

HORSE STABLE RENOVATION

2712 E LEIGH ST

RICHMOND, VIRGINIA

PROJECT INFO

SCOPE: RENOVATION OF HISTORIC HORSE STABLE INTO 5 TWO-STORY RESIDENTIAL UNITS, 1 TWO-STORY BUSINESS UNIT AND NEW ADDITION OF 2 TWO-STORY RESIDENTIAL UNITS

OWNER: 2712 ELEIGHST LLC C/O RATASLLC

ZONING DISTRICT: R-63 - RESIDENTIAL (MULTI-FAMILY URBAN)

PROJECT AREA: SITE AREA - ±7580 SF
EXISTING BUILDING AREA: ±2570 SF GROSS

RENOVATED AREA:
FIRST FLOOR - ±2570 SF GROSS
SECOND FLOOR - ±2570 SF GROSS

PROPOSED ADDITION:
FIRST FLOOR - ±950 SQ FT GROSS
SECOND FLOOR - ±950 SQ FT GROSS

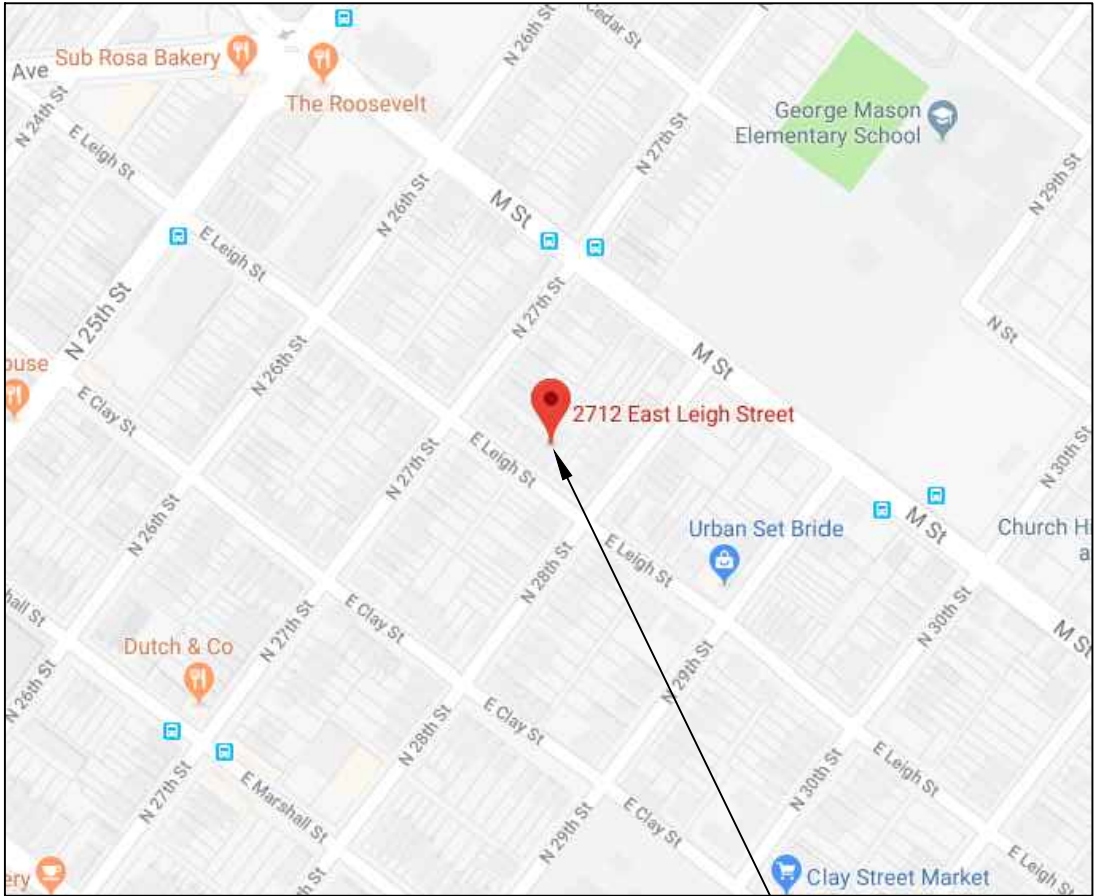
FLOOR AREA:
2570 + 950 = ±3520 SQ FT GROSS

