



Property (location of work)
Property Address: 1000 N 25th st. Richmond Va 23223 Current **Zoning**: _____
Historic District: Churchill

Application is submitted for: (check one)

- Alteration**
- Demolition**
- New Construction**

Project Description (attach additional sheets if needed):

Improvements to Restore Historic Restaurant

Applicant _____
Company: _____
Mailing Address: 325 Burnwick Road
City: _____ State: VA Zip Code: 23227
Telephone: _____
Email: _____
Billing Contact? _____ Applicant Type (owner, architect, etc.): Contractor

Property Owner _____
If Business Entity, name and title of authorized signee: _____
Mailing Address: _____
City: _____ State: VA Zip Code: 23075
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:** 3/10/2026

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



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: 1000 n 25th st.

BUILDING TYPE

- | | |
|---------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> accessory structure |
| <input checked="" type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> 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)

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

March 10, 2025

Good Morning,

My name is Erica Plush. I am the property owner of 1000 N 25th Street, Richmond, Virginia 23223.

I am the actual owner who authorized the removal of the glass brick windows and paid for the windows to be bricked in, back in 2004, due to avid crime activity in the Church Hill neighborhood.

In addition, I received a grant from the City of Richmond, Minority Economic Development Authority, to use towards the infrastructure upgrade of the building in order to complete this project.

I hope that this information has been helpful in advancing this project forward with mere administrative approval. The planning review process has been quite cumbersome and lengthy.

As the third generation owner of this property, it is our only wish and desire to contribute to driving revitalization, creating jobs, eliminating food deserts, and preserving historic charm.

If you have any additional questions or concerns, please do not hesitate to contact me.

Thank you in advance for your cooperation in this matter.

Erica Plush
804-239-4663

CONSTRUCTION PLANS TENANT IMPROVEMENT

1000 25th St.- Richmond, VA

11/3/2025

GENERAL NOTES

- THE GC AND EVERY SUBCONTRACTOR ARE REQUIRED TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE AND "ALL RISK" BUILDERS INSURANCE PRIOR TO COMMENCEMENT OF THE WORK. ALL RISK INSURANCE SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE REPLACEMENT OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED.
- PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT INDICATED ON THE DRAWINGS AND REASONABLY INFERRED OR REQUIRED BY APPLICABLE CODES
- PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
- VERIFY EXISTING CONDITIONS, DIMENSIONS AND VERTICAL ELEVATIONS THAT AFFECT THE WORK INDICATED IN THESE DOCUMENTS AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES. DISCREPANCIES AND CONDITIONS THAT REQUIRE ADDITIONAL DOCUMENTATION BEYOND THAT SHOWN IN THESE PROJECT DOCUMENTS IN ORDER FOR THE CONTRACTOR TO PERFORM HIS WORK SHALL BE PROVIDED AND INCLUDED IN THE CONTRACTOR'S BASE BID.
- ARCHITECTURAL DRAWINGS MAY INDICATE WORK NOTES AT SPECIFIC LOCATIONS AS EXAMPLES OF REQUIRED WORK BUT MAY NOT SHOW THE COMPLETE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT. OMISSION OF NOTES AT EVERY LOCATION WHERE SAID WORK IS REQUIRED DOES NOT RELIEVE THE CONTRACTOR FROM INCLUDING THE WORK. ALL CONDITIONS EXPOSED TO VIEW BOTH INTERIOR AND EXTERIOR SHALL BE INCLUDED IN THE BID.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS SHALL GOVERN. ALL DIMENSIONS ARE TAKEN TO FACE OF STUDS OR EXISTING MASONRY/ CONCRETE OR OTHER EXISTING CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- G.C. TO OBTAIN AND PAY FOR ALL PERMITS, TAP FEES, UTILITY CONNECTIONS AND ANY WORK TO BRING UTILITIES TO THE BUILDING AND COMPLETE ALL INSPECTIONS AND REPORTS, SECURE FINAL BUILDING CODE OFFICIAL SIGN-OFFS AND OBTAIN A CERTIFICATE OF OCCUPANCY. PROVIDE THE OWNER WITH A BONAFIDE RELEASE OF ALL LIENS WITH EACH SUBCONTRACTOR'S SIGNATURE.
- SCHEDULE A KICK OFF MEETING WITH ARCHITECT, CONTRACTOR AND MAJOR SUBCONTRACTORS TO COORDINATE ALL BUILDING SYSTEMS.
- PROVIDE ALL TEMPORARY FACILITIES AND UTILITIES REQUIRED FOR COMPLETION OF THE PROJECT.
- IF LEAD PAINT IS ENCOUNTERED, COMPLY WITH OSHA 29CFR 1926.62
- PROTECT MATERIALS USED IN CONSTRUCTION FROM DAMAGE DUE TO WEATHER EXPOSURE.
- MATERIALS STORED ON SITE SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS AND VANDALS.
- PROTECT ALL EXISTING ELEMENTS AND FINISHES TO BE SALVAGED, REUSED OR MAINTAINED, FROM DAMAGE. REPAIR DAMAGE TO EXISTING BUILDING FROM CONSTRUCTION ACTIVITIES TO LIKE NEW OR ORIGINAL CONDITIONS WITHOUT ADDITIONAL COSTS TO THE OWNER.
- ISOLATE CONSTRUCTION ACTIVITIES FROM OCCUPIED AREAS, PARKED VEHICLES, ADJACENT BUILDINGS OR PROPERTY FOR NOISE, DUST, HEAT LOSS AND GENERAL ACCESS.
- KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PROVIDE A SUBMITTAL LOG DRAWING LOG WITHIN 30 DAYS OF NOTICE TO PROCEED TO THE ARCHITECT. LOG MUST INDICATE ANTICIPATED DATES FOR DESIGN PROFESSIONAL REVIEW. PROVIDE SHOP DRAWINGS AND/ OR SUBMITTALS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ALL ITEMS. PRIOR TO SUBMITTING SHOP DRAWINGS AND SUBMITTALS, REVIEW EACH ITEM FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. ALL SUBMITTALS SHALL BE FOR PRODUCTS SPECIFIED OR INDICATED. SUBSTITUTIONS MUST BE SO IDENTIFIED AND MAY REQUIRE ADDITIONAL REVIEW TIME BY THE ARCHITECT OR ENGINEER.
- ALL ITEMS FOR CONSTRUCTION SHALL BE NEW, UNUSED AND OF HIGHEST QUALITY. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR IN ROOF APPLICATIONS (CURBS, BLOCKING ETC.) SHALL BE PRESSURE PRESERVATIVE TREATED.
- ALL GLAZING IN HAZARDOUS LOCATIONS SHALL MEET REQUIREMENTS AS INDICATED IN BUILDING CODE.
- PROVIDE CAULKING BETWEEN DISSIMILAR MATERIALS IN ORDER TO INSURE WEATHER TIGHTNESS, FIRE RATINGS, AND/ OR CONTINUITY OF FINISHES. CAULKING AT ALL JOINTS WHERE FIRE RATINGS ARE REQUIRED SHALL BE FIRE RATED AND COMPATIBLE WITH THE INDEPENDENT LAB TESTED ASSEMBLY.
- PROVIDE ADEQUATE FRAMING/ BLOCKING OR CONCEALED SUPPORTS AND FASTENING DEVICES FOR ALL ITEMS TO BE MOUNTED TO THE CEILINGS OR WALLS.
- EXTEND ALL FLOOR, WALL, AND CEILING FINISHES UNDER OR BEHIND ANY ITEM OF EQUIPMENT, FURNITURE, ETC.
- SIGNAGE: ALL SIGNAGE FOR FIRE EQUIPMENT SHALL BE PERMANENTLY INSTALLED AND BE READILY VISIBLE ON THE ENTRANCE DOOR. LETTERS MUST CONTRAST WITH THE SIGN BACKGROUND. SIGNAGE MUST BE 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". PROVIDE TACTILE WARNING SIGNAGE STATING "EXIT" AT DOORS TO ENCLOSED STAIRWAYS, ADJACENT TO THE LATCH SIDE OF THE DOOR, 80 INCHES ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED ASSEMBLIES THAT ARE PENETRATED BY BUILDING SYSTEMS. REPAIR OR FILL ALL VOIDS AND HOLES IN FLOORS, WALLS, CEILINGS, ROOFS WITH SOLID MATERIAL TO MATCH ADJACENT CONSTRUCTION, FIRE RATINGS AND PERFORMANCE.
- NOT USED.
- WHERE NEW ROOFING IS INDICATED, PROVIDE FLASHING AT ADJOINING STRUCTURES AND PENETRATIONS TO ENSURE THEY ARE WATERTIGHT AND MAINTAIN REQUIRED WARRANTY. UNLESS OTHERWISE INDICATED, EXTEND ROOF MEMBRANE UP THE BACK OF PARAPETS AND UNDER COPINGS TO BUILDING EXTERIOR.
- BUILDING TO BE WATERTIGHT AGAINST ELEMENTS.
- CLEAN BRICK OF ALL EXTRANEANEOUS MATERIAL WITH MILD SOAP AND WATER, INCLUDING BUT NOT LIMITED TO TAR, PAINT, VEGETATION AND REMOVE ABANDONED WIRING, CONDUITS, PIPING, ANCHORS, NAILS AND BLOCKING INTERIOR AND EXTERIOR. REPAIR SURFACE VOIDS AND REPOINT AS REQUIRED FOR A CONTINUOUS APPEARANCE. SEAL ALL INTERIOR BRICK. CLEANING AND REPAIR SHALL COMPLY WITH NATIONAL PARK SERVICE BRIEFS.
- WHERE TUBS ARE LOCATED AGAINST FIRE RATED ASSEMBLIES, PROVIDE ADDITIONAL LAYER OF 1/2" GYPSUM TO COVER TUB FLANGE UP TO CEILING.
- DEMOLISH OPENINGS AT NEW WINDOW AND DOOR OPENINGS LARGE ENOUGH TO ACCOMMODATE NEW WINDOWS, LINTELS AND SILLS. PROVIDE SILLS TO MATCH ADJACENT WINDOWS. TOOTH-IN BRICK AT ALL NEW MASONRY OPENINGS. SAW CUTTING IS NOT ALLOWED.
- PROVIDE 4" MINIMUM BETWEEN HINGE SIDE OF DOOR OPENINGS AND NEAREST ADJOINING WALL OR PARTITION, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, EXISTING WINDOWS TO REMAIN SHALL BE MADE OPERABLE. REPAIR EXISTING WEIGHTS AND CORDS AS REQUIRED FOR SMOOTH OPERATION. REGLAZE BROKEN PANES, SAND AND PAINT EXISTING WOOD TRIM.
- WHERE EXISTING WOOD FLOORING IS INDICATED TO REMAIN, REMOVE PLYWOOD PATCHES (IF ANY) OR DAMAGED MATERIAL, AND REPLACE WITH SALVAGED WOOD FLOORING TO MATCH IN SIZE, COLOR, FIXTURE, SPECIES AND AGE.
- PROVIDE 3/8" PLYWOOD DRAFTSTOP IN ATTICS ABOVE AND IN LINE WITH DWELLING UNIT SEPARATION WALLS.
- EACH FINISH SUB-CONTRACTOR SHALL INSPECT THE SUBSTRATE AND DETERMINE THE SUITABILITY FOR THE TYPE OF MATERIAL TO BE INSTALLED. REPORT ALL UNSUITABLE CONDITIONS TO CONTRACTOR FOR CORRECTION. CARPET AND TILE CONTRACTORS SHALL PROVIDE FLASH PATCHING AS REQUIRED FOR A TRUE AND LEVEL FINISH. CLEAN ALL SURFACES TO RECEIVE NEW FINISHES OF FOREIGN MATERIAL THAT WOULD ADVERSELY AFFECT THE APPLICATION AND PERFORMANCE OF NEW FINISHES. COMMENCEMENT OF WORK IS ACKNOWLEDGEMENT OF THE CONTRACTOR'S ACCEPTANCE OF THE SUBSTRATE.
- (IF PROJECT IS WITHIN THE CITY OF RICHMOND) COMPLY WITH THE CITY OF RICHMOND CROSS CONNECTION AND BACKFLOW PROGRAM REQUIREMENTS. PROVIDE DETAIL DRAWINGS OF EXISTING UTILITIES AND NEW BACKFLOW AND SPRINKLER INSTALLATIONS TO THE DEPARTMENT OF UTILITIES FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE ALL HOOKUPS AS REQUIRED FOR INDICATED EQUIPMENT.
- SPRINKLER SYSTEM SHALL BE PROVIDED ON A DESIGN-BUILD BASIS WITH SHOP DRAWINGS INCLUDING A PROFESSIONAL ENGINEER SEAL FOR APPROVAL BY BUILDING CODE OFFICIAL. SPRINKLER CONTRACTOR SHALL VERIFY THE OWNER'S SPRINKLER SUPERVISION METHOD SELECTION AND COORDINATE WITH THE FIRE ALARM SUB CONTRACTOR. COORDINATE ALL COMPONENTS WITH OTHER TRADES TO MINIMIZE CONFLICTS.
- PROVIDE PORTABLE FIRE EXTINGUISHER ON EACH COMPLETED FLOOR DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 (STANDARDS FOR THE INSTALLATION OF PORTABLE FIRE EXTINGUISHERS).
- GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL CERTIFICATE OF OCCUPANCY IS OBTAINED
- CONTRACTOR IS REQUIRED TO PAY FOR ALL UTILITIES UNTIL FINAL CERTIFICATE OF OCCUPANCY. THE UTILITIES MUST BE IN THE GENERAL CONTRACTOR'S NAME UNTIL FINAL PUNCH OUT IS COMPLETE, SIGNED OFF ON BY OWNER/ARCHITECT, AND A CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.
- THE GENERAL CONTRACTOR MUST PROVIDE A SCHEDULE OF VALUES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION
- USE FIBERGLASS FACED MOLD & MOISTURE RESISTANT DRYWALL IN ALL WET AREAS- E.G. KITCHEN BEHIND DISHWASHERS/SINKS/FRIDGE, AND IN ENTIRE BATHROOM.
- ALL DEMISING WALLS MUST HAVE STAGGERED FRAMING.
- SOUND DEADENING SCHLUTER STRIP TO BE INSTALLED AT TOP, BOTTOM OF ALL WALLS.
- SLIDING CLOSET DOORS TO HAVE TOP AND BOTTOM PERMANENT TRACKS.
- ALL TRANSOM GLASS SHALL BE 1/2" THICK.
- OWNER AND ARCHITECT MUST APPROVE EXTERIOR SIGNAGE. ADDRESS NUMBERS MAY NOT BE ADHESIVE.
- NOT USED.
- ALL NEW STORE FRONT DOORS MUST BE DOUBLE PANE INSULATED GLASS WITH ACID ETCHED AT INTERIOR.
- ALL PAINT FOR ANY SURFACE (WOOD, METAL, DRYWALL ETC) MUST MEET THE MANUFACTURER'S SPECIFICATIONS.
- OWNER AND ARCHITECT MUST APPROVE LANDSCAPE DESIGN.
- BRICK WALLS TO BE CLEANED AND SCRAPPED OF LOOSE PAINT BEFORE REPAINTING.
- BLOCKING FOR BLINDS AND SHADES MUST BE INSTALLED.
- GROUT CAULK ALL SHOWERS AND TUBS.
- EVERY EXTERIOR WALL THAT IS BELOW GRADE MUST HAVE A WATER PROOFING SYSTEM- CONTRACTOR TO PUT A SYSTEM IN PLACE- OWNER AND ARCHITECT MUST APPROVE.
- ALL LOCKS ON INTERIOR DOORS MUST BE DEADBOLTS ONLY. NO HANDLE PUSH IN LOCKS.
- ALL WINDOWS, STOREFRONTS, SKYLIGHTS AND TRANSOMS TO HAVE BLINDS.
- SPRINKLER CAGES MUST BE INSTALLED ON ALL SPRINKLER HEADS.
- SKIMMING CONCRETE IS NOT ACCEPTABLE - NEW CONCRETE MUST BE POURED FOR STAIRS, LANDINGS ETC.
- OWNER/ARCHITECT TO APPROVE ALL RUBBER WALL STOPS PRIOR TO INSTALL AT ALL DOORS THAT SWING INTO A WALL TO PROTECT WALLS (ENTRY DOORS, BATH, BEDROOM, CLOSETS ETC)
- ALL NEW WINDOWS MUST BE REPLACED WITH NEW DOUBLE PANE INSULATED, OPERABLE WINDOWS WITH A SCREEN.
- ADD A RUBBER OR GRIPPING OF SOME TYPE TO ALL STAIRS TO MAKE SLIP RESISTANT.
- ROOF PARAPET CAP STONES TO HAVE A NEW TERMINATION BAR

