



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property *(location of work)*

Property Address: 2111-2119 Venable Street Current Zoning: R-63

Historic District: Union Hill

Application is submitted for: *(check one)*

- Alteration
- Demolition
- New Construction

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

New construction of sixteen single-family attached dwellings configured as groups of 2 or 3 dwellings.

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Email: will@bakerdevelopmentresources.com

Billing Contact? Yes Applicant Type *(owner, architect, etc.):* Agent

Property Owner: Great Hope Baptist Church

If Business Entity, name and title of authorized signee: _____

Mailing Address: 2101 Venable Street

City: RICHMOND State: VA Zip Code: 23223

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:  Date: 03/01/24



March 1st, 2024

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
Mr. Alex Dandridge, Secretary
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Certificate of Appropriateness at 2111-2119 Venable Street

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of sixteen new single-family attached dwellings on the properties known as 2111, 2113, 2115, 2117, & 2119 Venable Street (the "Property").

The Property is located on the southern line of Venable Street between N 21st and N 22nd Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. The Property is currently developed with a paved parking area associated with the Greater Hope Baptist Church who is selling the Property.

The Property owner is proposing to construct a total of sixteen, single-family attached dwellings on the Property. Two separate facades are proposed for the dwellings which would be configured as groups of two or three attached units with eight units fronting Venable Street to the north and eight units fronting Burton Street to the south. The dwellings fronting Venable Street would consist of a pair of dwellings flanked by two groups of three dwellings. The interior dwellings would be of a design which is reminiscent of traditional Italianate dwellings in the

neighborhood. These would be three stories in height with a setback third floor for a north-facing terrace. The exterior groups of dwellings are designed with a false mansard roof and dormer windows on the third floor. Those units would utilize a south facing third-floor terrace for additional outdoor living area. The dwellings fronting Burton Street would utilize the same pattern with Italianate-style dwellings with third floor terraces facing south for City views. These dwellings have been designed with uniquely stylized cornice-lines to provide variety in the facades.



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



02 | BURTON ST. CONTEXT ELEVATION
1/8" = 1'

Each of these dwellings would each contain 3 bedrooms and 2 ½ bathrooms in 1,808 square feet of finished floor area. The dwellings have been designed with a floorplan which offers a living area and kitchen on the first floor. Two bedrooms will be located on the second floor while the third floor would consist of a primary bedroom with walk-in closet and en suite bathroom.

Along with 2111-2119 Venable Street, the property owner has also submitted application for a Certificate of Appropriateness (the "COA") for the adjacent property to the south across Burton Street at 810 & 812 N 22nd Street. These two applications represent an

appropriate development of the currently vacant parcels that is modern but also respectful to the historic Union Hill neighborhood.



Siting:

The Property is one of ten contiguous parcels from 2101 to 2119 Venable Street currently owned by the Great Hope Baptist Church. Sanborn maps show the parcels adjacent to the church were previously occupied with dwellings which were later removed to create the parking lot. The siting of the proposed dwellings is consistent with the historic use of the Property and the development pattern in the area. The nearby 2300 Blocks of Venable and Burton Street present a similar siting of dwellings with homes in the block fronting both Venable and Burton Street. The dwellings will be set back from the street roughly 7.5' which recognizes the siting of many dwellings in the neighborhood which are pulled toward the street to create a unified street wall and allow for larger rear yards.

Form:

The proposed dwellings have been designed to reflect the lot configuration of the area and to be consistent with traditional row house forms found in the area. While the underlying

R-63 zoning district suggests that the roughly 18,700 square foot parcel (2111-2119 Venable) could be occupied with a three-story multifamily dwelling containing up to 18 dwelling units, the applicant has chosen to develop the site in a manner which is more consistent with the development pattern of the area. The proposed Italianate and false mansard designs were created to meet the CAR Guidelines and have been approved elsewhere in the Union Hill and other City Old and Historic Districts.

Attached dwellings can be found along Venable Street and throughout the Union Hill district. The proposed dwellings feature a design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood. Each dwelling would include traditional details which can be found in the neighborhood such as transom windows above the front door and front stoops or porches with hip roofs. A combination of dwelling styles is not only consistent with the Union Hill neighborhood which is noted as being distinct for its “wide variety of architectural styles” within the Old and Historic District guidelines but is also consistent with the new Richmond 300 Master Plan which recommends the city “allow and encourage a variety of architectural styles.”

Scale:

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. Dwellings in the area are of a range of heights with three story dwellings located nearby at 2116, 2117, 2119, and 2121 Cedar Street. A dwelling similar to what is proposed, three-stories with a setback third floor, was also approved in 2021 nearby at 803 Jessamine Street.

Height, Width, Proportion, & Massing

At three stories, the proposed dwellings are comparable in height with other structures on the block. The setback third floor or sloped false mansard roof reduce the visibility of the

third floor of the dwellings from the street while the spacing between groups of homes allows for visibility and avoids a monolithic design.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Cementitious siding was chosen for its durability and desirable aesthetics. A standing seam metal porch roof provides low maintenance, weather resistance, and compatibility with other. These items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.

The proposed design is compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. As noted by the *CAR's Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwellings provide modern architectural style offering new and desirable housing opportunities within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwellings can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family attached dwellings address the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864) 377-9140.

Sincerely,



William Gillette, *AICP*
Baker Development Resources, LLC

LEGAL DESCRIPTION

Parcel 1
All that certain lot or parcel of land know as 2101 Venable St in the city of Richmond, Va.
Beginning at the intersection of the south line of Venable Street and the east line of N 21st Street and being the Point of Beginning 1 (POB 1). Commencing at Point of Beginning 1; thence along the south line of Venable St. North 89°17'31" East, a distance of 60.20 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.59 feet to the north line of Burton St.; thence along the north line of Burton St. South 89°18'44" West, a distance of 103.94 feet to the east line of N 21st St; thence along the east line of N 21st St. North 17°31'39" East, a distance of 139.56 feet to the Point of Beginning. Containing 10,880 Sq.Ft.

Parcel 2
All that certain lot or parcel of land know as 2105 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 60.20 feet east of the east line of N 21st Street and being the Point of Beginning 2 (POB 2); thence along the south line of Venable Street North 89°17'31" East, a distance of 18.06 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.59 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 18.06 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.59 feet to the Point of Beginning. Containing 2395 Sq.Ft.

Parcel 3
All that certain lot or parcel of land know as 2107 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 78.26 feet east of the east line of N 21st Street and being the Point of Beginning 3 (POB 3); thence along the south line of Venable Street North 89°17'31" East, a distance of 18.06 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.60 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 18.06 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.59 feet to the Point of Beginning. Containing 2395 Sq.Ft.

Parcel 4
All that certain lot or parcel of land know as 2109 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 96.32 feet east of the east line of N 21st Street and being the Point of Beginning 4 (POB 4); thence along the south line of Venable Street North 89°17'31" East, a distance of 30.10 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.61 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 30.10 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.60 feet to the Point of Beginning. Containing 3991 Sq.Ft.

Parcel 5
All that certain lot or parcel of land know as 2111 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 126.42 feet east of the east line of N 21st Street and being the Point of Beginning 5 (POB 5); thence along the south line of Venable Street North 89°17'31" East, a distance of 30.10 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.62 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 30.10 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.61 feet to the Point of Beginning. Containing 3992 Sq.Ft.

Parcel 6
All that certain lot or parcel of land know as 2113 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 156.52 feet east of the east line of N 21st Street and being the Point of Beginning 6 (POB 6); thence along the south line of Venable Street North 89°17'31" East, a distance of 30.10 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.63 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 30.10 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.62 feet to the Point of Beginning. Containing 3992 Sq.Ft.

Parcel 7
All that certain lot or parcel of land know as 2115 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 186.62 feet east of the east line of N 21st Street and being the Point of Beginning 7 (POB 7); thence along the south line of Venable Street North 89°17'31" East, a distance of 17.86 feet; thence leaving Venable St. South 00°44'13" East, a distance of 76.92 Feet; thence North 89°17'31" East, a distance of 5.98 Feet; thence South 00°44'13" East, a distance of 55.72 feet; to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 23.64 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.63 feet to the Point of Beginning. Containing 2675 Sq.Ft.

Parcel 8
All that certain lot or parcel of land know as 2115 1/2 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 204.28 feet east of the east line of N 21st Street and being the Point of Beginning 8 (POB 8); thence along the south line of Venable Street North 89°17'31" East, a distance of 22.34 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.64 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 16.36 feet; thence leaving Burton St. North 00°44'13" West, a distance of 55.72 feet; thence South 89°17'31" West, a distance of 5.98 Feet; thence North 00°44'13" East, a distance of 76.92 feet; to the Point of Beginning. Containing 2630 Sq.Ft.

Parcel 9
All that certain lot or parcel of land know as 2117 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 226.62 feet east of the east line of N 21st Street and being the Point of Beginning 9 (POB 9); thence along the south line of Venable Street North 89°17'31" East, a distance of 20.87 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.65 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 20.88 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.64 feet to the Point of Beginning. Containing 2769 Sq.Ft.

Parcel 10
All that certain lot or parcel of land know as 2119 Venable St in the city of Richmond, Va.
Beginning at a point situated on the south line of Venable Street and 247.49 feet east of the east line of N 21st Street and being the Point of Beginning 10 (POB 10); thence along the south line of Venable Street North 89°17'31" East, a distance of 21.00 feet; thence leaving Venable St. South 00°44'13" East, a distance of 132.66 Feet to the north line of Burton St; thence along the north line of Burton St. South 89°18'44" West, a distance of 21.00 feet; thence leaving Burton St. North 00°44'13" West, a distance of 132.65 feet to the Point of Beginning. Containing 2786 Sq.Ft.

