



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



Property (location of work)

Address: 2 West Leigh Street

Historic District: Jackson 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 E. 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 01/27/22

2 W. Leigh Street

January 27, 2022

CAR – Applicant's Description

The attached application is for a CAR Certificate of Appropriateness (Conceptual Review) at 2 West Leigh Street, located in the Jackson Ward Historic District. The existing site is vacant of a building with only an old entrance drive remaining. The intention is to building an affordable two-family dwelling at the corner lot to provide more Owner occupied dwellings in the neighborhood.

The site will maintain the existing curb cut to access a new gravel parking area for three cars. This will be screened to the North and West by existing neighboring fencing. The East (towards the street) will receive new painted Richmond Rail style wood fencing at 3' tall. Trash and recycling will be located to the Northwest of the parking area/ site. Small concrete walks will connect the existing brick sidewalks to the two wood entrance porches. There is also a small concrete patio planned to the rear of the structure.

The building will be a slab on grade foundation with parged CMU and concrete footings. Framing up from this will be 2x6 exterior walls with painted Hardi-plank siding in a smooth finish. Typical trim will be painted white with an accent paint for the two entry doors. The building will be three stories (similar to many other residences along W. Leigh Street. We have kept the detailing minimal to stay in keeping with the neighborhood. The third floor is treated with a steep sloped roof at the front with a shed dormer. Windows are double hung metal clad wood with transoms at the first floor. Entry doors are all wood (painted). The porches are kept simple with unadorned 6x6 wood columns and Richmond rail for a more pedestrian scale. All painted white. The main roof is a low sloped membrane while the porch and dormer roofs are standing seam metal.

Using this corner site for a smaller scale 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

NEW CONSTRUCTION CHECKLIST

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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2 WEST LEIGH STREET

NEW BUILDING TYPE

- single-family residence (TWO-FAMILY)
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

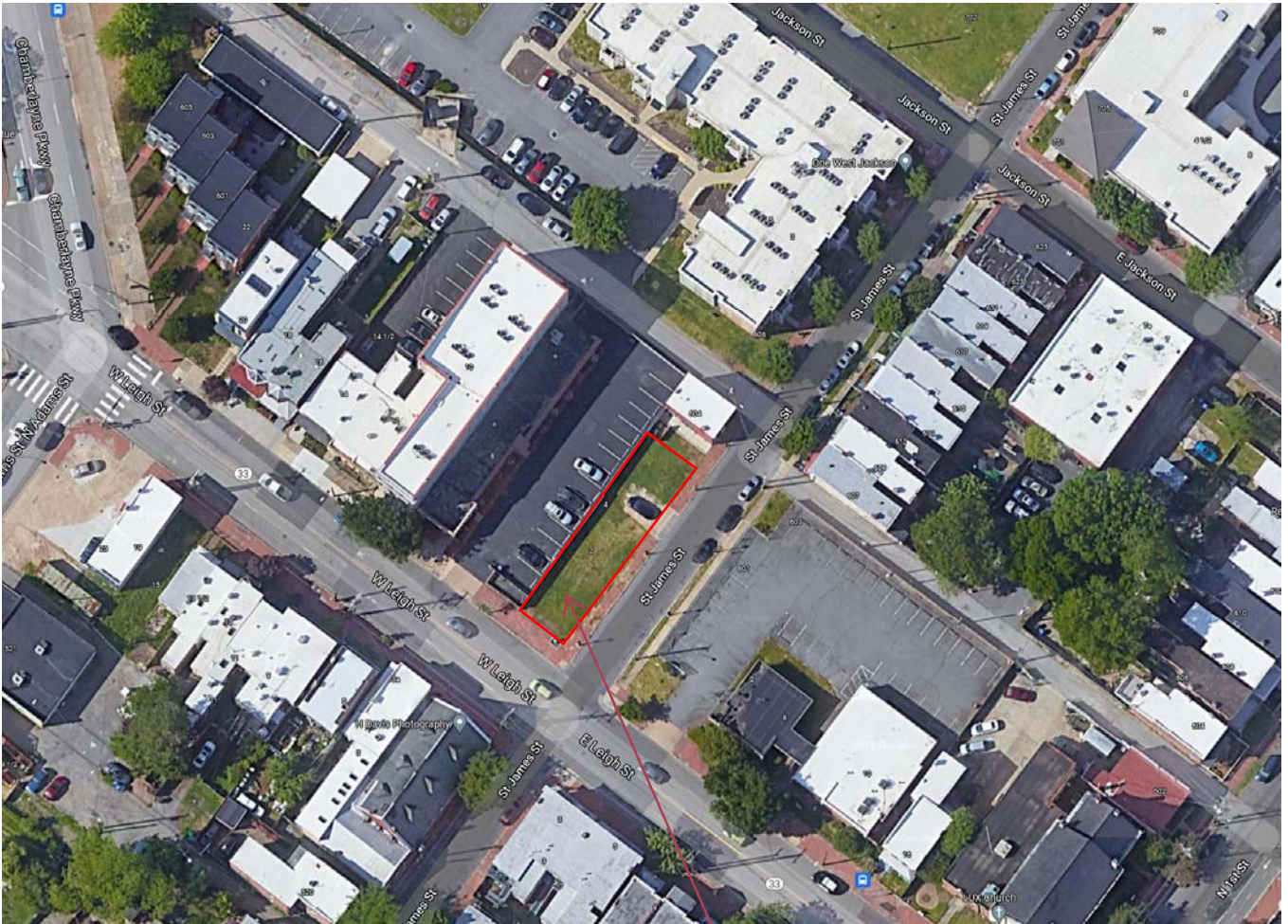
PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

2 W. Leigh Street
January 26, 2022

CAR – Existing Site photos

Site from above



Site

Site facing North



Site Facing East



2 W. Leigh Street
January 26, 2022

CAR – Paint & Material Selections

Main trim paint & window exterior color

SW 7005
Pure White

Interior / Exterior

Location Number: 255-C1

Siding paint

SW 2849
Westchester Gray

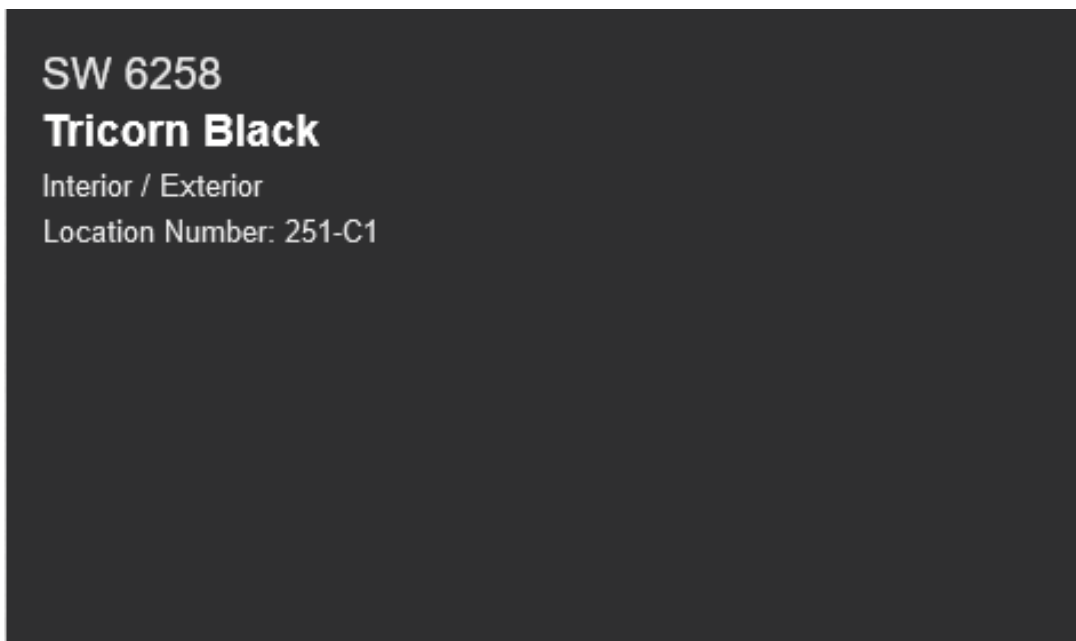
Interior / Exterior



Entry Door paint:



Standing Seam Metal Roofs:

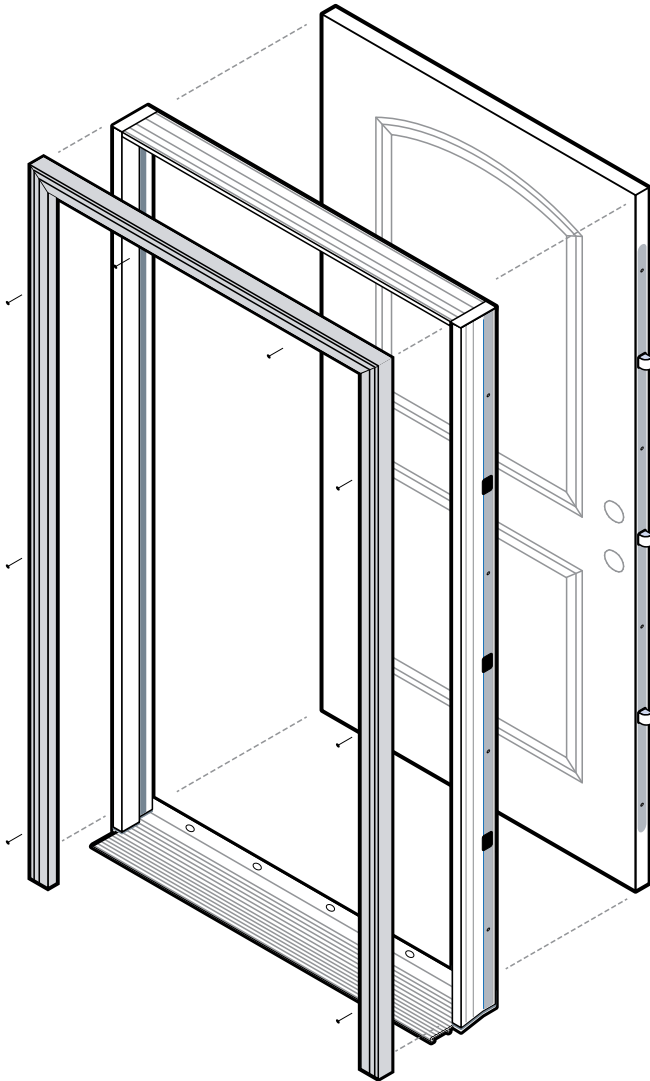


Pella® Entry Doors



#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.²

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 ¹	Max. Height	Performance Values ¹	
					U-Factor	SHGC
Flush Glazed Full Light ²	30"	80"	36"	96"	0.25	0.16
Full Light ²	30"	80"	36"	96"	0.25	0.16
3/4 Light ²	32"	80"	36"	96"	0.25	0.21
3/4 Deluxe Oval Light ²	32"	80"	36"	80"	0.24	0.15
1/2 Light 1 Panel Plank	32"	80"	36"	96"	0.23	0.16
Craftsman Light ²	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 ²	32"	80"	36"	96"	0.15	0.01
6 Panel ²	30"	80"	36"	96"	0.15	0.01
Flush	30"	80"	36"	96"	0.15	0.01

Panel Styles

Solid

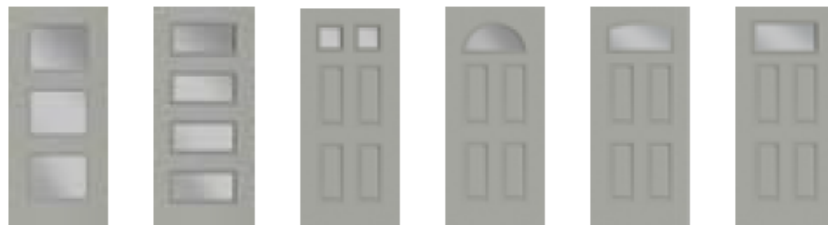


2 Panel Square 2 Panel Arch Plank Craftsman² 6 Panel² Flush

Glazed



Craftsman Light² 1/2 Light 2 Panel² 1/2 Light 1 Panel² 1/2 Light 1 Panel Plank 1/2 Arch Light Plank 3/4 Oval Light² 3/4 Deluxe Oval Light² 3/4 Light² Full Light²



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

Flush Glazed



Flushed Glazed 1/2 Light² Flushed Glazed 3/4 Light² Flushed Glazed Full Light

¹ Values shown are for a single door. See your Pella representative for more information.

² Availability may be limited. Please contact your local Pella representative for more information.

³ See written limited warranties for complete details, including exceptions and limitations, at 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.

* 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.

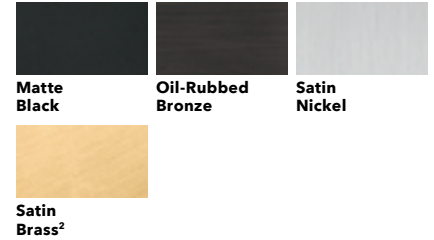
Classic Hardware Collection

BALDWIN

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



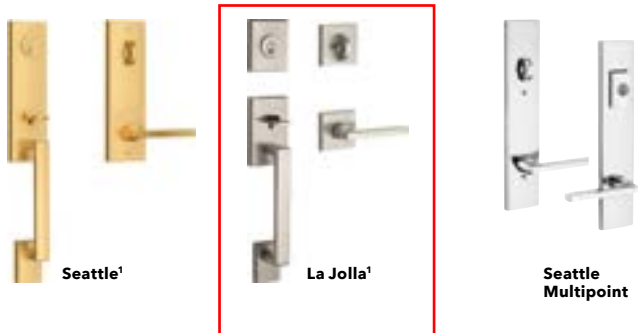
Finishes:



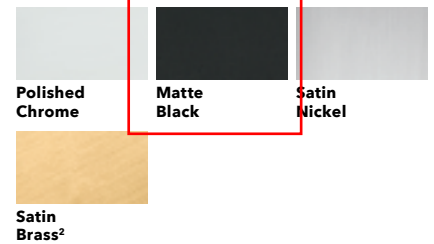
Modern Hardware Collection

BALDWIN

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



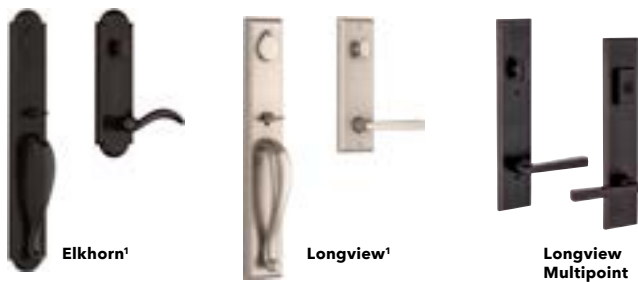
Finishes:



Rustic Hardware Collection

BALDWIN

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



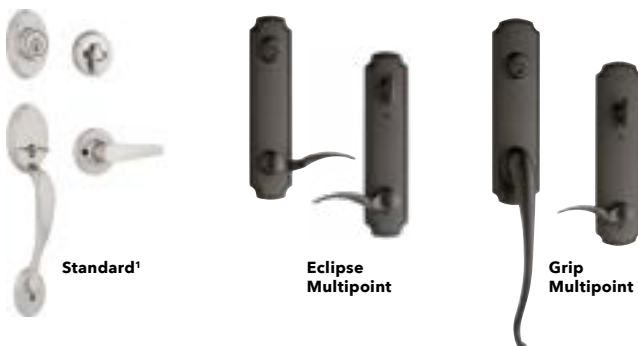
Finishes:



Essential Hardware Collection

BALDWIN

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



Finishes:



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

² Available early 2022

Pella® Lifestyle Series

Clad/Wood



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

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.¹

- **Energy Star® certified²**

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.³

- **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 warranty⁴**

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

- **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:⁵



Special shape windows also available.