FLOOR AREA RATIO:
3520 / 7580 = 0.465

USABLE OPEN SPACE:
7580 - (3520 + 1385 PARKING) = ±2675 SQ FT

USABLE OPEN SPACE RATIO:
2675 / 7580 = 0.353

VICINITY MAP



SITE

CONTENTS

- C1 COVER SHEET
PROJECT INFO
VICINITY MAP
- A1 EXISTING CONDITIONS PLANS
- A2 EXISTING CONDITIONS PHOTOS
- A3 SITE PLAN
- A4 FLOOR PLANS
- A5 EAST ELEVATION
- A6 WEST ELEVATION
- A7 NORTH AND SOUTH ELEVATIONS

P 804.358.4993
F 804.358.8211
1901 WEST CARY STREET
RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

REVISIONS

2712 EAST LEIGH ST

SHEET TITLE

COVER SHEET

DATE

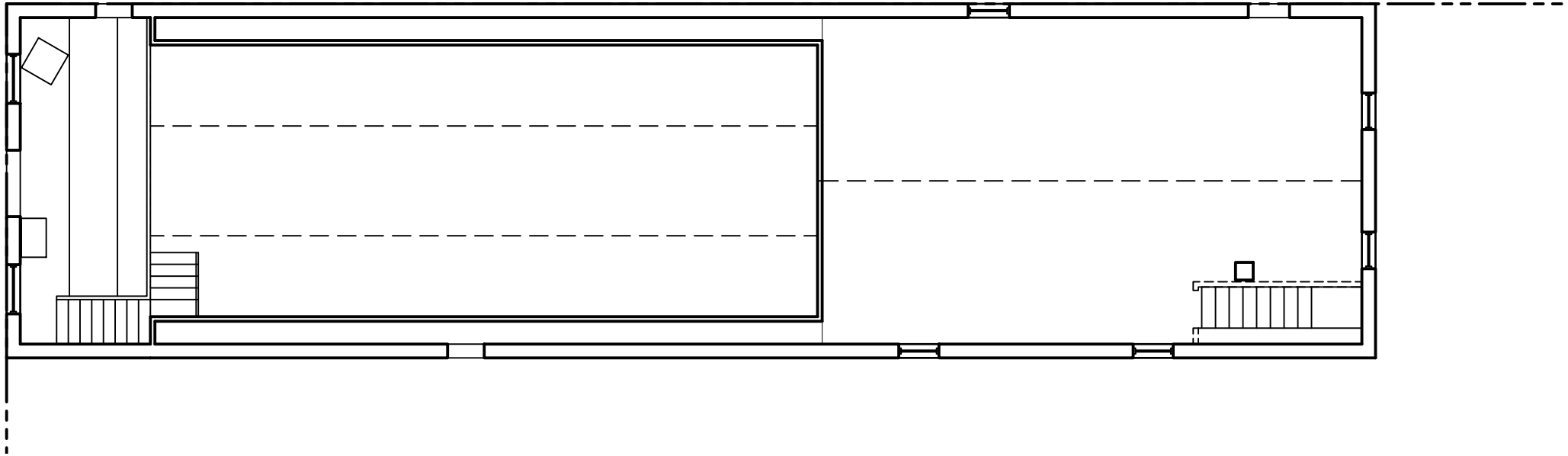
03-21-18

PROJECT NO.

