



Property (location of work)

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

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

The project proposes to raze the rear, more discrete portion of the house in order to build a new construction in nearly the same footprint. The existing addition is structurally deficient and many of its original components (windows, doors, foundation, and interior program) have been lost to time. The new construction will utilize the existing handbooks and guidelines regarding material, siding, roofing and detail selections where applicable.

Applicant/Contact Person: B. Tyler Silvestro

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

Property Owner: B. Tyler Silvestro + Abigail Gerow

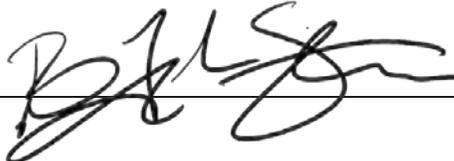
If Business Entity, name and title of authorized signee: N/A
Mailing Address: 711 N 26th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (203) 610-1622
Email: tsilvestro@marveldesigns.com
Billing Contact? Yes
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: April 7, 2025

Written Description

Property description, current conditions and any prior alterations or additions

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

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

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



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

Existing Photographs

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



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



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

Existing Photographs

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



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



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

Existing Photographs

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



Most of the foundation has either been replaced or appended by CMU blocks. Original brick piers are not present.



Transitions from historic masonry foundation to amalgam of CMU block foundation are not plumb



Approximately 8" from bottom of floor framing to existing grade



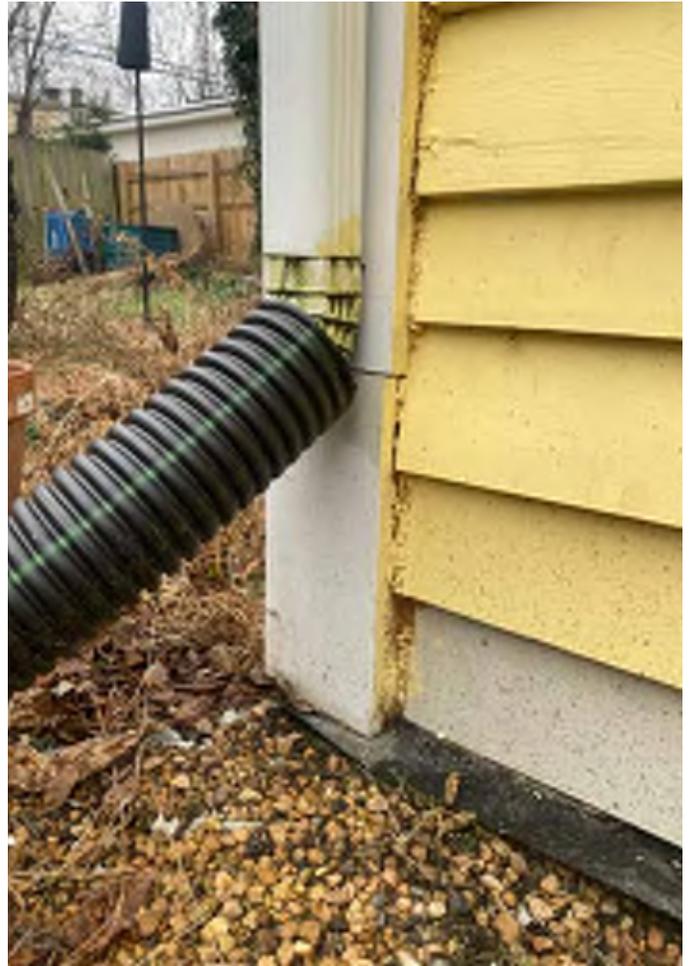
Transitions from historic masonry foundation to amalgam of CMU block foundation are not plumb

