



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

2025 Venable Street

LOCATION OF WORK: Union Hill Old and Historic District

DATE: Oct 31, 2014

OWNER'S NAME: Progress Realty, LLC

TEL NO.: (804)937-0236

AND ADDRESS: 409 E Main Street, st. 100

EMAIL: abeach@urbancoreva.com

CITY, STATE AND ZIPCODE Richmond, Virginia 23219

ARCHITECT/CONTRACTOR'S NAME: ADO, PLLC

TEL. NO. (804)343-1212

AND ADDRESS: 105 E Broad St

EMAIL: todd@tdado.com

CITY, STATE AND ZIPCODE Richmond, Virginia 23219

Would you like to receive your staff report via email? Yes X No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (*Required*):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See *instruction sheet for requirements.*)

//Provided with 11x17 submittal materials//

Signature of Owner or Authorized Agent: X _____

Name of Owner or Authorized Agent (please print legibly): _____

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

EXTERIOR MATERIALS LIST

[The materials listed here are noted also in the included elevations and details]

Foundation Wall - three sides of the addition
Parged masonry
Color to be determined

Exterior Wall Surface - three sides of the addition:
Painted cementitious horizontal lap siding with 6" exposure
Paint color to be determined from pre-approved CAR palette

Wall Trim:
The Southeast corner of the addition is planned with a large double window on both walls forming the corner. This window is proposed to be trimmed on sill and sides, with trim at the head extending to the soffit and rake board. Additional wall trim includes 4" corner boards and siding termination boards at intersections with existing masonry walls.

Windows:
New windows are proposed to be prefinished aluminum clad casements. Material and casement configuration are intended to comply with the Secretary of the Interior Guidelines for Rehabilitation requiring new windows in new walls to be clearly differentiated. As described above, a window unit is proposed on the the South and East walls at the corner. While this opening is essentially square in proportion in order to maximize glass area within the opening, the windows are divided into operable and fixed units, each of which maintain a vertical composure relating to typical windows in the structure.

Exterior Doors:
The addition is proposed to have a single, painted wood, full-light door for patio access. The color is to be determined from pre-approved CAR palette.

Eaves - along East (low) and West (high)
The East eave projects over the wall approximately 16" and is trimmed with a simple painted fascia board that supports a continuous gutter. The soffit is intended to be either solid cementitious panel with a continuous edge vent or perforated soffit board for roof deck ventilation. The West eave projects over the wall approximately 6". This higher eave is intended only to cap the wall and provide a continuous concealed ventilation channel along it's bottom edge. The West eave is detailed also with a simple, flat painted fascia board capped by metal drip edge.
Paint color and color of metallic gutters and roof edging are to be determined from pre-approved CAR palette.

Roof:
The roof slope is less than 3:12 and is therefore proposed to be clad in TPO or similar membrane roofing in light gray color. This same roofing material is being proposed to reroof all areas including the low-sloped hip upper roof of the 2-story volume.

PROJECT DESCRIPTION

The project outlined in this application is a proposed rear-yard addition to the mixed-use historic structure located at the corner of Venable and N 21st Streets. The structure today consists of a brick masonry, 2-story volume with a, relatively, small 1-story section attached to the South/rear wall. This 1-story structure comprises what appears to be an original section also in brick masonry and aligned with the East/21st St wall and a contemporary wood-framed and vinyl-clad extension to the West of this area and also attached to the South 2-story wall of the main volume. The project as proposed would demolish the non-historic vinyl-clad volume and reconstruct in its place a new framed addition, similarly situated behind the more prominent brick 1-story area and extending into the rear yard. As shown this application, the added volume would be visible at the rear of the main building along 21st Street although it is intended to be subservient and in a secondary position to both the more significant 2-story structure and its attached 1-story brick section. The existing 1-story sections feature a simple shed roof sloping down from the 21st Street wall. The addition proposed to mimic the simple shed form but to reverse it at it's intersection with the existing shed. The purpose of this reversal is twofold - to create more volume within the interior of the addition and to drive the East eave downward in order to maintain the prominence of the higher eave on the 21st Street wall of the older brick section.

It should be noted that the property extends significantly further to it's South property line along Burton Street and that the addition occupies a relatively small footprint within this area. Therefore, the project encompasses also exterior work including new paved parking and patio areas with fencing and landscape buffering as well as improvements to what are now non-maintained grass yards.

The project, including rehabilitation of the mixed-use historic structure and the proposed addition, is being developed under State and Federal Historic Preservation Certification and therefore will incur additional review by both the Virginia Department of Historic Resources and the National Park Service.

PROJECT OVERVIEW

CONTENTS

Cover
Project Description
Exterior Materials List

Images
Photos of Existing Structure and Site
View Showing Proposed Massing in Context

Drawing Set
CS1 Site Plan
H101 Existing/Alteration Floor Plans
A101 Proposed Floor Plans
A102 Framing Plans/Window Schedule
A201 Building Elevations
A301 Detail Section at Proposed Addition

Commission for Architectural Review
APPLICATION
submitted: October 31, 2014

2025 VENABLE STREET

Rehabilitation and Addition
UNION HILL OLD AND HISTORIC DISTRICT

prepared by:
ARCHITECTURE | DESIGN | OFFICE
105 E Broad St, Richmond, VA 23219
(804) 343-1212
www.tdado.com

EXISTING STRUCTURE



View at South Elevation showing brick 1-story section along N 21st Street and adjacent framed section. Framed section is proposed to be demolished with new addition extending from its location.



Primary Venable and N 21st St Elevations seen from the corner - the proposed addition is not visible from this view



South End of Historic Structure at 1-story masonry section - proposed addition is positioned behind this area in the rear yard which extends to Burton Street (alley)

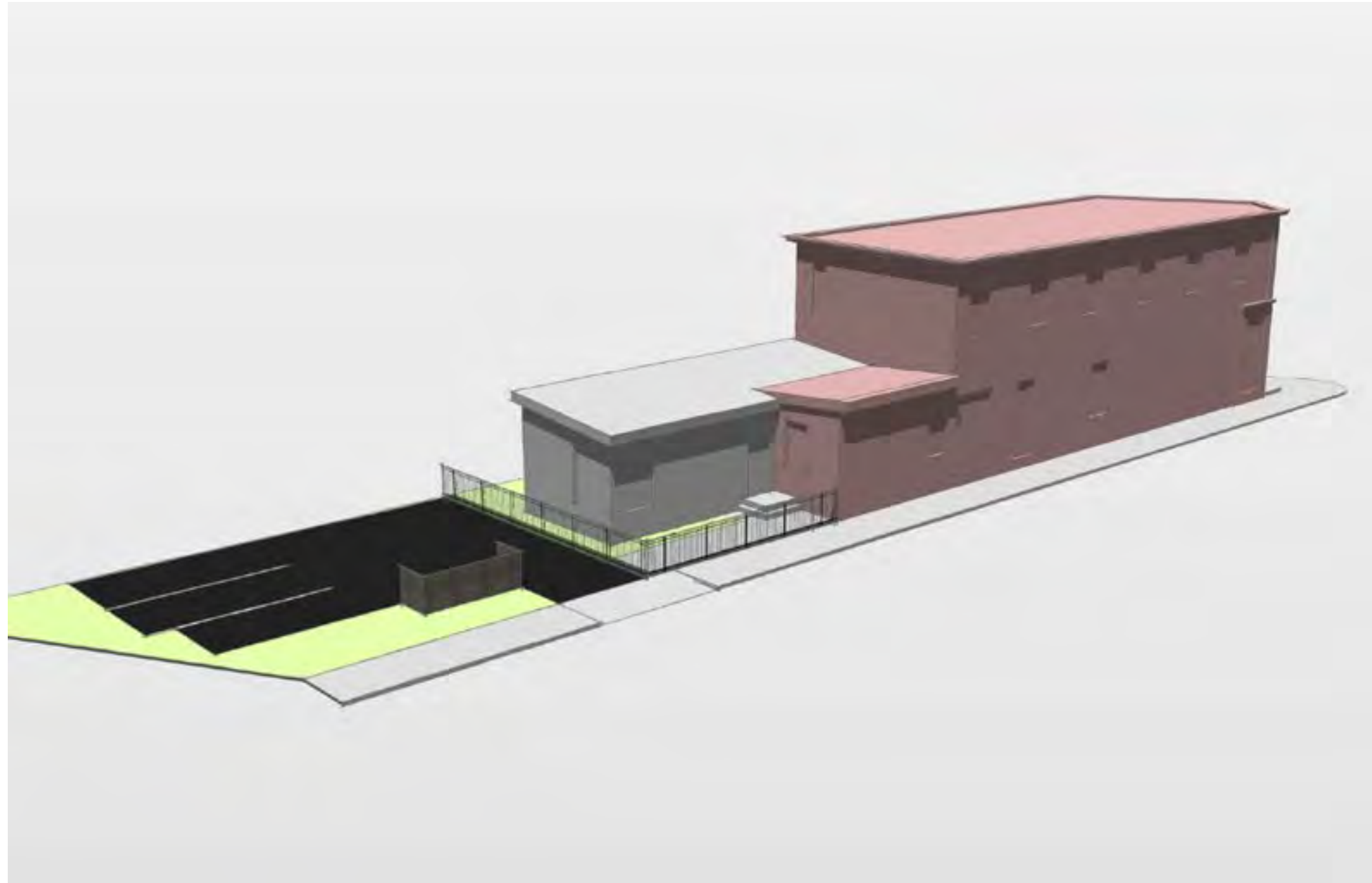
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MASSING DIAGRAM

