



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



### Property (location of work)

Address: 7 East Franklin Street

Historic District: Zero Blocks East and West Franklin Street - Monroe Ward

### Applicant Information Billing Contact

Name: Bruce Shirley

Email: bruce@ratiostudio.com

Phone: 804-304-0991

Company: Ratio

Mailing Address: 1406 Laburnum Park Blvd.

Richmond, VA 23227

Applicant Type:  Owner  Agent  Lessee

Architect  Contractor  Other (specify):  
\_\_\_\_\_

### Owner Information Billing Contact

Same as Applicant

Name: Elizabeth Drucker-Basch

Email: lizzie@baschful.com

Phone: 804-387-1717

Company: \_\_\_\_\_

Mailing Address: 412 W Franklin St.

Richmond, VA 23219

**\*\*Owner must sign at the bottom of this page\*\***

### Project Information

Project Type:  Alteration  Demolition  New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):


<See attached>

### Acknowledgement of Responsibility

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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

Signature of Owner 

Date 12/07/22



# Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact:** (804)-646-7550 | [Emily.Routman@richmondgov.com](mailto:Emily.Routman@richmondgov.com)

## Submission Instructions

**Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:**

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

## Fees

- Full Demolition: **\$1,500**
- New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments: **\$500**
- New construction/addition to a single- or two-family dwelling, or accessory building: **\$250**
- Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans: **\$150**
- Extension of a certificate of appropriateness (COA): **\$25**

## 7 E. Franklin Street

December 7, 2022

### CAR – Applicant's Description

The attached application is for a CAR Certificate of Appropriateness (Conceptual Review) at 7 East Franklin Street, located in the Zero Blocks East and West Franklin Street - Monroe Ward Historic District. The existing site is occupied with a typical three story row house and a detached two story Carriage House. This project is to maintain the Main Building with minor exterior changes as described below and to renovate completely the Carriage House, currently in disarray.

The Main Building's current use is shared rental office spaces for the three main floors and the basement is vacant. Our intention is to renovate the interior to create 8 apartments on the upper and basement floors while maintaining a few office rental spaces on the first floor. This will entail new baths, kitchens and utility upgrades. For the exterior of the Main Building the only changes are to the basement level at the sides of the building. We will be adding three EERO (Emergency Escape & Rescue Openings) to meet egress and building codes. Two of these are new and one is at an existing window location that the sill will be lowered to accommodate the EERO. There is also two new basement clearstory windows to be added to introduce more light. All new window will be metal clad wood to closely match the existing windows with matching head, sill and width dimensions. Additional exterior work will consist of minor brick repointing per NPS guidelines, roofing repairs with like materials and repainting all trim with a new color from the CAR approved Color Palette.

The Carriage House is in bad shape. There will be no new openings, but ALL windows and doors will be replaced due to disrepair. Two large ground floor drive in openings will receive storefront with solid panels at the bottom rows to mimic a garage door. Windows will be the same metal clad wood to match the Main Building. Further, there is one second floor old door opening that will receive storefront with the solid panels at the bottom. Also, similar to the Main House there will be minor brick repointing per NPS guidelines, roofing repairs with like materials and painting all trim with a color from the CAR approved Color Palette and matching the Main House.

The site will be unchanged other than the new EERO's noted above.

This location is in the middle of several larger multifamily and mixed use projects so the residential function will enhance the overall environment by increasing both social and economic activity in the surrounding area and meets the current zoning and City Master Plan. The characteristics of the building's end use and features will contribute the community and will not be detrimental to the safety, health, morals and general welfare of the community involved. We further feel the project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.





# CERTIFICATE OF APPROPRIATENESS

## ALTERATION AND ADDITION CHECKLIST

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**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** \_\_\_\_\_

### BUILDING TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> single-family residence       | <input type="checkbox"/> garage                         |
| <input type="checkbox"/> multi-family residence        | <input checked="" type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building           | <input type="checkbox"/> other                          |
| <input checked="" type="checkbox"/> mixed use building |   |
| <input type="checkbox"/> institutional building        |   |

### ALTERATION TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> addition                | <input type="checkbox"/> roof             |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other            |

### WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

**PHOTOGRAPHS** place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

**DRAWINGS** (refer to required drawing guidelines)

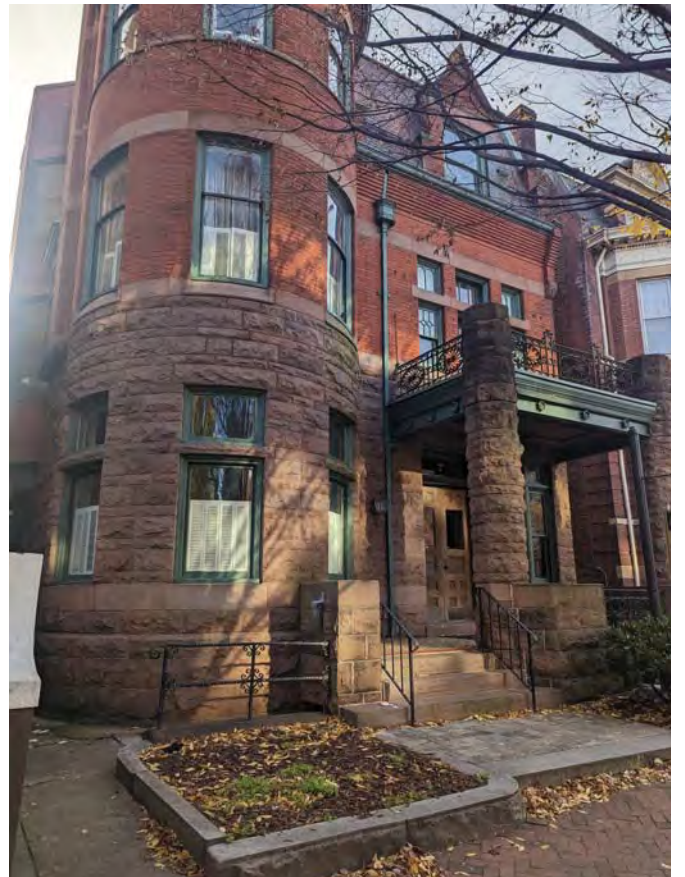
- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> current site plan      | <input type="checkbox"/> list of current windows and doors           | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input checked="" type="checkbox"/> proposed site plan     | <input checked="" type="checkbox"/> list of proposed window and door | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> current floor plans    | <input type="checkbox"/> current roof plan                           | <input checked="" type="checkbox"/> demolition plan                 |
| <input checked="" type="checkbox"/> proposed floor plans   | <input type="checkbox"/> proposed roof plan                          | <input type="checkbox"/> perspective and/or line of sight           |
| <input checked="" type="checkbox"/> legal "plat of survey" |  |   |



7 E. Franklin Street  
December 7, 2022

CAR – Existing Photos

Main House - Front



Main House - Front - HISTORIC IMAGE



**Subject(s):**

**Coverage:** Richmond (Va.)

Richmond (Va.) -- Buildings, structures, etc. -- Pictorial works

Richmond (Va.) -- History -- Pictorial works

Architecture -- Virginia -- Richmond -- Pictorial works

Architecture, Domestic -- Virginia -- Richmond -- Pictorial works



Main House - Back





Carriage House – Front & Alley Face





Carriage House – East & West Face







Front, center windows



Interior front right window



Interior, front left window







Garage Door 1

Garage Door 2



Window with glazing caving in, rear of building above staircase



Rear 2nd floor left



Garage Door 1



Garage Door 2





Three panes



# Pella® Lifestyle Series

Clad/Wood

Main House & Carriage House new windows (Metal Clad wood in color noted from Color pallet)



#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement



Dual-pane casement



- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup>

- **Energy Star® certified<sup>2</sup>**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2021.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>3</sup>

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joint**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

- **Best limited lifetime warranty<sup>4</sup>**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>4</sup>

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:<sup>5</sup>



Special shape windows also available.

<sup>1,2,3,4,5</sup> See back cover for disclosures.



# Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values		
						U-Factor	SHGC	STC
<b>Awning</b> Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
<b>Awning</b> Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
<b>Casement</b> Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
<b>Casement</b> Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
<b>Fixed Casement</b> Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
<b>Fixed Casement</b> Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
<b>Double-Hung</b> Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
<b>Hinged Patio Door</b> Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
<b>Hinged Patio Door</b> Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
<b>Hinged Patio Door</b> Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
<b>Hinged Patio Door</b> Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
<b>Sliding Patio Door</b> Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
<b>Sliding Patio Door</b> Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
<b>Sliding Patio Door</b> Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
<b>Sliding Patio Door</b> Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

**Window sizes available in 1/4" increments**

Special sizes available in triple-pane patio doors. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [installpella.com](http://installpella.com).

## Window Hardware

### Essential Collection

Select from popular designs and finishes to suit every style.



**Fold-away Crank**

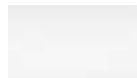


**Cam-Action Lock**

**Finishes:**



**Champagne**



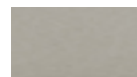
**White**



**Brown**



**Matte Black**



**Satin Nickel**



**Satin Brass<sup>6</sup>**

## Patio Door Hardware

### Essential Collection

Elevate your style and transform a home with elegant selections.



**Hinged Patio Door Handle**

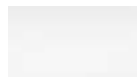


**Sliding Patio Door Handle**

**Finishes:**



**Champagne**



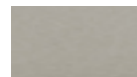
**White**



**Brown**



**Matte Black**



**Satin Nickel**



**Satin Brass<sup>6</sup>**

<sup>6,7</sup> See back cover for disclosures.