^{1,2,3,4,5} 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
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door 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. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank

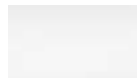


Cam-Action Lock

Finishes:



Champagne



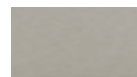
White



Brown



Matte Black



Satin Nickel



Satin Brass⁶

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



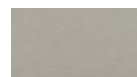
White



Brown



Matte Black



Satin Nickel



Satin Brass⁶

^{6,7} 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.



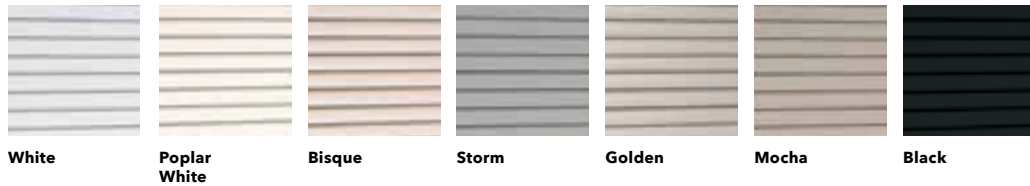
Aluminum-Clad Exterior Colors

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 Blinds⁷

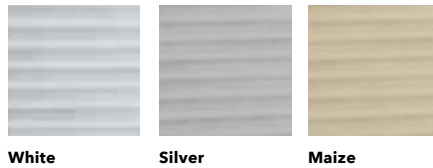
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



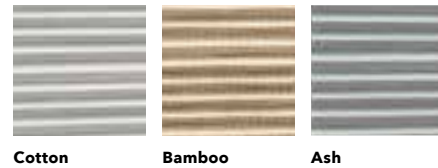
Integrated Shades⁷

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.

Light-Filtering:



Room-Darkening:



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.⁸ For more information, go to 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.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

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



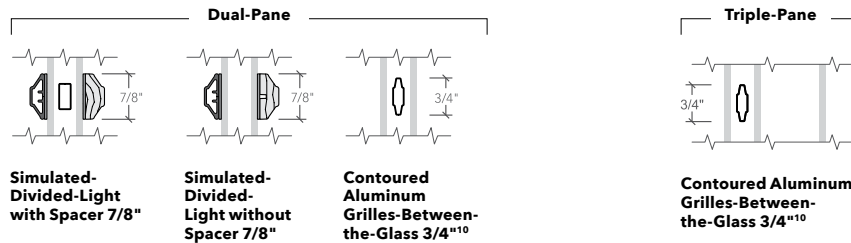
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2021.²

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
<p>Advanced Low-E</p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	<p>71% More Energy Efficient² + 34% Noise Reduction³</p> <p>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	<p>52% Noise Reduction³</p> <p>Advanced Low-E Sound-reduction glazing</p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	<p>83% More Energy Efficient²</p> <p>AdvancedComfort</p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	<p>79% More Energy Efficient² + 52% Noise Reduction³</p> <p>AdvancedComfort Sound-reduction glazing</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.⁴

¹ 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.

² 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.

³ 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.

⁴ 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.

⁵ Double-hung windows available in dual-pane only.

⁶ Available early 2022.

⁷ Available with triple-pane products only.

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

⁹ 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.

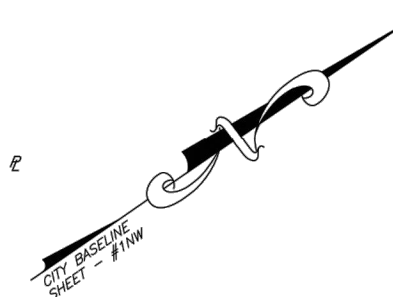
¹⁰ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

Fence Posts Outside Subject P

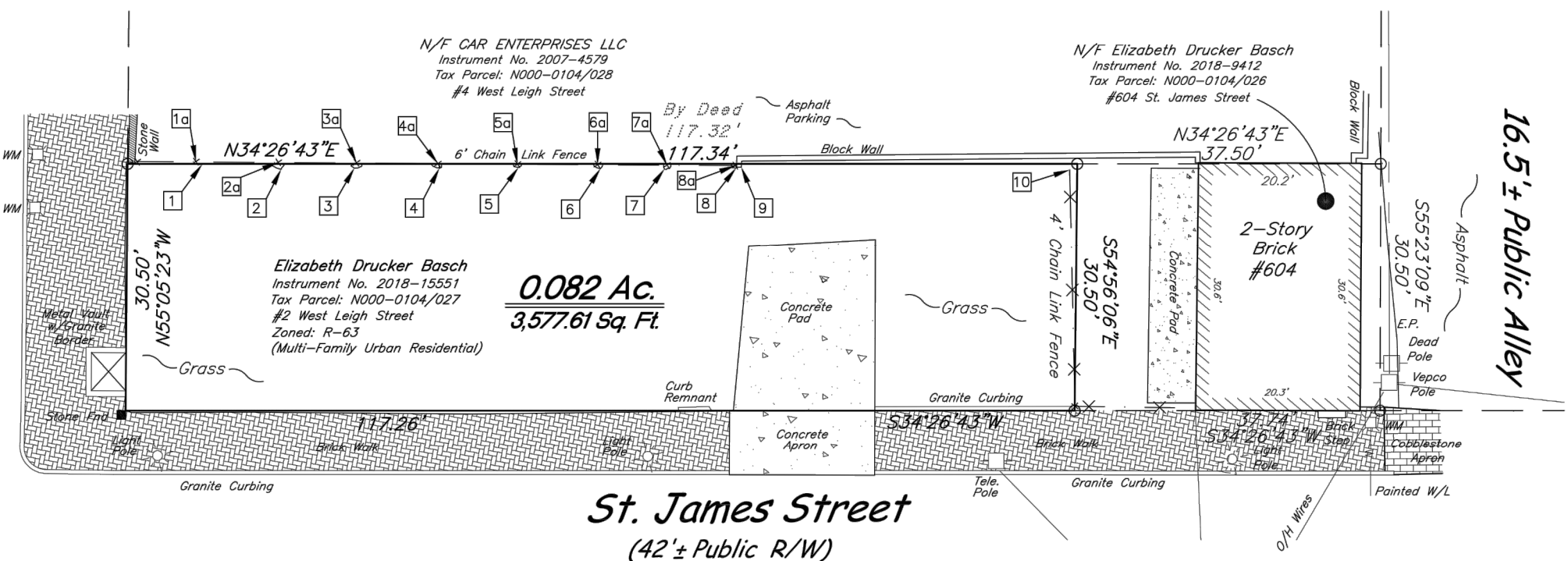
- 1a Metal Fence Post 0.29' Outside Subject P
- 2a Metal Fence Post 0.19' Outside Subject P
- 3a Metal Fence Post 0.13' Outside Subject P
- 4a Metal Fence Post 0.03' Outside Subject P

Fence Posts and Conc. at Base Locations Inside Subject P

- 1 Conc. at Base of Fence Post 0.07' Inside Subject P
- 2 Conc. at Base of Fence Post 0.67' Inside Subject P
- 3 Conc. at Base of Fence Post 0.52' Inside Subject P
- 4 Conc. at Base of Fence Post 0.53' Inside Subject P
- 5 Conc. at Base of Fence Post 0.44' Inside Subject P
- 5a Metal Fence Post 0.03' Inside Subject P
- 6 Conc. Fence Post Base 0.59' Inside Subject P
- 6a Metal Fence Post 0.09' Inside Subject P
- 7 Conc. Fence Post Base 0.66' Inside Subject P
- 7a Metal Fence Post 0.13' Inside Subject P
- 8 Conc. Fence Post Base 0.51' Inside Subject P
- 8a Metal Fence Post 0.21' Inside Subject P
- 9 Block Wall Corner 0.40' Inside Subject P
- 10 4' Chain Link Fence Corner 0.93' Inside Subject P

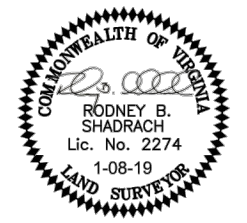


West Leigh Street
(65'± Public R/W)

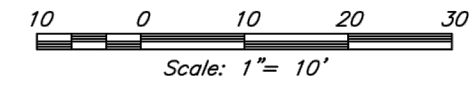


St. James Street
(42'± Public R/W)

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.



SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS
TO #2 WEST LEIGH STREET
CITY OF RICHMOND, VIRGINIA
DATE: JANUARY 8, 2019



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsurveys.com

Notes:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0037-D, effective date: April 2, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: November 9, 2018
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.
4. P-K Nails Set at all corners unless otherwise shown hereon.

17073.JOB -- 17073-BNDY4.DWG

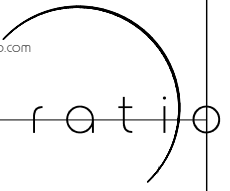
NOTES:
EXISTING SITE PLAN
1406 Laburnum Park Boulevard
Richmond VA 23227
804.264.1729
www.ratiostudio.com

SK - 01
Drawing: 1 of 10

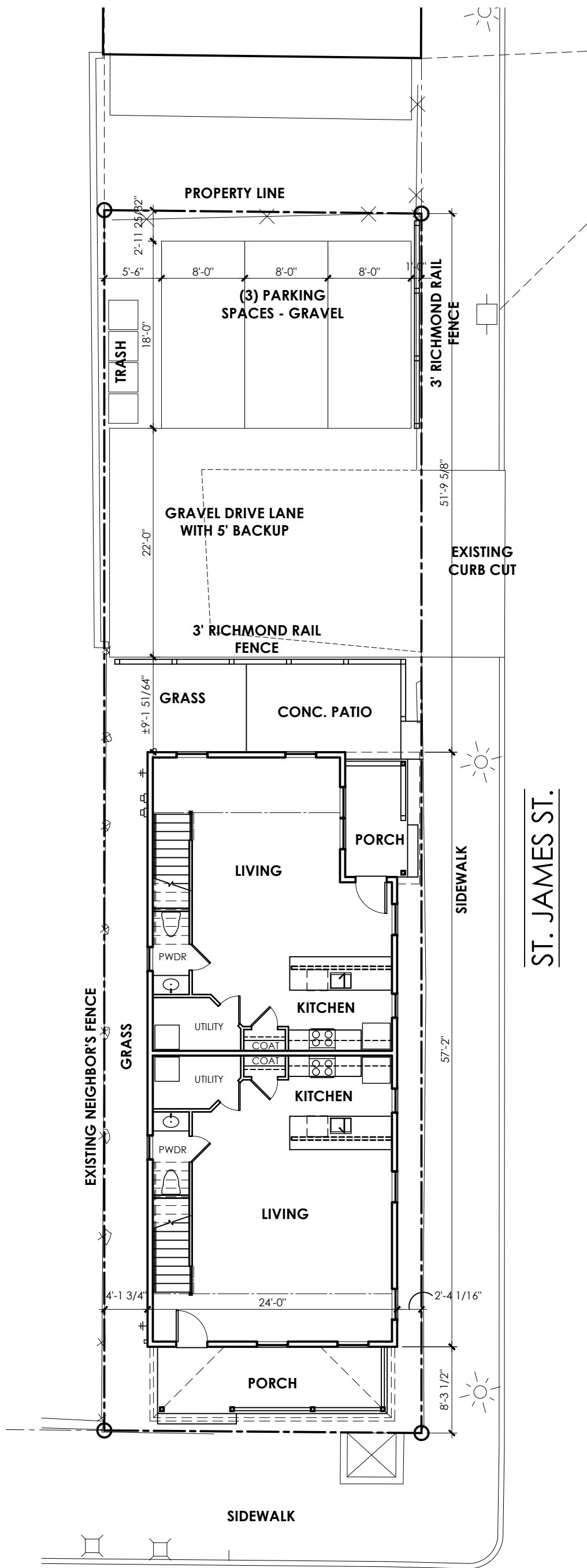
01 : 27 : 22
CAR Submission
SCALE: 3/32" = 1'-0"

2 WEST LEIGH ST.

2 West Leigh Street
Richmond, VA 23220



ADJACENT PROPERTY
PARKING LOT



W. LEIGH ST.

ST. JAMES ST.

© ratio 2022
01.27.22
CAR Submission
SCALE: 3/32" = 1'-0"

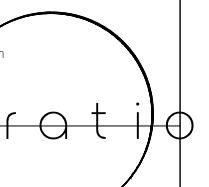
2 WEST LEIGH ST.

