

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-253

To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, as previously amended by Ord. No. 2019-206, adopted Sept. 9, 2019, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, modified the parking requirements for 10 West Leigh Street, and excepted the properties known as 12 West Leigh Street, and 14 ½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions, to eliminate the parking requirements.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2018-012, adopted February 12, 2018, as previously amended by Ordinance No. 2019-206, adopted September 9, 2019, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 10 West Leigh Street, 12 West Leigh Street, and 14 ½ West Leigh Street, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of a multifamily dwelling with up to 14

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

dwelling units [~~and associated parking~~], which use, among other things, is not currently allowed by sections [~~30-310, concerning required yard, area, or space for a use or structure to be used for any other use or structure,~~] 30-419.5(5), concerning lot area and width requirements, and 30-419.7, concerning the usable open space requirement, of the Code of the City of Richmond [~~(2015)~~] (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond [~~(2010)~~] (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond [(2015)] (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 10 West Leigh Street, 12 West Leigh Street, and 14 ½ West Leigh Street and identified as Tax Parcels Nos. N000-0104/033, N000-0104/034, and N000-0104/035, respectively, in the [2019] 2025 records of the City Assessor, being more particularly described in a survey entitled “Survey and Plat of the Property Known as #10 W. Leigh Street in the City of Richmond, VA,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, dated September 16, 2016, [~~and provided as an inset on sheet CS01 of the plans entitled “10WL Renovation,” prepared by Ratio, PC, dated June 29, 2017, and last revised December 5, 2017,~~] a survey entitled “Survey Plat Showing Existing Improvements to #12 West Leigh Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated November 28, 2017, and a survey entitled “Survey Plat Showing Existing Improvements to #14½ West Leigh Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated December 13, 2017, copies of which are attached to and made a part of [~~this ordinance~~] Ordinance No. 2019-206, adopted September 9, 2019, hereinafter

referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling with up to 14 dwelling units [~~and to satisfy certain parking requirements for the property known as 10 West Leigh Street and identified as Tax Parcel No. N000-0104/033 in the 2019 records of the City Assessor~~], which currently is not allowed by sections [~~30-310, concerning required yard, area or space for a use or structure to be used for any other use or structure,~~] 30-419.5(5), concerning lot area and width requirements, and 30-419.7, concerning the usable open space requirement, of the Code of the City of Richmond [~~(2015)~~] (2020), as amended, hereinafter referred to as “the Special Use,” substantially as shown on plans entitled “10WL Renovation,” prepared by Ratio Studio, PC, dated June 29, 2017, and last revised December 5, 2017, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of Ordinance No. 2018-012, adopted February 12, 2018[, ~~and on the plans entitled “Parking Plan,” prepared by Ratio Architects, and dated October 24, 2018, copies of which are attached to and made a part of this ordinance hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance~~].

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of 10 West Leigh Street shall be a multifamily dwelling with up to 14 dwelling units, substantially as shown on the Plans.

(b) ~~[No fewer than 10 off-street parking spaces shall be provided for the Special Use, some or all of which may be located at 12 West Leigh Street and 14 ½ West Leigh Street, substantially as shown on the Plans, or within 300 feet of the Property, either or both.~~

~~(e)]~~ All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

~~[(d)]~~ (c) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for 10 West Leigh Street.

~~[(e)]~~ ~~Secure storage for no fewer than ten bicycles shall be provided for 10 West Leigh Street.]~~

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond [(2015)] (2020), as amended, and all future amendments to such laws.

(e) ~~[The Owner shall make improvements within the public right of way, including repairing existing sidewalk in front of building, substantially as shown on the Plans attached to Ordinance No. 2018-012, adopted February 12, 2018, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right of way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.]~~

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond [~~(2015)~~] (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** ~~[The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void]~~ The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this amendatory ordinance. An application for the certificate of zoning compliance shall be made within 1,096 calendar days following the date on which this amendatory ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, this amendatory ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: September 29, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend and reordain Ord. No. 2019-206, adopted September 9, 2019, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions, to modify the parking requirements for the properties known as 10 West Leigh Street, 12 West Leigh Street, and 14 ½ West Leigh Street.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend ordinance No. 2019-206 authorizing the special use of 10 W. Leigh Street to remove the requirement for off-street parking. This change will be consistent with the underlying zoning which does not require off-street parking.

BACKGROUND: The property is located in the Jackson Ward neighborhood on the north side of West Leigh Street midblock between Chamberlayne Avenue and St. James Street. The property is currently a 3,720 sq. ft. (.124 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "existing or new highly walkable urban neighborhoods that are predominately residential. (p. 56)

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

The current zoning for this, and adjacent properties is R-63 Multifamily Urban Residential District. Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally single-family attached and multifamily residential, with some small, neighborhood commercial uses present in the vicinity.

COMMUNITY ENGAGEMENT: The Historic Jackson Ward Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1,200 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission December 2, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

David Watson, Senior Planner Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 10 W. Leigh St APARTMENT NO/SUITE _____

APPLICANT'S NAME: Elizabeth Drucken EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): 10 W. Leigh St, LLC

SUBJECT PROPERTY OR PROPERTIES: 10 W. Leigh St., 12-14 W. Leigh St.,
14.5 W. Leigh St.

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
☐ Wireless Plan of Development (New or Amendment)
☒ Special Use Permit (New or Amendment)
☐ Rezoning or Conditional Rezoning
☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: 10 W. Leigh St., LLC

PROPERTY OWNER ADDRESS: 412 W. Franklin St., Richmond VA 23220

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: 804-387-1717

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

Regarding: Amendment to ORDINANCE No. 2019-206

The above referenced ordinance outlines how many parking spots may be available for the use of 10 W. Leigh St., 12-14 W. Leigh St., and 14.5 W Leigh St. The original intention to combine parking was to satisfy the need for parking of the buildings when the city required 1:1 parking spot per dwelling unit. Since the passage of RES. 2021-R027 removing the mandatory parking minimums, the owner of 10 W. Leigh St., 12-14 W. Leigh St., and 14.5 W Leigh St. requests to remove this provision from the SUP.

The parking will still be used for the same buildings and in the same manner, however, to sell the properties, it is necessary to remove this language to allow the spots to convey. Closing documents will provide that the owner of 12-14 grant an easement for parking to 10 W. Leigh St. and 14.5 West Leigh St. as outlined in the original ordinance.

This change of use will in no way add to the congested street parking of Jackson Ward. Residents of W. Leigh St. are not granted street parking permits and are therefore not allowed to park overnight on the streets of Jackson Ward.

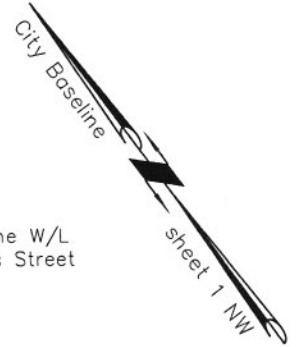
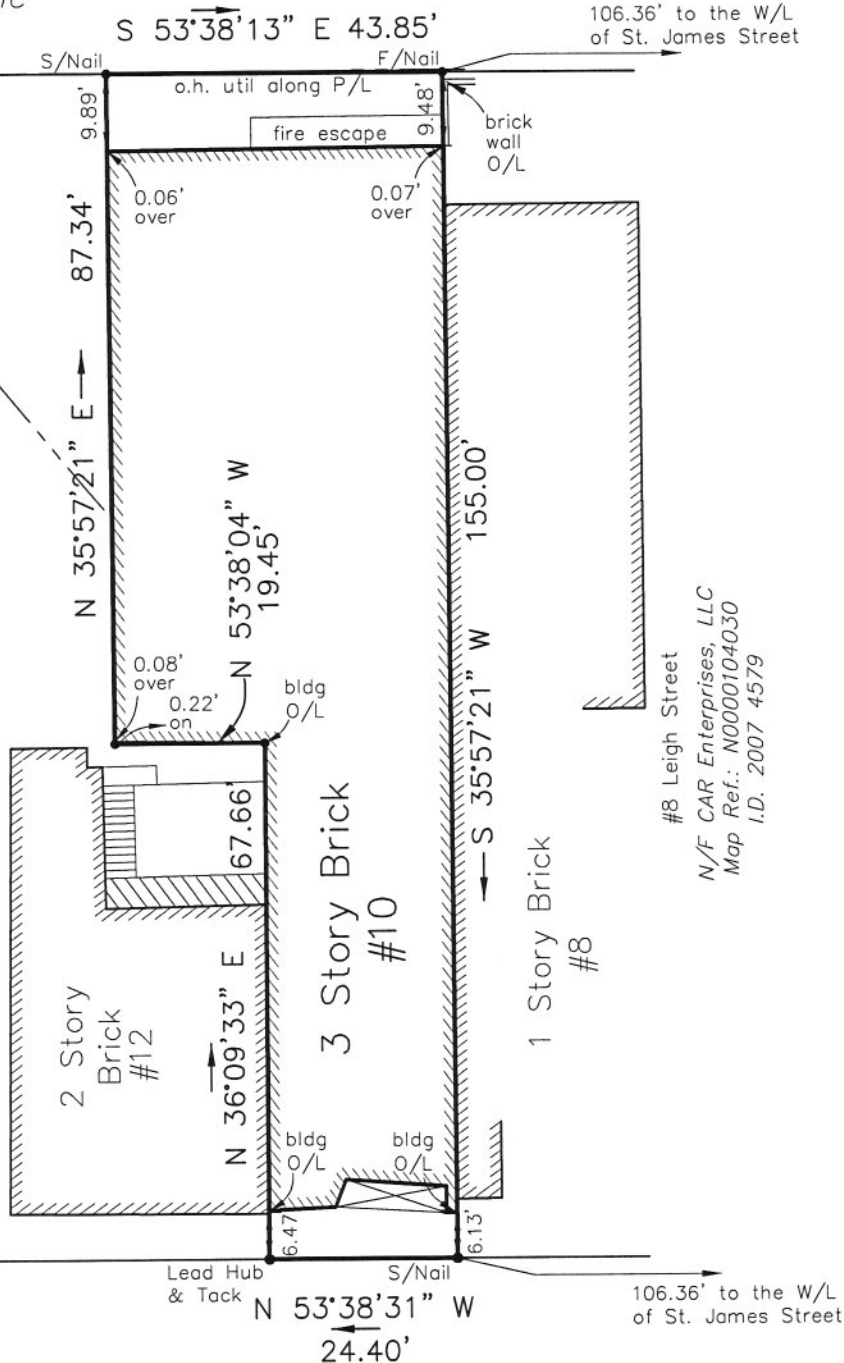
There should be no other objections with respect to safety, health, general welfare, hazards, overcrowding, adverse effects to municipal services, or affect light and air.

Address: #10 W. Leigh Street
 Current Owner: Masonic Building Association, Inc.
 Map Ref.: N0000104033
 I.D. 2003 38303

Note: Bearings protracted from City
 Baseline sheet 1 NW.

16.5'± Public
 Alley

#12 W. Leigh Street
 N/F Housing Preservation & Development Corp.
 Map Ref.: N0000104034
 I.D. 2004 8853



W. LEIGH STREET

Survey and Plat of

The Property Known as
 #10 W. Leigh Street in
 the City of Richmond, VA



This is to certify that on 08/30/16 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290037D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