Existing Photographs

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



CMU cornerstone sits on a natural boulder and is structurally deficient



Southeastern corner of framing sits on grade and has water damage

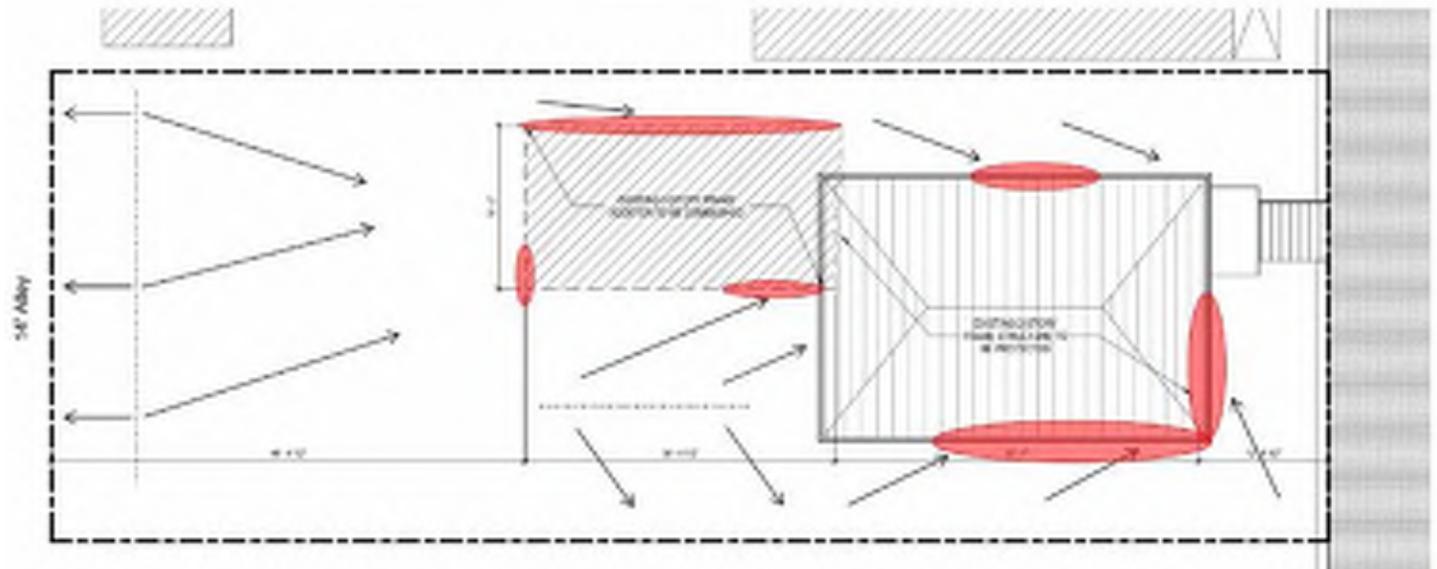


All exterior doors have extensive water damage and soft wood due to pests

Existing Photographs

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

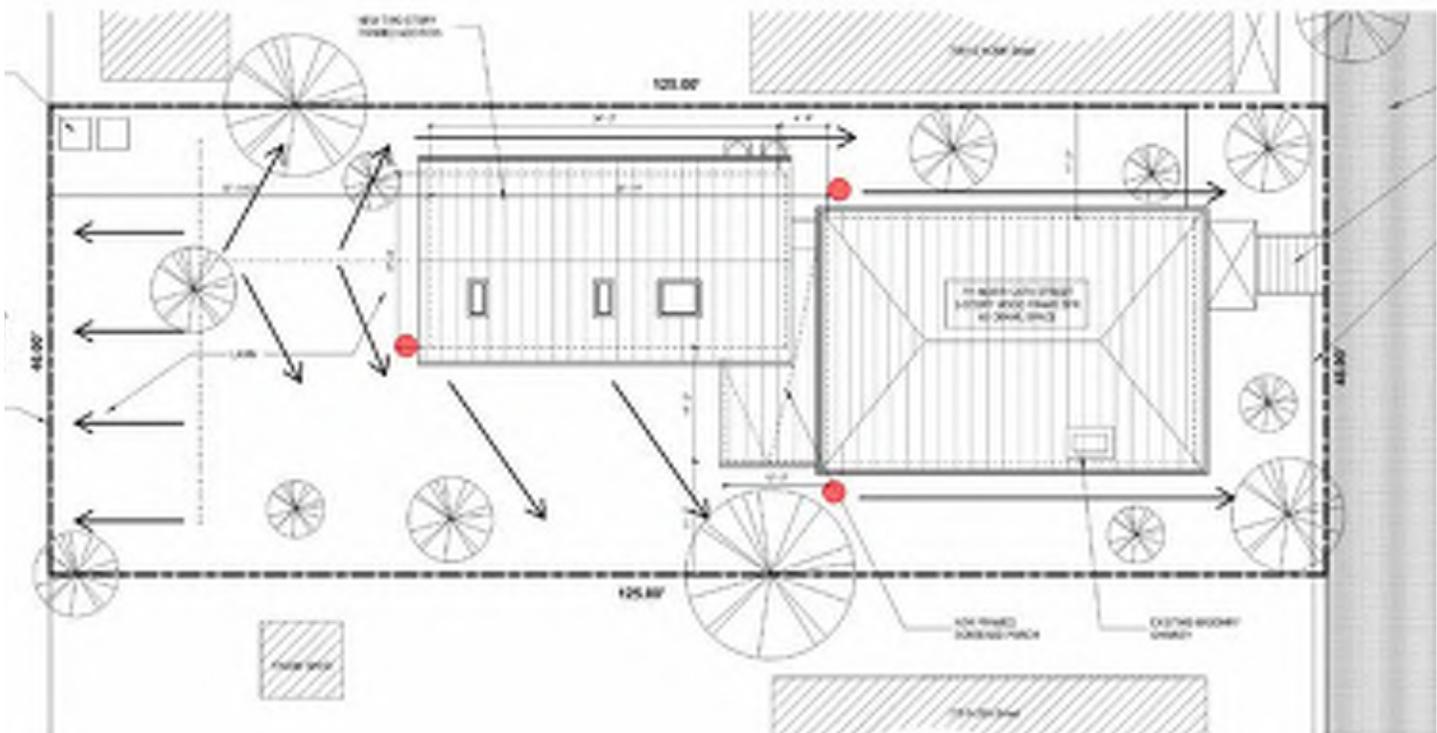