- RUN ALL REFRIGERANT LINES CONCEALED IN WALLS OR CEILINGS.
- G.C TO LABEL EACH MECH UNIT WITH APARTMENT UNIT NUMBERS.
- CONDENSERS MUST BE LIFTED OFF THE ROOF- INSTALLED WITH A PLATFORM TO RUBBER TO PREVENT VIBRATION AND SOUND.
- MOUNT DISCONNECT DIRECTLY TO CONDENSER OR TO A METAL ARM TIGHT WITH RUBBER TO PREVENT VIBRATION- NO MOUNTING TO WOOD.
- INSTALL SMART PROGRAMMABLE AND LOCKABLE THERMOSTATS- ENGINEER OR CONTRACTOR TO PROVIDE THE LATEST TECHNOLOGY BUT IT MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT.
- DO NOT MAKE MECHANICAL CLOSETS SO TIGHT AS TO WHERE THE DUCT WORK IS BEING CRIMPED OR UNDERSIZED TO MAKE THE SITUATION WORK- THE CONTRACTOR MUST NOTIFY THE MECHANICAL ENGINEER OR ARCHITECT IF THERE ARE CONCERNS WITH HOW MUCH ROOM IS AVAILABLE.
- ALL CORRIDORS, COMMON SPACES, STAIRWELLS, GYM, OFFICE, ETC MUST BE CONDITIONED.
- EXHAUST BOXES ON ROOF MUST BE INSULATED TO AVOID CONDENSATION.
- DUCT WORK MUST RUN TO THE ENTIRE ENDS OF EACH CORRIDOR TO COVER ALL AREAS- I.E. NO SHORT RUNS TO TRY AND PUSH AIR DOWN THE HALLWAY.
- ALL VENTILATION GRILLS MUST BE ADJUSTABLE

ELECTRICAL DESIGN NOTES:

- PROVIDE INDIVIDUAL ELECTRIC METER FOR EACH DWELLING UNIT OR COMMERCIAL TENANT.
- CONCEAL ALL ELECTRIC WIRING AND FEEDERS IN WALLS AND CEILINGS. WHERE WIRING CANNOT BE CONCEALED (EXISTING MASONRY WALLS) RUN WIRING IN CONDUIT (EMC). NO EXPOSED WIRING WILL BE ACCEPTED. CONDUIT SHALL BE INSTALLED IN SHORT RUNS, PARALLEL TO THE BUILDING LINES. COORDINATE WITH ARCHITECT.
- LOCATE ELECTRICAL PANELS IN DISCRETE LOCATIONS OR AS SHOWN IN ARCHITECTURAL DRAWINGS.
- ELECTRICAL SERVICE MAIN SHALL ENTER BUILDING UNDERGROUND.
- REFER TO ELECTRICAL FOR EMERGENCY EGRESS LIGHTING.
- PROVIDE ELECTRICAL FOR ALL SIGNAGE- E.G. CIRCUIT BREAKER, TIMER TO RUN LARGE SIGN(S).
- ALL ELECTRICAL LINES ON THE EXTERIOR TO BE BURIED.
- BREAKER BOXES SHALL NOT BE ON A MAIN WALL - OWNER, ARCHITECT & ENGINEER TO VERIFY LOCATIONS
- EXTERIOR LIGHTING AROUND BUILDING, GROUNDS, SIDEWALKS, ENTRANCES TO BUILDING, SHALL HAVE NEW BRIGHT LIGHTS WITH PHOTO CELLS.
- CLOSET LIGHT SWITCH MUST BE ON OUTSIDE OF CLOSET.
- GARBAGE DISPOSAL AND UNDER COUNTER LIGHTING TO BE ON LIGHT SWITCH ON BACKSLASH- NOT UNDER COUNTER SWITCH.
- ROOFS, CORRIDORS, AND EXTERIOR OF THE BUILDING SHALL HAVE MULTIPLE OUTLET LOCATIONS AND SHALL BE PLACED ON THE HOUSE METER WITH LOCK COVER.
- ALL BEDROOMS AND LIVING ROOMS MUST HAVE 2 OPTIONS FOR CABLE LOCATIONS - OWNER AND ARCHITECT MUST APPROVE LOCATIONS.
- ALL BEDROOMS AND LIVING ROOMS MUST HAVE 2 TELEPHONE JACK LOCATIONS.
- USB OUTLET TO BE IN EACH KITCHEN, BEDROOM & LIVING ROOM.
- INSTALL LIGHTING ON EXTERIOR OF BUILDING. REFER TO ELECTRICAL.
- OUTLETS ON THE EXTERIOR OF THE BUILDING TO HAVE LOCKING COVERS.
- OUTLES AND OUTLET COVERS SHOULD MATCH ADJACENT SURFACE COLOR. VERIFY WITH ARCHITECT FOR TYPICAL SURFACES SUCH AS BACKSPLASHES, WAINSCOTING AND FLOORING. NO OUTLETS INSTALLED IN BATHROOM MIRRORS.
- BEDROOMS AND LIVING ROOMS MUST HAVE A MINIMUM OF 2 OPTIONS FOR CABLE AND INTERNET LOCATIONS - OWNER AND ARCHITECT TO BE CONSULTED ON LOCATIONS.
- ALL BATHROOMS SHALL HAVE 4 SOCKET OUTLETS WITH GFI.
- NO ELECTRIC FOR INDIVIDUAL APARTMENTS AND COMMERCIAL SPACES SHALL BE PLACED ON HOUSE METER (E - THE ELECTRIC FOR THE WATER HEATER MAY NOT BE ADDED TO THE HOUSE METER - IT MUST BE ON THE INDIVIDUAL UNIT METER)

PLUMBING DESIGN NOTES:

- PLUMBING DRAIN SYSTEMS TO BE WET VENTED.
- WHERE POSSIBLE, INSTALL SANITARY LINES IN WALLS ABOVE THE FLOOR TO MINIMIZE PENETRATIONS INTO THE SPACES BELOW. FOR EXAMPLE, IN KITCHEN ISLANDS AND PENINSULA SINKS, RUN THE WASTE LINE IN THE KNEE WALL BEHIND SIN TO A VERTICAL STACK IN AN INTERSECTING WALL.
- CONCEAL ALL PLUMBING LINES BEHIND WALLS. IF PLUMBING CANNOT BE CONCEALED (EXISTING MASONRY, STRUCTURES) INSTALL AS TIGHT AS POSSIBLE TO STRUCTURE.
- PROVIDE BRV VALVES FOR UNIT WATER HEATERS. EXPANSION TANKS ARE NOT ACCEPTABLE. VERIFY CODE COMPLIANCE WITH LOCAL CODE OFFICIAL.
- PROVIDE SUBMETER AND SHUT-OFF VALVE FOR WATER SUPPLY TO EACH DWELLING UNIT. LOCATE IN MECHANICAL CLOSET AND LABEL VALVE WITH PERMANENT "WATER SHUT OFF" SIGN.
- INSTALL BACK FLOW PREVENTER ABOVE GRADE WITH DRAIN.
- PROVIDE DRAIN PAN WITH CONNECTION TO DRAIN LINE UNDER ALL WASHERS.
- NO AAV'S. ALL PLUMBING TO BE VENTED THROUGH THE ROOF.

- NO BRASS TO PLASTIC CONNECTIONS. WE WANT TO AVOID EXPANSION AND CONTRACTION
- INSTALL HOSE BIB AT BACK OF BUILDING WITH LOCKABLE BOX AS NOTED ON PLAN
- ALL PLUMBING MUST BE IN A CONTAINED AND INSULATED SPACE- NOT EXPOSED.

FIRE SUPPRESSION

- PROVIDE SPRINKLER VALVE
- CONCEAL STAND PIPE IN WALLS
- STAND PIPE VALVES TO BE IN CABINETS.

HISTORIC PRESERVATION GENERAL NOTE:

THE WORK MUST BE COMPLETED IN ACCORDANCE WITH THE OWNER'S APPLICATION FOR STATE AND FEDERAL TAX CREDITS, AS OUTLINED IN THE PART 2 APPLICATION AND RELATED AMENDMENTS.

MASONRY/ CONCRETE WALL REPAIRS:
1. CAREFULLY REVIEW ALL EXISTING CONDITIONS PRIOR TO BID. ARCHITECTURAL DRAWINGS INDICATE WORK NOTES AT SPECIFIC LOCATIONS AS A CONVENIENCE TO THE CONTRACTOR BUT MAY NOT SHOW THE COMPLETE SCOPE OF REPAIRS/ RESTORATION REQUIRED TO COMPLETE THE WORK. OMISSION OF NOTES AT EVERY LOCATION WHERE SAID WORK IS REQUIRED DOES NOT RELIEVE THE CONTRACTOR FROM INCLUDING THE REPAIRS. ALL CONDITIONS EXPOSED TO VIEW BOTH INTERIOR AND EXTERIOR SHALL BE INCLUDED IN THE BID.

2. CAREFULLY INSPECT ALL STRUCTURAL MEMBERS, INCLUDING BUT NOT LIMITED TO BEAMS, LINTELS, MASONRY, ARCHES, ETC. AND NOTIFY ARCHITECT IN WRITING OF ANY STRUCTURALLY UNSOUND CONDITIONS REQUIRING REPAIR OR INVESTIGATION BEYOND THE SCOPE INDICATED PRIOR TO SUBMITTING BID.

3. INSPECT ALL PARGED OR CONCRETE SURFACES AND PROVIDE PATCHING FOR ANY SPALLING CRACKED OR OTHERWISE DAMAGED CONDITIONS AS REQUIRED FOR CONTINUOUS APPEARANCE. VERIFY EXTENT OF VISIBLE DAMAGE PRIOR TO BID. ONLY COMPLETELY CONCEALED DAMAGE NOT OTHERWISE NOTED ON DRAWINGS WILL BE APPROVED FOR CHANGE ORDER. REPAIRS TO CONCRETE SHALL FOLLOW THE GUIDELINES IN NPS PRESERVATION BRIEF 15 PRESERVATION OF HISTORIC CONCRET

4. PROVIDE GENERAL AND CLOSE-UP COLOR HIGH RESOLUTION PHOTOGRAPHS OF THE MASONRY BEFORE AND AFTER REPAIRS/ RESTORATION.

5. REMOVE ALL EXTRANEANEOUS MATERIALS FROM FACE OF BUILDING, INCLUDING BUT NOT LIMITED TO VINES, PLANT GROWTH, ALGAE, ABANDONED WIRING, CONDUITS, ABANDONED PLUMBING AND MECHANICAL PIPES, METAL ANCHORS, NAILS, WOOD BLOCKING, TAR, ETC. AND REPAIR SURFACE BEHIND AS REQUIRED FOR CONTINUOUS APPEARANCE.

6. REMOVE GRAFFITI FROM MASONRY IN ACCORDANCE WITH NPS PRESERVATION BRIEF 38

7. REPAIR/REPLACE ANY DAMAGED, SPLIT, SEVERELY SPALLED BRICK OR MASONRY UNITS. BRICKS WITH SURFACE HOLES LESS THAN 1" X 1" X 1" DEEP MAY REMAIN. REWORK BRICK AT NEW OR ENLARGED OPENINGS AS REQUIRED FOR NEW WINDOWS, DOORS, VENTS, ETC. BRICK SHALL BE REBUILT USING SALVAGED MATCHING UNITS AS MUCH AS POSSIBLE BY TOOTHING THE NEW INTO THE OLD.

