



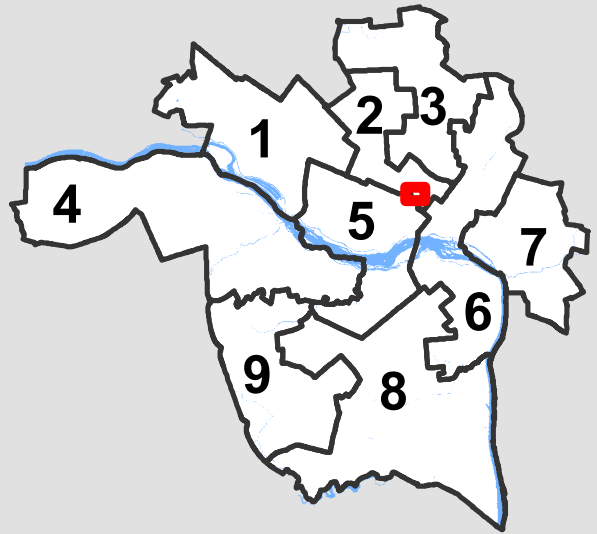
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

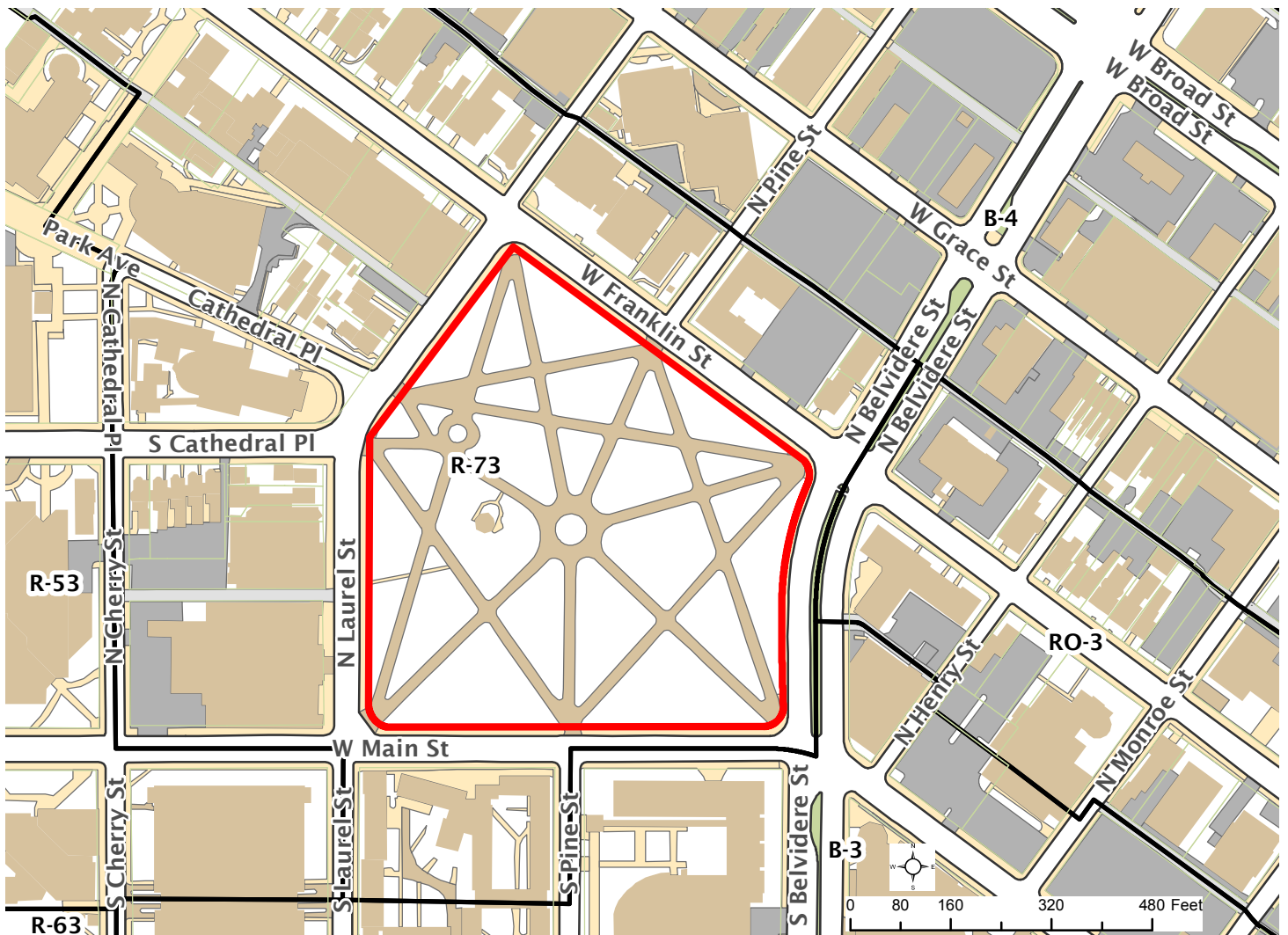
LOCATION: 719 W. Franklin St.