EXISTING DRAINAGE PATTERNS



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

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

PROPOSED DRAINAGE PATTERNS



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

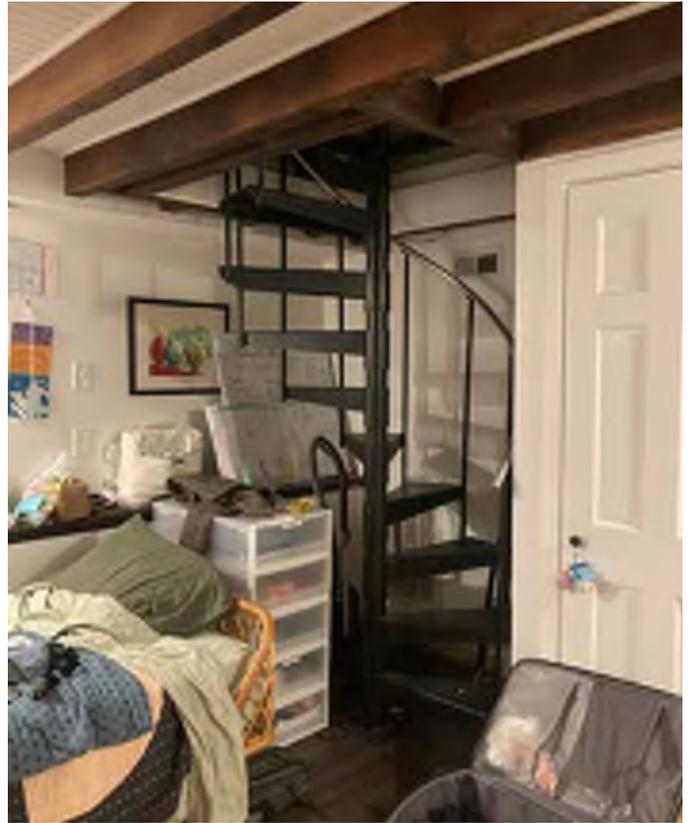
 Proposed rain barrel to capture and utilize stormwater

Existing Photographs

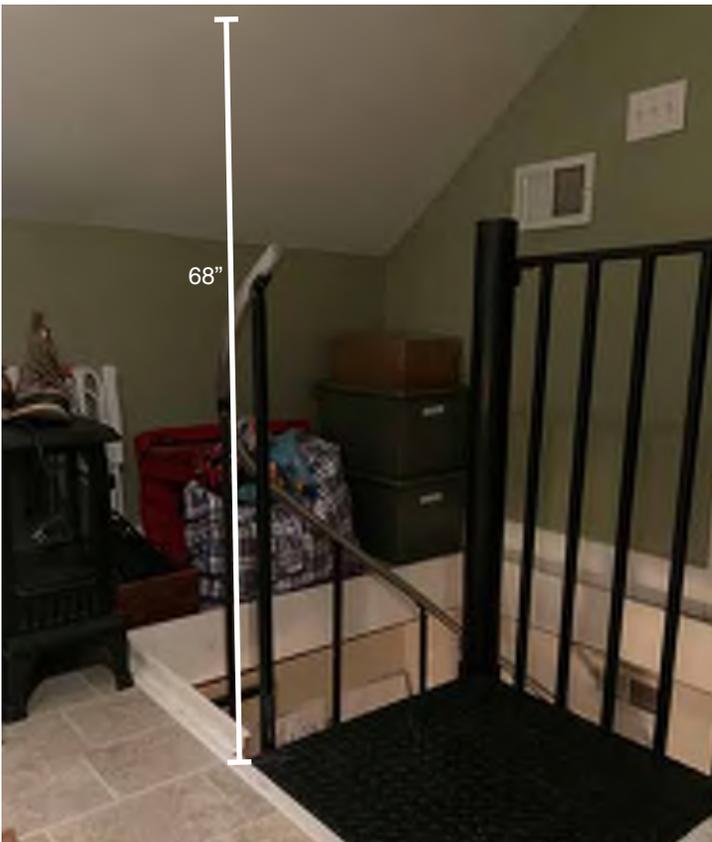
Elevations, Interior views that show structural damage and / or deterioration