## Colors

### Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



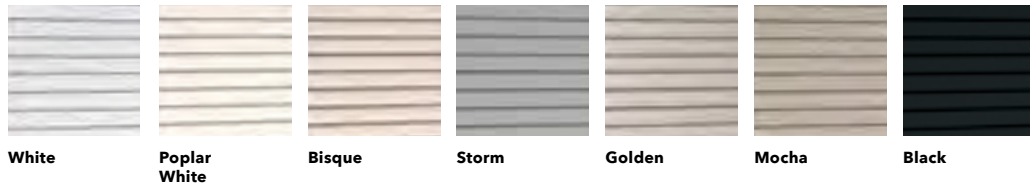
### Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



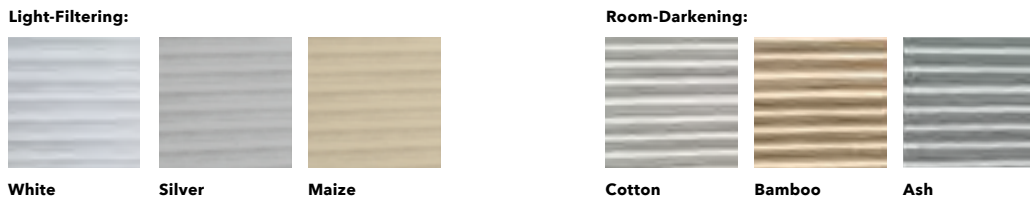
### Integrated Blinds<sup>7</sup>

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



### Integrated Shades<sup>7</sup>

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

## Added Peace of Mind

### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>8</sup> For more information, go to [connectpella.com](http://connectpella.com).

## Performance Packages

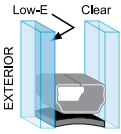
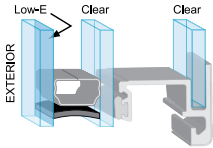
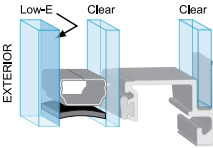
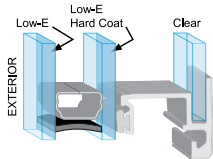
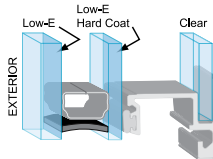
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



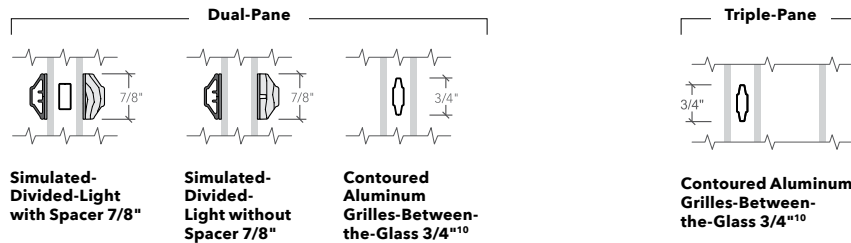
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2021.<sup>2</sup>

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
 <p><b>Advanced Low-E</b></p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	<p><b>71% More Energy Efficient<sup>2</sup> + 34% Noise Reduction<sup>3</sup></b></p>  <p><b>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</b></p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	<p><b>52% Noise Reduction<sup>3</sup></b></p>  <p><b>Advanced Low-E Sound-reduction glazing</b></p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	<p><b>83% More Energy Efficient<sup>2</sup></b></p>  <p><b>AdvancedComfort</b></p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	<p><b>79% More Energy Efficient<sup>2</sup> + 52% Noise Reduction<sup>3</sup></b></p>  <p><b>AdvancedComfort Sound-reduction glazing</b></p> <p>A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

## Grilles

Choose the look of true divided light, removable room-side grilles or make cleaning easier by selecting grilles-between-the-glass.



## The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>4</sup>

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/fenestration/13739](http://nrcan.gc.ca/energy/products/categories/fenestration/13739).

<sup>3</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>4</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>5</sup> Double-hung windows available in dual-pane only.

<sup>6</sup> Available early 2022.

<sup>7</sup> Available with triple-pane products only.

<sup>8</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

<sup>9</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>10</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



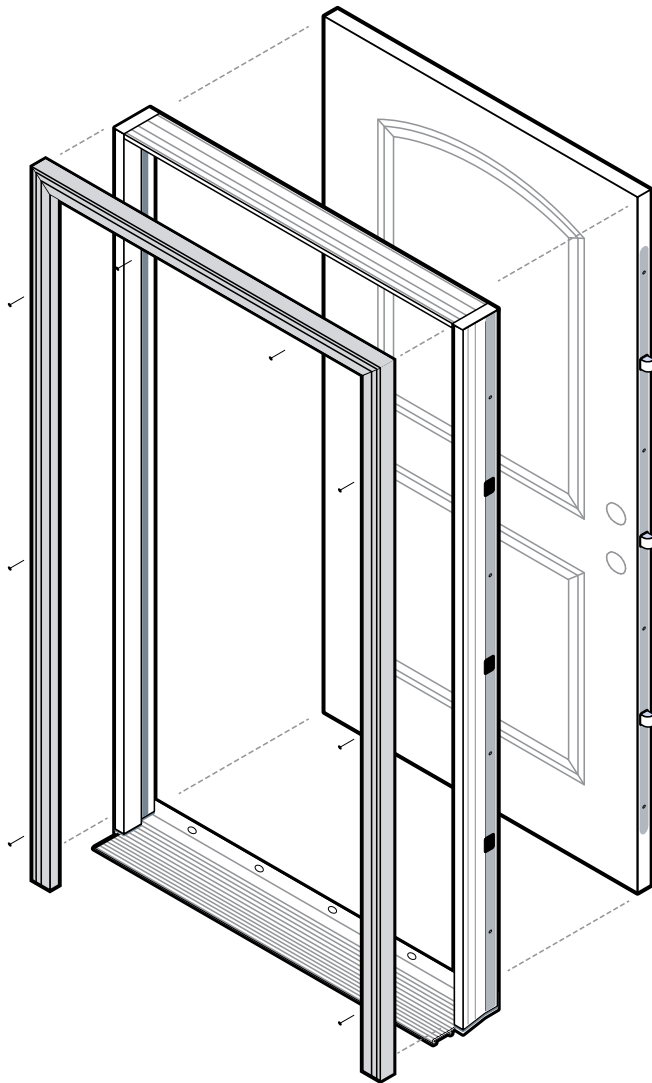
# Pella® Entry Doors

Carriage House Entry Door (painted wood per color pallet selection)



#1 preferred entry door brand by homeowners.\*

A curated collection of fiberglass, steel and wood entry doors delivering dependable performance and inspired designs.



Rendering shown with all available options.

- **Whole home solution**

Trust Pella to be your whole project solution with our complete offering of windows, patio doors and entry doors. Support is available where and when you need it with trusted national, regional and local partners in sales and installation.

- **Innovative security sensors**

Our integrated security sensors are factory-installed and integrated directly into the entry door system. Preserving the beauty and warranty of a Pella entry door while increasing peace of mind, they can be used with the free Pella Insynctive® app and integrate with many home security systems.

- **Premium hardware**

Pella has partnered with Baldwin®, the #1 premium hardware brand to create three stunning collections to complement your project's style, architecture and coordinating window hardware.

- **Variety of panel materials**

Available in fiberglass, steel and **wood**, our collection of entry doors can meet the needs of your design vision, while providing exceptional performance and energy efficiency.

- **Rot-resistant frame system**

Pella's complete panel and frame system for fiberglass and steel entry doors is made of a rigid closed cell poly-fiber material and is engineered to be exceptionally energy efficient. It does not absorb moisture and is rot resistant, reducing potential callbacks.

- **Energy-efficient panels**

Our fiberglass and steel entry doors feature solid polyurethane foam-filled panels to increase energy efficiency and ensure years of exceptional performance.

- **Desired, on-trend colors**

Select from a curated color collection, created in collaboration with the team at Sherwin-Williams DesignHouse for Performance Coatings. They are designed to complement Pella windows and patio doors and coordinate with other exterior finishes, including siding, roofing, stone and shingles.

- **Most popular styles**

With the most popular panel styles, we've made the selection process for your next project faster and easier. With a panel offering that fits every home style, you can help fulfill your customer's desired aesthetic.

- **Available impact options**

Offering panel and glass options for impact-certification, Pella's fiberglass and steel panels and frame system allow for code compliance. See performance details for more information.



Pella® entry doors are backed by some of the strongest warranties in the business.<sup>2</sup>

Pella entry door fiberglass systems with composite exterior frames are backed by the Pella Limited Lifetime Warranty. The Pella 20/10 Limited Warranty is the standard warranty for all steel and wood entry doors from Pella.

\* Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2019.

