



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: 810 & 812 N 22nd 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 four single-family attached dwellings fronting N 22nd Street configured as two pairs.

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:  Casey White Date: 03/01/24

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.



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 810 & 812 N 22nd 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 four new single-family attached dwellings, configured as two pairs, on the properties known as 810 and 812 N 22ⁿ Street (the "Property").

The Property is located on the western line of N 22nd Street between Burton and Cedar 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 accessory parking area associated with the Greater Hope Baptist Church who is selling the Property.

The Property owner is proposing to construct four single-family attached dwellings, configured as two pairs, on the Property. The dwellings would front N 22nd Street and are three stories in height with a setback third floor for an east-facing terrace. The dwellings take design cues from existing dwellings nearby with a second-story false mansard roof. The dwelling located at the corner of N 22nd and Burton Streets would include a porch and terrace which wrap around the house to address Burton Street.



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

Each of these dwellings would each contain 3 bedrooms and 2 ½ bathrooms in roughly 1,878 to 2,028 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 the subject parcel, the property owner has also submitted application for a Certificate of Appropriateness (the "COA") for the adjacent property to the north across Burton Street at 2111-2119 Venable 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, along with 2101 to 2119 Venable Street, is one of twelve total parcels currently owned by the Great Hope Baptist Church. Sanborn maps show the parcels 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. Current and historic dwellings front in this block front N 22nd Street and the dwellings will be set back from the street roughly 11.95' which recognizes the siting of the existing dwellings in the block along N 22nd Street in order to create a unified street wall.



Form:

The proposed designs were created to meet the CAR Guidelines underlying zoning requirements and recognize similar designs which have been approved elsewhere in the Union Hill and other City Old and Historic Districts.

Attached dwellings can be found throughout the Union Hill district. The proposed dwellings features 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. The proposed dwellings are 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 in the subject block at 2116 Cedar Street and also at 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 and massing with other structures on the block. The setback third floor reduce the visibility of the third floor of the dwellings from the street.

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.

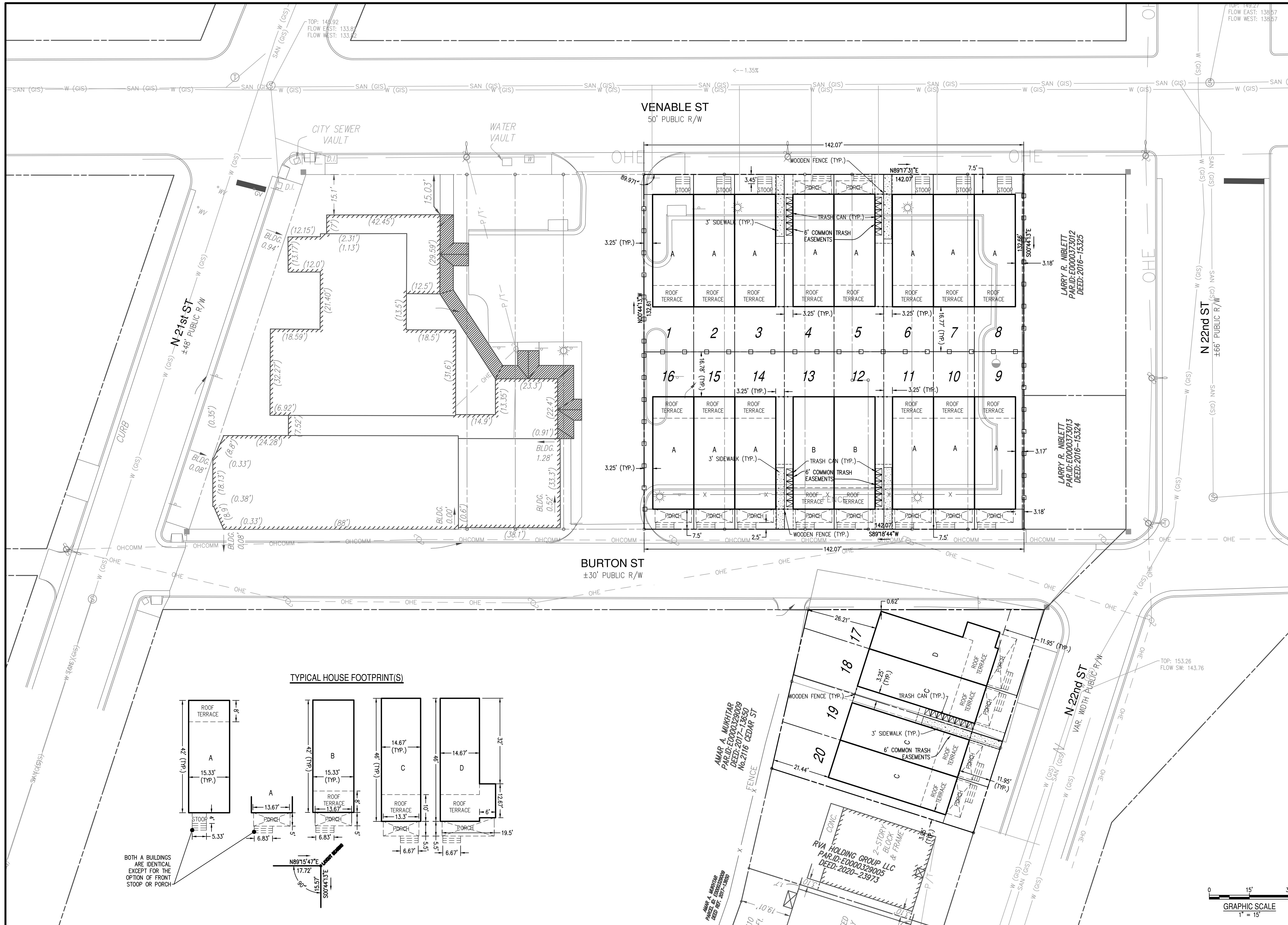
The proposed design is compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. As noted by the *CAR's Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by 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,

A handwritten signature in black ink, appearing to read "William Gillette". The signature is fluid and cursive, with the first name "William" and last name "Gillette" clearly distinguishable.

William Gillette, AICP
Baker Development Resources, LLC



SITE CONCEPT 'E'
2101 VENABLE ST
WBB HOMES, LLC

| CONSTRUCTION REVISION SUMMARY | |
|-------------------------------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| DESIGN | DRAWN | CHKD |
|--------|-------|------|
| | | |

JOB No. V:\100560-28 La
DATE : Feb 28, 2024
SHEET E

GRAPHIC SCALE
1" = 15'

Plot: V:\100560-2101 Venable St - Richmond, VA\100560-01-101 (ENG)\Engineering\Engineering Plans\2024-02-28 Layout E.dwg, Plot Created Feb 28, 2024 - 11:33am by cjesse

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.

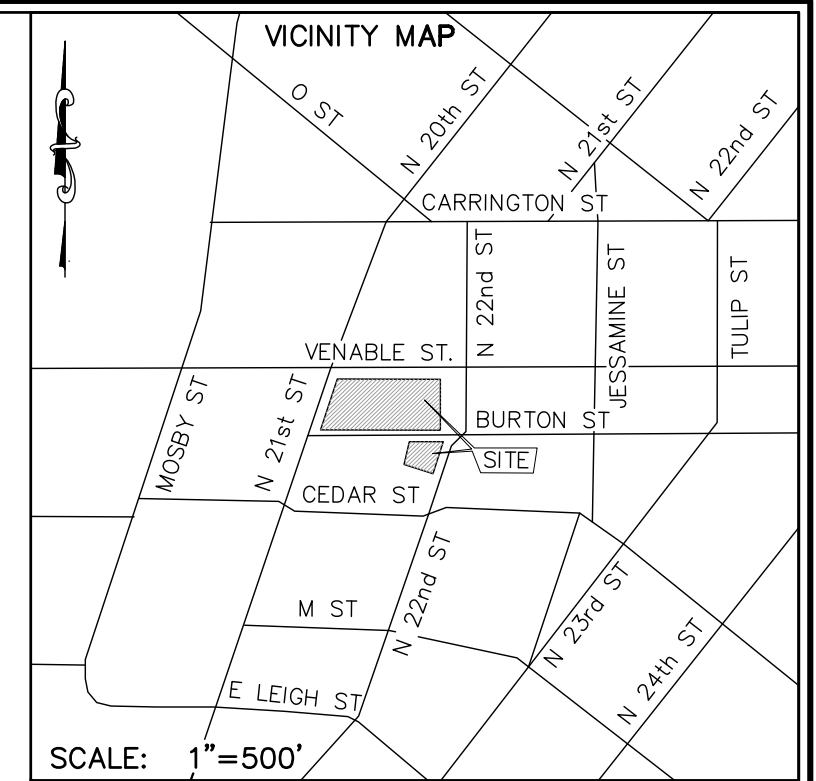
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7b1,8,9,13,14,16 and 18 of Table A thereof.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