Interior floor slopes down away from foundation 1.5%



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



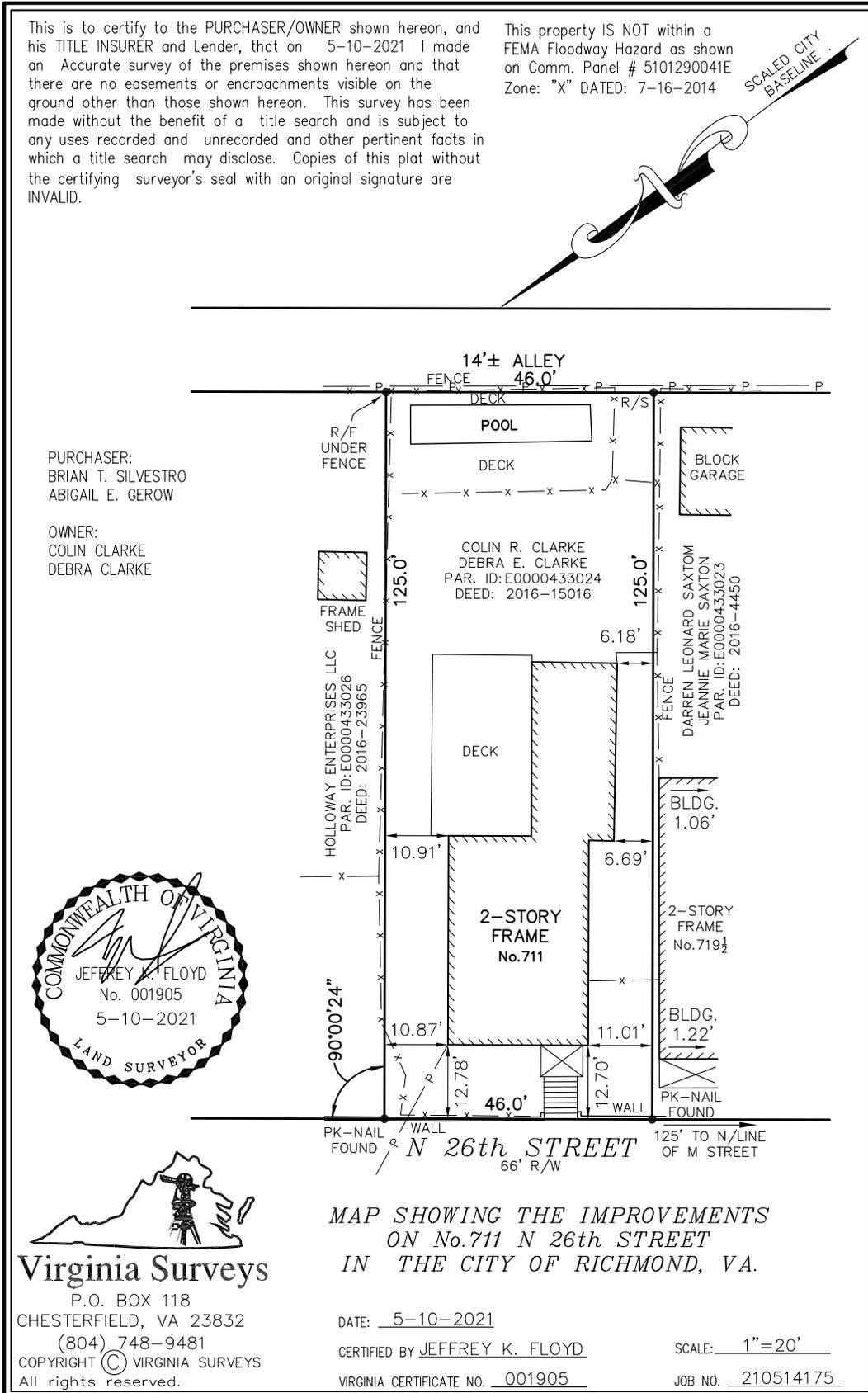
Top of spiral staircase has minimal headroom



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

Drawings

Legal "plat of survey" showing improvements



Documentation

Evidence of any consideration by the owner of uses and adaptive reuses, relocation or re-sale of the property

Please see Exhibit C for a complete set of architectural plans and drawings.

Rehabilitation cost estimates, itemized and detailed

Please see Exhibit A for a cost estimate for limited rehabilitation costs.

