



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2912 E. Leigh Street DATE: 9/7/14

OWNER'S NAME: 2912 E Leigh Street Land Trust TEL NO.: 804-980-7377

AND ADDRESS: 2450 Old Brick Rd # 1332 EMAIL: zach@upwardbuildersva.com

CITY, STATE AND ZIP CODE: Glen Allen, VA 23060

ARCHITECT/CONTRACTOR'S NAME: Upward Builders TEL. NO.: 804-980-7377

AND ADDRESS: 2450 Old Brick Rd # 1332 EMAIL: zach@upwardbuildersva.com

CITY, STATE AND ZIP CODE: Glen Allen, VA 23060

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Zach Kennedy

(Space below for staff use only)

Received by Commission Secretary

DATE RECEIVED

APPLICATION NO. 14-106

SCHEDULED FOR _____

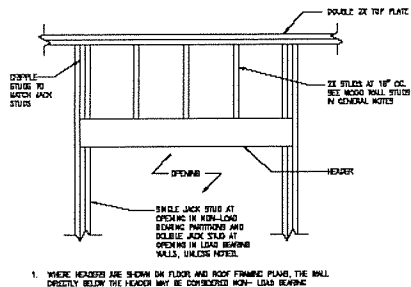
Note: CAR reviews all applications on a case-by-case basis.

Revised 04-16-2013

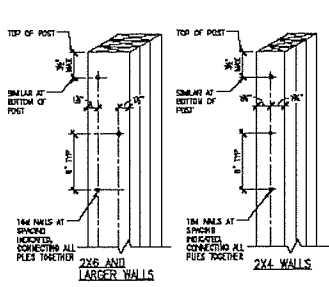
New Construction Proposal

2912 E Leigh Street

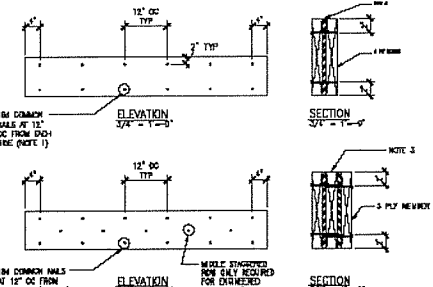
It is proposed that a new single family dwelling will be constructed on 2912 & 2912 1/2 E Leigh St. The proposed new single family dwelling will mimic the historic charm of homes in the immediate area. The siding near the roof will have a decorative Corbel made of PVC or Composite above the second story windows and the roof will have a gentle slope towards the rear of the home. There will be no pitch on roof. The siding of the home will be cement siding and painted to satisfy the Historical Boards requirements. Windows proposed will be a low profile energy efficient window of PVC clad.. The entire home will have a block & brick foundation and all porches, rails and columns will be constructed out of either composite or wood. The home will be positioned on the front of the property as to be "flush" with the neighboring properties. There will be off-street parking by way of the alley with a back deck (wood). The porch roof on front and the rear roof will have a low pitch and be constructed out of EPDM. The front door will have side lights and a transom and the door will be painted in accordance with the Historical Boards requirements. There will be no vinyl siding or composite decking boards on the property. Landscapping will be a clean but modest approach featuring some combination of boxwoods and azaleas and some flowers. The front will be neatly mulched after construction. It is our goal to provide a home that allows for all the comforts and modern amenities that a homeowner desires while maintaining the historical aesthetics of the neighborhood.