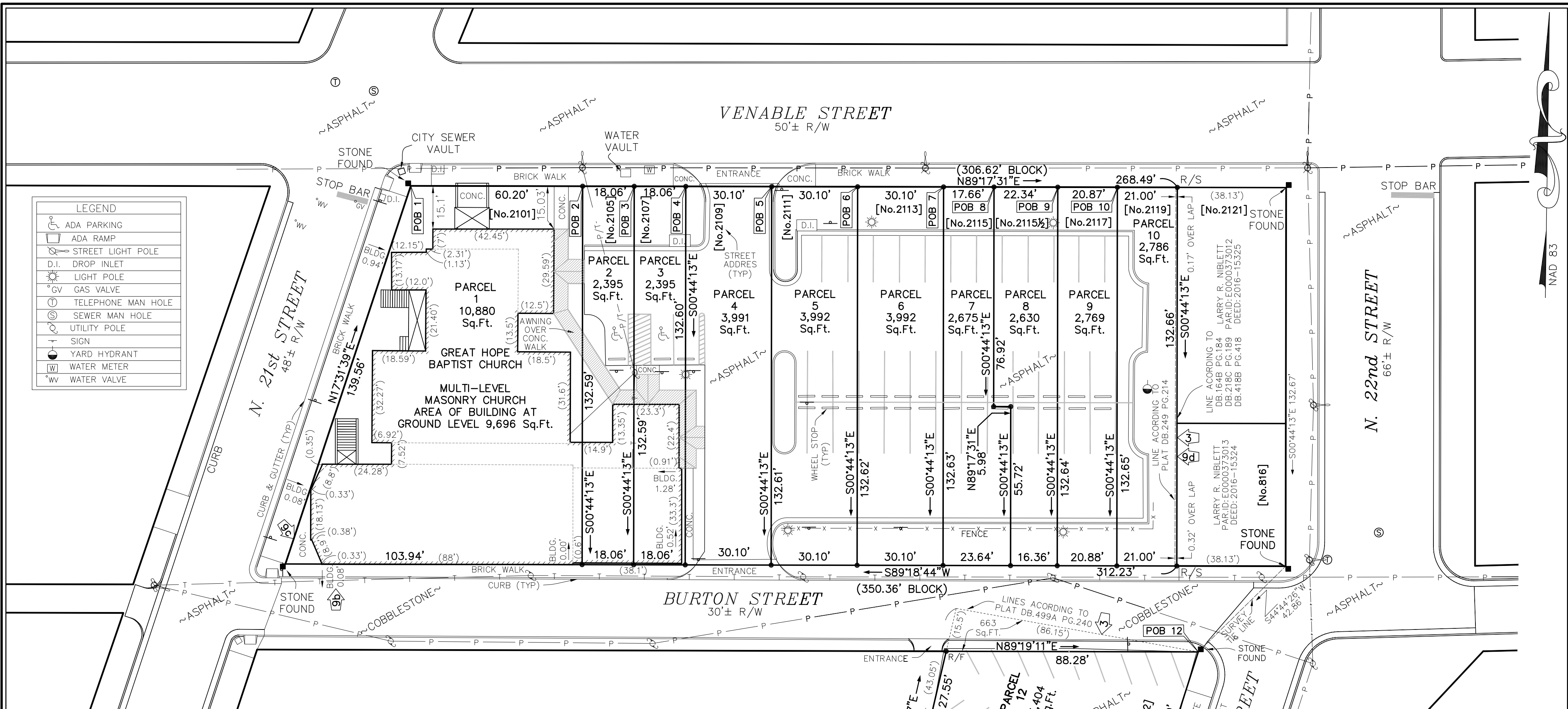
- 1 - Owner: GREAT HOPE BAPTIST CHURCH
2101 VENABLE ST.
RICHMOND, VA. 23223
- 2 - Title Co. ~ OLD REPUBLIC TITLE INSURANCE COMPANY
Issuing Office File Number: B23-0740 R
Issuing Agent: TitleVA, LLC
9464 CHAMBERLAYNE ROAD
Suite 301,
MECHANICSVILLE, Va. 23116
- 3 - Zoning ~ R-63-Residential (Multi-family 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

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.

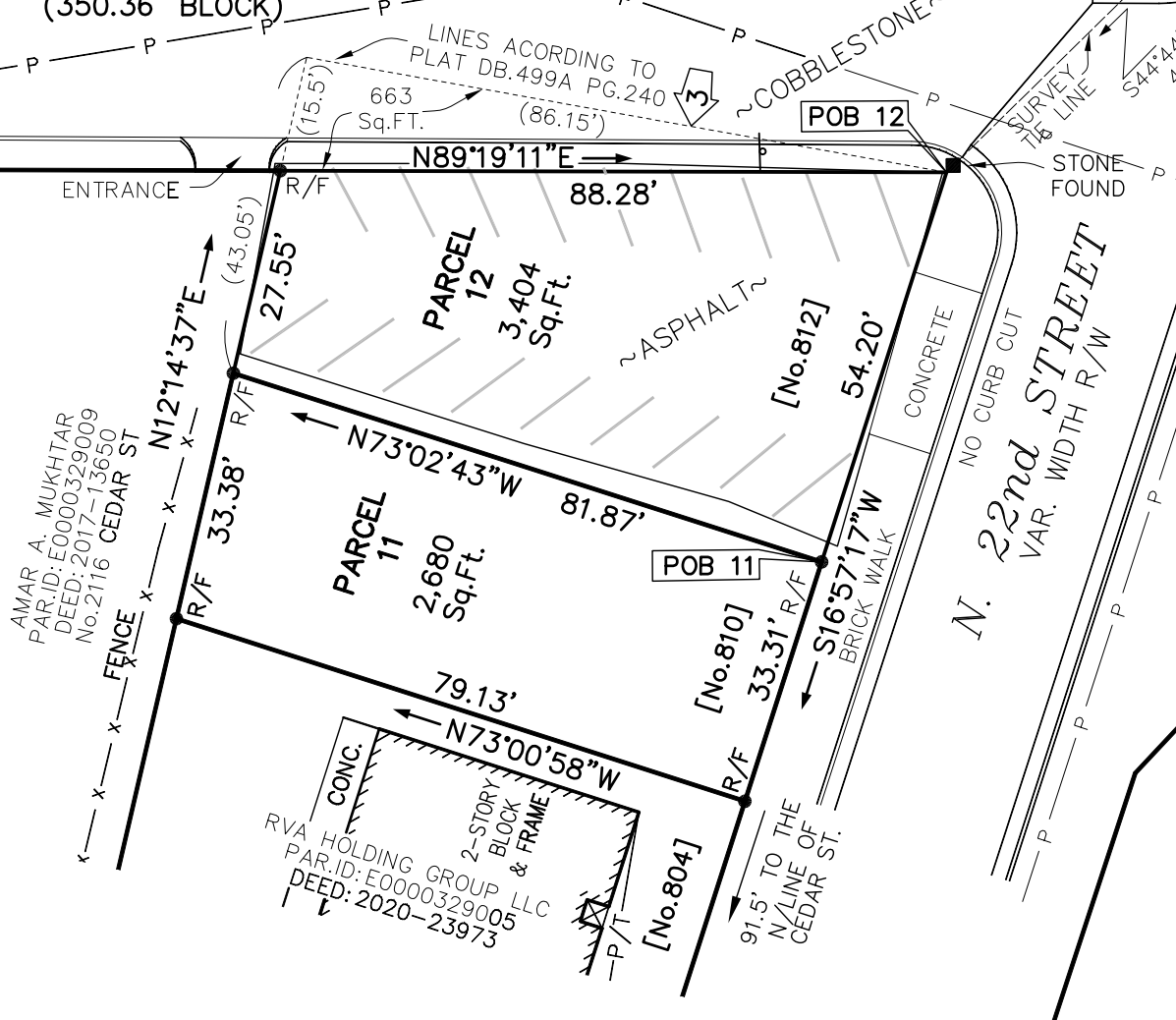
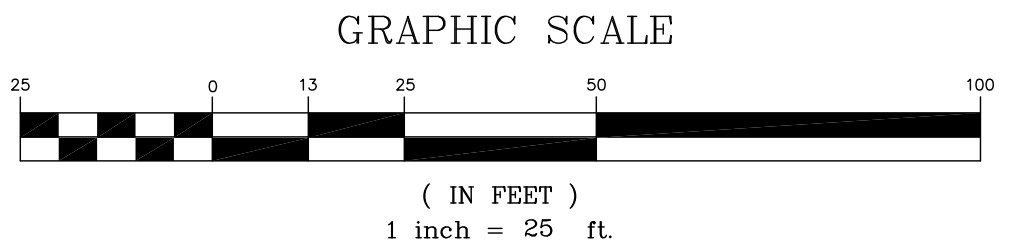
Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481

| | | |
|--|------------|--------------|
| 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.

