

INTRODUCED: December 12, 2022

AN ORDINANCE No. 2022-370

To authorize the special use of the property known as 100 West Leigh Street for the purpose of a two-family attached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 9 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 100 West Leigh Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family attached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 9 2023 REJECTED: _____ STRICKEN: _____

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 (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 property known as 100 West Leigh Street and identified as Tax Parcel No. N000-0153/020 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Plat of No. 100 W. Leigh Street, in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated August 4, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a two-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Medvene Residence,” prepared by Pinnacle Design Consulting, and dated October 3, 2022, hereinafter referred to 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 the Property shall be as a two-family attached dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) All building materials and elevations shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

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

§ 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 (2020), as amended, and all future amendments to such laws.

(e) 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 (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 (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 (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

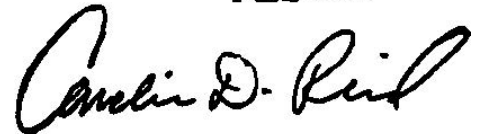
otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 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.

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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2022.0409

O & R Request

DATE: November 14, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

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

RE: To authorize the special use of the property known as 100 West Leigh Street, for the purpose
of a two-family attached dwelling, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 100 West Leigh Street, for the purpose
of a two-family attached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize a two-family attached dwelling
within an R-6 Single-Family Attached Residential District. While the use is permitted the property does not
meet the current lot area and width, front yard, and side yard requirements for a two family attached
dwelling. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council.

BACKGROUND: The property is located in the Jackson Ward neighborhood on West Leigh Street at the
corner of West Leigh Street and Chamberlayne Parkway. The property is currently a 2,055 sq. ft. (.04 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 predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

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. Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-8 Urban Residential District. All adjacent properties are located primarily within the same R-8 Urban Residential Zone with R-7 Single and Two Family Urban Residential zones to the north of the property. The area is generally single family residential, with some multifamily residential and small, neighborhood commercial uses present in the vicinity. The proposed density is 50 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 12, 2022

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
January 3, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
 special use permit, plan amendment
 special use permit, text only amendment

Project Name/Location

Property Address: 100 W Leigh Street Date: 08/11/2022

Tax Map #: N0000153020 Fee: \$300

Total area of affected site in acres: 0.047

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6 Residential

Existing Use: One (1) Single-family attached dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Convert the existing single-family attached dwelling to a two-family attached dwelling

Existing Use: One (1) Single-family attached dwelling

Is this property subject to any previous land use cases?

Yes No
[] [x] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: MEDVENE, SAMUEL

If Business Entity, name and title of authorized signee:

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 700 Randolph St NW

City: Washington State: DC Zip Code: 20011

Telephone: (703) 589-4832 Fax: ()

Email: mbmedvene@gmail.com

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. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

August 11th, 2022

*Special Use Permit Request
100 W Leigh Street, Richmond, Virginia
Map Reference Number: N000-0153/020*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 100 W Leigh Street (the "Property"). The SUP would authorize the renovation and conversion of the existing single-family attached dwelling on the Property into a two-family dwelling, which does not conform to some of the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northwest corner of the intersection of W Leigh Street and Price Street. The Property is referenced by the City Assessor as tax parcel N000-0153/020, is roughly 21.6' wide by 102.4' deep and contains approximately 2,055 square feet of lot area. The Property is currently improved with a large single-family attached dwelling. While the City of Richmond Assessor's records describe the Property as a "Two Family Converted" residence, the structure is currently occupied as single-family residence. A certificate of occupancy, issued in 2000, authorized the conversion of the dwelling from its previous use as a two-family dwelling to its current use as a single-family dwelling. No alley access is provided for the Property as the rear of the parcel front onto Chamberlayne Parkway.



The 100 Block of W Leigh Street consists primarily of historic two- and three story residential attached and detached dwellings. The western portion of the block is anchored by the historic Leigh Street Armory which currently houses the Black History Museum and Cultural Center of Virginia. Residential dwellings range from single-family to multifamily and generally consist of masonry structures of an Italianate design.

The southern portion of the block is occupied by property owned by the City of Richmond School Board and further west by Abner Clay Park.

EXISTING ZONING

The Property and those in the immediate vicinity along W Leigh Street are zoned R-6 Single-Family Attached Residential. To the west, at the intersection of W Leigh and N Belvedere Streets are properties underlain by R-73 Multifamily Residential and B-2 Community Business Districts. To the north and east of the subject property lies an R-63 Multifamily Urban Residential district. The Property and those in the vicinity are also located within the Jackson Ward Old and Historic District. The Old and Historic designation ensures that any modifications to the exterior of the dwelling will be in character with other dwellings in the neighborhood as they would require approval from the Commission of Architectural Review (the "CAR").

TRANSPORTATION

Located adjacent to the Property is the Chamberlayne and Price bus stop which serves the 1 bus line which is a "High Frequency Route" running every 15 minutes from North Richmond to the Hull Street Corridor. The Property is also located 0.3 miles from the Arts District Pulse BRT bus stop on Broad Street providing connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The proposed development includes the renovation of the fire-damaged building and the conversion of the existing single-family dwelling on the Property into a two-family dwelling.

PURPOSE OF REQUEST

The Property is a single legal lot of record from a zoning perspective and includes a single-family attached dwelling containing 2,633 square feet of finished floor area. The structure was damaged by a fire in May of 2022 and, as the building was utilized as a two-family dwelling until a new certificate of occupancy was issued in 2000 and is especially large, the Property owner would now like to convert the structure back into a two-family dwelling. While two-family attached dwellings are permitted within the R-6 district, some of the underlying feature requirements including lot width, lot area, lot coverage, and side yard setbacks are not met and, therefore, a SUP is required. Due to the configuration of the Property with frontage on three sides and no alley access, a parking waiver is also requested for the Property.

In exchange for the SUP, the intent of this request is to ensure a high-quality redevelopment that is consistent with the objectives of the Master Plan. The overall project would be an appropriate and efficient reuse of the existing building on the Property. The requirement for review by the CAR ensures it would be compatible with the existing development in the vicinity. The quality assurances conditioned through the SUP would also guarantee a higher quality development than what might otherwise be developed by right on the Property.

PROJECT DETAILS

The proposed two-family dwelling has been thoughtfully designed to retain the exterior design of the single-family structure currently located on the Property in order to remain compatible with other dwellings in the area. It would be two stories in height and retain the traditional building style found in the vicinity. To

remain consistent with the existing buildings in the area, the building has been designed to retain the double doors and single front entrance in order to present as a single-family dwelling from the street. While no exterior changes are proposed for the front of the building, the owner is proposing to close in the open landing located at the rear of the first floor to allow for additional living area. The location of the structure within the Jackson Ward City Old and Historic District would ensure that any future changes to the exterior of the structure would require review from the CAR.

The dwellings would be configured as flats with units on the first and second floor being accessed by the existing front door along W Leigh Street. Each unit will contain three bedrooms and two bathrooms along with an open kitchen and living area in roughly 1,316 square feet of floor area. Outdoor living area will be provided in the form of the existing front porch and a potential second story balcony accessible from one of the bedrooms. The proposed addition will be constructed of cementitious siding while the front of the structure will retain the existing exterior quality building materials, including a brick exterior, that provide durability and consistency with other dwellings found in the area.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality conversion of the existing building will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposal will retain the majority of the existing exterior of the structure. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the renovation and conversion of the existing building into a two-family dwelling. The structure has been thoughtfully designed in order to provide appropriate, high-quality dwelling units. The request offers compatibility with goals contained within the City's Master Plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood. It will help maintain an active, pedestrian friendly traditional neighborhood streetscape in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right in the vicinity.



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

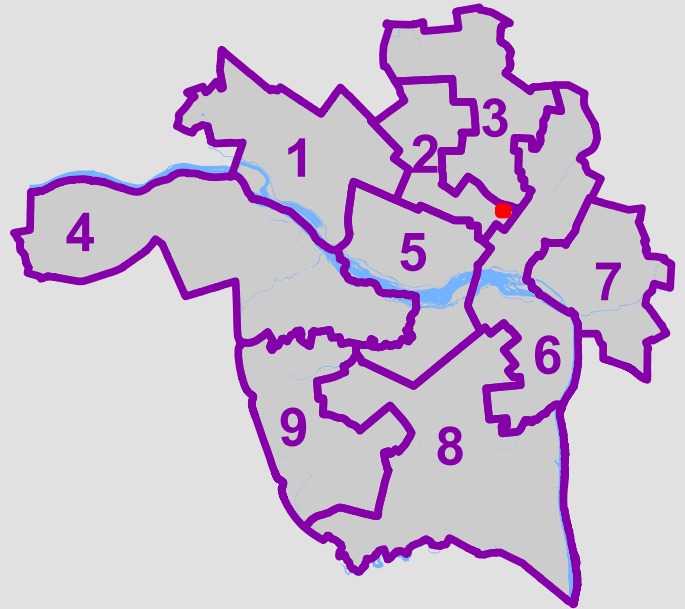
Special Use Permit

LOCATION: 100 West Leigh Street

APPLICANT: Edward Echeverry

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 100 West Leigh Street, for the purpose of a two-family attached dwelling, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger
at 804-646-5789 or matthew.ebinger@richmondgov.com*



MEDVENE RESIDENCE

AREA CALCULATIONS

Heated Area	
1st Floor Livable	1316 SF
2nd Floor Livable	1318 SF
	2633 SF
Unheated Area	
Front Porch	53 SF
	53 SF
Total	2687 SF

MULTI FAMILY DWELLING
RENOVATION
2 STORY 25'-2" FROM
APPROXIMATE GRADE

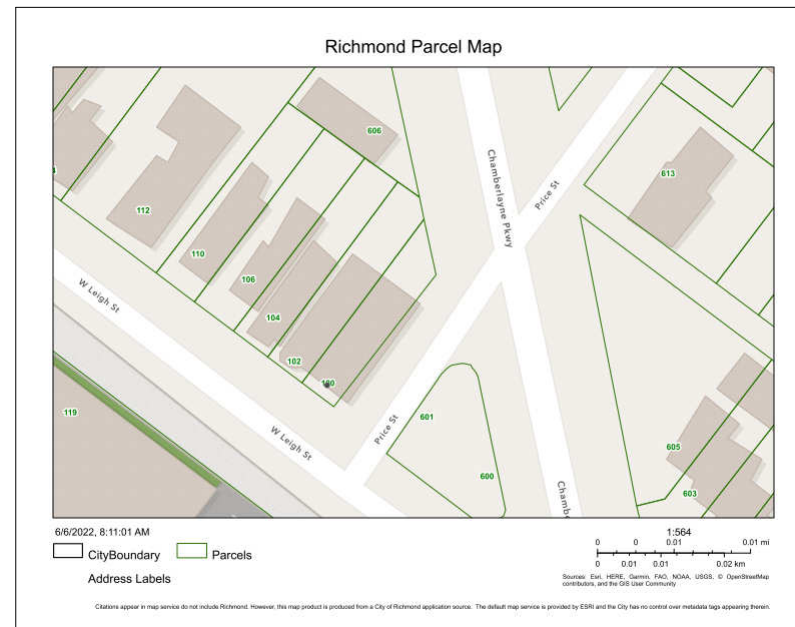
OCCUPANCY R-5
CONSTRUCTION TYPE VA

VIRGINIA CONSTRUCTION CODE (VCC) 2018

THE FOLLOWING STRUCTURAL
REQUIREMENTS ARE SPECIFIC TO
RICHMOND, VIRGINIA
FROST DEPTH-18 INCHES
DESIGN WIND SPEED - 90MPH, 3-
SECOND GUST
ULTIMATE DESIGN WIND SPEED
FOR RISK
CATEGORY II BUILDINGS -115 MPH
SNOW LOAD - 20 PSF