Parcel 11
All that certain lot or parcel of land know as 810 N 22nd St in the city of Richmond, Va.
Beginning at a point situated on the west line of N 22nd St and 54.20' south of the south line of Burton St and being the Point of Beginning 11 (POB 11). Commencing at Point of Beginning 11; thence along the west line of N 22nd St. South 16°57'17" West, a distance of 33.31 feet; thence leaving N 22nd St. North 73°00'58" West, a distance of 79.13 feet; thence North 12°14'37" East, a distance of 33.38'; thence South 73°02'43" East, a distance of 81.87 feet to the Point of Beginning. Containing 2,680 Sq.Ft.

Parcel 12
All that certain lot or parcel of land know as 812 N 22nd St in the city of Richmond, Va.
Beginning at the intersection of the west line of N 22nd Street and the south line of Burton Street and being the Point of Beginning 12 (POB 12). Commencing at Point of Beginning 12; thence along the west line of N 22nd St. South 16°57'17" West, a distance of 54.20 feet; thence leaving N 22nd St. North 73°02'43" West, a distance of 81.87 feet; thence North 12°14'37" East, a distance of 27.55' to the south line of Burton St.; thence along the south line of Burton St. North 89°19'11" East, a distance of 88.28 feet to the Point of Beginning. Containing 3,404 Sq.Ft.

ALTA/NSPS CERTIFICATION

To: Kevin Aslami and First American, its successors and/or assigns as their interests may appear.

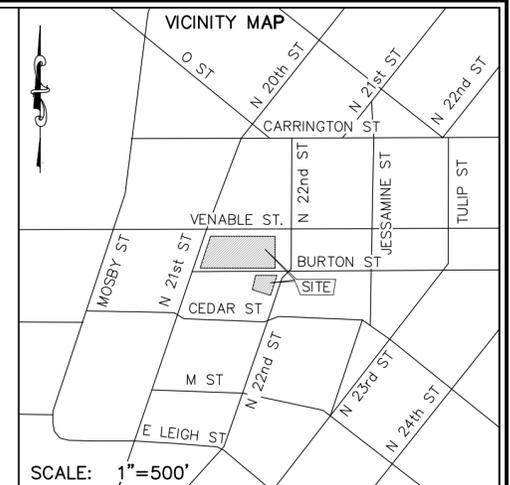
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7b1,8,9,13,14,16 and 18 of Table A thereof. The field work was completed on 5-10-2023

JEFFREY K. FLOYD LS DATE
REGISTRATION NUMBER 001905

SCHEDULE B - PART II,

Special Exceptions

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I- Requirements are met. **"NOT A SURVEY ITEM"**
- 2. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records. **"NOT A SURVEY ITEM"**
- 3. Any discrepancies or conflicts in boundary lines or shortage in area or encroachments, and other facts which a correct survey or any inspection of the premises would disclose. **"SEE SURVEY"**
- 4. Rights or claims of parties in possession. **"NOT A SURVEY ITEM"**
- 5. Real estate taxes, including supplemental taxes, if applicable, and municipal charges for the second half of the year 2023 and subsequent years, not yet due and payable. **"NOT A SURVEY ITEM"**
- 6. Special Assessments subsequent to the date of policy, including stormwater fees and recycling fees, if any, imposed by City of Richmond for services rendered upon insured premises. **"NOT A SURVEY ITEM"**
- 7. All taxes which may arise by reason the current owner is tax exempt. (AS TO PARCELS 1, 2, 3, 4, 5 and 6) **"NOT A SURVEY ITEM"**
- 8. Agreement dated August 1, 1939, recorded in the Clerk's Office of Richmond Chancery Court in Deed Book 418-A, page 136, **"NOT A SURVEY ITEM"**
- 9. Examination of a plat of survey prepared by A. G. Harocopos, Inc., dated April 26, 2007, for matters adverse to the title insured herein shows, but is not limited to, the following:
 - (a) Overhead utility lines with appurtenances thereto on property; **"SEE SURVEY"**
 - (b) Building on 2101 Venable Street encroaches into sidewalk along southern property lie to the extent of 0.08'; **"SEE SURVEY"**
 - (c) Sidewalk across western portion of 2101 Venable Street and abutting southern lot line of 2101 Venable Street. Rights of others in and to the use thereof. **"SEE SURVEY"**
 - (d) Surveyor notes discrepancy between recorded plats as to the location of the eastern side lot line of 2119 Venable Street. **"SEE SURVEY"**
- 10. The following endorsements will be attached to the final loan policy: ALTA 8.1-06 and ALTA 9-06. **"NOT A SURVEY ITEM"**

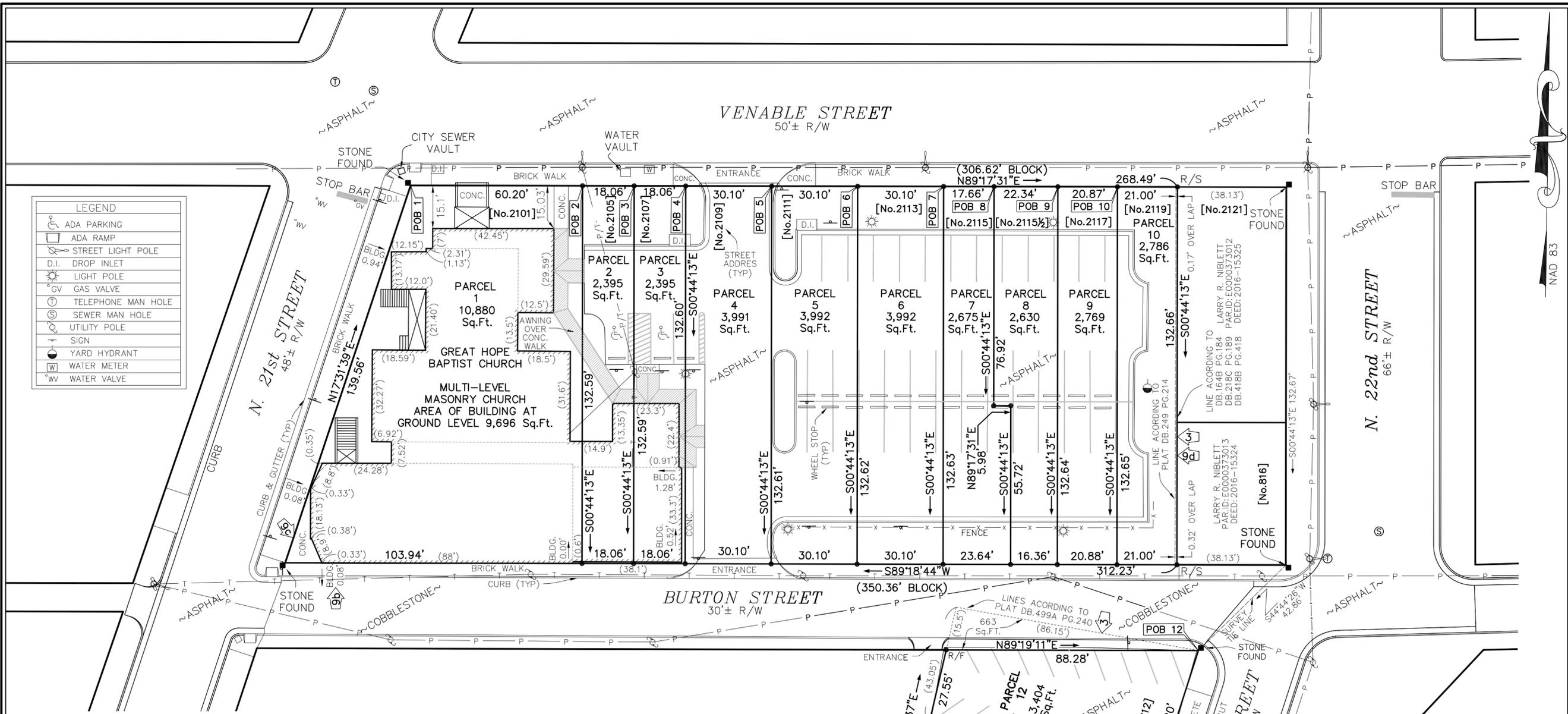


NOTES:

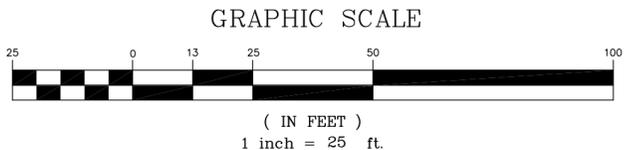
- 1 - Owner: GREAT HOPE BAPTIST CHURCH
2101 VENABLE ST.
RICHMOND, VA. 23223
- 2 - Title Co. ~ OLD REPUBLIC TITLE INSURANCE COMPANY
Issuing Office File Number: B23-0740 R
Issuing Agent: TitleVA, LLC
9464 CHAMBERLAYNE ROAD
Suite 301,
MECHANICSVILLE, Va. 23116
- 3 - Zoning ~ R-63-Residential (Multi-family Urban)
- 4 - Area - See survey
- 5 - Water Supply ~ City System
- 6 - Sewerage disposal ~ City system
- 7 - Number of Parking Spaces ~ 27 STANDARD SPACES
16 MODIFIED SPACES (SMALL)
2 ADA SPACES
45 TOTAL SPACES
- 8 - This property is not within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E
Zones: "X" DATED: 7-16-2014

<p>ALTA/NSPS LAND TITLE SURVEY Nos. 2101, 2105, 2107, 2109, 2111, 2113, 2115, 2115 1/2, 2117, 2119 VENABLE STREET AND Nos. 810 AND 812 N 22nd STREET RICHMOND, VA.</p>		
<p>P.O. BOX 118 CHESTERFIELD, VA 23832 (804) 748-9481</p>		
DATE : 5-16-2023 SCALE: 1"=25' DRAWN BY: JKF CHECKED BY: EAF 230415641	REVISIONS:	SHEET 1 OF 1

LEGEND	
	ADA PARKING
	ADA RAMP
	STREET LIGHT POLE
	D.I. DROP INLET
	LIGHT POLE
	CV GAS VALVE
	TELEPHONE MAN HOLE
	SEWER MAN HOLE
	UTILITY POLE
	SIGN
	YARD HYDRANT
	WATER METER
	WATER VALVE



PARCEL	ADDRESS	OWNER	PARCEL ID:	DEED REF.
PARCEL 1	2101 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373001	DB. N/A
PARCEL 2	2105 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373003	DB.818 PG.1742
PARCEL 3	2107 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373004	DB.720 PG.274
PARCEL 4	2109 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373005	DB.763 PG.1529
PARCEL 5	2111 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373006	DB.107 PG.1377
PARCEL 6	2113 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373007	DB.735 PG.1839
PARCEL 7	2115 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373008	DEED:9700-12169
PARCEL 8	2115½ VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373009	DEED:9800-14869
PARCEL 9	2117 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373010	DEED:2002-19293
PARCEL 10	2119 VENABLE ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000373011	DEED:2004-2899
PARCEL 11	810 N 22nd ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000329004	DEED:2003-15809
PARCEL 12	812 N 22nd ST.	GREAT HOPE BAPTIST CHURCH	PAR.ID:E0000329001	DEED:2001-15441



ALTA/NSPS LAND TITLE SURVEY
 Nos. 2101, 2105, 2107, 2109, 2111, 2113, 2115, 2115½, 2117, 2119 VENABLE STREET AND Nos. 810 AND 812 N 22nd STREET RICHMOND, VA.

Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481

DATE : 5-16-2023	REVISIONS:	SHEET
SCALE: 1"=25'		1
DRAWN BY: JFK		OF
CHECKED BY: EAF		2
230415641		



PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
A0.1	VENABLE/BURTON (UNITS 1-16) BUILDING FLOOR PLANS
A0.2	N. 22ND ST. (UNITS 17-20) BUILDING FLOOR PLANS
A1.1	TYPE 'A' AND 'B' TYPICAL FLOOR PLANS
A1.2	TYPE 'C' TYPICAL FLOOR PLANS
A1.3	TYPE 'D' TYPICAL FLOOR PLANS
A2.0	FRONT CONTEXT ELEVATION
A2.1	UNITS 1-2-3 & 6-7-8 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	UNITS 1-2-3 & 6-7-8 REAR & SIDE EXTERIOR ELEVATIONS
A2.3	UNITS 4-5 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.4	UNITS 4-5 REAR & SIDE EXTERIOR ELEVATIONS
A2.5	UNITS 9-10-11 & 14-15-16 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.6	UNITS 9-10-11 & 14-15-16 REAR & SIDE EXTERIOR ELEVATIONS
A2.7	UNITS 12-13 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.8	UNITS 12-13 REAR & SIDE EXTERIOR ELEVATIONS
A2.9	UNITS 19-20 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.10	UNITS 19-20 REAR & SIDE EXTERIOR ELEVATIONS
A2.11	UNITS 17-18 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.12	UNITS 17-18 RIGHT SIDE (BURTON ST.) EXTERIOR ELEVATION
A2.13	UNITS 17-18 REAR & LEFT SIDE EXTERIOR ELEVATIONS

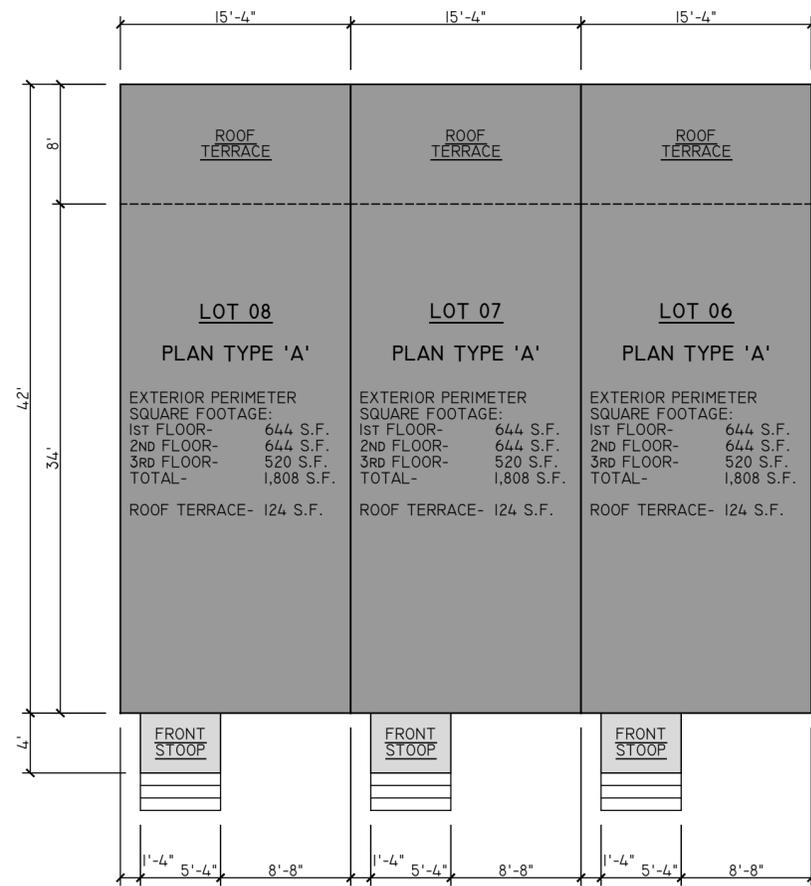


SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

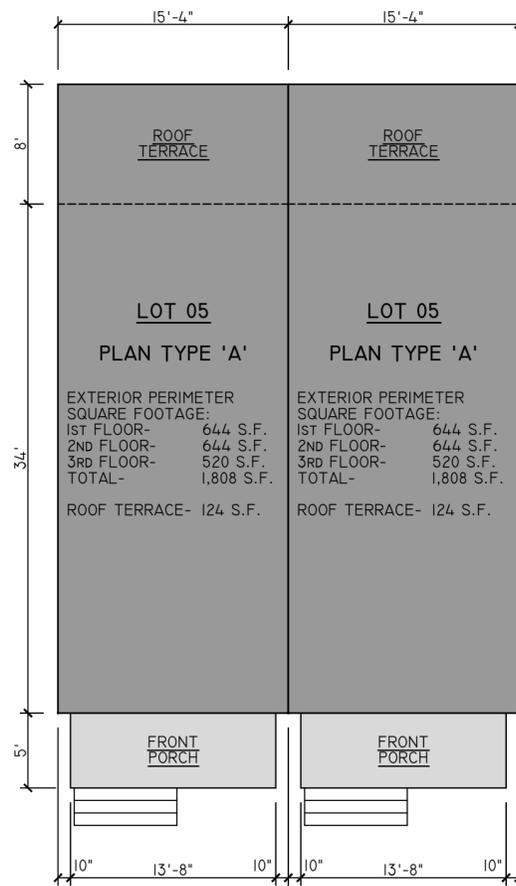
COVER SHEET

CS

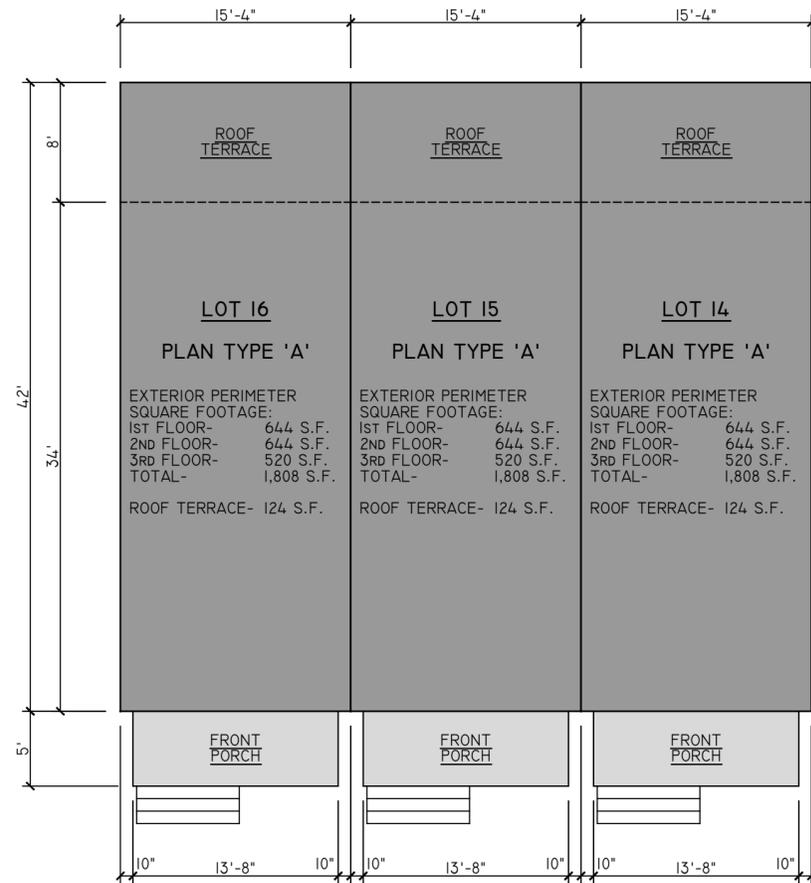
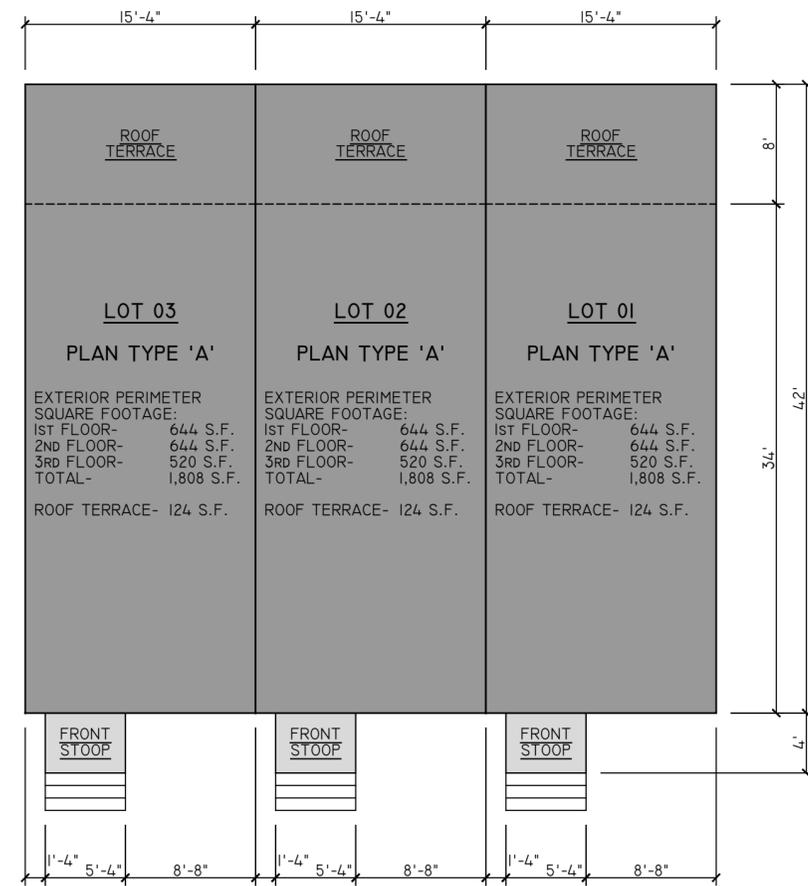


