



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2800 E. Leigh St.
Historic district CHURCH HILL NORTH

Date/time rec'd: 12/03/2018
Rec'd by: MRE
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Michelle Debbos
Company Architecturally Yours
Mailing Address 1371 Cedar Lawn Ave
Richmond VA 23231

Phone (804) 304-8172
Email architecturallyyours@hotmail.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Ken Tyler
Mailing Address 5315 Sneed Rd
Richmond VA 23224

Company Tyler Commercial Builders & Developers
Phone 804 641-4176
Email tylercommercialbuildersanddev@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition

RECEIVED
DEC 03 2018
 New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Rear Addition - Screened-in Porch, Master bath & closets
Repair & Paint Stucco - New Paint Color SW9178 body / SW7008 trim
Replace windows & front porch rails & post
Interior Renovation

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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

Signature of Owner Ken Tyler

Date 12-2-18

PROJECT ADDRESS: 2800 EAST LEIGH STREET – R63 ZONING DISTRICT.

CURRENT PROJECT DESCRIPTION:

- 1680 SQUARE FOOT TWO (2) STORY RESIDENTIAL PROPERTY. FIRST FLOOR HAS SEPARATE LIVING ROOM, DINING ROOM, KITCHEN, MECHANICAL ROOM, BATHROOM WITH STAND-UP SHOWER AND AN OPEN COVERED SIDE PORCH. SECOND FLOOR HAS 3 BEDROOMS, FAMILY BATH, SMALL LINEN CLOSET AND AN OPEN COVERED BALCONY.

PROPOSED WORK DESCRIPTION:

- ADD 324 SQUARE FOOT SCREENED IN PORCH ON THE REAR OF THE FIRST FLOOR AND ADD 324 SQUARE FOOT MASTER BATHROOM AND (2) WALK-IN CLOSETS ALONG THE REAR OF THE SECOND FLOOR.
- PROPOSING TO CLOSE IN THE FIRST FLOOR PORCH TO CREATE A MUD/LAUNDRY ROOM AND REMOVE THE WALLS THAT SEPARATE THE LIVING, DINING AND KITCHEN TO CREATE AN OPEN FIRST FLOOR PLAN.
- PROPOSING TO CLOSE THE SECOND FLOOR PORCH TO ENLARGE THE MASTER BEDROOM. PROPOSE TO CREATE LARGER CLOSETS IN THE TWO SMALLER BEDROOMS AND A LARGER LINEN CLOSET IN THE HALLWAY. REARRANGING THE EXISTING FAMILY BATH ROOM TO PROVIDE BETTER FLOW AND INSTALL NEW FIXTURES.
- EXISTING POPCORN CEILINGS THROUGHOUT AND REMOVING EXISTING DRYWALL THAT HAS BE INSTALLED OVER THE EXISTING PLASTER WALLS. ADDING INSULATION IN EXTERIOR WALLS CEILINGS AND FLOORS. INSTALLING NEW DRYWALL THROUGHOUT.
- SCRAPING DOWN THE PAINT FROM THE EXISTING WINDOWS, DOORS AND BASE TRIM. INSTALLING ALL NEW FLOORING THROUGHOUT.
- INSTALLING ALL NEW PLUMBING, MECHANICAL SYSTEMS AND ELECTRICAL WIRING, OUTLETS AND FIXTURES.

PROPOSED EXTERIOR WORK DESCRIPTION

- REPAIR THE EXISTING BOX GUTTERS ON BOTH SIDE ELEVATIONS TO PREVENT FURTHER DAMAGE TO EXISTING STUCCO. ADDING RUBBER MEMBRANE TO THE BOX GUTTERS. REPLACING STUCCO IN AREAS WHERE THERE IS A LARGE AREA OF DAMAGE AND DETERIORATION. REPAIRING HAIRLINE CRACKS IN STUCCO THROUGHOUT THE SIDES, FRONT AND REAR ELEVATIONS.

