  
Illinois License Number: 001-023395

IL License No. 001-023395 Expires 11/30/2026

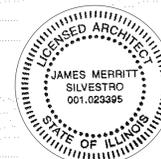


Affix Original Professional Wet-Ink Seal Here

## CODE COMPLIANCE STATEMENT

I hereby certify that these plans were prepared under my direction supervision and to the best of my professional knowledge conform to the following codes:

-2021 VIRGINIA BUILDING CODE  
-2021 VIRGINIA MECHANICAL CODE  
-2021 VIRGINIA ELECTRICAL CODE  
-2021 VIRGINIA PLUMBING CODE  
-2021 VIRGINIA ENERGY CODE



Affix Original Professional Wet-Ink Seal Here

Expires 11/30/2026



443 East 46th Place  
Chicago, IL 60653  
917.836.2804

OWNER:

Tyler Silvestro + Abigail Gerow

CONSULTANTS:

REV.	ISSUE:	DATE:
1	CAR REVIEW	01/30/2025
2	CAR REVISIONS I	03/09/2025
3	CAR REVISIONS II	03/24/2025
4	CAR REVISIONS III	04/07/2025

PROJECT:

711 N 26th Street

Church Hill SFR Addition

DRAWING:

COVER SHEET

SEAL & SIGNATURE:



PROJECT # 2410  
DATE: 04/07/2025  
DRAWN BY: YMV  
CHECKED BY: JMS  
SHEET

G-100

# WINDOW TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



OPERABLE SKYLIGHT DOUBLE HUNG

# EXTERIOR DOOR TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



SCREEN DOOR SLIDING DOOR

# INTERIOR DOOR TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



FLUSH WOOD DOOR DOUBLE FLUSH WOOD DOOR POCKET DOOR

WINDOW SCHEDULE									
TAG	LOCATION	DESCRIPTION	MFR. / MODEL	SIZE (WxH)	GLAZING AREA	VENT AREA	HARDWARE	QTY.	NOTES
NEW									
10	SECOND ROOF	SKYLIGHTS/SOLAR VENT	VELUX	42" x 42"	12.3 SF	2.3 SF	ELECTRIC	1	
11	SECOND ROOF	SKYLIGHTS/SOLAR VENT	VELUX	16" x 42"	4.7 SF	2.3 SF	ELECTRIC	2	
12	STUDY	DOUBLE HUNG	TBD	28" x 52"	10.1 SF	5.2 SF	SASH LOCKS	7	CHILD PROOF WHERE NEEDED
13	STUDY	DOUBLE HUNG	TBD	30" x 60"	12.5 SF	6.25 SF	SASH LOCKS	6	CHILD PROOF WHERE NEEDED
14	STUDY	DOUBLE HUNG	TBD	28" x 60"	11.7 SF	5 SF	SASH LOCKS	3	

DOOR SCHEDULE															
TAG	LOCATION	DESCRIPTION	MFR. / MODEL	SIZE (WxHxT)	CLEAR OPENING	OPERATION	HARDWARE	DOOR PANEL			FRAME		FIRE RATING	QTY.	NOTES
								MATERIAL	FINISH	GLAZING	MATERIAL	FINISH			
NEW															
02	KITCHEN	FULL LITE PATIO DOOR	TBD	72" x 96" x 1 3/4"	5' - 9 5/8"	SLIDER	KEYED	FIBERGLASS	SHOP PTD.	TEMPERED	FIBERGLASS	SHOP PTD.	N/A	1	PURCHASE W/WINDOWS
03	PATIO	SCREEN DOOR	TBD	30" x 74" x 1 3/4"	2' - 3 5/8"	SWING W/CLOSER	LATCH	WD/SCREEN	STAINED	N/A	WOOD	STAINED	N/A	1	CUSTOM FABRICATE
04	BEDROOMS/STORAGE	SINGLE LEAF	TBD	30" x 80" x 1 3/4"	2' - 3 5/8"	SWING	PASSAGE	SOLID CORE	PTD.	N/A	WOOD	PTD.	N/A	5	PANEL TBD
05	STUDY	DOUBLE CLOSET DOORS	TBD	48" x 84" x 1 3/4"	3' - 9 5/8"	SWING	PASSAGE	SOLID CORE	PTD.	N/A	WOOD	PTD.	N/A	2	PANEL TBD
06	EXISTING DINING ROOM	HALF LITE	TBD	30" x 84" x 1 3/4"	2' - 3 5/8"	SWING	KEYED	FIBERGLASS	PTD.	TEMPERED	SHOP PTD.	N/A	1		

