



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: 315 West Broad Street DATE: 2/23/2016

OWNER'S NAME: Presidents Walk Properties LLC TEL NO.: _____

AND ADDRESS: 10120 West Broad Street Suite J EMAIL: ckiniry@bankstreetadvisors.com

CITY, STATE AND ZIPCODE: Glen Allen, Virginia 23060

ARCHITECT/CONTRACTOR'S NAME: SMBW TEL. NO.: 804-233-5343

AND ADDRESS: 111 Virginia Street EMAIL: sgrice@smbw.com

CITY, STATE AND ZIPCODE: Richmond, Virginia 23219

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): Spencer Grice

(Space below for staff use only) RECEIVED

Received by Commission Secretary _____ APPLICATION NO. _____

DATE FEB 26 2016 11am SCHEDULED FOR _____

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

COMMISSION OF ARCHITECTURAL REVIEW

DETAILED DESCRIPTION OF PROPOSED WORK315 WEST BROAD STREET DEVELOPMENT

The intent of the building renovation is to repair/rehab the building elements to the original condition. This includes restoring the Broad Street retail façade to its original glazing condition while maintaining two entrances. All new paint colors are from the approved CAR palette. The following is a detailed scope of work.

Exterior Scope:

Cover the existing mural on the east facade with (approved) new paint. Replace two double hung windows (non-conforming) on the 4th floor south facade with new wood windows to match original existing windows. Remove a window at the ground level south facade and install a new wood door which was the original condition. Remove a door at the south facade ground level and replace with a wood window, which was the original condition. All existing windows to remain will be stripped and repainted an approved color.

Install three new windows (one each at the second third and fourth floors) on the East façade that will match the small windows currently in place.

Restore the ground floor Broad Street facade back to the original condition but maintaining the secondary street entrance installed as part of the last approved renovation. Repaint all brick that is currently painted with approved CAR colors.

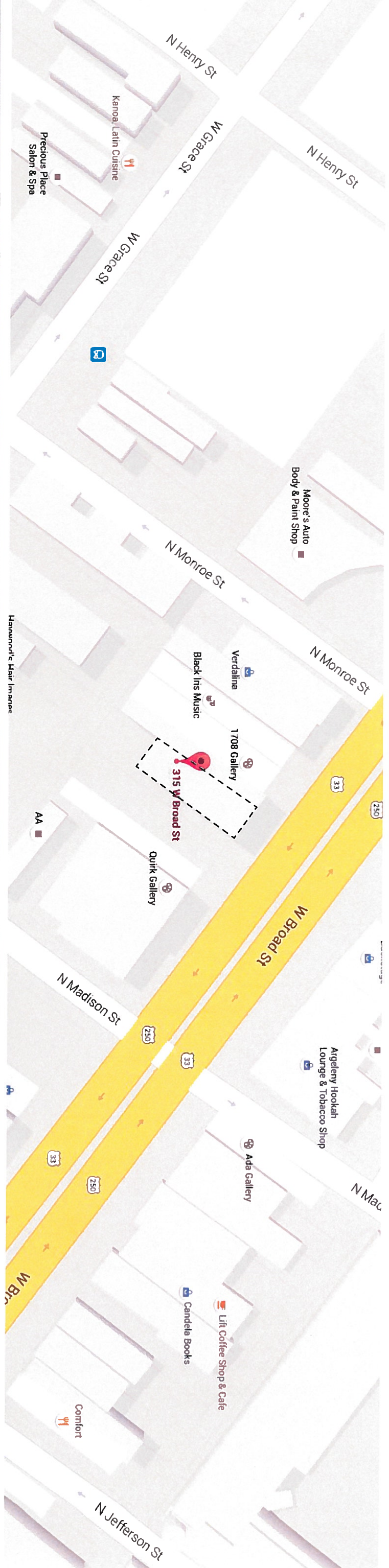
Install a new EPDM roof, currently not visible from the public right of ways.