# Product Specifications

Entry Door Styles	Min. Width	Min. Height	Max. Width <sup>1</sup>	Max. Height	Performance Values <sup>1</sup>	
					U-Factor	SHGC
Flush Glazed Full Light <sup>2</sup>	30"	80"	36"	96"	0.25	0.16
Full Light <sup>2</sup>	30"	80"	36"	96"	0.25	0.16
3/4 Light <sup>2</sup>	32"	80"	36"	96"	0.25	0.21
3/4 Deluxe Oval Light <sup>2</sup>	32"	80"	36"	80"	0.24	0.15
1/2 Light 1 Panel Plank	32"	80"	36"	96"	0.23	0.16
Craftsman Light <sup>2</sup>	32"	80"	36"	96"	0.19	0.09
Twin Colonial Light	32"	80"	36"	80"	0.19	0.09
2 Panel Square	32"	80"	36"	96"	0.15	0.01
2 Panel Arch Plank	32"	80"	36"	96"	0.15	0.01
Craftsman <sup>2</sup>	32"	80"	36"	96"	0.15	0.01
6 Panel <sup>2</sup>	30"	80"	36"	96"	0.15	0.01
Flush	30"	80"	36"	96"	0.15	0.01

## Panel Styles

### Solid



2 Panel Square    2 Panel Arch Plank    Craftsman<sup>2</sup>    6 Panel<sup>2</sup>    Flush

### Glazed



Craftsman Light<sup>2</sup>    1/2 Light 2 Panel<sup>2</sup>    1/2 Light 1 Panel<sup>2</sup>    1/2 Light 1 Panel Plank    1/2 Arch Light Plank    3/4 Oval Light<sup>2</sup>    3/4 Deluxe Oval Light<sup>2</sup>    3/4 Light<sup>2</sup>    Full Light<sup>2</sup>



3 Light Equal    4 Light Equal    Twin Colonial Light    Fan Light    Fan Light Camber Top    Fan Light Rectangle

### Flush Glazed



Flushed Glazed 1/2 Light<sup>2</sup>    Flushed Glazed 3/4 Light<sup>2</sup>    Flushed Glazed Full Light

<sup>1</sup> Values shown are for a single door. See your Pella representative for more information.

<sup>2</sup> Availability may be limited. Please contact your local Pella representative for more information.

<sup>3</sup> See written limited warranties for complete details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service at 877-473-5527.

## Exterior Colors

**Exterior Colors** Find the color that coordinates best with your project, from modern to traditional styles, across the country. Our curated collection of on-trend colors was created in collaboration with the team at Sherwin-Williams DesignHouse for Performance Coatings.

### Prefinished Stains



### Painted Fiberglass or Steel



## Glass

**Glass** Low-E insulating glass is available on a broad range of glazed entry doors. It provides thermal protection for exceptional energy efficiency, insulating from both heat and cold – making it a great choice for all climates. Decorative and impact-resistant glass options are available.

#### Low-E Glass

Energy-saving Low-E insulating glass is a simple, elegant option that helps protect flooring and furniture from fade damage.



Low-E Glass

#### Low-E Obscure Glass

An elegant way to add privacy, Pella's obscure glass patterns provide unique design simplicity.



Chord

Double Water

Cross Reed

Pear

Satin Etch

Narrow Reed

## Added Peace of Mind

### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella Insynctive® mobile app and are compatible with major security panel systems.\* For more information, go to [connectpella.com](http://connectpella.com).

\* Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



# Entry Door Hardware

## Entry Door Hardware

Pella offers four stunning collections to complement your project's style, architecture and coordinating window hardware. Classic, modern and rustic collections created in partnership with Baldwin® the #1 premium hardware brand.

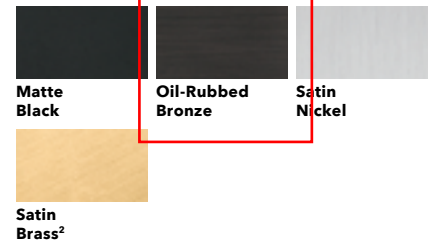
### Classic Hardware Collection

BALDWIN

Choose timeless pieces from the Classic Collection for a look that will never go out of style.



Finishes:



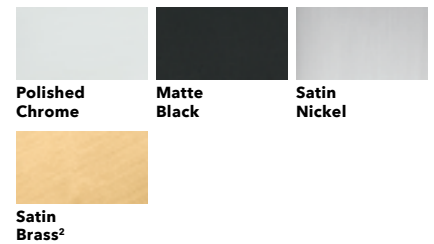
### Modern Hardware Collection

BALDWIN

Achieve the ultimate contemporary look with the sleek finishes of Modern hardware.



Finishes:



### Rustic Hardware Collection

BALDWIN

Stand out with bold looks from the Rustic Collection, and create an utterly unique aesthetic.



Finishes:



### Essential Hardware Collection

BALDWIN

Elevate your style and transform your home with an elegant selection of Essential hardware.



Finishes:



<sup>1</sup> Availability by product style and line may vary. See your local Pella sales representative for details.

<sup>2</sup> Available early 2022



Carriage House large opening storefront  
in-fill (all metal Bronze in color)



## Trifab™ VersaGlaze™ 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options



### Product Features

Trifab™ VG (VersaGlaze™) Framing systems are built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab™ VG improves upon it.

There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills.

Select from four glazing applications, four fabrication methods and multiple infill choices.

Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

#### Key Features Include:

- Hurricane Impact tested on Shutter Application Only
- Trifab™ VG 451/451T Framing is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- ~~SSG / Weatherseal option~~
- Isolock™ lanced and debrided thermal break option with Trifab™ VG 451T Framing
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in 7 choices ← **Dark Bronze**
- Painted finishes in standard and custom choices

**Optional Features:**

- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)

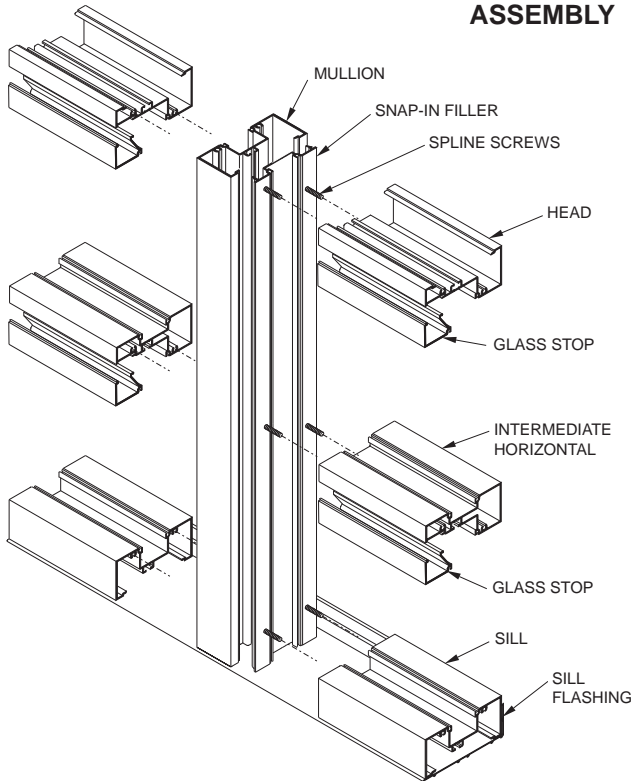
**Product Applications:**

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows including GLASSvent™ are easily incorporated



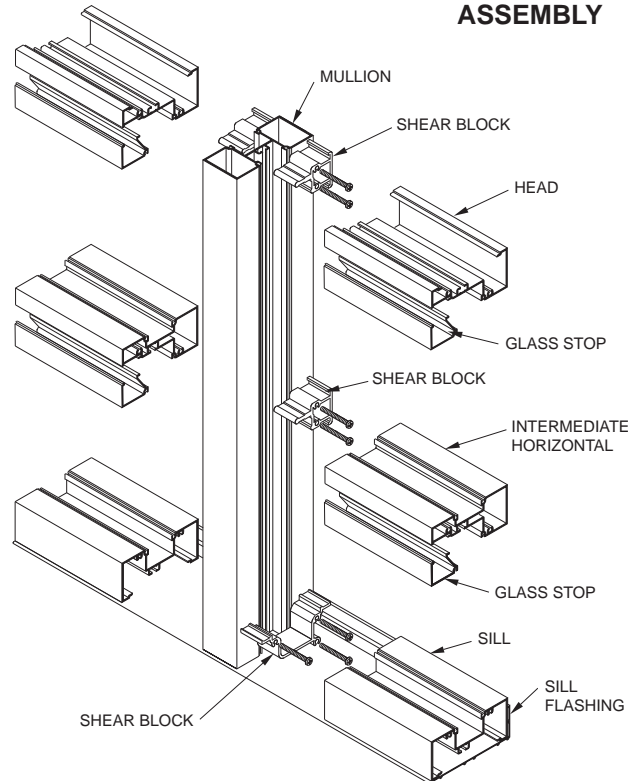
The split vertical in the **Screw Spine** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame.