COUNCIL DISTRICT: 2

PROPOSAL: The application is for the final location, character, and extent review of renovation revisions to the Checkers House, as part of the Monroe Park renovations.



For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com





Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

- Encroachment
 Master Plan
 Sign
 Other

Review Type

- Conceptual
 Final

Project Name: Monroe Park - Checkers House

Project Address: 719 E. Franklin Street

Brief Project Description (this is not a replacement for the required detailed narrative) : _____

Addition of service window and awning to Checkers House for Food Vendor

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Don Summers Email: donald.summers@richmondgov.com

City Agency: Chief Capital Projects Manager Phone: (804) 646-6614

Address: 900 E. Broad Street, Room 602 Richmond, VA 23219

Main Contact (if different from Applicant): Katie Harrigan

Company: 3north Phone: 804-232-8900

Email: kharrigan@3north.com

Submittal Deadlines

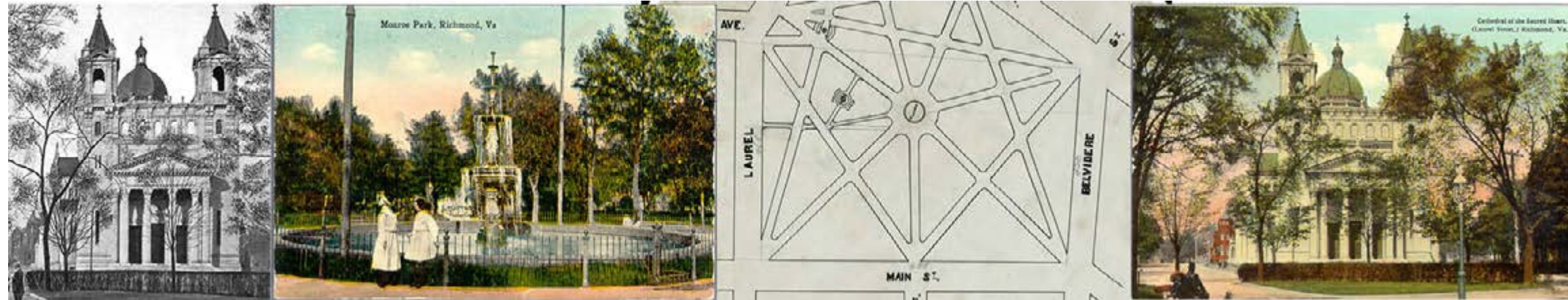
All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



Proposal

The full renovation of Monroe Park is currently under way. This UDC submittal contains proposed vendor renovations to the Checkers House. Items included:

The updated plan layout to accommodate a food and beverage vendor will include a kitchen, storage room and restroom. Existing rooms sizes are too small to function as a vendor kitchen or storage. We are proposing the removal of one wall to create a kitchen large enough for a food and beverage vendor.

Additional vendor requirements include a service window large enough to receive and deliver orders, while maintaining surveillance over the seating area. Addition of a larger service window and counter requires the combination of two doors into one large opening, while infilling brick below window opening. This will be completed within the constraints of one bay and maintain the head height of the existing windows. A new steel awning is also proposed over the service window. It is designed to have minimum impact on the historic facade, while taking cues from traditional awning structures. The service window will have two sliding panels and muntins to match historic windows. Service counter will be commercial grade stainless steel.

The 2009 Masterplan called for vending food and beverage, as one method for activation of the park. The proposed alterations and additions to the Checkers House are intended to attract customers and retail vendors alike with a space suitable for a retail establishment.

Budget/Funding Sources

Demolition and Shoring:	\$10,300
Windows:	\$9,700
Awning:	\$1,500

Construction Program & Dates

The project is currently under construction and will be completed in Summer of 2018.





201 WEST 7TH STREET RICHMOND VA 23224
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Richmond, Virginia

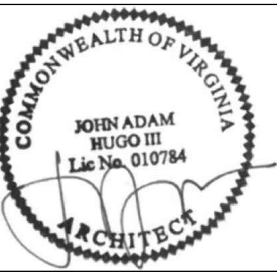
Montroe Park Renovation and Restoration

CHECKERS HOUSE - ELEVATIONS PERMIT SET

2	SCOPE CHANGES - 7/12/2017
5	SCOPE CHANGES - 8/9/2017
6	STRUCTURAL/EXTERIOR CHANGES - 9/25/2017
8	SCOPE CHANGES - 2/12/2018