315 West Broad St.

**commission of
architectural review**

EXISTING CONDITIONS / LOCATION

315 West Broad St.



NORTH FACADE
[Broad Street "Front" Elevation]

CAR | DESIGN REVIEW

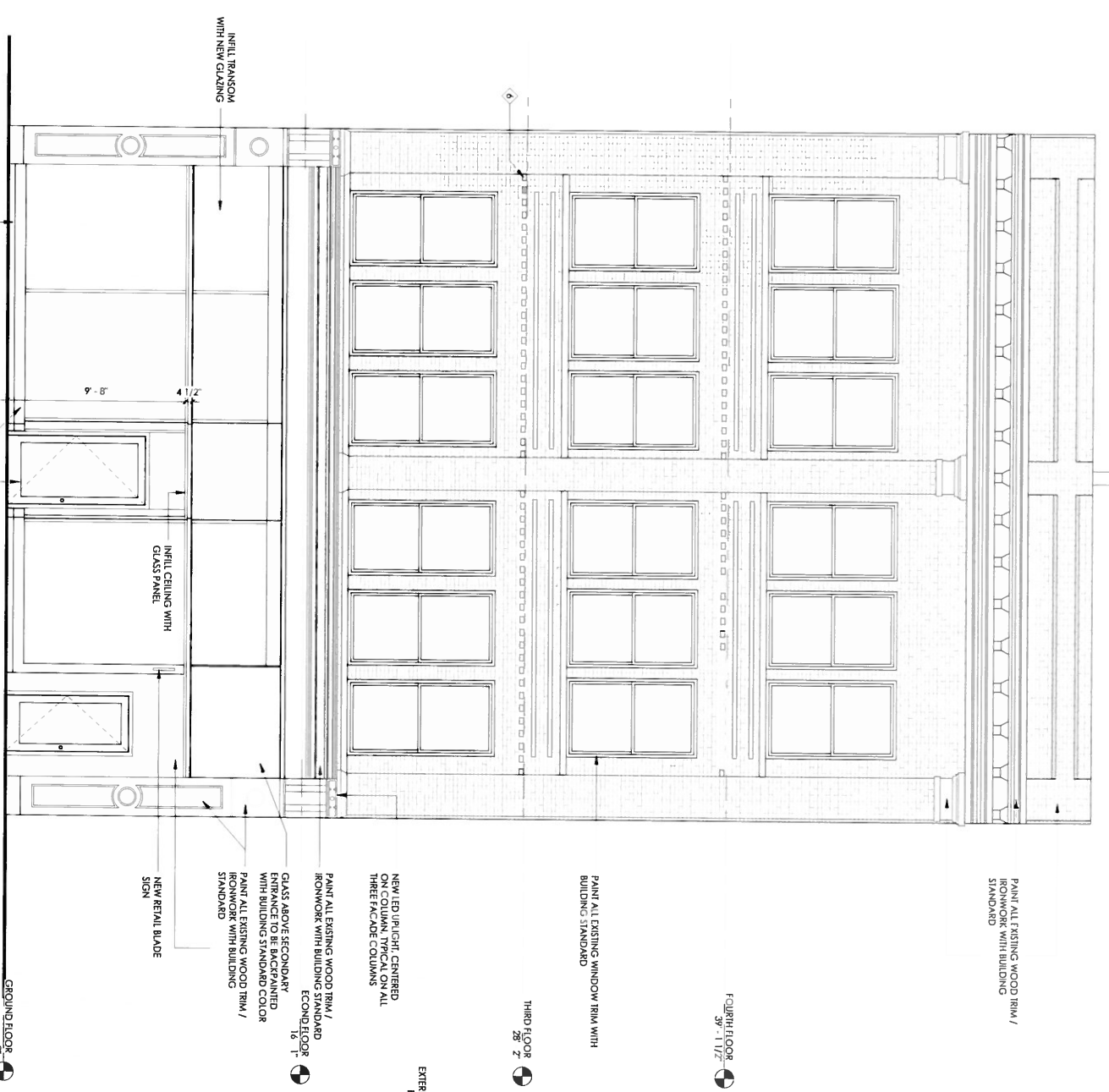


EAST FACADE
[Parking Lot "Side" Elevation]