PROPOSED WINDOW AND DOOR REPLACEMENT

- ALL OF THE EXISTING WINDOWS WERE REPLACED WITH VINYL DOUBLE PANE WINDOWS PRIOR TO THE PRESENT OWNERS PURCHASE. PROPOSING TO REMOVE ALL EXISTING WINDOWS AND REPLACE WITH HIGH QUALITY WOOD CLAD DOUBLE HUNG EASY CLEAN WINDOWS.
- FRONT DOOR AND REAR DOOR WILL BE REPLACED AND PROPOSE TO ADD A NEW SCREENED DOOR AT THE NEW SCREENED IN PORCH.

**PROJECT ADDRESS: 2800 EAST LEIGH STREET – R63 ZONING DISTRICT.
(COORDINATE DOOR AND WINDOW SCHEDULE WITH FLOOR PLAN DRAWINGS)**

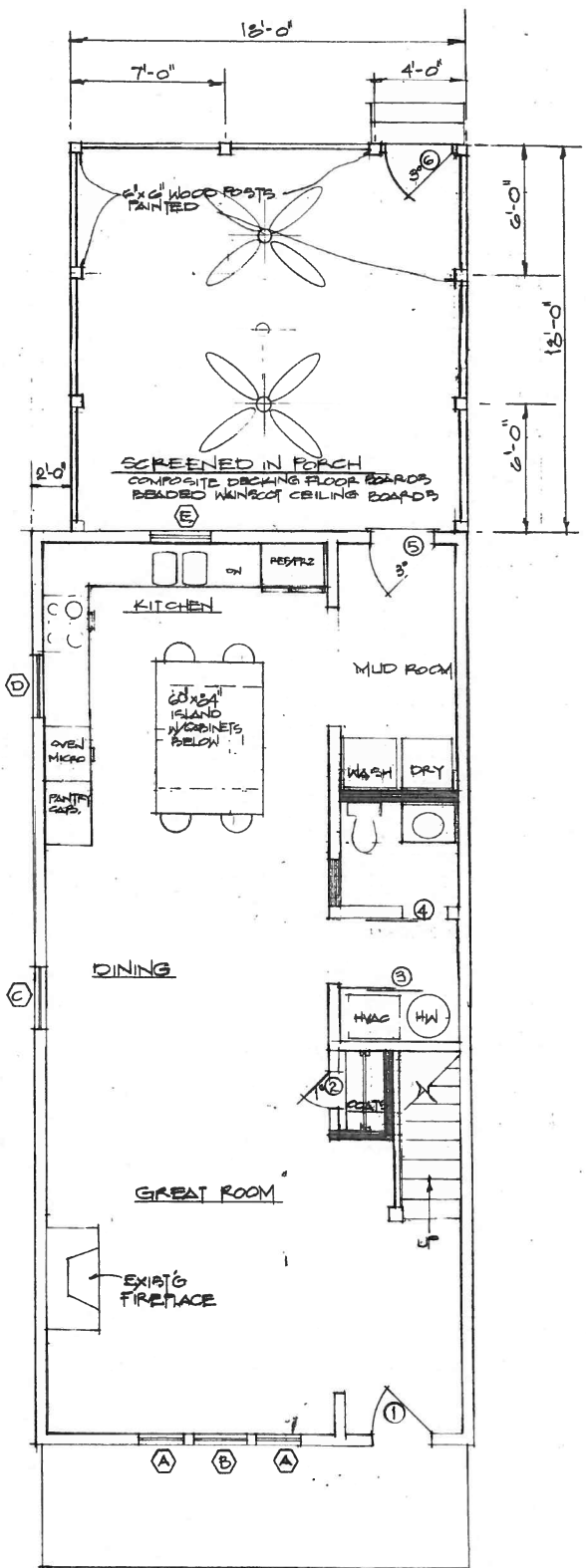
DOOR SCHEDULE

1. 32" X 80" FRONT DOOR WILL BE REPLACED WITH SAME SIZE DOOR (STYLE TO BE DETERMINED)
2. NEW 24" X 80" WOOD PANEL DOOR
3. TWO (2) NEW 33" X 80" SLIDING WOOD PANEL DOORS AT MECHANICAL ROOM