01 | **VENABLE ST. BUILDING PLANS**

1/8" = 1'

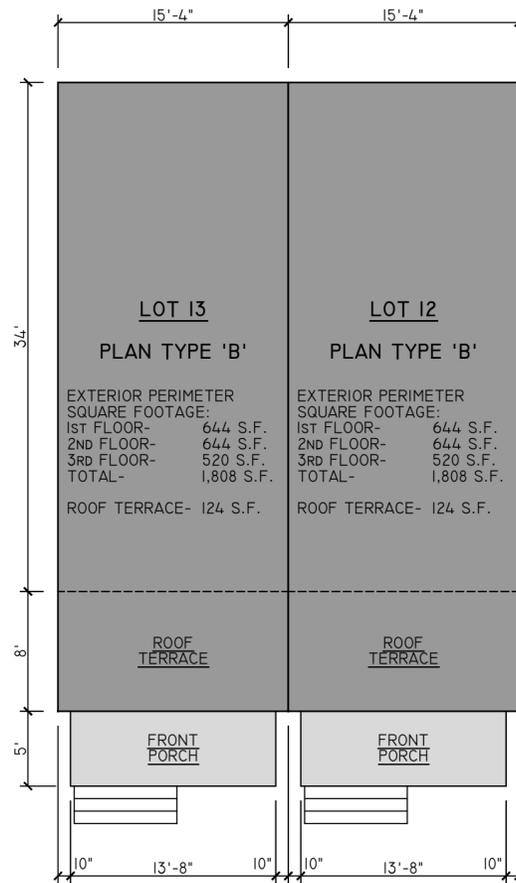


VENABLE STREET

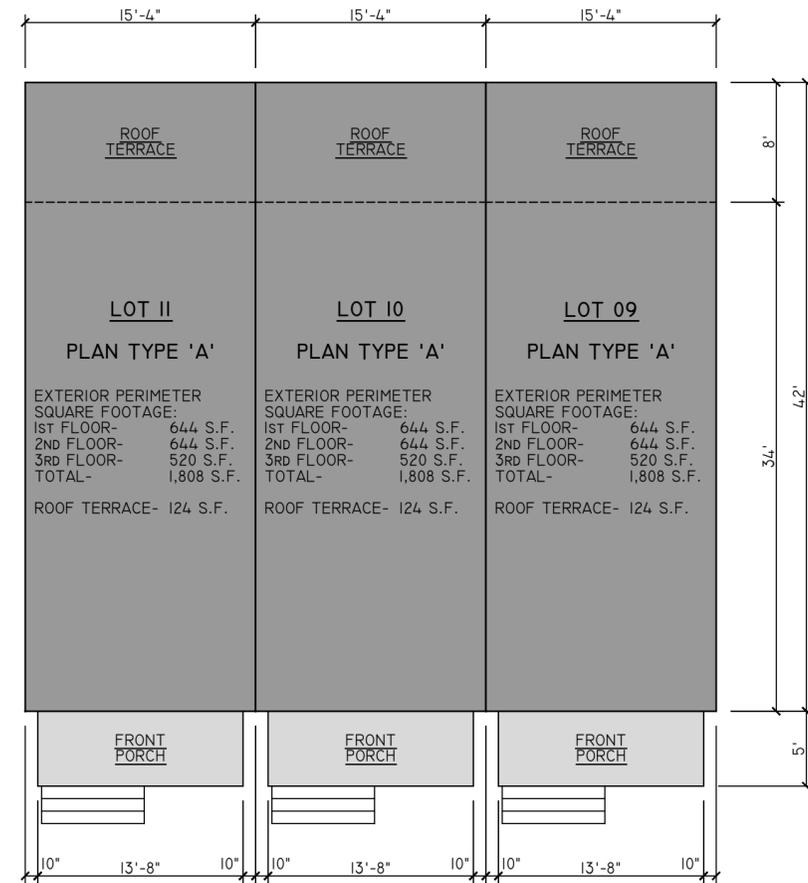


02 | **BURTON ST. BUILDING PLANS**

1/8" = 1'



BURTON STREET



PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223



SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

VENABLE/BURTON ST.
(UNITS 1-16) BUILDINGS

A0.1

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

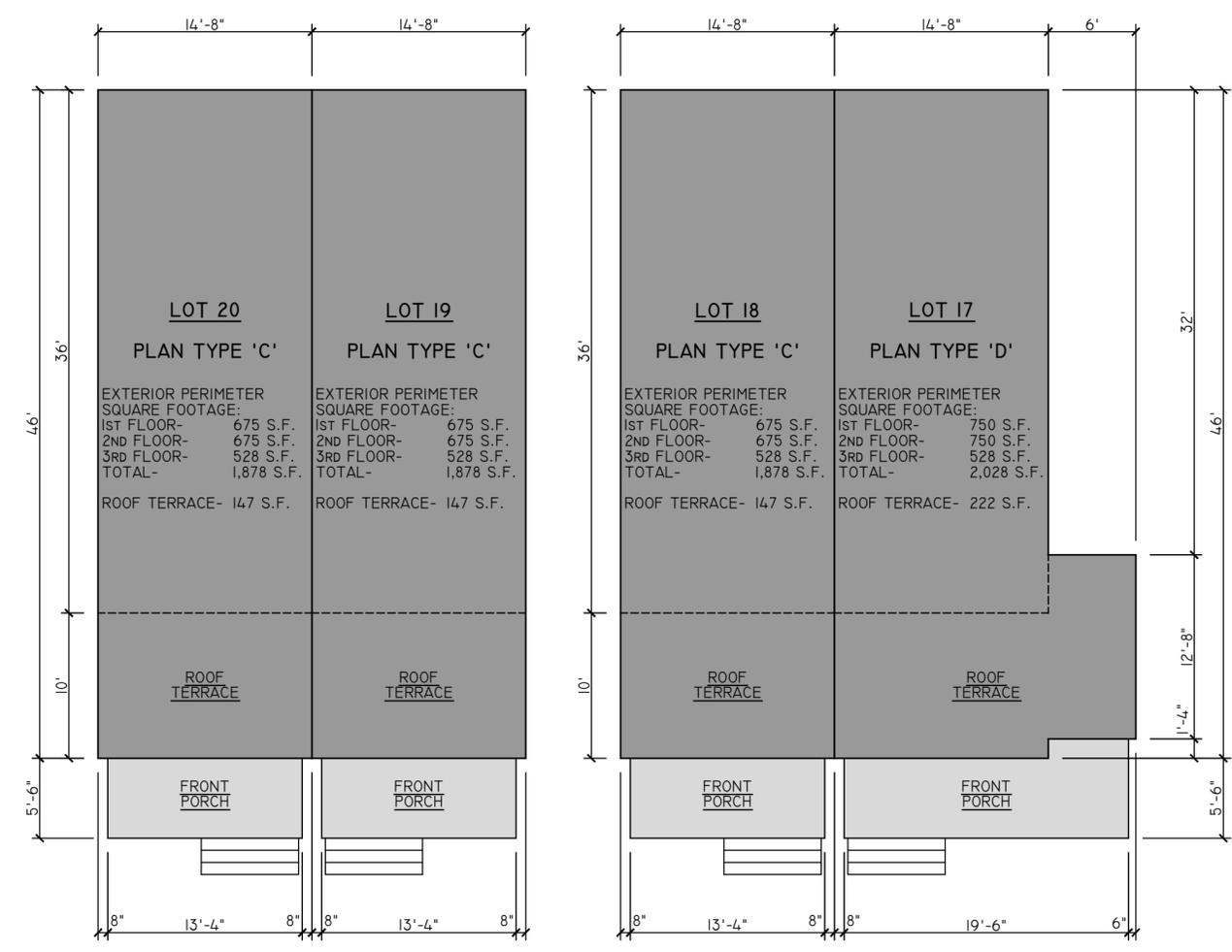
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CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