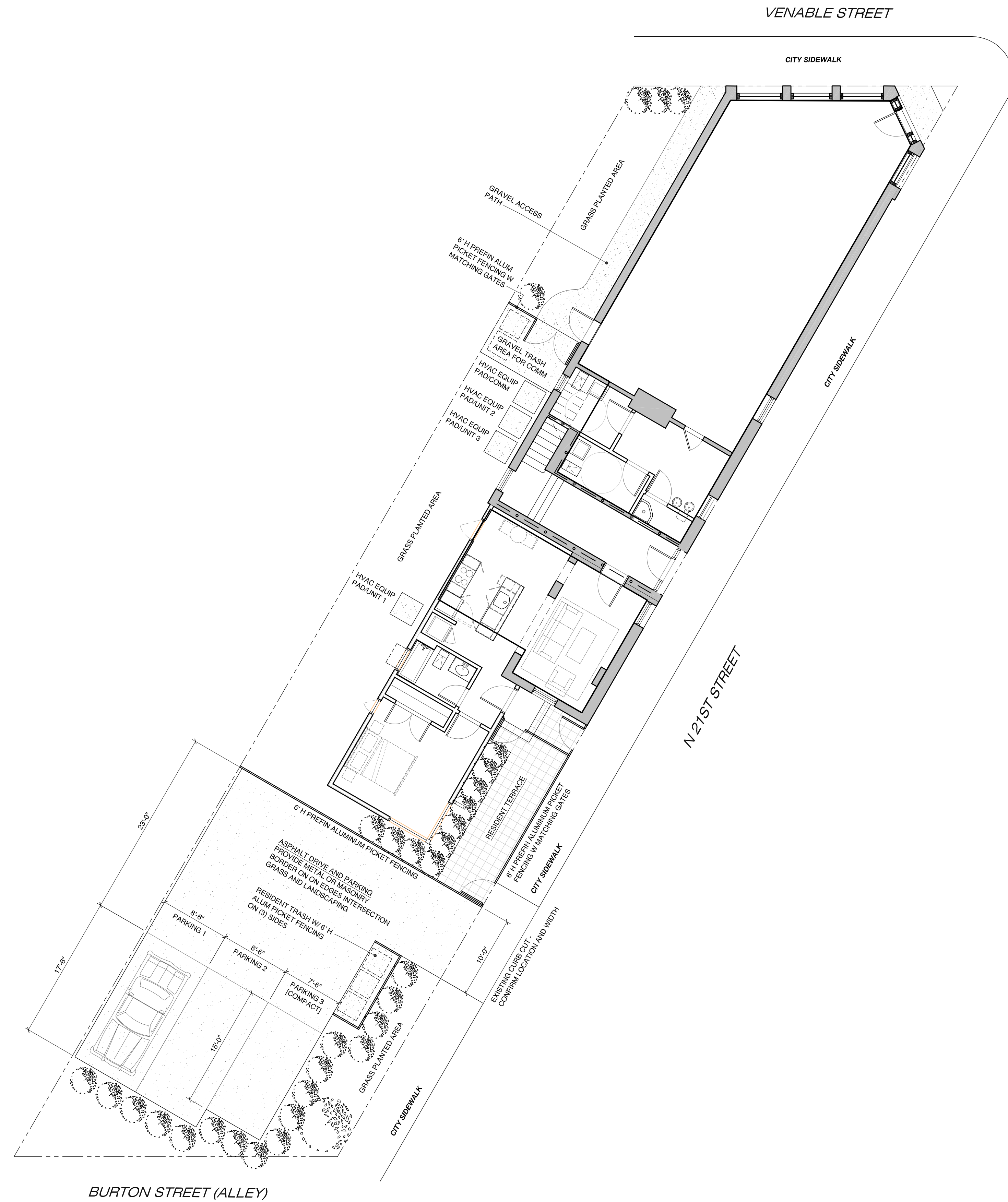


Massing is intended to be simple and deferential to the more prominent 2-story structure as well as the older masonry 1-story extension along 21st Street. The addition volume utilizes wall heights and roof form already associated with the historic building's adjacent 1-story section. Attempting to provide light-filled and airy space within the addition's interiors suggests reversal of the shed roof slope as shown.

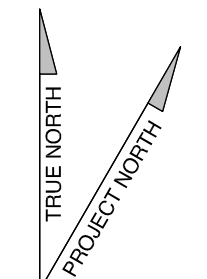
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2025 VENABLE STREET

Rehabilitation and Addition
UNION HILL OLD AND HISTORIC DISTRICT



01 SITE DESCRIPTION
 1/8" = 1'-0"
 0 8 16 24 FT



TAX CREDIT FOR HISTORIC STRUCTURES DIRECTIVE AND INFORM

THE PROJECT OUTLINED IN THESE DOCUMENTS IS BEING UNDERTAKEN AS A TAX-ABATEMENT-ELIGIBLE REHABILITATION OF AN HISTORIC STRUCTURE. SPECIFIC DOCUMENTATION OF THE WORK PROPOSED WITHIN THIS PROJECT HAS BEEN SUBMITTED TO THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES FOR REVIEW AND EVALUATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND UNDERSTAND THIS DOCUMENTATION AS WELL AS GENERAL GUIDELINES PUBLISHED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES AND THE NATIONAL PARK SERVICE AND TO WARRANT AND ASSURE THAT ALL WORK BY THE CONTRACTOR'S OWN PEOPLE, SUBCONTRACTORS, MATERIAL AND EQUIPMENT SUPPLIERS, AND ANY AND ALL OTHERS WHO PERFORM WITHIN THE SCOPE OF THE WORK BE FAMILIAR WITH, UNDERSTAND, AND EXECUTE THEIR PORTION OF THE WORK ACCORDING THESE MATERIALS. THIS INCLUDES BUT IS NOT LIMITED TO THE ITEMS EXPRESSLY IDENTIFIED IN THIS DRAWING SET. IF AT ANY TIME, THERE IS A QUESTION PERTAINING TO THE APPROPRIATE EXECUTION OF THE WORK TO MAINTAIN THE PARAMETERS OF THE GUIDELINES, IT IS IMPERATIVE THAT THE CONTRACTOR OR OTHER PARTY CONTACT THE ARCHITECT PRIOR TO COMMENCING THE WORK IN QUESTION OR ORDERING/DELIVERING MATERIALS IN QUESTION. REFER ALSO TO THE BUILDING ELEVATIONS, SHEET A2.1, FOR ADDITIONAL NOTES AND GUIDELINES FOR EXTERIOR WORK. ALL PUBLISHED GUIDELINES ARE AVAILABLE FOR REVIEW AT <http://www.nps.gov/history/hps/ps/briefs/presbhorn.htm>

AND ESPECIALLY THOSE PERTAINING TO THIS PROJECT:

BRIEF #02: Repointing Mortar Joints in Historic Masonry Buildings
<http://www.nps.gov/history/hps/ps/briefs/brief02.htm>

BRIEF #04: Roofing for Historic Buildings
<http://www.nps.gov/history/hps/ps/briefs/brief04.htm>

BRIEF #06: Dangers of Abrasive Cleaning to Historic Buildings
<http://www.nps.gov/history/hps/ps/briefs/brief06.htm>

BRIEF #10: Exterior Paint Problems on Historic Woodwork
<http://www.nps.gov/history/hps/ps/briefs/brief10.htm>

PROJECT DESCRIPTION

RENOVATION AND REHABILITATION OF EXISTING HISTORIC MIXED USE COMMERCIAL & RESIDENTIAL STRUCTURE

CODE INFORMATION

APPLICABLE CODES:
 INTERNATIONAL RESIDENTIAL CODE (IRC) 2009
 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

CONSTRUCTION TYPE: V-B
 USE GROUP: R-3

EXISTING AND PROPOSED AREAS:
 BASEMENT NA
 1ST LEVEL 1,918 GSF
 2ND LEVEL 1,544 GSF
 TOTAL EXISTING 3,462 GSF
 PROPOSED ADDITION 350 GSF
TOTAL AFTER RENOVATION 3,812 GSF

MAX ALLOWABLE FLOOR AREA (MFA):
 R-3 = UNLIMITED SF PER FLOOR

ZONING INFORMATION

ZONING DISTRICT: R-63

SETBACKS:
 FRONT: NO CHANGE
 SIDE: 3'
 REAR: 15'
 COVERAGE: 45% / 65% ALLOWED

BUILDING HEIGHT: NO CHANGE TO MAXIMUM

COMMERCIAL SPACE: 1,170 NSF

ENTERPRISE ZONE CALC 1,144 USF REQUIRED

1,148 USF PROVIDED

ECONOMIC ZONES:
 UNION HILL NATIONAL HISTORIC DISTRICT

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY. REFER TO THE TAX CREDIT FOR HISTORIC STRUCTURES DIRECTIVE AND INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONNECTIONS WITH UTILITIES AS REQUIRED.
- THE BUILDING IS TO REMAIN SECURED AT ALL TIMES DURING WORKING HOURS AND OFF-WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND MAINTAINING REQUIRED PATHS OF EGRESS DURING DEMOLITION AND REMOVAL OF DEBRIS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR WORK-IN-STREET AND OTHER THAT MAY BE REQUIRED TO LOCATE EQUIPMENT AND TRASH CONTAINERS REQUIRED BY DEMOLITION ACTIVITIES.
- ALL STAIRS AND VERTICAL CIRCULATION TO REMAIN IN ENTIRETY. PROTECT AS REQUIRED.