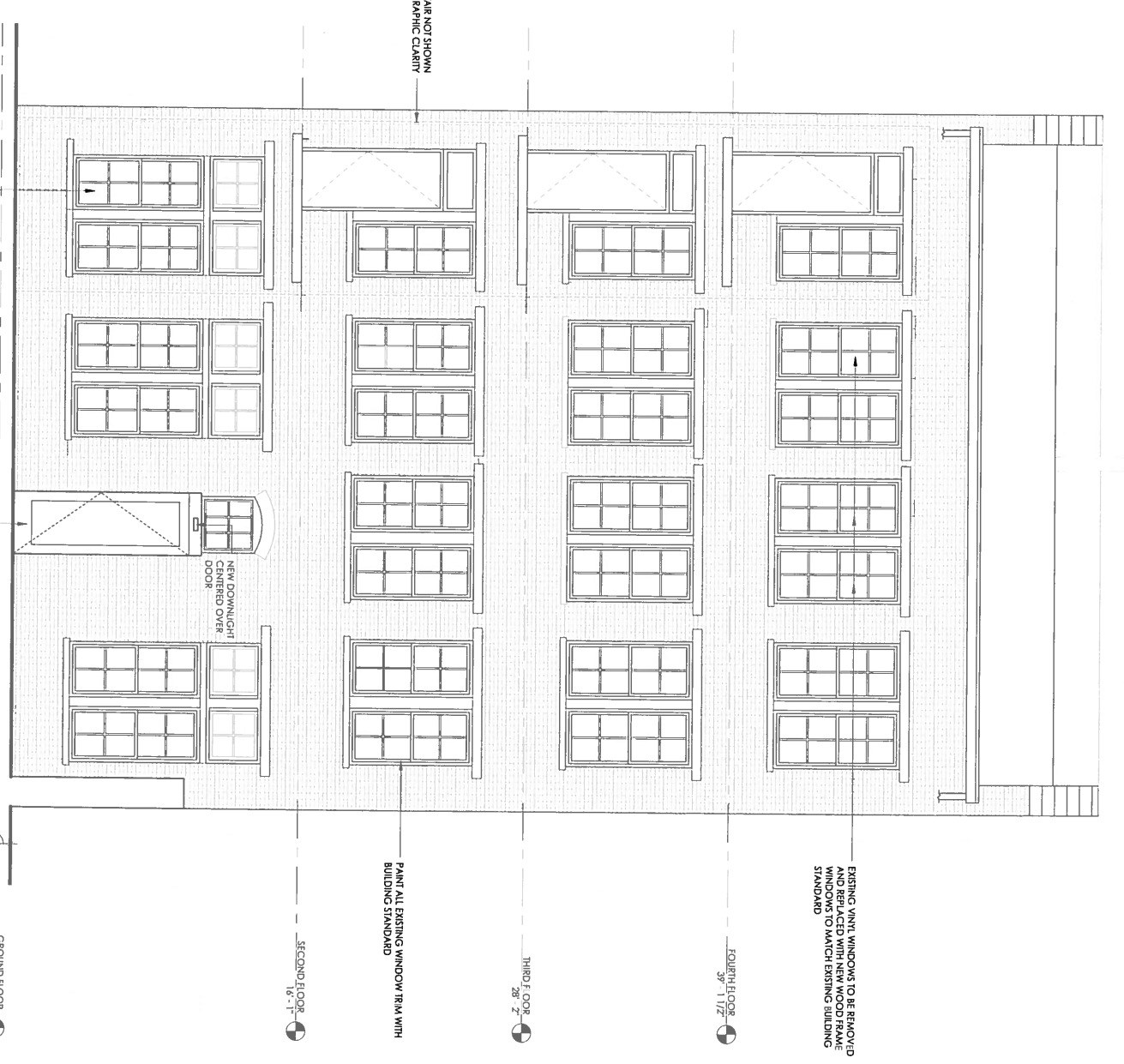


EAST FACADE
[Ally "Back" Elevation]