1. TYPICAL WALL OPENING HEADER DETAIL
SCALE: 3/4" = 1'-0"



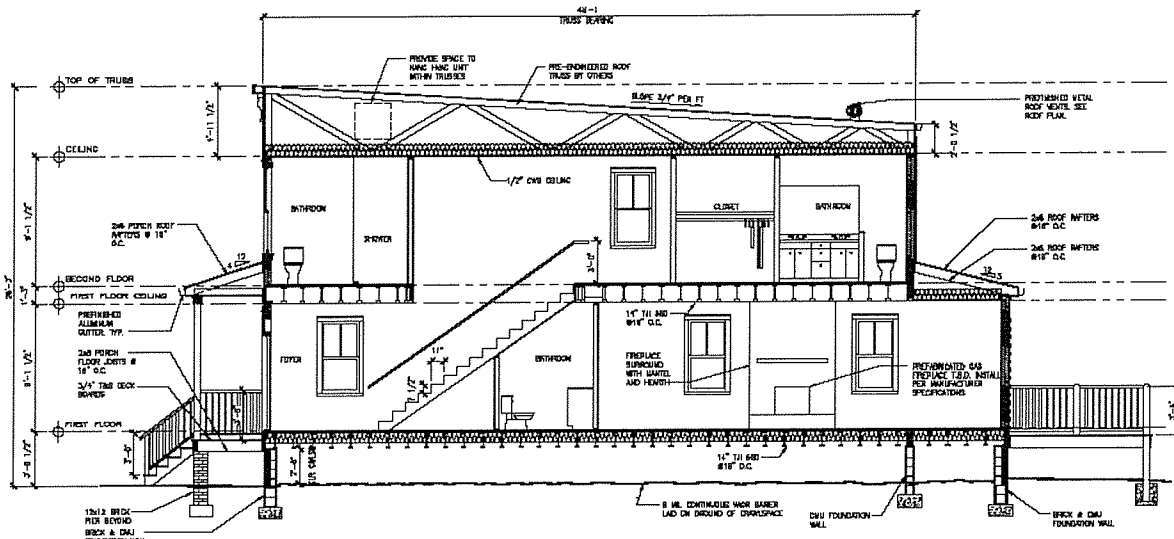
2. TYPICAL DETAIL AT POST COMPOSED OF MULTIPLE STUDS
SCALE: 3/4" = 1'-0"



3. TYPICAL MULTI-PLY HEADER/BEAM DETAIL
SCALE: 3/4" = 1'-0"

GENERAL FRAMING NOTES

1. ALL JOISTS REFERRED TO AS "16" SHALL MEAN NEITHER TRUSS JOIST OR EQUAL AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL ROUGH CARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE 1995-1996 NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION WITH 2005 SUPPLEMENT.
3. PROVIDE NO. 3 SCREWDRIVE PINE WITH THE MINIMUM MOISTURE CONTENT FOR ALL FRAMING LAMBERS INCLUDING PLATES, LATHES, TRUSS PLYFORMS AND BONES UNLESS NOTED OTHERWISE.
4. PROVIDE 1/2" DIA. SPOKE-TYPE-PIE FOR ALL SPOKES UNLESS NOTED OTHERWISE.
5. PROVIDE 1/2" DIA. SPOKE-TYPE-PIE FOR ALL SPOKES UNLESS NOTED OTHERWISE.
6. ALL FRAMING CONNECTIONS NOT SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE MINIMUMS ESTABLISHED BY TABLE 23A.4.1 OF THE UBC.
7. ALL WELDED CONNECTIONS OF TWO OR MORE MEMBERS SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE DONE USING A MINIMUM WELD SIZE OF 1/8" DIA. WITH A 3" LONG UNLESS NOTED OTHERWISE.
8. ALL LIGHT GAGE STEEL PRE-FINISHED CONNECTIONS SHALL BE INSTALLED USING THE NUMBER OF NAILS AND NAIL TYPE LISTED FOR THAT CONNECTION BY THE MANUFACTURER IN THEIR PUBLISHED LITERATURE. ALL NAILS LISTED AS "16" LONG SHALL BE MADE BY THE MANUFACTURER OF THAT CONNECTION. TRUSSING OR CONNECTIONS USED WITH PRESSURE-TREATED LAMBERS SHALL HAVE OTHER MINIMUM ZINC COATING (E.G. SAMPSON ZINC-BOND).
9. PROVIDE A MINIMUM OF THREE INCHES OF BEARING FOR ENGINEERED LUMBER BEAMS UNLESS OTHERWISE NOTED.
10. ALL BEAMS SHALL BE LATERALLY SUPPORTED BY BRACING OR OTHER MEANS AT ALL POINTS OF BEARING.
11. NAILS INSTALLED PARALLEL TO THE CLOSE LINES OF THE MEMBER FACE OF ENGINEERED LUMBER BEAMS SHALL NOT BE SPACED CLOSER THAN FOUR INCHES FOR 10# COMMON NAILS AND THREE INCHES FOR 8# COMMON NAILS.
12. DO NOT DRILL, NOTCH, CUT (EXCEPT TO LENGTH), OR ALTER ENGINEERED LUMBER BEAMS OR JOISTS WITHOUT WRITTEN APPROVAL OF FABRICATOR AND REVIEW BY STRUCTURAL ENGINEER.