LIST OF DRAWINGS

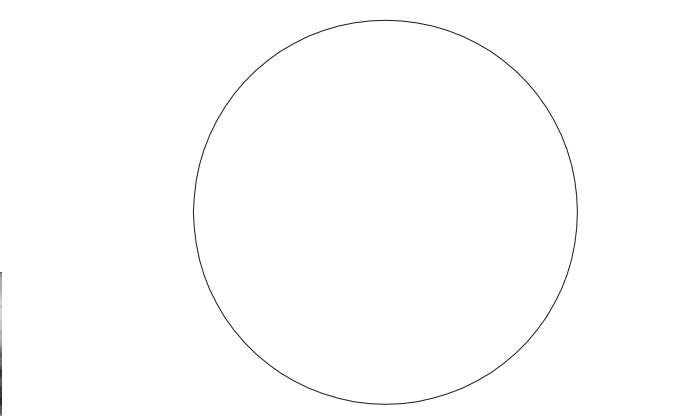
CS1	PROJECT INFO/PROPERTY DESCRIPTION GENERAL INFORMATION
H101	HISTORIC FLOOR PLANS: 1ST AND 2ND LEVELS
A101	PROPOSED FLOOR PLANS: 1ST AND 2ND LEVELS
A102	PROPOSED FRAMING PLANS: AT ADDITION
A201	EXTERIOR ELEVATIONS
A301	WALL SECTION AND DETAILS AT ADDITION

**10-31-2014
 PART 2 HISTORIC
 PRESERVATION
 CERTIFICATION
 APPLICATION**

**RICHMOND CITY COMMISSION
 OF ARCHITECTURAL REVIEW
 APPLICATION**



02 VICINITY MAP
 NOT TO SCALE



ARCHITECT:
ADO/Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212



2025 VENABLE ST
 RICHMOND, VIRGINIA

UNION HILL NAT'L HIST DISTRICT

PROJECT INFORMATION/
 ARCHITECTURAL SITE PLAN
 PROJ NUMBER PUBLISH DATE
 14/22.2025 14/10.31

AUTHOR(S) DRWG TYPE
 SOCIAL **CS1**

GENERAL PLAN AND DEMOLITION NOTES:

- 1/ CONTRACTOR IS RESPONSIBLE FOR PROVIDING REUSE CONTAINER(S) AS REQUIRED FOR REMOVAL OF DEBRIS AND DISPOSED ITEMS AND FOR PROVIDING WORK-IN-STREET OR OTHER PERMITS TO LOCATE CONTAINERS OR OTHER CONSTRUCTION STAGING AND EQUIPMENT IF REQUIRED TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- 2/ UNLESS OTHERWISE NOTED, DASHED LINES INDICATE EXISTING WALLS, DOORS, FIXTURES AND EQUIPMENT TO BE REMOVED. PRESENT DOORS, FIXTURES AND EQUIPMENT TO OWNER FOR REVIEW AND DETERMINATION TO STORE OR DISPOSE OF.
- 3/ ALL HISTORIC WINDOWS ARE TO REMAIN. PROTECT WINDOWS AND SURROUNDING TRIM AS REQUIRED DURING DEMOLITION ACTIVITIES. PROVIDE FRICING TO CLEAN, PATCH AND REPAINT HISTORIC WINDOWS.

ALTERATION FLOOR PLAN KEY NOTES:

- 01 REMOVE NON-HISTORIC FRAMING WITH INTERIOR AND EXTERIOR SHEATHING TO FULL EXTENT OF ORIGINAL STOREFRONT WINDOW OPENING. PROTECT AND MAINTAIN EXISTING HISTORIC MATERIALS INCLUDING HORIZONTAL DIVISIONS WITHIN OPENING. PREPARE SURROUNDING MATERIALS TO RECEIVE NEW WOOD-FRAMED, SITE-BUILT STOREFRONT WINDOWS
- 02 REMOVE EXISTING NON-HISTORIC WINDOW OR DOOR WITH INFILL FRAMING TO FULL EXTENT OF ORIGINAL STOREFRONT WINDOW OPENING. PROTECT AND MAINTAIN EXISTING HISTORIC MATERIALS INCLUDING HORIZONTAL DIVISIONS WITHIN OPENING. PREPARE SURROUNDING MATERIALS TO RECEIVE NEW WOOD-FRAMED, SITE-BUILT STOREFRONT WINDOWS
- 03 REMOVE EXISTING NON-HISTORIC WINDOW WITH INFILL FRAMING TO FULL EXTENT OF ORIGINAL MASONRY OPENING. PREPARE OPENING TO RECEIVE NEW WOOD WINDOW.
- 04 REMOVE EXISTING INTERIOR SIDE WALL SHEATHING THAT HAS BEEN PLACED OVER EXISTING WINDOW STILL IN PLACE. REPAIR EXISTING HISTORIC WINDOW INCLUDING SASHES AND SURROUND FOR CONTINUED USE AND OPERABILITY.
- 05 REMOVE NON-HISTORIC DOOR AND FIXED EXTERIOR PANEL IN ORIGINAL MASONRY DOOR OPENING. PREPARE OPENING TO RECEIVE NEW DOOR AND FRAME IN OPERABLE OR FIXED CONFIGURATION.
- 06 REMOVE NON-HISTORIC DOOR AND FRAME TO FULL EXTENT OF ORIGINAL MASONRY OPENING. PREPARE OPENING TO RECEIVE NEW DOOR AND SIDELIGHTS.
- 07 REMOVE EXISTING NON-HISTORIC DOOR IN ORIGINAL DOOR OPENING. PREPARE OPENING TO RECEIVE NEW SECURITY DOOR.
- 08 REMOVE PLUMBING FIXTURES AND ASSOCIATED PIPING. PREPARE PLUMBING SYSTEMS TO SERVE NEW FIXTURES AS SHOWN IN PROPOSED FLOOR PLANS.
- 09 REMOVE NON-HISTORIC WOOD STEPS AND DOOR CASING AT NON-HISTORIC OPENING BETWEEN LOWER COMMERCIAL AREA AND UPPER RESIDENTIAL ENTRY. PREPARE OPENING TO RECEIVE NEW RATED WALL ASSEMBLY.
- 10 REMOVE PARTIAL LENGTH OF EXISTING WALL BETWEEN OLDER 1-STORY SECTION AND NON-HISTORIC 1-STORY SECTION. TEMPORARILY SUPPORT WALL AND ROOF STRUCTURE TO REMAIN. REFER TO STRUCTURAL FRAMING INFORMATION FOR LINTEL REQUIREMENTS.
- 11 NON-HISTORIC 1-STORY FRAMED ADDITION TO BE REMOVED ENTIRELY INCLUDING FOUNDATIONS, WALLS AND ROOF. PROTECT SURROUNDING MASONRY WALLS OF HISTORIC STRUCTURE. PREPARE AREA FOR CONSTRUCTION OF NEW 1-STORY FRAMED ADDITION EXTENDING FROM SAME LOCATION.
- 12 REMOVE NON-HISTORIC BIFOLD DOOR IN DOOR OPENING. PREPARE OPENING TO BE ENLARGED AND RECEIVE NEW FIRE-RATED ENTRY DOOR AND FRAME.
- 13 REMOVE EXISTING DOOR. PREPARE EXISTING FRAME TO RECEIVE NEW FIRE-RATED DOOR.
- 14 RETAIN EXISTING DOOR AND FRAME. PREPARE TO BE FIXED IN CLOSED POSITION AND VISIBLE FROM STAIRHALL SIDE. PREPARE ROOM SIDE FOR NEW RATED WALL ASSEMBLY.
- 15 NEW DOOR OPENING IN EXISTING WALL. PROVIDE NEW DOOR HEADER. PATCH WALL AND PREPARE OPENING FOR NEW DOOR, FRAME AND CLOSURE TRIM.
- 16 REMOVE EXISTING KITCHEN CABINETRY AND APPLIANCES. PREPARE PLUMBING AND ELECTRICAL SYSTEMS TO SERVE NEW APPLIANCES AND FIXTURES AS SHOWN IN PROPOSED FLOOR PLANS.
- 17 PREPARE AREA FOR NEW CABINETRY, APPLIANCES AND FIXTURES AS SHOWN IN PROPOSED FLOOR PLANS WITH NO DAMAGE TO EXISTING FLOORS AND CEILINGS AND TO CONCEAL REQUIRED ELECTRICAL AND PLUMBING COMPONENTS.
- 18 REMOVE NON-HISTORIC GYPSUM BOARD SHAFT IN CENTER OF ROOM. PREPARE FLOOR AND CEILING TO BE REPAIRED AS REQUIRED TO CONCEAL NON-HISTORIC INSTALLATION.