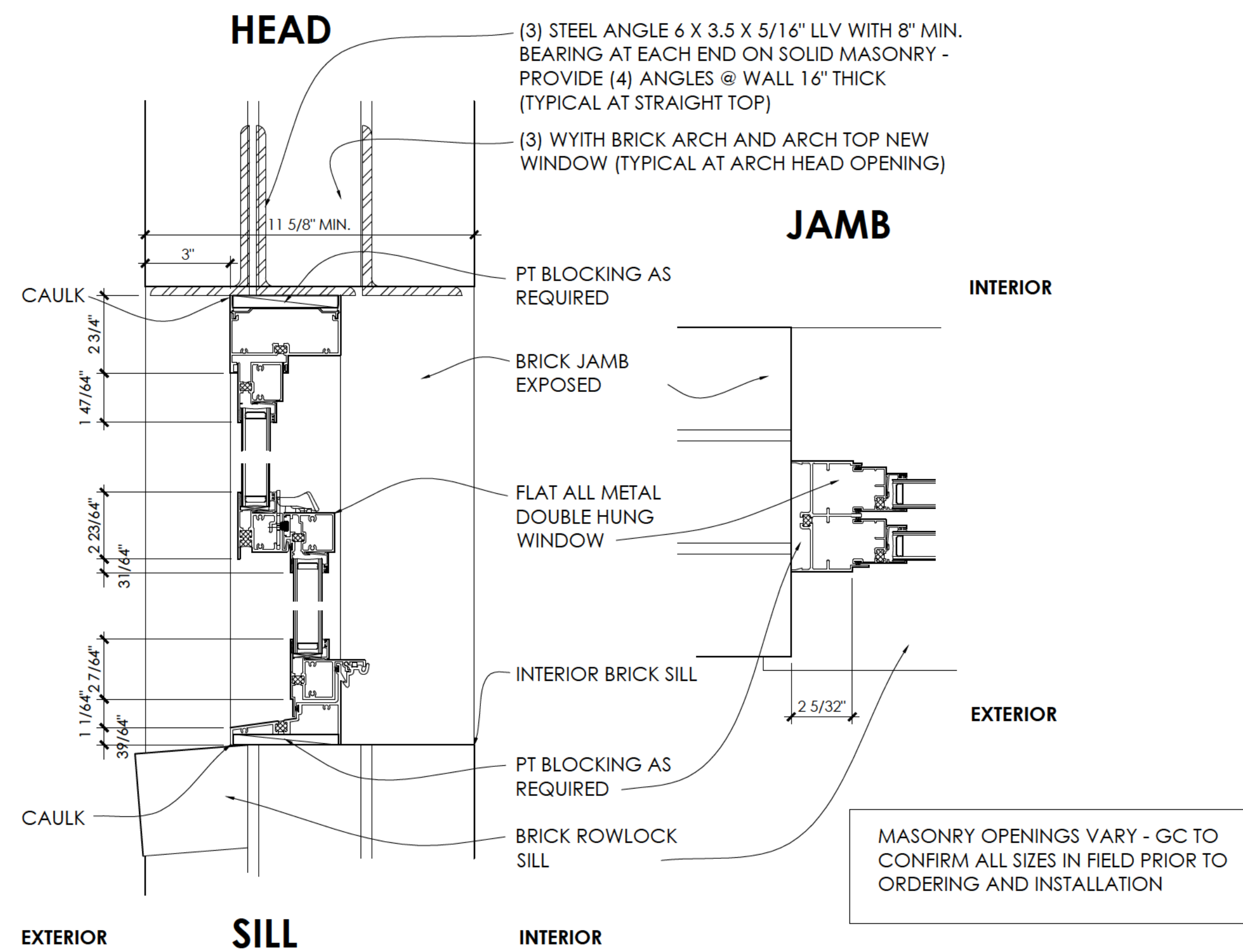
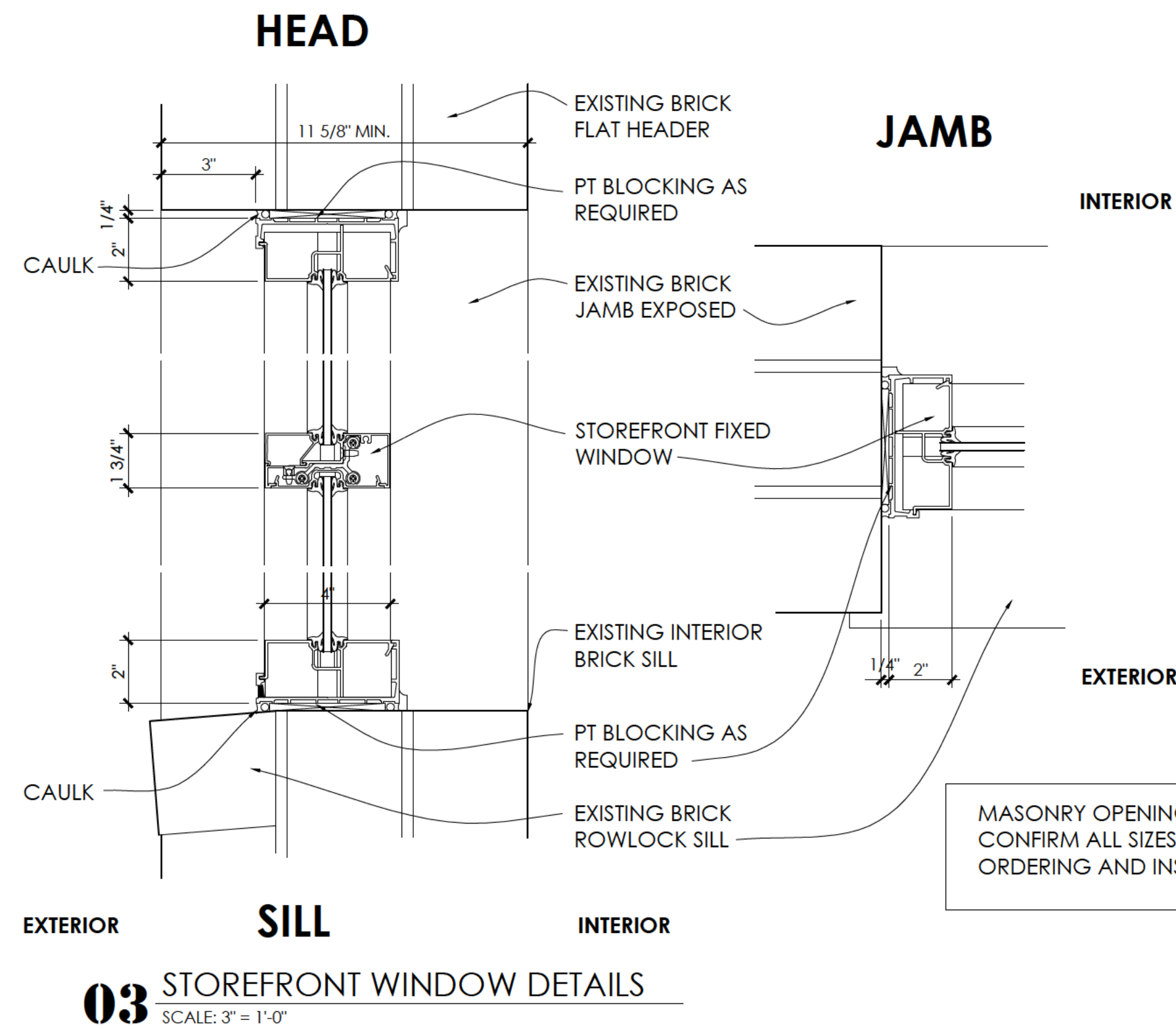
Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1432-16

Date: 09/16/16
 Checked: JAL



SET #	DESCRIPTION	MANUF.	STYLE	FINISH	HINGES	REMARKS
01	ENTRANCE TYPE	NOTE #03	NOTE #03	SATIN CHROME (BHMA 626)	NOTE #01	NOTE #02
02	UNIT ENTRY TYPE	NOTE #06	NOTE #04	SATIN CHROME (BHMA 626)	NOTE #01	NOTE #02
03	PRIVACY TYPE	NOTE #05	NOTE #05	SATIN CHROME (BHMA 626)	NOTE #01	NOTE #02
04	CLOSET TYPE	NOTE #05	NOTE #06	SATIN CHROME (BHMA 626)	NOTE #01	NOTE #02
05	PASSAGE TYPE	NOTE #05	NOTE #05	SATIN CHROME (BHMA 626)	NOTE #01	NOTE #02

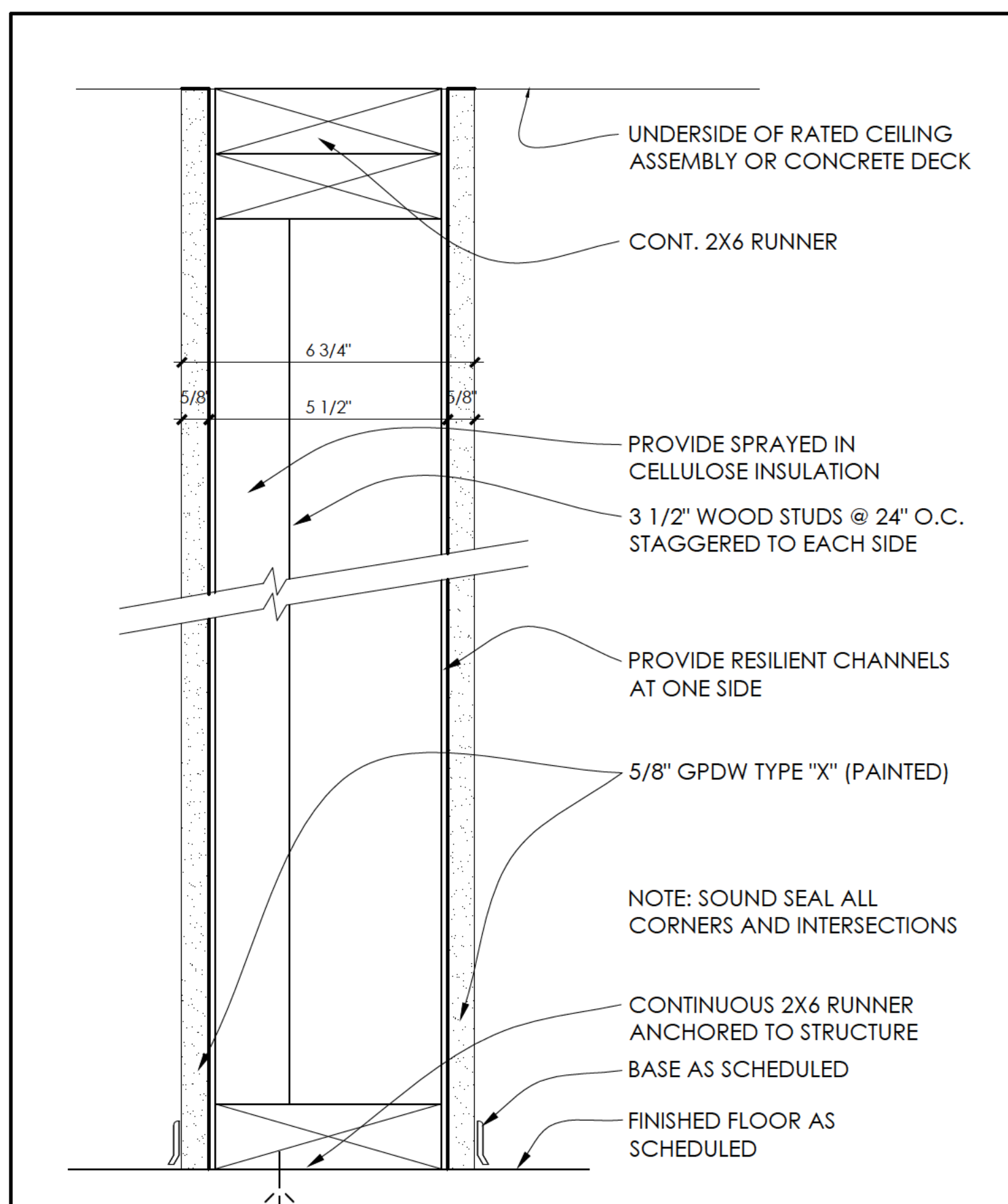
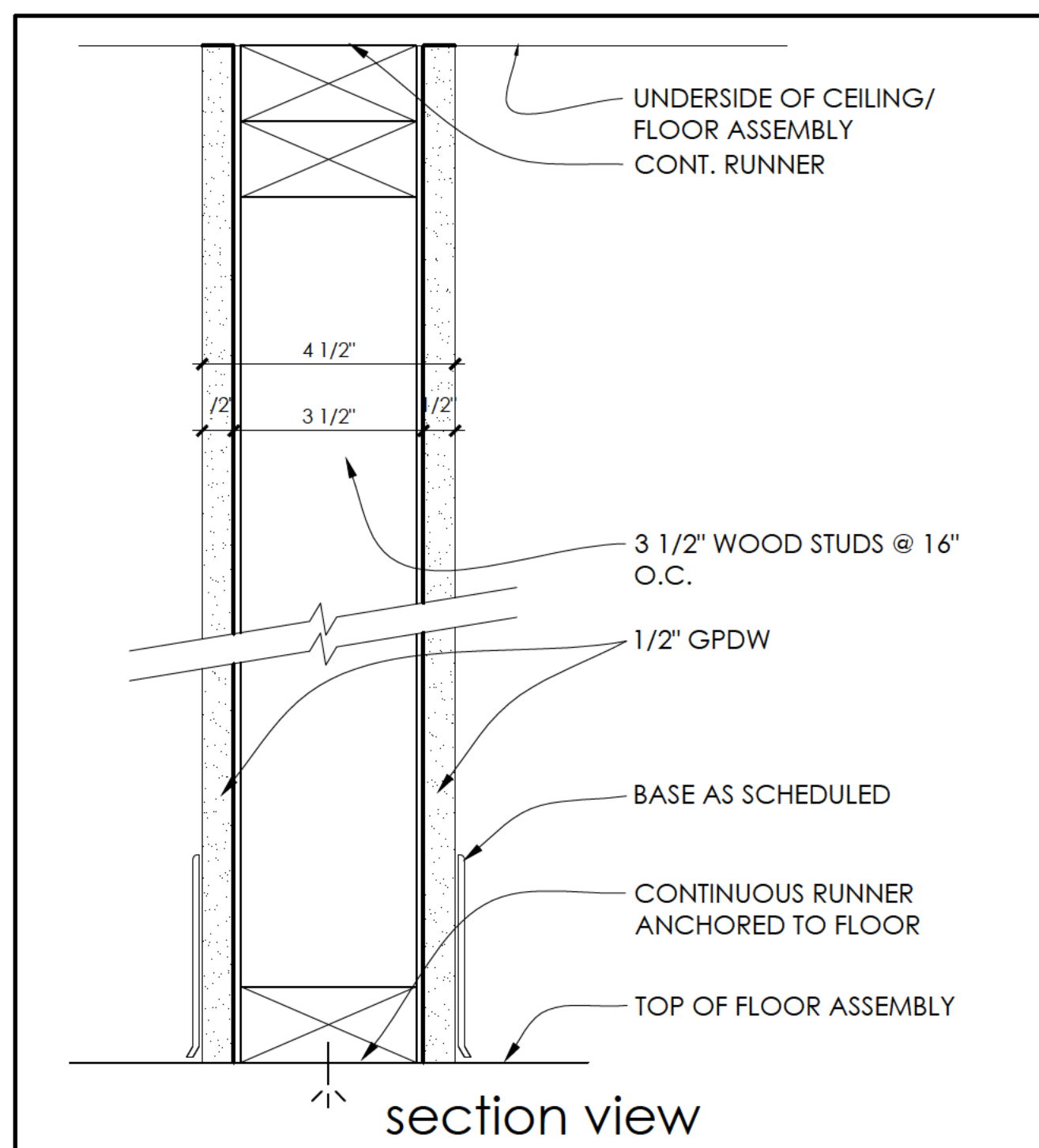
HARDWARE NOTES:
01. Provide (3) hinges per door installed per manufacturer recommendations.
02. All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.
03. Entrance hardware to be exterior grade lever type with electronic latching coordinated to Owner selected master key system.
04. Provide typical Heavy Duty cylindrical lockset with lever style noted - similar to Corbin-Russin CL3500 Series.
05. Provide typical Medium Duty cylindrical lockset with lever style noted - similar to Corbin-Russin CL3500 Series.
06. Provide matching lever style dummy hardware for double closet doors.