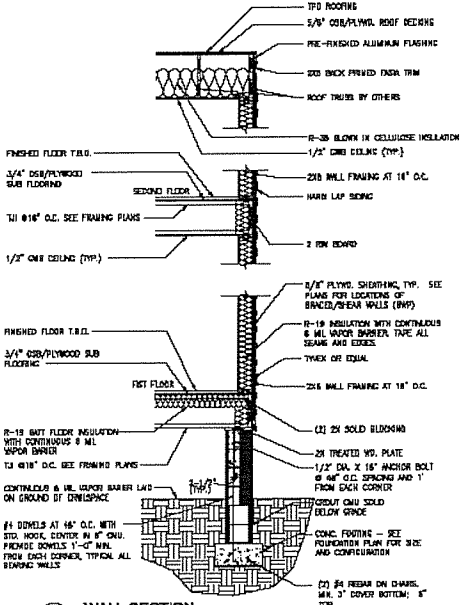


4. BUILDING SECTION
SCALE: 1/8" = 1'-0"

TYPICAL DETAIL AT OPENING IN FOUNDATION WALL (VENTS, ACCESS HATCHES, ETC.)
SCALE: 3/4" = 1'-0"

MEMBER	NAILS	CONNECTION
JOIST TO SILL OR ANCHOR	(1) 8# COMMON (2) 3" X 8.131" DIA.	TOE NAIL
BRACING TO JOIST	(2) 8# COMMON (2) 3" X 8.131" DIA.	TOE NAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	1#4 COMMON AT 16" OC 3" X 8.131" DIA AT 8" OC	FACE NAIL
TOP PLATE TO STUD	(2) 1#4 COMMON (2) 3" X 8.131" DIA.	DND NAIL
STUD TO SOLE PLATE	(1) 8# COMMON (2) 3" X 8.131" DIA.	TOE NAIL
	(2) 1#4 COMMON (2) 3" X 8.131" DIA.	DND NAIL
DOUBLED STUDS	1#4 COMMON AT 24" OC 3" X 8.131" DIA AT 8" OC	FACE NAIL
DOUBLED TOP PLATE	1#4 COMMON AT 16" OC 3" X 8.131" DIA AT 8" OC	FACE NAIL
DOUBLED TOP PLATE LAP JOINT	(1) 1#4 COMMON (1) 3" X 8.131" DIA.	FACE NAIL
TOP PLATE INTERSECTIONS	(2) 1#4 COMMON (2) 3" X 8.131" DIA.	FACE NAIL
CONTINUOUS HEADER - MULTI-PLY	1#4 COMMON AT 16" OC	FACE NAIL ALONG EACH EDGE
CONTINUOUS HEADER TO STUD	4 #4 COMMON	TOE NAIL
BUILT-UP CORNER STUDS, DND ENDS	1#4 COMMON AT 24" OC 3" X 8.131" DIA AT 16" OC	FACE NAIL
R/J JOIST TO TOP PLATE	8# COMMON AT 16" OC 3" X 8.131" DIA AT 8" OC	TOE NAIL

NOTE: USE NAILS SPECIFIED BY MANUFACTURER FOR ALL MANUFACTURED STEEL CONNECTIONS (SAMPSON STRONG-TIE OR EQUIVALENT HOOKERS, UPLIFT ANCHORS, ETC.).