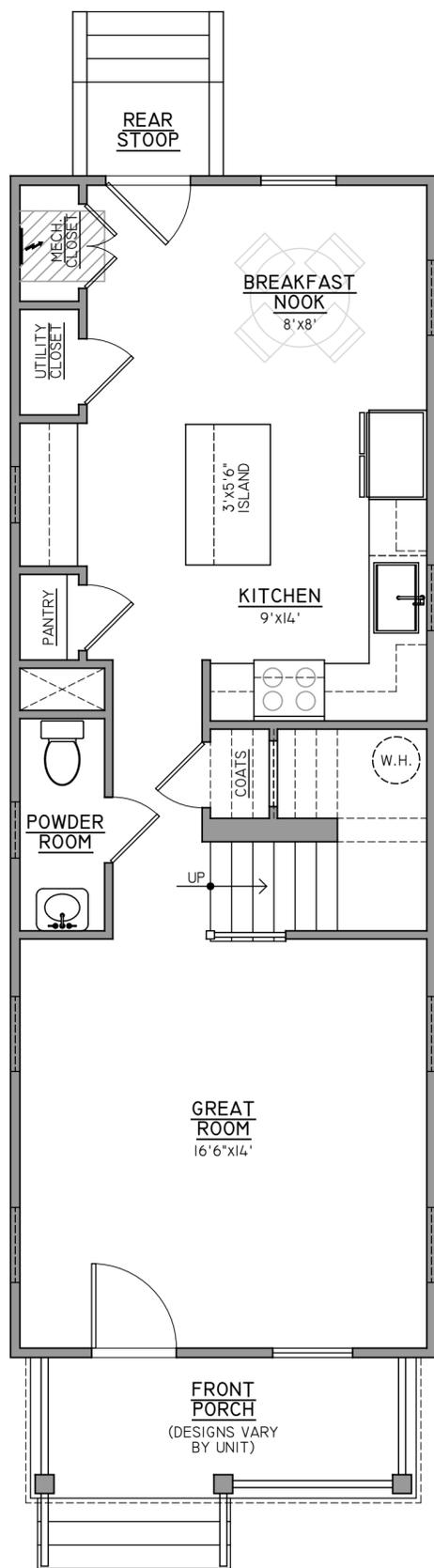
N. 22ND ST.
(UNITS 17-20) BUILDINGS

A0.2

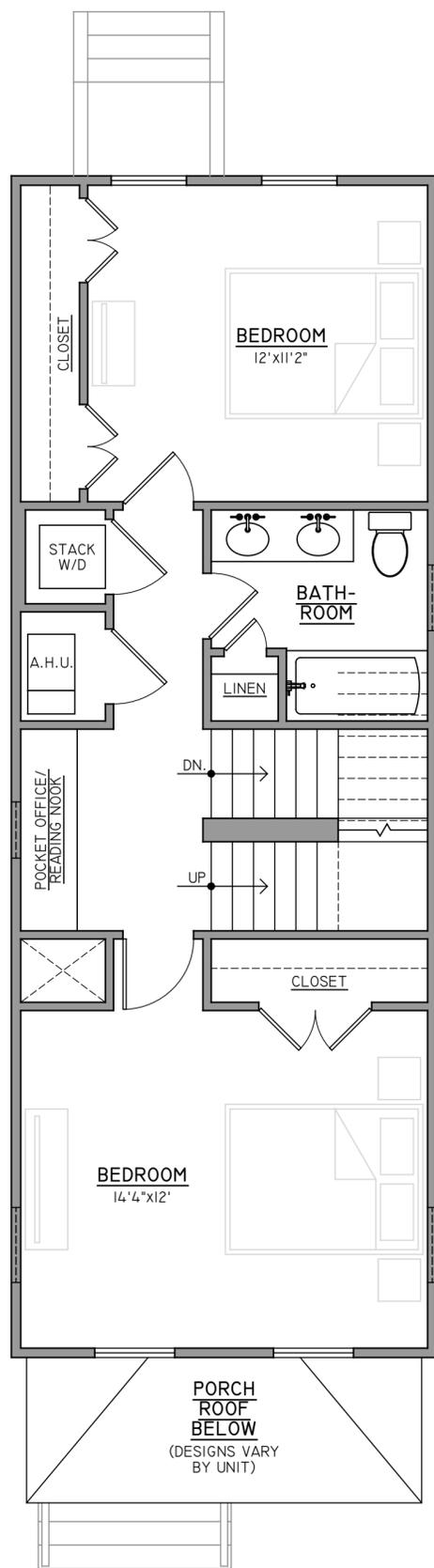


N. 22ND STREET

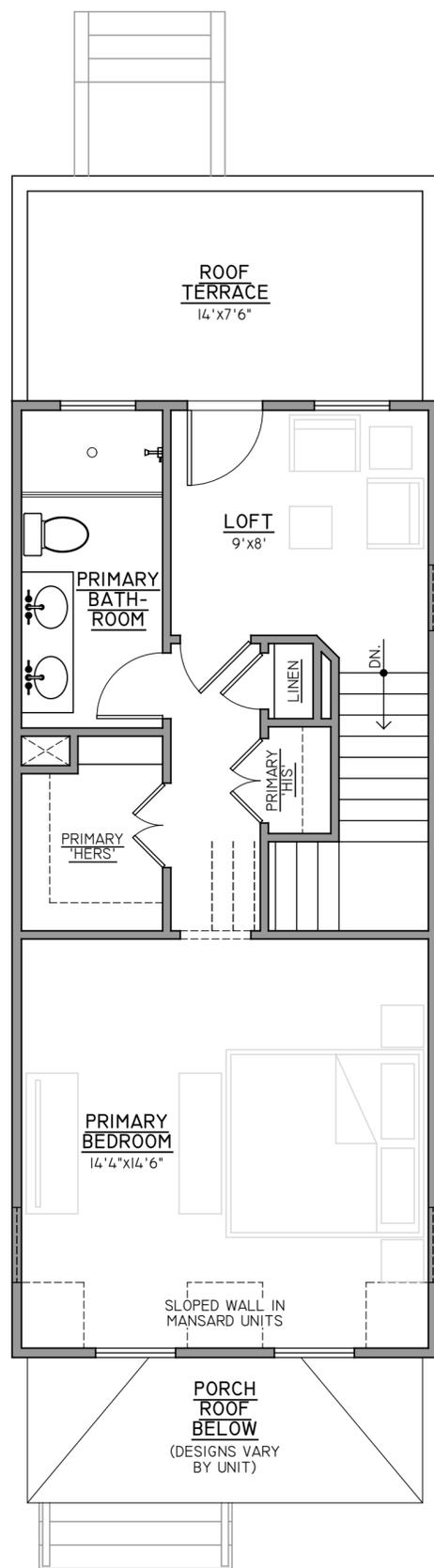
01 | N. 22ND ST. BUILDING PLANS
1/8" = 1'



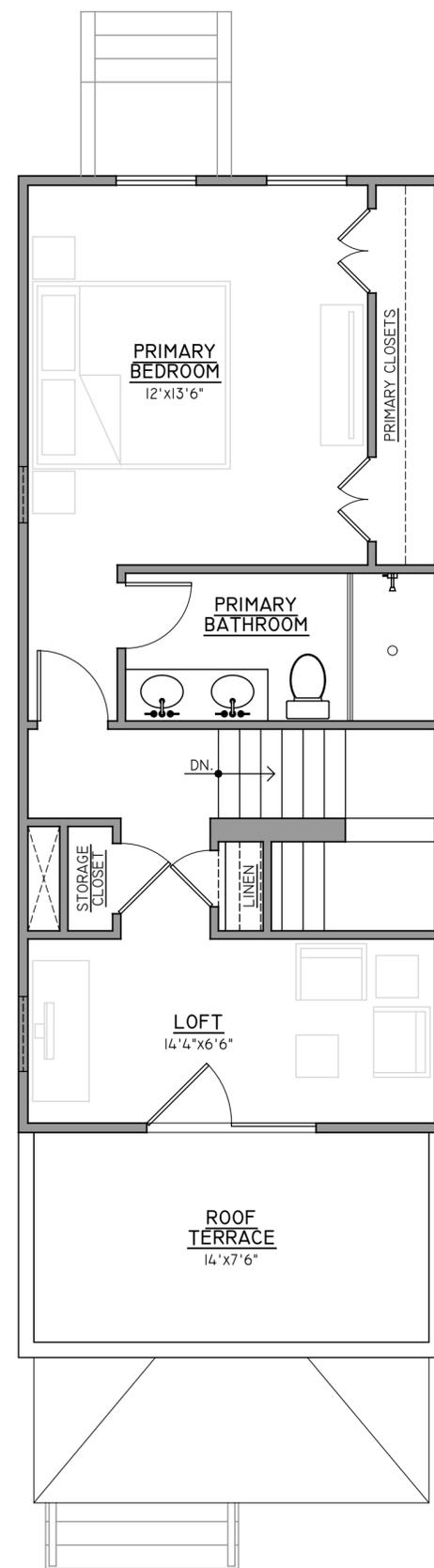
01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | TYPE 'A' THIRD FLOOR PLAN-
REAR TERRACE
1/4" = 1'



04 | TYPE 'B' THIRD FLOOR PLAN-
FRONT TERRACE
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
 KEEL CUSTOM HOMES
 CONTACT: CASEY WHITE
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

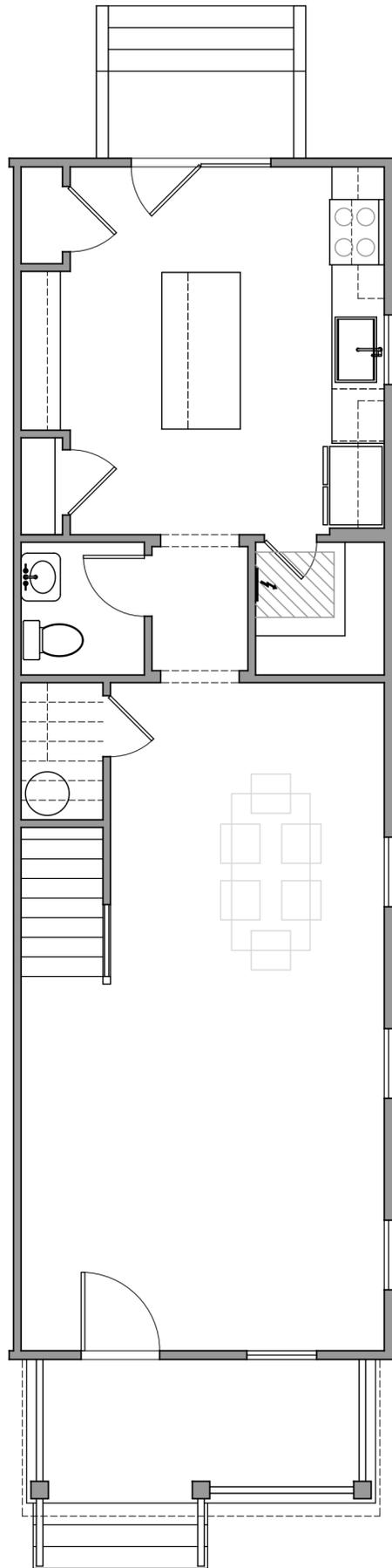
VENABLE DEVELOPMENT
 NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
 IN RICHMOND'S UNION HILL NEIGHBORHOOD
 VENABLE/BURTON/N. 22ND STREETS
 RICHMOND, VIRGINIA 23223