100 W. LEIGH ST



SHEET INDEX

0-COVER

A-0.00	Cover
A-0.10	Site Plan
A-0.21	General Notes & Specifications

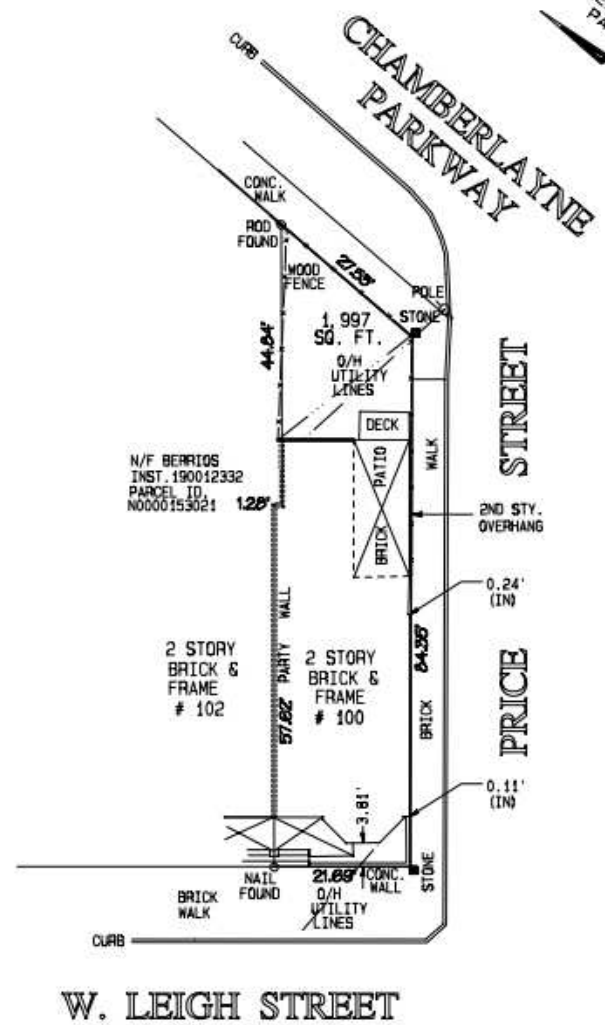
2-ARCHITECTURE

A-1.00	Existing/Demo Foundation Plan
A-1.50	Proposed Foundation Plan
A-2.00	Existing/Demo 1st Floor Plan
A-2.10	1st Floor Plan
A-2.30	Second Floor Framing
A-2.40	Existing/Demo 2nd Floor plan
A-2.50	Proposed 2nd Floor Plan
A-2.60	Second Floor Ceiling Plan
A-2.70	Roof Plan
A-3.00	Existing Elevations
A-3.10	Proposed Elevations
A-4.00	House Sections
A-6.00	Standard Details
A-6.25	Door and Window Schedule

PERMIT SET

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): SAMUEL MEDVENE INST 210020760 PARCEL ID N0000153020

DEED BK. 122
PAGE 77



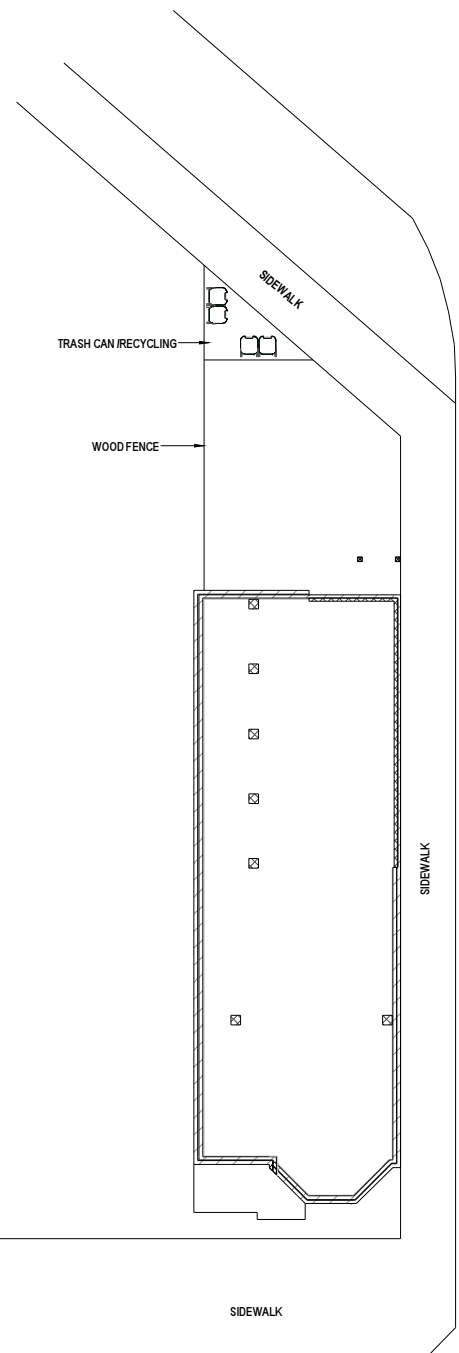
W. LEIGH STREET
**SURVEY & PLAT OF No.100 W. LEIGH STREET,
 IN THE CITY OF RICHMOND, VIRGINIA**
 SCALE: 1" = 20'



THIS IS TO CERTIFY THAT ON AUGUST 4, 2022 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

FREDERICK A. GIBSON & ASSOCIATES, P.C.
 LAND SURVEYORS
 2361 JUDES FERRY ROAD
 POWHATAN, VIRGINIA 23139
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND
 ○ = IRON ROD FOUND
 ● = IRON ROD SET
 UNLESS OTHERWISE NOTED.
 PROJECT # 2208-01 PL



1 SITE PLAN
 A-0.10 1" = 20'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



CLIENT	MEDVENE RESIDENCE
	ADDRESS 100 W. LEIGH ST
PROJECT	RENOVATION
	SHEET Site Plan

ISSUE DATE 10/3/22
DRAWN BY PINNACLE DESIGN
SHEET NUMBER A-0.10

© Copyright 2022
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

GENERAL NOTES:

- 1) INFORMATION ON PLANS SUPERCEDES GENERAL NOTES.
- 2) ALL WORK SHALL CONFORM WITH ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE VIRGINIA UNIFORM BUILDING CODE & THE INTERNATIONAL RESIDENTIAL CODE (2018).
- 3) ALL TRADES SHALL FURNISH ALL LABOR, MATERIALS & PERFORM ALL WORK NECESSARY, INDICATED OR REASONABLY INFERRED OR REQUIRED BY ANY CODE W/ JURISDICTION TO COMPLETE THEIR SCOPE OF WORK.
- 4) VERIFY ALL FIELD CONDITIONS & PLANS. CONTACT CONSTRUCTION SUPERVISOR IMMEDIATELY WITH ANY CONFLICTS BETWEEN THESE PLANS & EXISTING FIELD CONDITIONS BEFORE BEGINNING WORK.
- 5) IT IS THE CUSTOMER'S RESPONSIBILITY TO PROVIDE ALL WATER & SEWER CONNECTIONS TO THE RESIDENCE. PLEASE COORDINATE IN ADVANCE ALL FEES, APPLICATIONS & AUTHORITIES INVOLVED IN THE CONNECTION OF WATER & SEWER.

GENERAL FOUNDATION NOTES:

- 1) ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED (VIRGIN) SOIL OR COMPACTED FILL MATERIAL WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF.
- 2) ALL FOOTINGS SHALL BEAR AT A MINIMUM OF 18" BELOW ADJACENT EXTERIOR GRADE.
- 3) FOR ADDITIONAL FOOTING AND FOUNDATION INFORMATION, REFER TO BUILDING SECTION(S).
- 4) ALL CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM 28-DAY DESIGN COMPRESSIVE STRENGTH OF 3000 PSI
- 5) FOOTING DESIGN BASED UPON ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.
- 6) NOTIFY THE CONSTRUCTION SUPERVISOR BEFORE BEGINNING WORK ON ANY DISTURBED, UNSTABLE OR UNSUITABLE SOIL CONDITIONS.
- 7) CONCRETE THAT IS EXPOSED TO WEATHER SHALL ATTAIN MIN. 3,000 PSI @ 28 DAYS U.N.O. AND BE AIR ENTRAINED. (INCLUDING GARAGE SLABS).
- 8) SLABS SHALL HAVE CONTROL JOINTS IN PLACE WITHIN 48 HOURS AFTER POUR.
- 9) CONTROL JOINTS SHALL BE 1/4 OF THE SLAB THICKNESS.
- 10) CONT. FOOTINGS @ FOUNDATIONS W/ 4" BRICK & 8" BLOCK SHALL BE 24" WIDE X 8" THICK, U.N.O.
- 11) CONT. FOOTINGS @ FOUNDATIONS W/ 8" PARGED BLOCK SHALL BE 20" WIDE X 8" THICK, U.N.O.
- 12) PROVIDE 1/2" DOUBLE GALV. FOUNDATION ANCHOR BOLTS MAX. 6" O.C. & MAX. 1-0" FROM CORNERS. SECURE TO SILL PLATE OR BOTTOM PLATE W/ 1/2" WASHER & NUT.
- 13) PROVIDE 6 MIL POLY VAPOR BARRIER OVER INSIDE GRADE.
- 14) DOUBLE JOIST UNDER PARALLEL PARTITIONS ABOVE. SEE FRAMING PLAN.
- 15) LAP ALL FLOOR JOIST OVER GIRDER MIN. 3".
- 16) PROVIDE CHEMICAL TERMITE TREATMENT.
- 17) PROVIDE 16" X 8" FOUNDATION VENTS AS NOTED ON FOUNDATION PLAN. VINYL PROHIBITED R408.2. INCLUDE MIN. (1) VENT WITHIN 3-0" OF EACH CORNER.
- 18) STUB UP REBAR IN FOOTING FOR GROUNDING NEAR HATCH LOCATION IN INTERIOR OF FOUNDATION.
- 19.) CONCRETE MASONRY UNITS (CMU) SHALL MEET THE FOLLOWING REQUIREMENTS:
 - i. HOLLOW LOAD BEARING ASTM C-90
 - ii. SOLID LOAD BEARING ASTM C-145
 - iii. HOLLOW NON LOAD BEARING ASTM C-129