MARK	DESCRIPTION	ELEV.	WIDTH	HEIGHT	THK.	MATERIAL	FRAME	HWDR.	REMARKS
01	FRONT ENTRANCE DOOR	01/A4 03	3'-0"	7'-0"	1 3/4"	WOOD/ GL	WOOD	01	-
02	REAR ENTRANCE DOOR	01/A4 01	3'-0"	6'-8"	1 3/4"	HM	HM	01	-
03	UNIT ENTRANCE DOOR	01	3'-0"	6'-8"	1 3/8"	WOOD	HM	02	1-HOUR RATED PROVIDE CLOSER
04	INT. DOOR	02	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	-
05	INT. DOOR	02	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	04	-
06	INT. DOOR	03	(2) 2'-8"	6'-8"	1 3/8"	WOOD	WOOD	04	-
07	INT. DOOR	02	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	-
08	INT. DOOR	02	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	05	-
09	INT. DOOR	02	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	05	-

DOOR NOTES:
01.

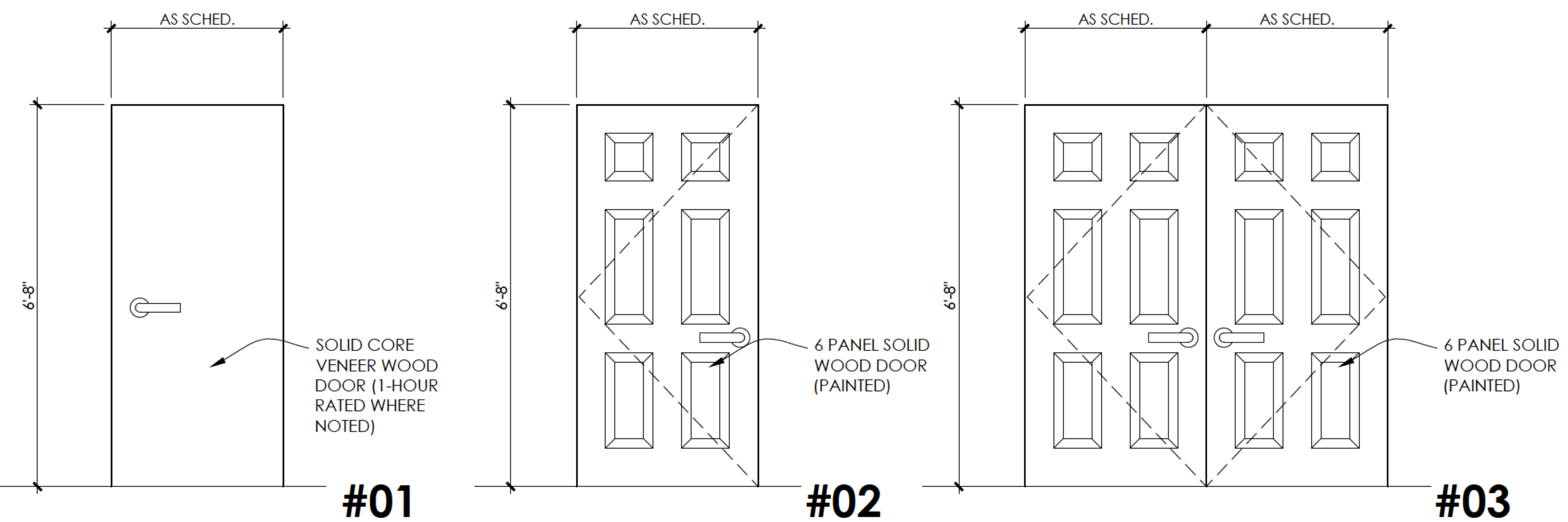
PARTITION TYPE C1 EXISTING PLASTER AND LATH ON 2X4 WOOD STUDS TO REMAIN - PATCH AND REPAIR WITH 5/8" GPDW AS REQUIRED 1-HOUR INHEIRENT PER EXISTING BUILDING CODE

EXISTING FLOOR SYSTEM - 1 HOUR EQUIVALENT EXISTING FLOOR SYSTEM IS DETERMINED TO BE 1 HOUR EQUIVALENT WITH MIN. TRUE 2X10 JOISTS @ 16" O.C. AND (2) LAYERS OF EXISTING 3/4" WOOD FLOORING - SET PERPENDICULAR TO EACH OTHER. NEW 5/8" TYPE "X" GPDW ON RESILIENT CHANNELS TO BE ADDED TO UNDER SIDE OF JOISTS.



PARTITION TYPE A1 (SHOWN ABOVE)
PARTITION TYPE A2 (SAME AS "A1" ABOVE, BUT STUDS AGAINST MASONRY OR RATED WALL AND GPDW AT ONE SIDE - FURRING)
PARTITION TYPE A3 SIM. TO "A1" ABOVE BUT WITH ONE (1) LAYERS 5/8" TYPE "X" GPDW @ EACH SIDE - UL DES. U305 - 1-HOUR

PARTITION TYPE B1 (SHOWN ABOVE)
ONE HOUR RATING - UL DES. U340 (STC RATING = 51 MIN.)
DWELLING UNIT SEPARATION



NOTE: REVIEW FINAL DOOR FINISH SELECTIONS, PROFILES AND OPTIONS WITH OWNER PRIOR TO ORDERING AND INSTALLATION VIA SHOP DRAWING/ SAMPLE SUBMITTAL.

1406 Confederate Avenue
Richmond VA 23227
t & f . 804.264.1729
www.ratiostudio.com

06 .29 .17
City Submissions
10-31-17 - SUP Revision 01
12-05-17 - SUP Revision 02

02 .15 .18
Permit Set
Revisions:

PARTITION TYPES & WINDOW DETAILS

CS 02

© ratio 2018

ratio

10WL Renovation
10 West Leigh Street
Richmond, Virginia 23220

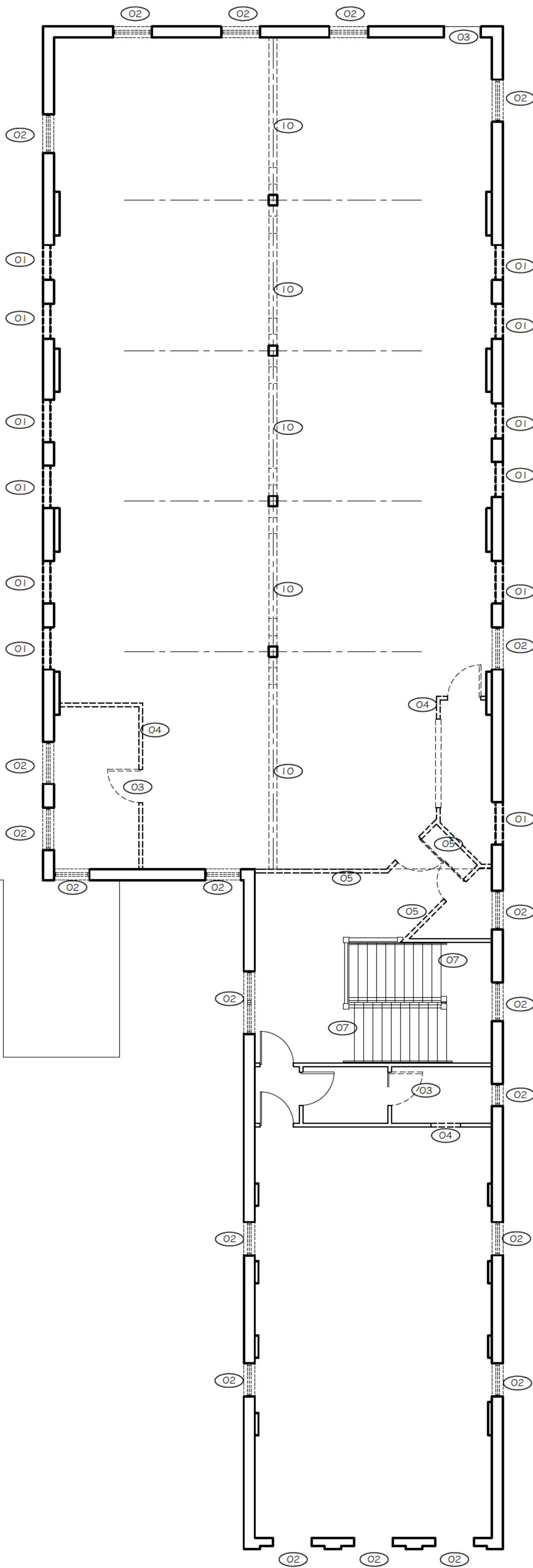
KEYED DEMOLITION NOTES

- EXISTING MASONRY IN-FILL OF HISTORIC OPENING TO BE REOPENED AND PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
- EXISTING WINDOW BEYOND REPAIR. WINDOW TO BE REMOVED AND OPENING PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
- EXISTING NON-HISTORIC DOOR TO BE REMOVED AND DISCARDED.
- EXISTING WALL TO BE REMOVED AND DISCARDED.
- THIRD FLOOR CORRIDOR BEYOND REPAIR - TO BE REMOVED AND REPLACED TO MATCH EXISTING. SEE NEW CONSTRUCTION PLANS.
- EXISTING HISTORIC CROWN MOLDING TO BE SAVED ABOVE.
- EXISTING HISTORIC STAIR TO REMAIN.
- NON-HISTORIC STAIR ENCLOSURE TO BE REMOVED ALONG WITH SECOND FLOOR IN PREPARATION OF EXTENDING STAIR TO FIRST FLOOR PRE HISTORICAL EVIDENCE.
- NON-HISTORIC STAIR AT FRONT OF BUILDING TO BE REMOVED AND DISCARDED.
- EXISTING BEAMS ABOVE TO REMAIN. (EMERGENCY STABILIZATION ALREADY IN PROGRESS)

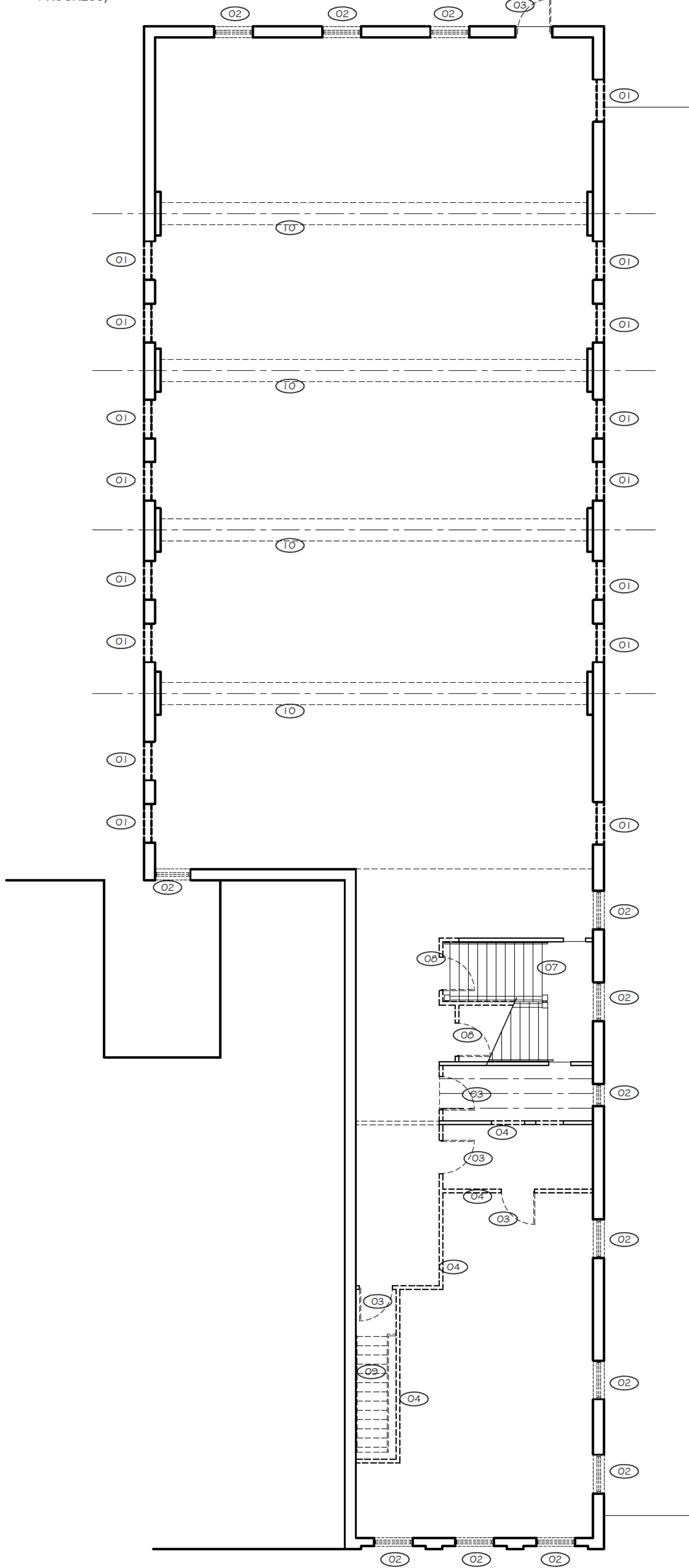
LEGEND:

- EXISTING STUD WALL TO REMAIN
EXIST. STUD WALL TO BE REMOVED
NEW WOOD STUD WALL
PARTITION TYPE (SEE BELOW)
KEYED PLAN NOTE
ALIGN WALLS AS SHOWN
DOOR KEY (SEE CS.01)
INTERCONNECTED SMOKE DETECTOR
TEMPERED GLASS