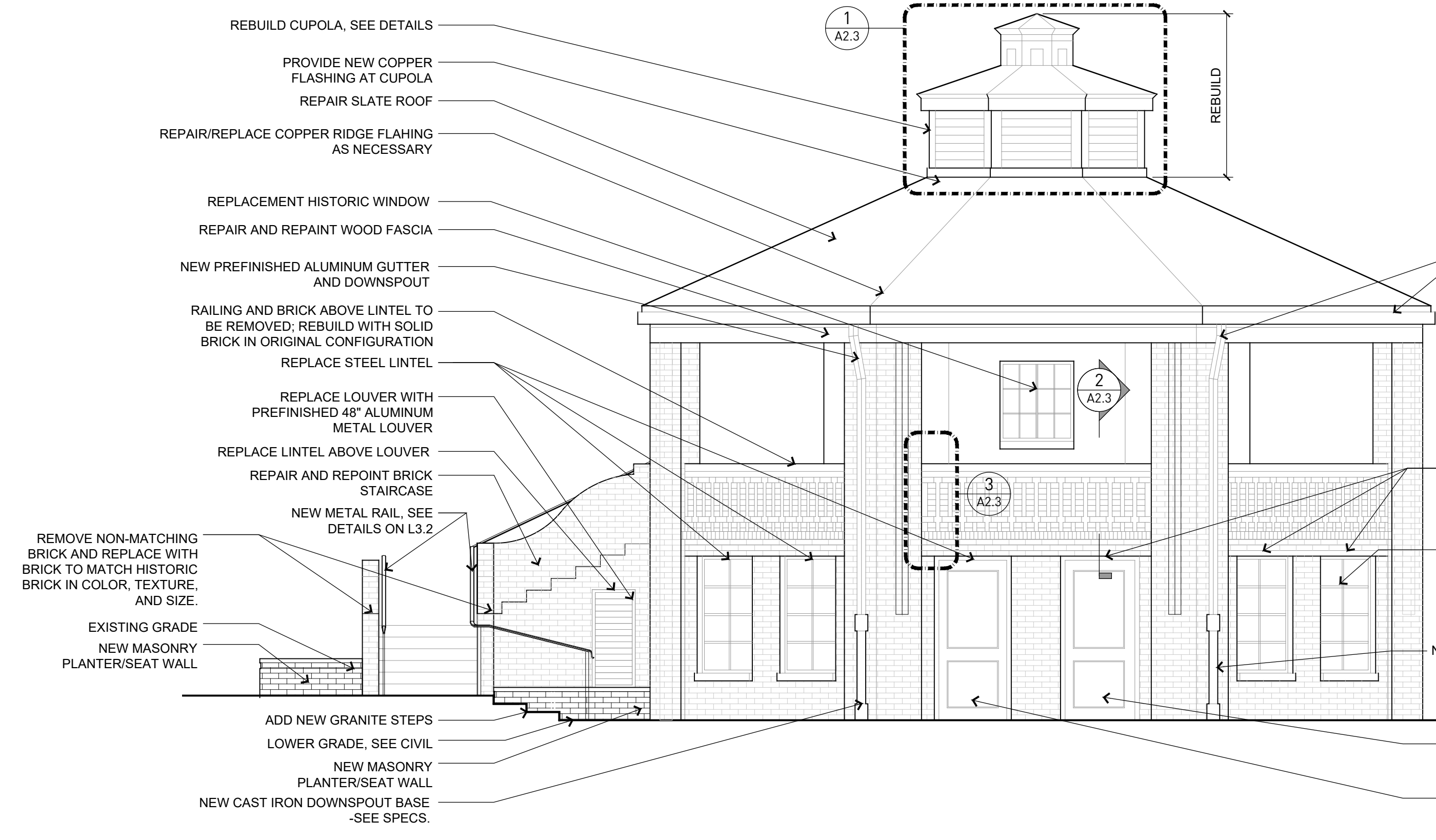
REVISIONS

1/16/2017

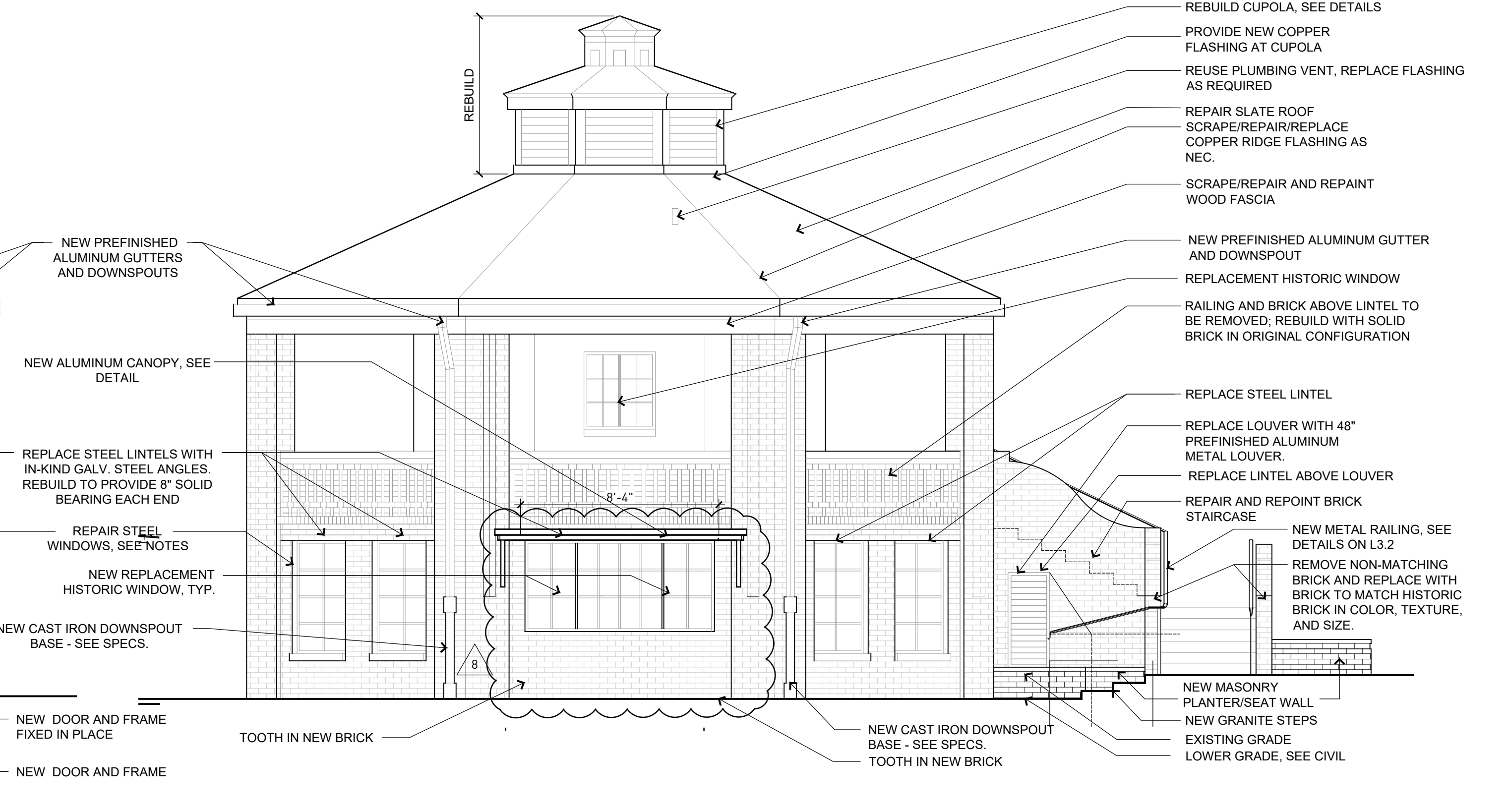


A2.1

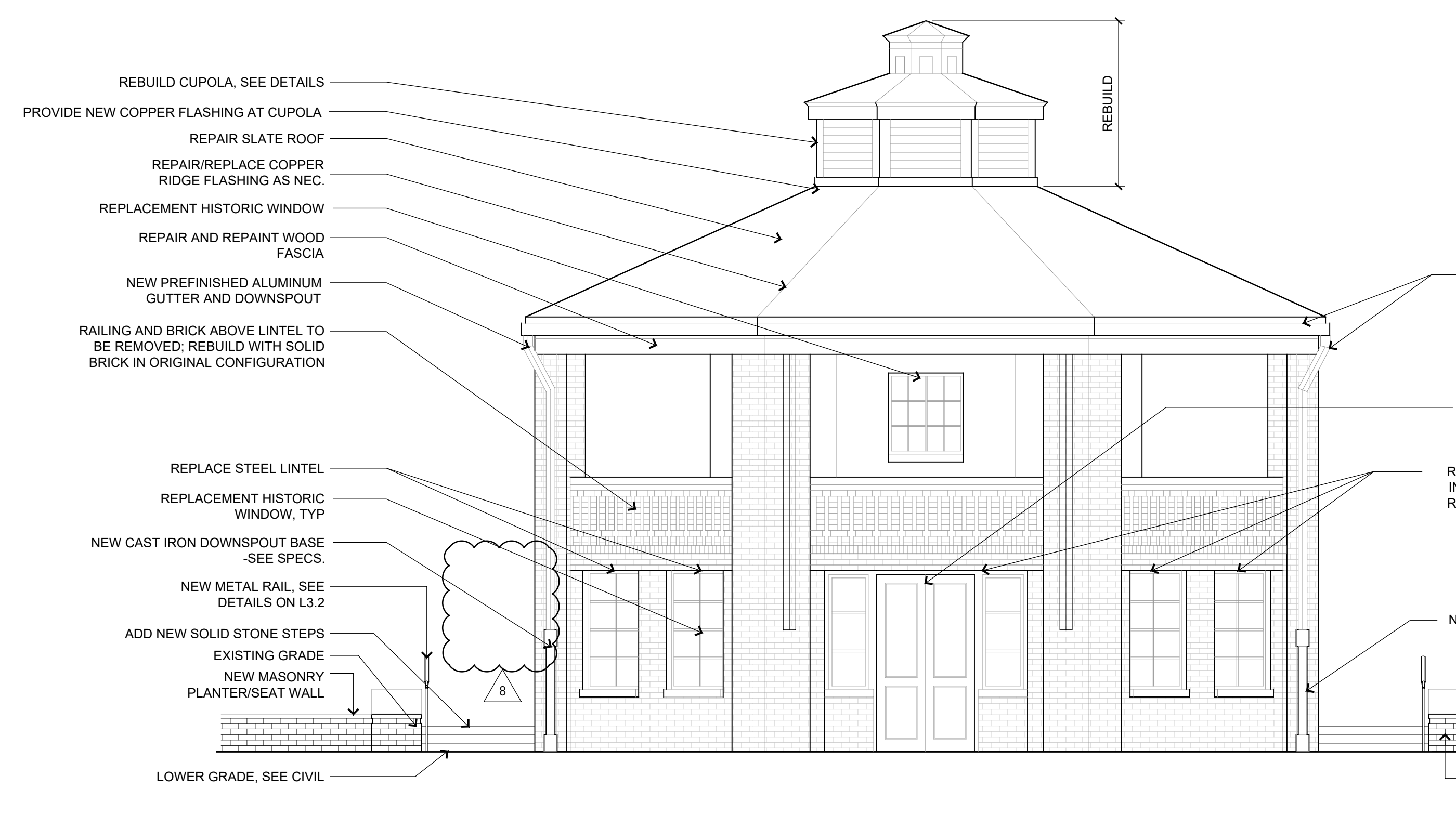
MASONRY REPAIR AND REPOINTING:
INSPECT ALL MASONRY WALLS, INTERIOR AND EXTERIOR.
REFER TO SPECIFICATIONS FOR SCOPE ON REPAIR AND REPOINTING.