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

GENERAL ELECTRICAL NOTES:

- 1) ELECTRICAL CONTRACTOR TO DESIGN & INSTALL COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE W/ THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL ELECTRICAL CODES, & THE LOCAL UTILITY COMPANY'S REQUIREMENTS.
- 2) ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. ALL EXPOSED CONDUIT SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS. JUNCTION BOXES SHALL BE SECURELY FASTENED, SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.
- 3) SIZE AND PROVIDE ADDITIONAL CIRCUITRY BASED ON DEMAND OF SCHEDULED FIXTURES AND EQUIPMENT. INCLUDE A REASONABLE ALLOWANCE FOR SPARE CIRCUITS AND FUTURE EXPANSION.
- 4) THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET AND SWITCH ARRANGEMENTS, AND EQUIPMENT PRIOR TO ROUGH-IN.
- 5) AFTER PLACING ALL JUNCTION BOXES, PROVIDE A "JUNCTION BOX WALKTHROUGH " WITH THE SUPERVISOR TO VERIFY FINAL LOCATIONS OF ALL FIXTURES, SWITCHES AND OUTLETS.
- 6) ROUTE WIRING TO ENSURE CONCEALED PLACEMENT WITHIN STRUCTURE, WITHOUT COMPROMISING STRUCTURAL MEMBERS, AND WITHOUT REQUIRING ADDITIONAL SOFFITS OR CHASES. ALL HOLES AND OTHER CUTS IN STRUCTURAL MEMBERS FOR WIRING SHALL BE MADE WITHIN THE GUIDELINES OF MEMBER'S MANUFACTURERS OR TRADE COUNCILS RECOMMENDATIONS.
- 7) THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL WIRING MATERIALS AND MAKE ALL FINAL ELECTRICAL CONNECTIONS FOR ALL PERMANENTLY INSTALLED APPLIANCES SUCH AS, BUT NOT LIMITED TO, FURNACE, WATER HEATER, WATER PUMP, BUILT-IN RANGES AND OVENS, DISHWASHERS AND CLOTHES DRYERS.
- 8) SWITCHES AND RECEPTACLES TO BE WHITE AND OF STANDARD GRADE WITH PLASTIC COVER PLATES UNLESS NOTED OTHERWISE.
- 9) ALL FLUSH SWITCHES SHALL BE MOUNTED 46 INCHES TO CENTER ABOVE THE FINISHED FLOOR UNLESS NOTED OTHERWISE. RECEPTACLE OUTLETS SHALL BE MOUNTED 12 INCHES TO CENTER ABOVE THE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- 10) RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL IS MORE THAN 6 FEET APART, MEASURED HORIZONTALLY WHERE THERE IS NO COUNTER SPACE
- 11) AT COUNTERTOP LOCATIONS, RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2 FEET APART, MEASURED HORIZONTALLY.
- 12) A RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND HAVING A LONG DIMENSION OF 24 INCHES OR GREATER.
- 13) FURNISH AND INSTALL WHERE INDICATED, GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLES (GFI) TO PROVIDE GROUND-FAULT CIRCUIT PROTECTION AS REQUIRED BY THE CURRENT NATIONAL ELECTRICAL CODE.
- 14) RECEPTACLES SHALL BE CENTERED UNDER WINDOWS WHERE APPLICABLE UNLESS NOTED OTHERWISE.
- 16) INSTALL LAMPS FOR ALL FIXTURES.
- 17) PROVIDE AND INSTALL EXHAUST FANS IN ALL BATHROOMS; VENT TO EXTERIOR. EXHAUST FANS TO BE MOISTURE RATED.
- 18) SEAL ALL PENETRATIONS MADE THROUGH FOUNDATIONS, WALLS AND ROOFS.
- 19) ALL SMOKE DETECTORS TO BE INSTALLED AS REQUIRED BY INTERNATIONAL RESIDENTIAL CODE AND ARE TO BE INTERCONNECTED FOR ALARM AT EACH STATION, SUCH THAT ALARM AT ANY ONE STATION WILL RESULT IN ALARM AT ALL STATIONS. SMOKE DETECTORS WILL BE HARDWIRED WITH BATTERY BACK UP.
- 20) PROVIDE AT LEAST (1) RECEPTACLE IN HALLWAYS 10' OR LONGER.
- 21) PROVIDE AT LEAST (1) GFI RECEPTACLE ADJACENT TO EACH BASIN IN BATHROOMS.
- 22) PROVIDE AT LEAST (2) EXTERIOR WEATHERPROOF RECEPTACLES AS REQUIRED BY CURRENT ELEC. CODE.
- 23) PROVIDE AT LEAST (1) EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 25" OF HVAC EQUIPMENT LOCATED IN ATTICS OR CRAWL SPACES FOR SERVICING OF EQUIPMENT.
- 24) PROVIDE MIN. (1) RECEPTACLE FOR LAUNDRY.
- 25) NO PART OF CORD-CONNECTED, TRACK, PENDANT OR HANGING FIXTURE OR CEILING FAN SHALL BE WITHIN A ZONE MEASURING 3-0" HORIZ. & 8-0" VERT. FROM THE TOP OF A TUB RIM.
- 26) PROVIDE SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES IN ALL CLOSETS W/ COMPLETELY ENCLOSED LAMP ABOVE DOOR OR CEILING W/ MIN. 24" HORIZ. CLEARANCE BETWEEN FIXTURE & NEAREST EDGE OF STORAGE SPACE.
- 27) PROVIDE LIGHT FIXTURES AT ALL STAIR LANDINGS W/ SWITCHES @ EACH LEVEL SEPARATED BY 6 STEPS OR MORE.

GENERAL HVAC NOTES:

- 1) HVAC CONTRACTOR IS RESPONSIBLE FOR ACCURATELY SIZING EQUIPMENT, SUPPLY VENTS & RETURN(S) BASED ON (1) TON PER 650 HEATED SQUARE FEET.
- 2) HVAC CONTRACTOR SHALL NOT BLOCK ATTIC ACCESS WITH SUPPLY OR RETURN DUCTWORK.

