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March 26, 2021

TO: **Commission of Architectural Review**
City of Richmond, VA
900 E Broad St, Rm 510
Richmond, VA 23219

RE: Application for Multiple Properties at the corner of
N 26th and M Streets
currently the Bowler School Property
2516 E Leigh St
Richmond, VA 23223

ATTACHMENTS: 1 copy - Application form including plans, building elevations, context views and notes
1 copy - Application form signed by the property owner
[delivered via email on March 26, 2021 and mailed same day]

Hello,

Please accept the attached materials for review by the Commission at the next regularly scheduled meeting. Please don't hesitate to contact myself or our office with questions on the application contents or proposal described within it.

Thank you.

Todd Dykshorn, architect
todd@ado.design
please note new address
Architecture Design Office
728 E Main St
Richmond, VA 23219

cc/ owner
ado file

Project Context

Commission for Architectural Review
CONCEPT SUBMITTAL
submitted: March 25, 2021

2516 EAST LEIGH STREET

SINGLE-FAMILY ATTACHED
RESIDENTIAL DEVELOPMENT
2516 East Leigh Street
Richmond, VA 23223
CHURCH HILL NORTH OLD AND HISTORIC DISTRICT

prepared by:
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COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute. Refer to colored elevations for concept colors, final approval tbd.

BRICK

Grey/Brown, MFR - tbd *or*
Red/Brown, MFR - tbd

LAP SIDING

HardiePlank prefinished, color tbd

METAL SIDING AT MANSARDS

Standing seam metal, prefinished, color tbd

EXTERIOR TRIM AND PORCH COMPONENTS

All: Design Guideline (41), Composite painted, color tbd

ENTRY DOOR

Design Guideline (29)

REAR DOORS

Design Guideline (20)

WINDOWS

Manufacturer's standard color - Black
[final selection tbd upon mfr selection.]

MAIN ROOF

2501-2513 - Membrane behind parapet, not visible

PORCH ROOF, GUTTERS AND DOWNSPOUTS

Flat, membrane roof with prefinished metal drip edge [final selection tbd upon mfr selection.]

EXTERIOR MATERIALS

1/ PRIMARY MATERIAL ALL RESIDENCES - BRICK

The main building walls on non-shared sides are proposed to be brick running bond, with limited 5" exposure horizontal fiber-cement lap siding at inset walls on the rear elevations. Two different colored bricks accentuate the setback and help break up the form.

2/ PROMINENT FEATURES: ALL RESIDENCES - FRONT PORCHES:

Each of the residences feature an outdoor covered porch at their street front entries. These elements are characterized by brick walls to guardrail height with an arched opening spanning above the porch level and down into the areaway below, with simple 8 x 8 composite columns at the corners supporting a flat, membrane roofs with painted, composite fascias on painted, composite edge beams running over the top of columns and cast-in-place concrete porch floors and curved steps. Rails are proposed to be prefinished metal.

618 & 620 - GABLE ROOF AND DORMERS

The two residences facing M street each have prominent gabled roofs with gabled dormers. The roofs are proposed to be black asphalt shingles and the dormers are proposed to be clad in 5" exposure horizontal fiber-cement lap siding.

2503, 2505, 2511, & 2513 - MANSARD FRONT W/DORMER

The top floor of these units is defined by a steeply sloping Mansard with metal standing seam panels and a large central dormer, flashed with matching metal on the sides and roof and painted fiber cement trim and panel around the dormer windows.

3/ WINDOWS:

Windows are proposed to be aluminum clad double hung, shown in the building elevations. At 2503, 2505, 2511, & 2513, windows on the front elevation are proposed to be pairs of double-hung windows. The windows at all other residences are proposed to be individual double-hung windows with 2-panel shutters, sized appropriately for the corresponding window.

4/ EXTERIOR DOORS

Main entry doors to be half-lite aluminum clad, colors tbd. Doors on rear facades to be full-lite aluminum, colors tbd.

5/ SITE FEATURES AND FENCING:

Entries from sidewalk and parking are proposed to be concrete pathways. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area. An interior courtyard/terrace are separated by privacy fences/site walls. Trees shown in plan and renderings are for conceptual purposes.