### SCREW SPLINE ASSEMBLY

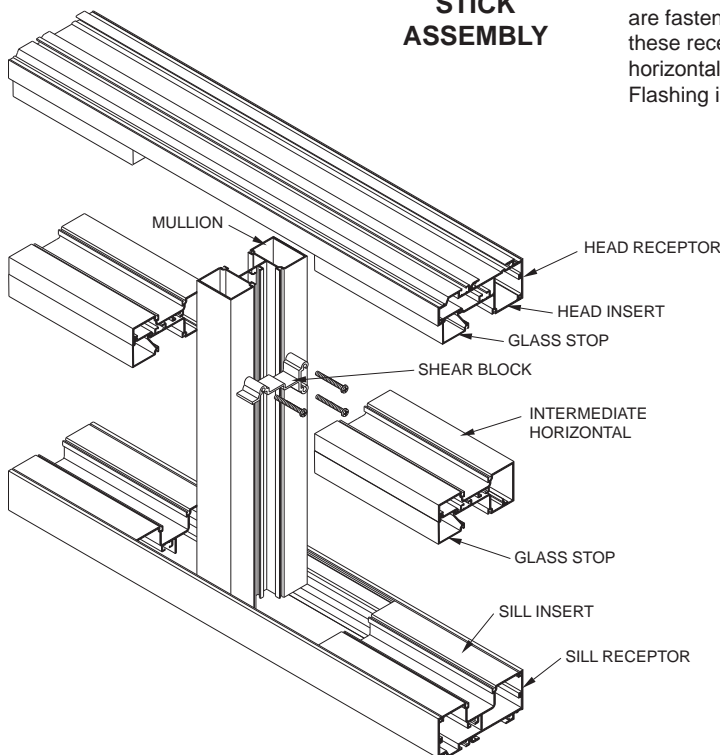


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

### SHEAR BLOCK ASSEMBLY



### STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

**NOTE:**

If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
© Kawneer Company, Inc., 2013

# 260, 360, 560 Insulclad™ Thermal Entrances

Engineered Entrances with  
Climate Control Efficiency

Carriage House large opening storefront  
Door (all metal Bronze in color)



PCL Centennial Learning Centre, Edmonton, Alberta, Canada  
Architect: Cohos Evamy integratedesign™, Edmonton, Alberta, Canada  
Glazing Contractor: Beacon Glass Products Ltd., St. Albert, Alberta, Canada

Kawneer's Insulclad™ Entrances provide thermal efficiency for the entire building façade and are available in 260 Narrow Stile for moderate-traffic applications, and 360 Medium Stile and 560 Wide Stile for heavy-traffic applications. All doors are thermally enhanced with interior cladding, which has the added advantage of enabling dual-color design.

Insulclad™ Entrances are available as a single-source package of door, fully integrated door frame (with or without transoms) and integrated hardware. Center plane Trifab™ VersaGlaze™ 451T (Thermal) frames are standard, and Insulclad™ Entrances are also compatible with 1600 Wall System™1, as well as other Kawneer framing systems. The total package and options allow easy adaptation to custom entrance requirements.

## Aesthetics

The interior thermal cladding means that Insulclad™ Entrances are 2-1/4" deep – slightly deeper than standard entrances. A major benefit of the two-piece construction and interior cladding is the ability to create different interior and exterior colors. 260 Insulclad™ Entrances provides a slimmer look, while 360 provides extra strength for heavy-traffic applications such as schools and institutions, and 560 provides a monumental visual statement for applications such as banks and government buildings. Insulclad™ Entrance dimensions include:

	260	360	560
Stile widths	2-1/8" (54 mm)	3-1/2" (88.9 mm)	5" (127 mm)
Top rail	2-1/4" (57.2 mm)	3-1/2" (88.9 mm)	5" (127 mm)
Bottom rail	3-7/8" (98.4 mm)	6-1/2" (165.1 mm)	6-1/2" (165.1 mm)

All three entrances offer an optional 7-1/2" (190.5 mm) and 10" (254 mm) bottom rail. Additionally, optional horizontal cross rails are offered in 2-1/4" (57.2 mm), 3-1/2" (88.9 mm), 6" (152.4 mm) and 8-1/4" (209.6 mm) dimensions. Maximum size for single entrances is 3'6" x 8'0" (1067 mm x 2438 mm) or 7'0" x 8'0" (2134 mm x 2438 mm) for pairs of entrances.

Insulclad™ Entrances are single acting and mounted on offset pivots, butt hinges or continuous hinges. The 260, 360 and 560 Entrances accept 1" (25.4 mm) infills, and numerous Kawneer hardware options are available.

## Performance

To resist both lever arm and torsion forces that constantly act on any door, all three Insulclad™ entrances feature Dual Moment corner construction with four Sigma deep penetration and fillet welds, plus mechanical fastening at each corner. Each door corner comes with a Limited Lifetime Warranty, which is good for the life of the door under normal-use operation. This warranty is transferable from building owner to building owner and is in addition to the standard two-year warranty covering each Kawneer door.

Kawneer Sealair™ bulb neoprene weather stripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, which results in improved comfort and economies in heating and cooling costs. The system is wear and temperature resistant and replaces conventional weathering. Bottom weather strip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics. Computer simulation testing has been conducted in accordance with NFRC 100/200/500 and standard 15 AAMA 507-03 glass options.



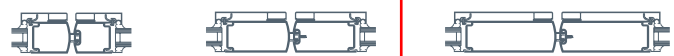
TSYS North Center, Columbus, GA  
 Architect: C.S.I. Architects, Columbus, GA  
 Glazing Contractor: Uneeda Glass Co., Columbus, GA

## For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



260

360

560

Kawneer Company, Inc.  
 Technology Park / Atlanta  
 555 Guthridge Court  
 Norcross, GA 30092

kawneer.com  
 770 . 449 . 5555





# TuffWell Metal Egress Kit

\$1,643.81

Ships In: 1-2 Weeks



Window shown for operability only. Window to match typical metal clad wood window specs previously noted.



Window Well Size (Width x Projection):

42" x 36"

Window Well Depth:

48"

Window Well Color:

White

Window Size (Width x Height):

31" x 40" In-Swing, White

Ladder Color:


White




- 1 +

Add to Cart

Have Questions?

 Chat with an Expert

 (262) 633-3707

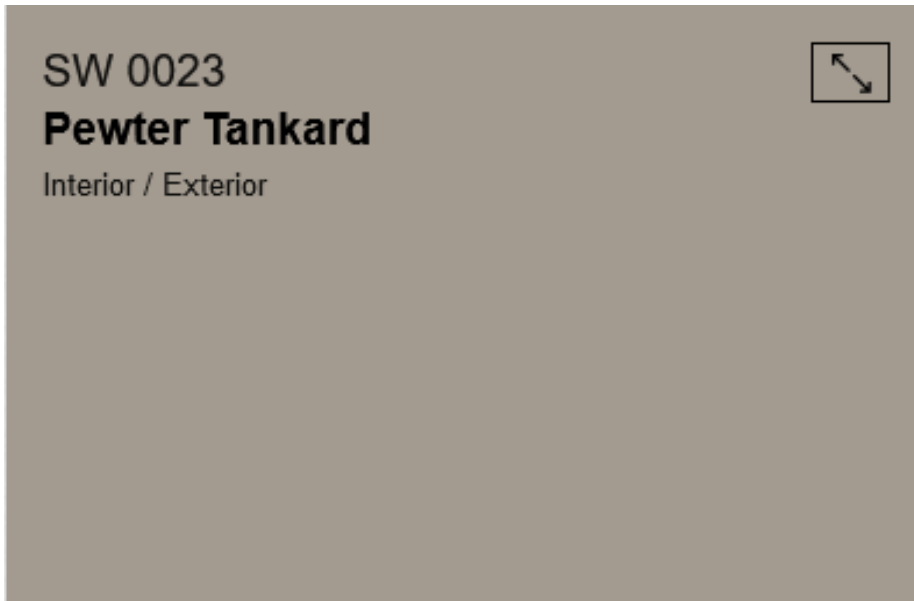
## Description

Purchasing a basement egress kit will provide you will all of the items you need to turn your basement into an egress compliant living area. Our kits provide IRC code-compliant items that meet or exceed the minimum requirements for window wells (minimum projection of 36"), window well cover, basement window, and ladder. Protect your family and ensure that your basement is up to code.

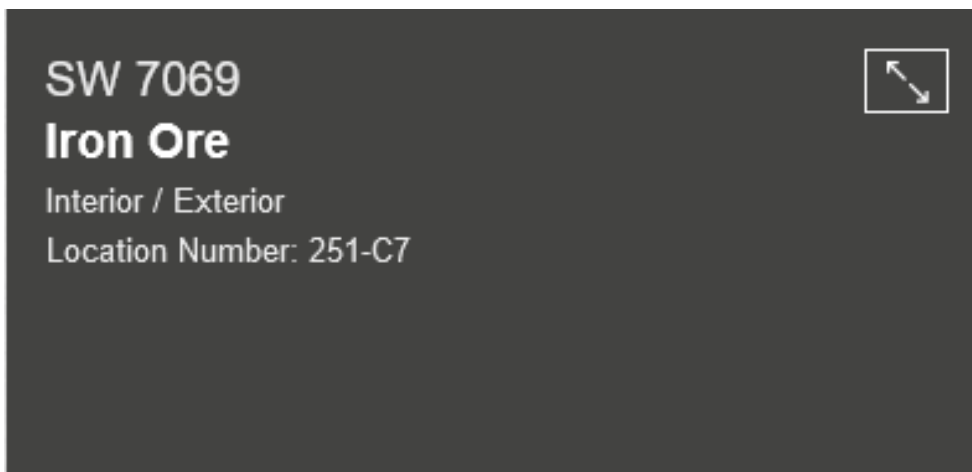
7 E. Franklin Street  
December 12, 2022

**CAR – Paint Selections**

Primary Wood Trim Paint:



Exterior Window Sash Paint:



(Note: Interior window sash to be white)

Metal Railings, Metal Trim and Front Porch Rosettes Paint:

SW 7020

**Black Fox**

Interior / Exterior

Location Number: 244-C7





## DRAWING INDEX

- CS COVER SHEET
- S-1 SITE PLAN
- M-1 EXISTING FLOOR PLANS - MAIN HOUSE
- M-2 PROPOSED FLOOR PLANS - MAIN HOUSE
- M-3 ELEVATIONS - MAIN HOUSE
- M-4 ELEVATIONS - MAIN HOUSE
- C-1 EXISTING AND PROPOSED FLOOR PLANS - CARRIAGE HOUSE
- C-2 ELEVATIONS - CARRIAGE HOUSE