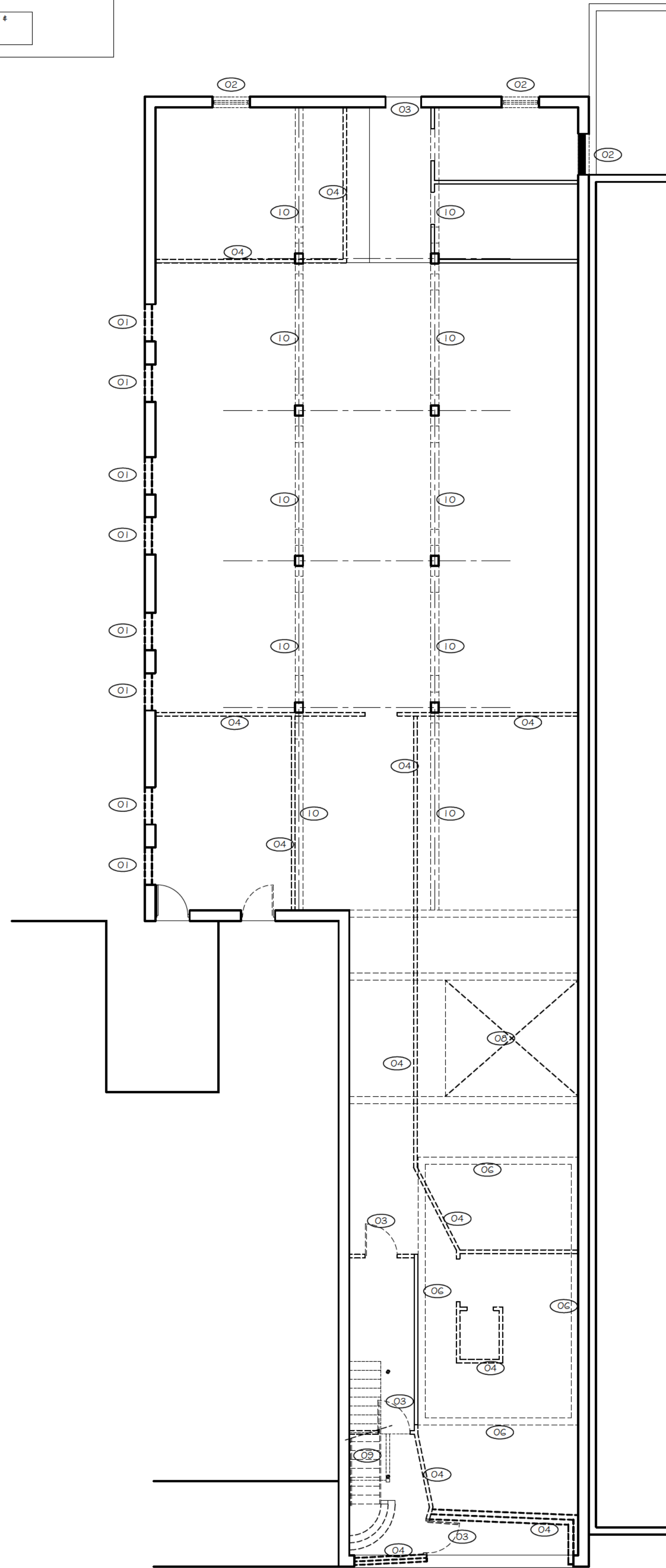
UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" *
DEMISING WALLS ARE TYPE "B1" * U.N.O.
(SEE PARTITION TYPES ON SHEET CS.01)



03 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



02 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

1406 Confederate Avenue
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t & f . 804.264.1729
www.ratiostudio.com

06 .29 .17
City Submissions
10-31-17 - SUP Revision 01
12-05-17 - SUP Revision 02

02 .15 .18
Permit Set
Revisions:

DEMOLITION PLANS

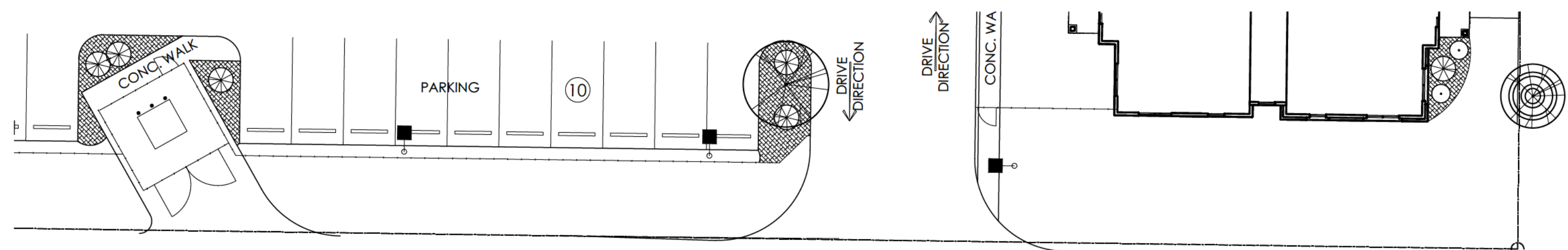
D1 01

© ratio 2018

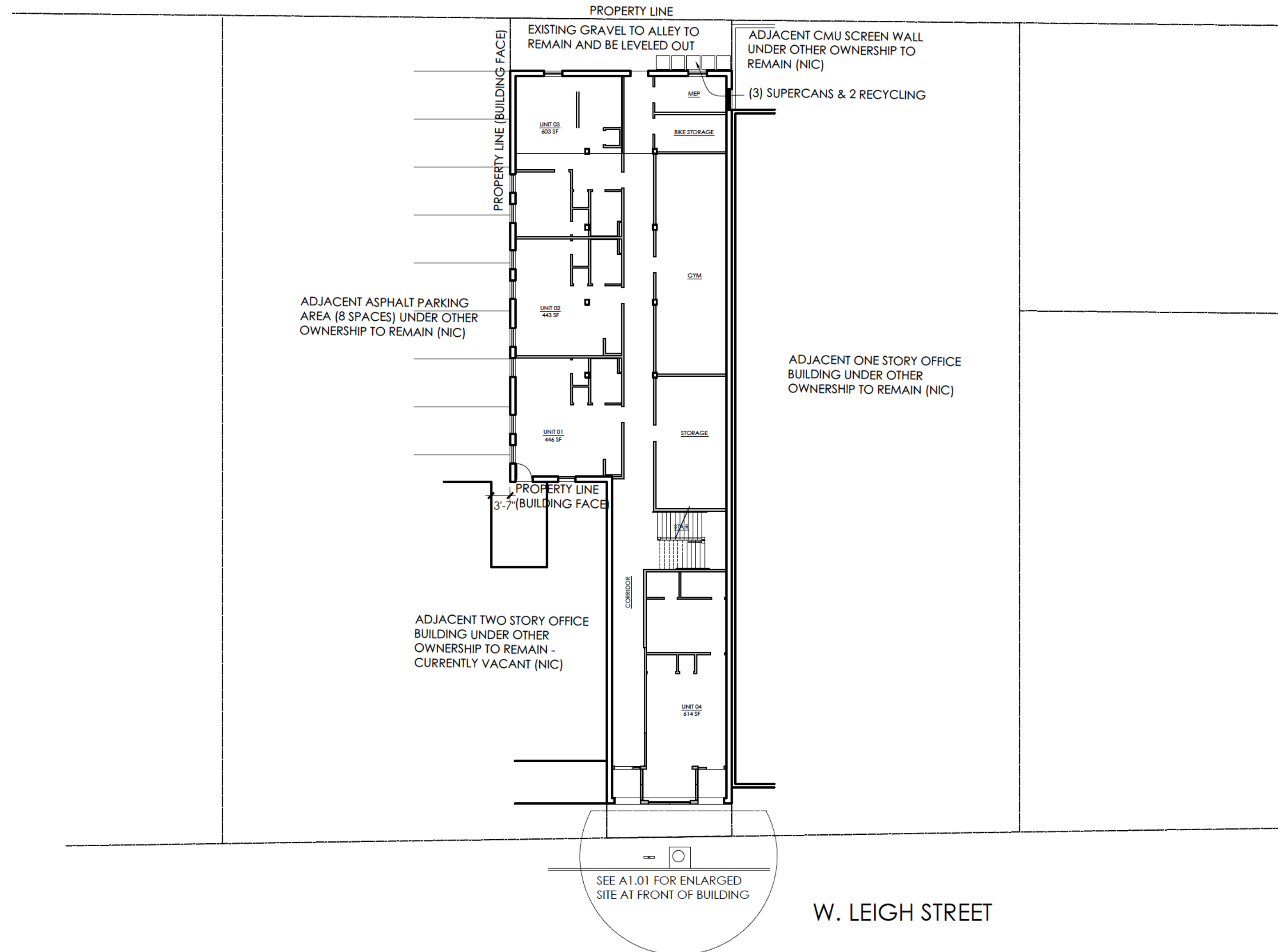
10WL Renovation

10 West Leigh Street
Richmond, Virginia 23220

ratio



ASPHALT PUBLIC ALLEY TO REMAIN



ST. JAMES STREET

W. LEIGH STREET

01 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

1406 Confederate Avenue
Richmond VA 23227
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10-31-17 - SUP Revision 01
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ARCHITECTURAL
SITE PLAN

AS 01

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KEYED NEW CONSTRUCTION NOTES

1. EXISTING STAIR TO BE EXTENDED TO FIRST FLOOR. ALL HISTORIC DETAILS AND PROFILES TO BE MATCHED TO EXISTING.

2. NEW DUAL ENTRANCE WOOD STOREFRONT TO BE INSTALLED PER PLANS & ELEVATIONS.

3. NEW FIRE RATED EGRESS CORRIDOR.

4. CODE MODIFICATION APPLIED FOR TO MAINTAIN ONE MEANS OF EGRESS FOR THREE STORY R2 USE WITH 5 UNITS AT SECOND & THIRD FLOORS.

5. EXISTING ENTRANCE TO RECEIVE NEW DOOR.

6. ALL EXISTING HEAVY TIMBER COLUMNS AND BEAMS ARE TO REMAIN EXCEPT WHERE EMERGENCY REPAIRS HAVE ALREADY TAKEN PLACE TO STABILIZE BUILDING

7. EXISTING HISTORIC STAIR TO REMAIN BETWEEN SECOND AND THIRD FLOORS.
8. NEW KITCHEN PER FORTHCOMING ELEVATIONS.

9. NEW BATH PER FORTHCOMING ELEVATIONS.

10. PROVIDE STACKED WASHER AND DRYER WITH DRYERBOX CONNECTION AT BACK OR SIDE AS MOST CONVENIENT. WASHER CONNECTIONS TO BE AT SIDE FOR BETTER ACCESSIBILITY.

11. PROVIDE STACKED LOW BOY HWH AND MECHANICAL UNIT. SEE MECHANICAL PLANS FOR DUCTING.

12. PROVIDE WIRE RACK SHELVING IN CLOSET.

13. PROVIDE DROPPED GPDW CEILING OVER CLOSETS AND BEDROOM DOOR @ 9'-0" AFF TO BOTTOM AND 9'-8" TO TOP TO MAINTAIN HISTORIC VOLUME AND CROWN MOLDING ABOVE.

14. SEE ELECTRICAL PLAN FOR LAYOUT OF MECHANICAL ROOM.

15. COORDINATE WITH ARCHITECT, SPRINKLER SUB, AND PLUMBING DRAWINGS FOR RPZ AND BACKFLOW PREVENTER LOCATION.

16. DOOR TO BE SECURED CLOSED.

17. PROVIDE DROPPED GPDW CEILING OVER BATH, CLOSET, AND KITCHEN @ 9'-0" AFF TO BOTTOM AND 9'-8" TO TOP TO MAINTAIN HISTORIC VOLUME.

18. PROVIDE ACCESS PANEL TO HIDDEN CLOSET NOOK.

19. PROVIDE FOR NEW POWDER ROOM AS SHOWN.

20. BUILDING CLOSET WITH UTILITY SINK. CORRIDOR BEING REBUILT PER HISTORICAL CONFIGURATION.

21. PROVIDE NEW STOREFRONT INFILL AT NON-HISTORIC OPENING. SEE ELEVATIONS & 02/CS.02 FOR DETAILS.

22. PROVIDE NEW HISTORIC REPLACEMENT WINDOW WITH ARCHED TOP TO REPLICATE EXISTING WINDOW CONFIGURATION. SEE ELEVATIONS & 01/CS.02 FOR DETAILS.

23. COORDINATE WITH ARCHITECT ZONING REQUIREMENTS FOR TRASH AND POSSIBLE SCREENING PER SUP.

24. INFILL EXISTING OPENING WITH MASONRY AGAINST EXISTING CMU WALL

LEGEND:

- EXISTING STUD WALL TO REMAIN

EXIST. STUD WALL TO BE REMOVED

NEW WOOD STUD WALL

PARTITION TYPE (SEE BELOW)

KEYED PLAN NOTE

ALIGN WALLS AS SHOWN

DOOR KEY (SEE CS.01)

INTERCONNECTED SMOKE DETECTOR

TEMPERED GLASS
- 2

01

02

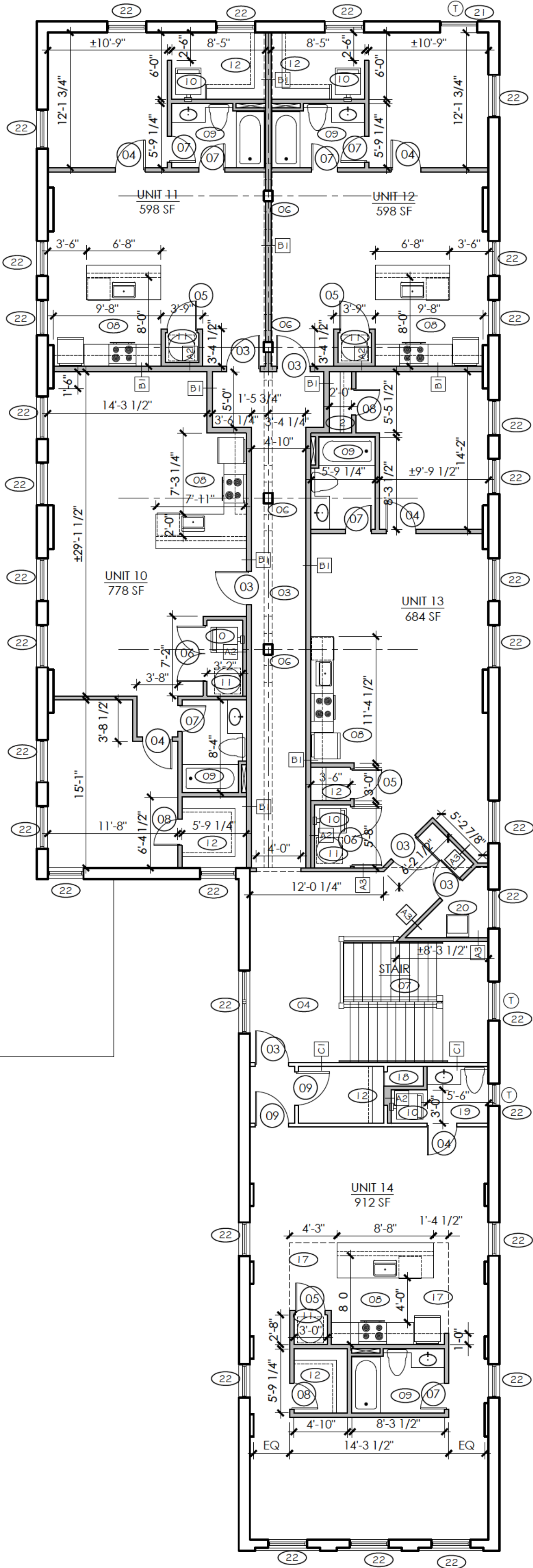
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04