**10-31-2014
PART 2 HISTORIC
PRESERVATION
CERTIFICATION
APPLICATION**

**RICHMOND CITY COMMISSION
OF ARCHITECTURAL REVIEW
APPLICATION**

ARCHITECT:
ADO/Architecture Design Office
105 E Broad Street
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2025 VENABLE ST
RICHMOND, VIRGINIA

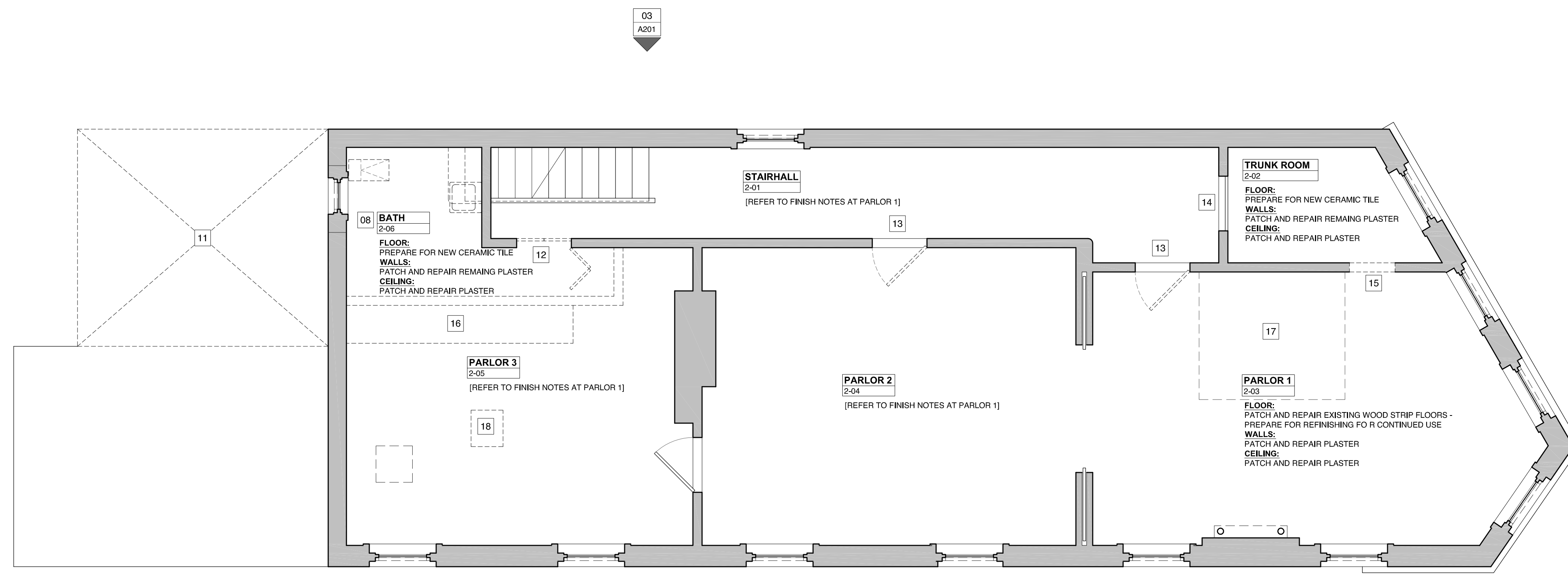
UNION HILL NAT'L HIST DISTRICT

**EXISTING/ALTERATION
FLOOR PLAN**

PROJ NUMBER PUBLISH DATE
14/22.2025 14/10.31

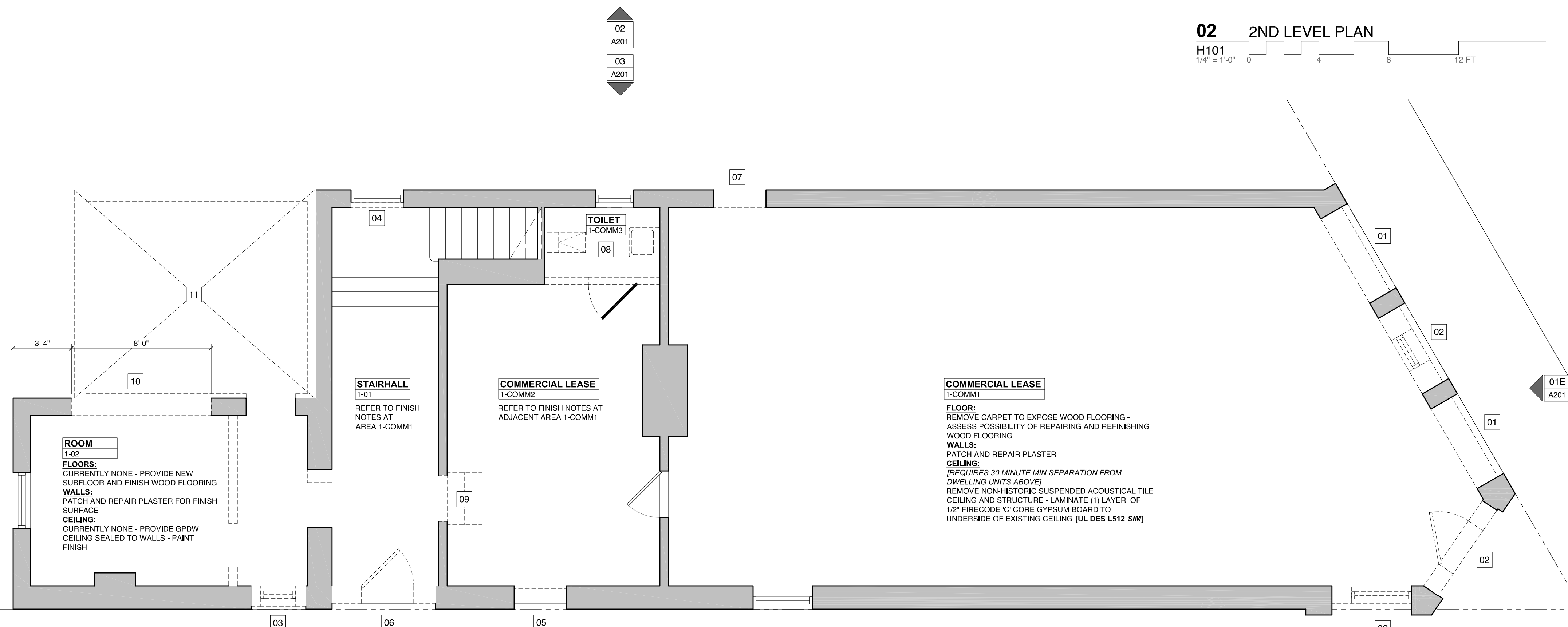
AUTHOR(S) DRWG TYPE
SOCIAL

H101



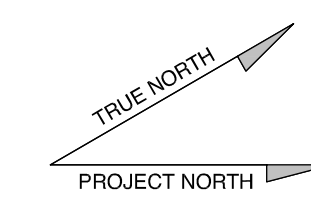
02 2ND LEVEL PLAN

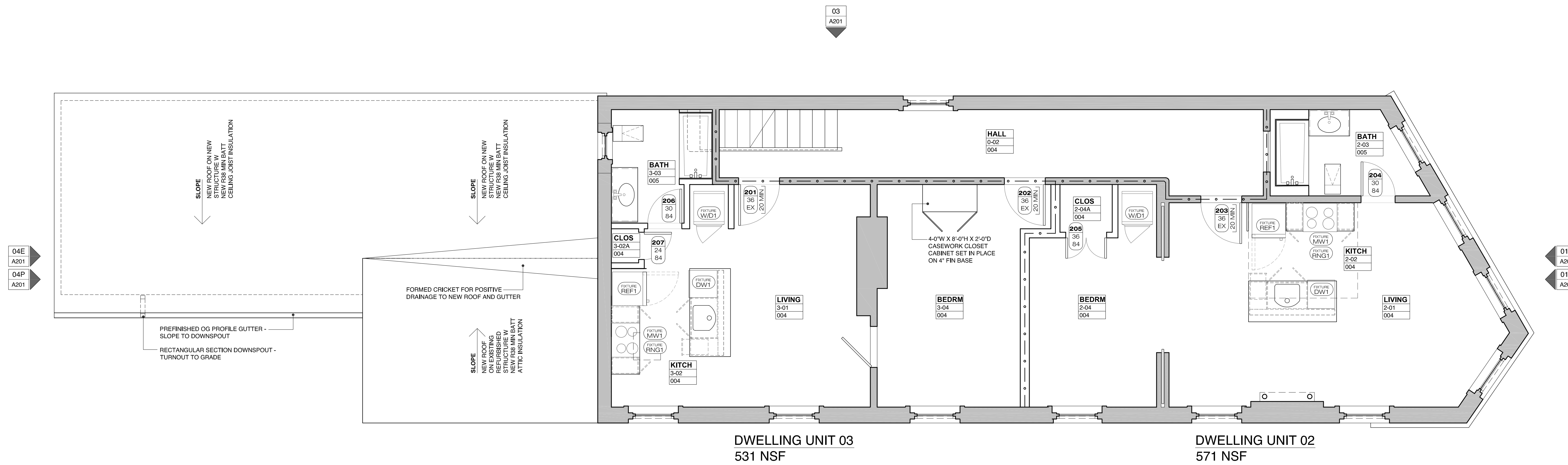
H101
1/4" = 1'-0"