7 East Franklin Street

7 East Franklin Street  
Richmond, Virginia 23219

DATE: 12.08.2022

Revisions:

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



COVER SHEET

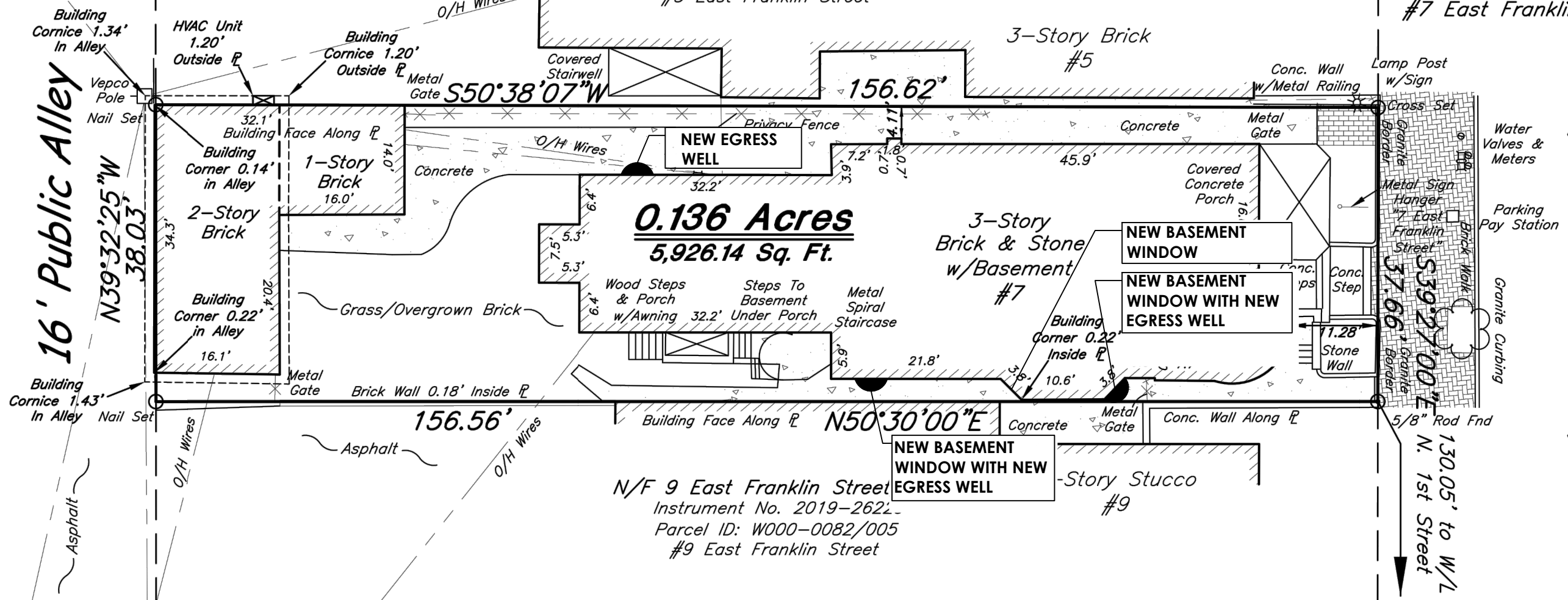
© ratio 2022

CS

Plat By Ches. H. Fleet  
D.B. 118, Pg. 944

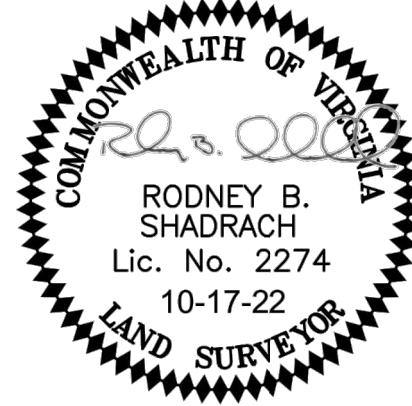
N/F Oak Lane Associates  
Instrument No. 97-27209  
Parcel ID: W000-0082/003  
#5 East Franklin Street

Seven East Franklin, LLC  
Instrument No. 2002-26310  
Parcel ID: W000-0082/004  
#7 East Franklin Street



N/F 9 East Franklin Street  
Instrument No. 2019-2622  
Parcel ID: W000-0082/005  
#9 East Franklin Street

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



BOUNDARY SURVEY  
SHOWING EXISTING IMPROVEMENTS  
TO #7 EAST FRANKLIN STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: OCTOBER 17, 2022



Scale: 1" = 15'

**Shadrach & Associates LLC**

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Email: rod@shadrachsveys.com

**General Notes**

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: October 13, 2022.
2. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject properties that are not shown hereon.
3. The the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by Federal Emergency Management Agency Community Panel No. 510129-0037-D, dated effective April 2, 2009.

7 East Franklin Street

7 East Franklin Street  
Richmond, Virginia 23219

DATE: 12.08.2022

Revisions:

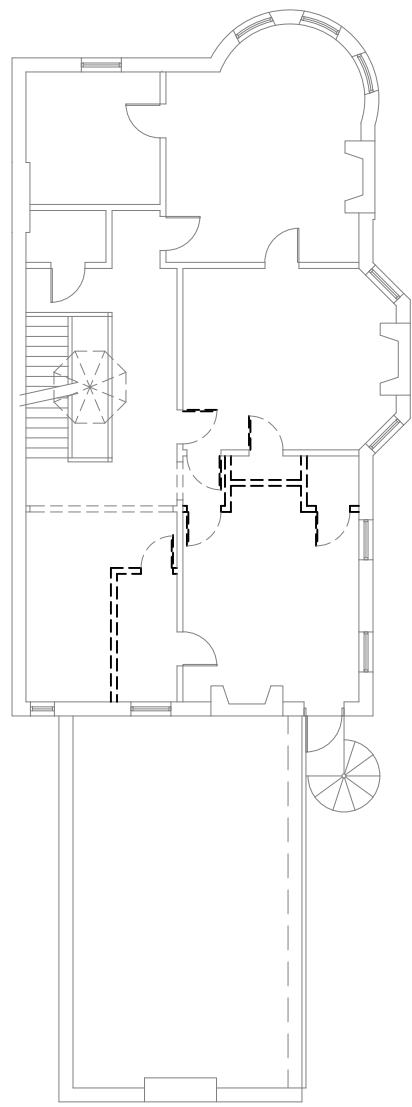
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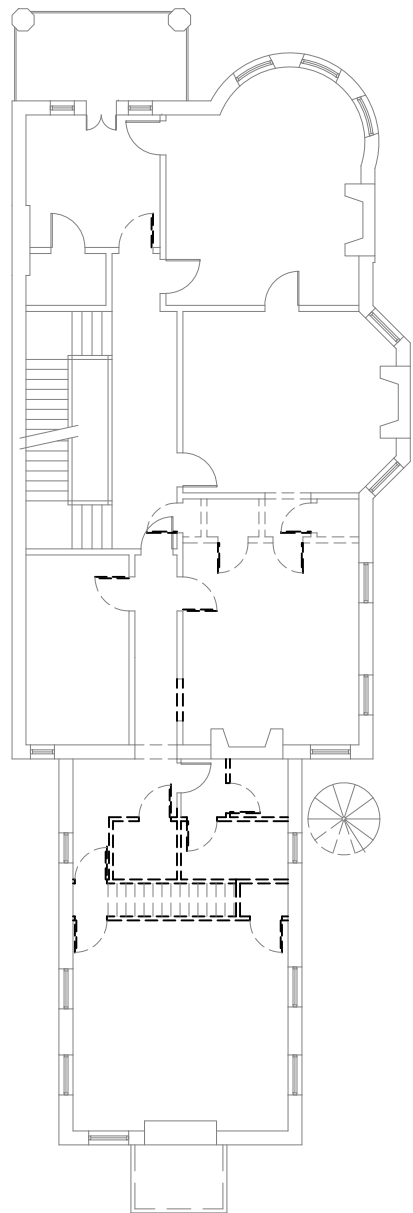
SITE PLAN