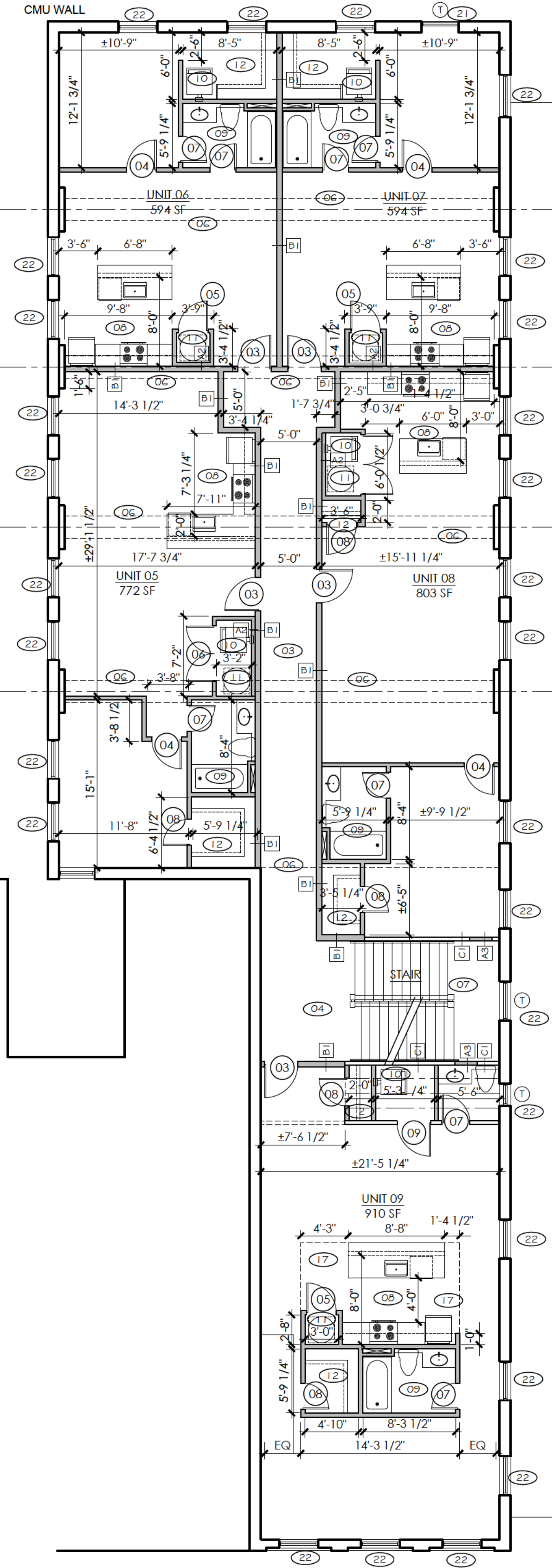
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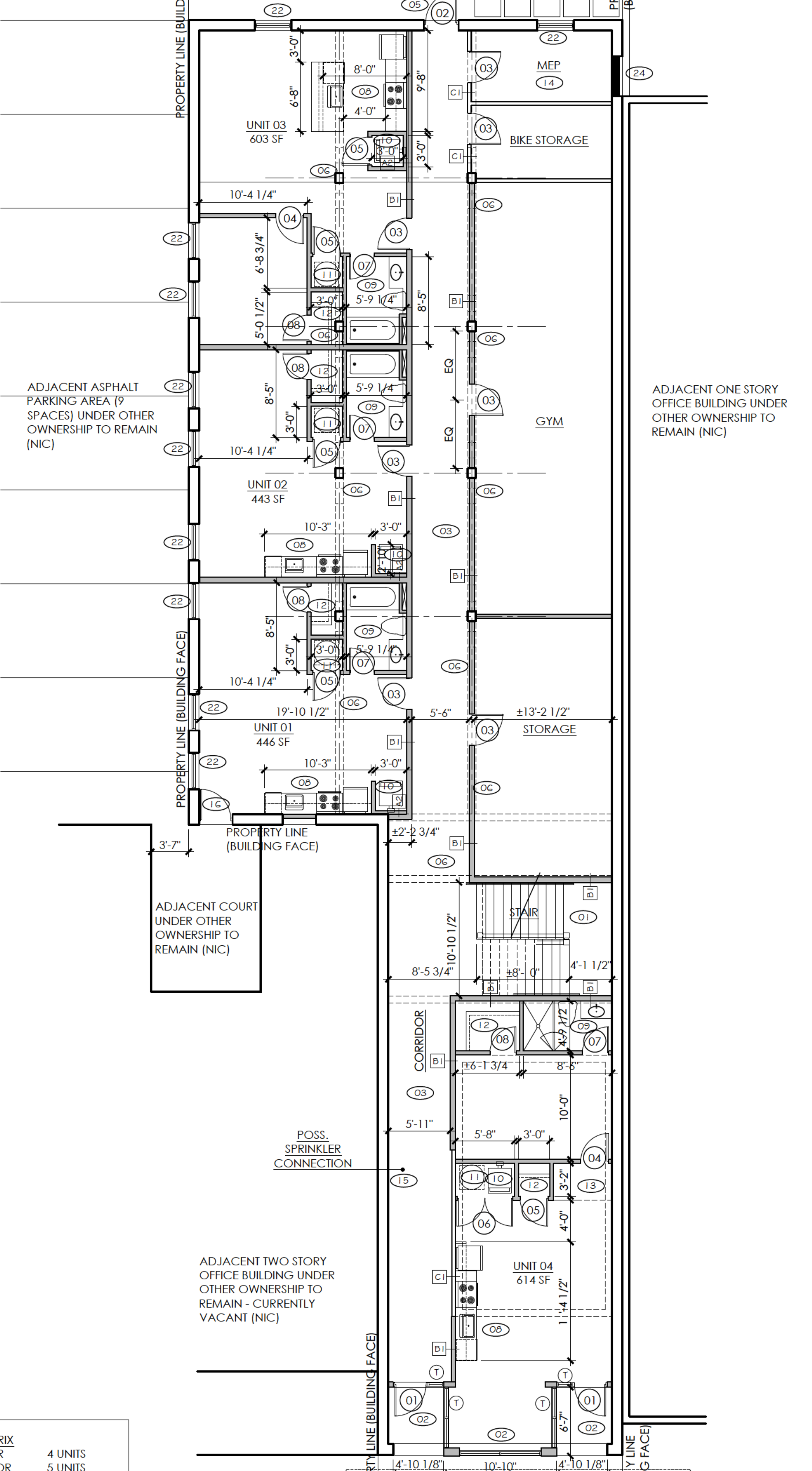
07
- UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" * DEMISING WALLS ARE TYPE "B1" * U.N.O. (SEE PARTITION TYPES ON SHEET CS.01)



03 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR & SITE PLAN
SCALE: 1/8" = 1'-0"

UNIT MATRIX	4 UNITS
1ST FLOOR	5 UNITS
2ND FLOOR	5 UNITS
3RD FLOOR	5 UNITS
TOTAL	14 UNITS

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FLOOR PLANS

A1 01

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KEYED RCP NOTES

- 01 MECHANICAL CLOSET. OPEN TO DUCTING ABOVE.
- 02 EXISTING HISTORIC BEAM ABOVE TO REMAIN.
- 03 EXISTING STAIR HEADER BEAMS ABOVE TO REMAIN FOR RE-OPENING OF HISTORIC STAIR.
- 04 EXISTING HISTORIC TIN CROWN MOLDING TO REMAIN AND BE REPAIRED IN KIND (PAINTED). VOLUME OF HISTORIC SPACE DEFINED BY CROWN TO BE MAINTAINED.
- 05 EXISTING STEEL BEAM (FLUSH) TO REMAIN
- 06 NEW WOOD BEAMS TO BE INSTALLED AT LOCATION NOTED DUE TO EXTREME WATER DAMAGE AND STRUCTURAL FAILURE.
- 07 PROVIDE UNDER CABINET STRIP LIGHTING PER SCHEDULE AT KITCHEN UPPER CABINETS

RCP MATERIAL LEGEND

- EXISTING CEILING TO REMAIN. REPAIR AS REQUIRED IN KIND.
- DROPPED GPDW CEILING AT 8'-0" AFF. RUN MECHANICAL ABOVE AS REQUIRED. SURROUNDING WALLS RUN TO UNDERSIDE OF EXISTING DECK/ CEILING ABOVE (PAINTED)
- DROPPED GPDW CEILING AT 8'-0" AFF. RUN MECHANICAL ABOVE AS REQUIRED. SURROUNDING WALLS RUN TO 10'-0" AFF. AREA ABOVE 10' TO REMAIN OPEN TO HISTORIC VOLUME (PAINTED)

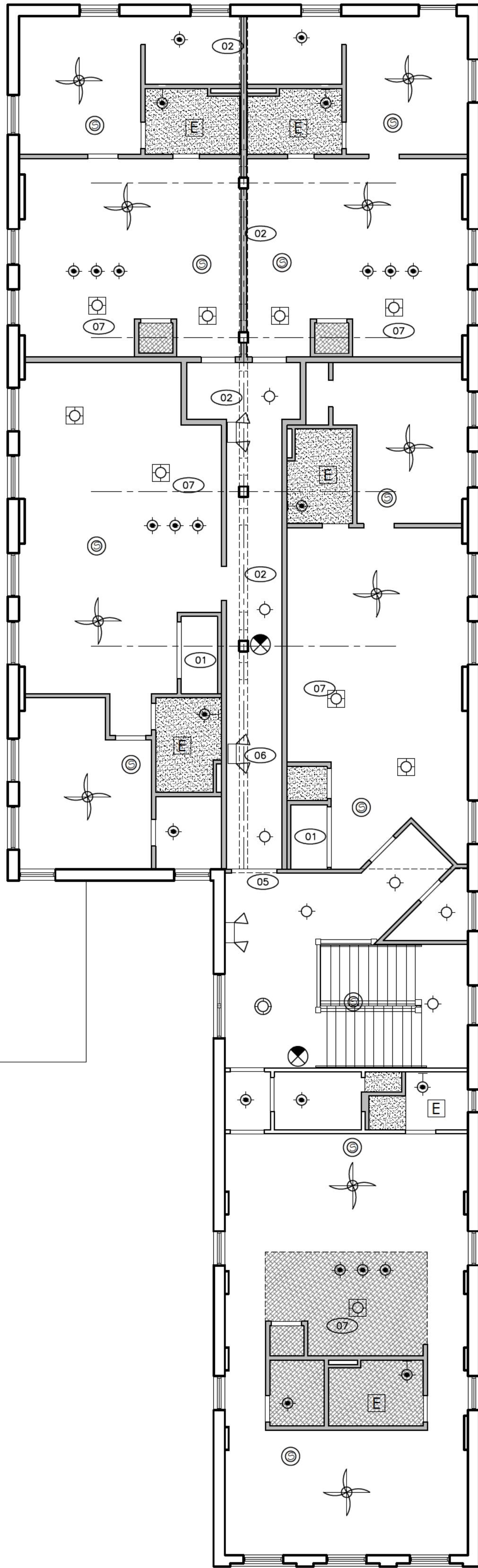
RCP LIGHTING LEGEND

- 01. LED GLIMPSE STYLE FIXTURE (CORRIDOR LIGHTING - LARGE)
- 02. LED GLIMPSE STYLE FIXTURE (UNIT ACCENT LIGHTING - SMALL)
- 03. UNDERCOUNTER LED STRIP FIXTURE
- 04. NOT USED
- 05. WALL SCONE LED (MOUNT OVER BATH MIRROR)
- 06. WALL SCONE LED (MOUNT OVER BATH MIRROR)
- 07. LARGE LED PENDANT
- 08. SURFACE MOUNTED LED
- 09. (3) LED PENDANT FOR KITCHEN ISLAND. EQUALLY SPACE SIDE TO SIDE AND CENTERED ON ISLAND.
- 10. CEILING FAN WITH LED LIGHT KIT AND SEPARATE SWITCHING FOR DIMMING LIGHT AND FAN CONTROL
- 11. EXHAUST FAN
- 12. INTERCONNECTED SMOKE DETECTOR
- 13. EXIT LIGHTING (CONTRACTOR TO COORDINATE WITH COUNTY OFFICIALS FINAL AMOUNT AND LOCATIONS OF EXIT LIGHTING. REVIEW WITH OWNER PRIOR TO INSTALLATION AND ORDERING).
- 14. EGRESS LIGHTING WALL PACK - PROVIDE EMERGENCY BALLAST. COORDINATE FINAL SYSTEM SELECTED WITH OWNER PRIOR TO ORDERING AND INSTALLATION.