1752

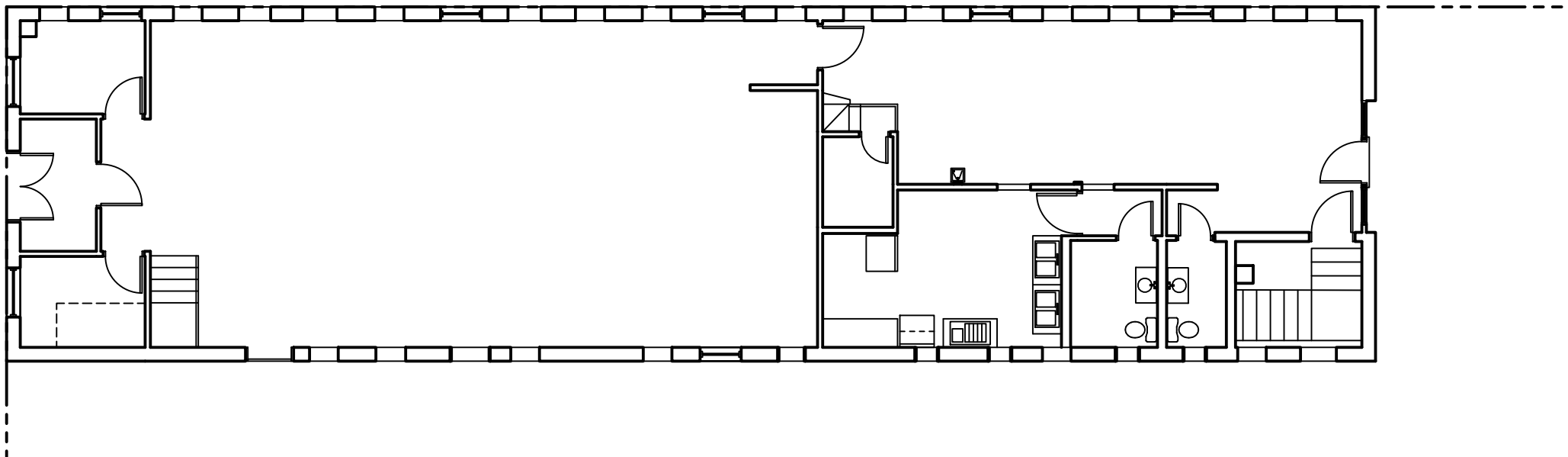
SHEET NO.

C1



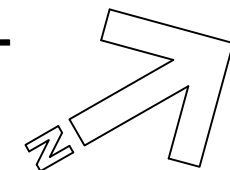
EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"