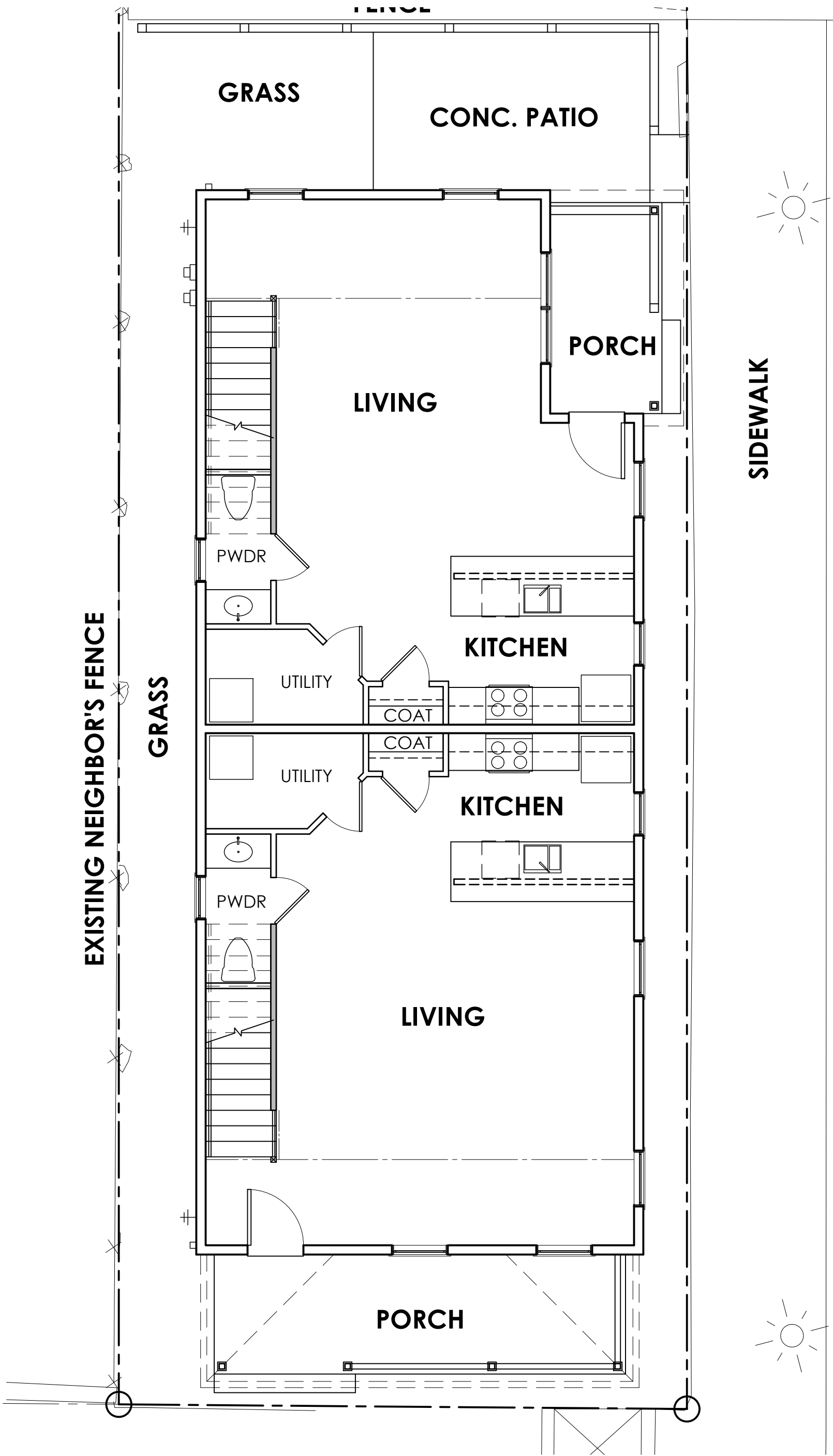
2 West Leigh Street
Richmond, VA 23220

SK - 02
Drawing: 2 of 10

NOTES:
ARCHITECTURAL SITE PLAN

1406 Laburnum Park Boulevard
Richmond VA 23227
804.264.1729
www.ratiostudio.com





EXISTING NEIGHBOR'S FENCE

GRASS

GRASS

CONC. PATIO

PORCH

LIVING

SIDEWALK

PWDR

UTILITY

KITCHEN

COAT

UTILITY

KITCHEN

COAT

PWDR

LIVING

PORCH

NOTES:
FIRST FLOOR

1406 Laburnum Park Boulevard
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SK - 03
Drawing: 3 of 10

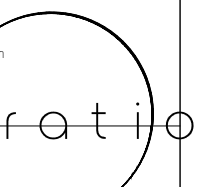
2 WEST LEIGH ST.

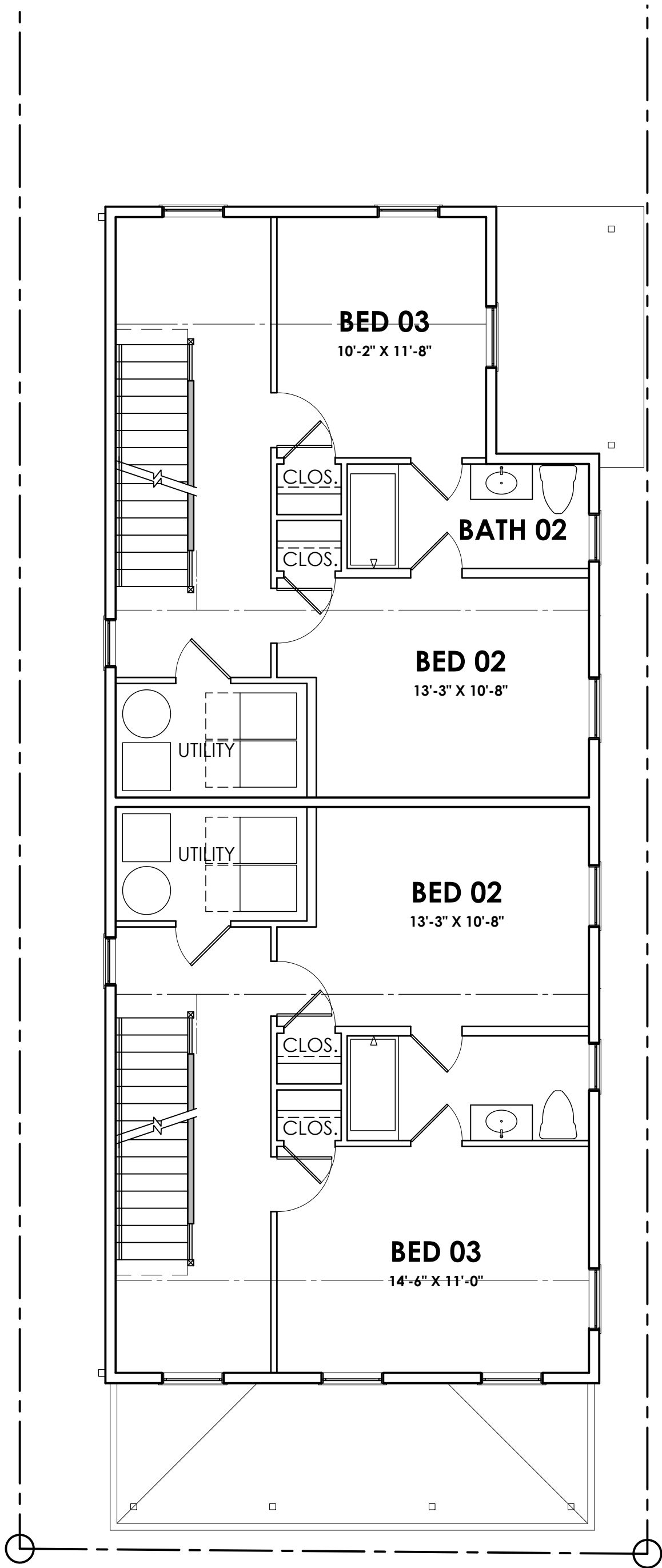
2 West Leigh Street
Richmond, VA 23220

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01.27.22
CAR Submission

SCALE: 3/16" = 1'-0"