5. WALL SECTION
SCALE: 3/4" = 1'-0"



2731 WEST GRACE STREET
RICHMOND, VA 23220
804.353.1415

2912 E. Leigh St.
Richmond, Virginia

REVISION: DATE: 08-16-2014
PRINT SET

NO.:

OWNER TITLE:

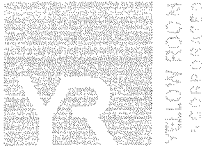
ROOF FRAMING PLAN, BUILDING SECTION, FRAMING NOTES AND DETAILS

SCALE:

A1.01

PRINT SCALE:

1414



2731 WEST GRACE STREET
 RICHMOND, VA 23220
 804.353.1435

2912 E. Leigh St.
 Richmond, Virginia

NO. 1000 DATE 08-13-2015
 PROJECT NO.

TITLE

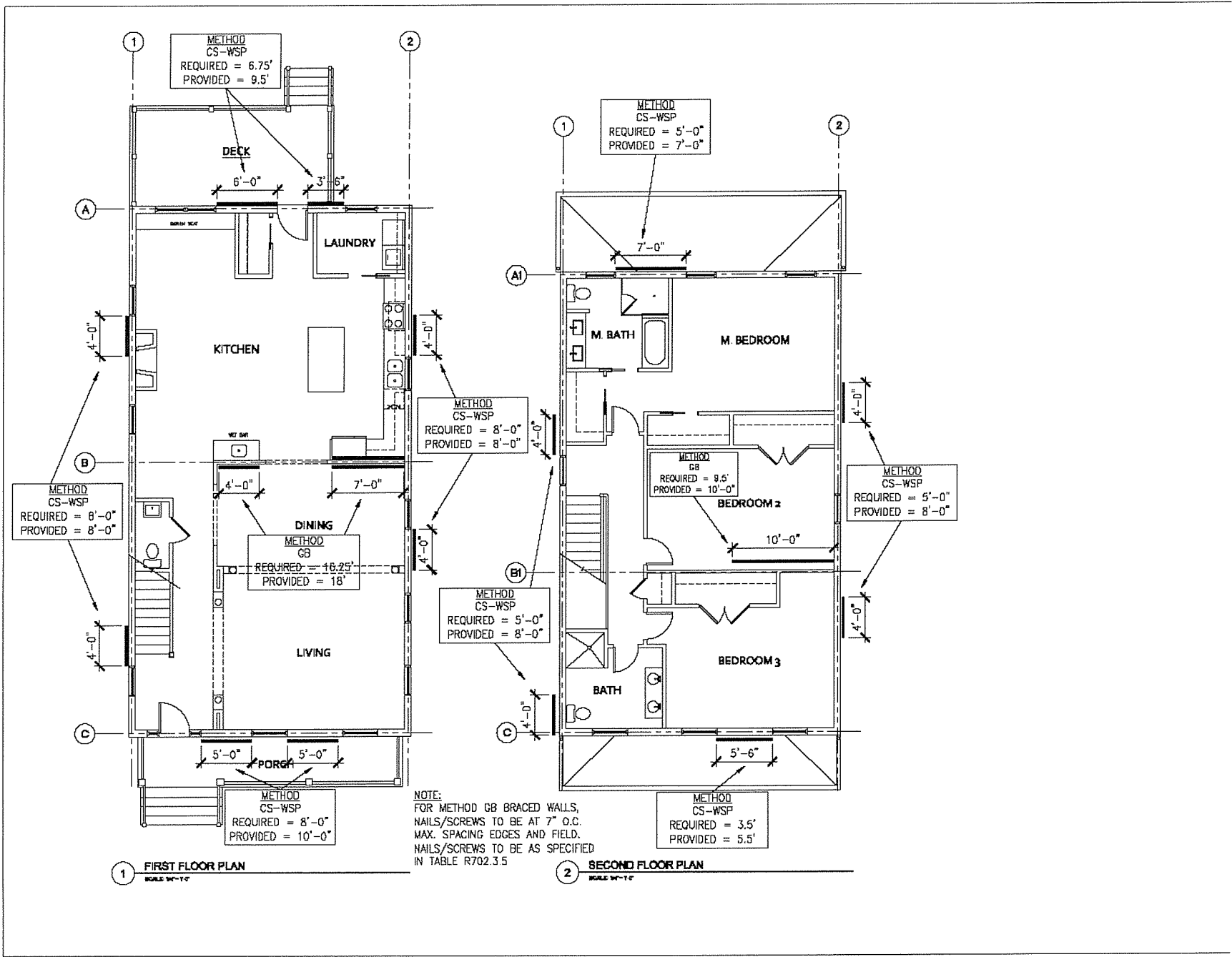
GENERAL TITLE
 BRACED WALL PLANS
 FIRST AND SECOND FLOORS

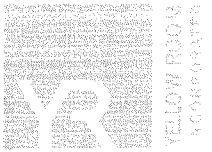
SCALE

A2.00

PROJECT NUMBER

1414





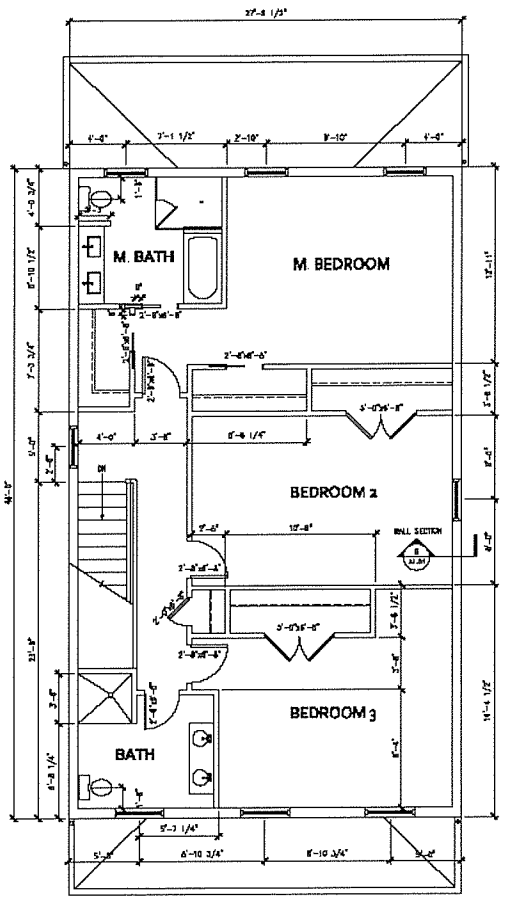
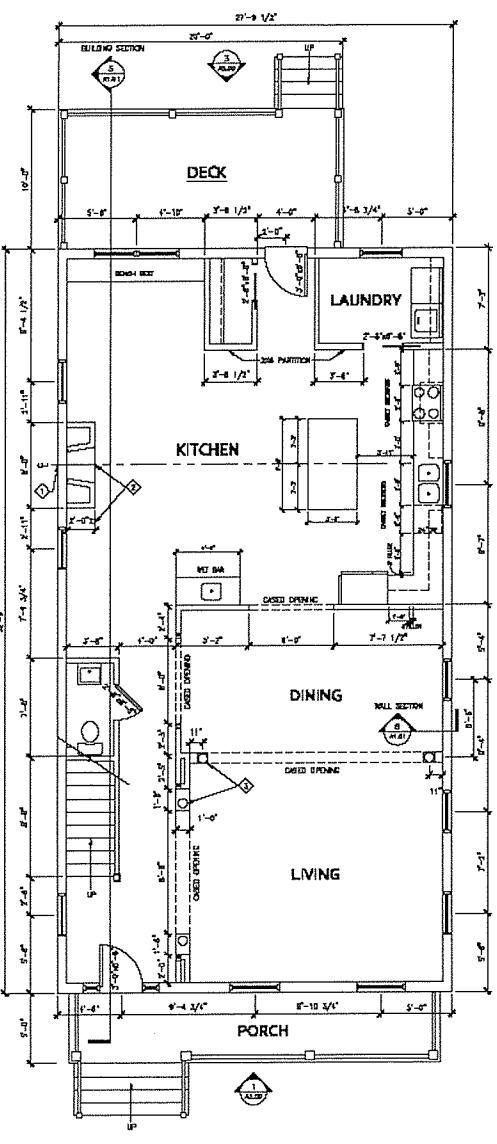
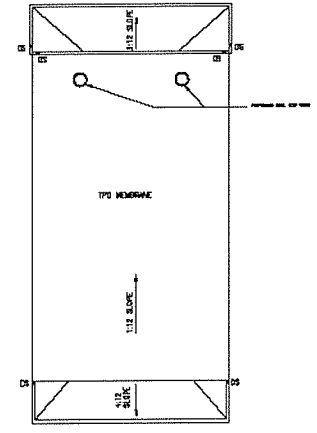
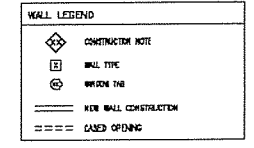
2731 WEST GRACE STREET
RICHMOND, VA 23220
804.353.1435