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 |
| | |
| | |
| | |
| | |

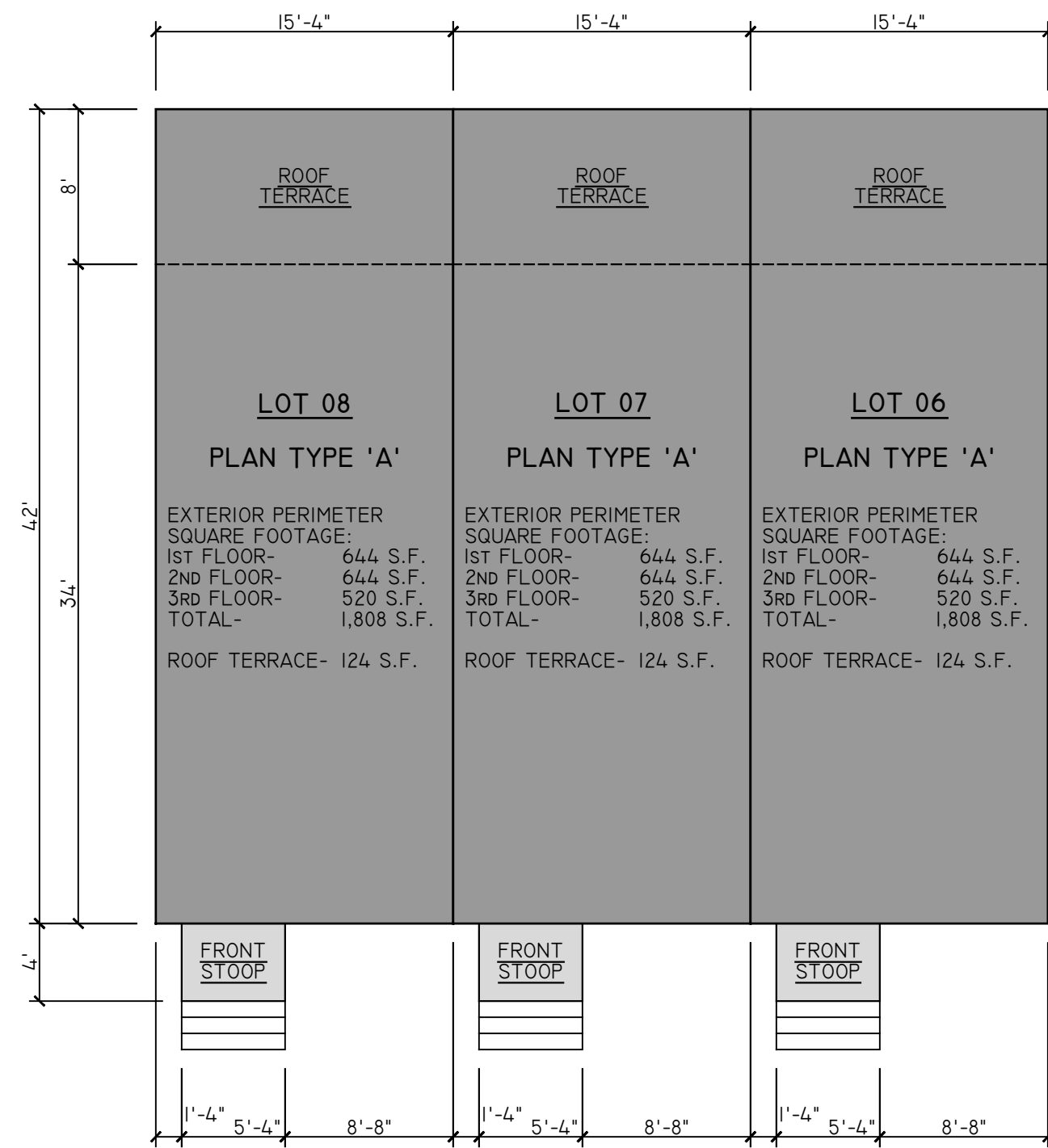


SET/REVISION:
C.A.R. REVIEW SET

DATE/MARK:
02.28.2024

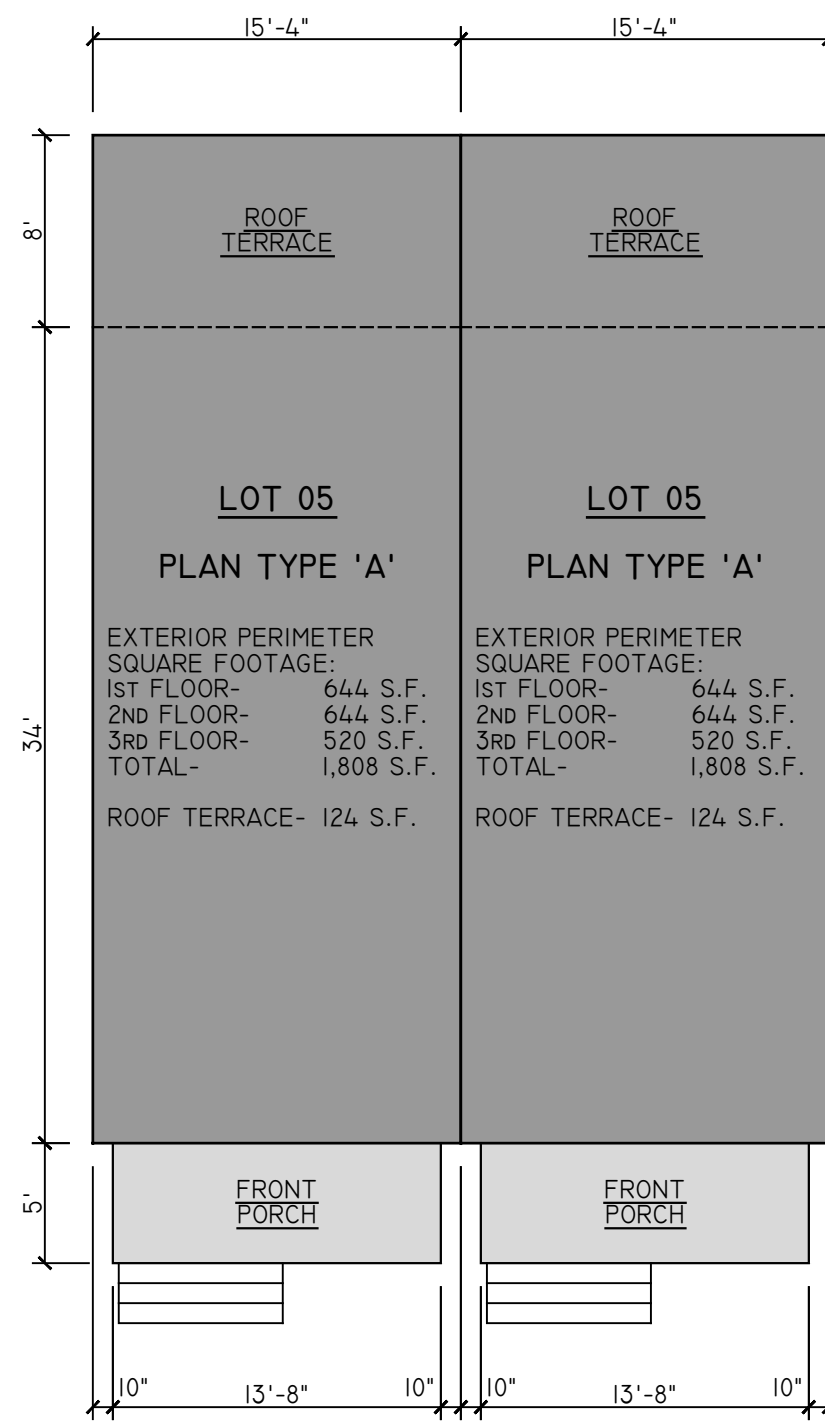
COVER SHEET

CS

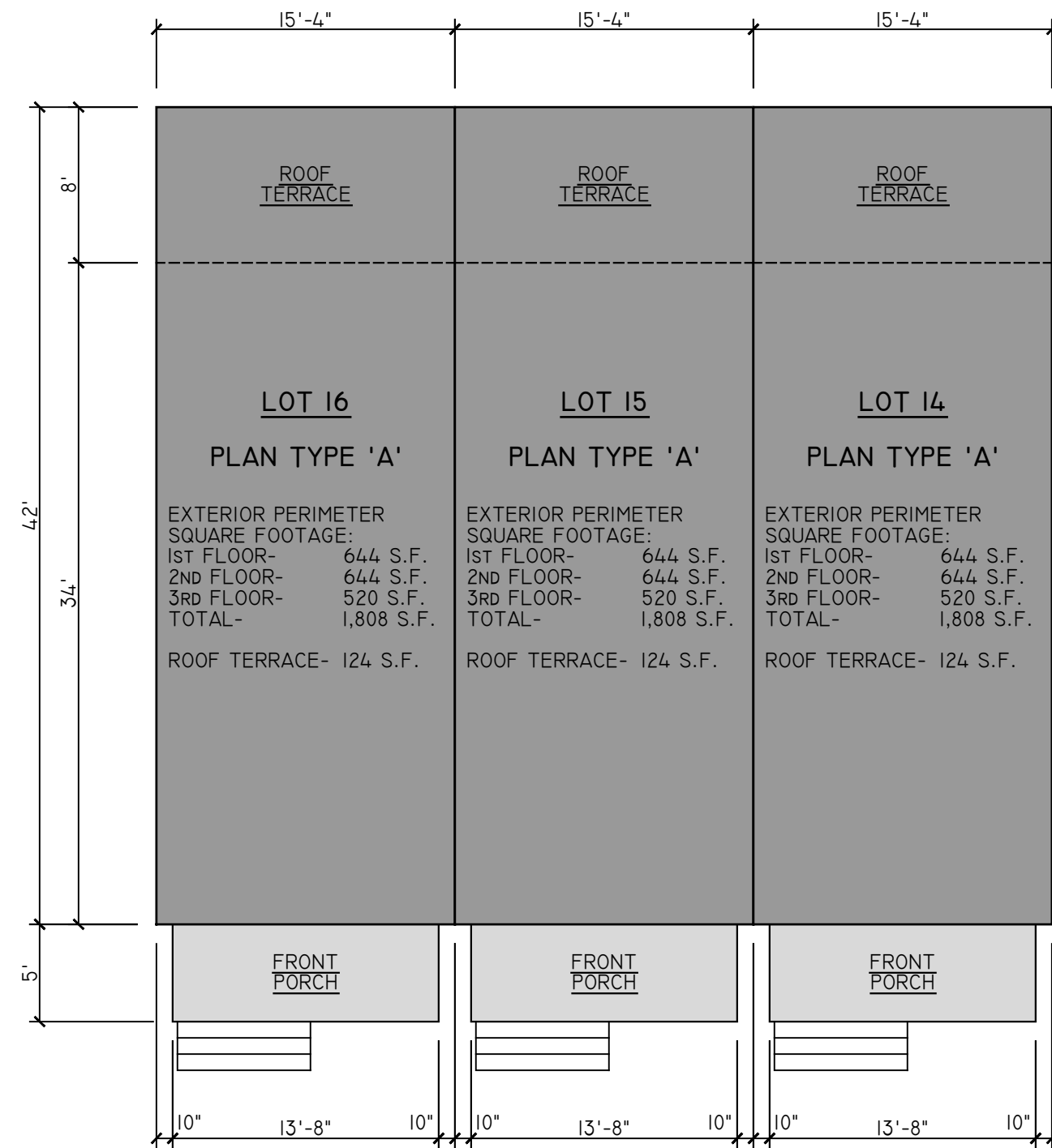
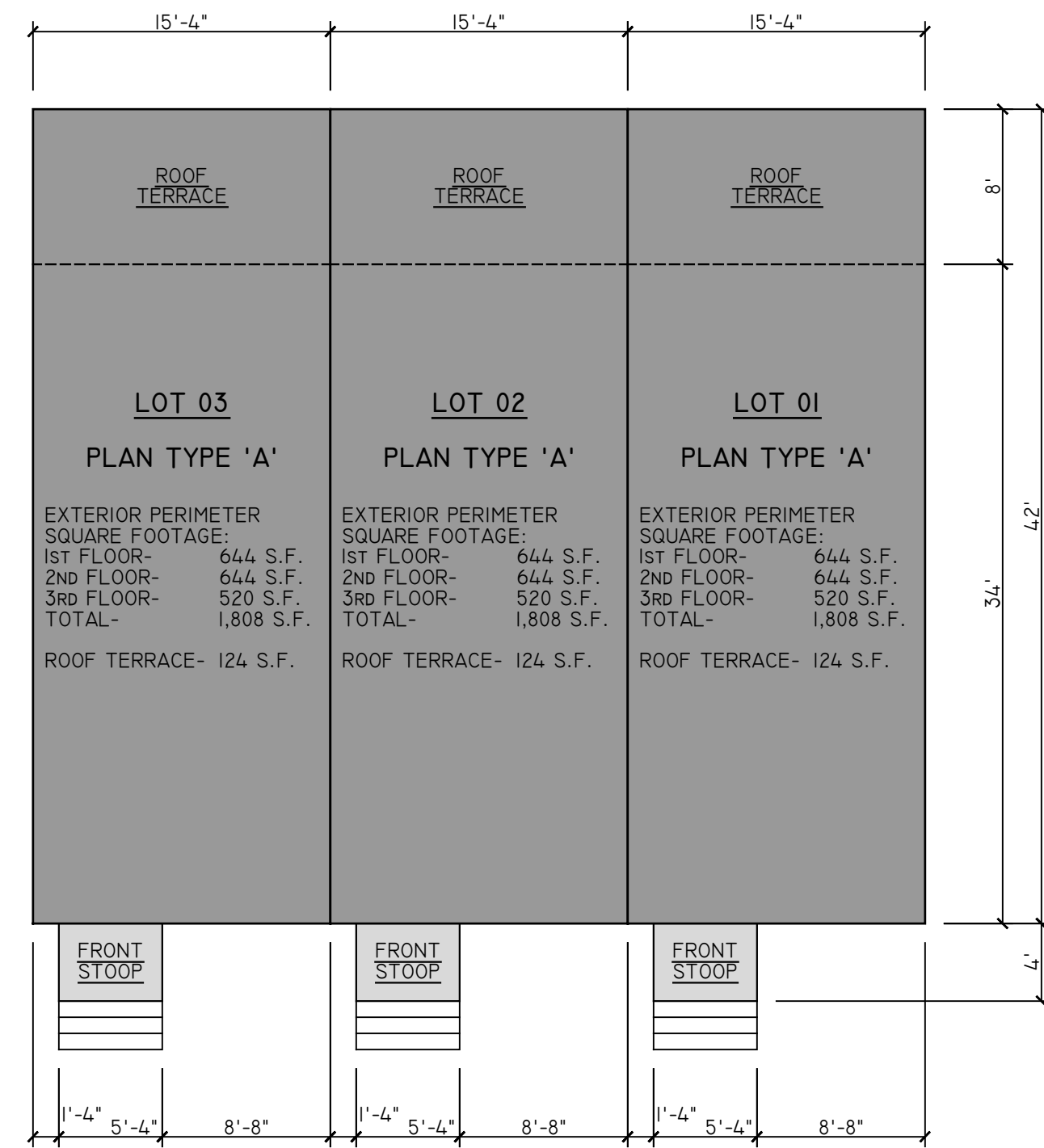