PROJECT DESCRIPTION

The proposed project is for nine single-family attached dwellings on individual parcels subdivided out from the existing parcel at 2516 East Leigh Street [Bowler Retirement Community] at the intersection of M Street and N 26th Street. Each building will be filed under a separate permit but relate to each other. Seven of the nine dwellings are proposed to have 1-story 2-car garages off a new alley subdivided from the parcel at 2516 East Leigh Street, while the two dwellings that address N 26th Street are proposed to be served by on-street parking. Along the primary street frontage [N 26th Street]. By facing N 26th Street, these two residences will help to create a more vibrant streetscape on N 26th Street and also help to screen the proposed garage outbuildings of the other residences.

A Special Use Permit Application is being submitted concurrently with this application to allow for some deviations from the existing R-63 zoning.

618 & 620 N 26th Street:

These two residences are proposed to be two stories above a crawl space, with an occupied attic level above formed by a gable roof with four dormers [two on each side of gable]. Each residence is proposed to be approximately 1,875 square feet with two bedrooms [with an option for a third in the attic level] and three and one-half bathrooms. Including these two smaller residences helps to provide a more affordable housing product to the immediate area and development.

2501, 2507, & 2509 M Street:

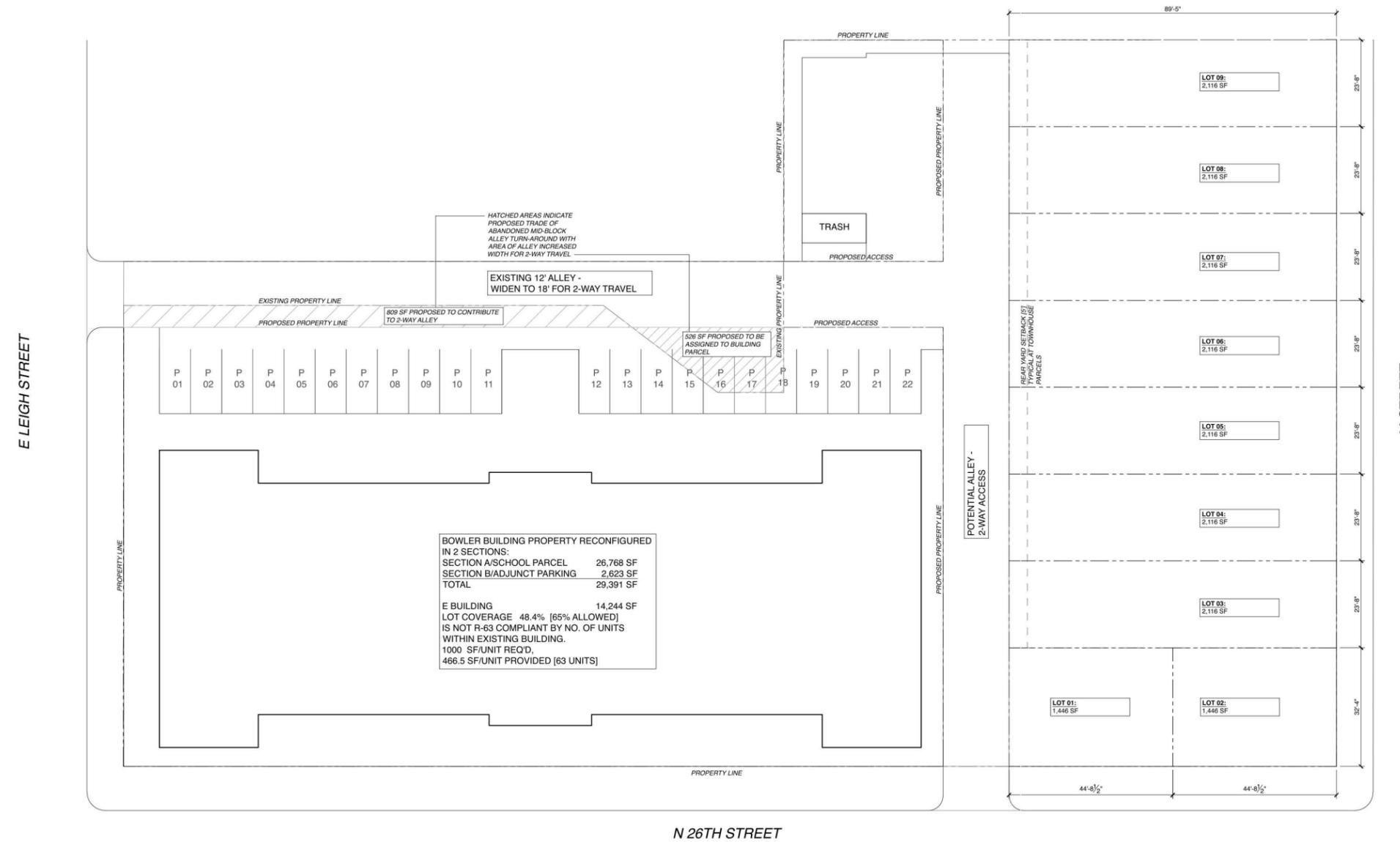
These three residences are proposed to be three stories above a full english basement. Each residence is proposed to be approximately 2,400 square feet with three bedrooms and four and a half bathrooms.