2912 E. Leigh St.
Richmond, Virginia

WINDOW SCHEDULE			
MARK	SIZE	TYPE	STYLE
(A)	3'-0" x 6'-0"	DOUBLE HUNG, UNGLAZED GLASS	6/1
(B)	6'-0" x 5'-0"	DOUBLE HUNG, UNGLAZED GLASS	2/1
(C)	(CORNER) 4'-0" x 3'-0"	DOUBLE HUNG, UNGLAZED GLASS	6/1
(D)	6'-0" x 4'-0"	DOUBLE HUNG, UNGLAZED GLASS	2/1

- ARCHITECTURAL PLAN GENERAL NOTES**
- DIMENSIONS ARE TO FINISHED FACE OF WALL.
 - DIMENSIONS & NOTES FOR A GIVEN DIMENSION ARE TYPICAL.
 - DIMENSIONS NOTED AS "ALUM.", "GLASS", "GLUE", "GLUE" ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS IN CASE OF DISCREPANCY BETWEEN DIMENSIONS. CONTACT ARCHITECT FOR CLARIFICATION.
 - DOORS SHALL BE LOCATED # FOR ADJACENT PARTITION UNLESS OTHERWISE NOTED (DASHED LINE).
 - ALL PARTITIONS TO BE WALL TYPE 1 UNLESS OTHERWISE NOTED. SEE SHEET A1.01 FOR PARTITION TYPES.
 - NOTICE ALL CONSTRUCTION NOTES:
 - A - ALL PARTITIONS TO BE CHASED & TAPPED ON FLOOR.
 - B - DOOR SWING INDICATOR.
 - C - THE OWNER/ARCHITECT IS TO APPROVE ALL ITEMS LISTED IN THE NOTICES A & B.
 - ALL CHANGES OF FLOORING SHALL OCCUR IN E. OF DOOR OPENING, UNLESS OTHERWISE NOTED. REFER TO PLANS & FINISH SCHEDULES.
 - ALL CLOSERS ARE TO BE 2'-0" INTERIOR CLEAR DIMENSIONS UNLESS OTHERWISE NOTED.
 - USE 1/2" WATER RESISTANT SHEETROCK IN ALL BATH-ROOMS UNLESS OTHERWISE NOTED. USE CEILING SHEETROCK IN ALL BATH-ROOM TILE LOCATIONS.

- ARCHITECTURAL PLAN KEY NOTES**
- VENTED GAS FIREPLACE. INSTALL PER MANUFACTURER RECOMMENDATIONS. EXTERIOR FIREPLACE NECK SHALL BE A MINIMUM OF 12" FROM ANY WINDOW OR OPENING IN ANY DIRECTION.
 - CEMENTARIE FIREPLACE SURROUND PER MANUFACTURER RECOMMENDATIONS.
 - DECORATIVE COLUMN: TYP.