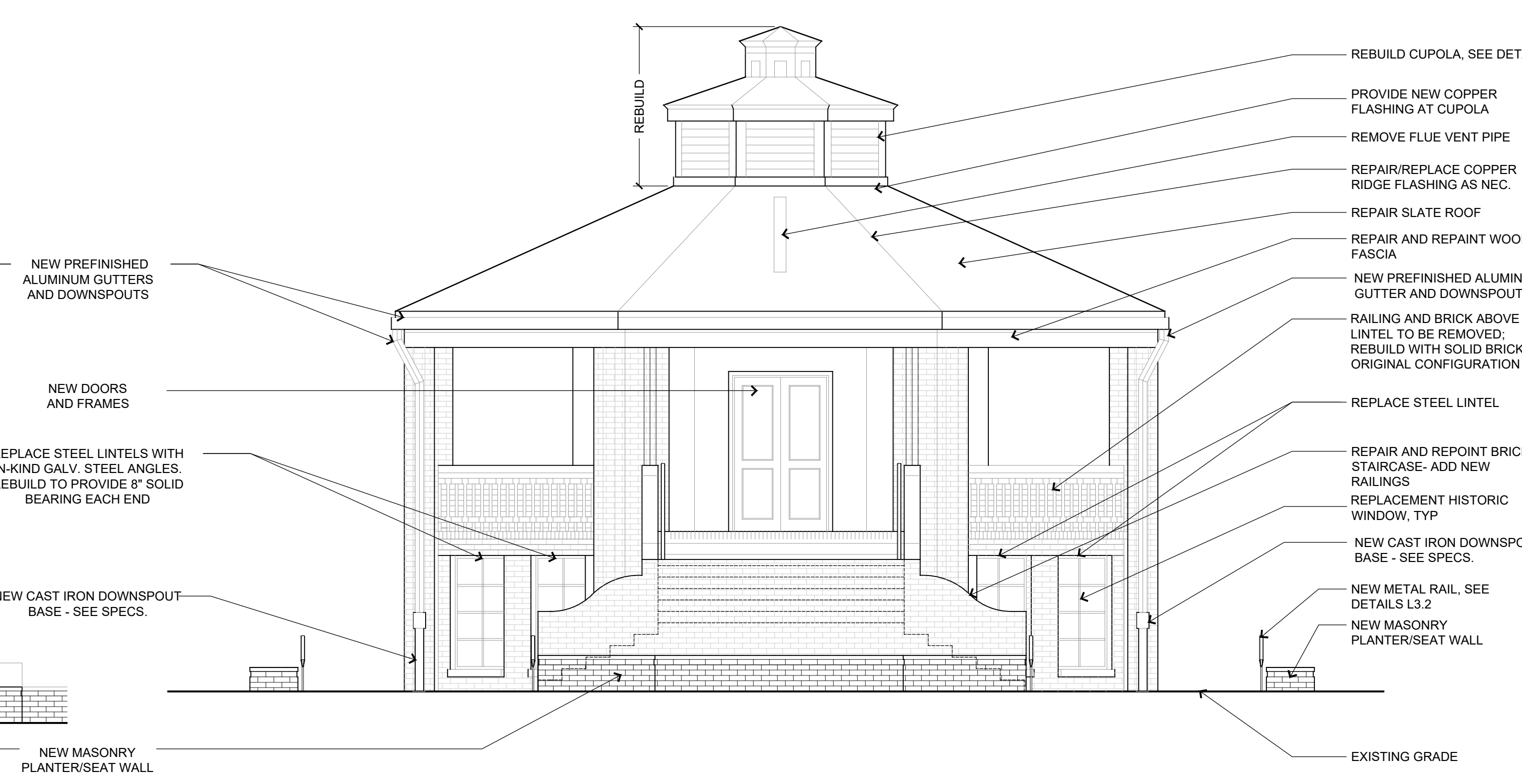
3 WEST ELEVATION
1/4" = 1'-0"