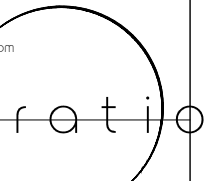


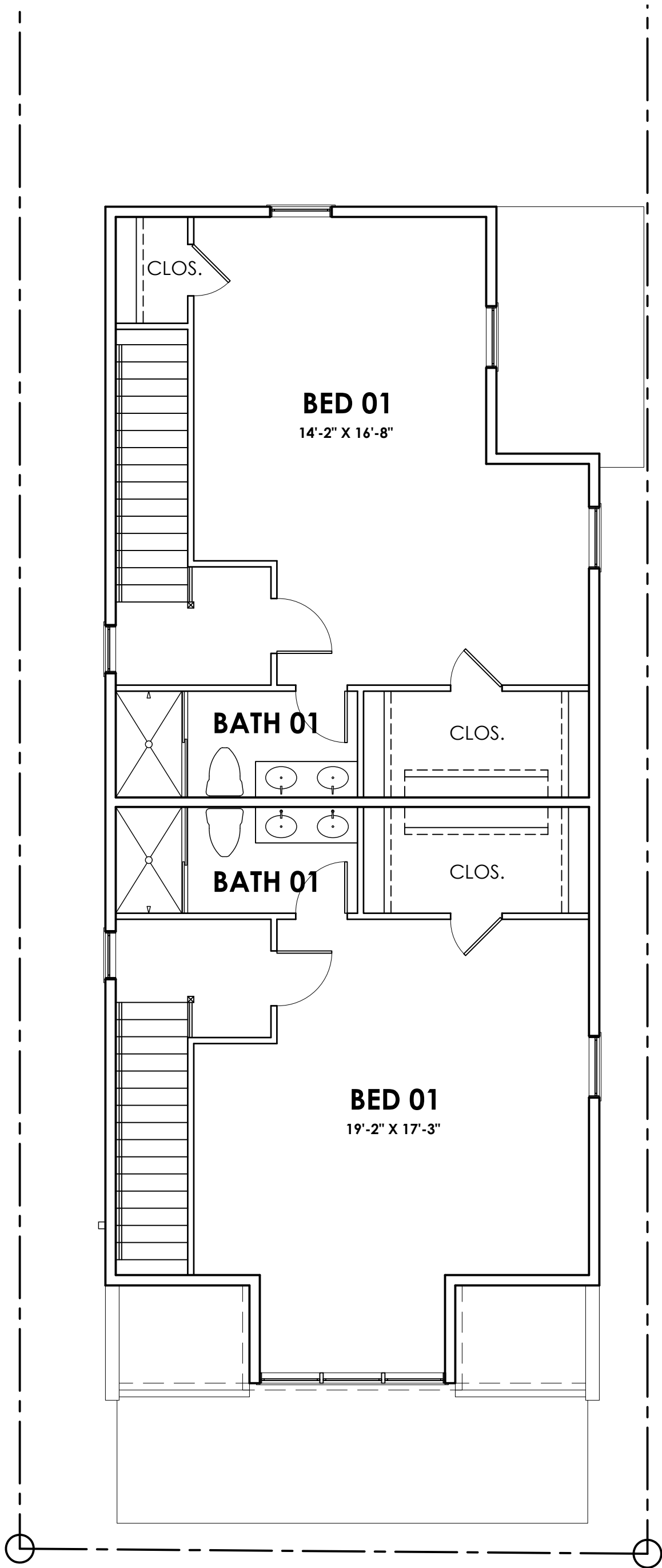


01.27.22
CAR Submission
SCALE: 3/16" = 1'-0"

SK - 04
Drawing: 4 of 10
2 WEST LEIGH ST.
2 West Leigh Street
Richmond, VA 23220

NOTES:
SECOND FLOOR
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01.27.22
 CAR Submission
 SCALE: 3/16" = 1'-0"

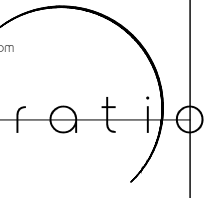
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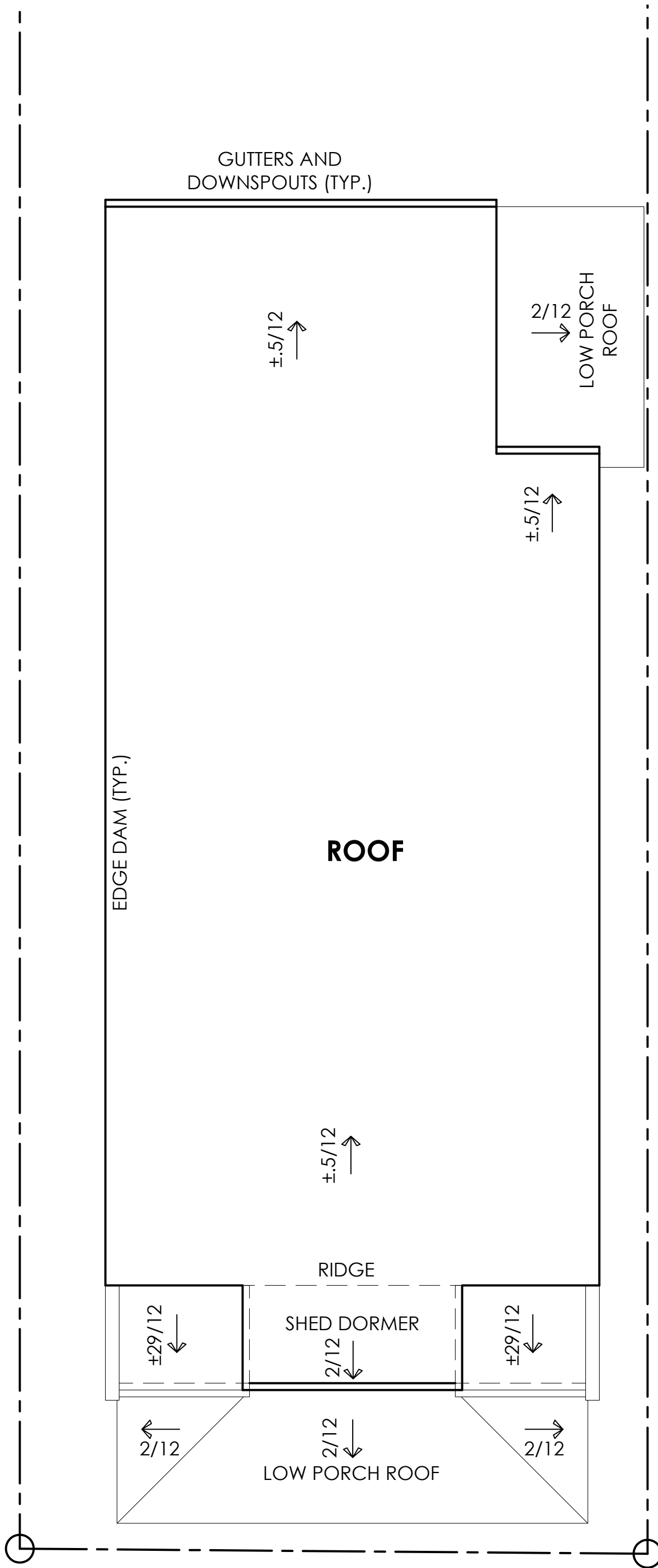
2 West Leigh Street
 Richmond, VA 23220

SK - 05
 Drawing: 5 of 10

NOTES:
 THIRD FLOOR

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 Richmond VA 23227
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01.27.22
CAR Submission
SCALE: 3/16" = 1'-0"

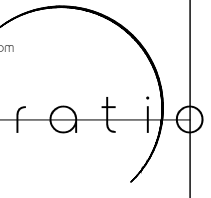
2 WEST LEIGH ST.