8. REPOINT ALL EXTERIOR BRICK AND OR STONE AS REQUIRED BACK TO STRUCTURAL SOUNDNESS AND WATER-TIGHTNESS. MATCH THE MORTAR TO THE COLOR, TEXTURE, STRENGTH, JOINT WIDTH AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. NOTE THAT MODERN MORTARS ARE NOT APPROPRIATE FOR HISTORIC RESTORATION USE A LIME-RICH MORTAR THAT IS ELASTIC AND ALLOWS FOR POTENTIAL MOVEMENT IN HISTORIC MASONRY. PERFORM MASONRY REPOINTING IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN NPS PRESERVATION BRIEF 2. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW.

9. SEAL/CAULK ALL MASONRY AND CONCRETE JOINTS TO OTHER MATERIALS AS REQUIRED FOR WATER TIGHTNESS.

10. UPON COMPLETION OF REPOINTING AND REPAIR/ RESTORATION WORK, REMOVE ALL RESIDUAL FILM FROM FACE OF MASONRY WITH STIFF NYLON OR NATURAL BRIST BRUSH AND LOW PRESSURE WASHING WITH MILD CLEANERS. REFER GUIDELINES IN THE NPS PRESERVATION BRIEF 1 & 6.

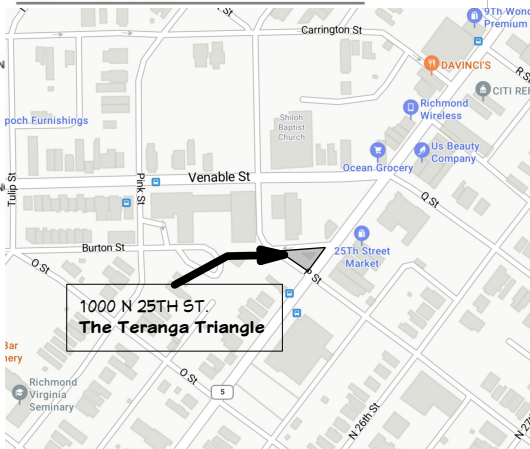
WOOD WINDOW REPAIR NOTES:

- REPAIR ALL DAMAGED, DETERIORATED WOOD WINDOW FRAMES. PERFORM WINDOW REPAIRS IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN NPS PRESERVATION BRIEF 9. IF APPLICABLE.
- ALL PAINTING OF WOOD WINDOWS MUST MEET THE REPAINT SPECIFICATIONS SET FORTH IN THE LARSON DEVELOPMENT REPAINT SPECIFICATION MANUAL.

CONCRETE REPAIRS:

- REPAIRS TO CONCRETE SHALL FOLLOW THE GUIDELINES IN NPS PRESERVATION BRIEF 15 PRESERVATION OF HISTORIC CONCRETE.

VICINITY MAP



PROJECT LOCATION:

NAME OF PROJECT: The Teranga Triangle
ADDRESS: 1000 25th St. Richmond VA 23223
PROPOSED USE: Commercial

OWNED BY: Sherita McGowan
CITY: Richmond State: VA Zip Code: 23223

PROJECT SUMMARY:
Commercial - Tenant upfit

CODE INFORMATION

BUILDING CODE:

- 2021 VIRGINIA CONSTRUCTION CODE
- 2021 VIRGINIA EXISTING BUILDING CODE
- 2021 VIRGINIA MECHANICAL CODE
- 2021 NATIONAL ELECTRICAL CODE
- 2021 VIRGINIA PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE (IFC)

LIFE SAFETY SYSTEM REQUIREMENTS: (EXISTING OR NEW)*

Emergency lighting:	No	Yes <input checked="" type="checkbox"/>
Exit Signs:	No	Yes <input checked="" type="checkbox"/>
Fire Alarm:	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
Smoke Detection Systems :	No	Yes <input checked="" type="checkbox"/>

BASIC BUILDING DATA	
Construction Type (Table 601):	
I-A	
II-A	
III-A	
IV	
V-A	
I-B	
II-B	
III-B <input checked="" type="checkbox"/>	
V-B	

LAYOUT PAGE TABLE	
LABEL	TITLE
P-1	PROJECT OVERVIEW
P-2	LIFE SAFETY LAYOUT
P-3	PROPOSED LAYOUT
P-4	EXISTING CONDITIONS LAYOUT
P-5	ROOF FRAMING LAYOUT
P-6	PLUMBING LAYOUT
P-7	MECHANICAL LAYOUT
P-8	ELECTRICAL LAYOUT

PROJECT OVERVIEW

CLIENT INFO:
The Teranga Triangle
1000 25th St.
Richmond VA 23223

DRAWINGS PROVIDED BY:
ESS Onsite
804-634-9700
scj@onsite-cm.co

DATE:
11/3/2025

SCALE:
1 in = 1 in

SHEET:
P-1

LIFE SAFETY LAYOUT

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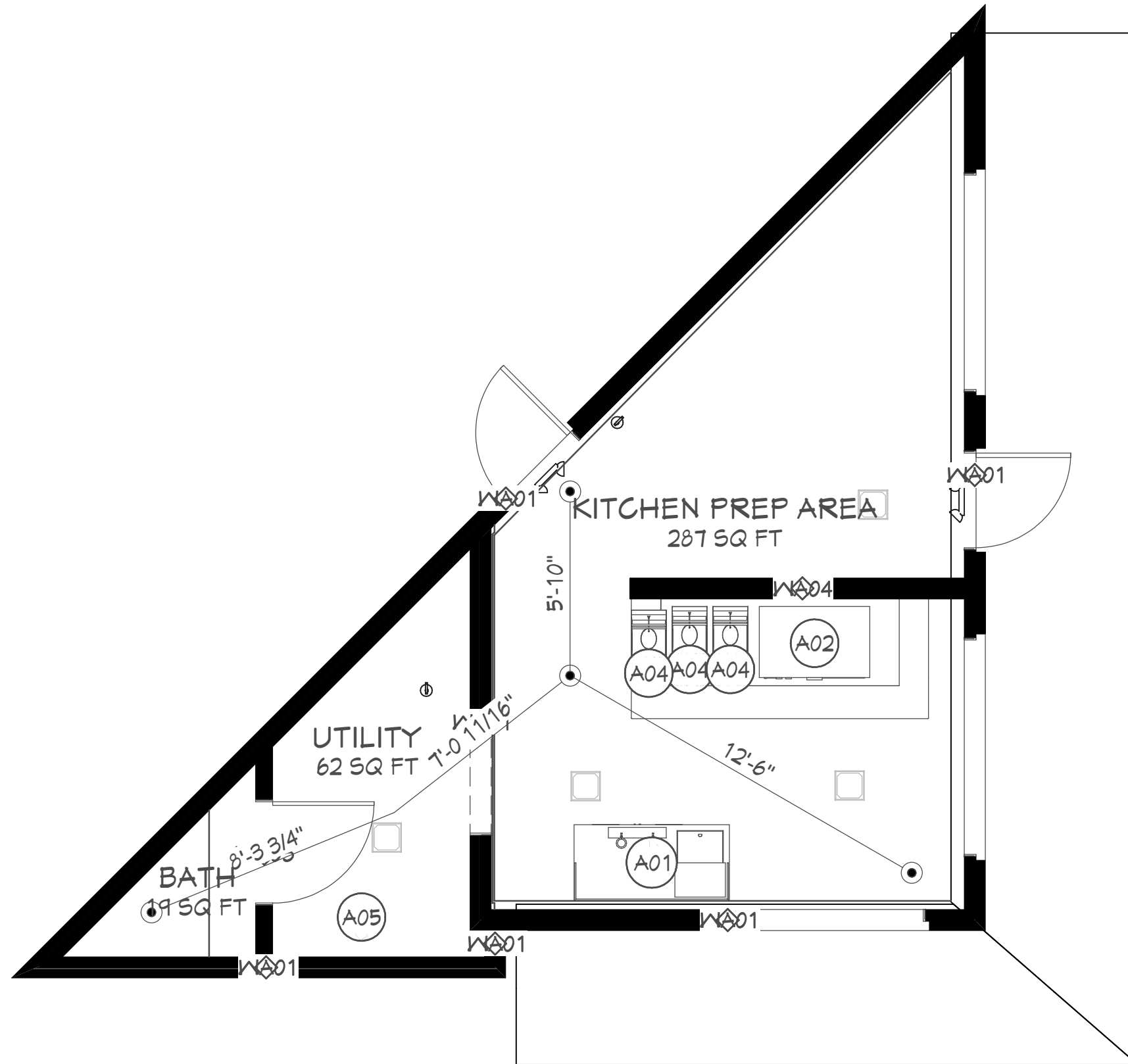
P-2

- **Occupancy Type:** B (Business).
- **Maximum Occupant Load:** 3 people.
- **Maximum Common Path of Egress Travel Distance:**
- **Minimum Number of Exits Required:** 2 exits.
- **Allowable Travel Distance:** 300 feet.
- **Relevant Code Sections:**
 Includes corridor dead ends (Section 1018.4), buildings with single exits (Table 1021.2), spaces with one means of egress (Table 1015.1) common path of travel (Section 1014.3).