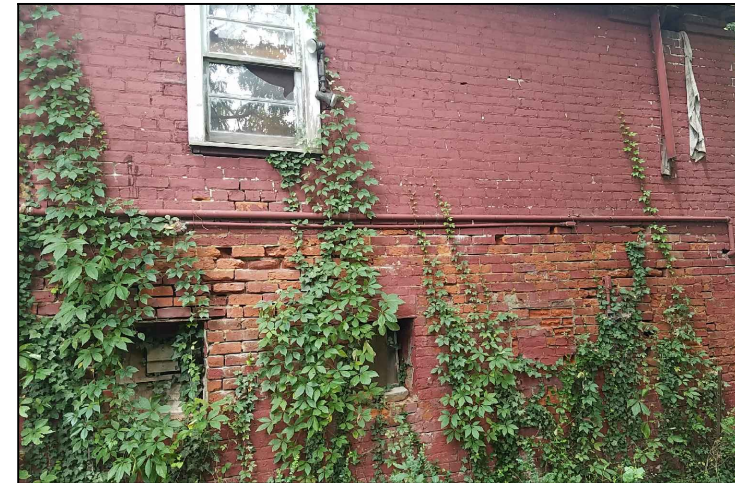




WEST FACADE



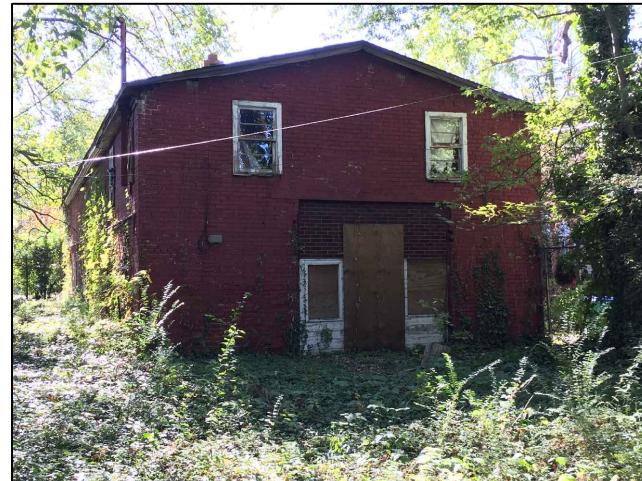
EAST FACADE



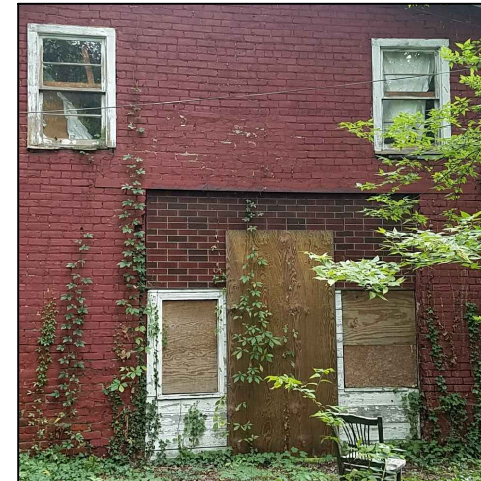
DETERIORATION DETAIL



SOUTH FACADE