4. NEW 24" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
5. NEW 36" X 80" SOLID CORE WOOD PANEL DOOR WITH TOP GLASS LITE
6. NEW 36" X 80" SCREEN AND WOOD TRIM DOOR
7. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
8. NEW 18" X 80" WOOD PANEL DOOR
9. NEW 24" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
10. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
11. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
12. NEW 36" X 80" WOOD PANEL DOOR
13. NEW 18" X 80" WOOD PANEL DOOR
14. NEW 36" X 80" WOOD PANEL DOOR
15. NEW 36" X 80" WOOD PANEL DOOR
16. EXISTING DOOR TO REMAIN (PAINTED)
17. NEW 30" X 80" WOOD PANEL DOOR

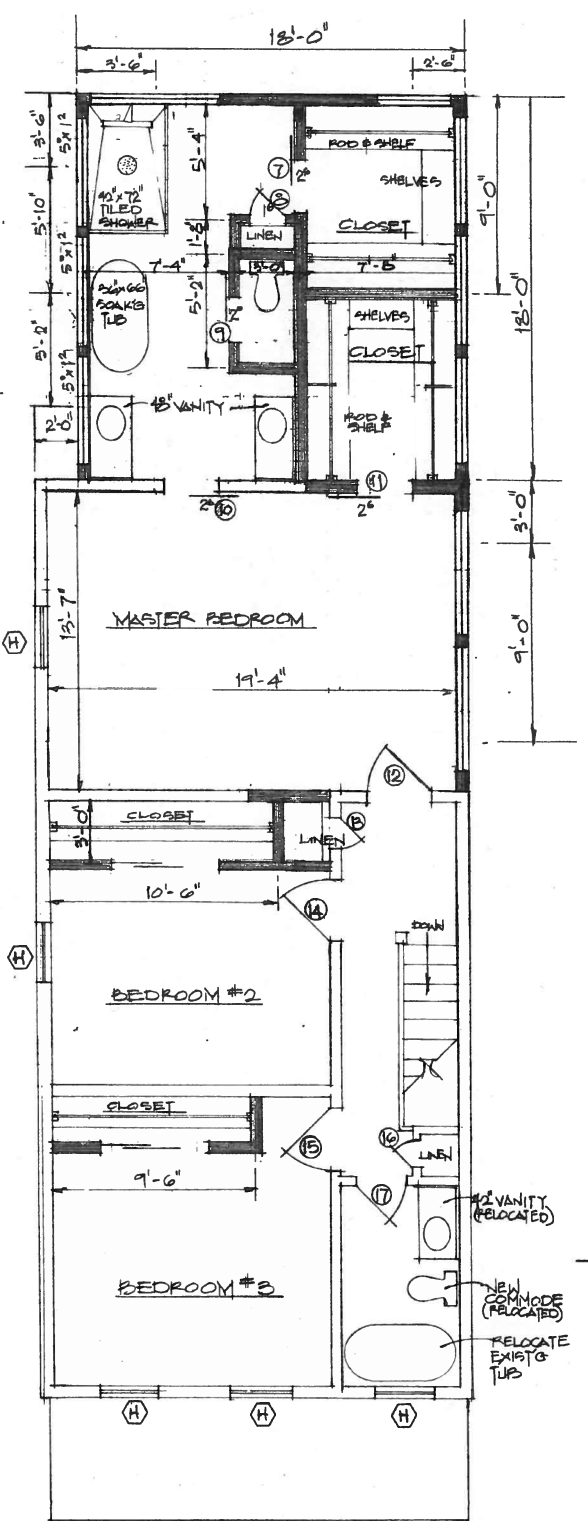
WINDOW SCHEDULE

All existing windows will be replaced with 2/2 Double Hung Wood Clad Windows.