NO.	REVISION

FLOOR PLANS
WINDOW SCHEDULE
AND ROOF PLAN

SCALE: **A2.01**

PROJECT NUMBER: **1414**



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1/23/2017 1:53

2731 WEST GRACE STREET
RICHMOND, VA 23220
804.353.1415

2912 E. Leigh St.
Richmond, Virginia

REVISION DATE
PRINT REV 08-10-2014

SCALE

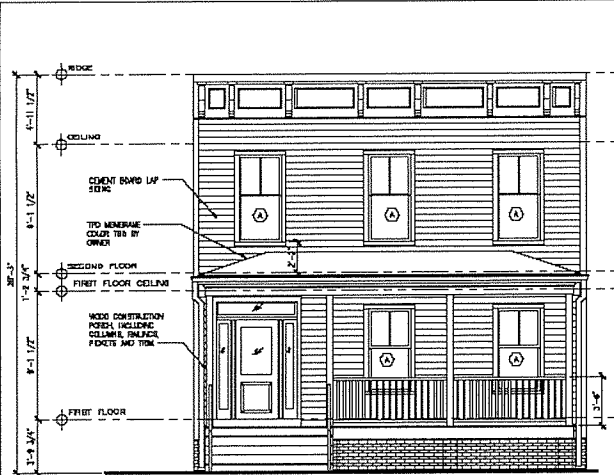
CONTRACT TITLE

ELEVATIONS

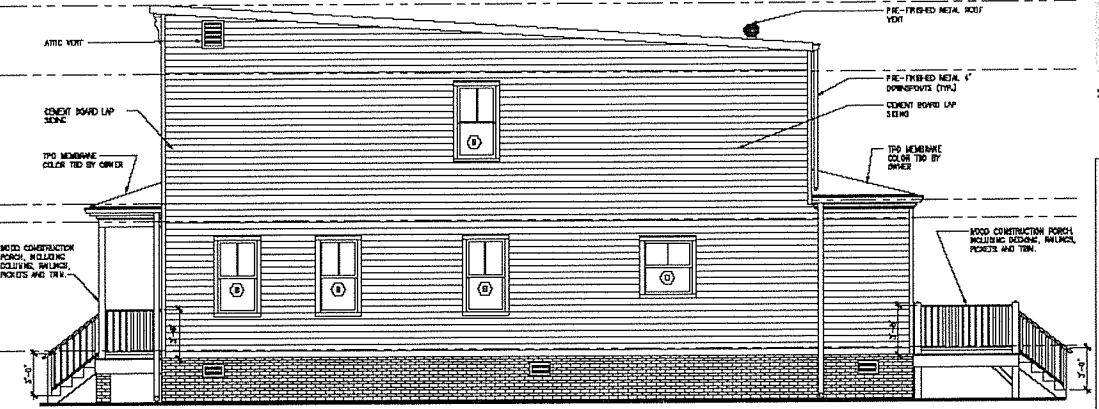
SCALE

A3.00

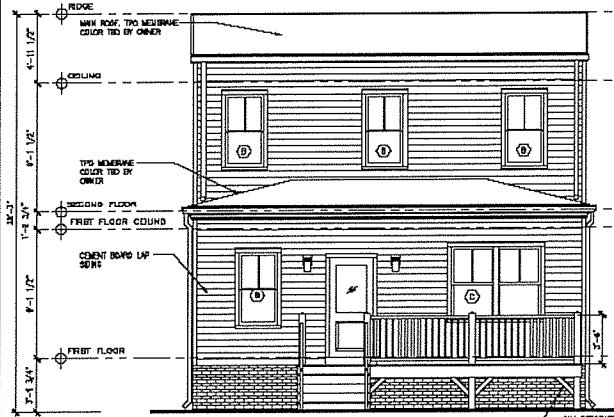
PROJECT NUMBER



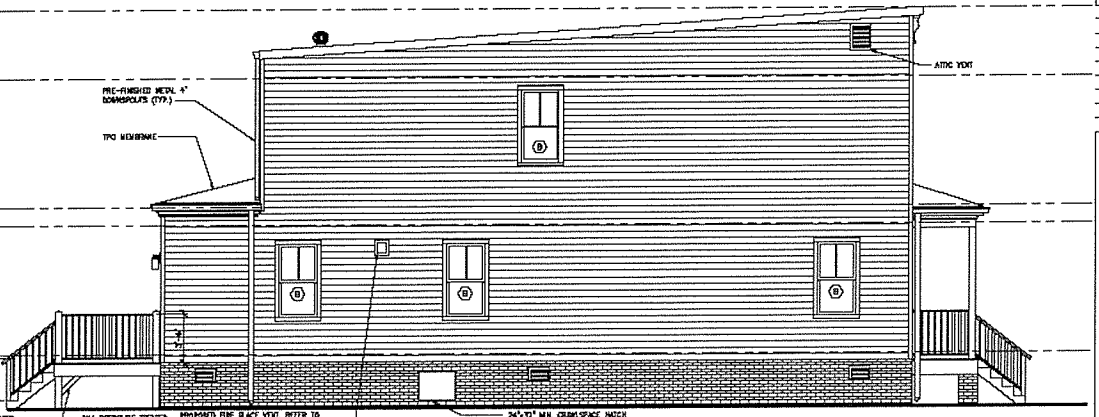
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