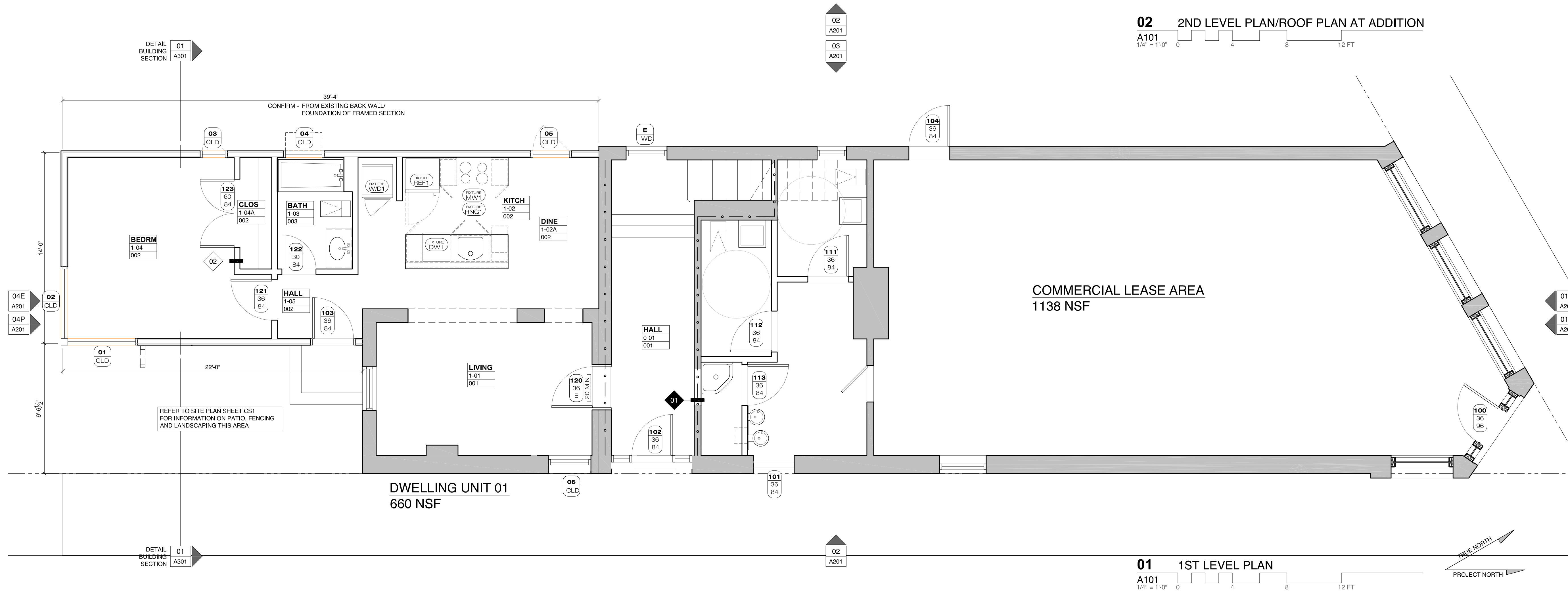
01 1ST LEVEL PLAN

H101
1/4" = 1'-0"





02 2ND LEVEL PLAN/ROOF PLAN AT ADDITION
A101
1/4" = 1'-0"



01 1ST LEVEL PLAN
A101
1/4" = 1'-0"

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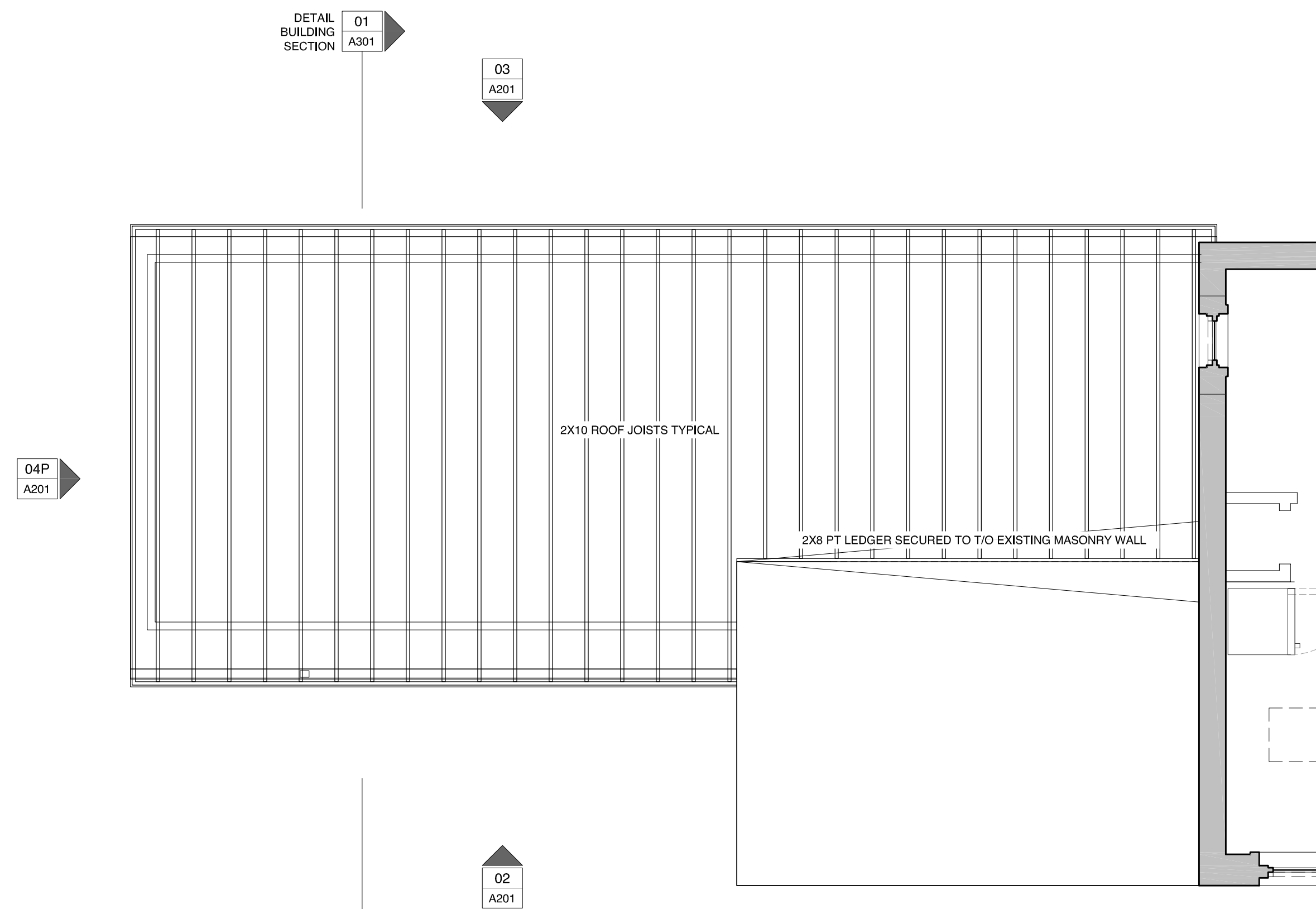