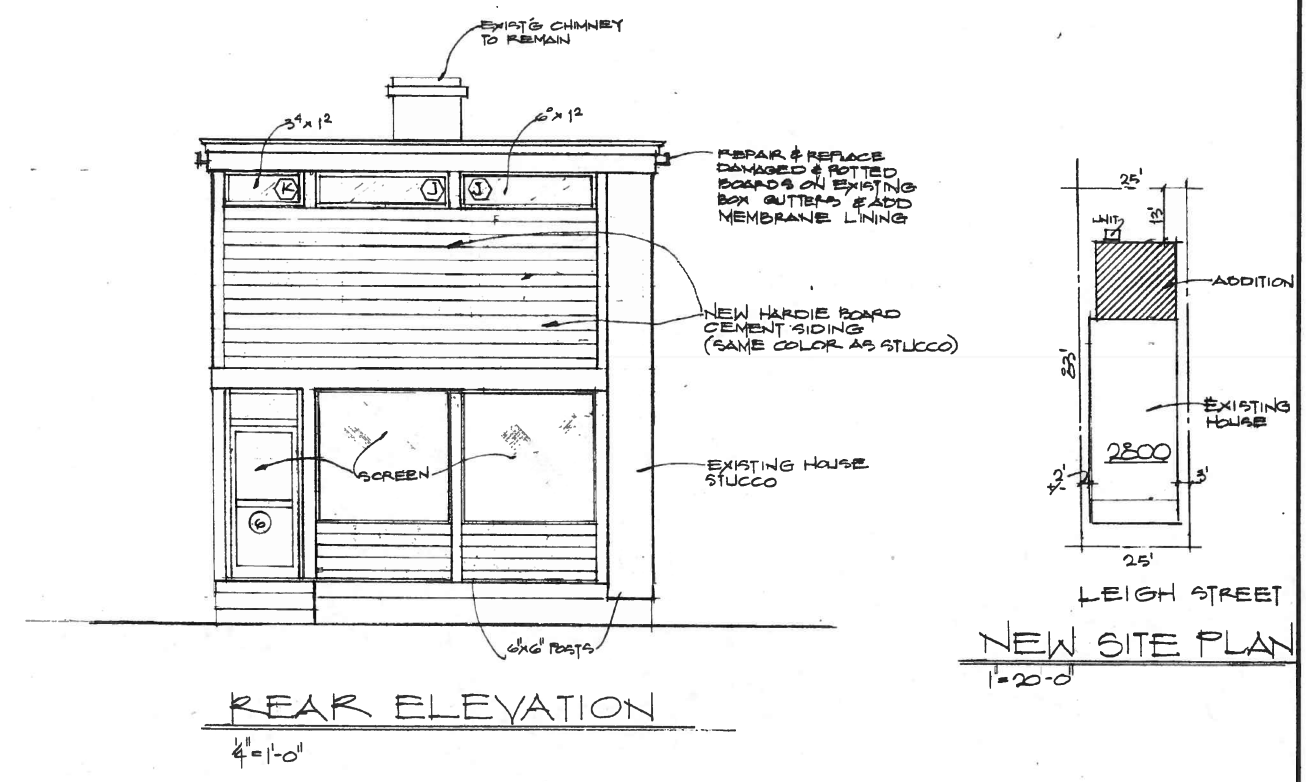
- A. 23" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- B. 28" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- C. 34" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- D. 34" X 50" DOUBLE HUNG WINDOW TO BE REPLACED
- E. 33" X 36" DOUBLE HUNG WINDOW TO BE REPLACED
- F. NEW 36" X 60" DOUBLE HUNG WINDOW
- G. NEW 36" X 54" DOUBLE HUNG WINDOW
- H. 34" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- I. 60" X 14" OR 60" X 24" CASEMENT WINDOWS
- J. 60" X 14" OR 60" X 24" CASEMENT WINDOWS
- K. 40" X 14" OR 40" X 24" CASEMENT WINDOWS