OCCUPANT LOAD FACTOR - 1004.5 - VIRGINIA CONSTRUCTION CODE 2018

Location	Room	Area (SF)	Occupant Load Factor	Occupants
1000 N 25TH ST.	Commercial Kitchen	227.00	200 Gross SF/ Person	01
	Accessory Area	60.00	300 Gross SF/ Person	01
	Storage	120.39	300 Gross SF/ Person	01

LIFE SAFETY SCHEDULE		
3D ELEVATION	LABEL	NUMBER
	WALL HUNG FIRE EXTINGUISHER	S01
	EMERGENCY LIGHT & EXIT	S02



1ST FLOOR LIFE SAFTY PLAN
 1/4 IN = 1 FT

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PROPOSED LAYOUT

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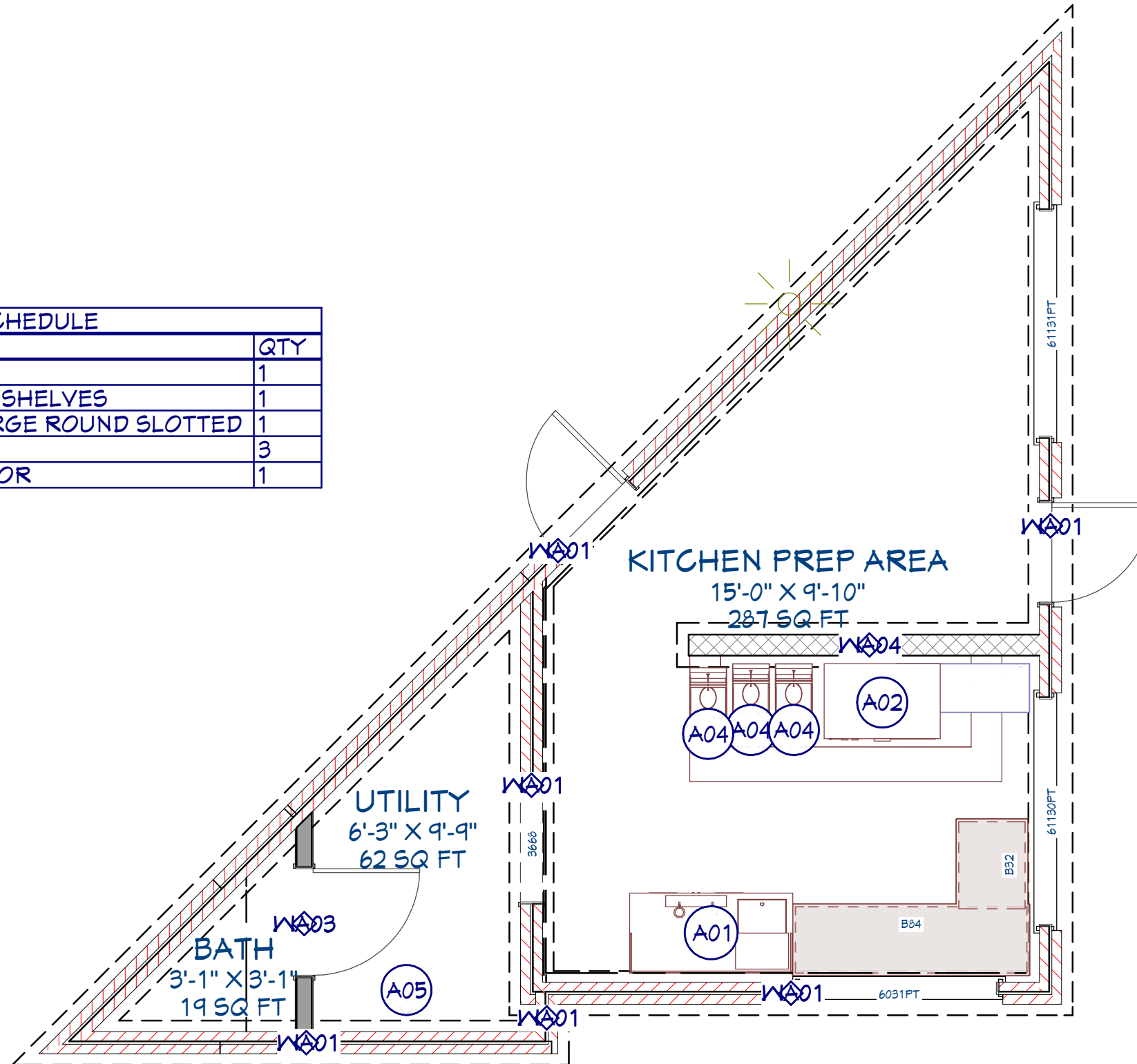
DATE:
 11/3/2025

SCALE:
 1 in = 1 in

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P-3

FIXTURE SCHEDULE		
NUMBER	LABEL	QTY
A01	SODA FOUNTIAN	1
A02	HEATED DISPLAY W/ SHELVES	1
A03	SQUARE DRAIN - LARGE ROUND SLOTTED	1
A04	FRYER	3
A05	GREASE INTERCEPTOR	1

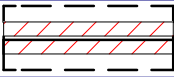

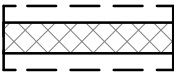


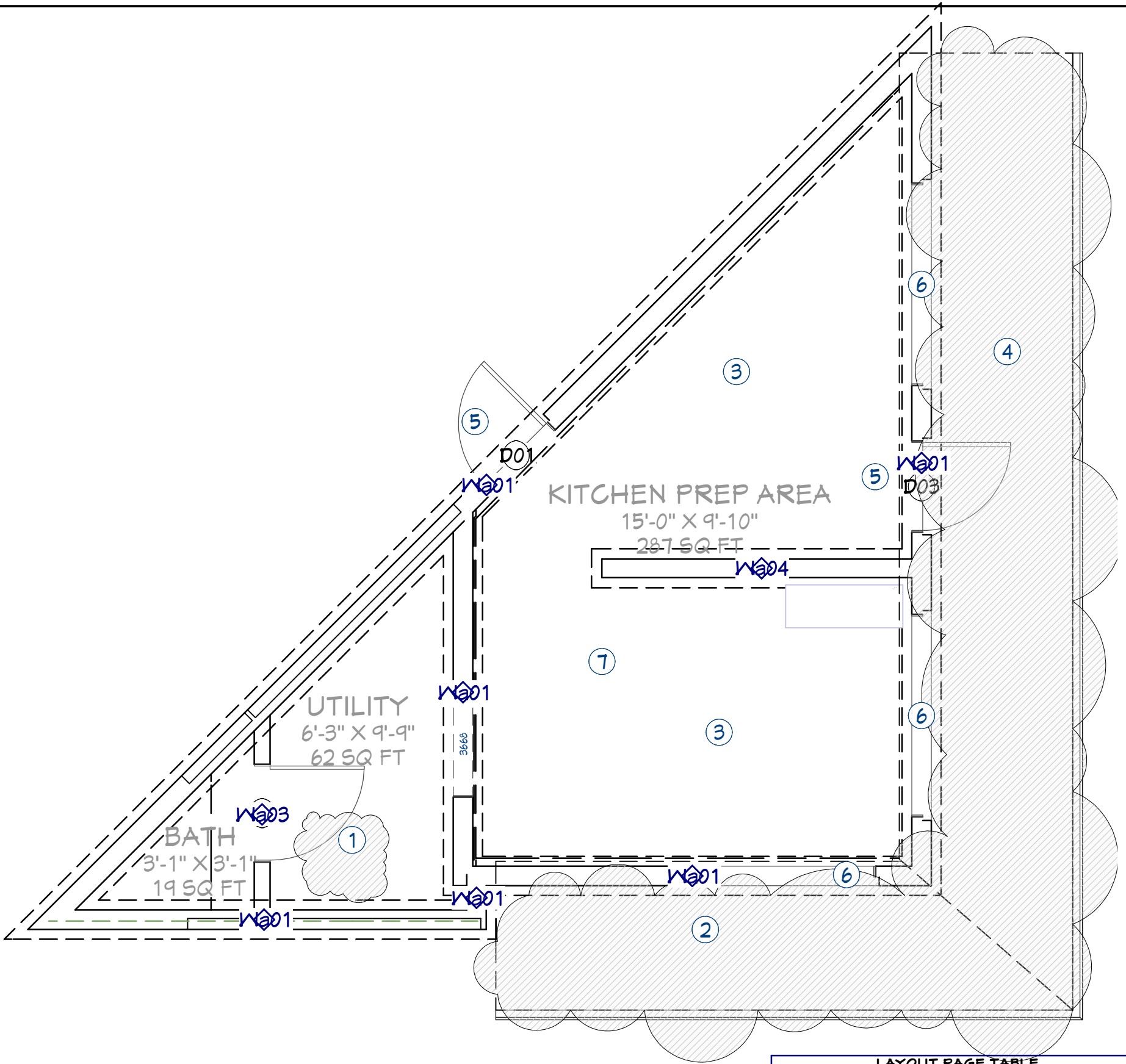
1ST FLOOR PROPOSED LAYOUT
 1/4 IN = 1 FT

LAYOUT PAGE TABLE	
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GENERAL NOTES SCHEDULE	
①	REMOVE AND REPLACE DAMAGE CEILING JOIST
②	REMOVE & REPLACE DAMAGED ROOF RAFTERS
③	REMOVE & REPLACE EXISTING ROOF
④	INSTALL NEW METAL ROOF
⑤	REMOVE & REPLACE EXISTING ENTRY DOOR (D1)
⑥	INSTALL NEW SERVICE WINDOW
⑦	REMOVE EXISTING CEILING INSTALL NEW (1 HOUR RATED FRP) ACT

Door Schedule				
Number	Label	Description	Header	Comments
D01	3068	Ext. Hinged-Slab	1 1/2"X5 1/2"X41" (2)	
D02	3368	Hinged-Slab	1 1/2"X5 1/2"X43 9/16" (2)	
D03	3068	Ext. Hinged-Glass Panel	1 1/2"X5 1/2"X41" (2)	

Wall Schedule			
2D Symbol	Wall Type	Total Length	Number
	Existing 8" Oversize brick Wall	136'-6 1/16"	Wa01
	New Interior-6"	6'-7 3/8"	Wa03
	8" Existing CMU (block) Wall	10'-6 15/16"	Wa04