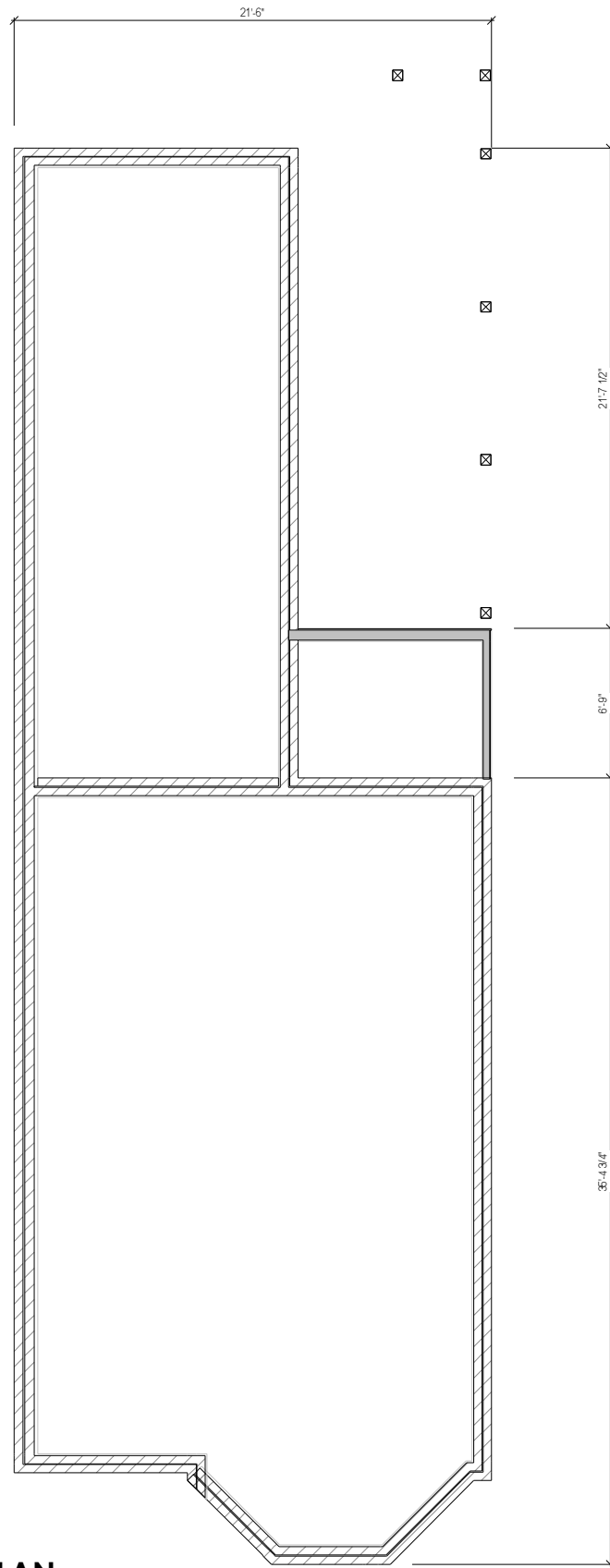
CLIENT	MEDVENE RESIDENCE
ADDRESS	100 W. LEIGH ST

PROJECT	RENOVATION
SHEET	General Notes & Specifications

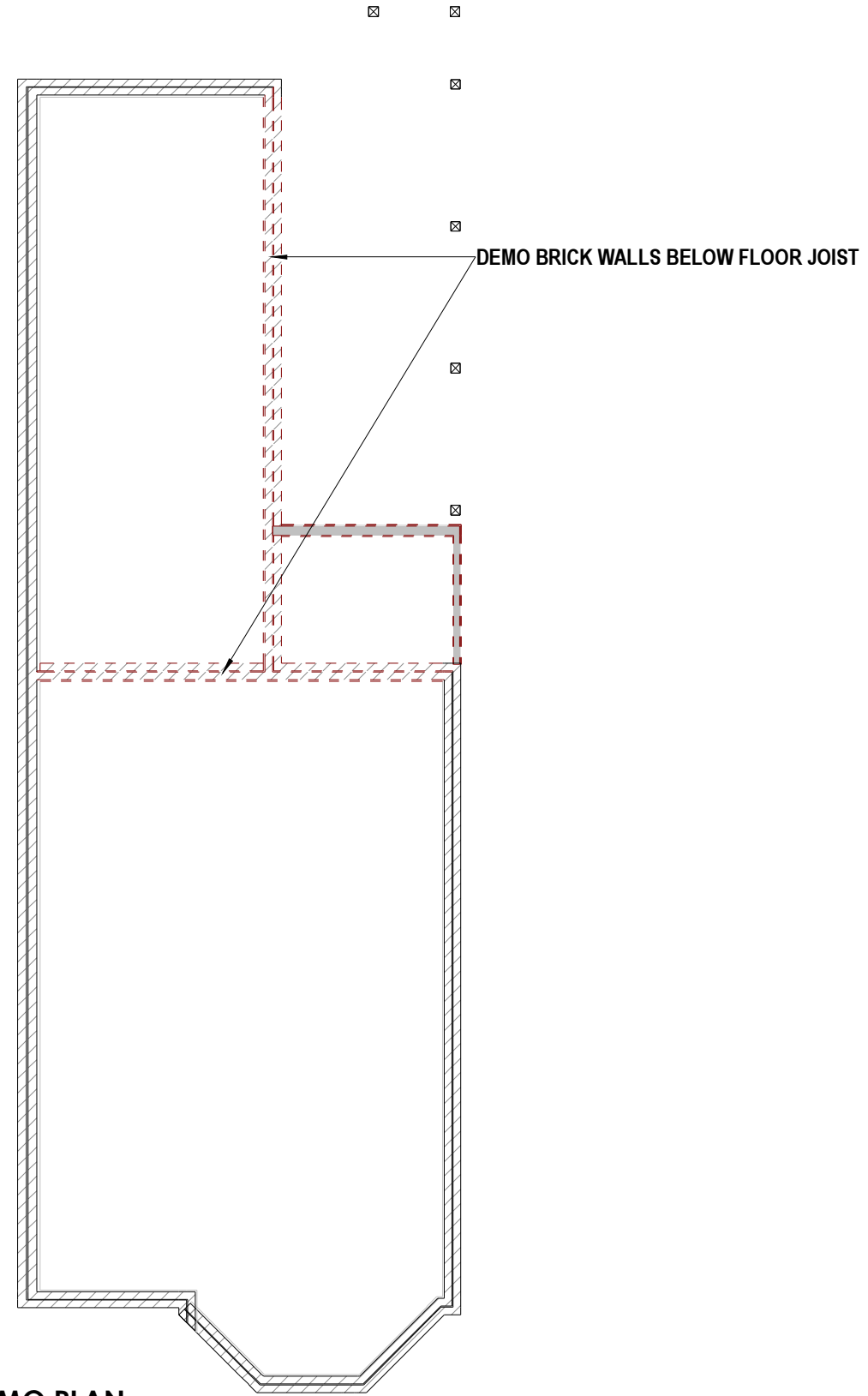
ISSUE DATE	10/3/22
------------	---------

DRAWN BY	PINNACLE DESIGN
----------	------------------------

SHEET NUMBER	A-0.21
--------------	---------------



1 EXISTING FOUNDATION PLAN
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

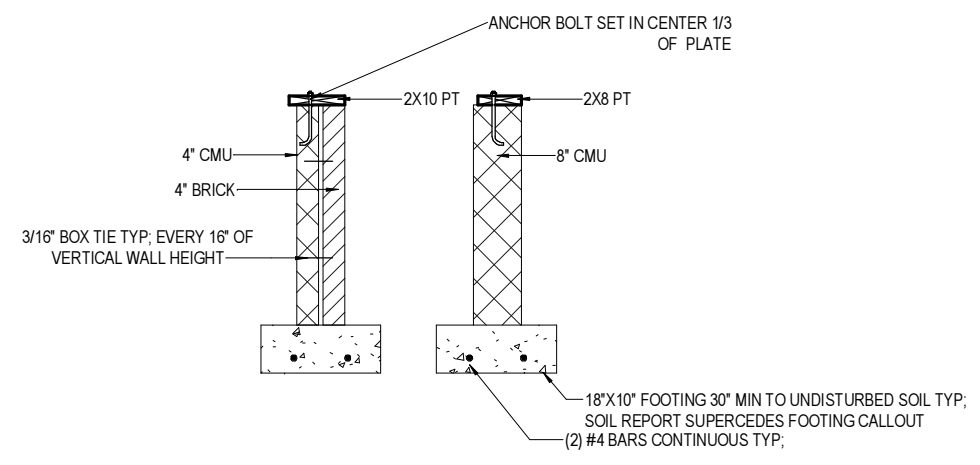


2 FOUNDATION DEMO PLAN
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

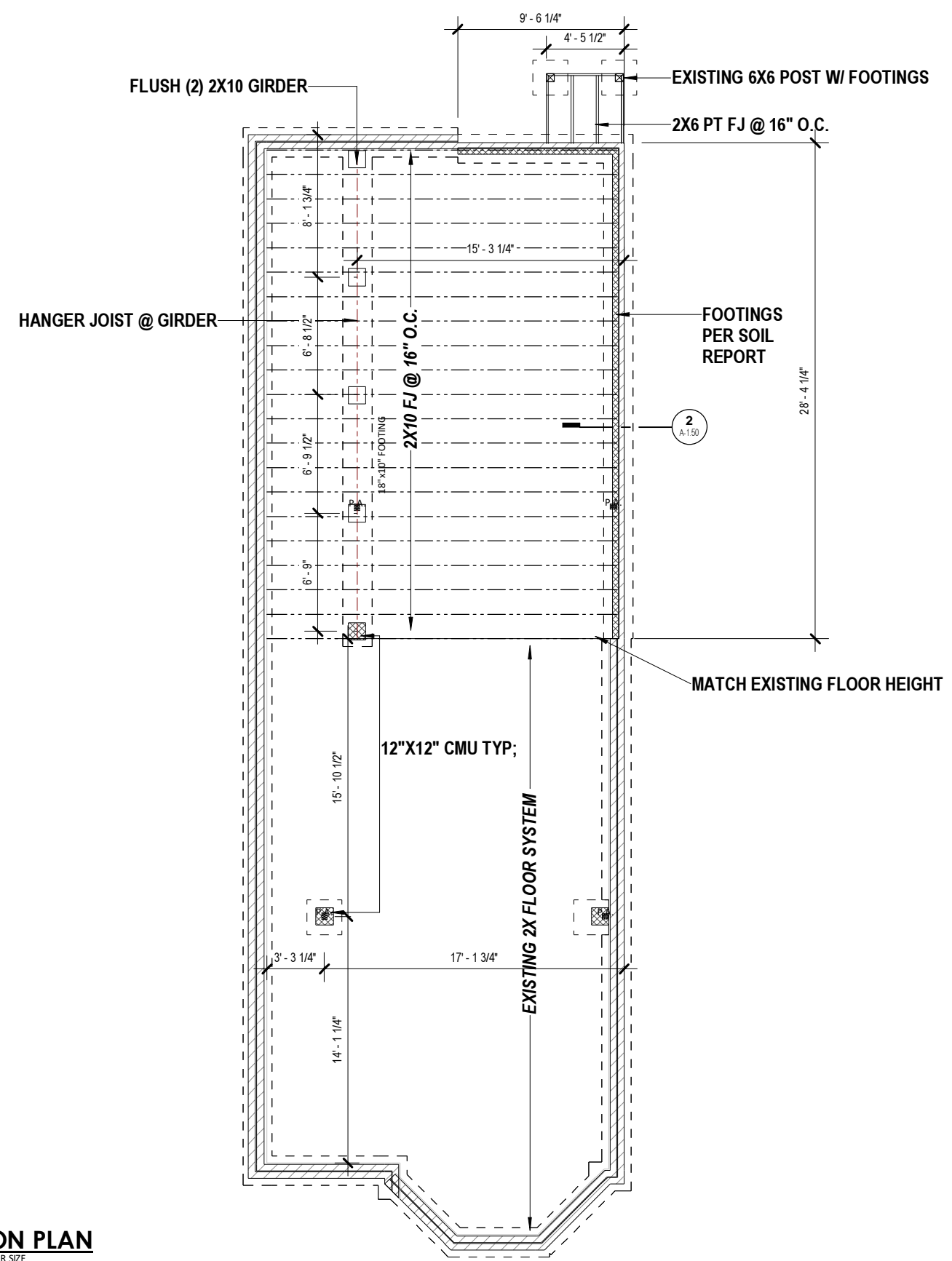
© Copyright 2022
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

<small>PROJECT</small> RENOVATION	<small>CLIENT</small> MEDVENE RESIDENCE
	<small>ADDRESS</small> 100 W. LEIGH ST
<small>SHEET</small> Existing/Demo Foundation Plan	

<small>ISSUE DATE</small> 10/3/22
<small>DRAWN BY</small> PINNACLE DESIGN
<small>SHEET NUMBER</small> A-1.00



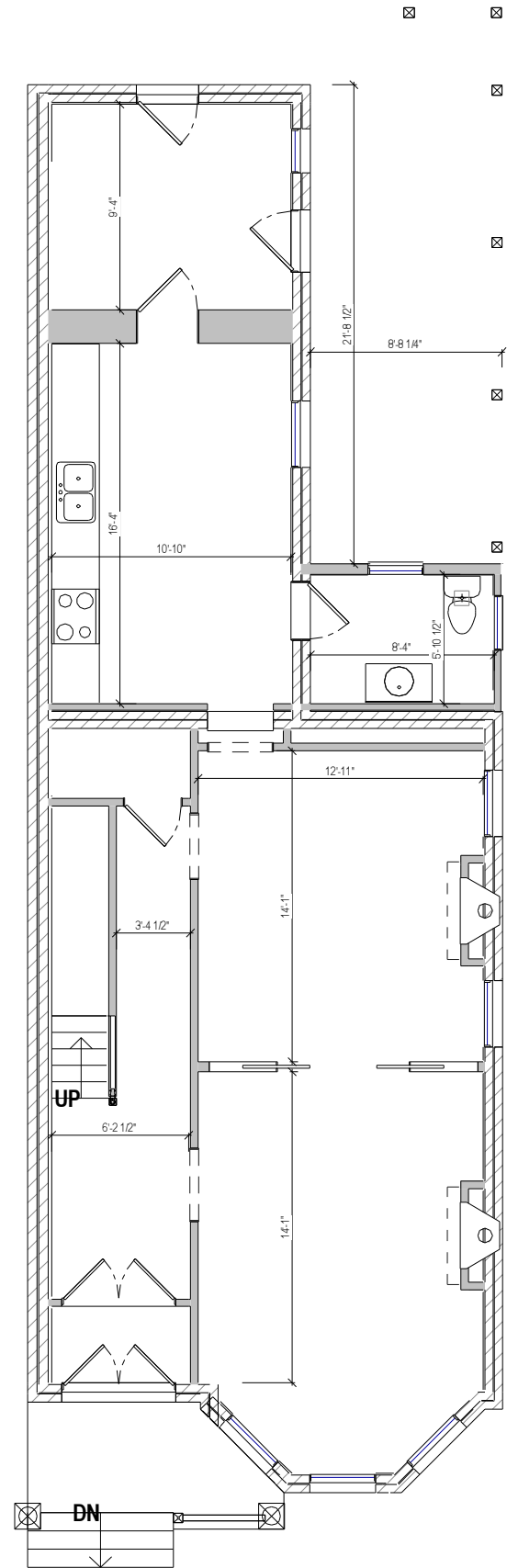
2 WALL TYPES FD
A-1.50 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