2025 VENABLE ST
RICHMOND, VIRGINIA

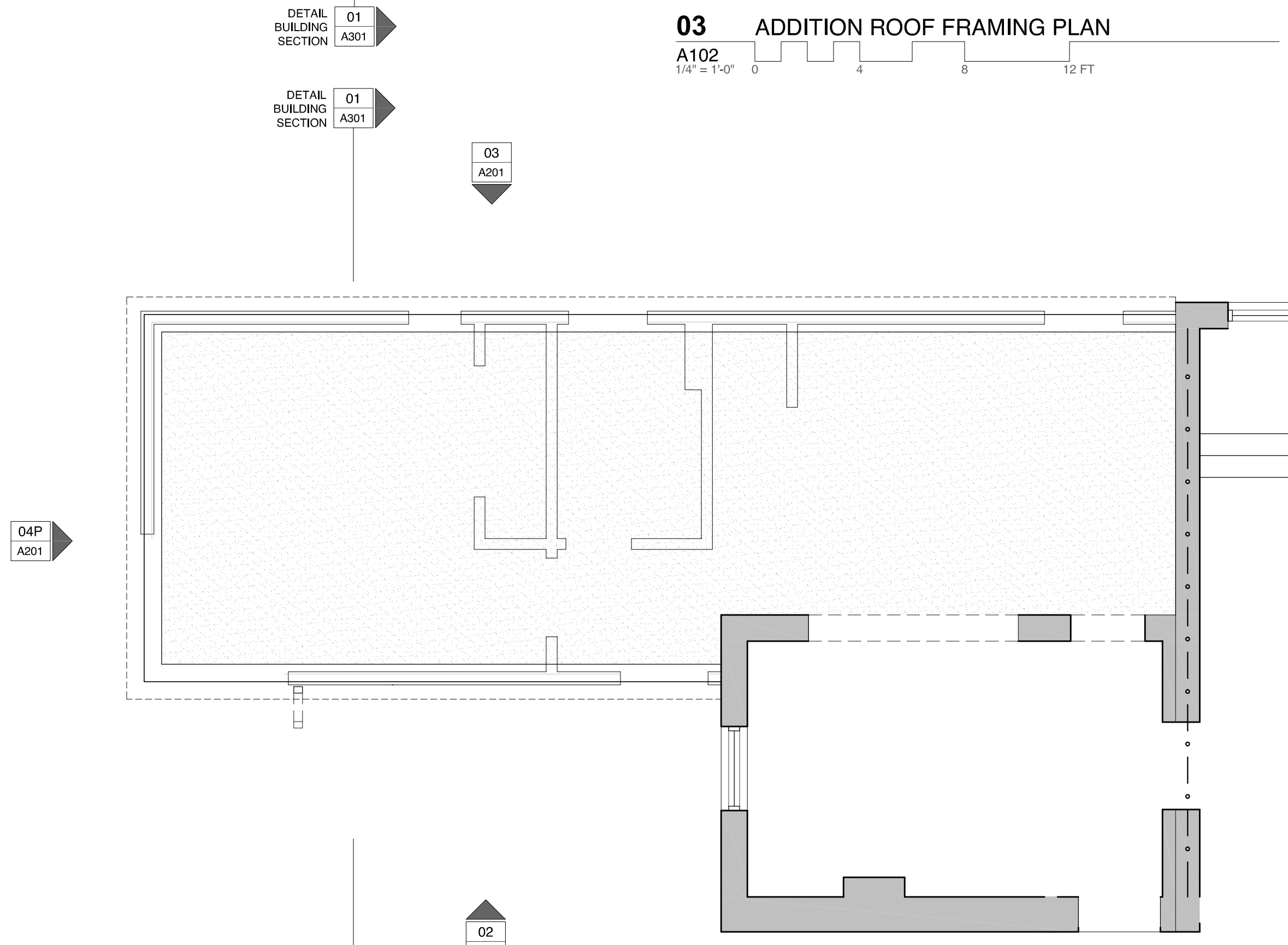
UNION HILL NAT'L HIST DISTRICT

PROPOSED
FLOOR PLANS
PROJ NUMBER PUBLISH DATE
14/22.2025 14/10.31

AUTHOR(S) DRWG TYPE
SOCIAL **A101**



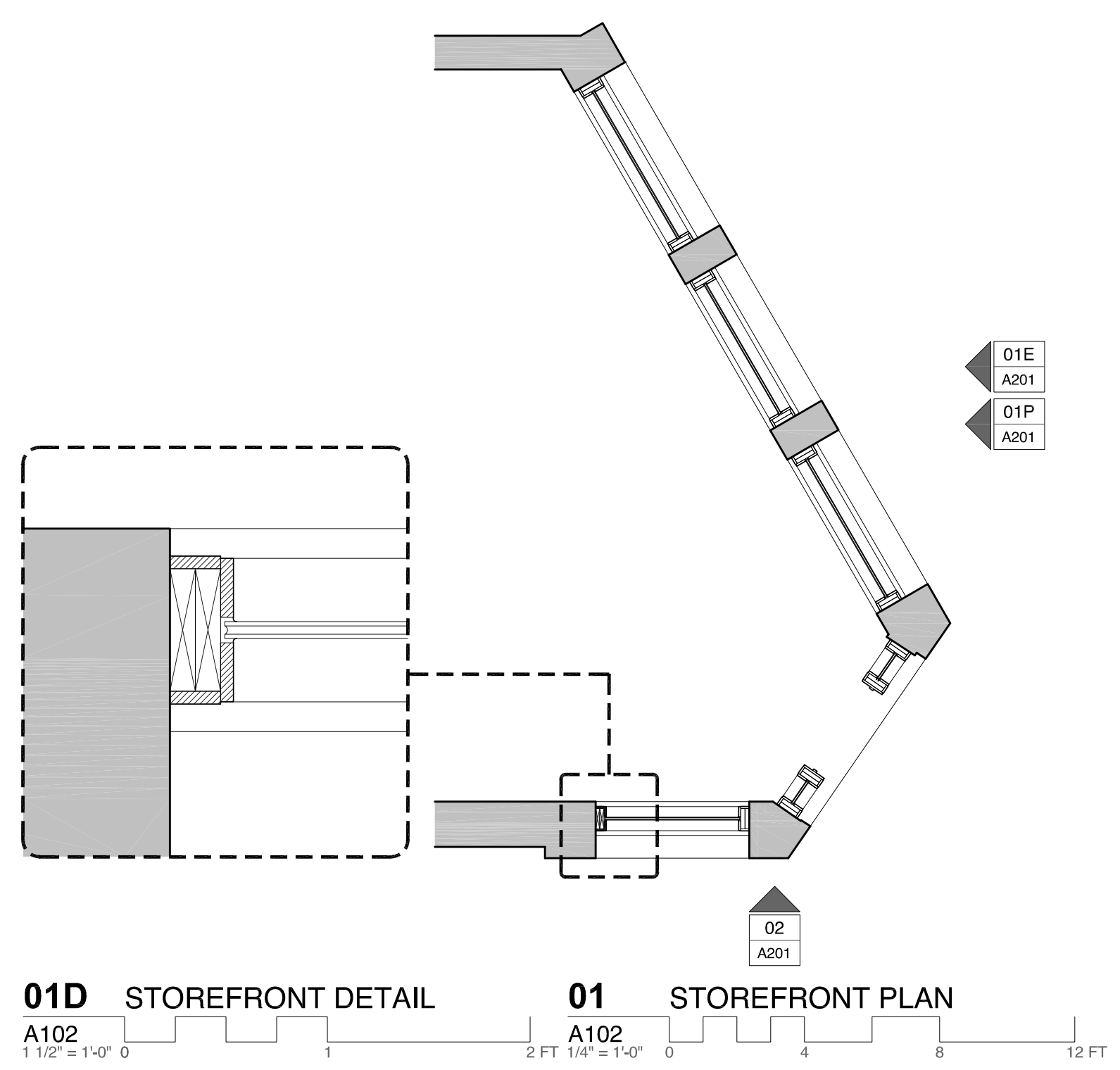
03 ADDITION ROOF FRAMING PLAN
A102
1/4" = 1'-0"



02 ADDITION FOUNDATION/FLOOR FRAMING PLAN
A102
1/4" = 1'-0"

FOUNDATION, FRAMING & STRUCTURAL NOTES

- 1/ THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY. REFER TO THE COVER SHEET FOR ADDITIONAL INFORMATION AND GUIDELINES.
- 2/ DIMENSIONS GIVEN ON FOUNDATION PLAN ARE TO OUTSIDE FACE AND EDGES OF CMU
- 3/ OUTSIDE FACE OF WALL FRAMING IS EQUAL TO OUTSIDE FACE OF CMU FOUNDATION WALL - REFER TO BUILDING SECTIONS.
- 4/ ALL EXTERIOR AND INTERIOR WALLS AND PARTITIONS TO BE 2 X 4 AT 16" OC WOOD STUD FRAMED. DIMENSIONS GIVEN AT NEW PARTITIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. PROVIDE BUILT-UP STUDS OR 4 X 4 POSTS IN FRAMING AT LOCATIONS CALLED OUT TO SUPPORT BEAMS AND OTHER CARRYING MEMBERS. PROVIDE BLOCKING AND SHEAR BRACING ON BEARING WALLS AT BOTH LEVELS.
- 5/ ALL FRAMED EXTERIOR AND INTERIOR BEARING WALLS TO HAVE DOUBLE 2 X 4 TOP PLATES W/ STAGGERED SEAMS. OVERLAP CORNERS COMPLETELY INCLUDING ANGLED CORNERS.
- 6/ ALL WALL AND ROOF SHEATHING TO BE PLYWOOD OR OSB IN THICKNESSES GIVEN ON BUILDING SECTION. EXTERIOR SHEATHING TO BE APPROVED AND DOCUMENTED BY MANUFACTURER LITERATURE AS SUITABLE FOR USE IN THAT LOCATION.
- 7/ PROVIDE MINIMUM R-38 INSULATION CONTINUOUSLY ABOVE AND BELOW ALL OCCUPIED SPACES. MAINTAIN 1 1/2" CLEAR AND VENTED AIRSPACE UNDER ROOF DECKING.
- 8/ PROVIDE R13 MINIMUM INSULATION WITHIN ALL EXTERIOR WALLS. INSULATE BEHIND RIM JOISTS AT 2ND LEVEL FLOOR FRAMING AND ROOF FRAMING.
- 9/ UNLESS OTHERWISE CALLED OUT - PROVIDE MIN DBL 2 X 10 W PLYWOOD FLITCH LINTELS ABOVE ALL OPENINGS W/ LESS THAN 4'-0" CLEAR SPAN. BEAR MINIMUM 3 1/2" EACH END OR 1 1/2" W JACK STUD SUPPORT BENEATH.
- 10/ PROVIDE (2) 1 1/4" X 1 3/4" LVL BUILT UP LINTEL AT OPENINGS GREATER THAN 4'-0" AND UP TO 8'-0". NAIL IN STAGGERED PATTERN UP AND DOWN FROM BOTH SIDES.
- 11/ PROVIDE GALVANIZED STEEL JOIST HANGERS AND OR T100 TYPE JOISTS TO BEAM CONNECTIONS AT ALL LOCATIONS WHERE JOISTS ARE SECURED TO SIDES OF BEAMS OR LEDGERS. PROVIDE HANGER MANUFACTURER'S LITERATURE FOR COMPONENTS USED TO CONFIRM APPROPRIATE USE IN EACH LOCATION.