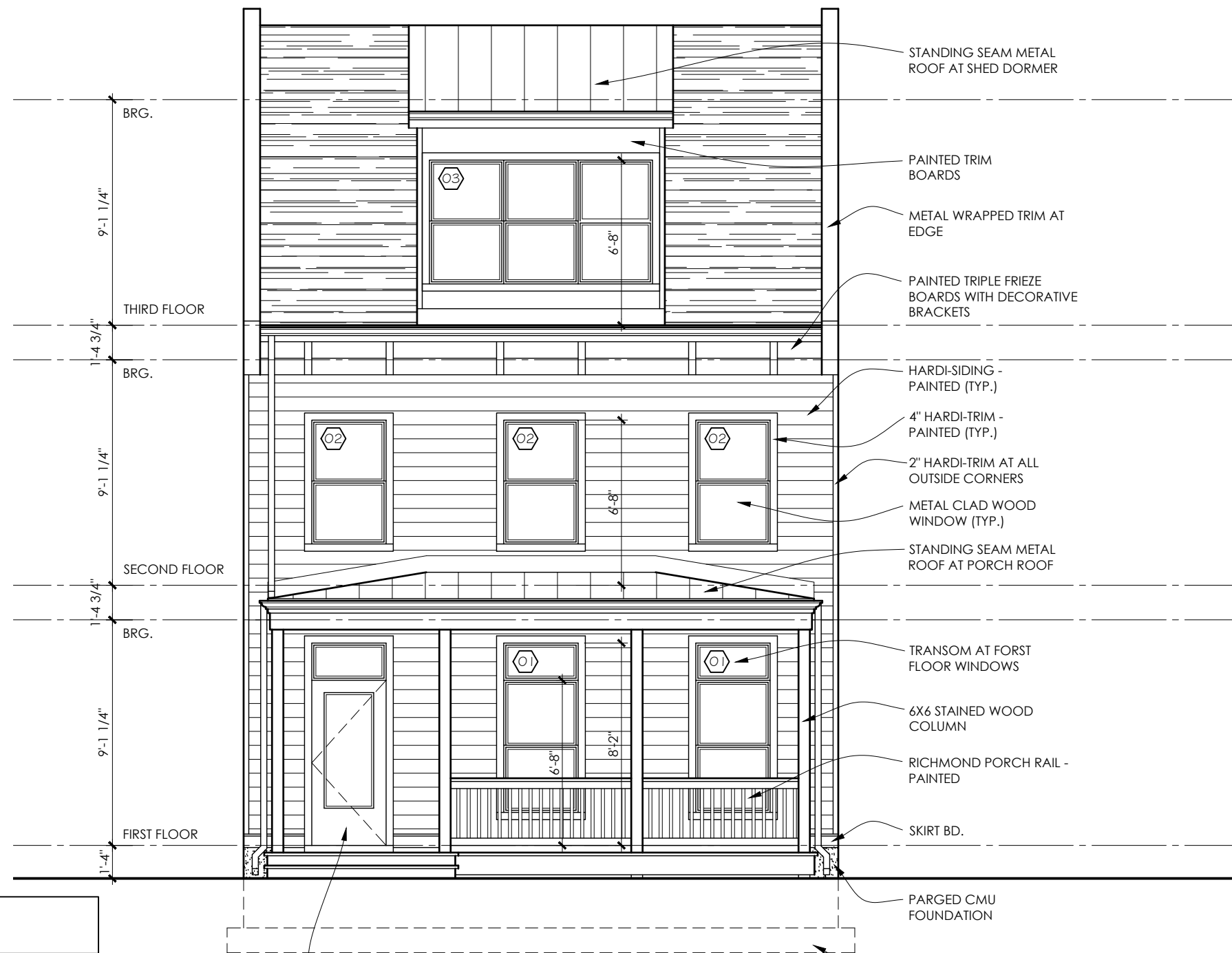
2 West Leigh Street
Richmond, VA 23220

SK - 06
Drawing: 6 of 10

NOTES:
ROOF PLAN

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ENTRY DOOR TO BE 3'-0" X 6'-8"
 PAINTED WOOD 3/4 LITE WITH 3'-0" X
 1'-6" TRANSOM (FACTORY GANGED)

WINDOW SCHEDULE			
MARK	SIZE	TYPE	NOTES
01	3'-0" X 5'-4"	MTL. CLAD WOOD	A
02	3'-0" X 5'-0"	MTL. CLAD WOOD	
03	(3) 3'-0" X 5'-4"	MTL. CLAD WOOD	B
04	2'-4" X 4'-4"	MTL. CLAD WOOD	A
05	2'-4" X 4'-0"	MTL. CLAD WOOD	
06	(2) 3'-0" X 5'-4"	MTL. CLAD WOOD	A & B

NOTES:
 A. PROVIDE 3'-0" X 1'-6" FACTORY GANGED TRANSOM.
 B. FACTORY GANGED

SK - 07
 Drawing: 7 of 10

2 WEST LEIGH ST.

2 West Leigh Street
 Richmond, VA 23220

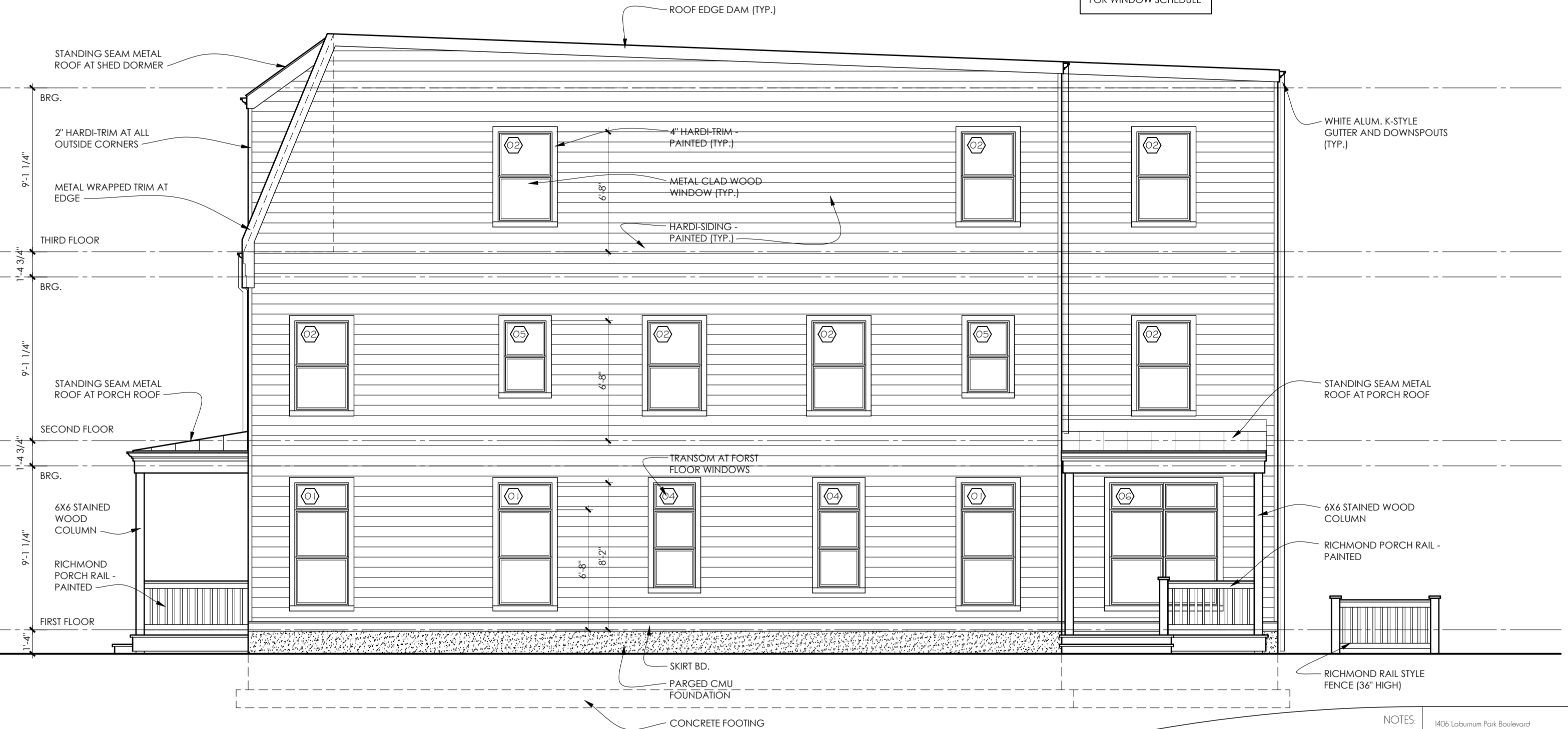
© ratio 2022

01.27.22
 CAR Submission
 SCALE: 3/16" = 1'-0"

NOTES:
 FRONT ELEVATION

1406 Laburnum Park Boulevard
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SEE FRONT ELEVATION FOR WINDOW SCHEDULE



NOTES:
 1406 Laburnum Park Boulevard
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 www.ratiostudio.com