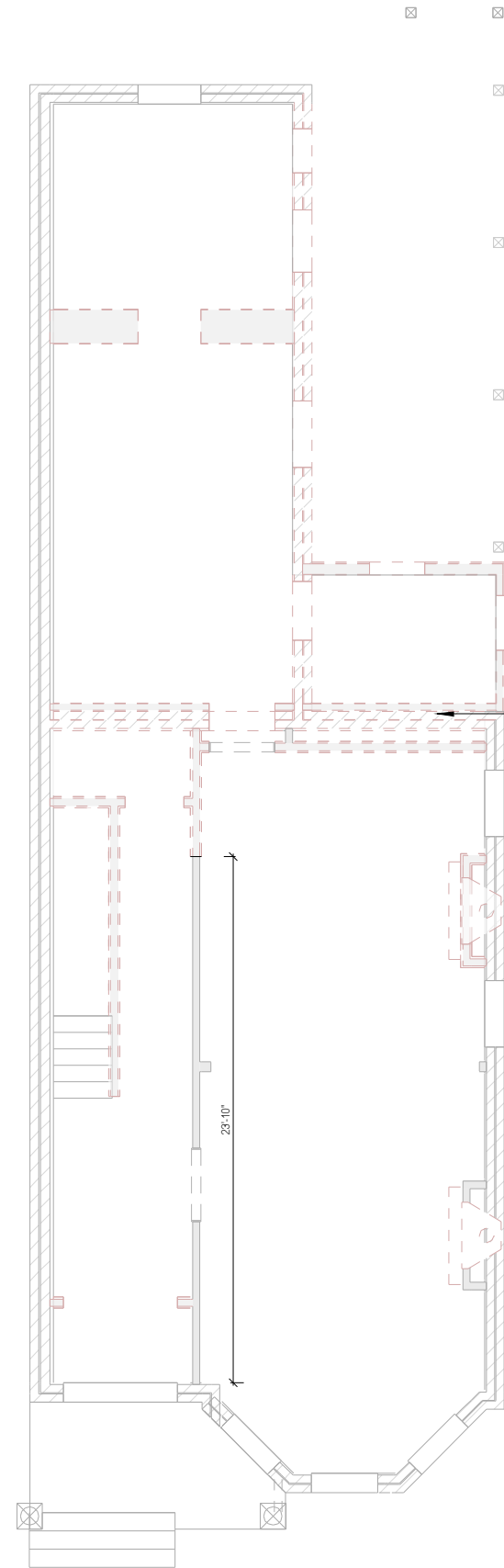
1 PROPOSED FOUNDATION PLAN
A-1.50 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT	MEDVENE RESIDENCE	
	ADDRESS	100 W. LEIGH ST
PROJECT	RENOVATION	
SHEET	Proposed Foundation Plan	
ISSUE DATE	10/3/22	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	A-1.50	



1 EXISTING 1ST FLOOR
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 1ST FLOOR DEMO PLAN
A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

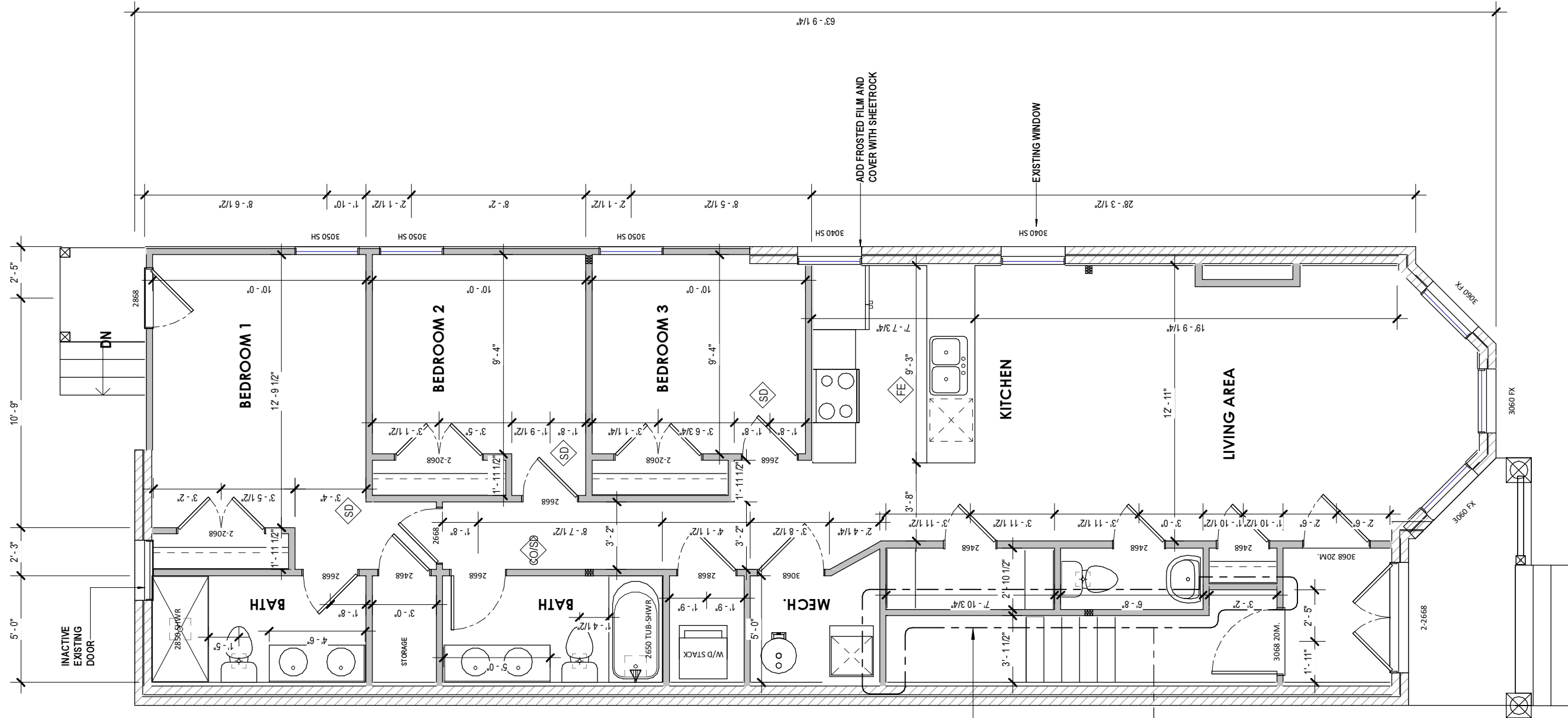
DEMO HIGHLIGHTED WALLS

© Copyright 2022
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

PROJECT	RENOVATION	CLIENT	MEDVENE RESIDENCE
	Existing/Demo 1st Floor Plan	ADDRESS	100 W. LEIGH ST
ISSUE DATE		10/3/22	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-2.00	

NOTE:

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



UNIT A

SEE ATTACHED SEPERATION DETAIL

2 PROPOSED 1ST FLOOR PLAN

A-2.10 3/16" = 1'-0" WHEN PRINTED ON 11"x17" ANSI B PAPER SIZE

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT
MEDVENE RESIDENCE

ADDRESS
100 W. LEIGH ST

PROJECT
RENOVATION

SHEET
1st Floor Plan

ISSUE DATE

10/3/22

DRAWN BY

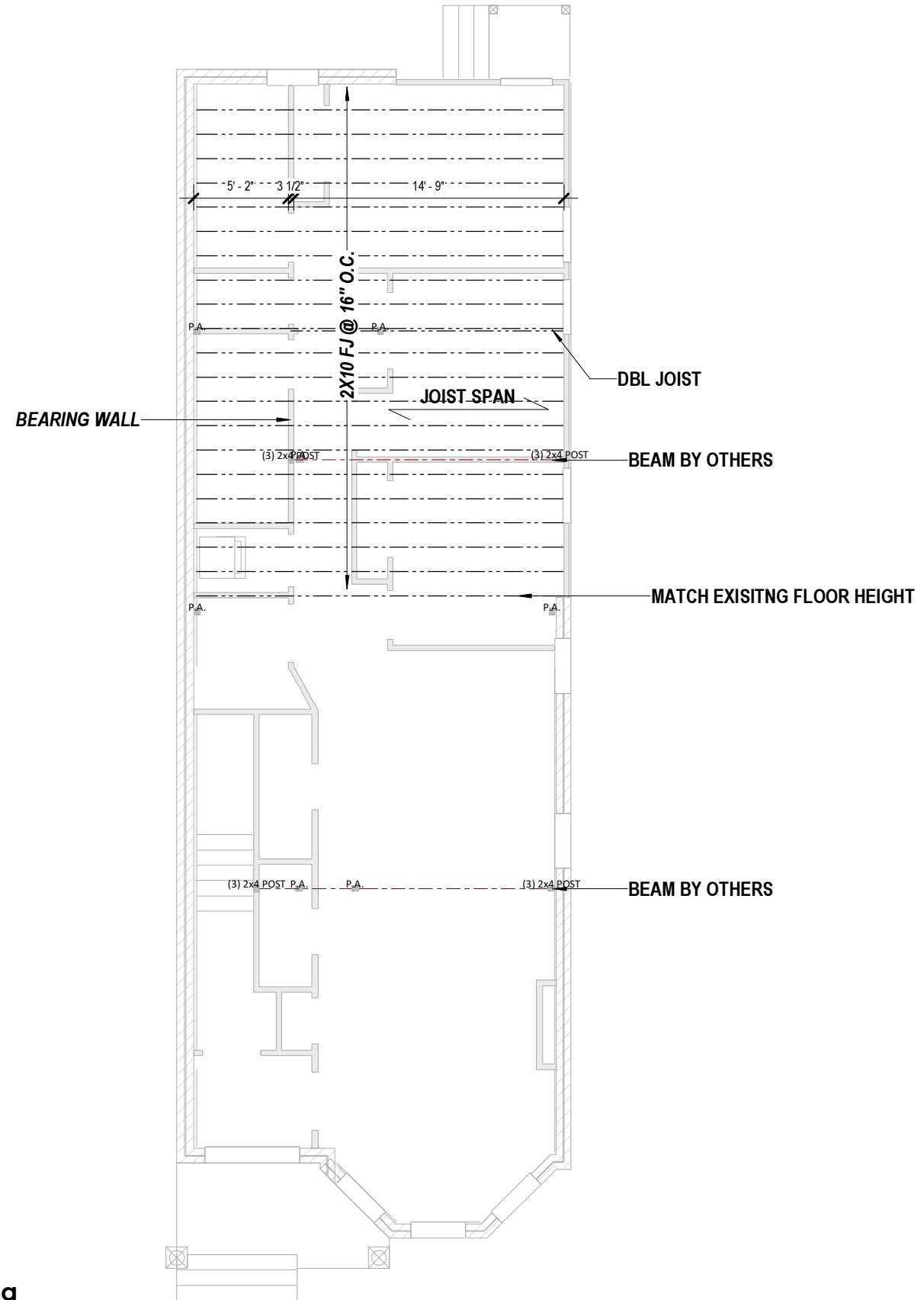
**PINNACLE
DESIGN**

SHEET NUMBER

A-2.10

NOTE:

- 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
- 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
- 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
- 4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



1 Second Floor Framing
A-2.30 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT
MEDVENE RESIDENCE

ADDRESS
100 W. LEIGH ST

PROJECT
RENOVATION

SHEET
Second Floor Framing

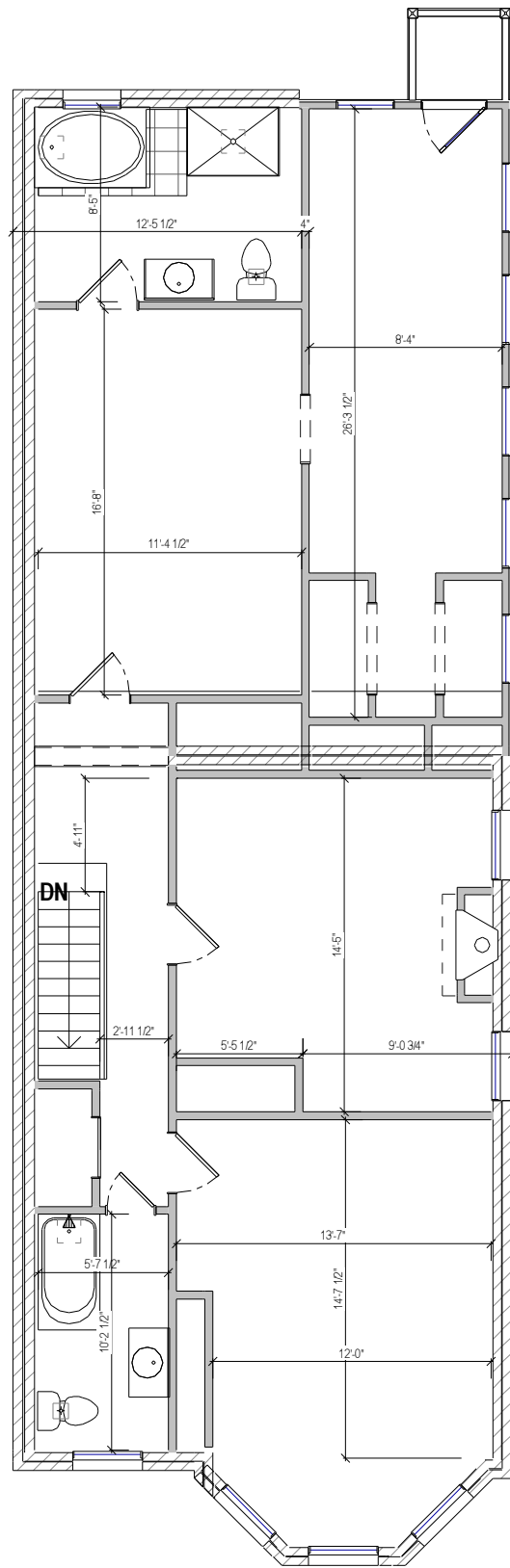
ISSUE DATE
10/3/22

DRAWN BY

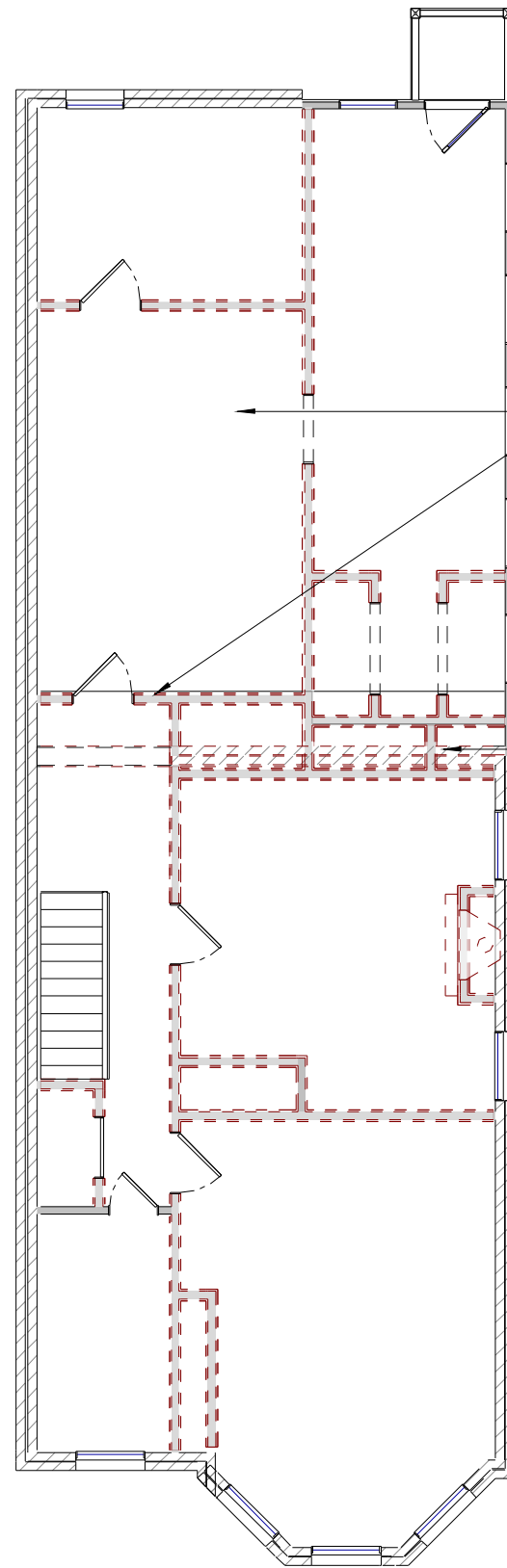
**PINNACLE
DESIGN**

SHEET NUMBER

A-2.30



2 EXISTING 2ND FLOOR PLAN
 A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



1 2ND FLOOR DEMO PLAN
 A-2.40 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

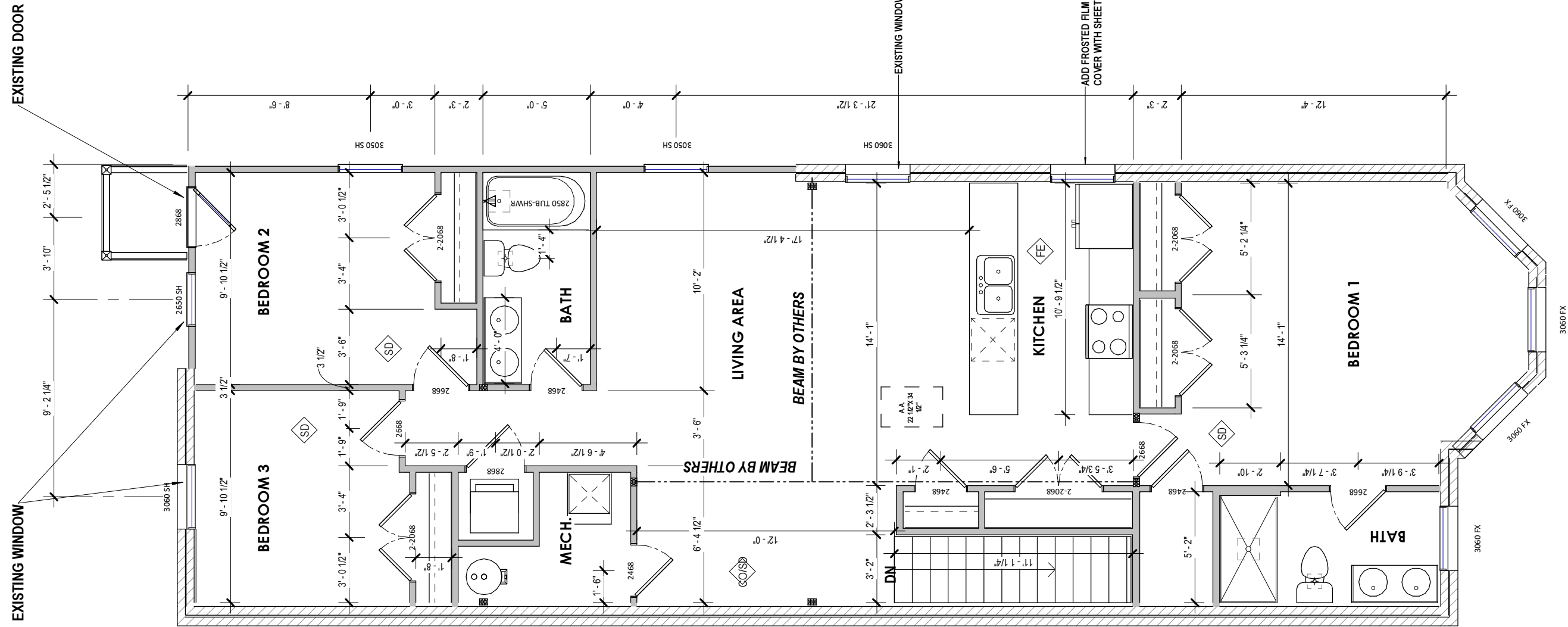
© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

PROJECT	MEDVENE RESIDENCE	
	CLIENT	ADDRESS
SHEET	100 W. LEIGH ST	
	Existing/Demo 2nd Floor plan	
ISSUE DATE		
10/3/22		
DRAWN BY		
PINNACLE DESIGN		
SHEET NUMBER		
A-2.40		

NOTE:

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



UNIT B

2 PROPOSED 2ND FLOOR PLAN
3/16" = 1'-0" WHEN PRINTED ON 11"X17" / ANSI B PAPER SIZE

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

PROJECT	RENOVATION	CLIENT	MEDVENE RESIDENCE
	SHEET		Proposed 2nd Floor Plan
ISSUE DATE	10/3/22	ADDRESS	100 W. LEIGH ST
DRAWN BY	PINNACLE DESIGN		
SHEET NUMBER	A-2.50		

