

**ELEVATION KEY NOTES**

- ① REPAIR & REPLACE IN-KIND EXSTING SHINGLE ROOF
- ② REPAIR & RETAIN EXSTING CORNICE
- ③ ADD NEW DOWNSPOUTS TO CONNECT TO EXISTING CONCEALED CORNICE GUTTER. DOWNSPOUTS TO RELEASE ONTO NEW CONCRETE PLANK DECKING.
- ④ EXISTING BRICK PARAPETS TO BE RETAINED. ANY LOOSE PORTIONS WILL BE REPLACED IN KIND TO MATCH THE ORIGINAL. BRICK JOINTS WILL BE RE-POINTED AS NECESSARY.
- ⑤ REMOVE ALL EXTERIOR PAINT FROM BRICK. PATCH AND POINT UP ANY LOOSE MORTAR AND ANY DAMAGED BRICK. BRICK WILL REMAIN UNPAINTED. APPLY CLEAR SEALER. TYP. ALL EXTERIOR BRICK FACING THE STREET.
- ⑥ EXSITING DOWNSPOUTS AND GUTTERS ON THE REAR TO BE RETAINED AND REPAIRED AS NECESSARY.
- ⑦ TWO NEW DOWNSPOUTS TO BE ADDED WHERE TWO ARE MISSING.
- ⑧ WAREHOUSE PORTION BLOCK WALLS TO REMAIN AS AND LIGHTLY CLEANED AS NECESSARY AND REPAINTED.
- ⑨ ALL NEW WINDOWS TYP. - ONE OVER ONE DOUBLE HUNG ALUM. CLAD COMPOSITE BY PELLA OR EQUAL. FIELD VERIFY SIZES. FINISH - DARK BRONZE.
- ⑩ ALUM. CLAD COMPOSITE DOOR W/ TEMPERED FULL LITE GLASS. FIELD VERIFY SIZE. BY PELLA OR EQUAL. FINISH - DARK BRONZE
- ⑪ ALUM. STOREFRONT FRAME W/ TEMPERED FULL LITE GLASS & TRANSOM. FIELD VERIFY SIZES. FINISH - DARK BRONZE.
- ⑫ ALUM. STOREFRONT TEMPERED GLASS FULL LITE DOOR & SIDELIGHTS WITH TRANSOM. VERIFY ROUGH OPENING IN FIELD. FINISH - DARK BRONZE
- ⑬ 6" (6 5/8" O.D.) SCHEDULE 40. STAINLESS STEEL COLUMN. STYLE - CAMDEN. AS MFG. BY ARCHITECTURAL IRON COMPANY OR EQUAL. SEE STRUCTURAL FOR FOOTINGS, BEAMS & DECKING DETAILS.
- ⑭ 42" HT. METAL RAILINGS:  
 - 3" METAL TUBE POSTS ATTACHED TO TOP OF CONCRETE PLANK DECKING  
 - 1" TUBE BOTTOM RAIL & 3/4" PICKETS  
 - NO SPACE GREATER THAN 4" CLEAR MAX.  
 - 1" X 4" METAL TUBE TOP RAIL
- ⑮ CONTINUOUS GUTTER & BREAK METAL FASCIA
- ⑯ DOWNSPOUTS TO MATCH GUTTER



**REAR ELEVATION**

N.T.S.

②

**Building Permit - Approved Construction Documents**  
 Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations, whether noted, implied or omitted.  
 Plans Approved: 2915 W Leigh Street, PERMIT BLDC-035611-2018  
 05/17/2018 10:47:04 AM

PROJECT: 2915 - 2919 W. LEIGH STREET, RICHMOND VIRGINIA  
 MODIFICATIONS TO:

OWNER: LEIGH STREET LLC  
 1735 ARLINGTON ROAD, RICHMOND, VIRGINIA 23230



**FRONT ELEVATION**

N.T.S.