01D STOREFRONT DETAIL **01 STOREFRONT PLAN**
A102 A102
1 1/2" = 1'-0" 2 FT 1/4" = 1'-0"

DOOR SCHEDULE

NO.	DESCRIPTION	QTY.	W.	H.	THK.	ELEV.	MAT'L	FRM.	FIRE RATING	NOTES
EXTERIOR DOORS										
100	COMMERCIAL ENTRY DOOR IN STOREFRONT		3'-0"	8'-0"	1 3/4"	A	WOOD/GLASS	WOOD	N/A	REFER TO 01/A102 FOR DETAIL
101	EXTERIOR DOOR, SEALED SHUT		3'-0"	7'-0"	1 3/4"	B	WOOD, PAINTED	EXISTING	N/A	XXX
102	TENANT ENTRY DOOR IN STOREFRONT		3'-0"	7'-0"	1 3/4"	A	CLAD W/D/GLASS	WOOD	N/A	REFER TO 01/A301
103	UNIT ENTRY DOOR IN ADDITION		3'-0"	7'-0"	1 3/4"	A	CLAD W/D/GLASS	WOOD	N/A	XXX
104	REAR COMMERCIAL DOOR		3'-0"	7'-0"	1 3/4"	B	WOOD, PAINTED	EXISTING	N/A	XXX
INTERIOR DOORS										
111	COMMERCIAL BATHROOM DOOR		3'-0"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
112	COMMERCIAL BATHROOM DOOR		3'-0"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
113	MAINTENANCE CLOSET DOOR		3'-0"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
120	UNIT ENTRY DOOR		3'-0"	EXISTING	1 3/4"	D	WOOD, PAINTED	EXISTING	20 MIN	XXX
121	BEDROOM DOOR		3'-0"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
122	BATHROOM DOOR		2'-6"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
123	DOUBLE LEAF CLOSET DOOR		(2) 2'-6"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
201	UNIT ENTRY DOOR		3'-0"	EXISTING	1 3/4"	D	WOOD, PAINTED	EXISTING	20 MIN	XXX
202	UNIT ENTRY DOOR		3'-0"	EXISTING	1 3/4"	D	WOOD, PAINTED	EXISTING	20 MIN	XXX
203	UNIT ENTRY DOOR		3'-0"	EXISTING	1 3/4"	D	WOOD, PAINTED	EXISTING	20 MIN	XXX
204	BATHROOM DOOR		2'-6"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
205	DOUBLE LEAF CLOSET DOOR		(2) 1'-6"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
206	BATHROOM DOOR		2'-6"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX
207	CLOSET DOOR		2'-0"	7'-0"	1 3/4"	C	WOOD, PAINTED	WOOD	N/A	XXX

WINDOW SCHEDULE

NO.	DESCRIPTION	QTY.	W.	H.	MAT'L	FRM.	NOTES
01	FIXED WINDOW		5'-0"	5'-0"	ALUM CLAD WOOD	WOOD	
02	FIXED WINDOW		5'-0"	5'-0"	ALUM CLAD WOOD	WOOD	
03	CASEMENT WINDOW		2'-0"	6'-0"	ALUM CLAD WOOD	WOOD	
04	AWNING WINDOW		3'-0"	2'-0"	ALUM CLAD WOOD	WOOD	
05	CASEMENT WINDOW		3'-0"	6'-0"	ALUM CLAD WOOD	WOOD	
06	DOUBLE HUNG WINDOW		EXISTING	EXISTING	ALUM CLAD WOOD	WOOD	
E	DOUBLE HUNG WINDOW		EXISTING	EXISTING	WOOD, PAINTED	EXISTING	EX. WNDW BOARDED UP. CONDITION UNKNOWN. REPAIR/REPLACE AS NECESSARY

DOOR SCHEDULE NOTES

- (REFER TO TAGS ON PLAN SHEET)
- DOOR SCHEDULE #
- RATING (WHERE REQUIRED)
- WIDTHxHEIGHT
- 1/ REFER TO DOOR TAGS ON PLAN SHEETS FOR DOOR WIDTH AND HEIGHT. WIDTHS AND HEIGHTS GIVEN ARE ACTUAL TO THE DOOR. COORDINATE ROUGH FRAMING AS REQUIRED FOR DOOR AND FRAME DETAILS.
 - 2/ ALL GLASS IN DOORS TO BE TEMPERED.
 - 3/ ALL DOORS TO BE HUNG WITH (S) HINGES - TOP, BOTTOM AND CENTER. HINGE TYPE AND FINISH TO BE SELECTED BY OWNER.

WINDOW SCHED NOTES

- (REFER TO TAGS ON PLAN AND ELEVATION SHEET)
- WINDOW SCHEDULE #
- RATING (WHERE REQUIRED)
- WIDTHxHEIGHT
- 1/ DIMENSIONS GIVEN ON TAGS INDICATE APPROXIMATE UNIT SIZES TO BE COORDINATED WITH WINDOWS SELECTED FROM MANUFACTURER'S STANDARD SIZES FOR EACH TYPE. COORDINATE FRAMING AND ROUGH OPENING DIMENSIONS WITH WINDOW SELECTIONS FOR EACH LOCATION.
 - 2/ ALL EXTERIOR GLAZING TO BE 1" CLEAR TEMPERED INSULATED GLAZING UNITS. ALL INTERIOR GLAZING TO BE 1/4" CLEAR TEMPERED.

**10-31-2014
PART 2 HISTORIC
PRESERVATION
CERTIFICATION
APPLICATION**

**RICHMOND CITY COMMISSION
OF ARCHITECTURAL REVIEW
APPLICATION**

**ARCHITECT:
ADO/Architecture Design Office**
105 E Broad Street
Richmond, Virginia 23219
804.343.1212



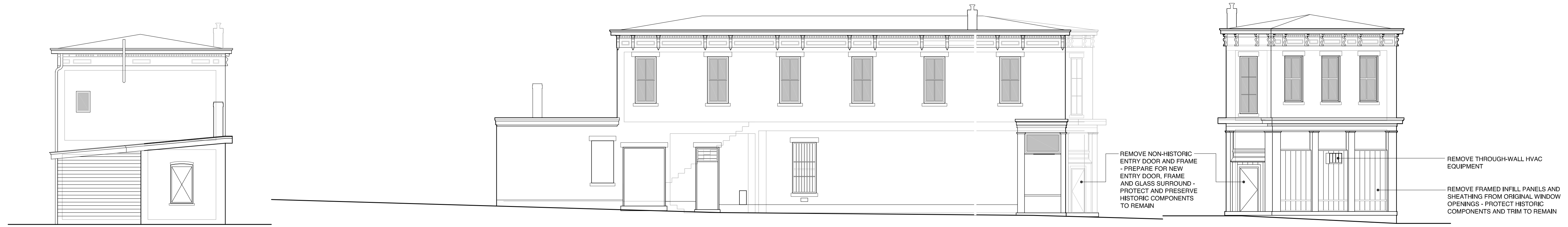
**2025 VENABLE ST
RICHMOND, VIRGINIA**

UNION HILL NAT'L HIST DISTRICT

**ADDITION FOUNDATION
& FRAMING PLAN**

PROJ NUMBER PUBLISH DATE
14/22.2025 14/10.31

AUTHOR(S) DRWG TYPE **A102**
TECH



04E EXISTING SOUTH/BURTON ST

A201
1/8" = 1'-0" 0 8 16 24 FT

02E EXISTING NORTH/VENABLE ST

A201
1/8" = 1'-0" 0 8 16 24 FT

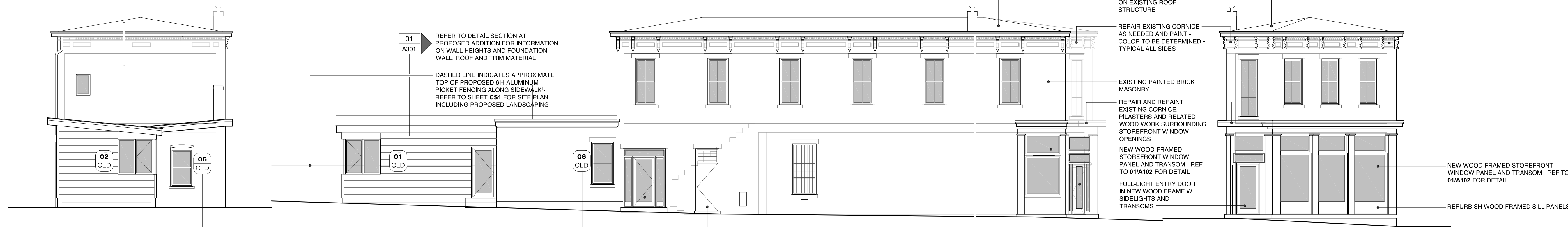
01E EXISTING NORTH/VENABLE ST

A201
1/8" = 1'-0" 0 8 16 24 FT

REMOVE NON-HISTORIC ENTRY DOOR AND FRAME - PREPARE FOR NEW ENTRY DOOR, FRAME AND GLASS SURROUND - PROTECT AND PRESERVE HISTORIC COMPONENTS TO REMAIN

REMOVE THROUGH-WALL HVAC EQUIPMENT

REMOVE FRAMED INFILL PANELS AND SHEATHING FROM ORIGINAL WINDOW OPENINGS - PROTECT HISTORIC COMPONENTS AND TRIM TO REMAIN



04P PROPOSED SOUTH/BURTON ST

A201
1/8" = 1'-0" 0 8 16 24 FT

02P PROPOSED EAST/21ST STREET

A201
1/8" = 1'-0" 0 8 16 24 FT

01P PROPOSED NORTH/VENABLE ST

A201
1/8" = 1'-0" 0 8 16 24 FT

01 REFER TO DETAIL SECTION AT PROPOSED ADDITION FOR INFORMATION ON WALL HEIGHTS AND FOUNDATION, WALL, ROOF AND TRIM MATERIAL

DASHED LINE INDICATES APPROXIMATE TOP OF PROPOSED 6H ALUMINUM PICKET FENCING ALONG SIDEWALK - REFER TO SHEET CS1 FOR SITE PLAN INCLUDING PROPOSED LANDSCAPING