EXISTING AND PROPOSED  
SCALE: AS NOTED  
© ratio 2022

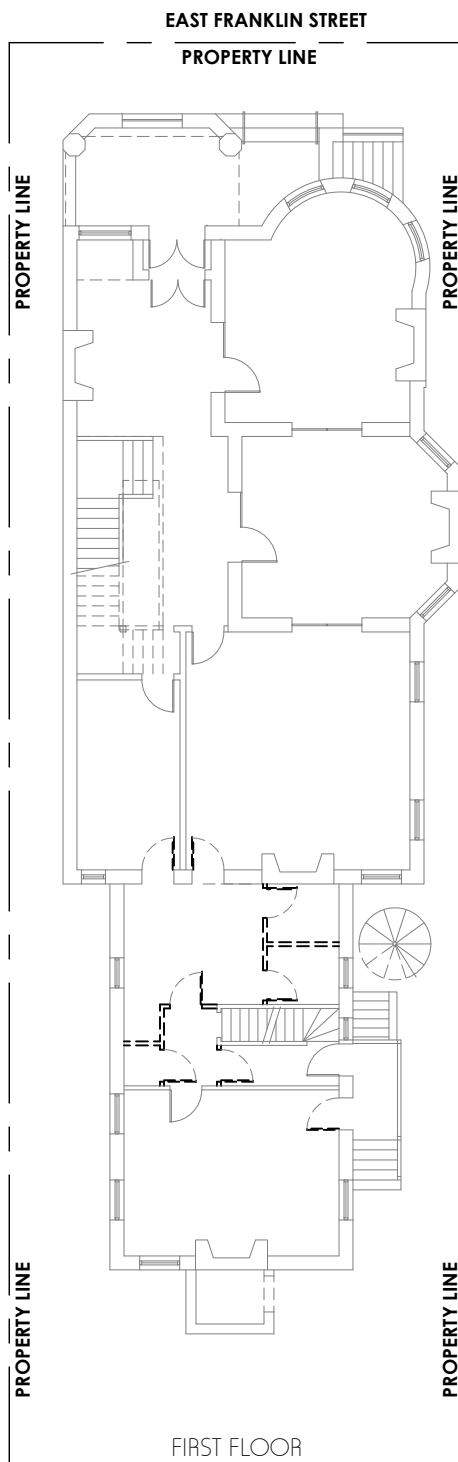




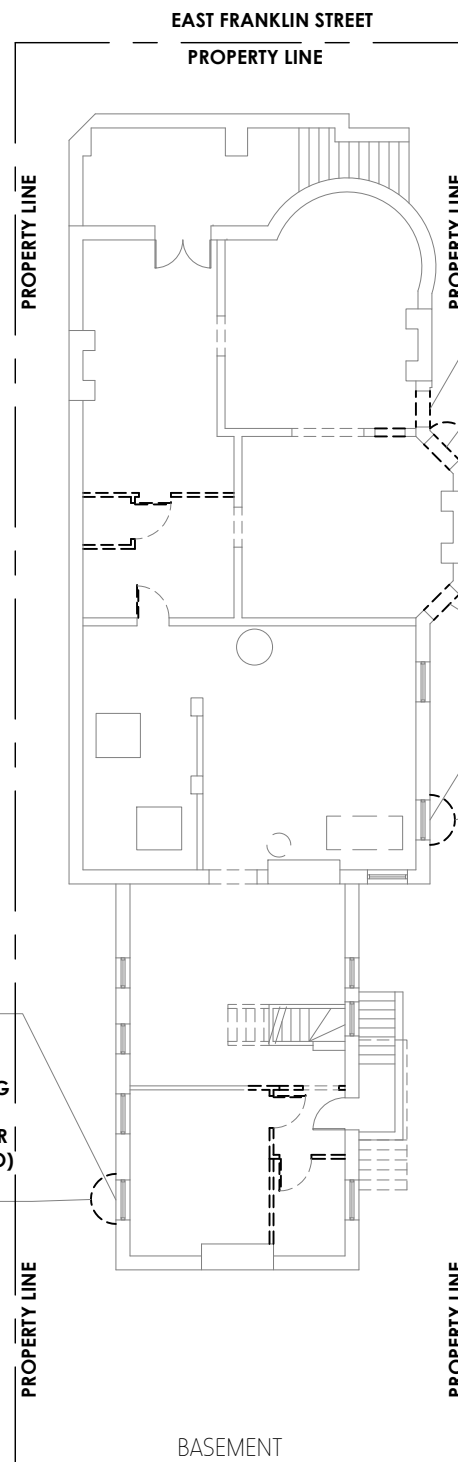
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT

- NEW CLERESTORY BASEMENT WINDOW OPENING PER PLANS.
- NEW BASEMENT EGRESS WINDOW OPENING PER PLANS.
- EXCAVATE AS REQUIRED FOR NEW EGRESS WELL (EERO)
- NEW CLERESTORY BASEMENT WINDOW OPENING PER PLANS.
- EXISTING WINDOW TO BE REMOVED AND EXISTING SILL TO BE LOWERED FOR EGRESS (EERO)
- EXCAVATE AS REQUIRED FOR NEW EGRESS WELL (EERO)

EXISTING WINDOW TO BE REMOVED AND EXISTING SILL TO BE LOWERED FOR EGRESS (EERO)

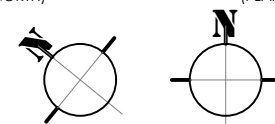
EXCAVATE AS REQUIRED FOR NEW EGRESS WELL (EERO)

DRAWING LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION

(TRUE NORTH)

(PLAN NORTH)



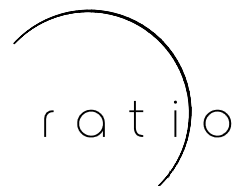
# 7 East Franklin Street

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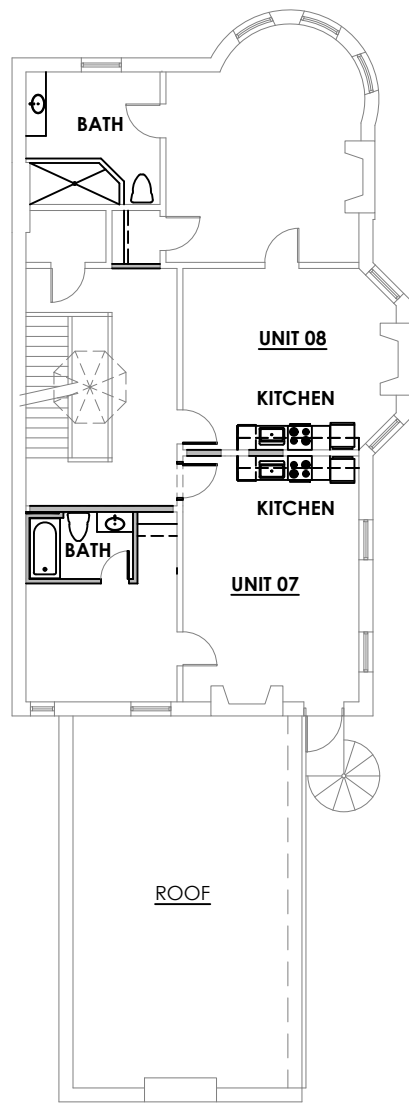


## FLOOR PLANS - MAIN HOUSE

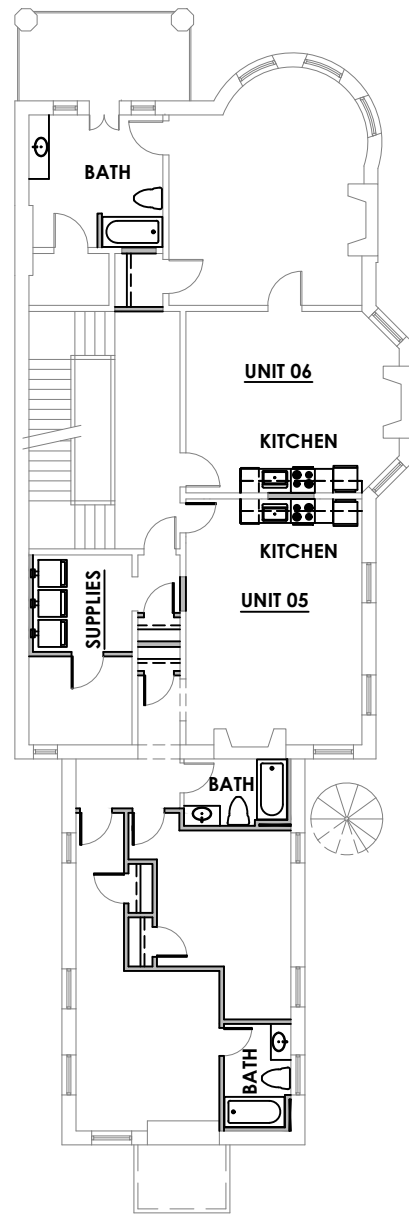
EXISTING  
SCALE: 1/16" = 1'-0"  
© ratio 2022