01 | **VENABLE ST. BUILDING PLANS**

1/8" = 1'

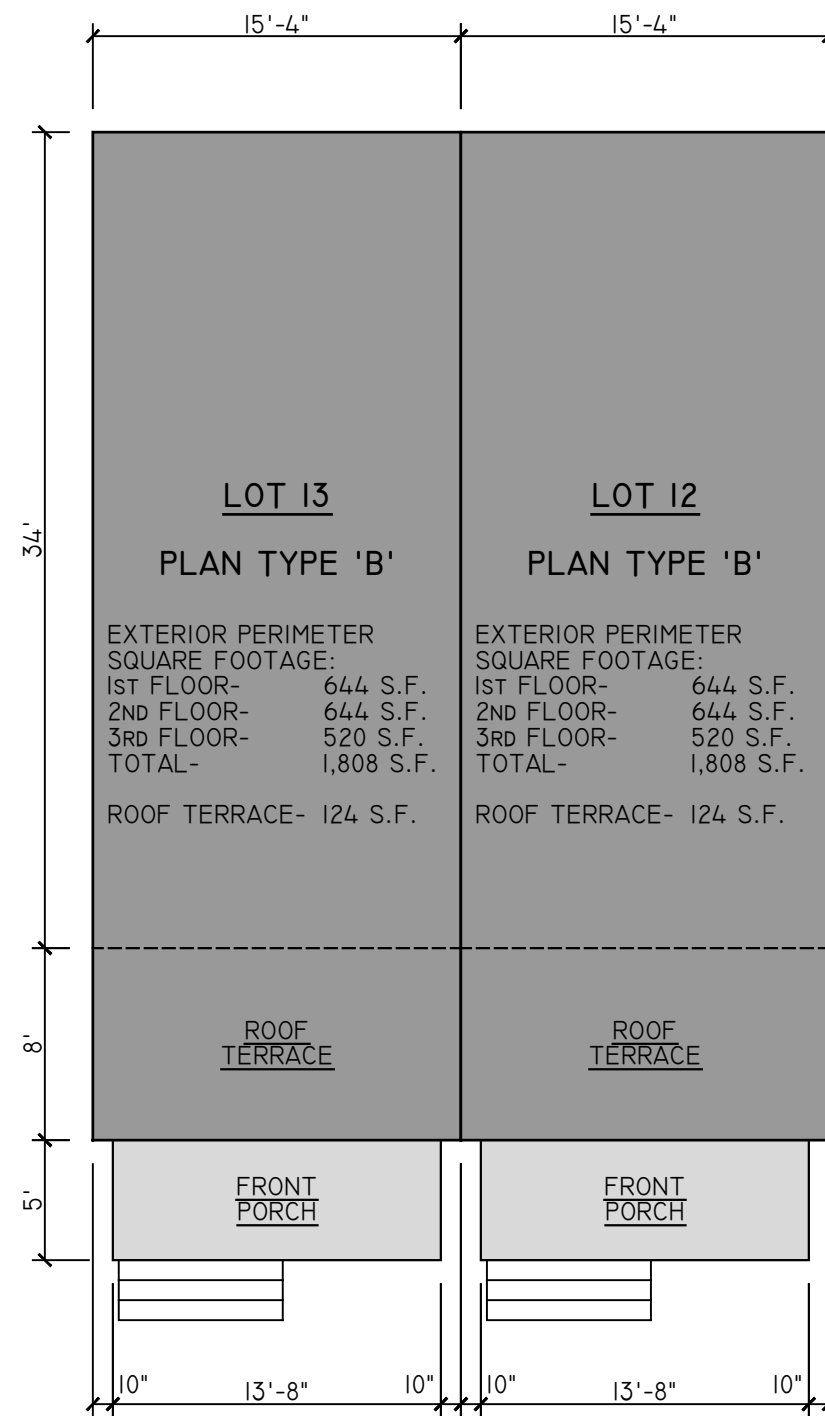


VENABLE STREET

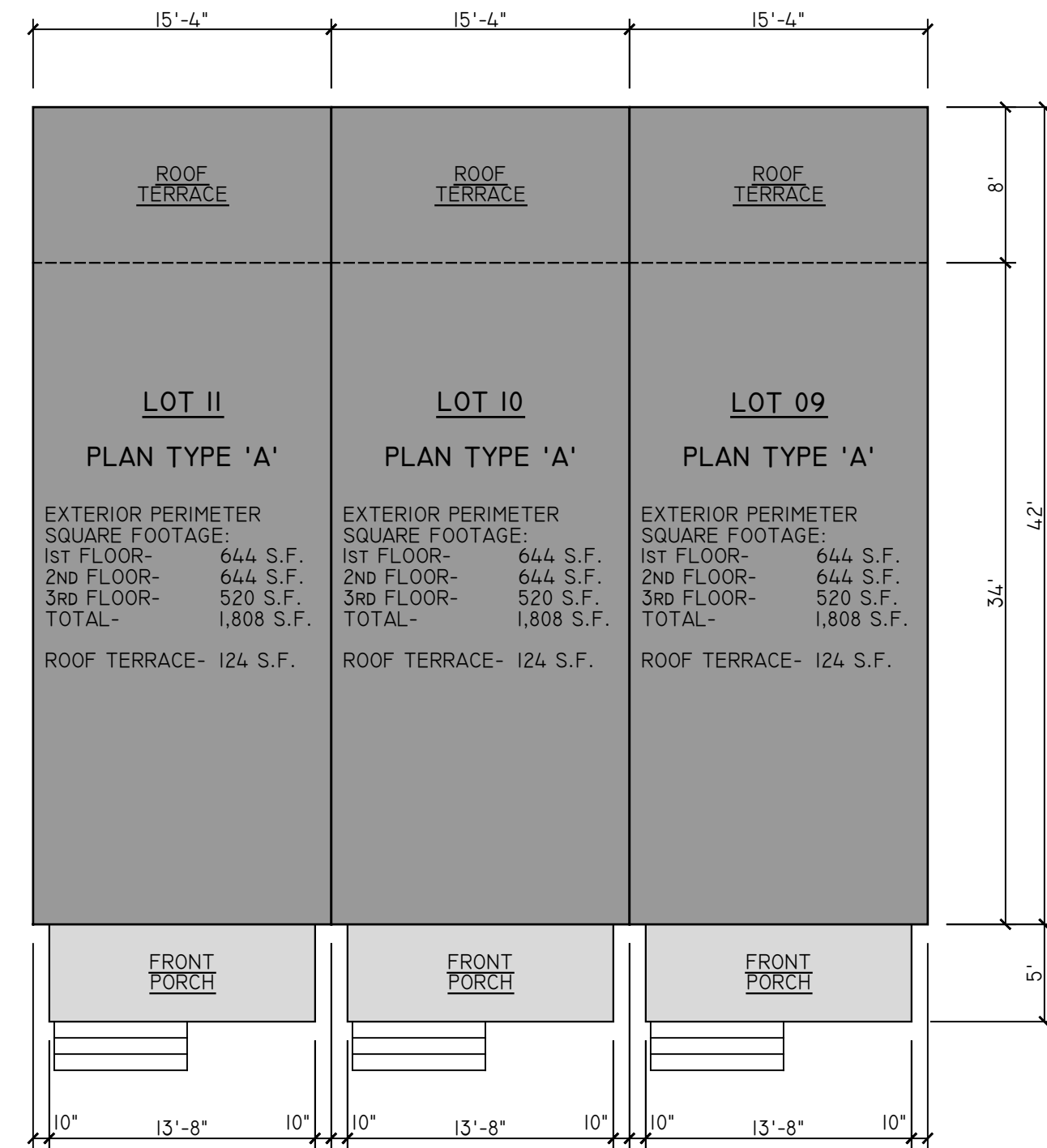


02 | **BURTON ST. BUILDING PLANS**

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

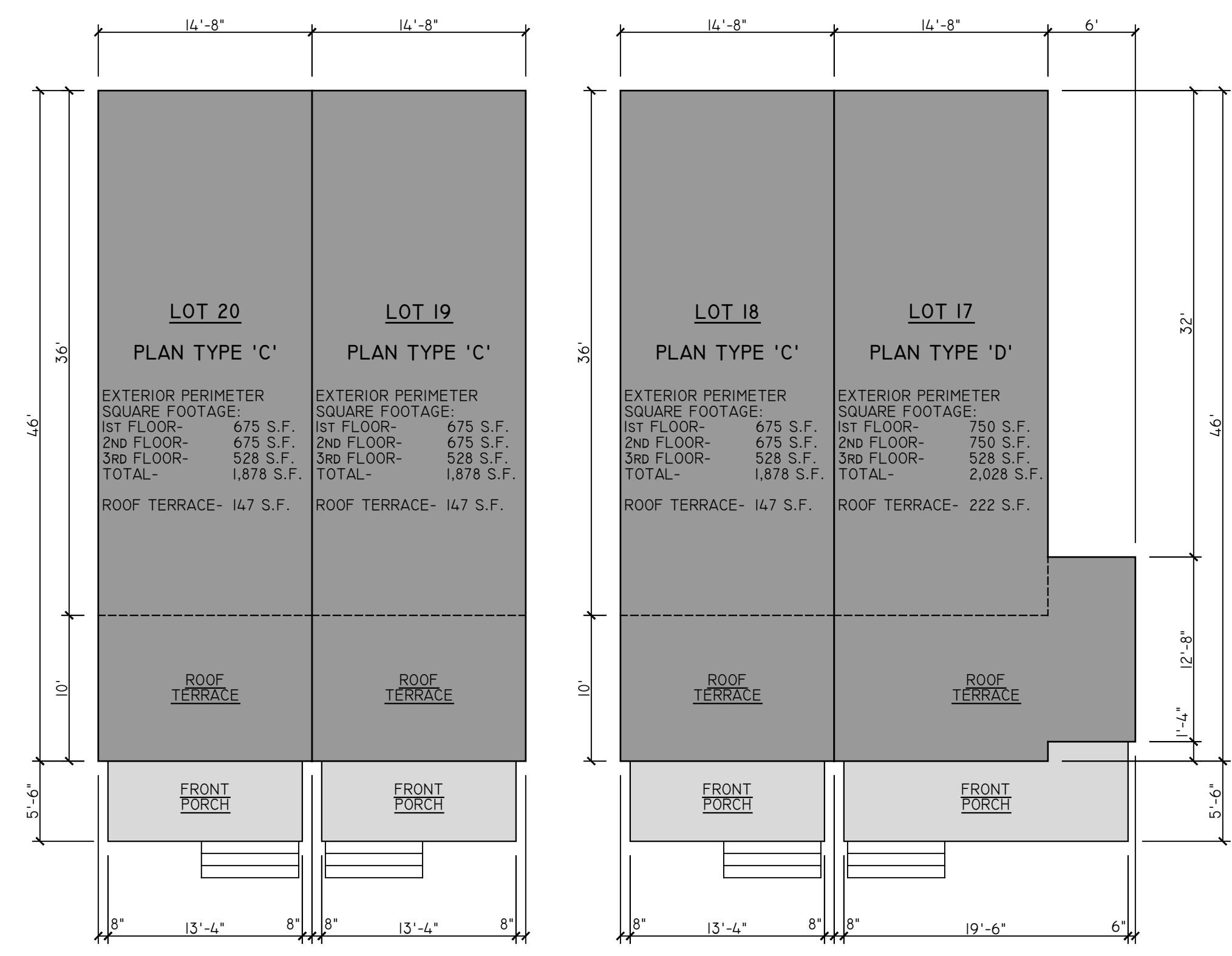
NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.28.2024