Comparison costs of rehabilitation of the existing building, demolition of the building and new construction

Please see Exhibit A for a cost estimate for limited rehabilitation costs which are approximately \$87,000 for underpinning of the existing structure.

Demolition of the building is estimated to cost approximately \$22,000

New Construction is estimated to cost approximately \$375,000

Report by a licensed structural engineer on the feasibility of rehabilitation

Please see exhibit B for analysis by licensed structural engineer.

Evidence that the building does or does not contribute to the historic character of the Old and Historic District

All of the windows and doors, interior and exterior, of the subordinate structure are not original and are of inferior quality. All floors, kitchen cabinetry, details and finishes have been gut renovated over time and have lost their historic character. Although the building itself is historic in age, alterations over time have taken a toll on the building's structural integrity and functionality which this demolition proposal seeks to remedy. As a nod to its historic character, however, the new construction seeks to utilize the addition's footprint so as to have a similar impact on views to it from the public ROW.

Complete architectural plans and drawings of the intended future use of the property

Please see Exhibit C for a complete set of architectural plans and drawings.

Plans to reuse or recycle -- list of building materials to be salvaged

There is little evidence of historic building materials or elements of the existing structure that ought to be considered for reuse or preservation. All windows have been replaced with vinyl windows over time and ornamentation and historic molding have all been replaced in the subordinate portion of the home. Wood siding may have been replaced over time but remains wood. Wood siding will be refurbished and reinstalled where feasible. Exposed interior beams are being considered for reuse as well.

Furthermore, there is evidence of a large boulder stone used as a cornerstone on the southwestern corner of the addition which will be investigated for salvage. Special attention will be paid during demolition and site prep to locate and preserve any artifacts that turn up throughout the project duration, photographed for record, and salvaged where possible. The demolition process will be documented with rigor to keep record of the structure for posterity and can be shared with the Commission of Architectural Review upon request.

Exhibit A

FALL/LINE BUILDERS

March 3, 2025

Tyler Silvestro & Abby Gerow
711 N 26th Street
Richmond, VA 23223

Tyler & Abby,

After reviewing your request to look at renovating the existing addition instead of demolishing the entire structure and building new we have determined there will be a significant increase in our labor costs and thus the cost of the total project. The figures below would be added to the proposal we sent you in December.

Thank you for the opportunity, and let us know how you would like to proceed.

- Selective demolition of failing interior finishes +\$8,000
- Removal of existing finished floor, subfloor insulation and joists +\$11,000
- Hand-dig and remove soils under the addition to allow for working clearances +\$43,000
- Repair existing foundation (poorly repaired in mid-2000s) +\$9,000
- Underpin missing footings +\$16,000

Total Additional Project Cost: \$87,000

Sincerely,



Luke Gill
Co-founder
Fall Line Builders

7102 Wheeler Road
Henrico, VA 23229

Exhibit B



03/04/2025

Tyler Silvestro
711 N 26th Street
Richmond, VA 23223

EVOLV Engineering, PLLC
116 E Franklin St
Suite 104
Richmond, VA 23219
ATTN: Todd M. Burdge, PE

Reference: 711 N 26th St
Project No. R25_020

Thank you for requesting our structural engineering services to provide recommendations for the existing addition to the single-family residence at the above-referenced address (**Photo 1**). Based on our non-destructive, visual observations made onsite on March 1, 2025, the foundations appear to be a combination of unreinforced multi-wythe brick and concrete masonry units (CMU). It appears that the CMU was added on top of the multi-wythe brick foundations and is not part of the original foundation wall (**Photo 2**). The existing wood floor framing members are supported by the masonry foundation wall and do not appear to be pressure treated. The distance between existing grade and wood framing does not meet current code requirements. Due to the height of the existing floor joists above grade, we were not able to access the crawl space.

Based on the information above and on our experience in the design and construction of similar structures, we do not recommend reusing the existing foundation walls and/or floor framing for renovations or new construction. Due to the proximity of the first floor to the existing grade, we recommend a slab-on-grade with masonry foundation walls and concrete footings at the perimeter for any new construction.

It should be understood that the opinions and recommendations expressed herein are based on the limited observations made at the site and our professional experience. We did not perform an exhaustive investigation, nor did we perform exploratory demolition. It is possible that unseen conditions exist that could lead to or represent problems unknown to us or require future action. This letter is a statement of opinion and is not a guarantee or warranty of any kind.

Sincerely,

A handwritten signature in black ink, appearing to be "TB" or similar initials, written in a cursive style.