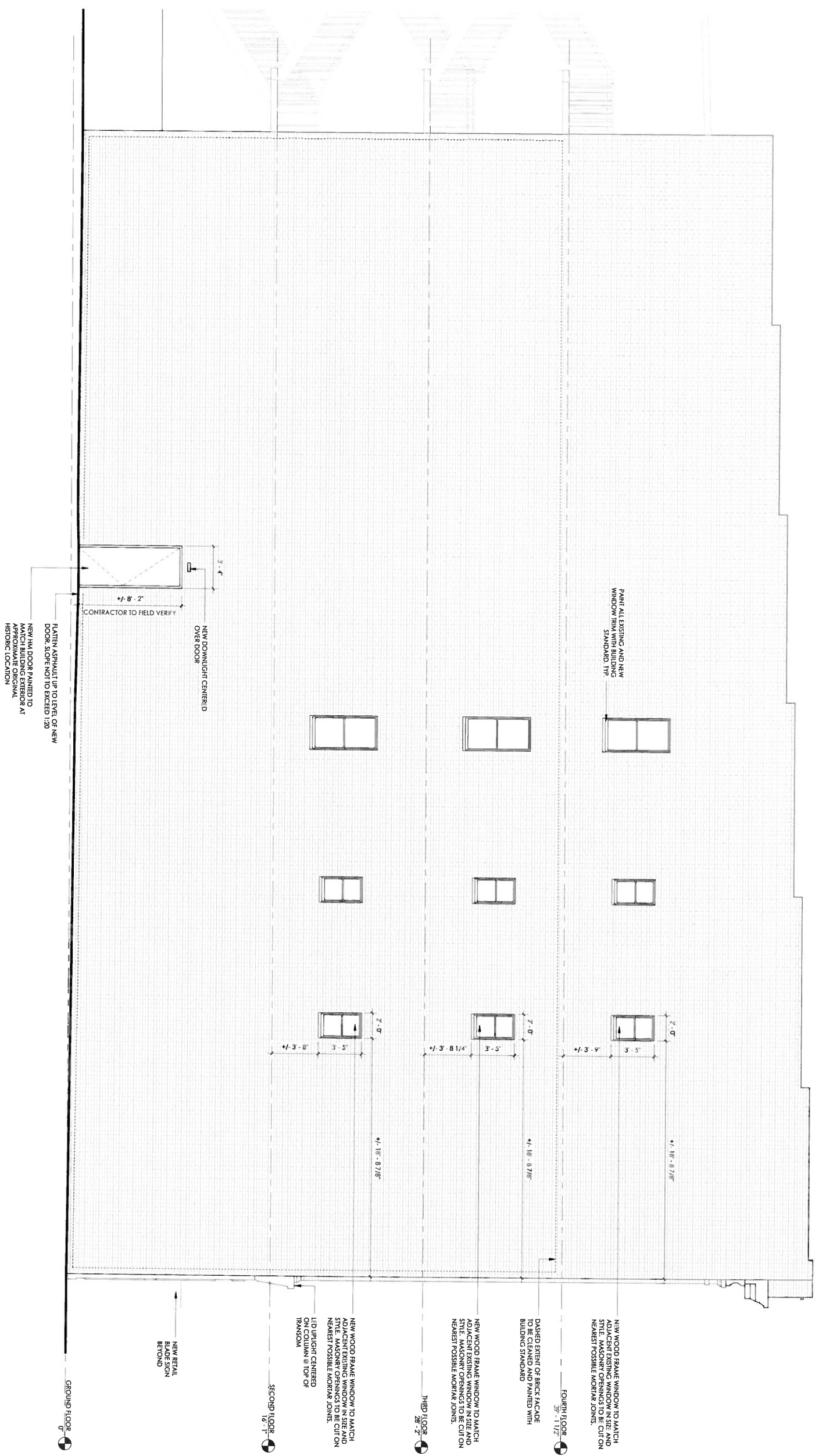
SMITHAW



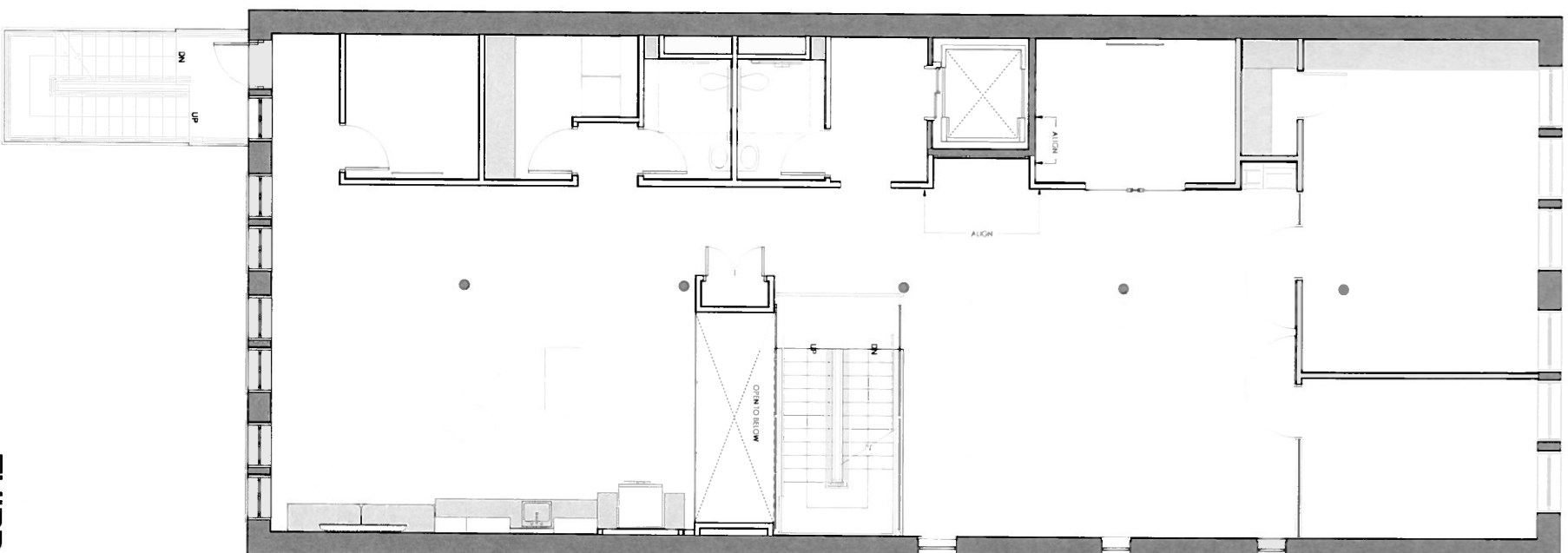
NORTH
Elevation