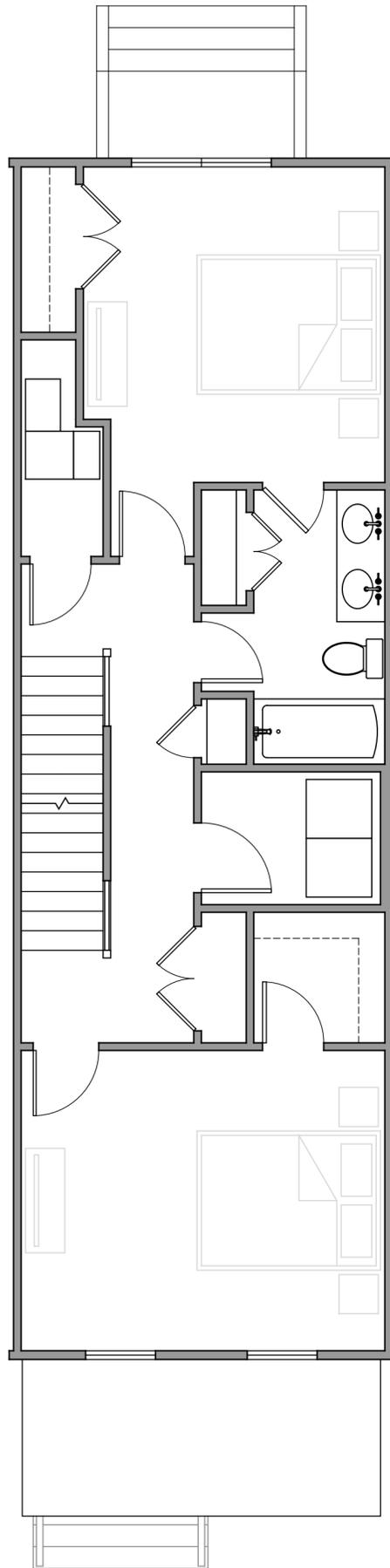
SET/REVISION:
 C.A.R. REVIEW SET
 DATE/MARK:
 02.28.2024

TYPE 'A' AND 'B'
 FLOOR PLANS

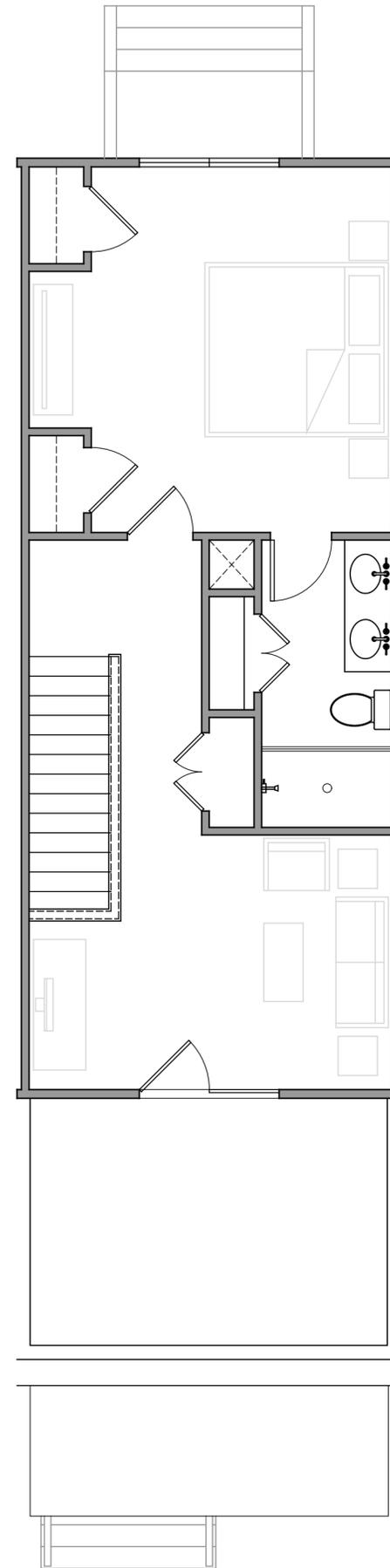
AI.I



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
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ARCHITECT:
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804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

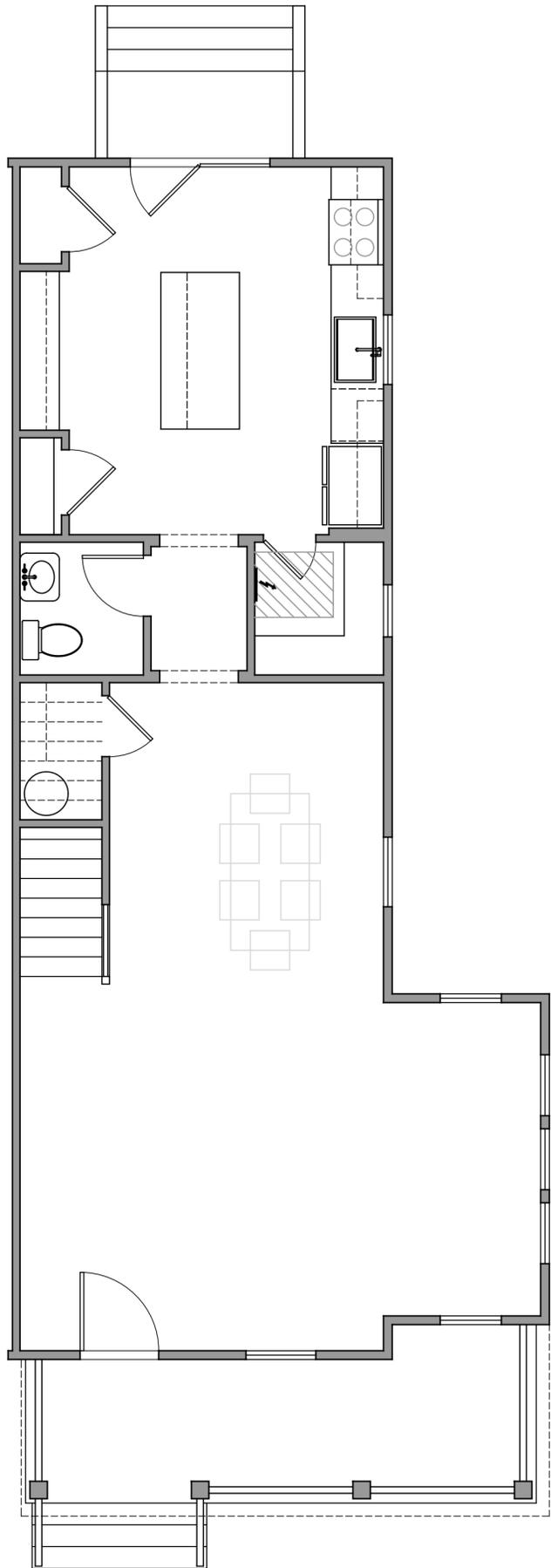
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C.A.R. REVIEW SET