1ST FLOOR EXISTING LAYOUT
1/4 IN = 1 FT

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EXISTING CONDITIONS LAYOUT

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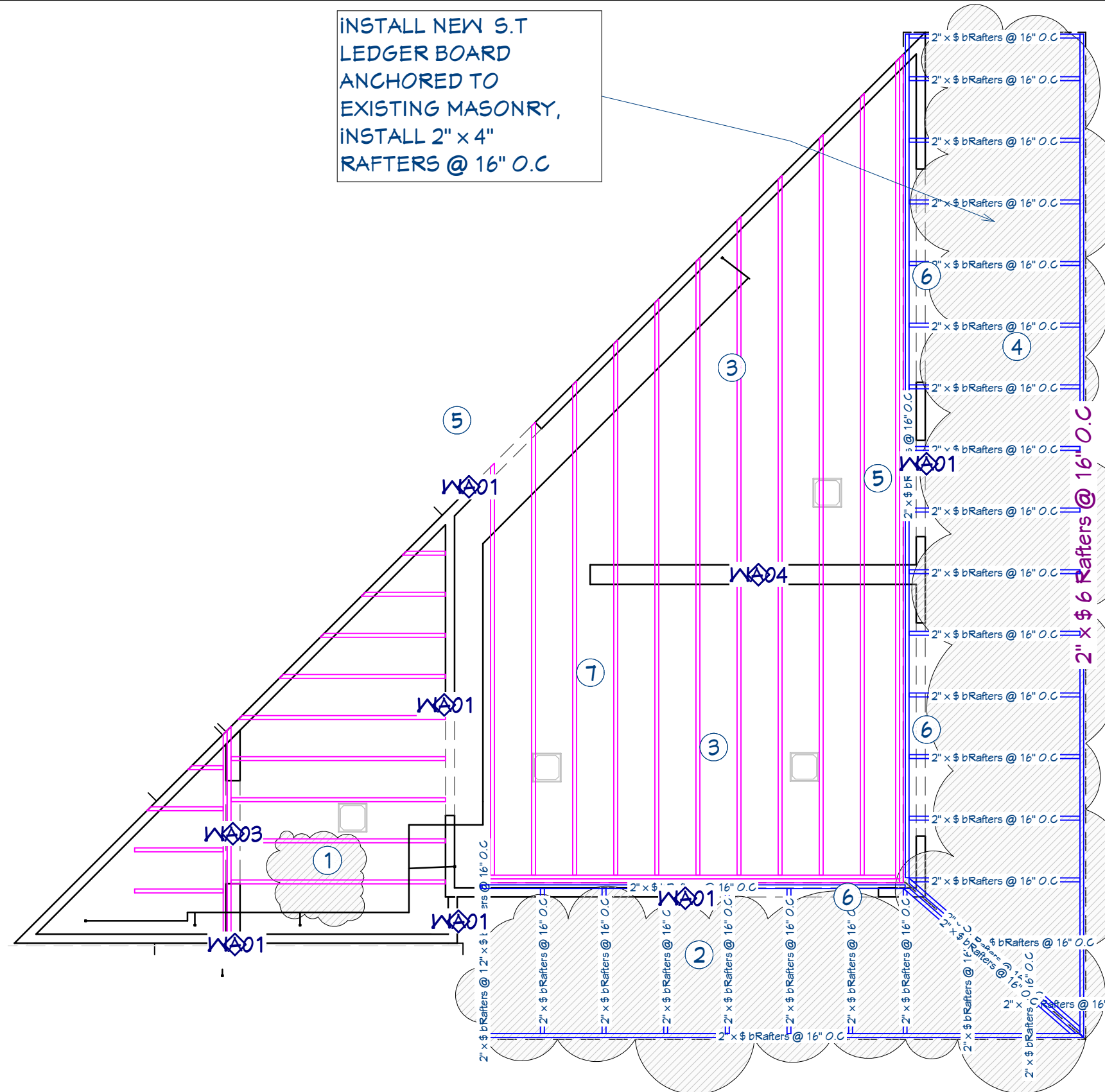
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P-4

INSTALL NEW S.T
LEDGER BOARD
ANCHORED TO
EXISTING MASONRY,
INSTALL 2" x 4"
RAFTERS @ 16" O.C



1ST FLOOR FRAMING, ROOF LAYER SET
1/4 IN = 1 FT

LAYOUT PAGE TABLE	
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**ROOF
FRAMING
LAYOUT**

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P-5

PLUMBING LAYOUT

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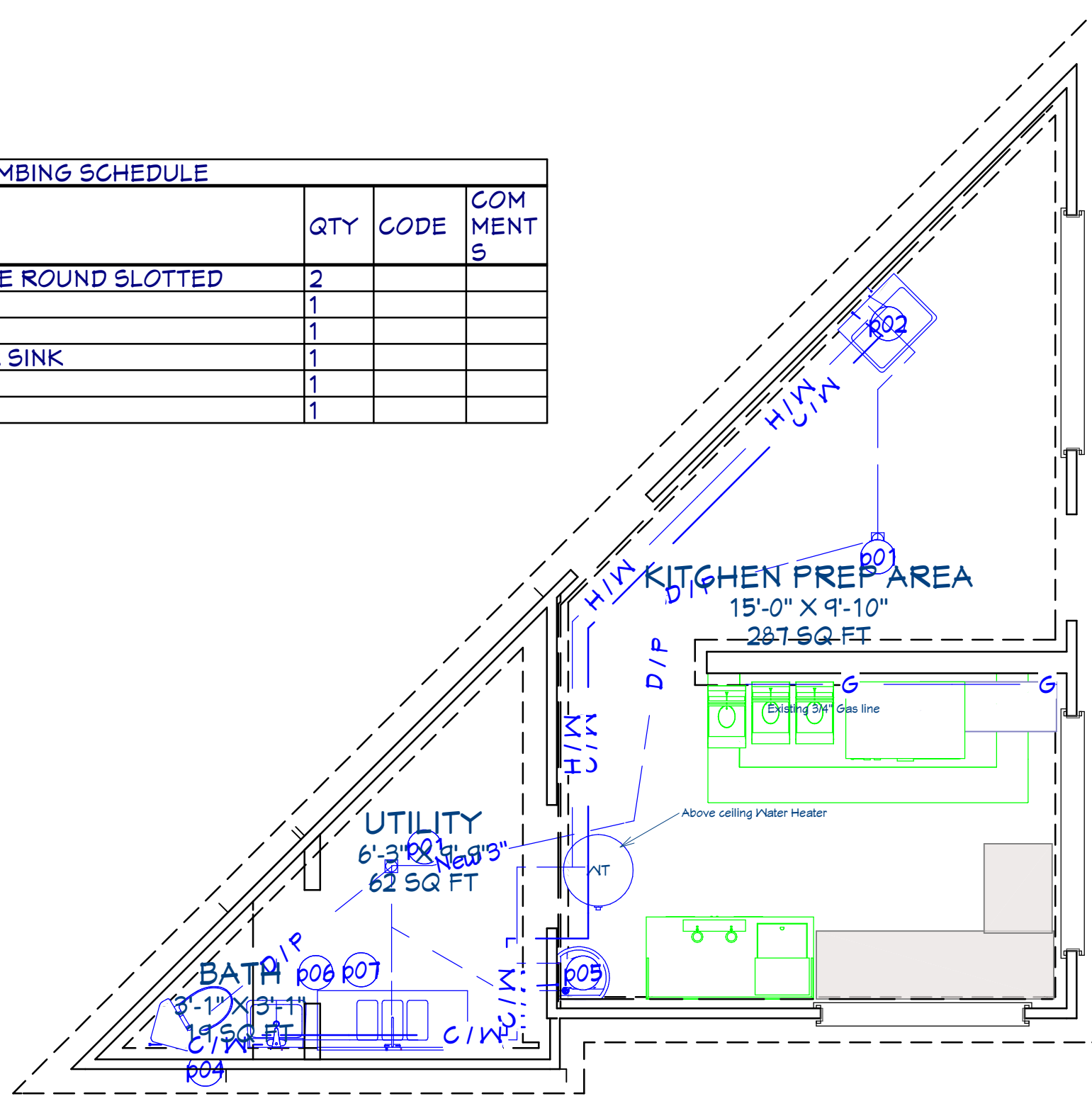
DATE:
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SCALE:
 1 in = 1 in

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P-6

PLUMBING SCHEDULE				
NUMBER	LABEL	QTY	CODE	COMMENTS
P01	SQUARE DRAIN - LARGE ROUND SLOTTED	2		
P02	K-12793	1		
P04	CORNER TOILET	1		
P05	WALL-MOUNT CORNER SINK	1		
P06	RECTANGULAR SINK	1		
P07	UNDERBAR SINK	1		