NORTH FACADE



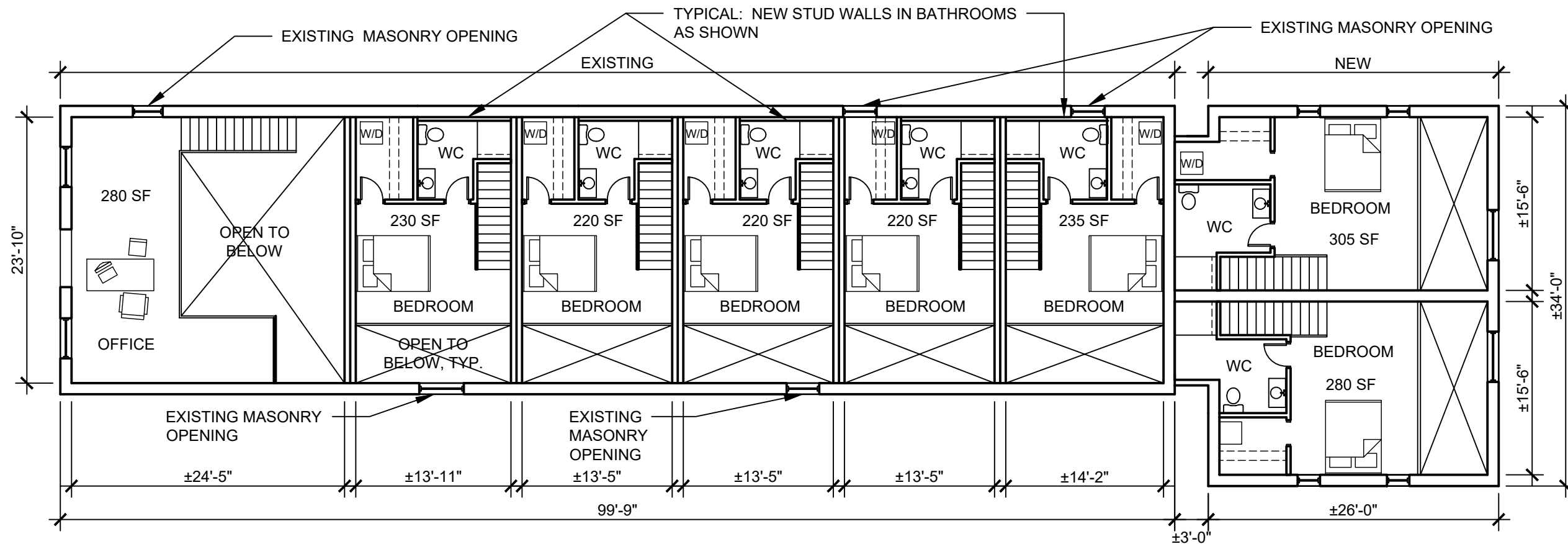
DETERIORATION DETAIL



EXISTING FIRST FLOOR

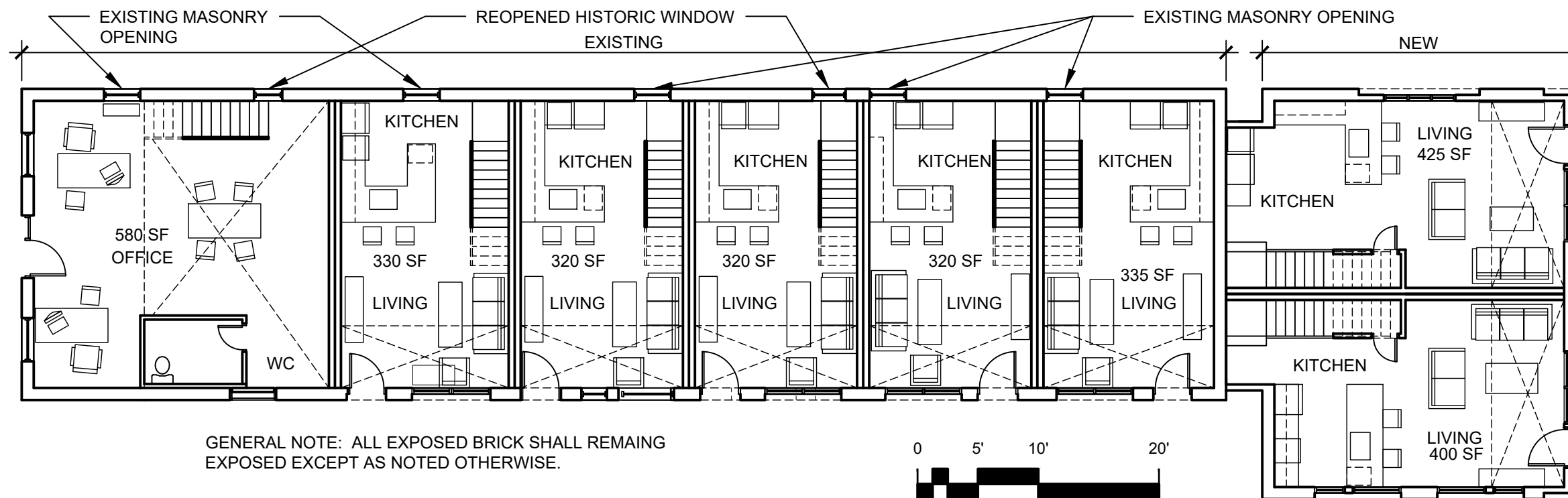


EXISTING SECOND FLOOR



SECOND FLOOR PLAN

3/32" = 1'-0"