# GENERAL NOTES & SPEC'S

- NOTICE TO CONTRACTOR**
- General Contractor and all Subcontractors shall verify site survey and dimensions with actual conditions in field. If conditions differ, contractor shall notify architect immediately.
  - Contractor shall establish proper elevations as indicated on the drawings and if required employ a land surveyor licensed in the State of Illinois.
  - In the event of dispute, resolution shall be settled by arbitration/mediation as outlined in the most recent edition of A.I.A. Document A201.
  - Any and all bracing, shoring or temporary support that may be required shall be the sole responsibility of the contractor.
  - If a mistake or omission is found in the contract documents, contractor shall notify the Architect immediately to allow for the opportunity to correct or resolve the matter.
  - All work and materials shall be performed in the strict conformance with the applicable state and local building codes and regulations of the city.
  - Drawings are not to be scaled in the field. Written dimensions take precedence over drawn dimensions. Verify any discrepancies, errors or omissions with architect before proceeding.
  - Contractor shall verify site survey and dimensions with actual conditions in field. Verify any discrepancies, conflicting conditions or dimensions with architect.
  - General contractor and all subcontractors shall be familiar with all drawings for project. Information for all trades appears on all sheets.
  - Contractor to keep project site clean and orderly at all times, remove waste and debris during the course of construction. A final thorough cleaning shall be provided prior to presentation to owner.
  - Shop drawings shall be prepared, containing drawings, details, and specifications as necessary to fully detail and describe work to be completed for said item.
  - Ordered schedule shall be submitted to the architect for approval, complete with all pertinent information relating to each item on the schedule, for the following: a. hardware b. light fixtures c. plumbing fixtures d. appliances
  - Physical samples of materials shall be submitted by the general contractor to the architect as is called out in the specification for the project.
  - All submittals shall be made by the general contractor to the architect with such a timing allows for proper review and approval, including potential corrections, such that there is no delay on the progress of the construction.
  - All work shall adhere to professional standards; all damage shall be immediately repaired by contractor at no cost to the owner.
  - Firestopping shall be provided in the following locations:
    - In concealed spaces of stud walls and partitions, including furred space, at the ceiling and floor level;
    - All interconnection between concealed vertical and horizontal spaces such as occurred at soffits, drop ceilings, etc.;
    - In concealed spaces between stair stringers at the top and bottom of the run;
    - At openings around vents, pipes, ducts, and chimneys and fireplaces at ceiling and floor level, with noncombustible materials.
    - Maximum allowable spacing between firestopping in stud cavity is 8".

- GENERAL NOTES**
- General Contractor must verify all dimensions in field.
  - Noted dimensions take precedence over scaled dimensions do not scale drawings.
  - All exterior dimensions are to face of brick, drywall, concrete, or other finished face of construction.
  - All materials and equipment must be installed per manufacturer's instructions and recommendations, and to the best industry standards.
  - Contractor is responsible for removal and proper disposal of all debris generated by the work. Clean up is required on daily basis.
  - Unless noted, gutters and downspouts will be prefinished aluminum with minimum pitch of 1/16" per foot.
  - Coordinate with all finish, door, hardware and fire prevention schedules.
  - Work shall be done in a careful manner that minimizes damage to the existing house. Any damage to the existing home beyond the scope of the demolition shall be repaired to the satisfaction of the owner at no additional expense.
  - Provide min. 3'-6" high guardrails at all floor edges, balconies, mezzanines, porches and decks at operable windows less than 2'-0" GAFF and at areaway greater than 3'-0" depth.
  - All materials, supplies and equipment to be installed as per manufacturer's specifications and as per local codes and requirements.
  - A 15 year warranty on all exterior building envelope materials for labor and materials shall be provided including but not limited to building roofing, flashing, paint, etc.

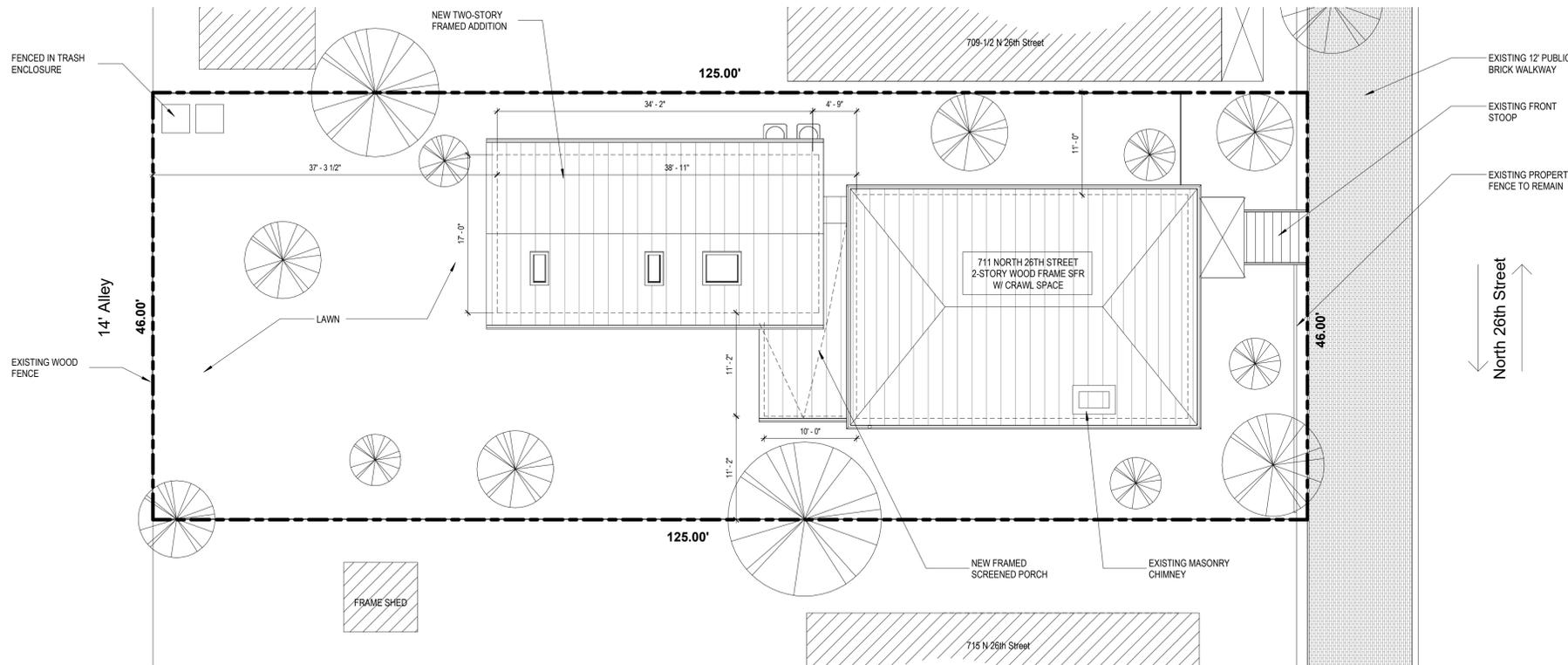
- INSURANCE**
- Contractor shall provide certificate of insurance naming owner, Architect and their agents as additionally insured.
  - Contractor to provide all necessary insurance including but not limited to Public Liability, Workman's compensation and Employer's Liability and Comprehensive Auto Liability insurance.