2503, 2505, 2511, & 2513 M Street:

These four residences are proposed to be three stories above a full english basement, where the front facade at the top story is a mansard with a single, central dormer. Each residence is proposed to be approximately 2,500 square feet with three bedrooms and four and a half bathrooms. Each residence is proposed to have a roof deck at the rear of the top level, and a 1-story, 2-car garage at the rear of the proposed parcel.

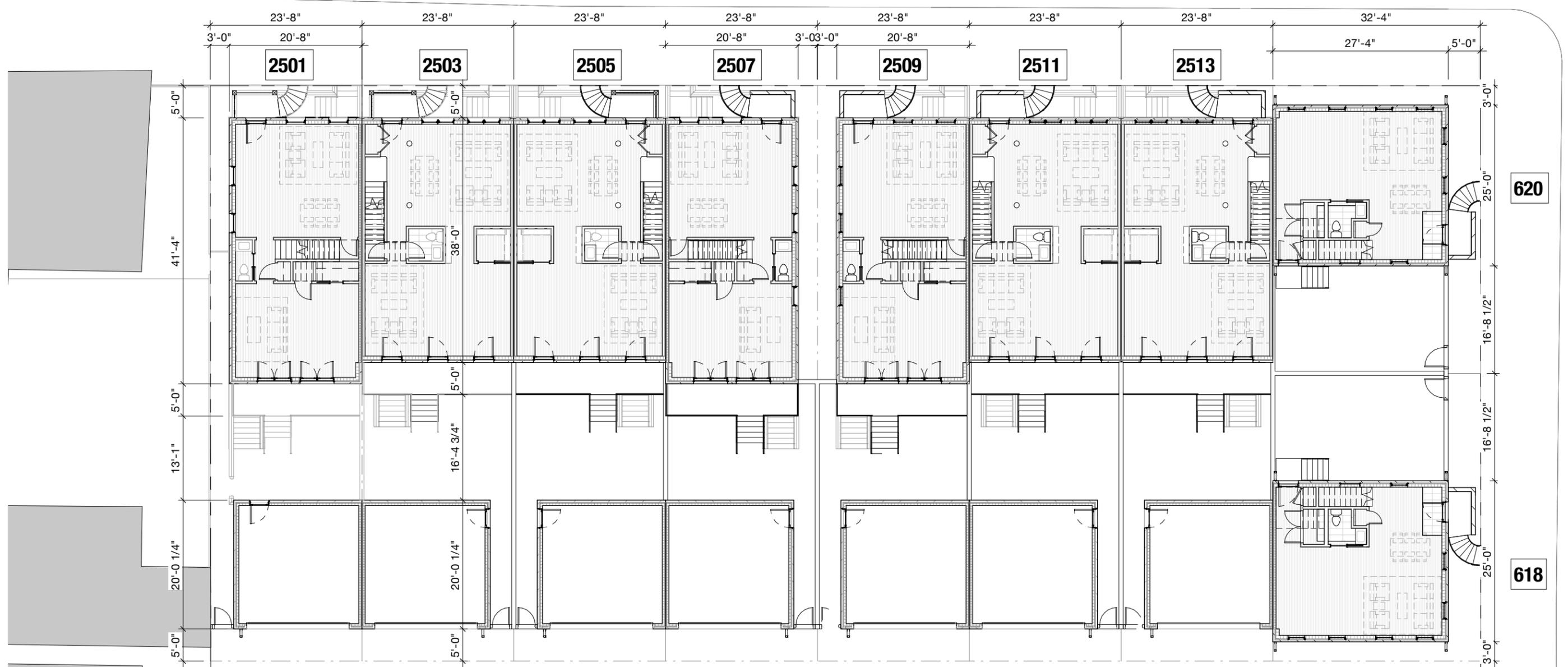