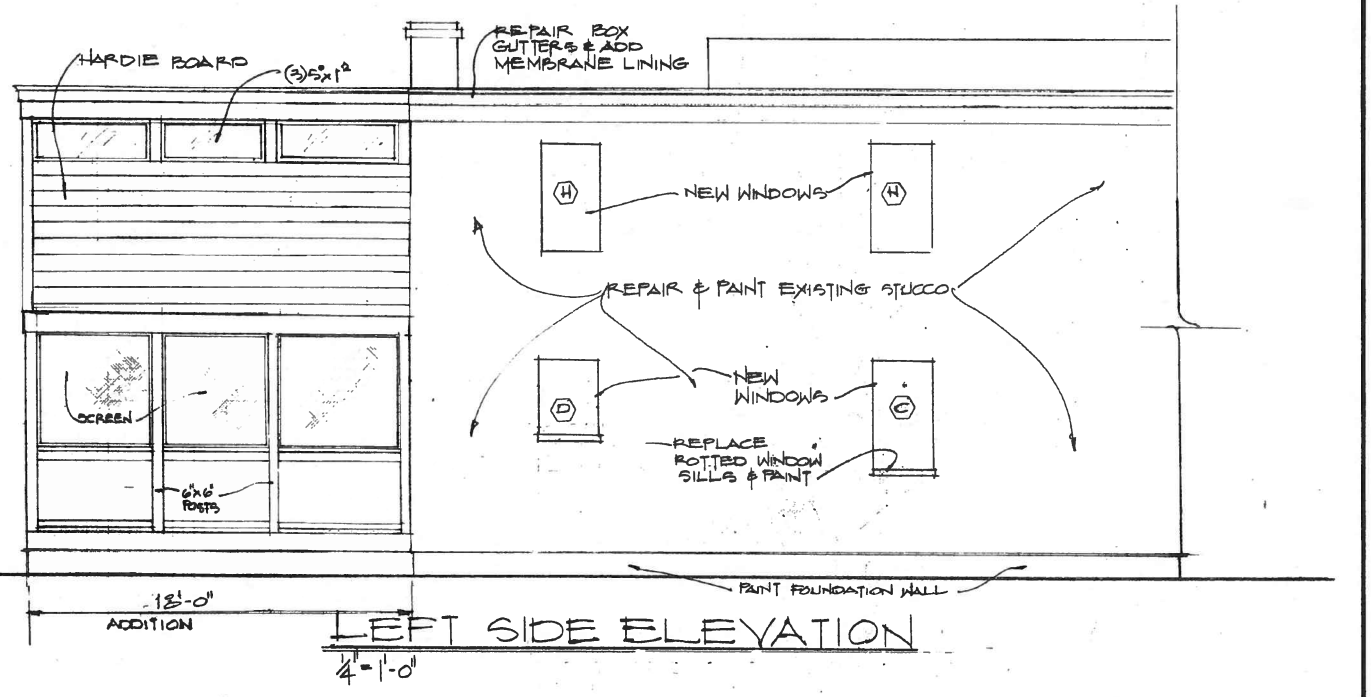
NEW FIRST FLOOR PLAN
1/4" = 1'-0"



NEW SECOND FLOOR PLAN
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

- PLAN LEGEND**
- EXISTING WALLS
 - - - - - WALLS TO REMOVE
 - ▬ NEW WALLS

REVISIONS	BY

ARCHITECTURALLY YOURS
michelle bebbs
(804) 304-8172
architecturallyyours@hotmail.com

RENOVATION & ADDITION
2800 E. LEIGH STREET, RICHMOND, VA

Date	11-28-12
Scale	1/4" = 1'-0"
Drawn	mb
Job	LEIGH ST
Sheet	1
Of	2 Sheets