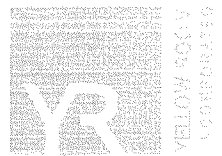
2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

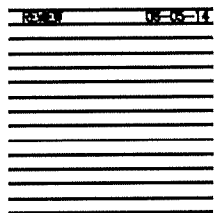


4 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2731 WEST GRACE STREET
RICHMOND, VA 23220
804 353 4445

2912 E. Leigh st.
Richmond, Virginia



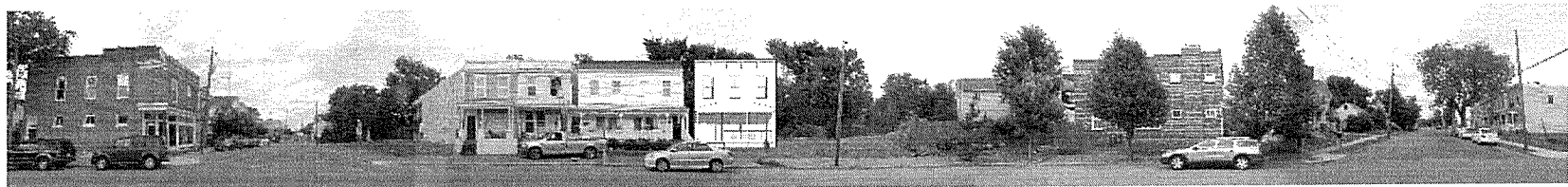
LEIGH STREET

SK-3

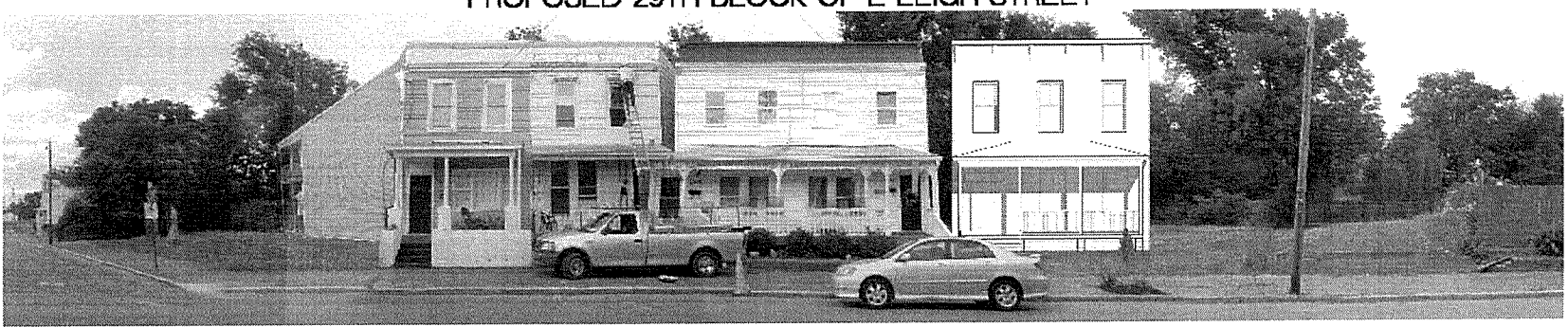
1407



EXISTING 29TH BLOCK OF E LEIGH STREET



PROPOSED 29TH BLOCK OF E LEIGH STREET



PROPOSED 29TH BLOCK OF E LEIGH STREET ENLARGED



29TH ST



LEIGH STREET LOOKING NORTH



30TH ST



30TH ST



LEIGH STREET LOOKING SOUTH



29TH ST





Exterior
Porch Light