Project Overview and Description

Concept Site Plan



1st/Main Floor Plan

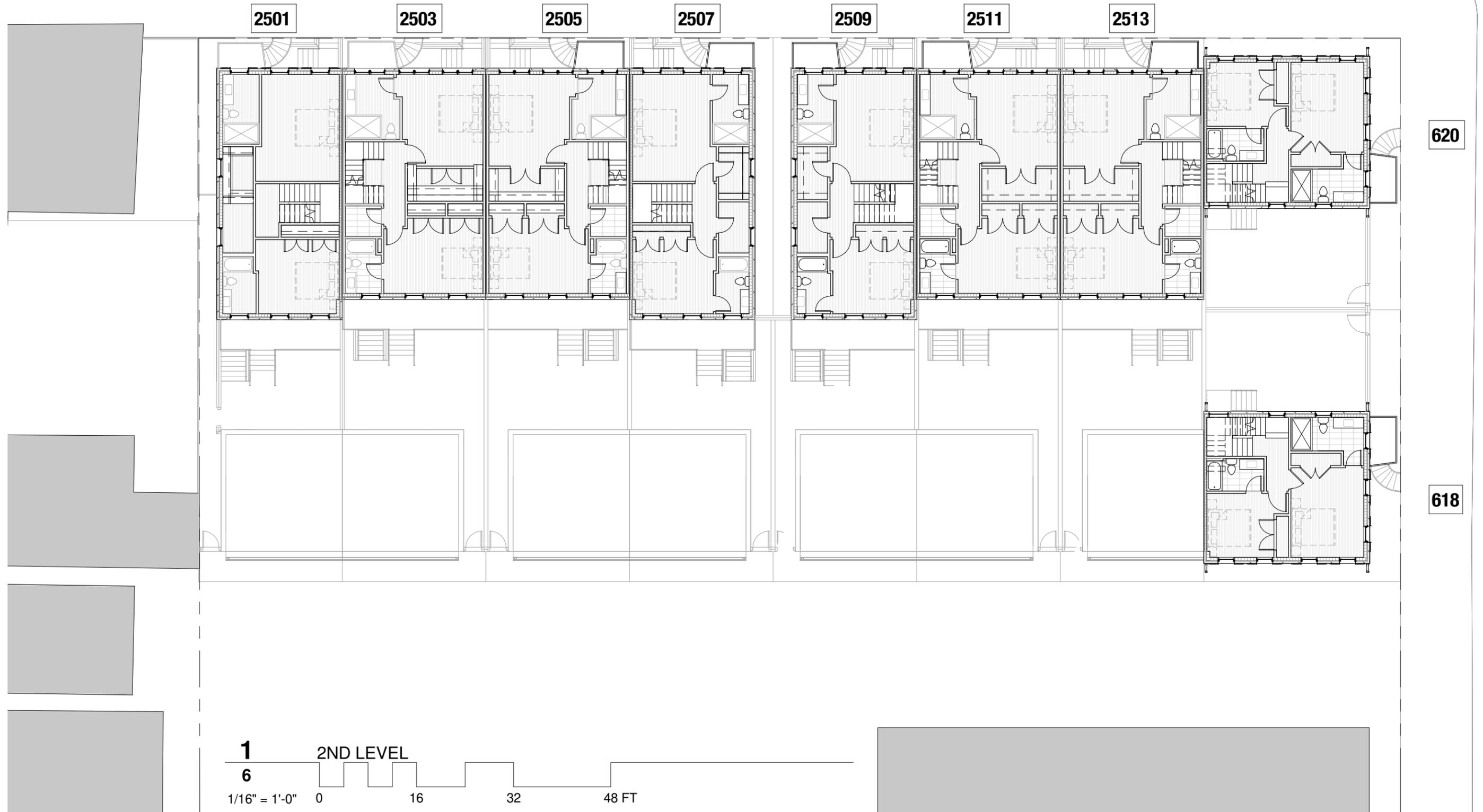
M STREET



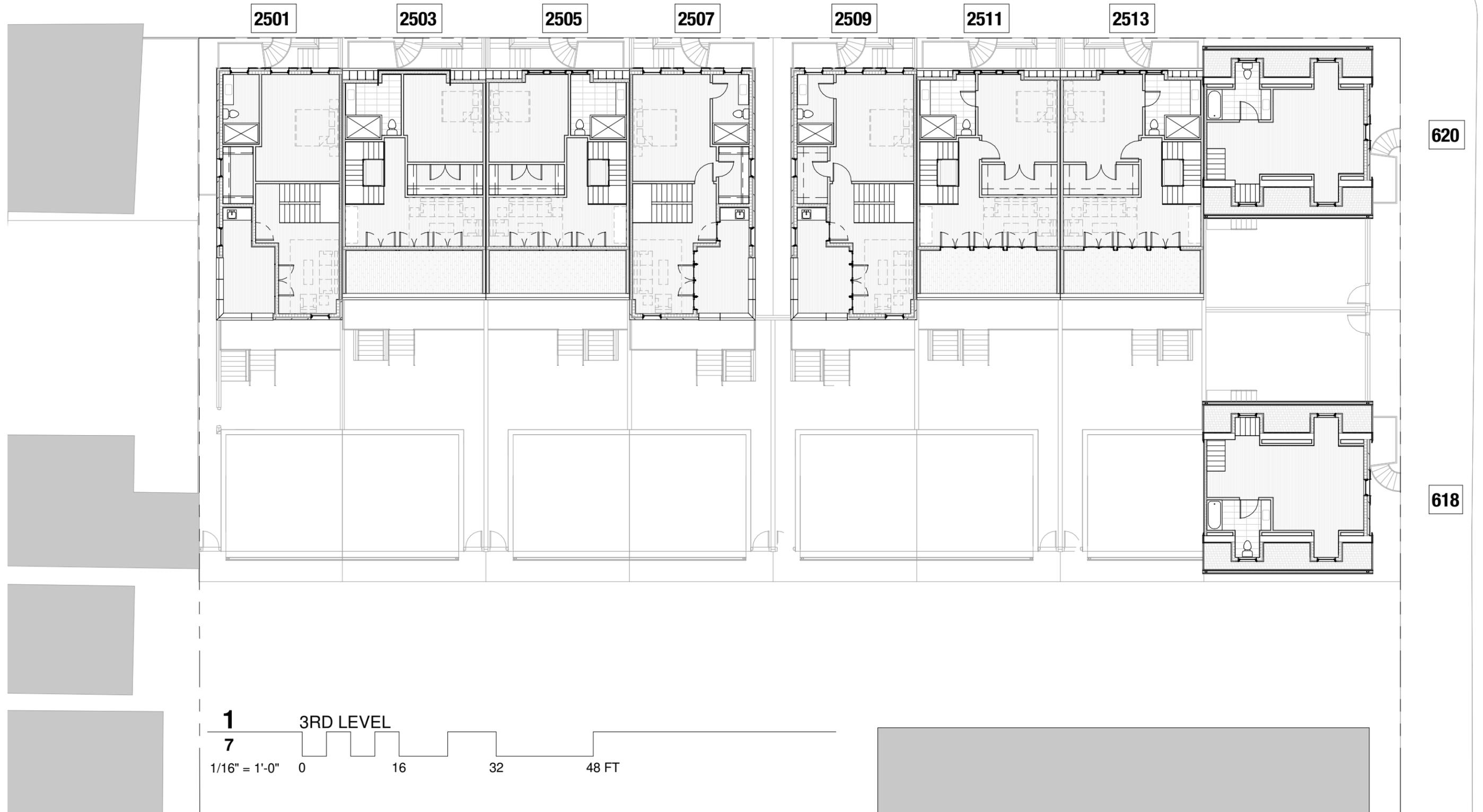
NORTH 26TH STREET

1 OVERALL 1ST LEVEL PLAN
5
1/16" = 1'-0" 0 16 32 48 FT

2nd Floor Plan