①

ELEVATIONS

**REVISIONS**

N/A

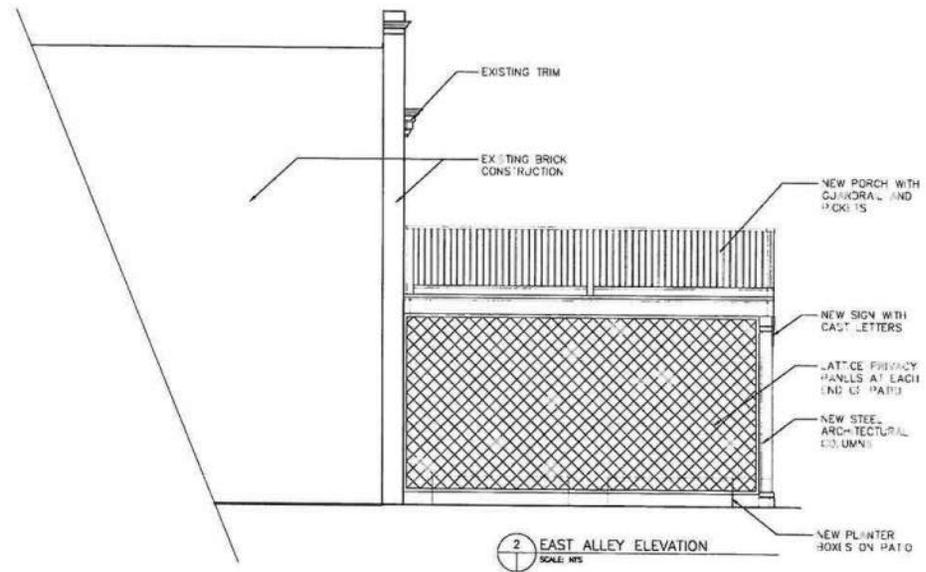
**A2.0**

DATE: APRIL 4, 2018

MICHAEL PELLIS ARCHITECTURE  
 www.michaelpellis.com  
 804.212.9024  
 michael@michaelpellis.com

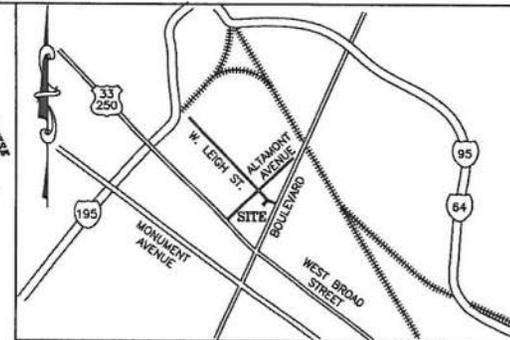
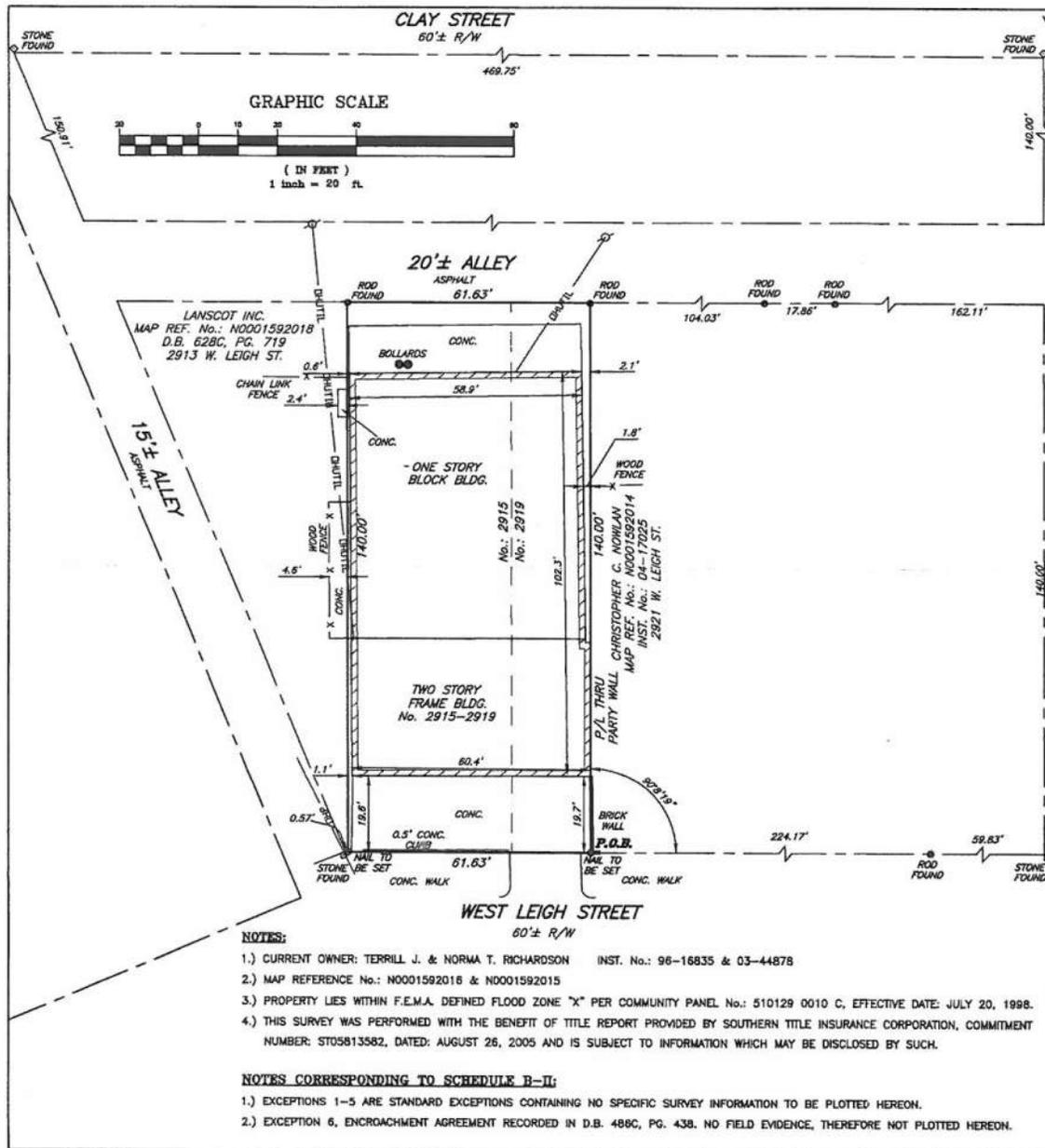