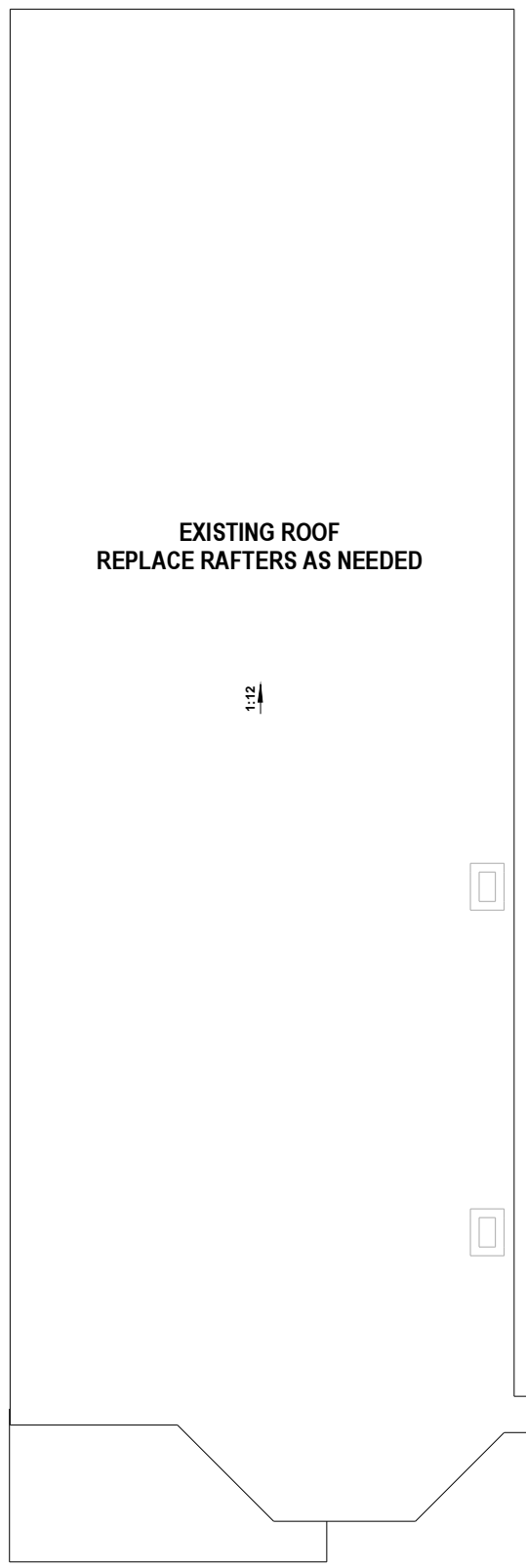


1 PROPOSED 2ND FLOOR CEILING PLAN
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

PROJECT	RENOVATION
	Second Floor Ceiling Plan
CLIENT	MEDVENE RESIDENCE
ADDRESS	100 W. LEIGH ST

ISSUE DATE	10/3/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-2.60



EXISTING ROOF
REPLACE RAFTERS AS NEEDED

1:12

1 ROOF PLAN
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

PROJECT	RENOVATION	CLIENT	MEDVENE RESIDENCE
	SHEET	Roof Plan	ADDRESS 100 W. LEIGH ST
ISSUE DATE		10/3/22	
DRAWN BY		PINNACLE DESIGN	
SHEET NUMBER		A-2.70	



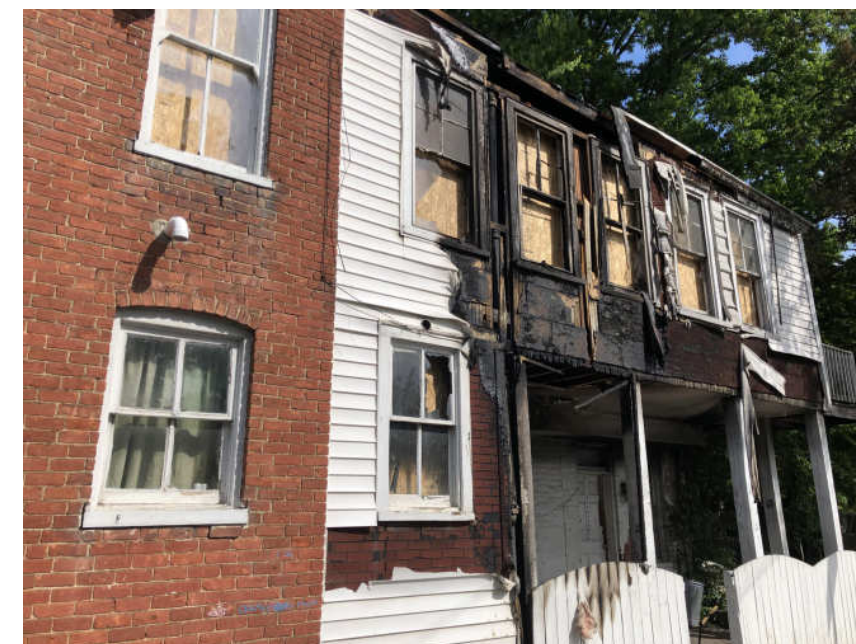
1 FRONT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 REAR VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

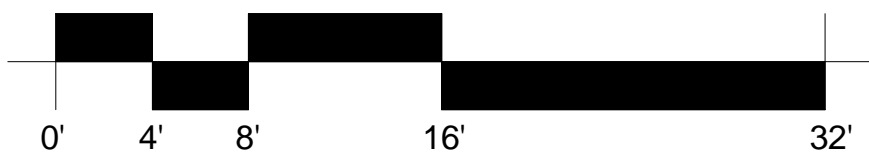


3 RIGHT VIEW
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

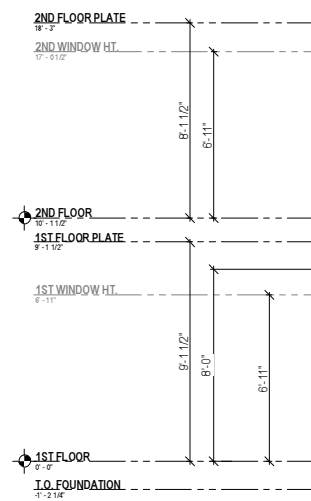
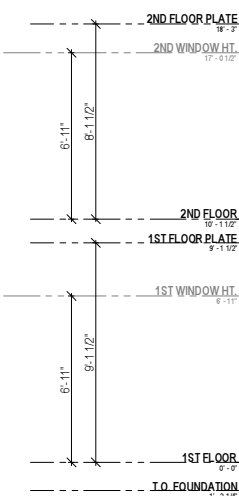
CLIENT	MEDVENE RESIDENCE	
	ADDRESS	100 W. LEIGH ST
PROJECT	RENOVATION	
	SHEET	Existing Elevations
ISSUE DATE	10/3/22	
DRAWN BY	PINNACLE DESIGN	
SHEET NUMBER	A-3.00	



1 FRONT VIEW
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



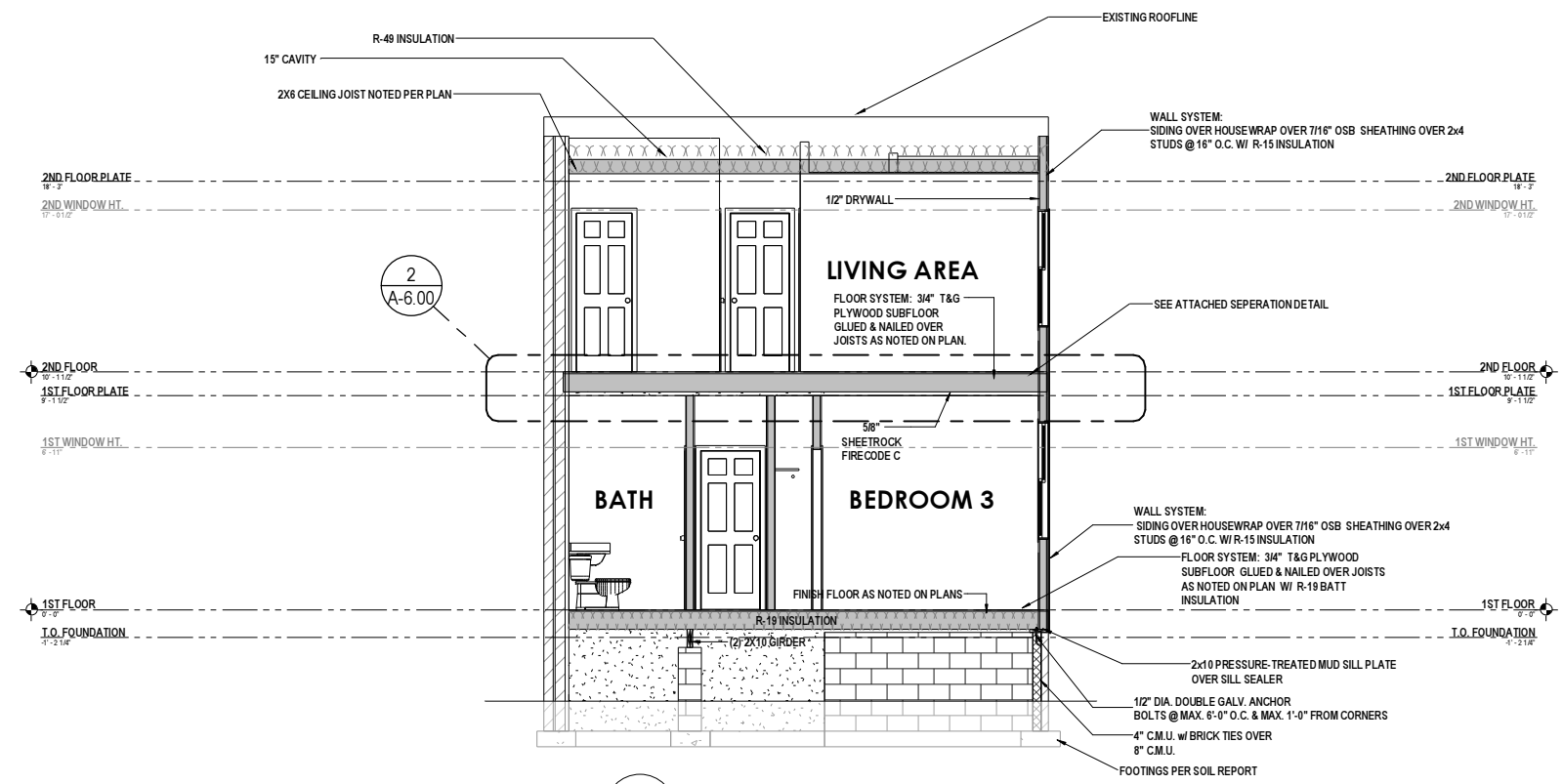
2 REAR VIEW
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