SOUTH
Elevation

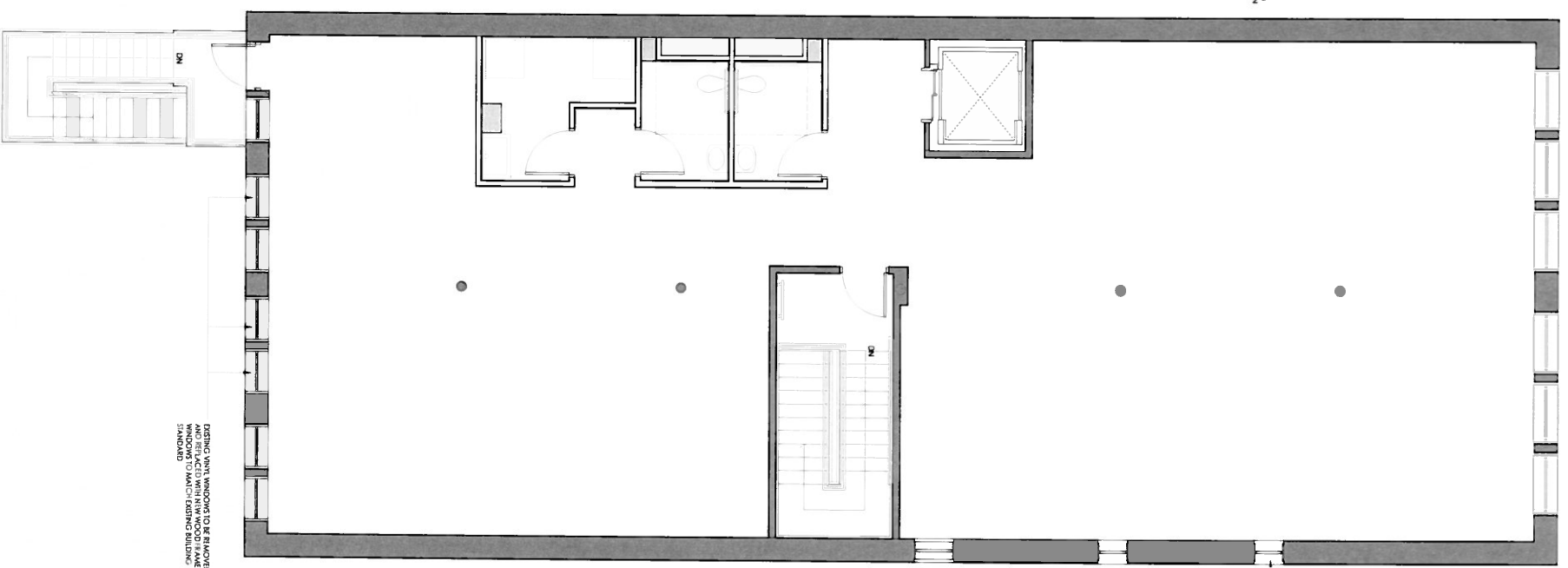


EAST Elevation



REMOVED EXIST. WINDOW TO MATCH ADJACENT EXISTING WINDOW IN SET AND STILL MAINTAIN OPENING TO BE CUT ON MATCH TO EXIST. WINDOW DOWN.