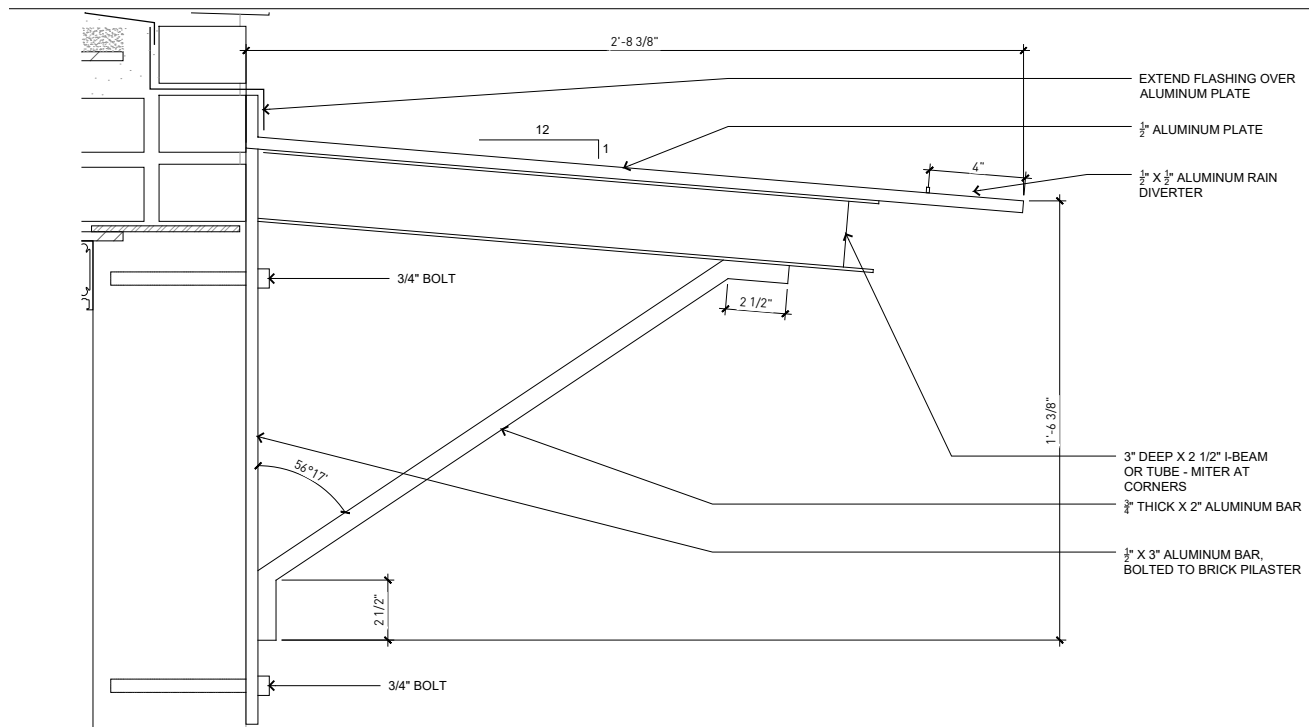
4 EAST ELEVATION
1/4" = 1'-0"



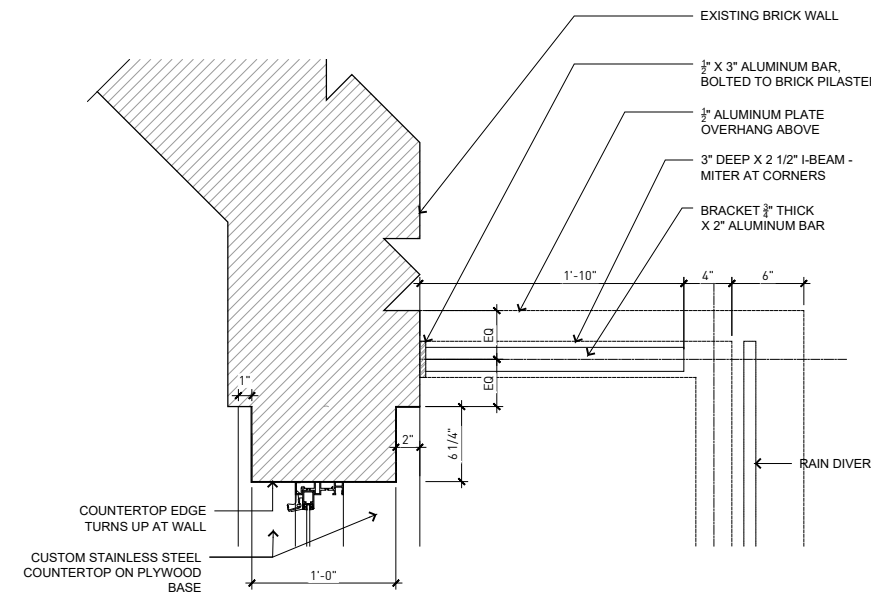
2 SOUTH ELEVATION
1/4" = 1'-0"