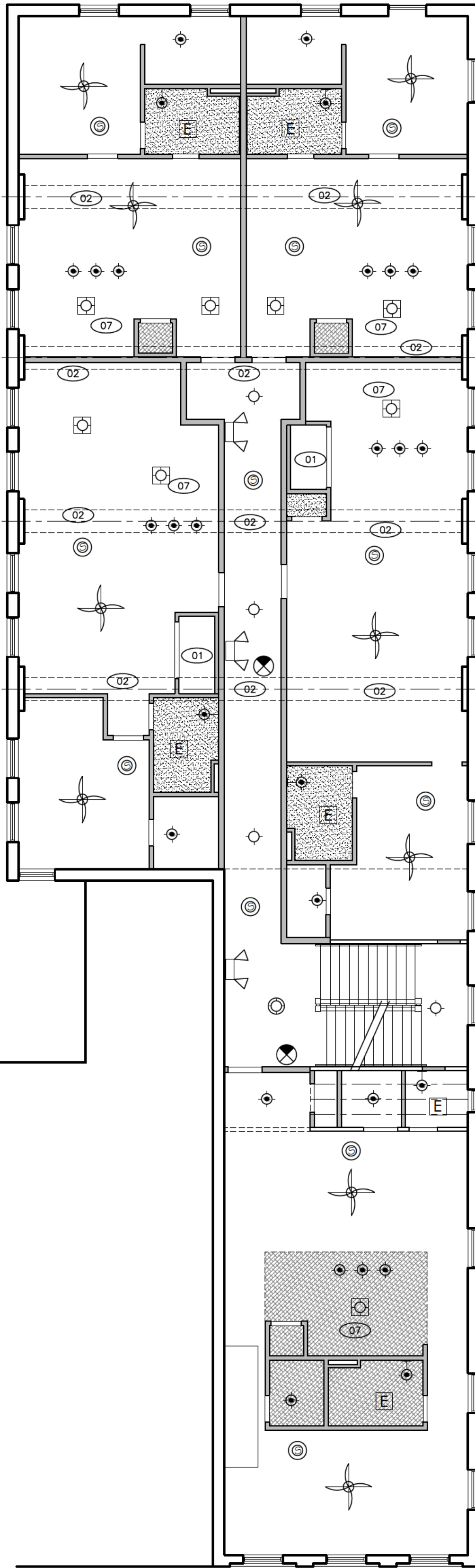
- PROVIDE FIXTURE WITH 24 HOUR POWER ON PHOTOSTAT CONTROL. IN GENERAL, ALL NEW AND EXISTING LIGHTING IN PUBLIC AREAS (CORRIDOR, STAIRS, ETC.) ARE TO BE ON 24 HOUR POWER WITH PHOTOSTAT. WHERE EXISTING FIXTURES ARE NOTED FOR 24 HOUR POWER REMOVE EXISTING SWITCHING FROM PUBLIC LOCATIONS.
- D PROVIDE DIMMER BALLAST AND SWITCH.

GENERAL RCP NOTES

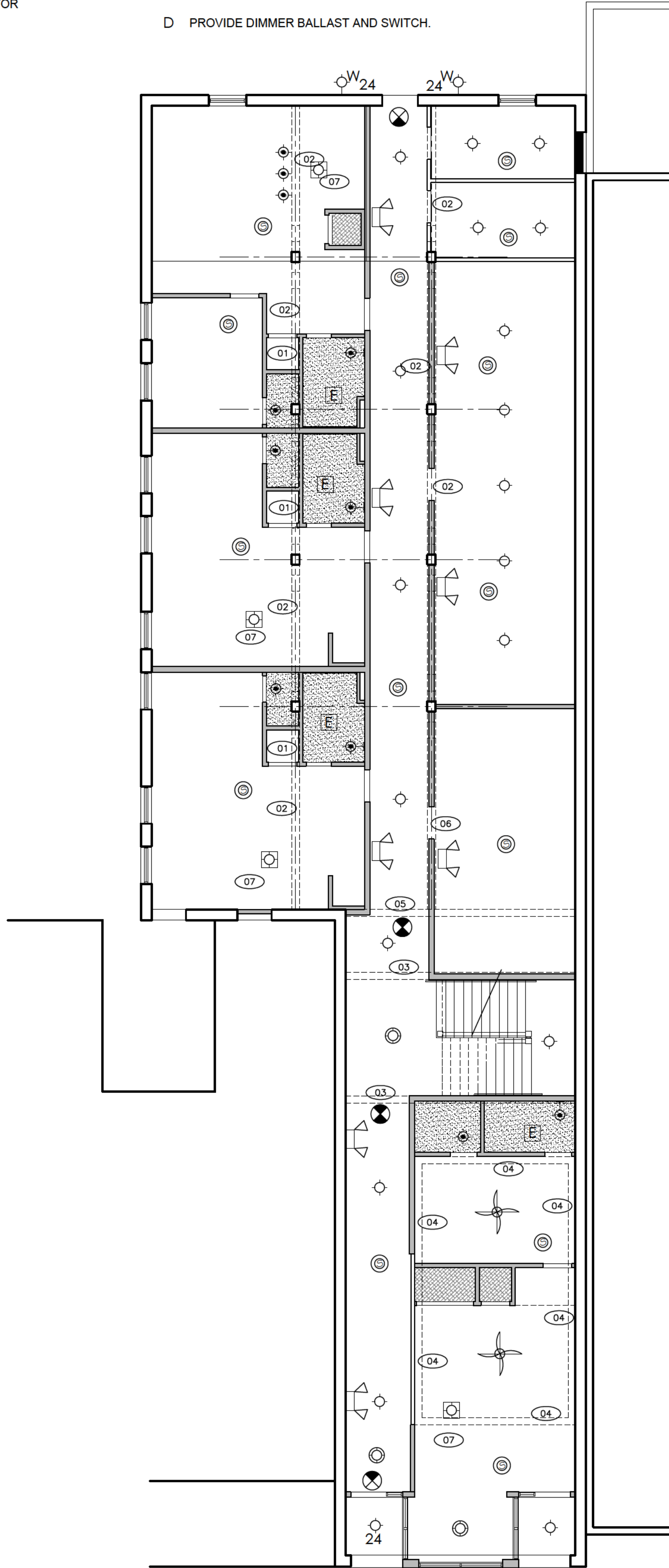
1. HEIGHT OF CEILINGS ARE ABOVE TOP OF FLOOR STRUCTURE OR CONC. SLAB.
2. ALL DIMENSIONS OF LIGHT FIXTURES ARE AS NOTED ON REFLECTED CEILING PLANS
3. DIMENSIONED LIGHT FIXTURES ARE FROM FINISH FACE OF PARTITIONS TO CENTER LINE OF FIXTURE AND FROM CENTER LINE OF FIXTURE TO CENTER LINE OF FIXTURE. FIXTURES SHALL BE INSTALLED IN CENTER OF CEILING TILE UNO.
4. ALL NEW MULTIPLE LIGHT SWITCH LOCATIONS ARE TO BE GANGED AND INSTALLED WITH A SINGLE FACE PLATE. COVER PLATES SHALL NOT BE CUT AND BUTTED TOGETHER.
5. ANY DISCREPANCIES WITH LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS AS TO LOCATION BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR BETWEEN THE DRAWINGS AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH THE OWNER BEFORE PROCEEDING WITH INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK TO BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND REQUIREMENTS FOR THE GOVERNING BODY HAVING JURISDICTION.
7. EACH ROOM IS TO RECEIVE ONE LIGHT SWITCH FOR IT'S RESPECTIVE LIGHT FIXTURES, UNO.
8. CENTER CEILING GRID IN ROOMS UNO.
9. GENERAL CONTRACTOR SHALL HAVE ON PREMISES A COORDINATED LAYOUT DRAWING OF MEP AND ARCHITECTURAL REQUIREMENTS TO AVOID CONFLICTS.
10. CONTRACTOR TO COORDINATE LENGTHS OF SUSPENDED FIXTURES. FIXTURES OF SIMILAR TYPE ARE TO BE HUNG AT THE SAME HEIGHT. SEE FIXTURE SCHEDULE FOR MOUNTING HEIGHTS.
11. FIXTURES SHOWN SUSPENDED FROM CEILING ARE TO BE SUPPORTED INDEPENDENTLY FROM MECHANICAL OR ELECTRICAL DEVICES.
12. ELECTRICAL REQUIREMENTS FOR DEVICES IN EXPOSED CEILING AREAS TO BE RUN IN CONDUIT.
13. COORDINATE ALL FINAL FINISHES AND FIXTURE SELECTIONS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
14. COORDINATE SUPPORT OF DRYWALL CEILINGS AS REQUIRED. SUPPORTS TO BE MINIMAL AS POSSIBLE AND STILL MAINTAIN STRUCTURAL INTEGRITY OF CEILING.
15. DRYWALL CEILINGS ARE NOT TO CONTAIN ANY ACCESS PANELS. CONTRACTOR TO REVIEW AND COORDINATE WITH EXISTING AND PLANNED CONDITIONS. IF DIRECTION IS UNCLEAR OR IF ACCESS IS REQUIRED, GENERAL CONTRACTOR TO NOTIFY ARCHITECT AND/OR PROVIDE PROVISION IN THE CONTRACT TO ALLOW FOR RELOCATION.
16. MAINTAIN UNIFORM TEMPERATURE OF 60° FAHRENHEIT MINIMUM, AND HUMIDITY OF 20% TO 40%, PRIOR TO, DURING AND AFTER INSTALLATION, UNLESS RECOMMENDED OTHERWISE BY MANUFACTURER.
17. INSTALL EDGE MOLDINGS AT INTERSECTION OF CEILING AND VERTICAL SURFACES, INCLUDING PENETRATIONS, USING LONGEST PRACTICAL LENGTHS. MITER CORNERS, PROVIDE EDGE MOLDING AT JUNCTIONS WITHOUT INTERRUPTIONS. FIELD RABBET PANEL EDGE. WHERE ROUNDED OBSTRUCTIONS OCCUR, PROVIDE PERFORMED CLOSER TO MATCH EDGE MOLDING.
18. CONTRACTOR TO COORDINATE WITH OWNER REQUIREMENTS FOR OWNER'S SECURITY SYSTEM. SOME PREWIRING AND/ OR CONDUIT INSTALLATION WILL BE REQUIRED UNDER THE CONTRACTOR'S SCOPE.
19. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, SPRINKLER, PLUMBING AND ELECTRICAL REQUIREMENTS TO AVOID CONFLICTS (TYP.).



03 THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



02 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



01 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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REFLECTED CEILING
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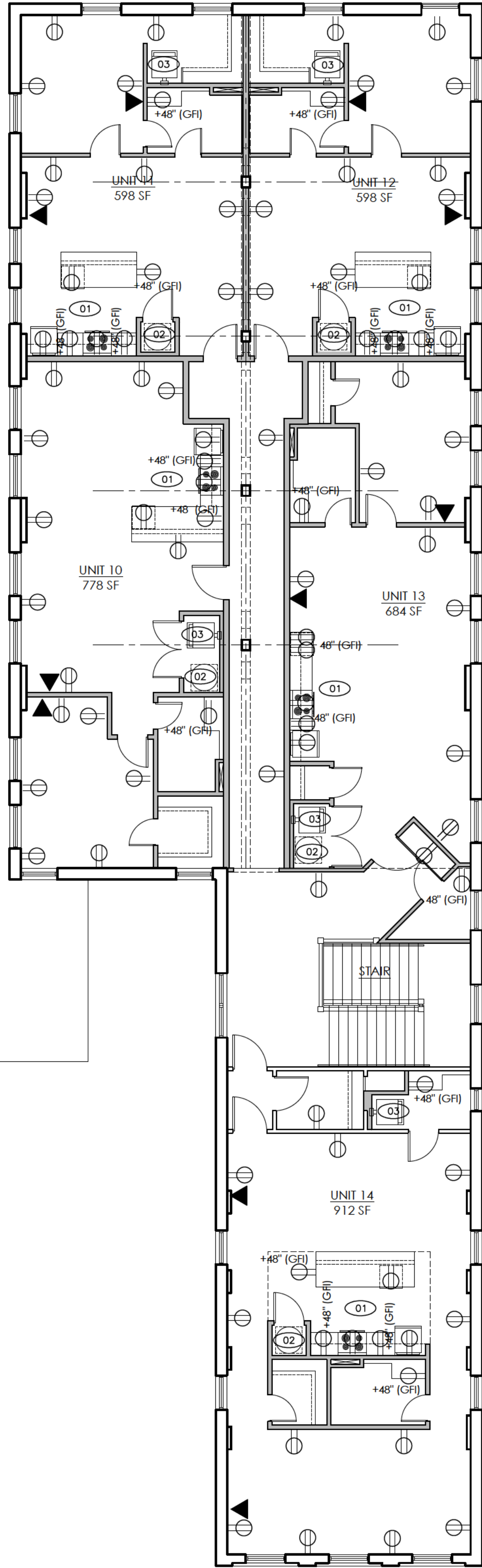
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A2 01