1ST FLOOR PLUMBING LAYER SET
 1/4 IN = 1 FT

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MECHANICAL LAYOUT

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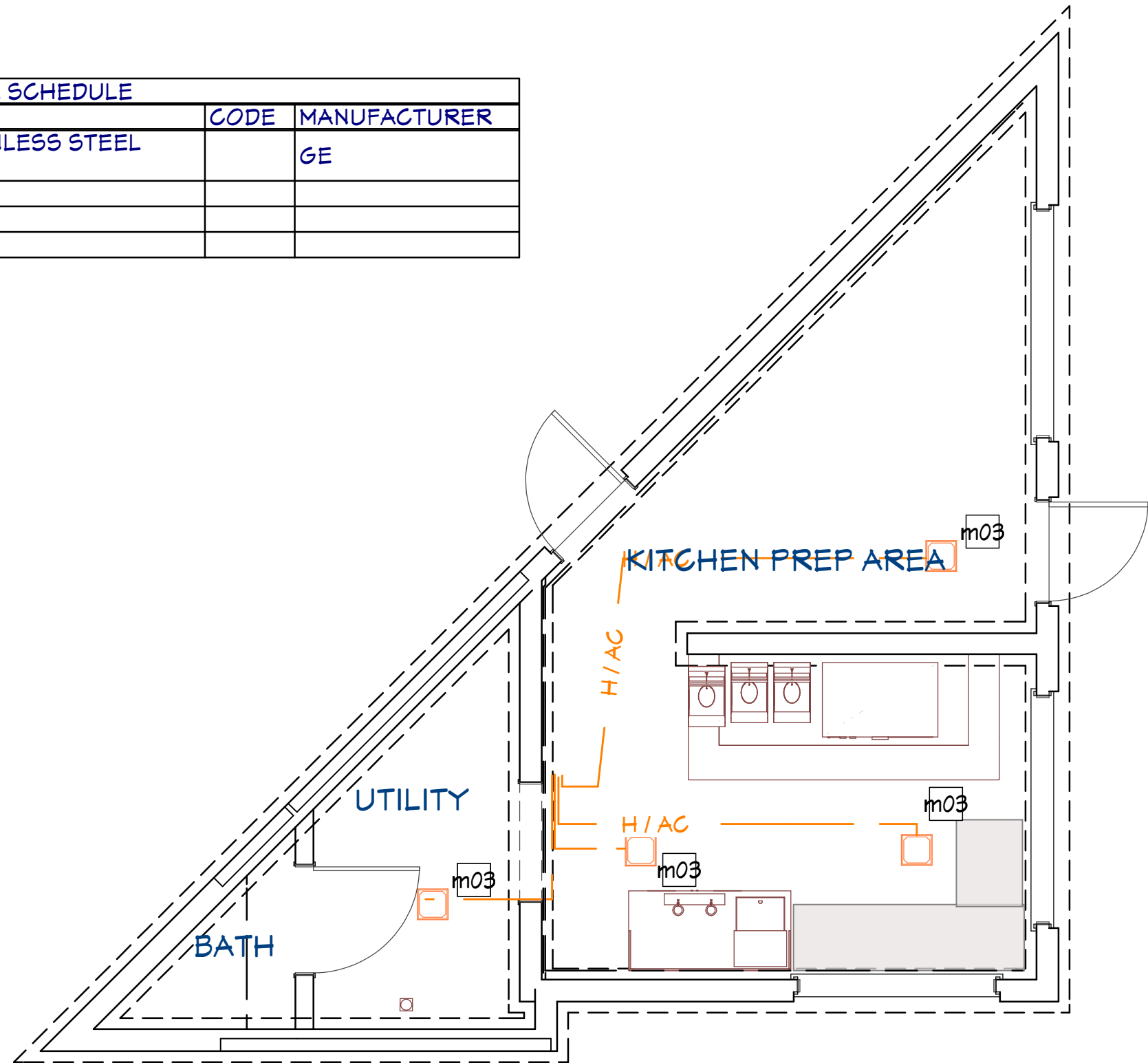
DATE:
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SCALE:
1 in = 1 in

SHEET:

P-7

MECHANICAL SCHEDULE				
NUMBER	QTY	DESCRIPTION	CODE	MANUFACTURER
M01	1	ZVC48RSS - 48" CUSTOM STAINLESS STEEL HOOD		GE
M02	1	WATER TANK 1		
M03	4	CEILING CASSETTE - SQUARE		
M04	1	AC OUTDOOR COMPRESSOR		



1ST FLOOR MECHANICAL LAYER SET
1/4 IN = 1 FT

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ELECTRICAL LAYOUT

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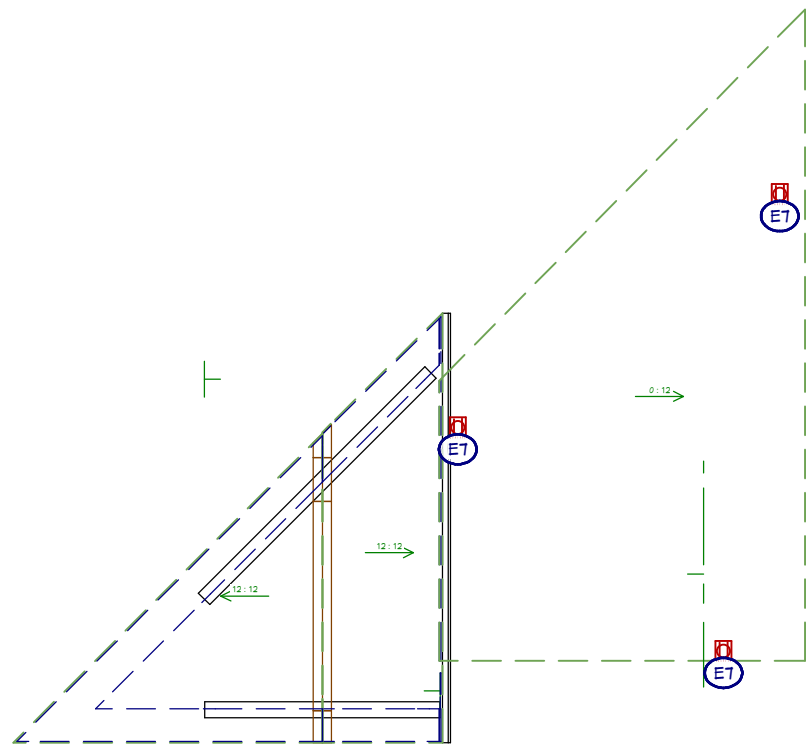
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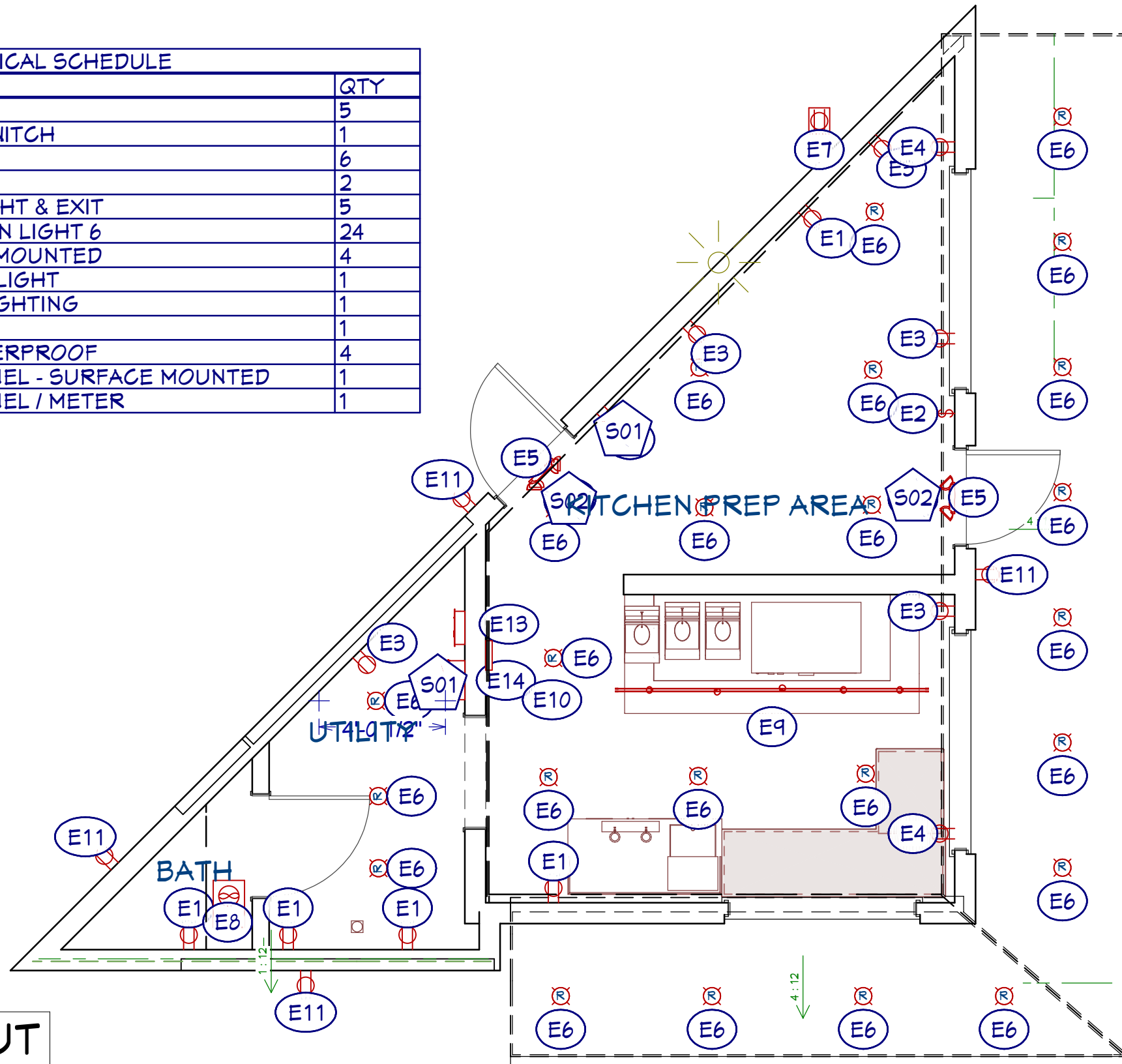
SHEET:

P-8

ELECTRICAL SCHEDULE		
NUMBER	LABEL	QTY
E1	GFCI	5
E2	SINGLE POLE SWITCH	1
E3	DUPLEX	6
E4	DUPLEX	2
E5	EMERGENCY LIGHT & EXIT	5
E6	RECESSED DOWN LIGHT 6	24
E7	DUPLEX FLOOR MOUNTED	4
E8	EXHAUST FAN + LIGHT	1
E9	CABLE TRACK LIGHTING	1
E10	EXIT RIGHT	1
E11	DUPLEX WEATHERPROOF	4
E13	ELECTRICAL PANEL - SURFACE MOUNTED	1
E14	ELECTRICAL PANEL / METER	1

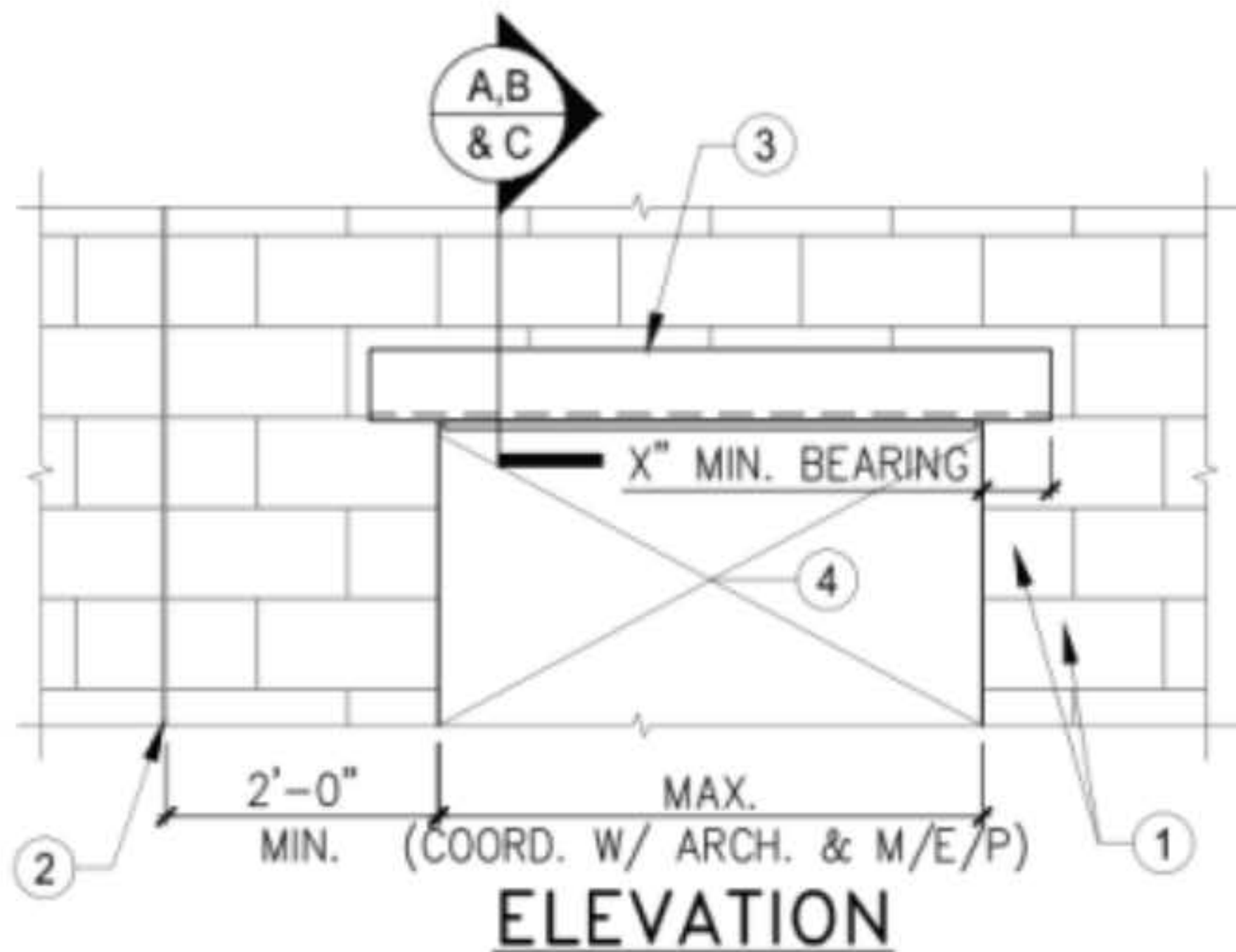


ROOF ELECTRICAL LAYOUT



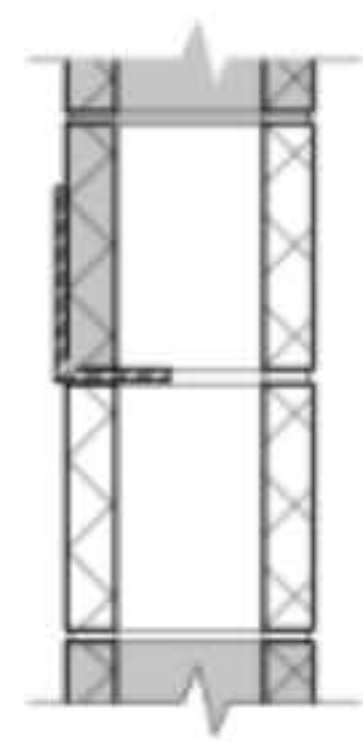
1ST FLOOR ELECTRICAL LAYOUT
 1/4 IN = 1 FT

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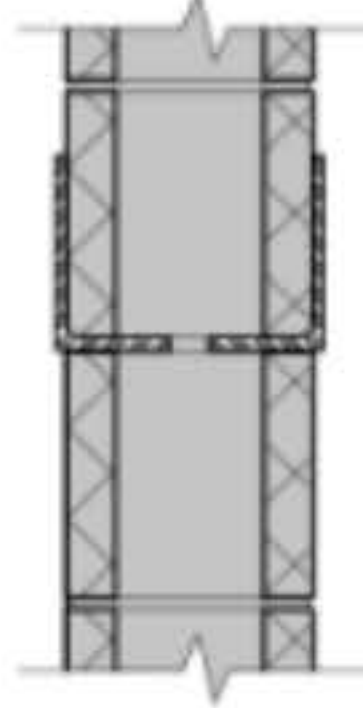
ELEVATION

- 1) EXISTING MASONRY WALL. GROUT HOLLOW CORES AT LINTEL BEARING 16" WIDE x 16" DEEP MIN.
- 2) EXISTING CONTROL JOINT OR CORNER OF WALL.
- 3) NEW LXxXxX EACH SIDE OF WALL W/ 3/8" BOTTOM PLATE.
- 4) NEW MASONRY OPENING. COORD. SIZE OF OPENING W/ ARCH. AND M/E/P.



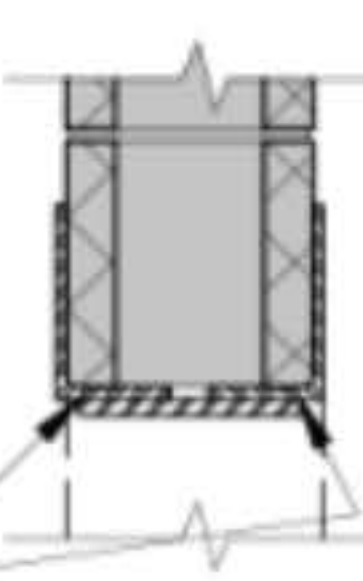
STEP A

- 1) GROUT HOLLOW CMU AT LINTEL BEARING.
- 2) SAWCUT MORTAR JOINT ON ONE SIDE OF WALL.
- 3) INSTALL ONE LINTEL ANGLE IN CUT JOINT TIGHT TO BOTTOM OF CMU TO REMAIN. NON-SHRINK GROUT FOR FULL BEARING AT ENDS.



STEP B

- 4) AFTER MINIMUM OF 24 HOURS, CUT OUT MORTAR JOINT ON OPPOSITE SIDE OF WALL.
- 5) INSTALL LINTEL ANGLE AS IN #3 ABOVE.



STEP C

- 6) AFTER MINIMUM OF 48 HOURS, REMOVE MASONRY TO CREATE NEW OPENING. SAWCUT JAMBS.
- 7) TROWEL EXPOSED MASONRY BTWN. ANGLES FLUSH W/ MORTAR.
- 8) INSTALL BOTTOM PLATE.

3/16 2-12

(X) NEW LINTEL IN EXISTING CONCRETE MASONRY WALL N.T.S.

ENGINEER NOTE: - VERTICAL LEG OF ANGLE WILL BE SLIGHTLY SEPARATED FROM FACE OF MASONRY DUE TO FILLET. ACCOUNT FOR THIS IN BEARING LENGTH.
 - IF THIS DETAIL USED AT EXTERIOR EXPOSURE, GALVANIZE ANGLES AND PLATE AND PLACE SEALANT OVER BACKER ROD AT VERT. LEG.

WeatherXL™ SMP Colors



White



Clay



Light Stone



Tan



Burgundy



Black



Charcoal Gray



Light Gray



Dark Red



Rustic Red



Green



Burnished Slate



Brown



Gallery Blue



Hawaiian Blue



Liner White



Galvalume



Copper Penny



Camo Print



Gray Cedar



Textured Black



Textured Charcoal



Textured Green



Textured Burnished
Slate



Natural Cedar

24 gauge PVDF

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Big Burgers - Fish - Sandwiches & More

10000















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Georgia-Pacific Corp. 3/4" x 8' x 4' S-Ply Formwork