Todd M. Burdge, PE | Founder

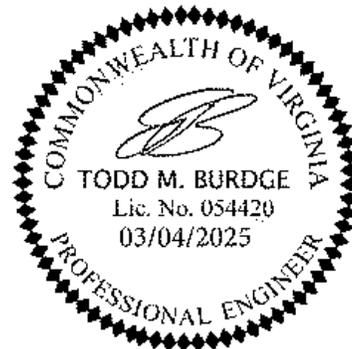


Exhibit B



Photo 1



Photo 2

Church Hill Single Family Addition

711 North 26th Street, Richmond, VA 23223

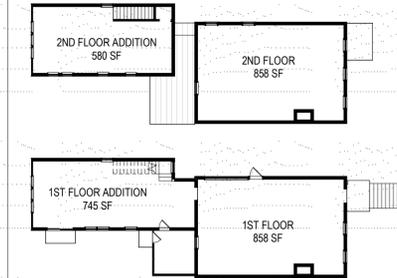
SCOPE OF WORK

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

F.A.R. DIAGRAMS

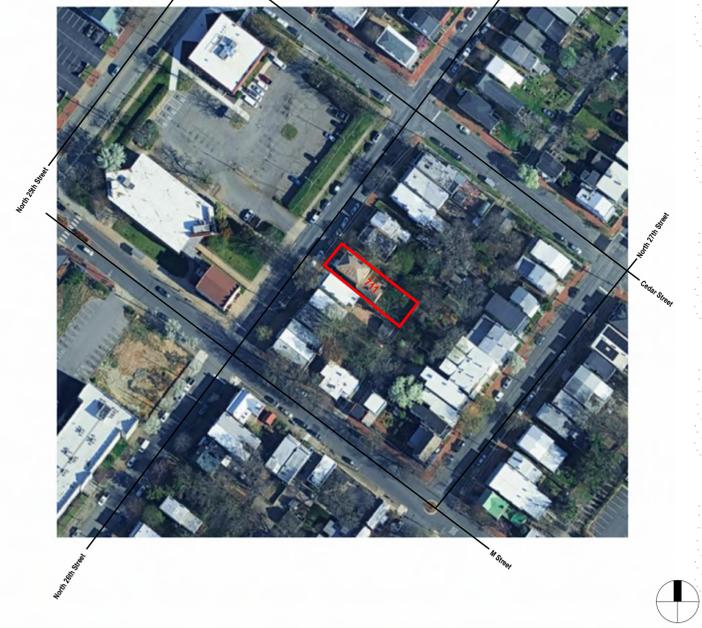
NO PROPOSED CHANGE TO ZONING
2 LEVELS RESIDENTIAL

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



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

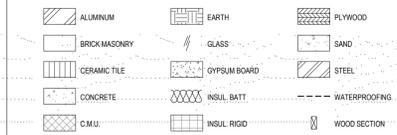
LOCATION PLAN



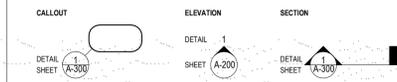
MASSING DIAGRAM



MATERIAL LEGEND



DRAWING SYMBOLS



DRAWING LIST

GENERAL	
G-100	COVER SHEET
G-101	PROJECT TYPES AND SCHEDULES
ARCHITECTURAL	
D-100	DEMOLITION PLANS
A-100	PLANS
A-101	ROOF PLANS
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-302	WALL SECTIONS
A-801	CONCEPTUAL VIEWS

ABBREVIATIONS

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

EXISTING FACADE MATERIALS KEY

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



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

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

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

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

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

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

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

IL License No. 001-023395



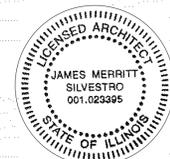
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Wet-Ink Seal Here

Expires 11/30/2026

CODE COMPLIANCE STATEMENT

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

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



Affix Original Professional
Wet-Ink Seal Here

Expires 11/30/2026



443 East 46th Place
Chicago, IL 60653
917.836.2804

OWNER:

Tyler Silvestro + Abigail Gerow

CONSULTANTS:

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

PROJECT:

711 N 26th Street

Church Hill SFR Addition

DRAWING:

COVER SHEET

SEAL & SIGNATURE:



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

G-100

WINDOW TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



OPERABLE SKYLIGHT DOUBLE HUNG

EXTERIOR DOOR TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



SCREEN DOOR SLIDING DOOR

INTERIOR DOOR TYPES

SEE DOOR SCHEDULE FOR DIMENSIONS



FLUSH WOOD DOOR DOUBLE FLUSH WOOD DOOR POCKET DOOR

WINDOW SCHEDULE

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

DOOR SCHEDULE

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

GENERAL NOTES & SPEC'S

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

GENERAL NOTES

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

INSURANCE

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

STRUCTURAL DESIGN CRITERIA

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

STRUCTURAL MATERIALS:

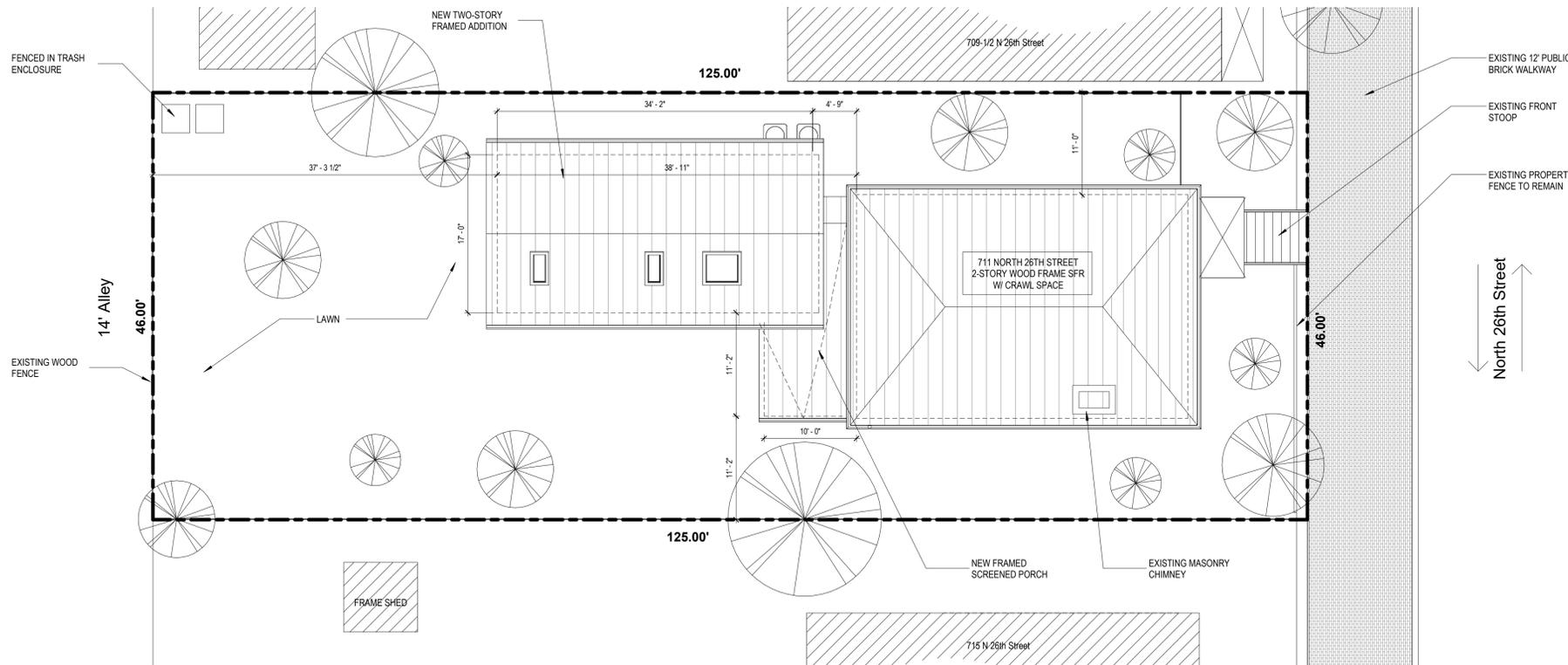
- WOOD
 - Rafters and joists shall be HEM-FIR #2 or better with min. properties:
 - Modulus of elasticity: 1,300,000 PSI
 - Allowable bending stress: Fb 850 PSI
 - Allowable horizontal shear: Fv: 150 PSI
- CONCRETE
 - FC: 3,000 PSI; Min. Soil Bearing: 3,000 PSF.

CARPENTRY NOTES

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

ELECTRICAL NOTES

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



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



443 East 46th Place
Chicago, IL 60653
917.836.2804

OWNER:

Tyler Silvestro + Abigail Gerow

CONSULTANTS:

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

PROJECT:

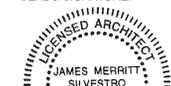
711 N 26th Street

Church Hill SFR Addition

DRAWING:

PROJECT TYPES AND SCHEDULES

SEAL & SIGNATURE:



PROJECT # 2410
DATE: 03/24/2025
DRAWN BY: YMV
CHECKED BY: JMS
SHEET

G-101



Silvestro Design Operations

443 East 46th Place
Chicago, IL 60653
917.836.2804

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4	CAR REVISIONS III	04/07/2025

PROJECT:

711 N 26th Street

Church Hill SFR Addition

DRAWING:

ROOF PLANS

SEAL & SIGNATURE:



PROJECT # 2410

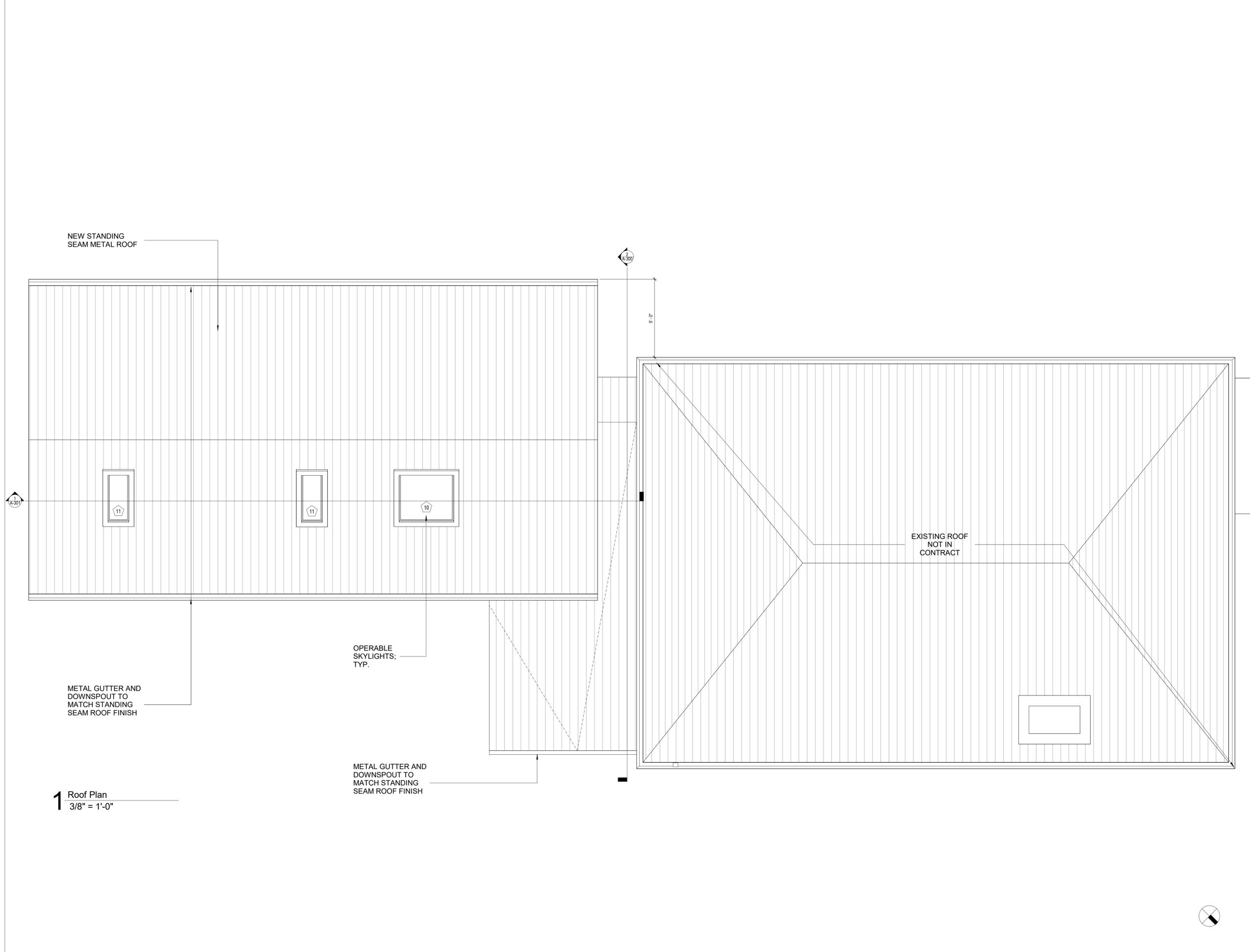
DATE: 04/07/2025

DRAWN BY: YMV

CHECKED BY: JMS

SHEET

A-101



1 Roof Plan
3/8" = 1'-0"



PERSPECTIVE VIEW FROM 26TH STREET



PERSPECTIVE VIEW FROM REAR YARD



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PROJECT:

711 N 26th Street

Church Hill SFR Addition

DRAWING:

CONCEPTUAL VIEWS

SEAL & SIGNATURE:



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

A-801



PERSPECTIVE VIEW FROM 26TH STREET



PERSPECTIVE VIEW FROM REAR YARD



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PROJECT:

711 N 26th Street

Church Hill SFR Addition

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A-801