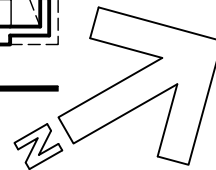


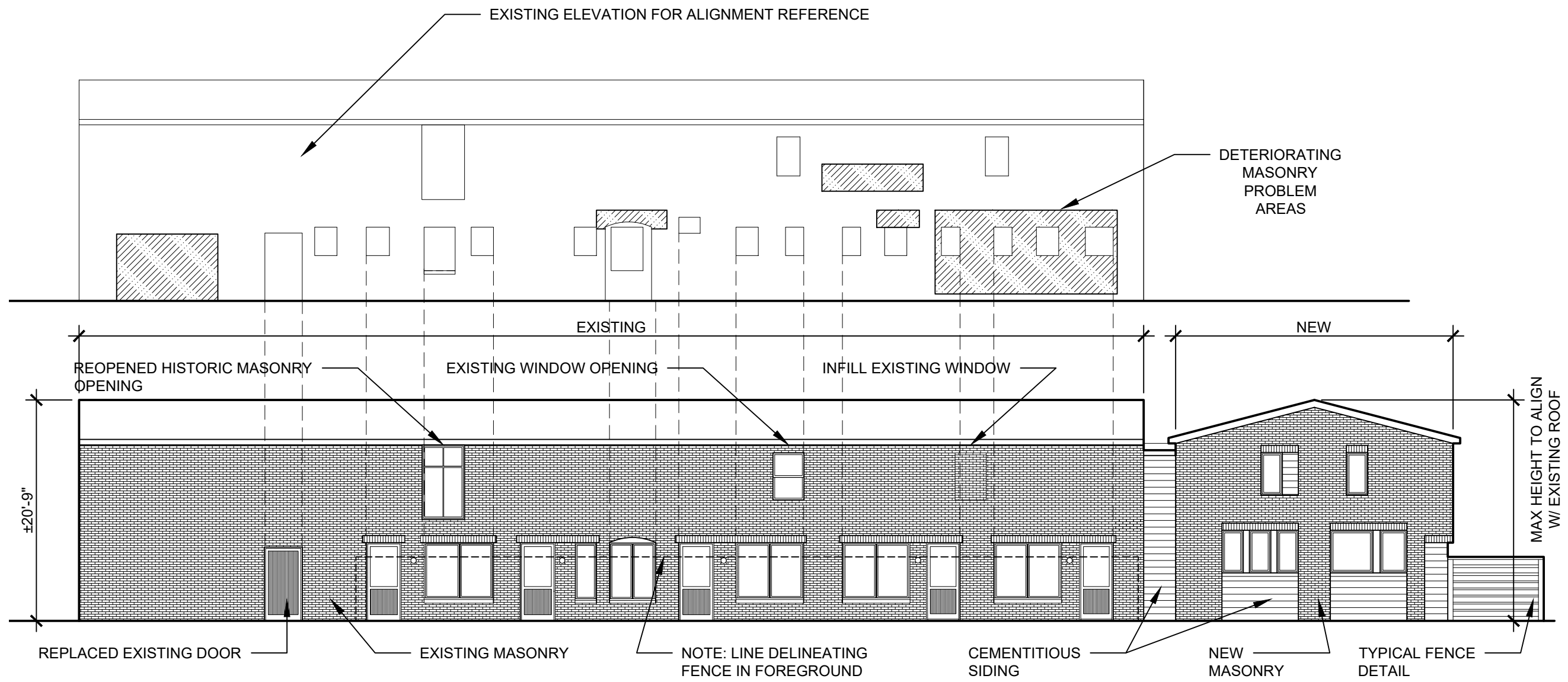
GENERAL NOTE: ALL EXPOSED BRICK SHALL REMAING EXPOSED EXCEPT AS NOTED OTHERWISE.