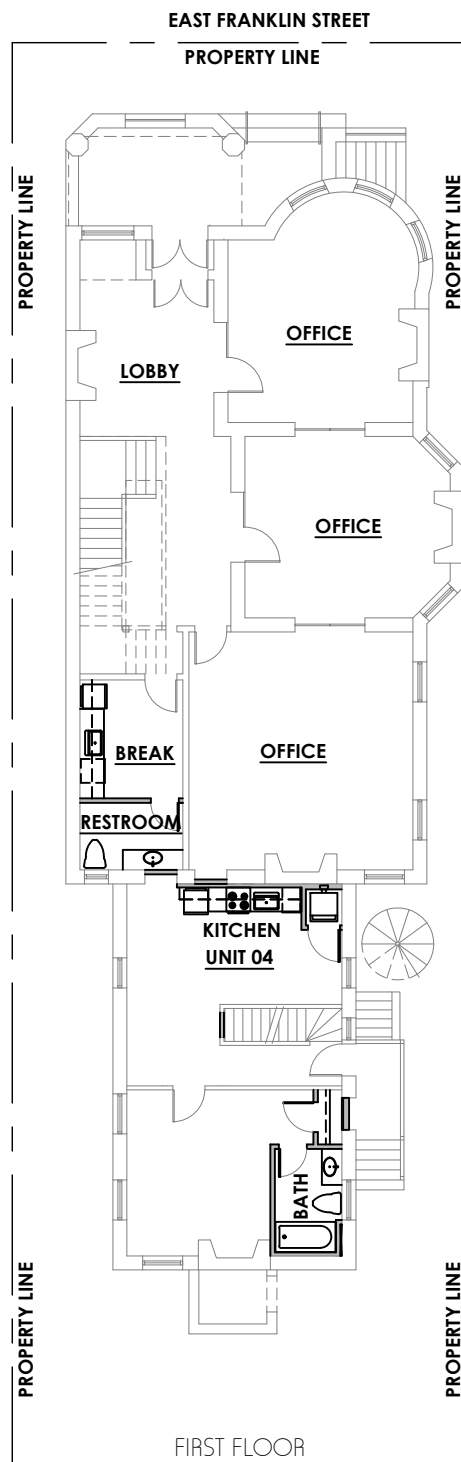




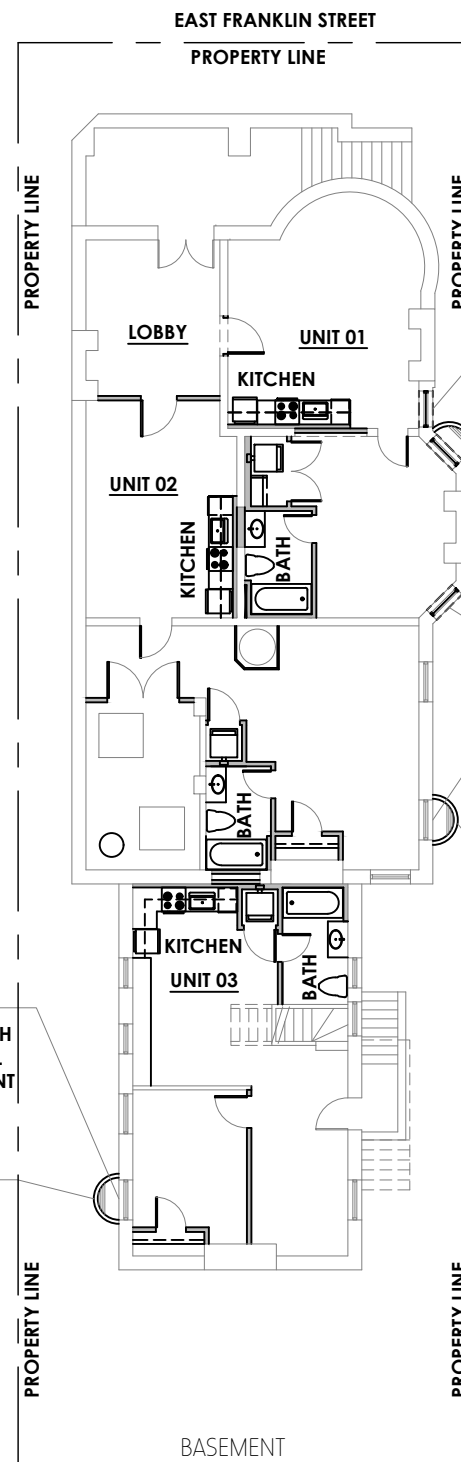
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



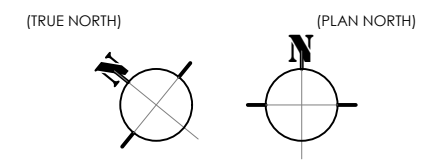
BASEMENT

- NEW CLERESTORY BASEMENT WINDOW
- NEW BASEMENT EGRESS WINDOW WITH NEW EGRESS WELL (EERO)
- NEW CLERESTORY BASEMENT WINDOW
- EXISTING WINDOW WITH LOWERED SILL FOR BASEMENT EGRESS WINDOW (EERO)
- NEW EGRESS WELL (EERO)

- EXISTING WINDOW WITH LOWERED SILL FOR BASEMENT EGRESS WINDOW (EERO)
- NEW EGRESS WELL (EERO)

DRAWING LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION



# 7 East Franklin Street

7 East Franklin Street  
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## FLOOR PLANS - MAIN HOUSE

PROPOSED  
SCALE: 1/16" = 1'-0"  
© ratio 2022

# M-2





NORTH ELEVATION

**ELEVATION GENERAL NOTES:**  
 1. REPAIR AND RE-POINT ALL BRICK IN KIND AS REQUIRED  
 2. REPAIR ALL EXISTING ROOFING IN KIND AS REQUIRED

ALL TRIM TO BE REPAINTED TO MATCH EXISTING (GREEN), TYPICAL

NEW BASEMENT EGRESS WINDOW (EERO)

NEW EGRESS WELL (EERO)

NEW CLERESTORY BASEMENT WINDOW



EAST ELEVATION

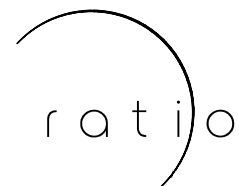
# 7 East Franklin Street

7 East Franklin Street  
 Richmond, Virginia 23219

DATE: 12.08.2022

Revisions:

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 Richmond VA 23227  
 t & f . 804.264.1729  
 www.ratiostudio.com



## ELEVATIONS - MAIN HOUSE

PROPOSED  
 SCALE: 1/16" = 1'-0"  
 © ratio 2022

# M-3





EAST ELEVATION

**ELEVATION GENERAL NOTES:**  
 1. REPAIR AND RE-POINT ALL BRICK IN KIND AS REQUIRED  
 2. REPAIR ALL EXISTING ROOFING IN KIND AS REQUIRED

ALL TRIM TO BE REPAINTED TO MATCH EXISTING (GREEN), TYPICAL

NEW CLERESTORY BASEMENT WINDOW (BEYOND)

EXISTING WINDOW WITH LOWERED SILL FOR BASEMENT EGRESS WINDOW (EERO)

NEW EGRESS WELL (EERO)



WEST ELEVATION

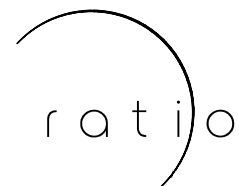
# 7 East Franklin Street

7 East Franklin Street  
 Richmond, Virginia 23219

DATE: 12.08.2022

Revisions:

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 Richmond VA 23227  
 t & f . 804.264.1729  
 www.ratiostudio.com

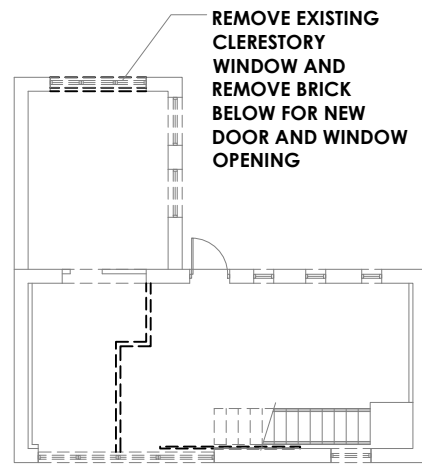


## ELEVATIONS - MAIN HOUSE

PROPOSED  
 SCALE: 1/16" = 1'-0"  
 © ratio 2022

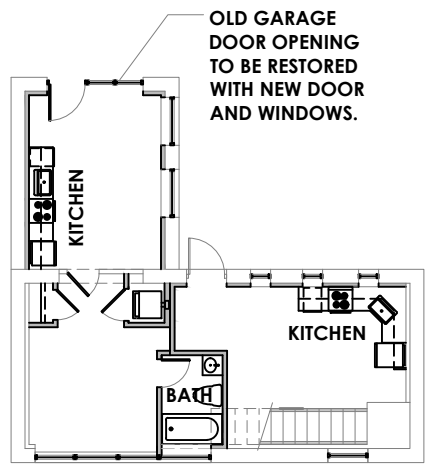
# M-4





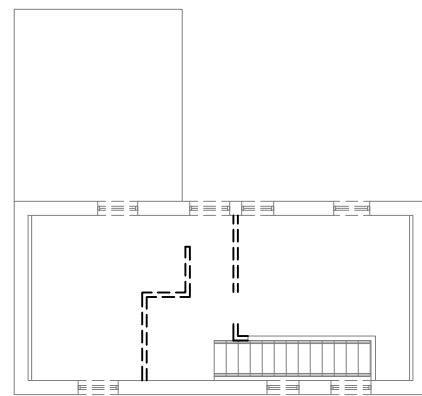
FIRST FLOOR - EXISTING

**GENERAL CARRIAGE HOUSE DEMOLITION NOTES:**  
 1. REMOVE AND DISCARD EXISTING PLYWOOD WINDOW COVERINGS.  
 2. REMOVE ALL EXISTING WINDOWS.