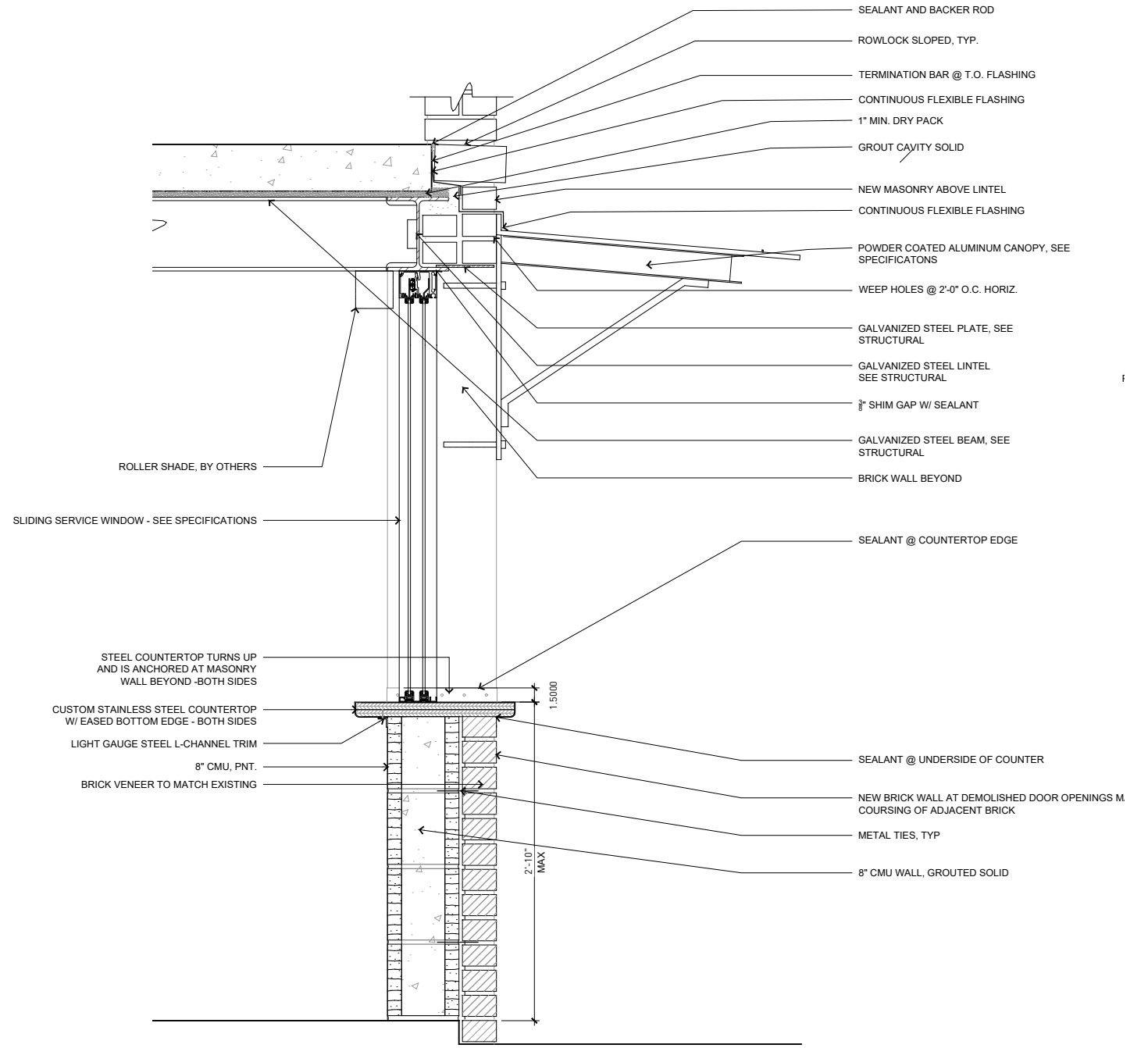
1 NORTH ELEVATION
1/4" = 1'-0"