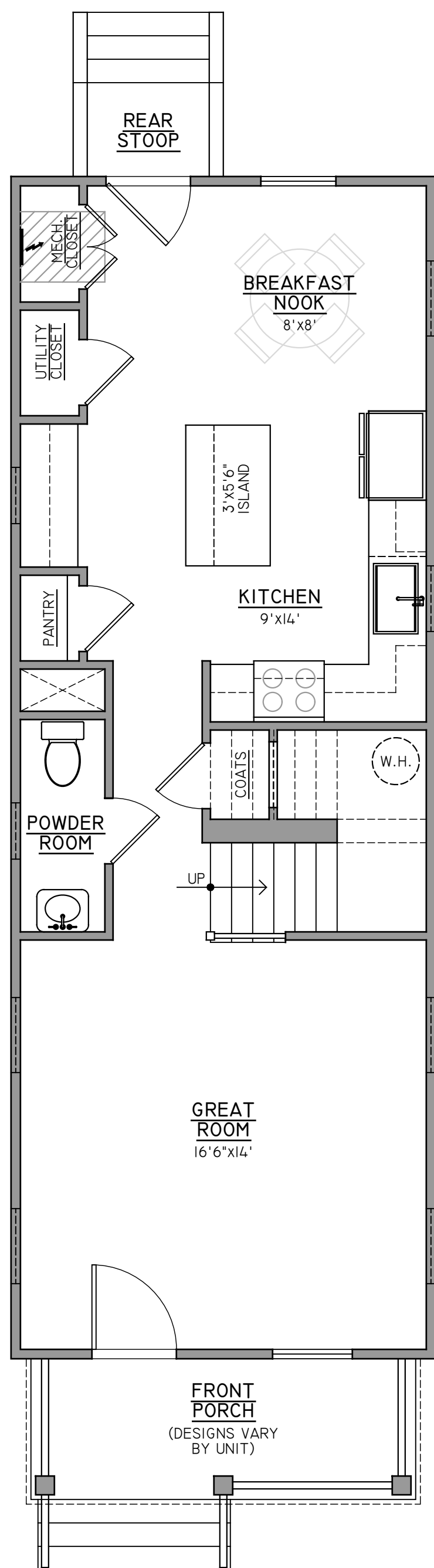
N. 22ND ST.
(UNITS 17-20) BUILDINGS

A0.2

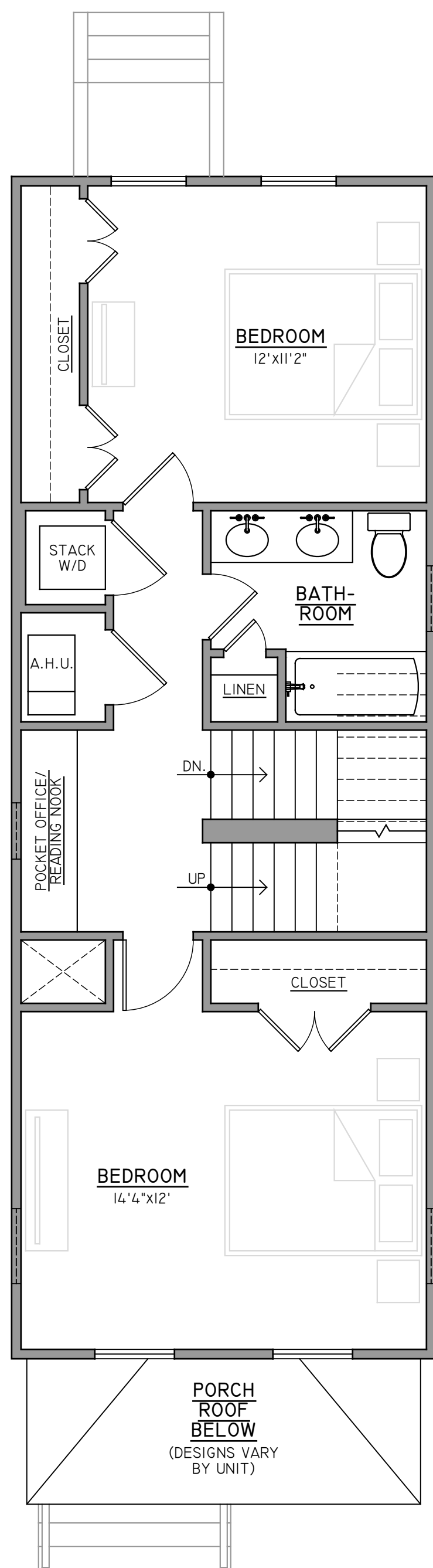


N. 22ND STREET

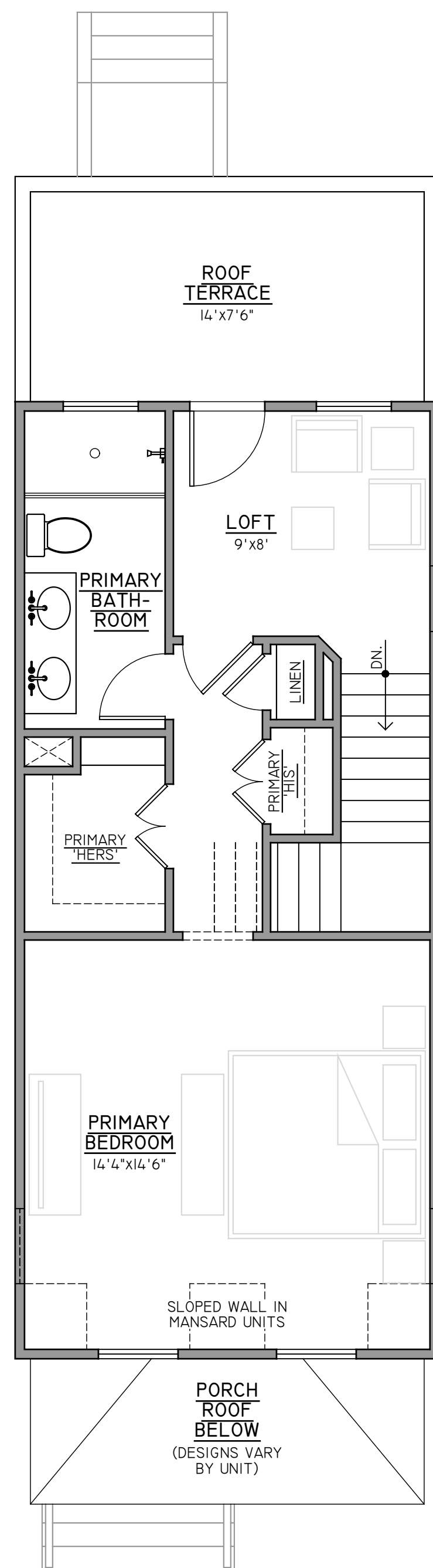
01 | N. 22ND ST. BUILDING PLANS
1/8" = 1'



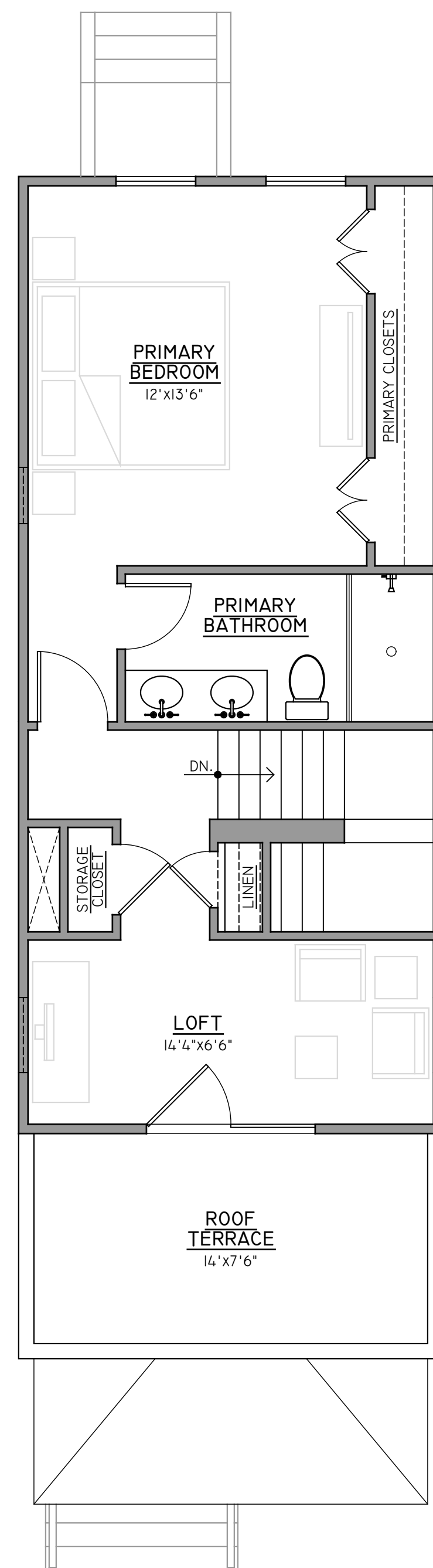
01 | FIRST FLOOR PLAN
1/4" = 1'