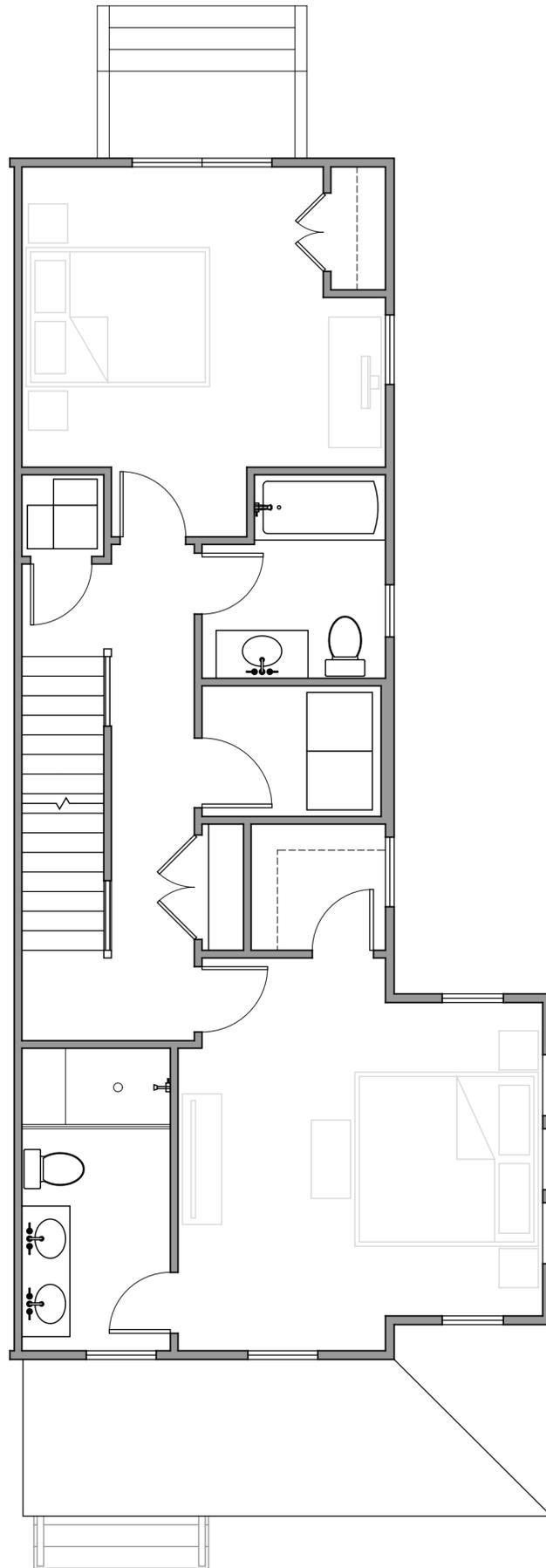
DATE/MARK:
02.28.2024

TYPE 'C' FLOOR PLANS

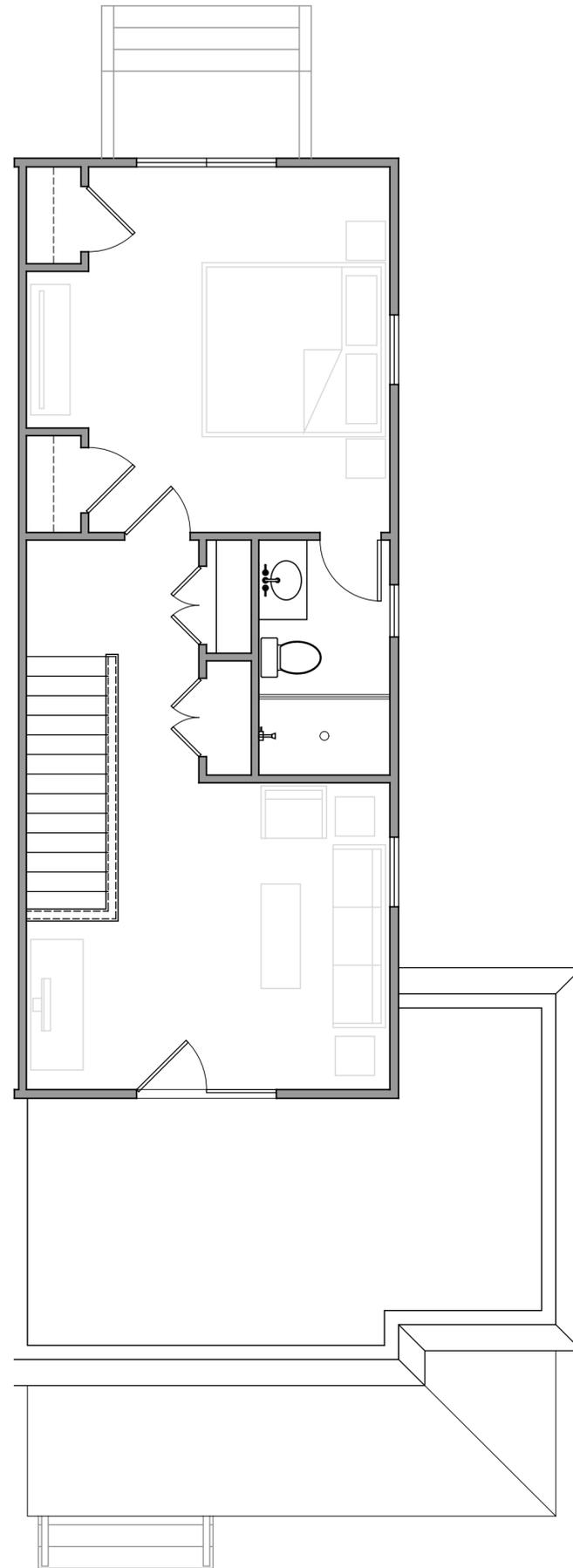
AI.2



01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
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 CONTACT: CASEY WHITE
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
 IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
 RICHMOND, VIRGINIA 23223

NOT FOR
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SET/REVISION:
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 02.28.2024

TYPE 'D' FLOOR PLANS
AI.3



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



02 | BURTON ST. CONTEXT ELEVATION
1/8" = 1'



03 | N. 22ND ST. CONTEXT ELEVATION
1/8" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

CONTEXT ELEVATIONS

A2.0

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - TPO	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 | FRONT ELEVATION
1/4" = 1'

VENABLE DEVELOPMENT
 NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
 IN RICHMOND'S UNION HILL NEIGHBORHOOD
 VENABLE/BURTON/N. 22ND STREETS
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 1-2-3 & 6-7-8
FRONT ELEVATION

A2.1



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
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ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 1-2-3 & 6-7-8
REAR & SIDE ELEVATIONS

A2.2

EXTERIOR FINISH SCHEDULE

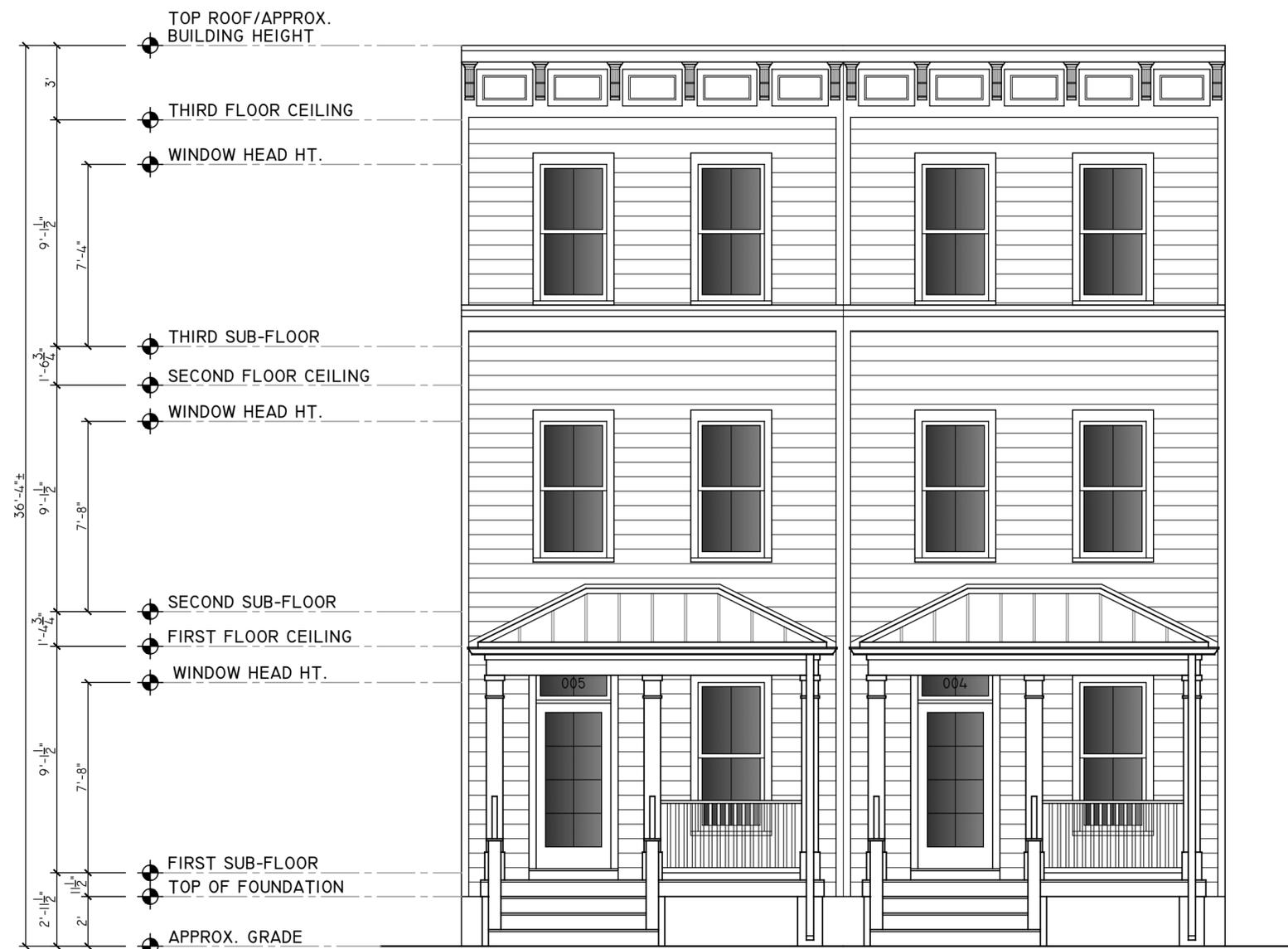
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	MAIN ROOF - TPO	FACTORY WHITE
09	FRONT PORCH ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK
14	ITALIANATE EAVE BRACKETS ON FRONT	PAINTED ARCTIC WHITE

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 FRONT ELEVATION
1/4" = 1'