7 ALUMINUM AWNING DETAIL
3" = 1'-0"



6 JAMB DETAIL @
1-1/2" = 1'-0"

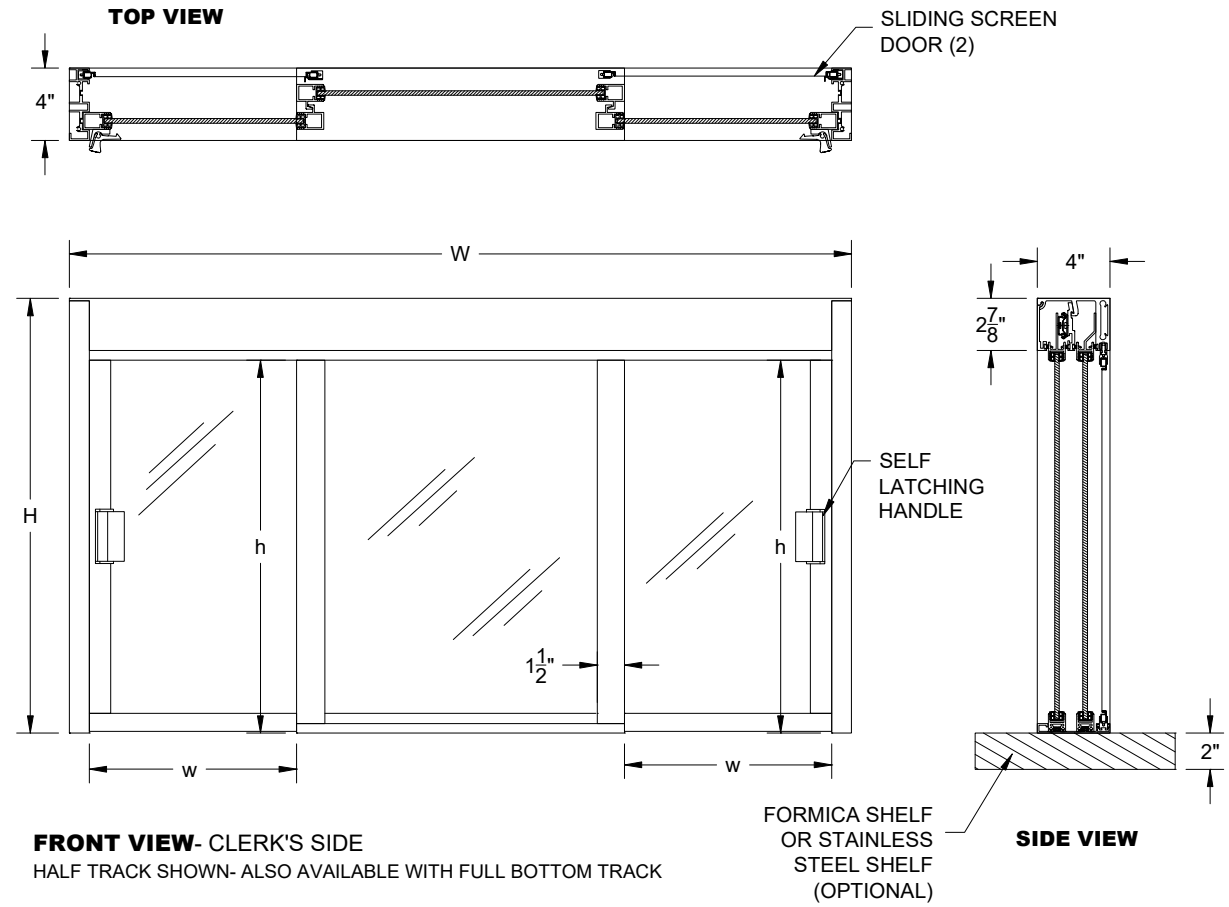


4 WALL SECTION @ SERVICE WINDOW
1-1/2" = 1'-0"





DELUXE SLIDING WINDOW DW5200



FINISH: BLACK TO MATCH ADJACENT WINDOWS

SPECIFICATIONS:

FOR HEAVY DUTY OR COMMERCIAL USE, EACH UNIT IS CUSTOM FABRICATED TO FIT MOST OPENINGS. WITH SCREEN

SECTIONS: EXTRUDED ALUMINUM 6063-T6. FRAME HAS A NARROW DEPTH OF 4". CENTER SITELINE HAS NARROW 1 1/2" FRAME. WINDOW: TOP RAIL, BOTTOM RAIL, CENTER AND END STILES 15/16". WEATHER PROOF POLY-PILE PROVIDED AS INDICATED.

MECHANICS: HEAVY DUTY BALL BEARING CARRIER FOR SLIDING WINDOW.

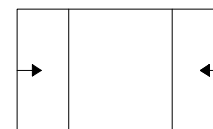
GLAZING: 1/4"-1/2" TEMPERED, LAMINATED, TINTED, WIRE GLASS OR 1/2" INSULATING GLASS.

FINISH: AVAILABLE IN SATIN ANODIZED(A), DURANODIC BRONZE(DU), ANY OF THE 187 RAL POWDER PAINT COLORS, OR CUSTOM KYNAR PAINT COLORS(P).

OPTIONS: FORMICA SHELF, STAINLESS STEEL SHELF, OR OPEN COUNTER AREA, KEYED LOCK POSITION VARIES FOR DIFFERENT UNITS, BURGLAR BAR FOLDS INTO THE JAMB, DEAL TRAY.

CUSTOM UNITS AVAILABLE

AVAILABLE CONFIGURATIONS:



XOX
AS VIEWED FROM CLERKS SIDE

CHL TRANSACTION HARDWARE

C.R. Laurence Architectural Products
Phone Orders (800) 421-6144
Fax Orders (800) 262-3299
WWW.CRLAURENCE.COM
Patent Pending