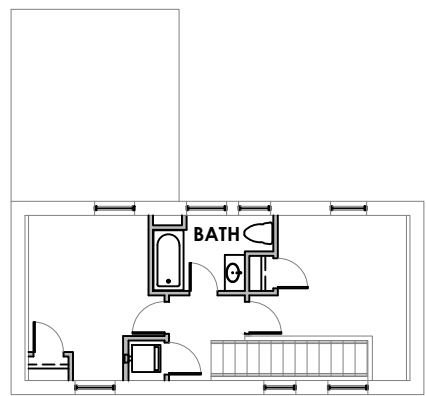


FIRST FLOOR - PROPOSED

**GENERAL CARRIAGE HOUSE NEW CONSTRUCTION NOTES:**  
 1. REPLACE ALL EXISTING WINDOWS WITH NEW WINDOWS TO MATCH EXISTING  
 2. REPAIR EXISTING BRICK FACADE IN KIND  
 3. REPAIR EXISTING ROOF IN KIND  
 4. REPAIR ALL WOOD STRUCTURE IN KIND



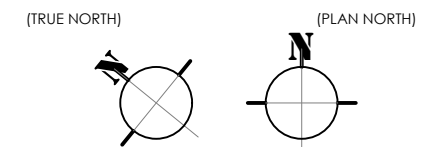
LOFT - EXISTING



LOFT - PROPOSED

**DRAWING LEGEND**

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION



7 East Franklin Street

7 East Franklin Street  
 Richmond, Virginia 23219

DATE: 12.08.2022

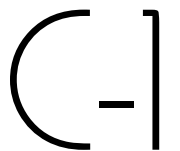
Revisions:

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 Richmond VA 23227  
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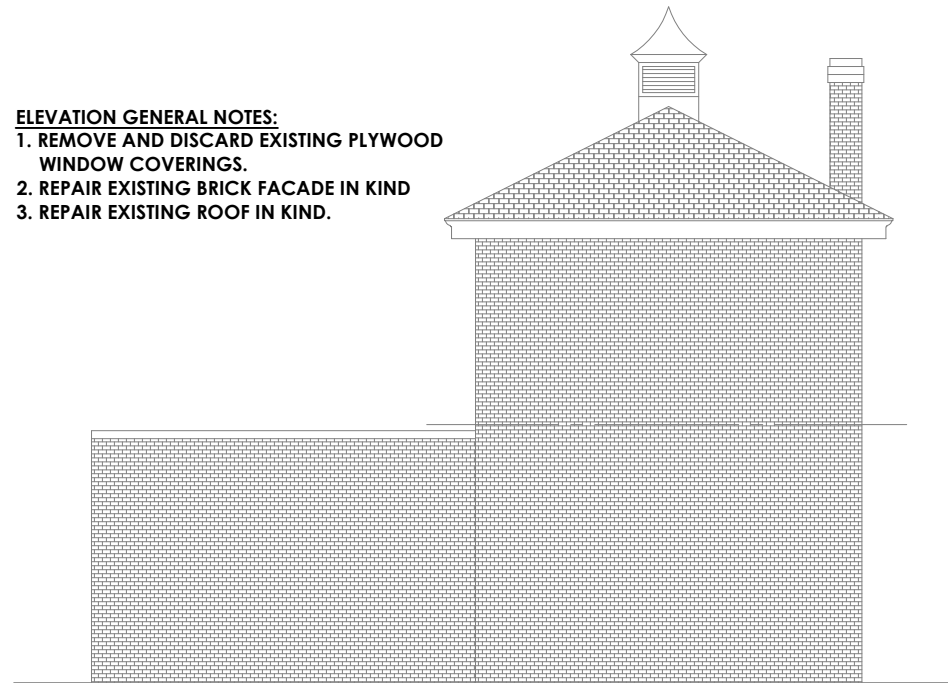
FLOOR PLANS - CARRIAGE HOUSE

EXISTING & PROPOSED  
 SCALE: 1/16" = 1'-0"  
 © ratio 2022

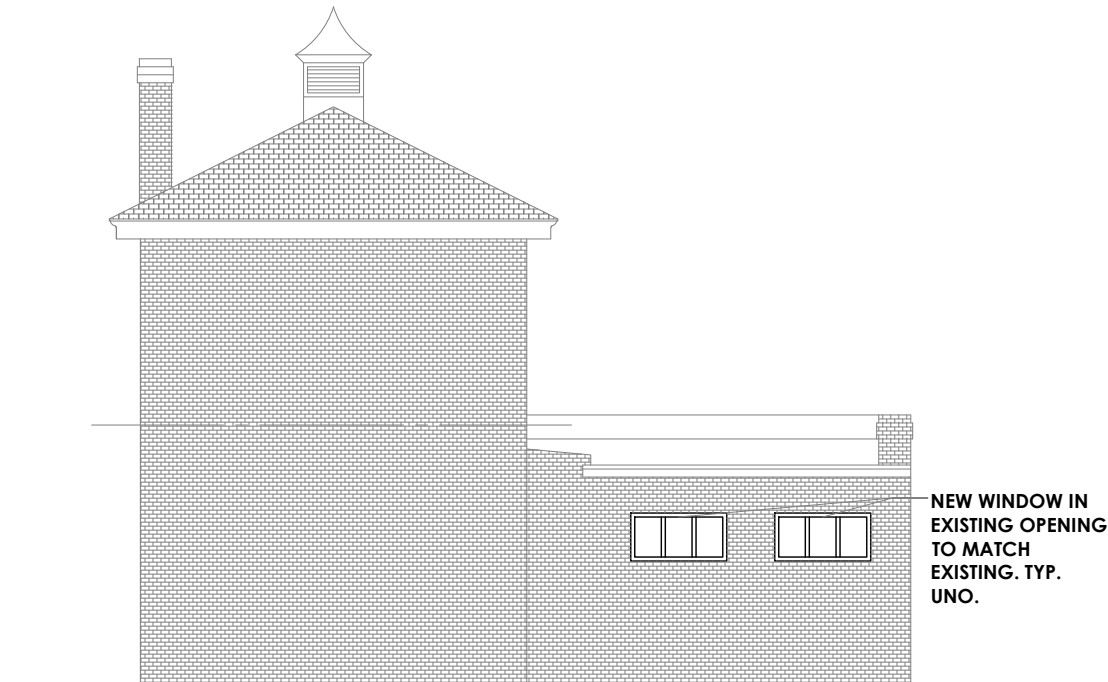




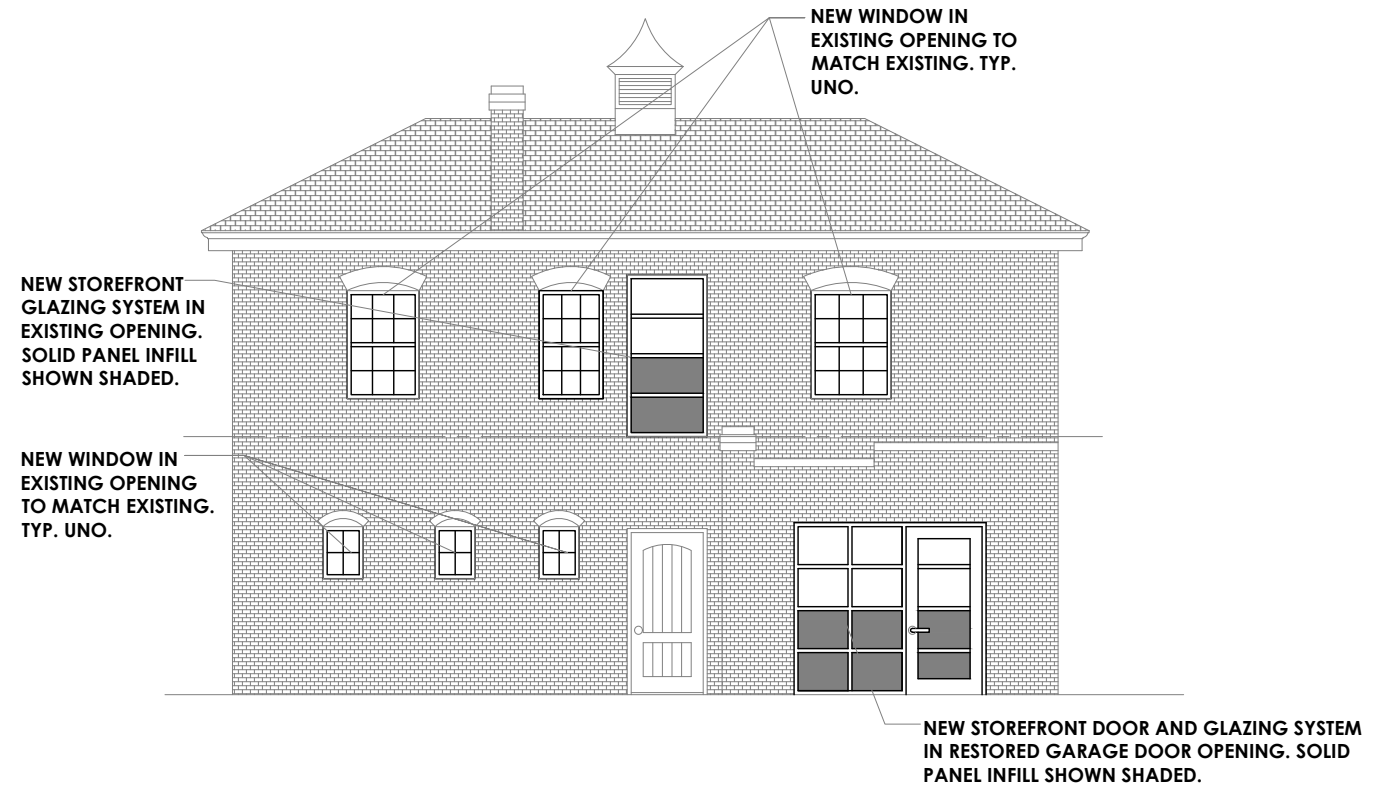
- ELEVATION GENERAL NOTES:**
1. REMOVE AND DISCARD EXISTING PLYWOOD WINDOW COVERINGS.
  2. REPAIR EXISTING BRICK FACADE IN KIND
  3. REPAIR EXISTING ROOF IN KIND.



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



**04** EAST ELEVATION  
SCALE: 1/8"=1'-0"



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



**03** SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

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## ELEVATIONS - CARRIAGE HOUSE

PROPOSED  
SCALE: 1/8" = 1'-0"  
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