FIRST FLOOR PLAN

3/32" = 1'-0"

NOTE:
MINOR PLAN CHANGES MAY BE REQUIRED PENDING
REVIEW FROM DEPT OF HISTORIC RESOURCES





EAST ELEVATION
3/32" = 1'-0"

P 804.358.4993
F 804.358.8211
1901 WEST CARY STREET RICHMOND, VA 23220
JOHANNAS DESIGN GROUP

REVISIONS	
2712 EAST LEIGH ST	
SHEET TITLE	
EAST ELEV	
DATE	03-21-18
PROJECT NO.	1752
SHEET NO.	A5

REVISIONS

2712 EAST LEIGH ST

SHEET TITLE

WEST
ELEV

DATE
03-21-18

PROJECT NO.
1752

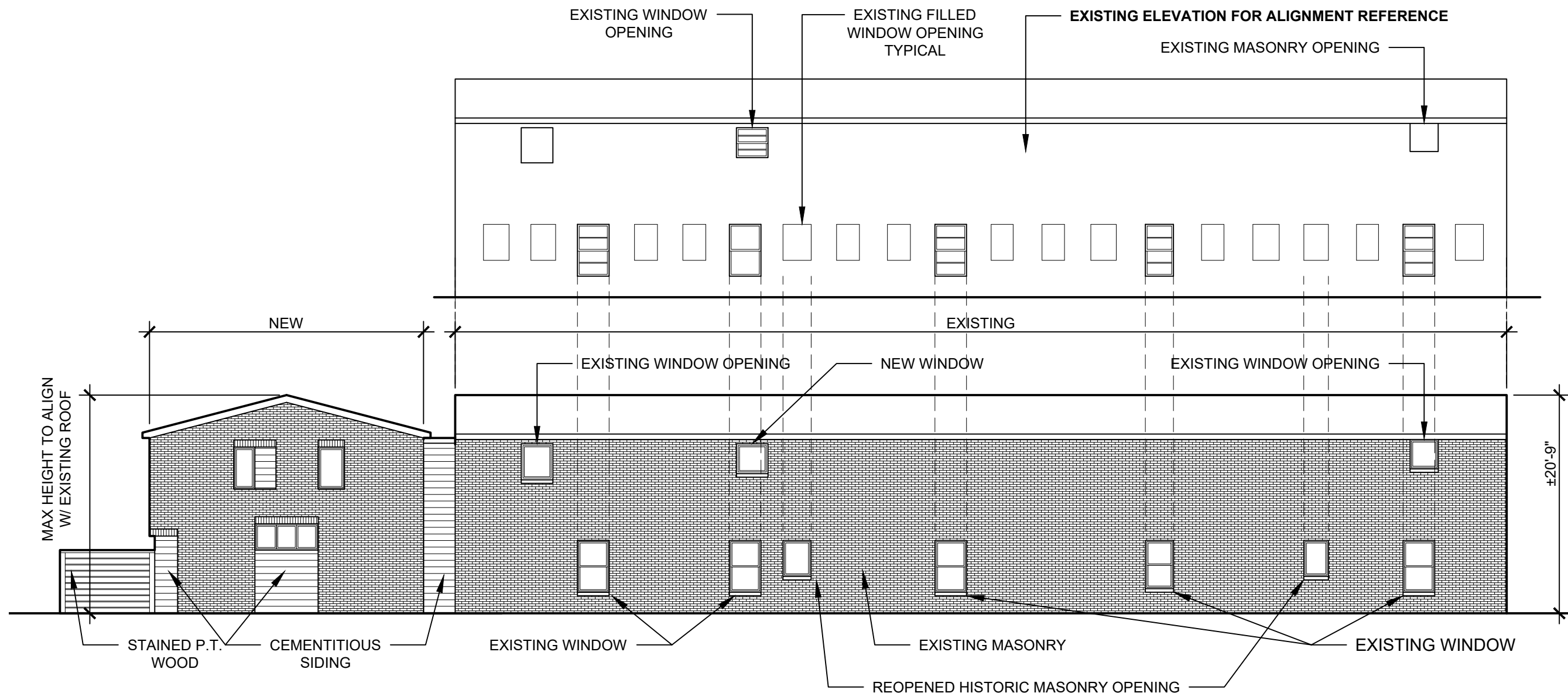
SHEET NO.

A6

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

P 804.358.4993
F 804.358.8211



EAST ELEVATION
3/32" = 1'-0"