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

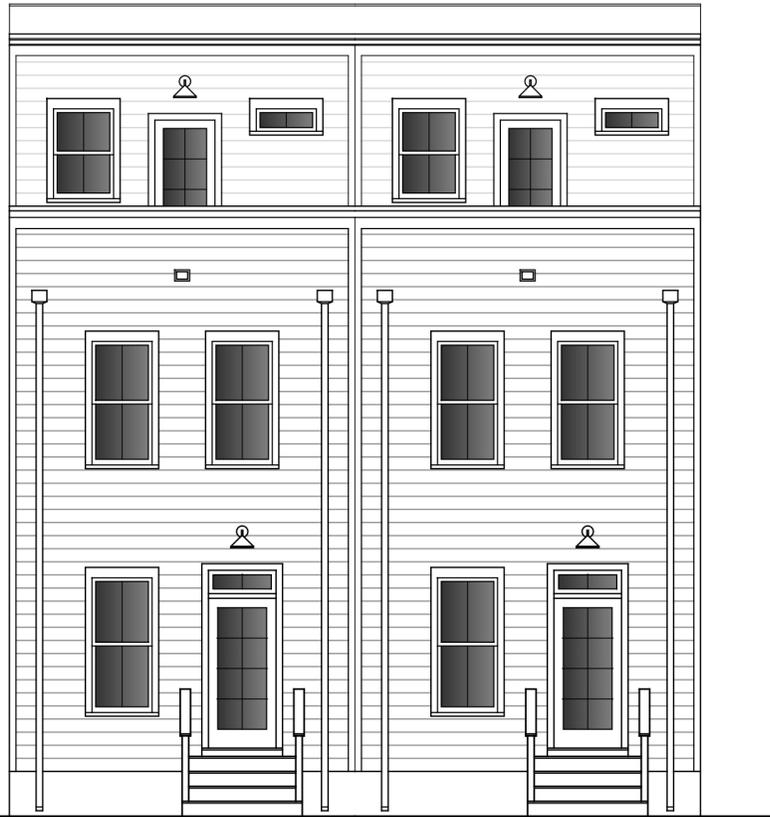
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 4-5
FRONT ELEVATION

A2.3



01 REAR ELEVATION
3/16" = 1'



02 LEFT SIDE ELEVATION
3/16" = 1'



03 RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 4-5
REAR & SIDE ELEVS.

A2.4

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	MAIN ROOF - TPO	FACTORY WHITE
09	FRONT PORCH ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK
14	ITALIANATE EAVE BRACKETS ON FRONT	PAINTED ARCTIC WHITE

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:
 DEVELOPER:
 KEEL CUSTOM HOMES
 CONTACT: CASEY WHITE
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

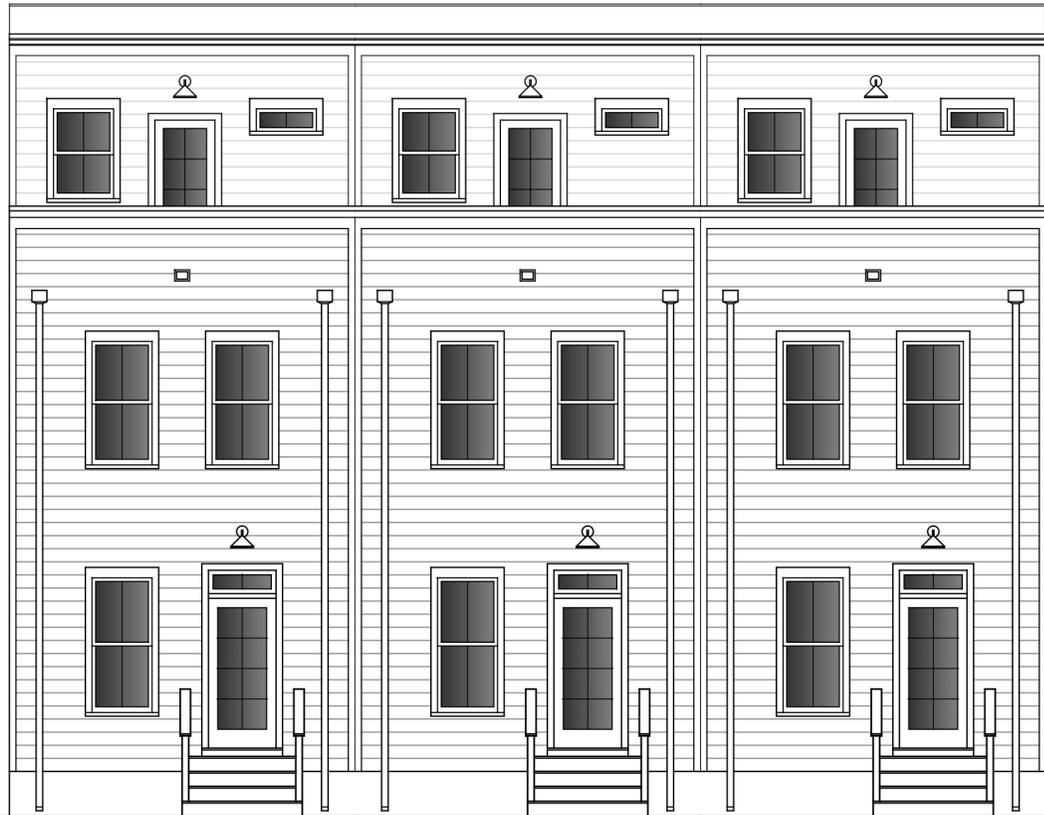


01 FRONT ELEVATION
 1/4" = 1'

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
 IN RICHMOND'S UNION HILL NEIGHBORHOOD
VENABLE DEVELOPMENT
 VENABLE/BURTON/N. 22ND STREETS
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 C.A.R. REVIEW SET
 DATE/MARK:
 02.28.2024
 UNITS 9-10-11 & 14-15-16
 FRONT ELEVATION
A2.5



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 9-10-11 & 14-15-16
REAR & SIDE ELEV.

A2.6

EXTERIOR FINISH SCHEDULE

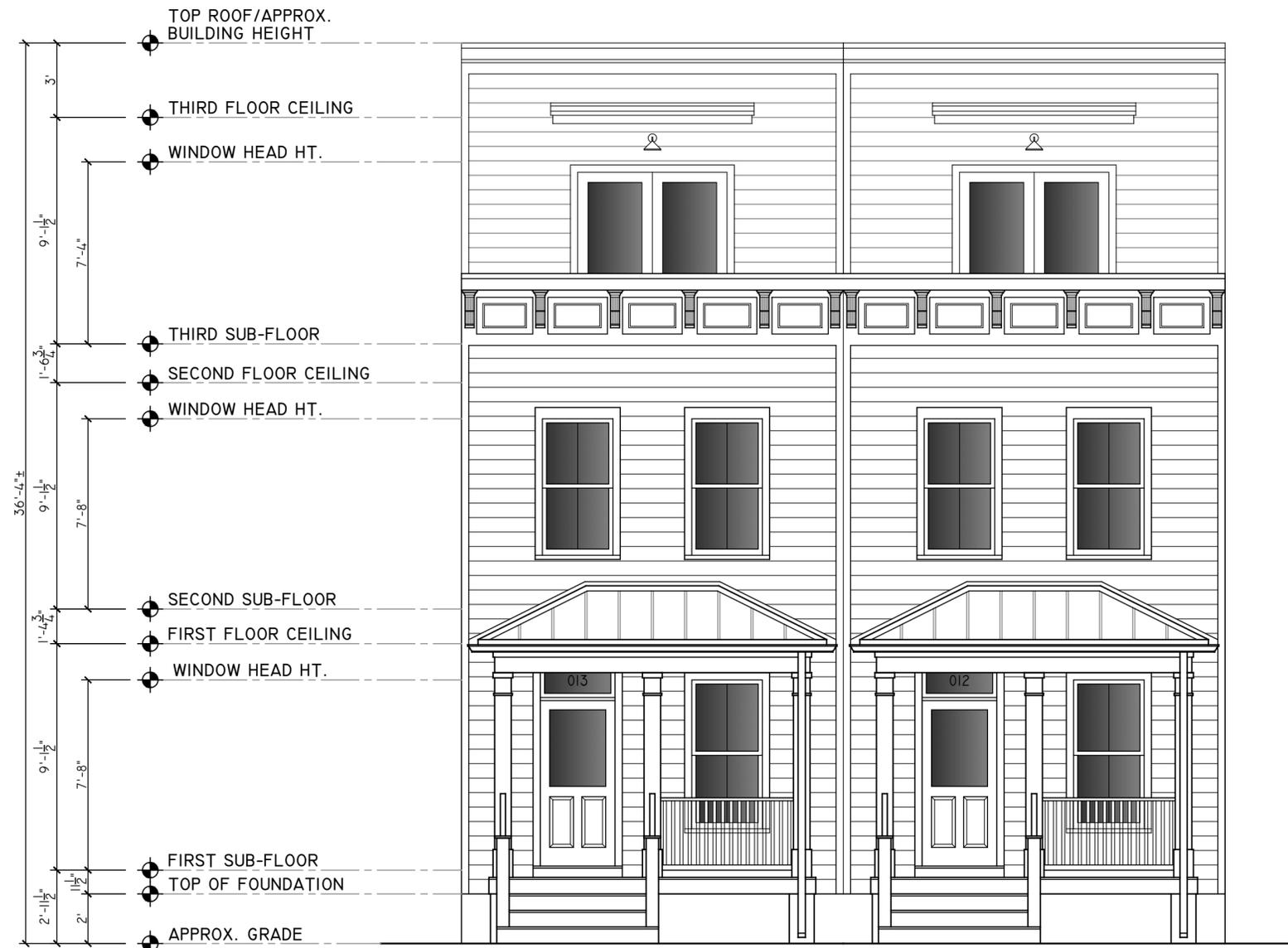
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	MAIN ROOF - TPO	FACTORY WHITE
09	FRONT PORCH ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK
14	ITALIANATE EAVE BRACKETS ON FRONT	PAINTED ARCTIC WHITE

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 | FRONT ELEVATION
1/4" = 1'

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 12-13
FRONT ELEVATION

A2.7



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
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ARCHITECT:
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CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 12-13
REAR & SIDE ELEVATIONS

A2.8

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 | FRONT ELEVATION
1/4" = 1'

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 19-20
FRONT ELEVATION

A2.9



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'



03 | RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

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SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 19-20
REAR & SIDE ELEV.

A2.10

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

UNITS 17-18
FRONT ELEVATION

A2.11

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

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DATE/MARK:
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UNITS 17-18 RIGHT
SIDE (BURTON ST.) ELEV.

A2.12



01 | RIGHT SIDE (BURTON ST.) ELEVATION
1/4" = 1'



01 | REAR ELEVATION
3/16" = 1'



02 | LEFT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-869-8600

ARCHITECT:
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UNITS 17-18 REAR
& LEFT SIDE ELEVS.

A2.13