1 LEIGH STREET ELEVATION  
SCALE: NTS



2 EAST ALLEY ELEVATION  
SCALE: NTS

2915 LEIGH STREET



**LEGAL DESCRIPTION:**

**2915-2919 West Leigh Street**

BEGINNING at a nail to be set along the South line of West Leigh Street, said nail being 284.00 feet from the South line of West Leigh Street and the East line of Altamont Avenue; thence continuing along and fronting on the South line of West Leigh Street 61.63 feet; thence running back southwarily between parallel lines, said lines being parallel with the East line of Altamont Street, 140.00 feet to a 20± wide alley in the rear, said parcel containing 8,628 square feet or 0.198 acres of land.

**ALTA Certification**

To: Southern Title Insurance Corporation; WalkerPrice LLC; Sun Trust Bank and Terrill J. and Norma T. Richardson, its successors and assigns as their interest may appear:

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1,2,3,4,7(a),8,9,10,11(a) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for the Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Ronald R. Green*  
Ronald R. Green, L.S.  
License No.: 1456-B  
DATED: August 31, 2005



PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

1208 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 804/772-9650  
FAX: 804/772-6000

601 Branchway Road  
Suite 100  
Richmond, Virginia 23239  
Phone: 804/794-0571  
FAX: 804/794-2636

880 Technology Park Drive  
Suite 206  
Glen Allen, Virginia 23069  
Phone: 804/863-0132  
FAX: 804/863-0133

**ALTA/ACSM LAND TITLE SURVEY OF  
2915-2919 WEST LEIGH STREET**  
CITY OF RICHMOND  
VIRGINIA

DRAWN BY: BCH  
DESIGNED BY:  
CHECKED BY: BJP  
DATE: AUG. 31, 2005  
REVISIONS:

SCALE: 1"=20'  
SHEET NO.  
**1 OF 1**  
JOB NO.  
H0500267  
DEPT. 65