- STRUCTURAL DESIGN CRITERIA**  
See Structural Drawings for specific notes regarding the project.
- Roof: Snow Load 30 psf, wind uplift load 20 psf.
  - Floor Load 100 psf + 10 psf Dead Load
  - Lumber: Southern Pine #2 or better, except columns use Southern Pine #1
  - Soil Bearing: 3,000 pcf. Concrete: 3,000 psi @ 28 days
  - Stairway and balcony railing designed to resist simultaneous horizontal and vertical thrust of 50 PLF & applied point load of 200 pounds at any location.

- STRUCTURAL MATERIALS:**
- WOOD
    - Rafters and joists shall be HEM-FIR #2 or better with min. properties:
      - Modulus of elasticity: 1,300,000 PSI
      - Allowable bending stress: Fb 850 PSI
      - Allowable horizontal shear: Fv: 150 PSI
  - CONCRETE
    - FC: 3,000 PSI; Min. Soil Bearing: 3,000 PSF.

- CARPENTRY NOTES**
- Use Water protected wood for outside construction.
  - Do not cut or drill through the bottom of any joists or beams.
  - All wood bearing on masonry shall have 6" min. bearing.
  - Furnish and install all hangers and connection devices as required to insure proper framing connections for all structure, all hangers and connectors shall be stainless steel or hot dipped galvanized.
  - All splices in posts must be per detail or city guidelines.

- ELECTRICAL NOTES**
- All electrical work on site to be in compliance with the 2018 Chicago Electrical Code. See E1.0 for specific notes regarding the project.



1 Site Plan  
1/8" = 1'-0"



443 East 46th Place  
Chicago, IL 60653  
917.836.2804

OWNER:  
Tyler Silvestro + Abigail Gerow

CONSULTANTS:

REV:	ISSUE:	DATE:
1	CAR REVIEW	01/30/2025
2	CAR REVISIONS I	03/09/2025
3	CAR REVISIONS II	03/24/2025

PROJECT:  
711 N 26th Street

Church Hill SFR Addition

DRAWING:  
PROJECT TYPES AND SCHEDULES

SEAL & SIGNATURE:	PROJECT #	2410
	DATE:	03/24/2025
	DRAWN BY:	YMY
	CHECKED BY:	JMS
	SHEET	G-101















PERSPECTIVE VIEW FROM 26TH STREET



PERSPECTIVE VIEW FROM REAR YARD



**Silvestro Design Operations**

443 East 46th Place  
Chicago, IL 60653  
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4	CAR REVISIONS III	04/07/2025

PROJECT:

711 N 26th Street

Church Hill SFR Addition

DRAWING:

CONCEPTUAL VIEWS

SEAL & SIGNATURE:	PROJECT #	2410
	DATE:	04/07/2025
	DRAWN BY:	YMV
	CHECKED BY:	JMS
	SHEET	A-801



PERSPECTIVE VIEW FROM 26TH STREET



PERSPECTIVE VIEW FROM REAR YARD



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443 East 46th Place  
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Church Hill SFR Addition

DRAWING:

CONCEPTUAL VIEWS

SEAL & SIGNATURE:



PROJECT # 2410  
DATE: 04/07/2025  
DRAWN BY: YMV  
CHECKED BY: JMS  
SHEET

**A-801**