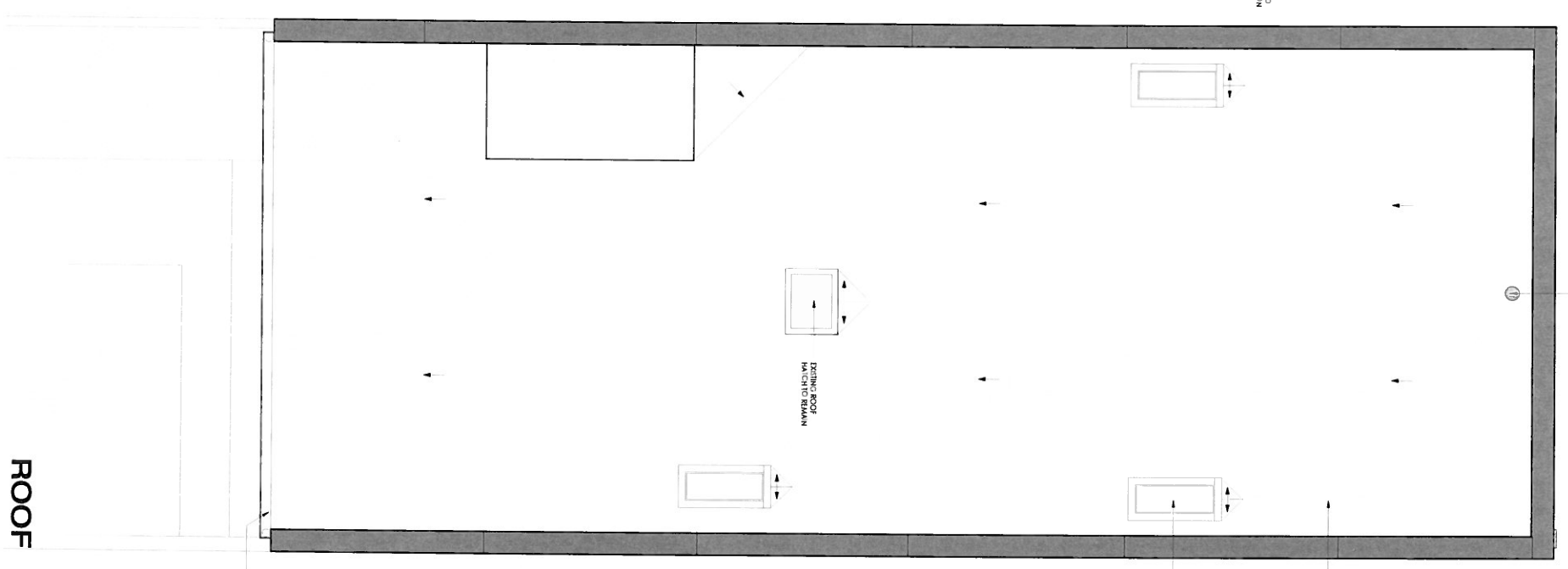
THIRD
Floor Plan



REMOVED EXIST. WINDOW TO MATCH ADJACENT EXISTING WINDOW IN SET AND STILL MAINTAIN OPENING TO BE CUT ON MATCH TO EXIST. WINDOW DOWN.

EXISTING VENT WINDOWS TO BE REMOVED AND NEW WINDOWS TO MATCH EXISTING BUILDING STANDARD

FOURTH
Floor Plan



EXISTING FLUOIDE TO REMAIN

EXISTING ROOF TO BE REMOVED AND TYPED DOWN TO X-RAYING BE INSTALLED

EXISTING SKYLIGHTS TO REMAIN

EXISTING CURBS AND DOWNPOUTS TO REMAIN

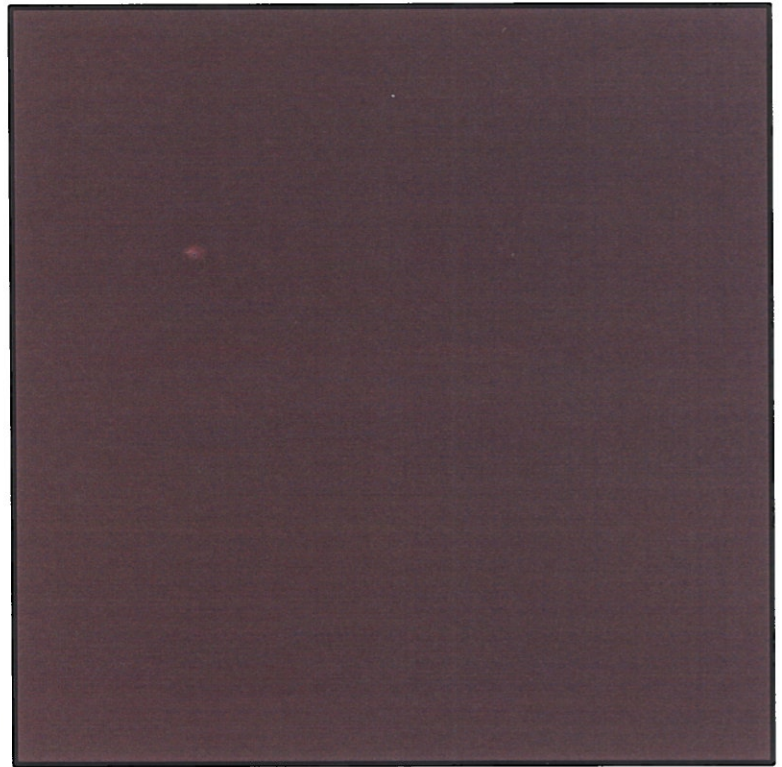
ROOF
Floor Plan

CAR Paint Color Palette

#36

SW 7020
Black Fox

R: 78 G: 72 B: 65



All existing painted ironwork, trim, window frames, and brick to be painted new building standard "Black Fox," color #36 of the CAR palette on all elevations.