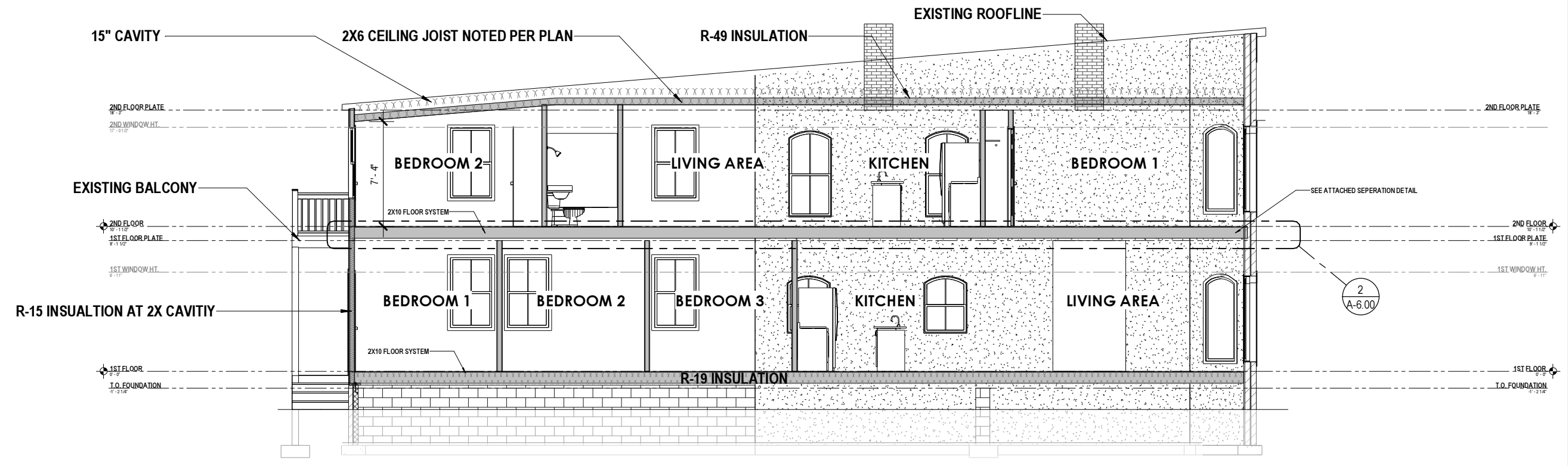
3 RIGHT VIEW
A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022
This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT	MEDVENE RESIDENCE
ADDRESS	100 W. LEIGH ST
PROJECT	RENOVATION
SHEET	Proposed Elevations
ISSUE DATE	10/3/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-3.10



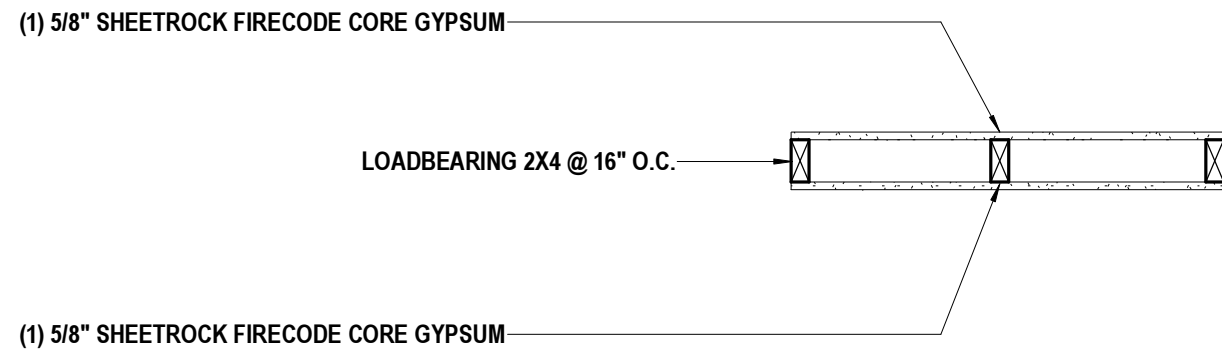
1 HOUSE SECTION 1
 A-4.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 HOUSE SECTION 2
 A-4.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

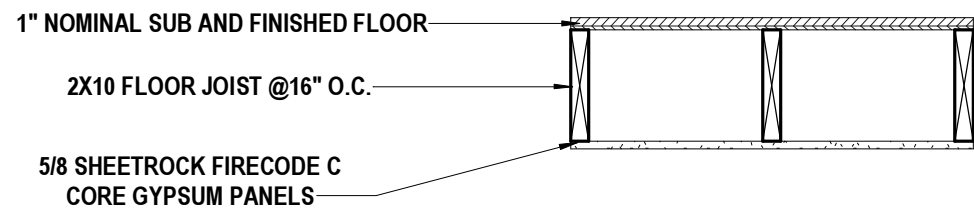
© Copyright 2022
 This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT	MEDVENE RESIDENCE
ADDRESS	100 W. LEIGH ST
PROJECT	RENOVATION
SHEET	House Sections
ISSUE DATE	10/3/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-4.00



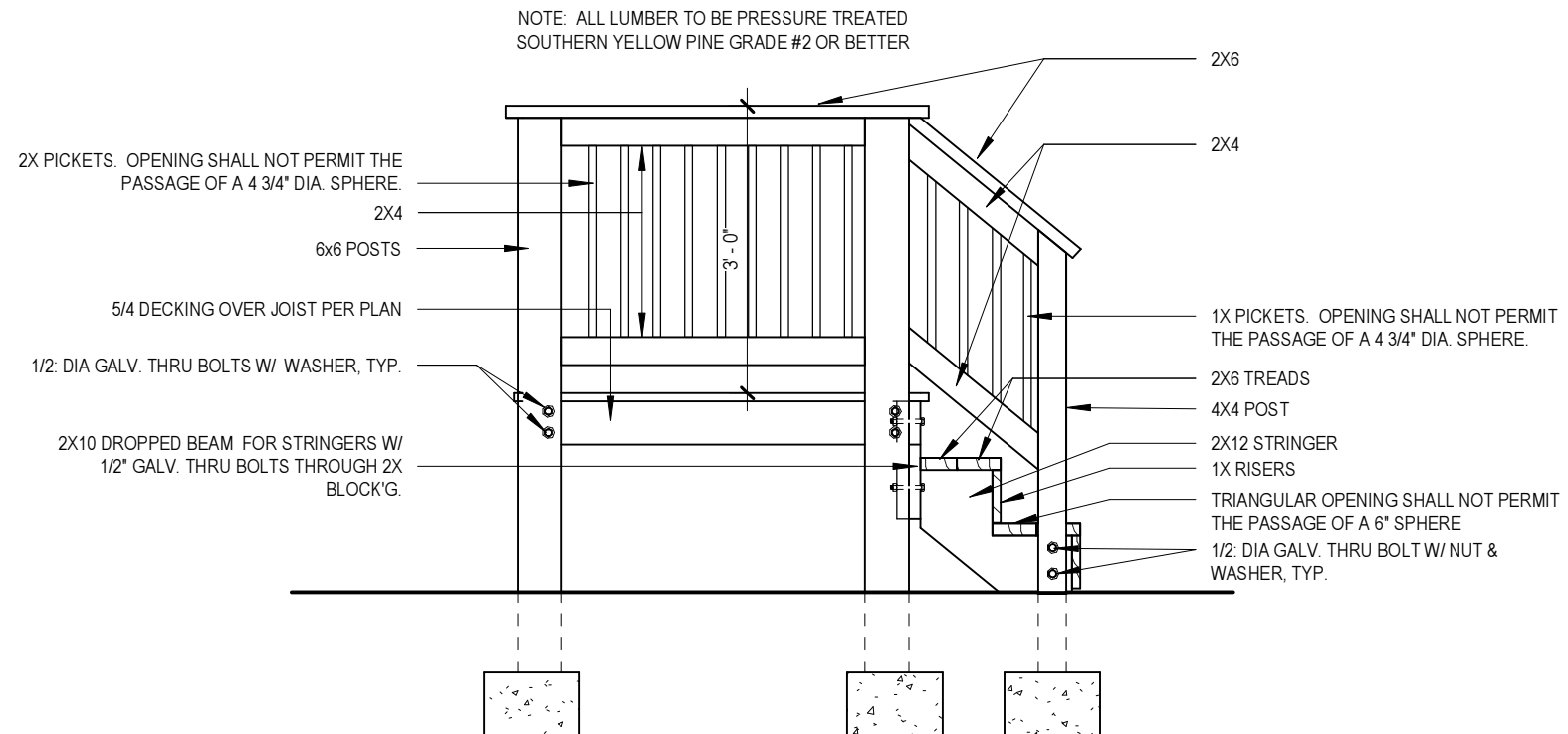
1 UL DES U 305 (1 HOUR FIRE SEPERATION)

A-6.00 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 UL DES L501 (1 HOUR FIRE SEPERATION CEILING)

A-6.00 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



3 TYPICAL FREE STANDING STOOP DETAIL

A-6.00 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

© Copyright 2022

This Drawings and Design in-whole or in-part shall not be reproduced or copied without written permission from.

CLIENT	MEDVENE RESIDENCE
ADDRESS	100 W. LEIGH ST
PROJECT	RENOVATION
SHEET	Standard Details
ISSUE DATE	10/3/22
DRAWN BY	PINNACLE DESIGN
SHEET NUMBER	A-6.00

DOOR SCHEDULE			
Type	Count	Comments	Construction Type

Door_ Single Swing Fire Rated 3068	2	New	
Door_ Exterior Double Swing 2668	1	Existing/White	Wood
Door_ Exterior Single Swing 2/3 Lite 2868	1	Existing/White	Wood
Door_ Exterior Single Swing 2868	2	1 Existing , 1 New White	Wood
Door_ Interior Double Swing 2068	8	New	
Door_ Interior Single Swing 2468	8	New	
Door_ Interior Single Swing 2668	9	New	
Door_ Interior Single Swing 2868	2	New	
Door_ Interior Single Swing 3068	1	New	

Grand total: 34

WINDOW SCHEDULE			
Type	Count	Comments	Construction Type

Window_ Fixed Arch Top 3060	7	Existing/ White	Wood
Window_ Single Hung 2650	1	New / White	Wood
Window_ Single Hung 3050	5	New / White	Wood
Window_ Single Hung 3060	1	Existing/ White	Wood
Window_ Single Hung Arch Top 3040	2	Existing/ White	Wood
Window_ Single Hung Arch Top 3060	2	Existing/ White	Wood

Grand total: 18

<small>CLIENT</small>	MEDVENE RESIDENCE
<small>PROJECT</small>	RENOVATION
<small>ADDRESS</small>	100 W. LEIGH ST
<small>SHEET</small>	Door and Window Schedule

<small>ISSUE DATE</small> 10/3/22
<small>DRAWN BY</small> PINNACLE DESIGN
<small>SHEET NUMBER</small> A-6.25