GENERAL POWER & SIGNAL NOTES

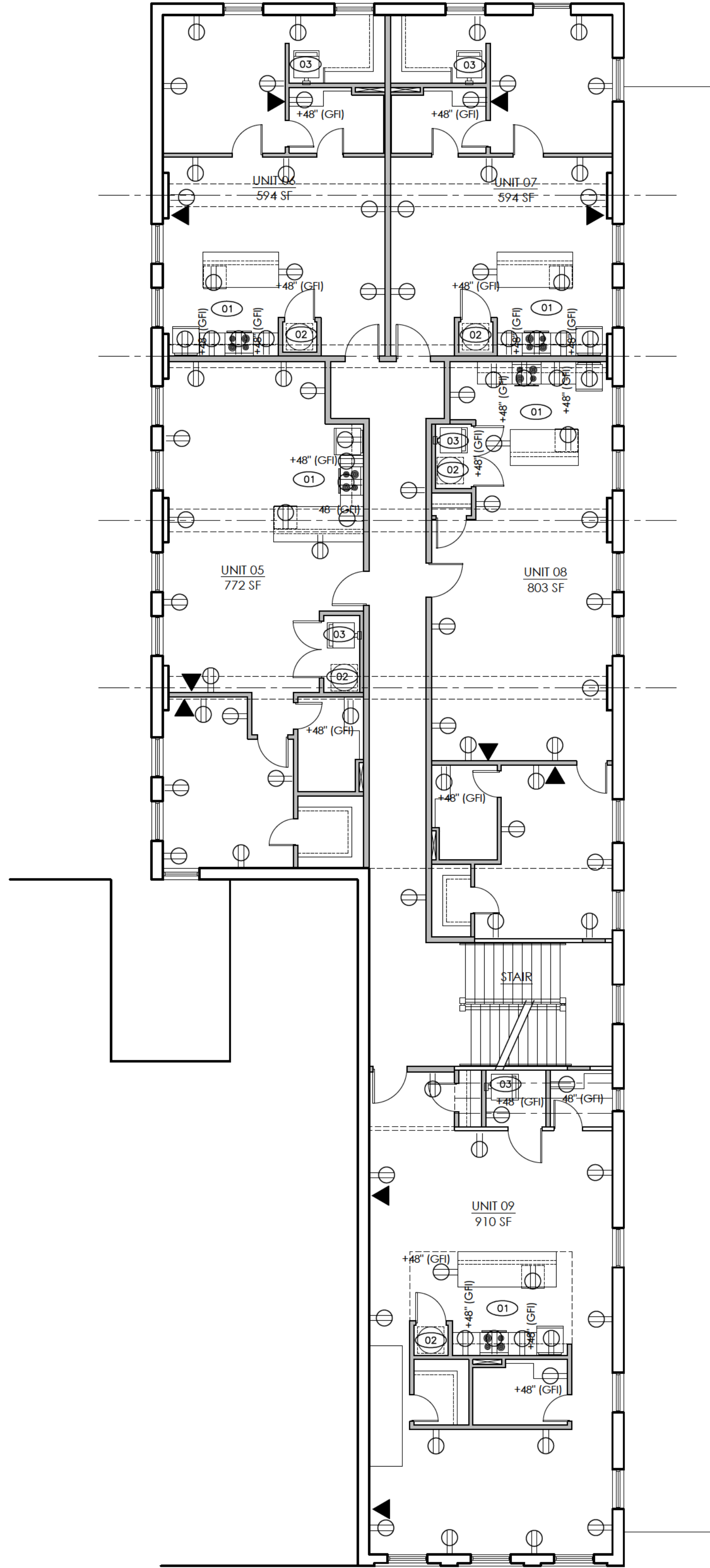
1. THE POWERPHONE/DATA INFORMATION INCLUDED ON THE SUPPLEMENTAL POWER & SIGNAL PLAN HAS BEEN RECORDED FOR USE BY THE OWNER AND ENGINEERS IN COMPLETING THE ENGINEERING FOR THE SPACE. CONTRACTOR TO MAINTAIN OUTLET WITHIN 4" OF INDICATED LOCATION. ANY CHANGES SHALL BE APPROVED BY THE OWNER PRIOR TO ALTERING THE DESIRED LAYOUT.
2. CONTRACTOR SHALL COORDINATE TELEPHONE REQUIREMENTS WITH THE OWNER'S TELEPHONE VENDOR. CONTRACTOR SHALL INSTALL THE BUILDING STANDARD TELEPHONE BACKBOARD AS REQUIRED.
3. POWER, TELEPHONE AND DATA OUTLETS ON WALLS SHALL BE +18" A.F.F., TO CENTERLINE, ON A VERTICAL AXIS UNLESS INDICATED OTHERWISE. OUTLETS OVER COUNTERTOPS (SHOWN AS +32" TO +42") WILL BE SET ON A HORIZONTAL AXIS.
4. ALL OUTLETS NOTED TO BE IN WOOD BASE, SHALL BE SET ON A HORIZONTAL AXIS, CENTERED ON THE BASE, UNLESS OTHERWISE INDICATED.



03 3RD FLOOR SUPPLEMENTAL ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

KEYED POWER & SIGNAL NOTES

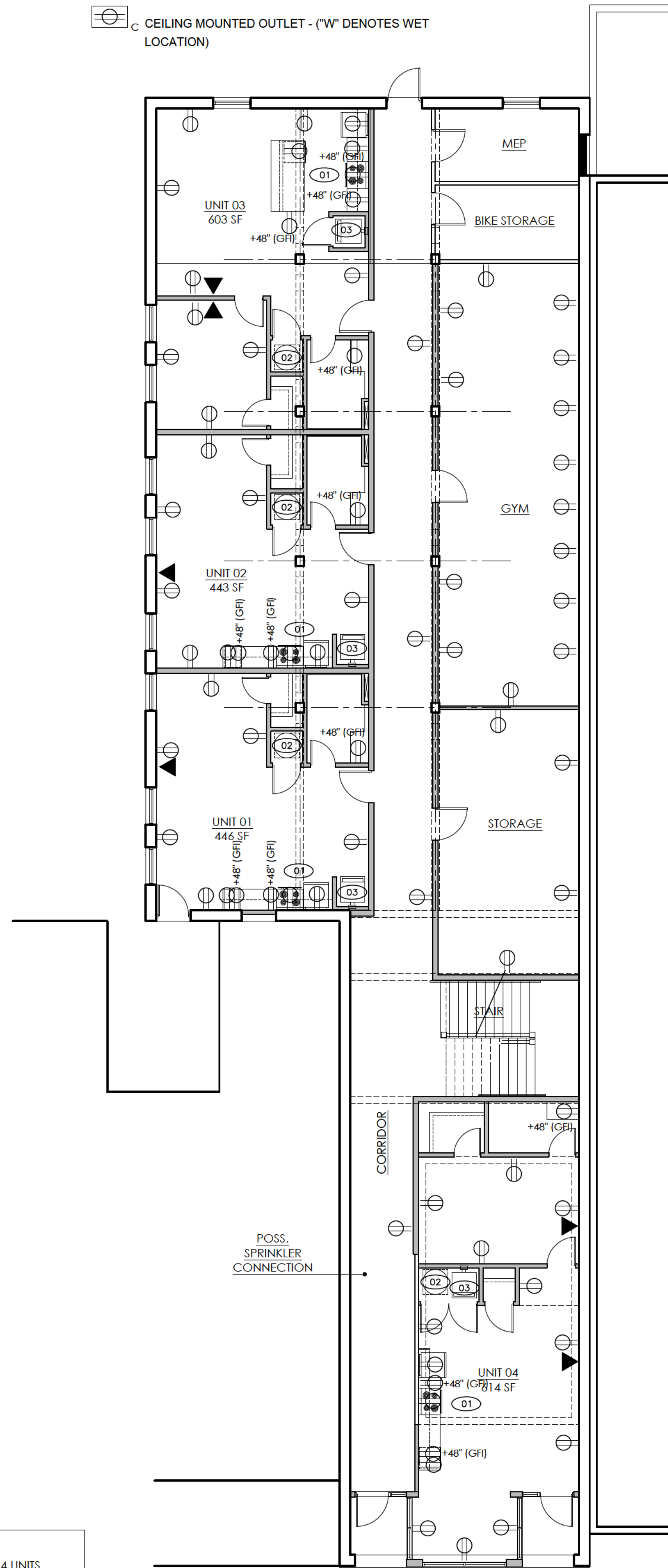
- 01 PROVIDE POWER FOR ALL APPLIANCES INCLUDING MICRO HOOD AND DISPOSAL.
 - 02 PROVIDE POWER FOR MECHANICAL SYSTEM AS NEEDED.
 - 03 PROVIDE POWER FOR WASHER DRYER AS NEEDED.
5. CONTRACTOR TO COORDINATE PULL STRING AT ALL DATA AND TELEPHONE OUTLET LOCATIONS PER OWNER'S VENDOR'S REQUIREMENTS. ALL ABOVE CEILING WIRING TO COMPLY WITH REQUIREMENTS FOR PLENUM CEILINGS AS APPLICABLE.
 6. PROVIDE JUNCTION BOXES AS REQUIRED.
 7. CONTRACTOR SHALL COORDINATE CABLE TV, SECURITY & POSSIBLE ELECTRONIC REMOTE KEYING. CONTRACTOR TO COORDINATE WITH OWNER AND VENDOR THE REQUIRED SCOPE OF WORK UNDER THIS CONTRACT.
 8. MAIN PANELS AND RESPECTIVE CONNECTIONS ARE TO BE COORDINATE AS REQUIRED PER LOCATION ON PLANS.
 9. WHERE EQUIPMENT IS SHOWN ON PLANS THAT REQUIRES POWER, PROVIDE AS REQUIRED OR NOTIFY OWNER OF THE SPECIFIC POWER CONFLICT.
 10. COORDINATE PANEL LOCATIONS IN FIELD WITH OWNER.



02 2ND FLOOR SUPPLEMENTAL ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

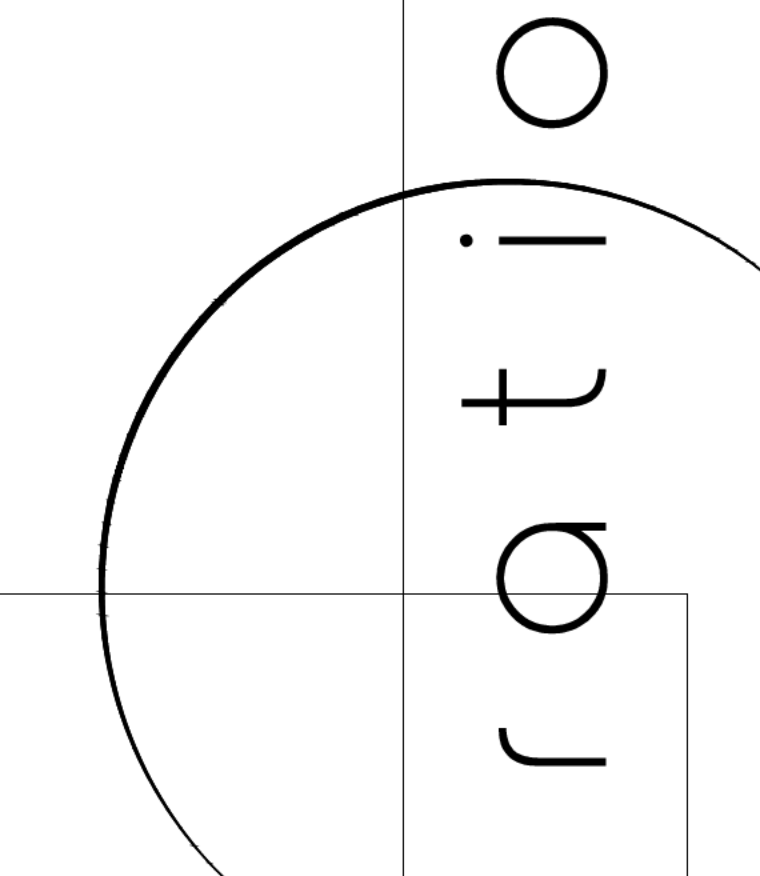
POWER & SIGNAL LEGEND

- ⊖ +48" DUPLEX OUTLET WITH MOUNTING HEIGHT (IF OTHER THAN SPECIFIED STANDARD HEIGHT)
- ⊖ GFI OUTLET WITH GROUND FAULT INTERRUPT
- ⊖ W WET LOCATION EXTERIOR OUTLET
- ⊖ QUADRAPLEX OUTLET
- ⊖ FLOOR MOUNTED OUTLET
- ⊖ C CEILING MOUNTED OUTLET - ("W" DENOTES WET LOCATION)
- ◀ PHONE/DATA COMBO OUTLET
- J JUNCTION BOX
- S SWITCHED OUTLET - COORDINATE WITH RCP



01 1ST FLOOR SUPPLEMENTAL ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

UNIT MATRIX	
1ST FLOOR	4 UNITS
2ND FLOOR	5 UNITS
3RD FLOOR	5 UNITS
TOTAL	14 UNITS



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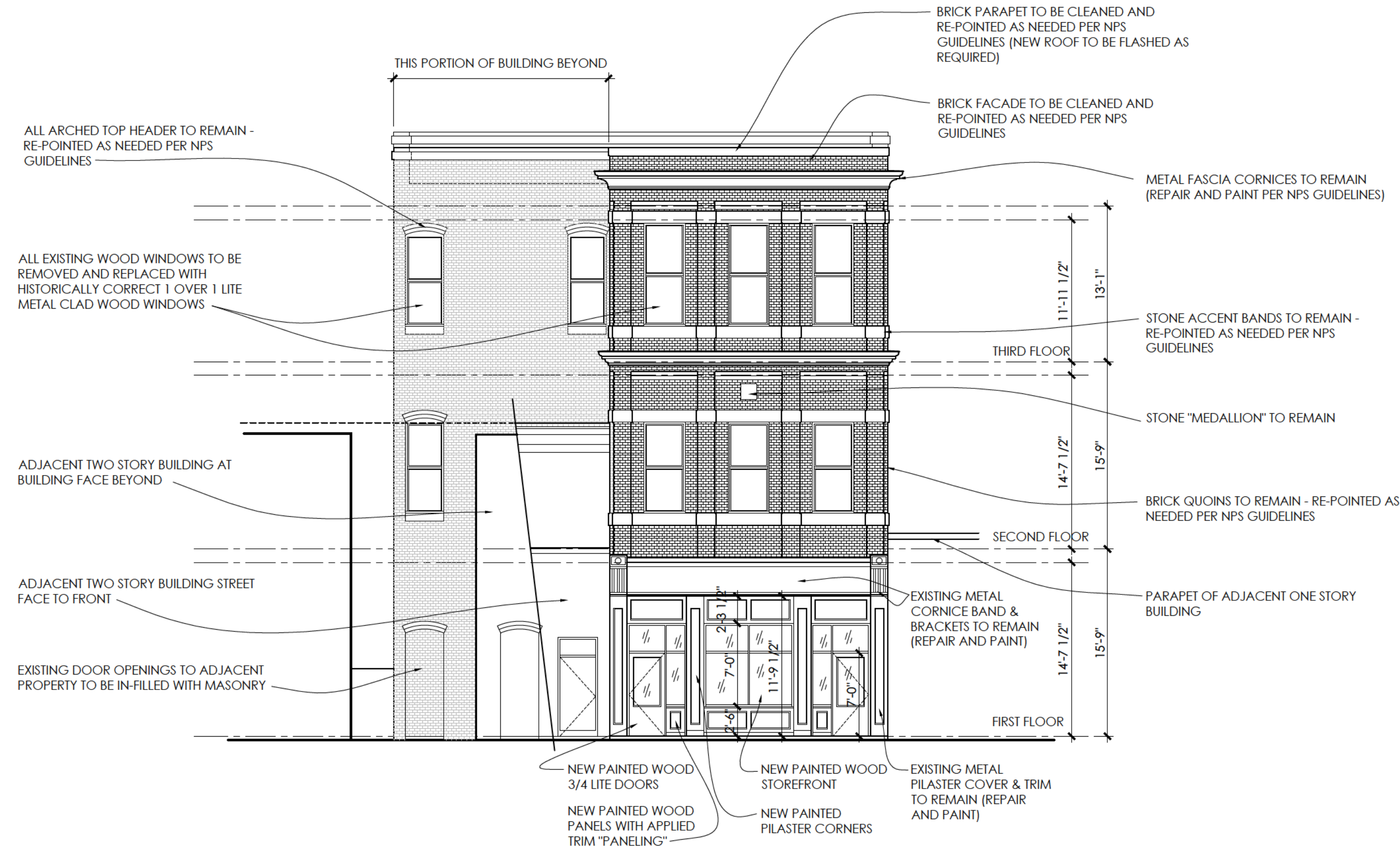
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SUPPLEMENTAL
ELECTRICAL PLAN