NEW MEMBRANE ROOFING ON EXISTING ROOF STRUCTURE

REPAIR EXISTING CORNICE AS NEEDED AND PAINT - COLOR TO BE DETERMINED - TYPICAL ALL SIDES

EXISTING PAINTED BRICK MASONRY

REPAIR AND REPAINT EXISTING CORNICE, FILASTERS AND RELATED WOOD WORK SURROUNDING STOREFRONT WINDOW OPENINGS

NEW WOOD-FRAMED STOREFRONT WINDOW PANEL AND TRANSOM - REF TO 01/A102 FOR DETAIL

FULL-LIGHT ENTRY DOOR IN NEW WOOD FRAME W SIDELIGHTS AND TRANSOMS

NEW WOOD-FRAMED STOREFRONT WINDOW PANEL AND TRANSOM - REF TO 01/A102 FOR DETAIL

REFURBISH WOOD FRAMED SILL PANELS

WINDOWS 6' & 7': NEW WOOD 1-OVER-1 DH IN EXISTING REFURBISHED MASONRY OPENING - PAINT FINISH

FULL-LIGHT ENTRY DOOR IN NEW WOOD FRAME W SIDELIGHTS AND TRANSOMS TO EXTENT OF ORIGINAL RECESSED OPENING - PRESERVE AND REPAIR DECORATIVE paneled JAMBS EACH SIDE OF ORIGINAL OPENING

NEW PAINTED WOOD DOOR IN NEW OR REFURBISHED FRAME



03P PROPOSED WEST/SIDEYARD

A201
1/8" = 1'-0" 0 8 16 24 FT

01 REFER TO DETAIL SECTION AT PROPOSED ADDITION FOR INFORMATION ON WALL HEIGHTS AND FOUNDATION, WALL, ROOF AND TRIM MATERIAL

NEW PAINTED WOOD DOOR IN NEW OR REFURBISHED FRAME

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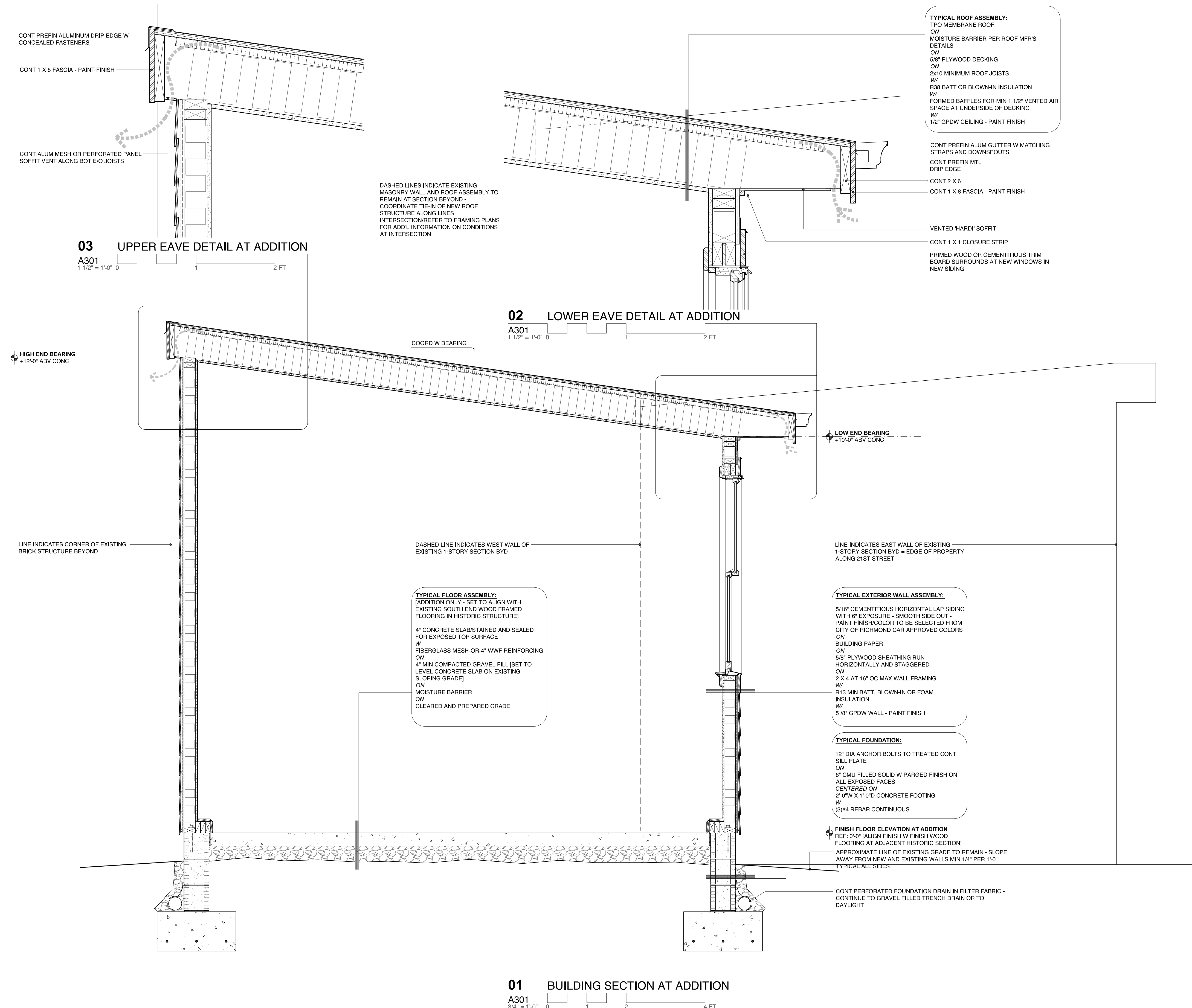
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BUILDING ELEVATIONS
XXXX

PROJ NUMBER PUBLISH DATE
14/22.2025 14/10.31

AUTHOR(S) DRWG TYPE **A201**
SOCIAL

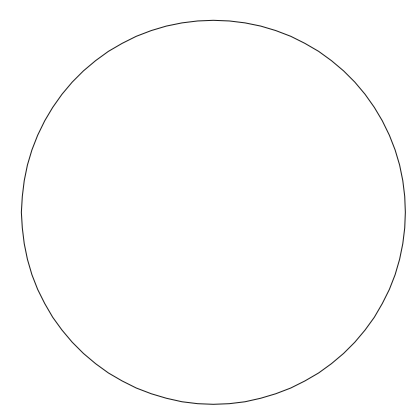


FOUNDATION, FRAMING & STRUCTURAL NOTES

- 1/ THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY. REFER TO THE COVER SHEET FOR ADDITIONAL INFORMATION AND GUIDELINES.
- 2/ DIMENSIONS GIVEN ON FOUNDATION PLAN ARE TO OUTSIDE FACE AND EDGES OF CMU
- 3/ OUTSIDE FACE OF WALL FRAMING IS EQUAL TO OUTSIDE FACE OF CMU FOUNDATION WALL - REFER TO BUILDING SECTIONS.
- 4/ ALL EXTERIOR AND INTERIOR WALLS AND PARTITIONS TO BE 2 X 4 AT 16" OC WOOD STUD FRAMED. DIMENSIONS GIVEN AT NEW PARTITIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. PROVIDE BUILT-UP STUDS OR 4 X 4 POSTS IN FRAMING AT LOCATIONS CALLED OUT TO SUPPORT BEAMS AND OTHER CARRYING MEMBERS. PROVIDE BLOCKING AND SHEAR BRACING ON BEARING WALLS AT BOTH LEVELS.
- 5/ ALL FRAMED EXTERIOR AND INTERIOR BEARING WALLS TO HAVE DOUBLE 2 X 4 TOP PLATES W STAGGERED SEAMS. OVERLAP CORNERS COMPLETELY INCLUDING ANGLED CORNERS.
- 6/ ALL WALL AND ROOF SHEATHING TO BE PLYWOOD OR OSB IN THICKNESSES GIVEN ON BUILDING SECTION. EXTERIOR SHEATHING TO BE APPROVED AND DOCUMENTED BY MANUFACTURER LITERATURE AS SUITABLE FOR USE IN THAT LOCATION.
- 7/ PROVIDE MINIMUM R-38 INSULATION CONTINUOUSLY ABOVE AND BELOW ALL OCCUPIED SPACES. MAINTAIN 1 1/2" CLEAR AND VENTED AIRSPACE UNDER ROOF DECKING.
- 8/ PROVIDE R13 MINIMUM INSULATION WITHIN ALL EXTERIOR WALLS.
- 9/ UNLESS OTHERWISE CALLED OUT - PROVIDE MIN DBL 2 X 10 W PLYWOOD FLITCH LINTELS ABOVE ALL OPENINGS W LESS THAN 4'-0" CLEAR SPAN. BEAR MINIMUM 3 1/2" EACH END OR 1 1/2" W JACK STUD SUPPORT BENEATH.
- 10/ PROVIDE (2) 1 1/4" X 1 3/4" LVL BUILT UP LINTEL AT OPENINGS GREATER THAN 4'-0" AND UP TO 8'-0". NAIL IN STAGGERED PATTERN UP AND DOWN FROM BOTH SIDES.
- 11/ PROVIDE GALVANIZED STEEL JOIST HANGERS AND OR TICO TYPE JOISTS TO BEAM CONNECTIONS AT ALL LOCATIONS WHERE JOISTS ARE SECURED TO SIDES OF BEAMS OR LEDGERS. PROVIDE HANGER MANUFACTURER'S LITERATURE FOR COMPONENTS USED TO CONFIRM APPROPRIATE USE IN EACH LOCATION.

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**DETAIL SECTION
AT ADDITION**

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AUTHOR(S) DRWG TYPE **A301**
TECH