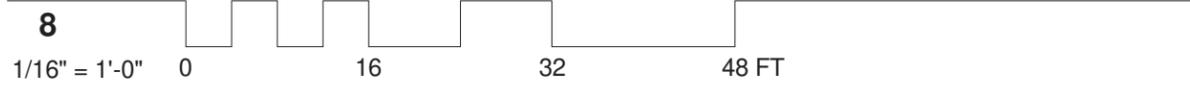


3rd Floor Plan

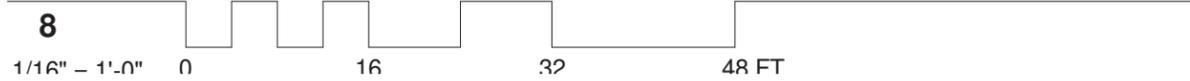




1 NORTH / M STREET ELEVATION



2 EAST / N 26TH STREET ELEVATION



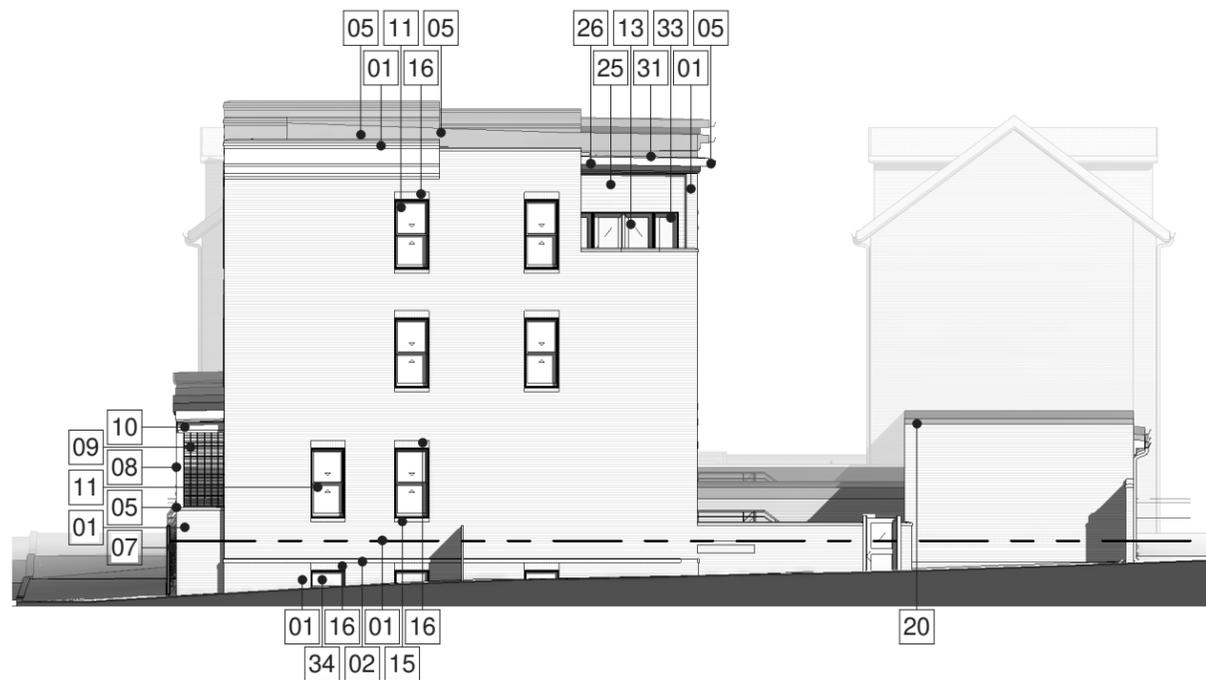
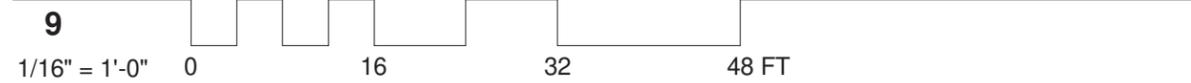
ELEVATION KEYNOTES