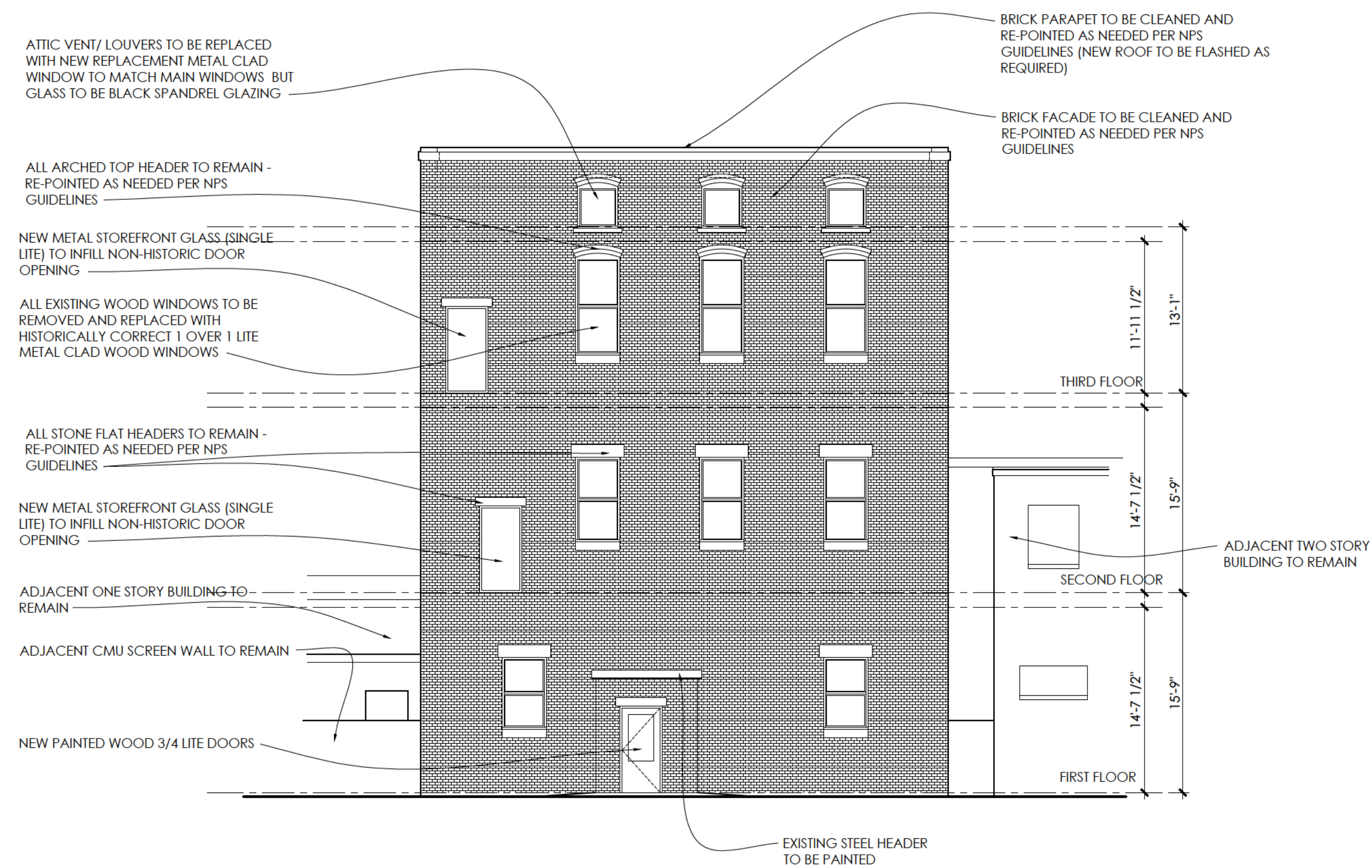
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02 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



01 BACK ELEVATION
SCALE: 1/8" = 1'-0"

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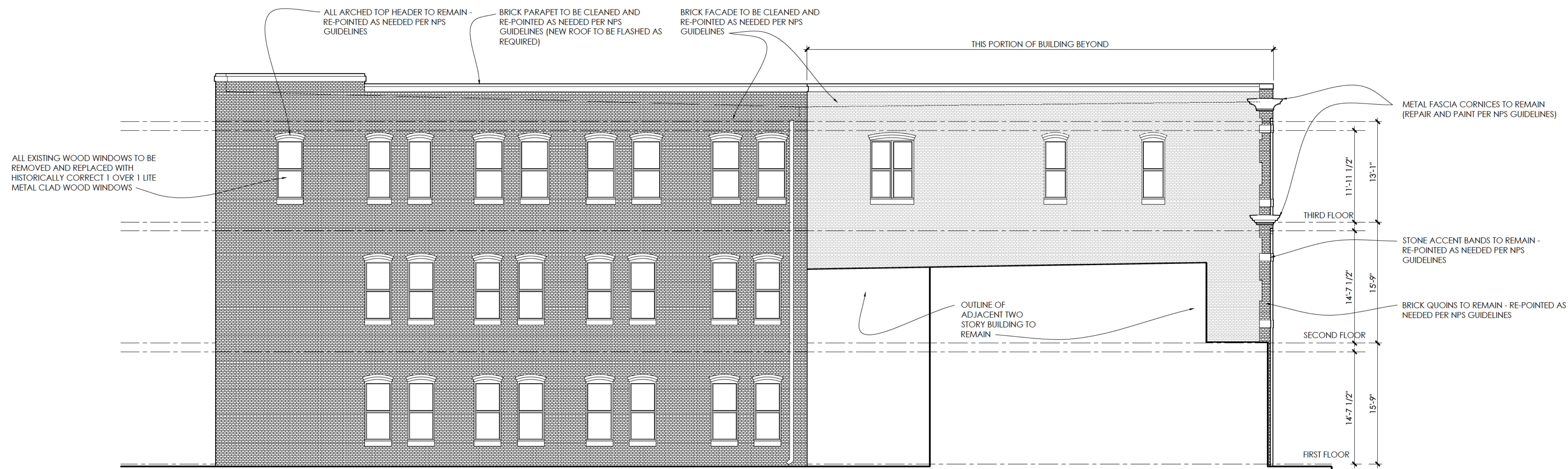
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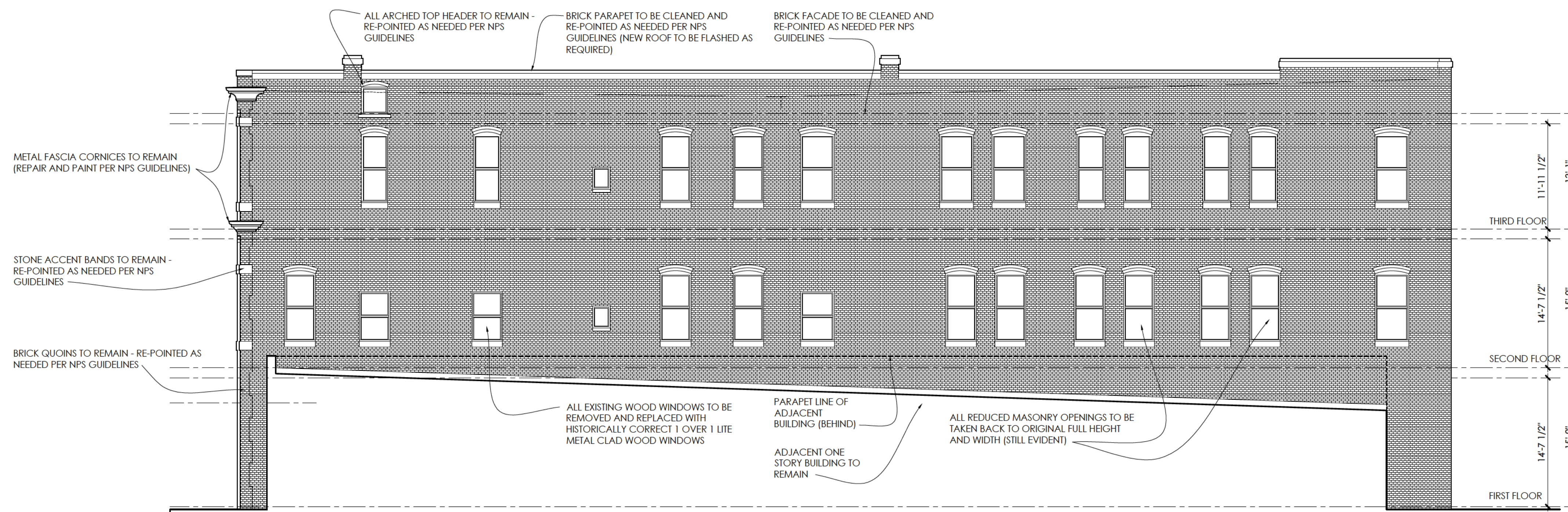
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02 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



01 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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ELEVATIONS

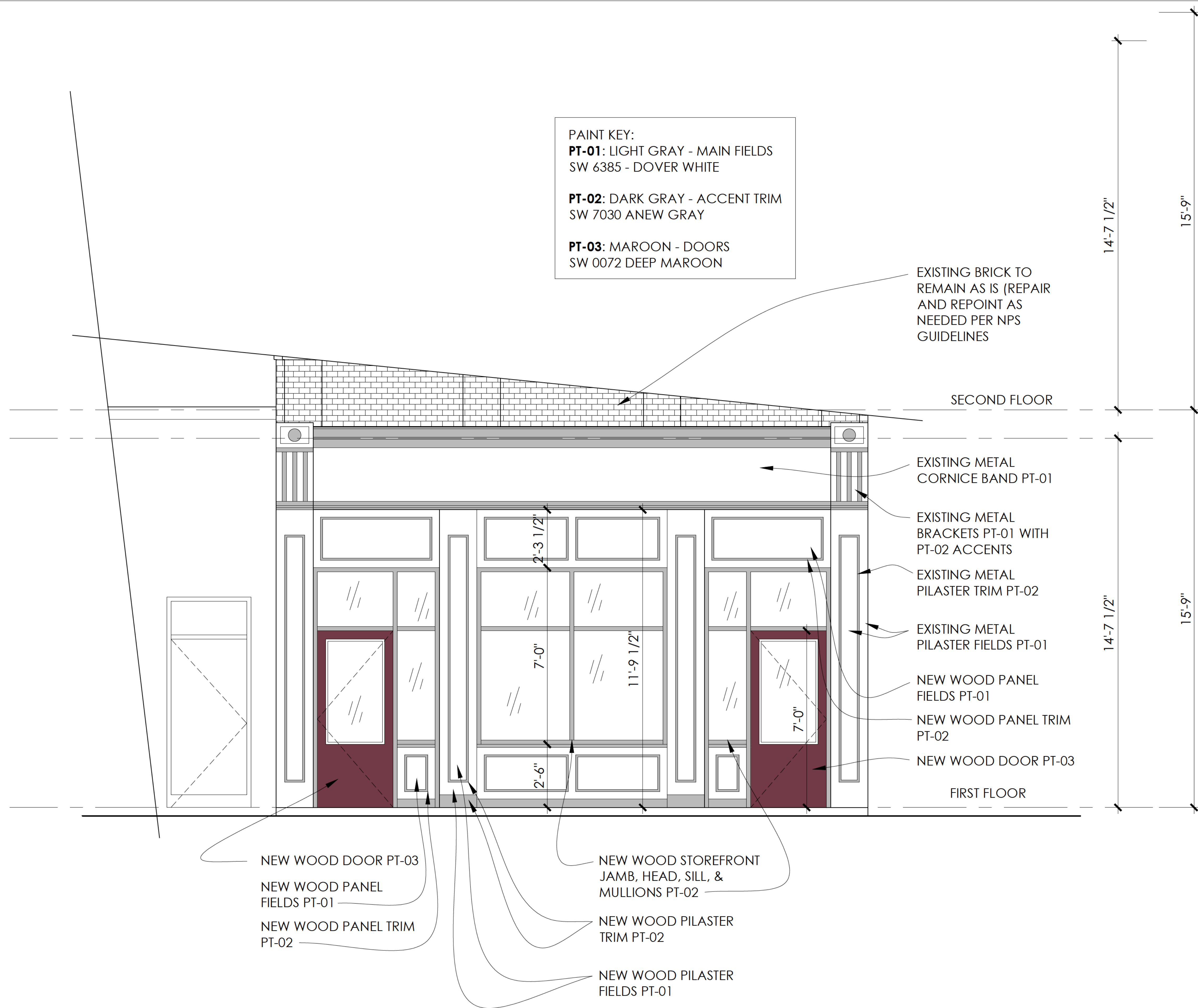
A4 02

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01 ENLARGED STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"

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ENLARGED
ELEVATION

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**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 10 West Leigh Street

APPLICANT: 10 West Leigh, LLC (Elizabeth Drucker)

COUNCIL DISTRICT: 2

PROPOSAL: To amend and reordain Ord. No. 2019-206, adopted September 9, 2019, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, upon certain terms and conditions, to modify the parking requirements for the properties known as 10 West Leigh Street, 12 West Leigh Street, and 14 ½ West Leigh Street.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