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

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

VENABLE DEVELOPMENT

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

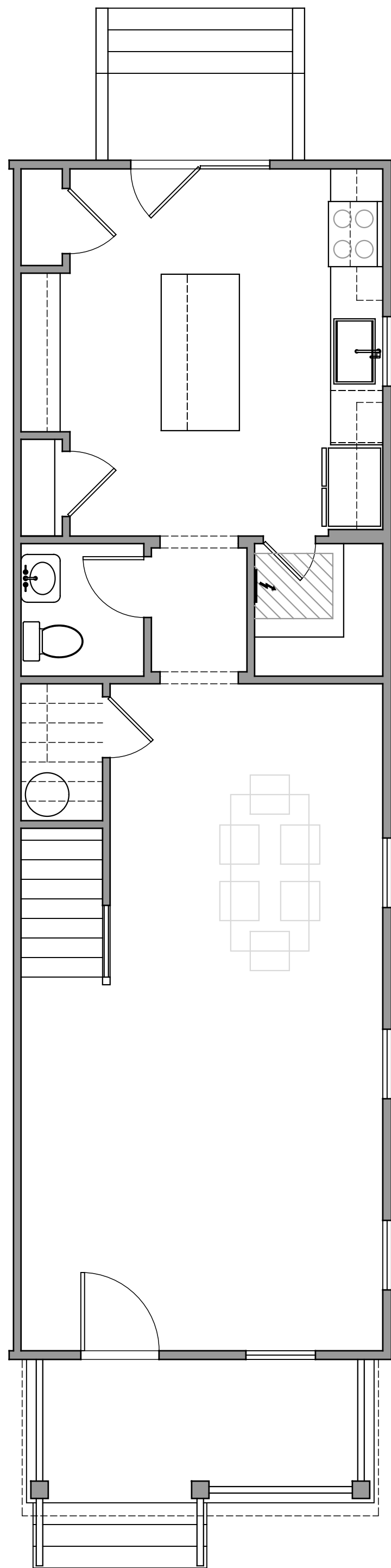


SET/REVISION:
C.A.R. REVIEW SET

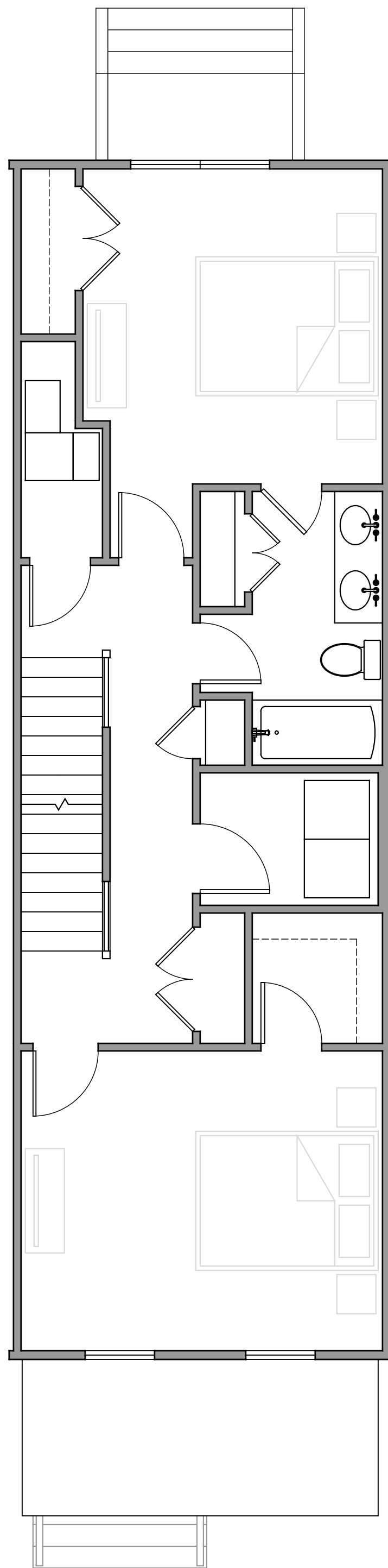
DATE/MARK:
02.28.2024

TYPE 'A' AND 'B'
FLOOR PLANS

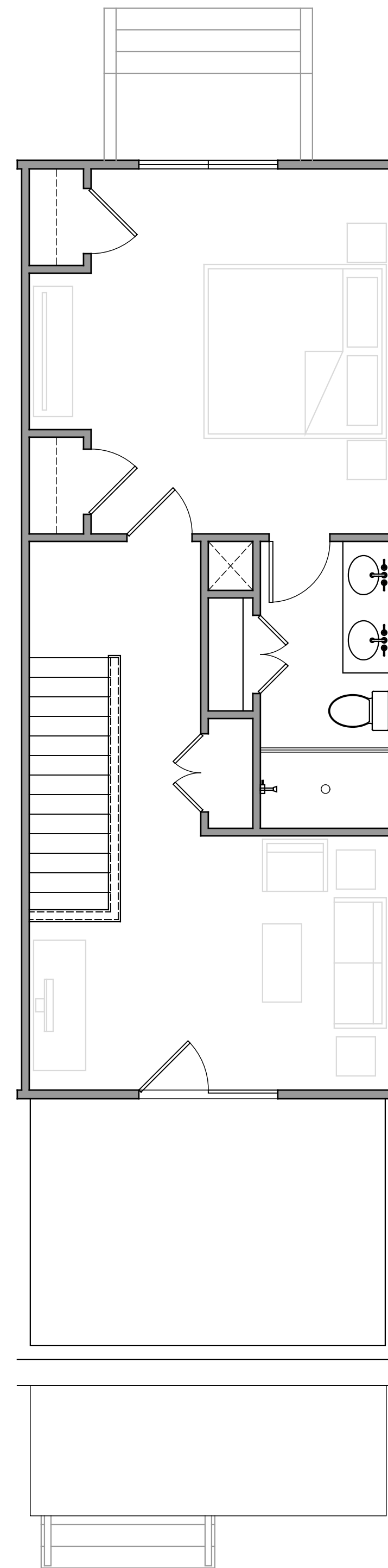
A.I.I



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



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



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

PROJECT CONTACTS:

DEVELOPER:
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

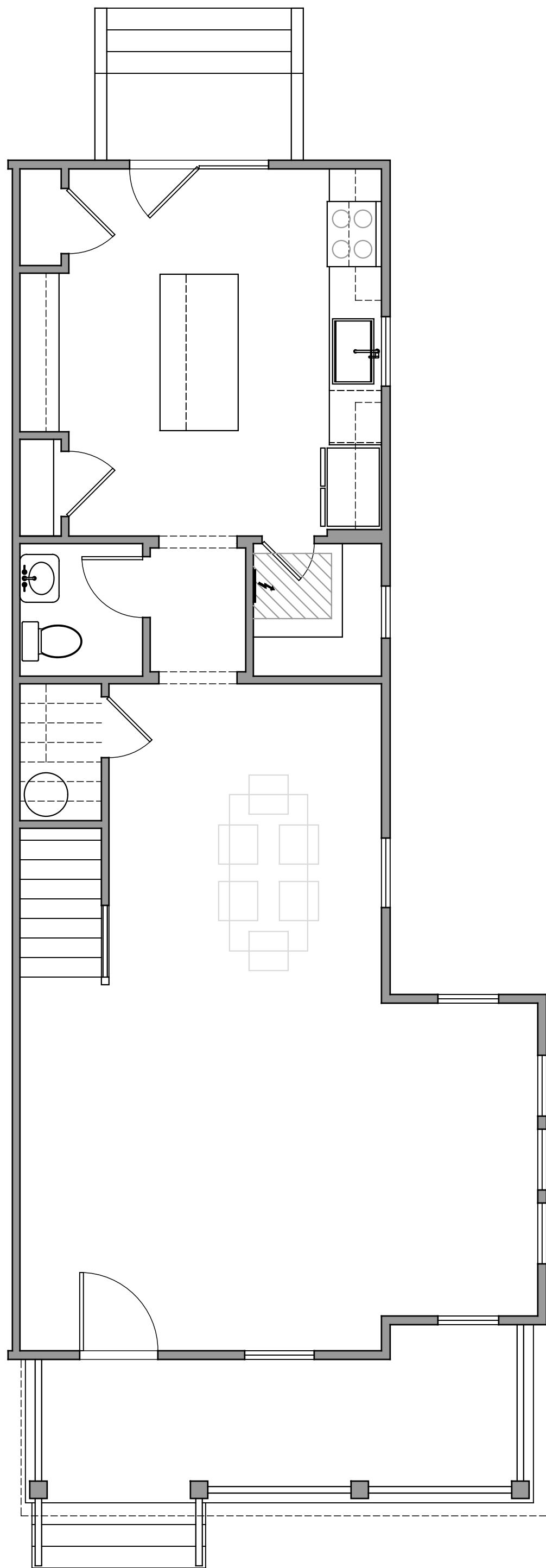
NOT FOR
CONSTRUCTION

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

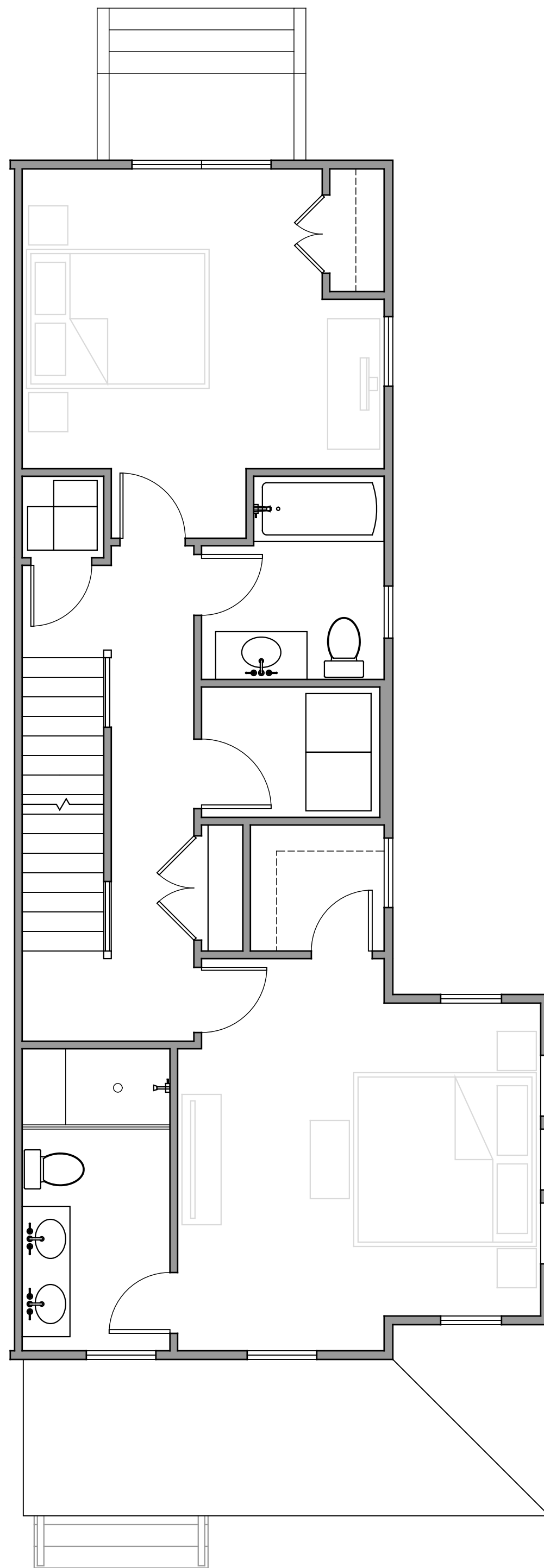
DATE/MARK:
02.28.2024

TYPE 'C' FLOOR PLANS

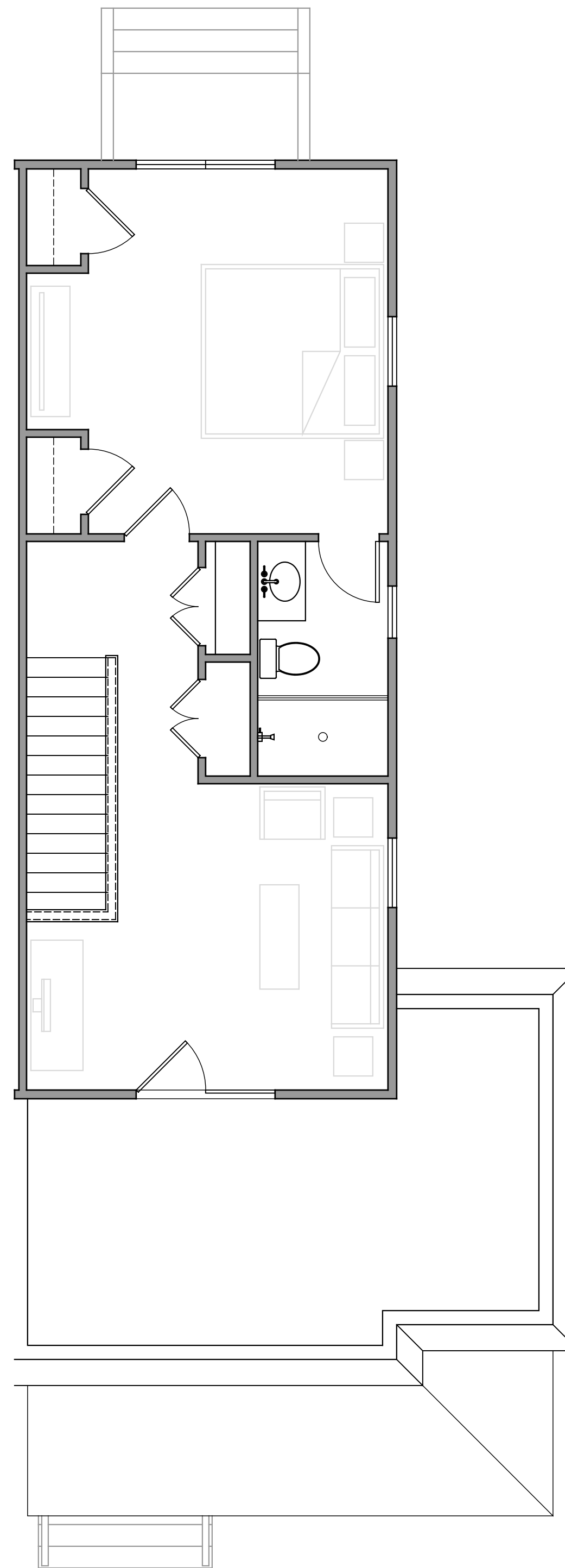
AI.2



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



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



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

PROJECT CONTACTS:
 DEVELOPER:
 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

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:
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

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:
 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 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:
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 1-2-3 & 6-7-8
REAR & SIDE ELEVS.