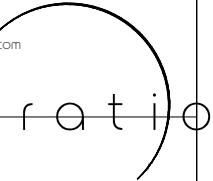
SIDE STREET ELEVATION

SK - 08
Drawing: 8 of 10

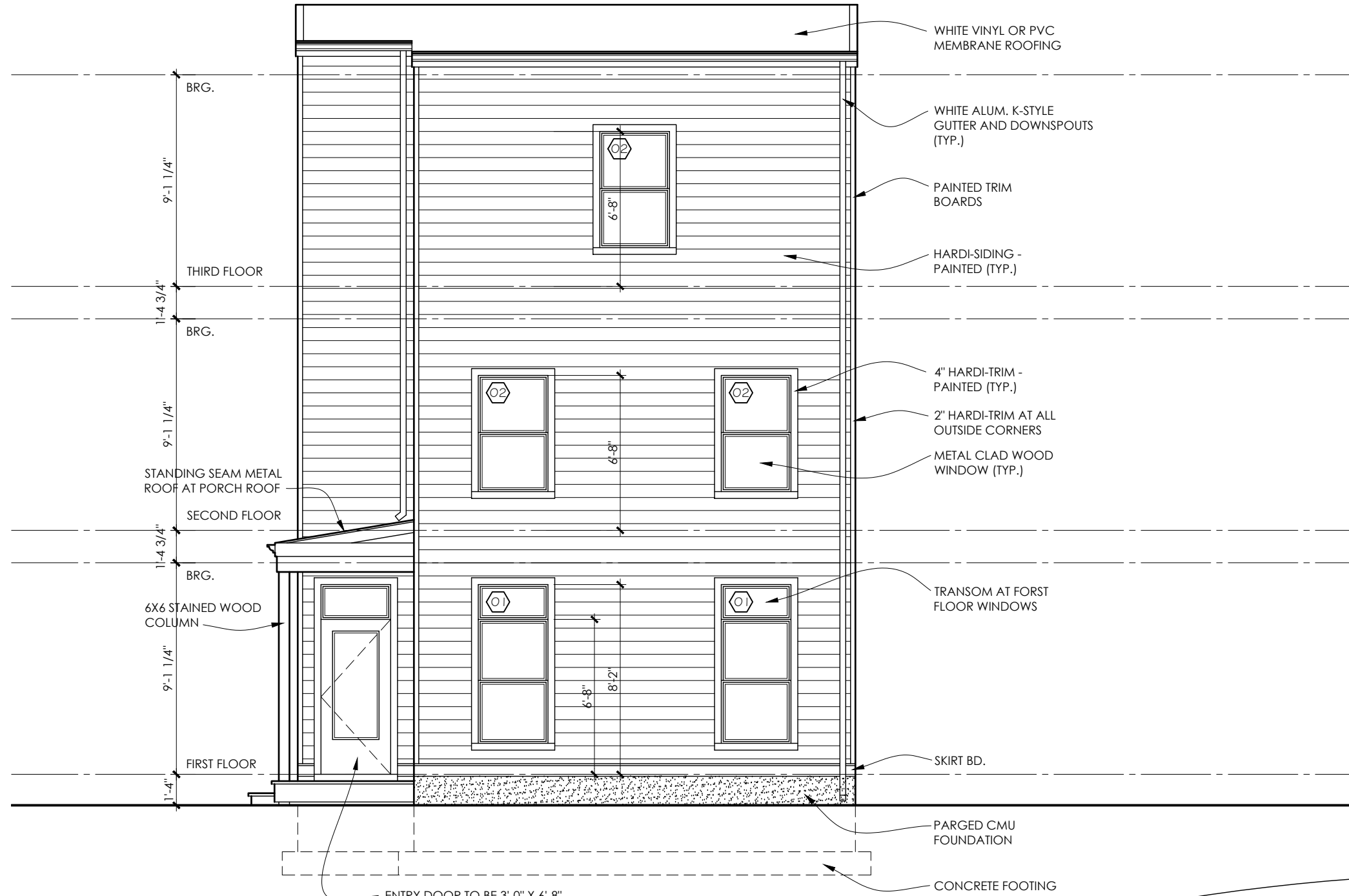
2 WEST LEIGH ST.

2 West Leigh Street
Richmond, VA 23220

01.27.22
CAR Submission
SCALE: 3/16" = 1'-0"



SEE FRONT ELEVATION
FOR WINDOW SCHEDULE



ENTRY DOOR TO BE 3'-0" X 6'-8"
PAINTED WOOD 3/4 LITE WITH 3'-0" X
1'-6" TRANSOM (FACTORY GANGED)

WHITE VINYL OR PVC
MEMBRANE ROOFING

WHITE ALUM. K-STYLE
GUTTER AND DOWNSPOUTS
(TYP.)

PAINTED TRIM
BOARDS

HARDI-SIDING -
PAINTED (TYP.)

4" HARDI-TRIM -
PAINTED (TYP.)

2" HARDI-TRIM AT ALL
OUTSIDE CORNERS

METAL CLAD WOOD
WINDOW (TYP.)

TRANSOM AT FIRST
FLOOR WINDOWS

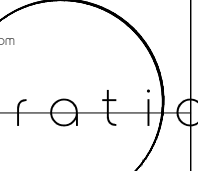
SKIRT BD.

PARGED CMU
FOUNDATION

CONCRETE FOOTING

NOTES:
REAR ELEVATION

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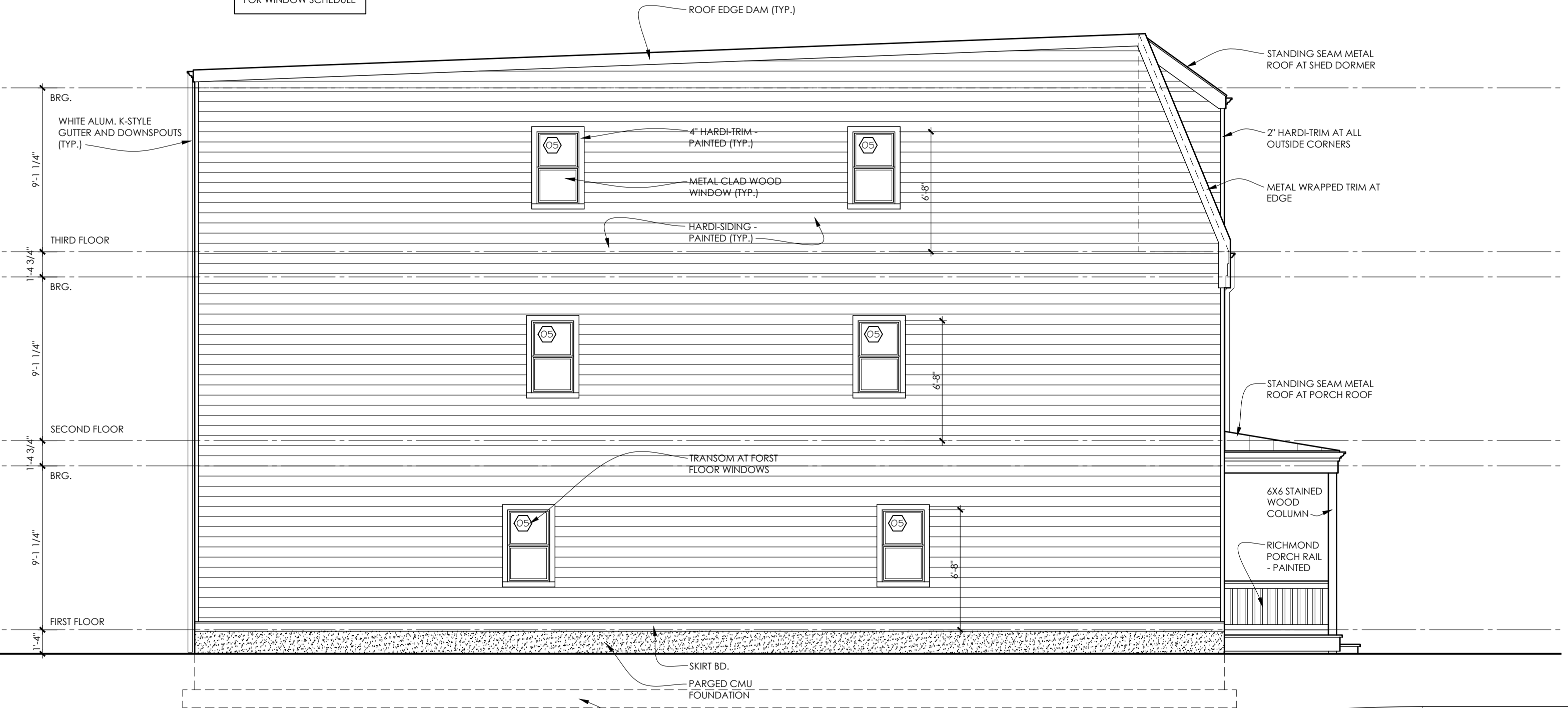
SK - 09
Drawing: 9 of 10

2 WEST LEIGH ST.

2 West Leigh Street
Richmond, VA 23220

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01.27.22
CAR Submission
SCALE: 3/16" = 1'-0"

SEE FRONT ELEVATION FOR WINDOW SCHEDULE



NOTES:
 SIDE ELEVATION
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