MARK	DESCRIPTION
01	BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	BRICK [BR01] ROWLOCK WATER COURSE
03	VERTICAL BRICK [BR01] RECESS
04	PAINTED COMPOSITE CORNICE, COLOR TBD
05	PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD
06	CAST-IN-PLACE CONCRETE STOOP AND STAIRS
07	METAL GUARDRAIL AND HANDRAIL, POWDER-COATED
08	PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD
09	PAINTED METAL SCREEN, COLOR TBD
10	PAINTED COMPOSITE PORCH ROOF AND BEAM FASCIA, COLOR TBD
11	METAL-CLAD DOUBLE-HUNG WINDOW, COLOR TBD
12	METAL-CLAD FULL-LITE DOOR WITH TRANSOM, COLOR TBD
13	METAL-CLAD FULL-LITE DOOR, COLOR TBD
14	PREFINISHED METAL OVERHEAD GARAGE DOOR, COLOR TBD
15	BRICK [BR01] ROWLOCK WINDOW SILL
16	BRICK [BR01] SOLDIER WINDOW/DOOR HEADER
17	PAINTED COMPOSITE 2-PANEL SHUTTER, COLOR TBD
18	PRECAST CONCRETE TRANSITION COURSE, COLOR AND MORTAR TBD
19	PREFINISHED STANDING SEAM METAL MANSARD ROOF, COLOR TBD
20	PREFINISHED METAL PARAPET WALL CAP, COLOR TO MATCH ADJACENT MANSARD ROOF
21	FIBER CEMENT TRIM AND PANEL SIDING @ MANSARD DORMER, COLOR(S) TBD
22	PAINTED COMPOSITE MANSARD DORMER FASCIA TRIM, COLOR TBD
24	ASPHALT SHINGLE GABLE AND GABLE DORMER ROOF
25	PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD
26	PAINTED COMPOSITE ROOF FASCIA AND RAKE TRIM, COLOR TBD
27	PREFINISHED METAL GUTTER, COLOR TBD
28	PREFINISHED METAL DOWNSPOUT, COLOR TO MATCH GUTTER
29	PAINTED WOOD GATE AND FRAME, COLOR TBD
30	BRICK [BR01] SITE WALL, 6' TALL ABOVE ADJACENT GRADE, COLOR AND MORTAR TBD
31	TPO MEMBRANE ROOF
32	PARAPET WALL WITH TPO MEMBRANE ROOF ON ROOF SIDE
33	METAL-CLAD FIXED FULL-LITE DOOR, COLOR TBD
34	METAL-CLAD FIXED WINDOW, COLOR TBD
35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED

M Street and N 26th Street Elevations



1 SOUTH / ALLEY ELEVATION



2 WEST ELEVATION



South / Alley and West Elevations

ELEVATION KEYNOTES	
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03	VERTICAL BRICK [BR01] RECESS
04	PAINTED COMPOSITE CORNICE, COLOR TBD
05	PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD
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35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM CORNER OF M STREET
AND N 26TH STREET



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM M STREET



ARCHITECTURAL CONCEPT RENDERING - AERIAL AT CORNER OF M STREET & N 26TH STREET



Asphalt Shingle
Roof: Model shows
black, final color
TBD



Metal Gutters and
Downspouts:
Model shows black,
final color tbd



HardiePlank 5"
Exposure
Prefinished,
Model shows Iron
Gray, final color
TBD



Painted Trim and
shutters:
Model shows
Sherwin Williams
Tricorn Black, final
color tbd



Windows and
doors:
Model shows black,
final color tbd



Metal Railings and
screens at entry
porch: Model
shows black, final
color tbd



Brick:
Model shows Grey/
Brown, final color
tbd



Concrete Porch,
Stairs, and Precast
Wall Caps: final
color to be
coordinated with
brick selection



ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - N 26TH STREET UNIT



Standing Seam
Metal Mansard
Roof/Siding: Model
shows black, final
color TBD



Metal Drip Edges
and Roof Flashing:
Model shows black,
final color tbd



HardiePanel at
Dormers:
Prefinished,
Model shows Iron
Gray, final color
TBD



Painted Trim and
shutters:
Model shows
Sherwin Williams
Tricorn Black, final
color tbd



Windows and
doors:
Model shows black,
final color tbd



Metal Railings and
screens at entry
porch: Model
shows black, final
color tbd



Brick:
Model shows Grey/
Brown, final color
tbd



Concrete Porch,
Stairs, and Precast
Wall Caps: final
color to be
coordinated with
brick selection



ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - MIDDLE UNIT



ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - END UNIT



ARCHITECTURAL CONCEPT RENDERING - M STREET CONTEXT ELEVATION



ARCHITECTURAL CONCEPT RENDERING - N 26TH STREET CONTEXT ELEVATION