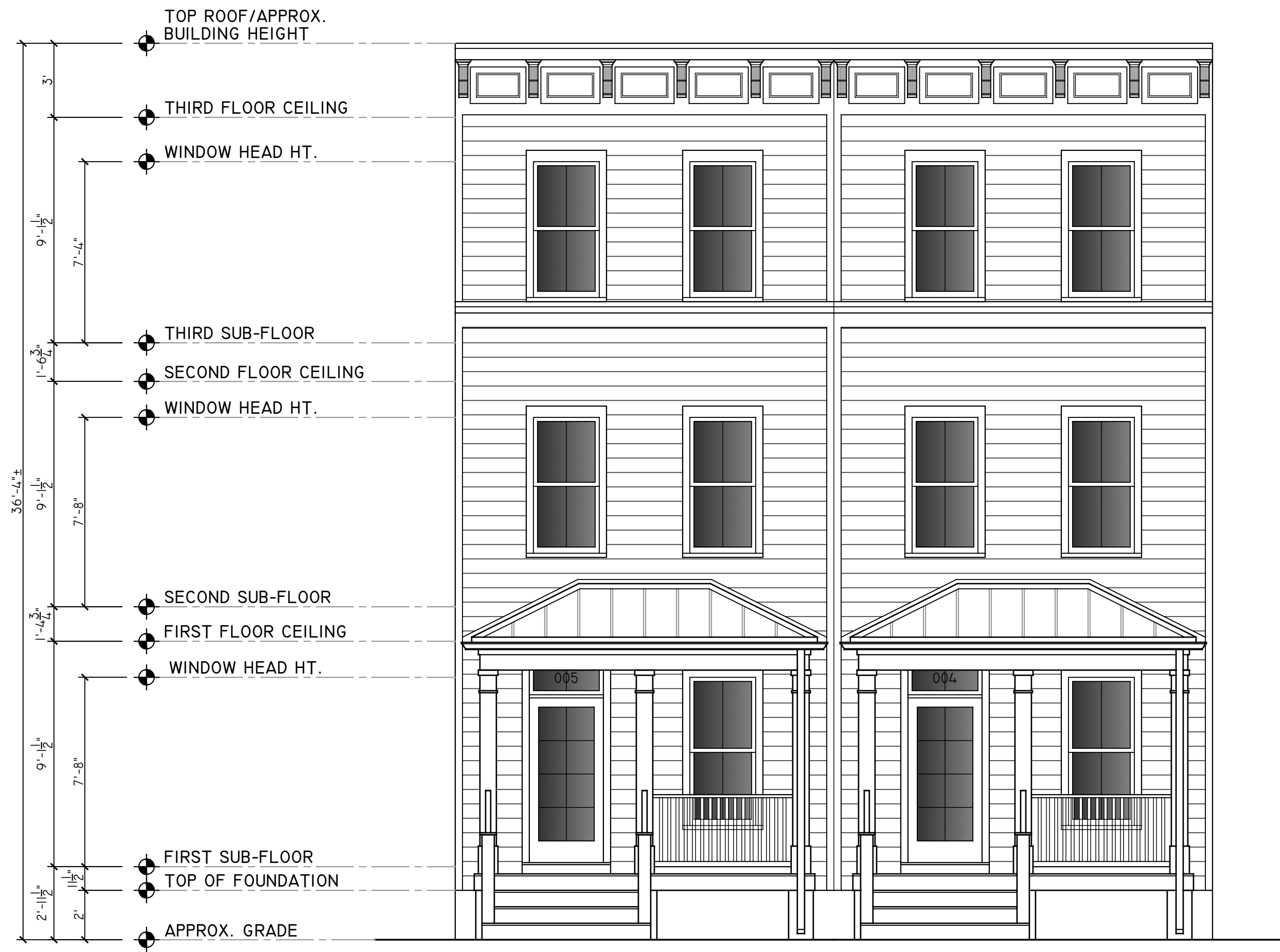
A2.2

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

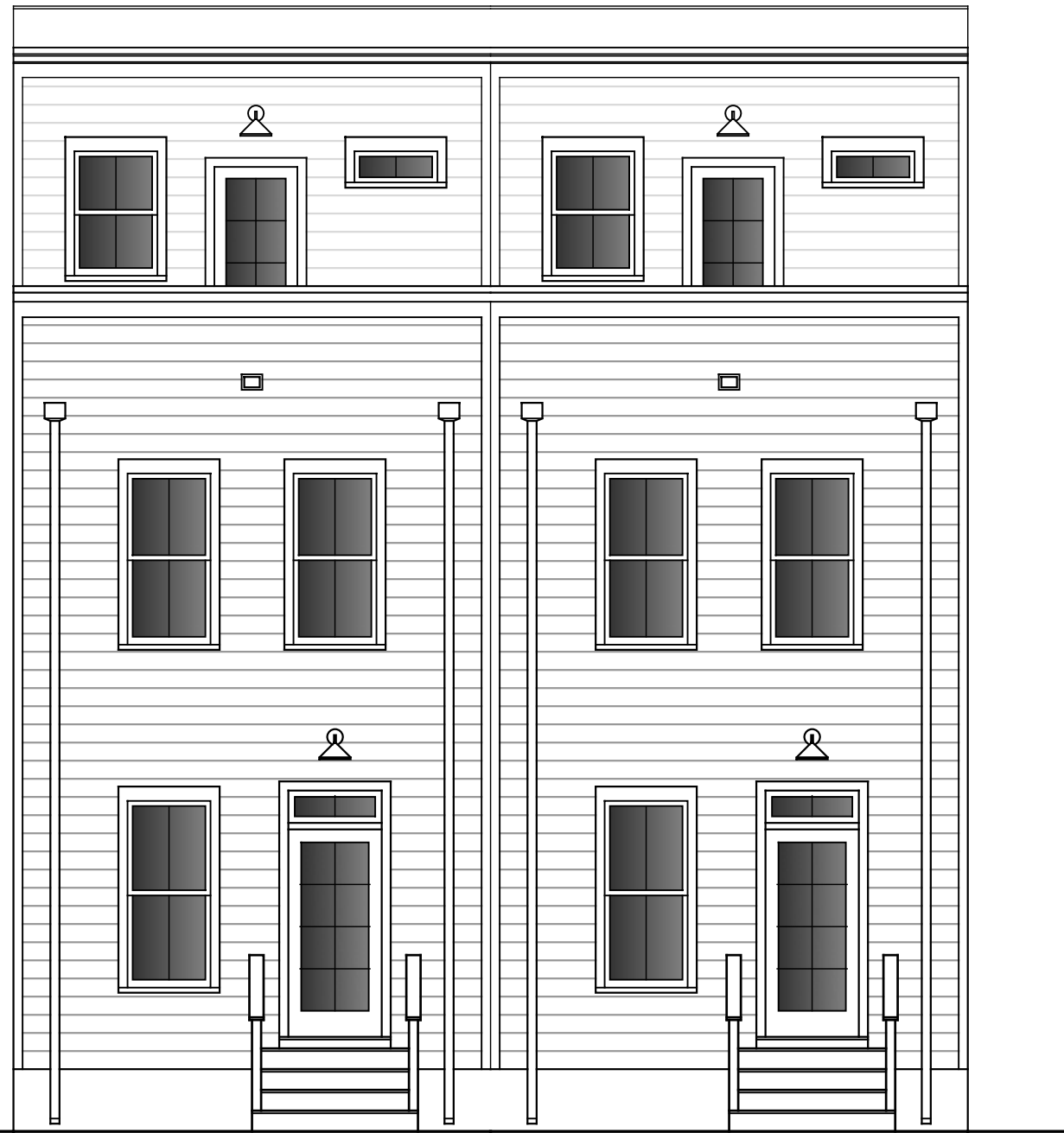
NOT FOR CONSTRUCTION

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

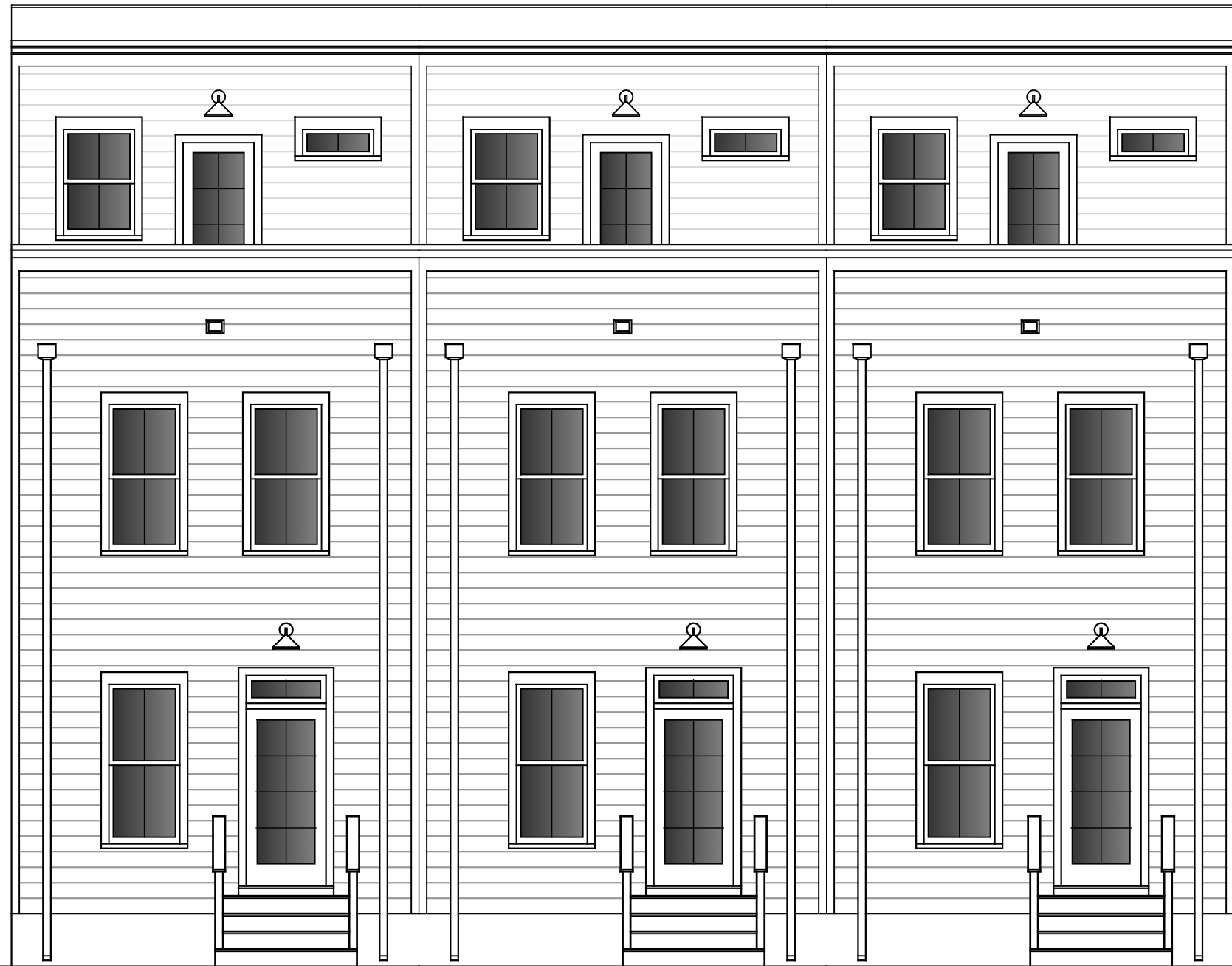
NOT FOR
CONSTRUCTION

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 ELEVATIONS

A2.6

EXTERIOR FINISH SCHEDULE

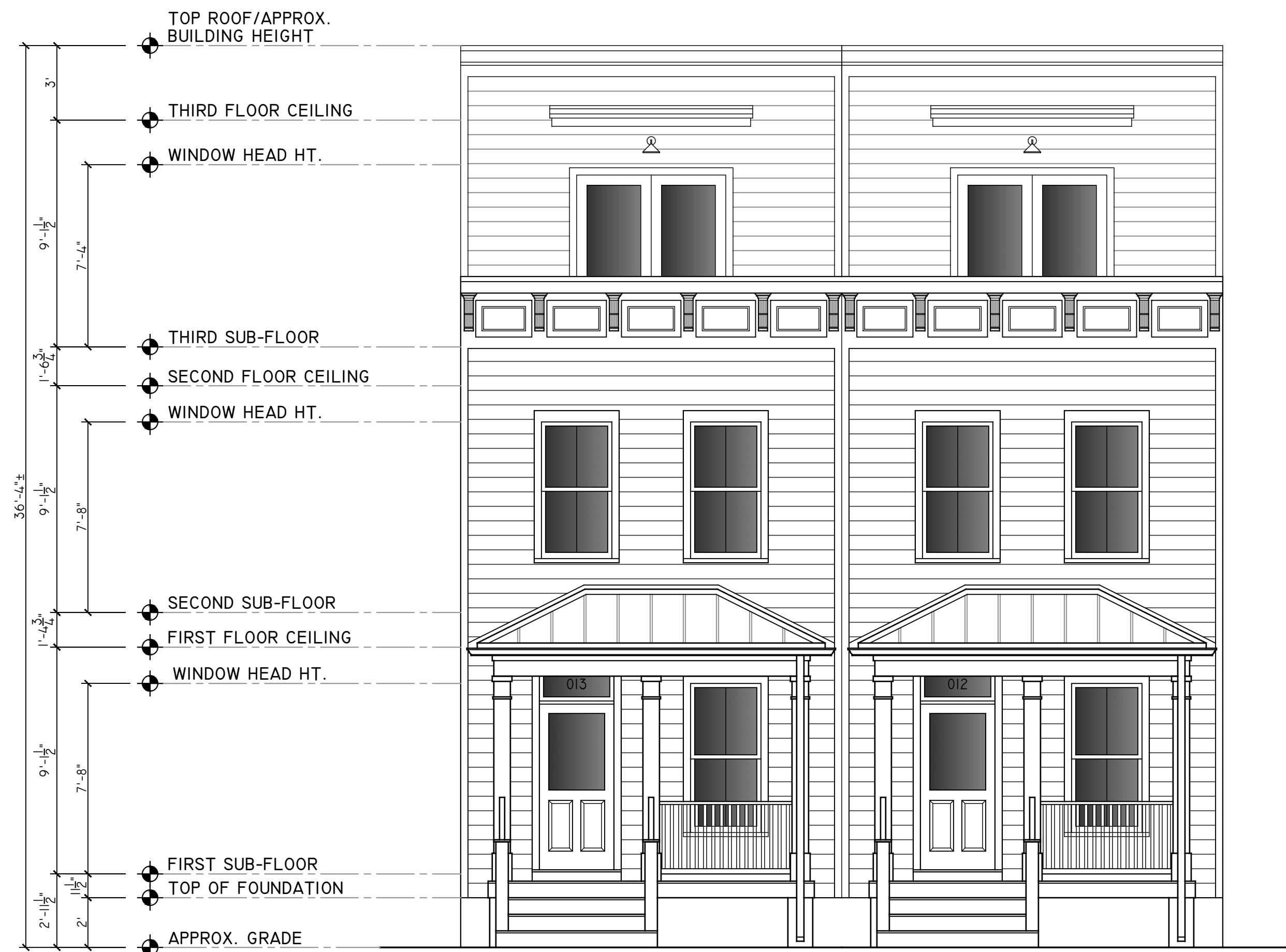
| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
|-----|--|----------------------------|
| 01 | PARGED FOUNDATION | GRAY/BLACK |
| 02 | BRICK FRONT PORCH PIERS | RICHMOND RED |
| 03 | HARDIE 7" EXPOSURE LAP SIDING | COLOR T.B.D. |
| 04 | COMPOSITE/HARDIE TRIM | PAINTED ARCTIC WHITE |
| 05 | COMPOSITE/HARDIE 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:
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 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:
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 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:
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 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
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 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.

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



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

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 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:
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 REAR
& LEFT SIDE ELEVS.

A2.13