



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 401 Chimborazo Boulevard
Historic district Chimborazo Park

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Julian Utley
Company Julian M. Utley Architect, PLLC
Mailing Address 8298 Shane Edmonds Lane
Mechanicsville, VA 23111

Phone (804) 690-8928
Email julianutley@comcast.net
Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Jessica Wilson
Mailing Address 66 Box Street, Apt. 3R
Brooklyn, NY 11222

Company GATHER for Grace, LLC
Phone (347) 610-9491
Email chefjessicawilson@gmail.com

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

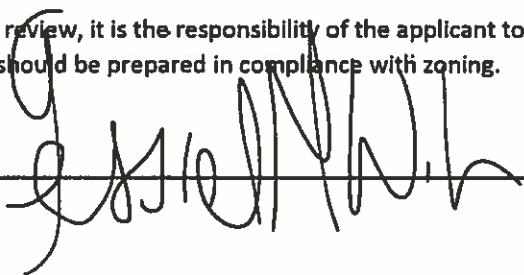
This project consists primarily of interior renovations to convert the 1st floor into a restaurant with the 2nd floor remaining an apartment. The exterior renovations consists primarily of restoring/replacing the storefront and restoring other existing elements in like kind. The owner wishes to keep the existing vinyl siding. Wheelchair accessibility is proposed to be with a temporary ramp at the front entrance which has a 6" step. The ramp will not require handrails since it will only have a 6" rise. The temporary ramp will require a code modification, Mr. George Woodall said similar conditions has been approved in the past.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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 3-2-18

EXISTING CONDITIONS
401 CHIMBORAZO BOULEVARD
RICHMOND, VIRGINIA
JANUARY 2018



PHOTO 1
WEST / FRONT – SOUTH / SIDE ELEVATION
VIEW FROM ROUNDABOUT AT CHIMBORAZO BLVD. & E. MARSHALL ST.



PHOTO 2
WEST / FRONT – NORTH / SIDE ELEVATION

JULIAN M. UTLEY ARCHITECT, PLLC



IMAGE 3
EAST / REAR – SOUTH / SIDE ELEVATION



IMAGE 4
BASEMENT ENTRANCE UNDER REAR PORCH

JULIAN M. UTLEY ARCHITECT, PLLC

EXISTING CONDITIONS
401 CHIMBORAZO BOULEVARD
RICHMOND, VIRGINIA
JANUARY 2018



PHOTO 5
NORTH / SIDE PORCH



PHOTO 6
NORTHEAST CORNER

JULIAN M. UTLEY ARCHITECT, PLLC



PHOTO 7
NORTHEAST CORNER



PHOTO 8
EAST / REAR PORCHES



PHOTO 9
GARAGE SOUTH / FRONT ELEVATION (FACING E. MARSHALL ST.)



PHOTO 10
GARAGE WEST / SIDE ELEVATION (FACING CHIMBORAZO BLVD.)

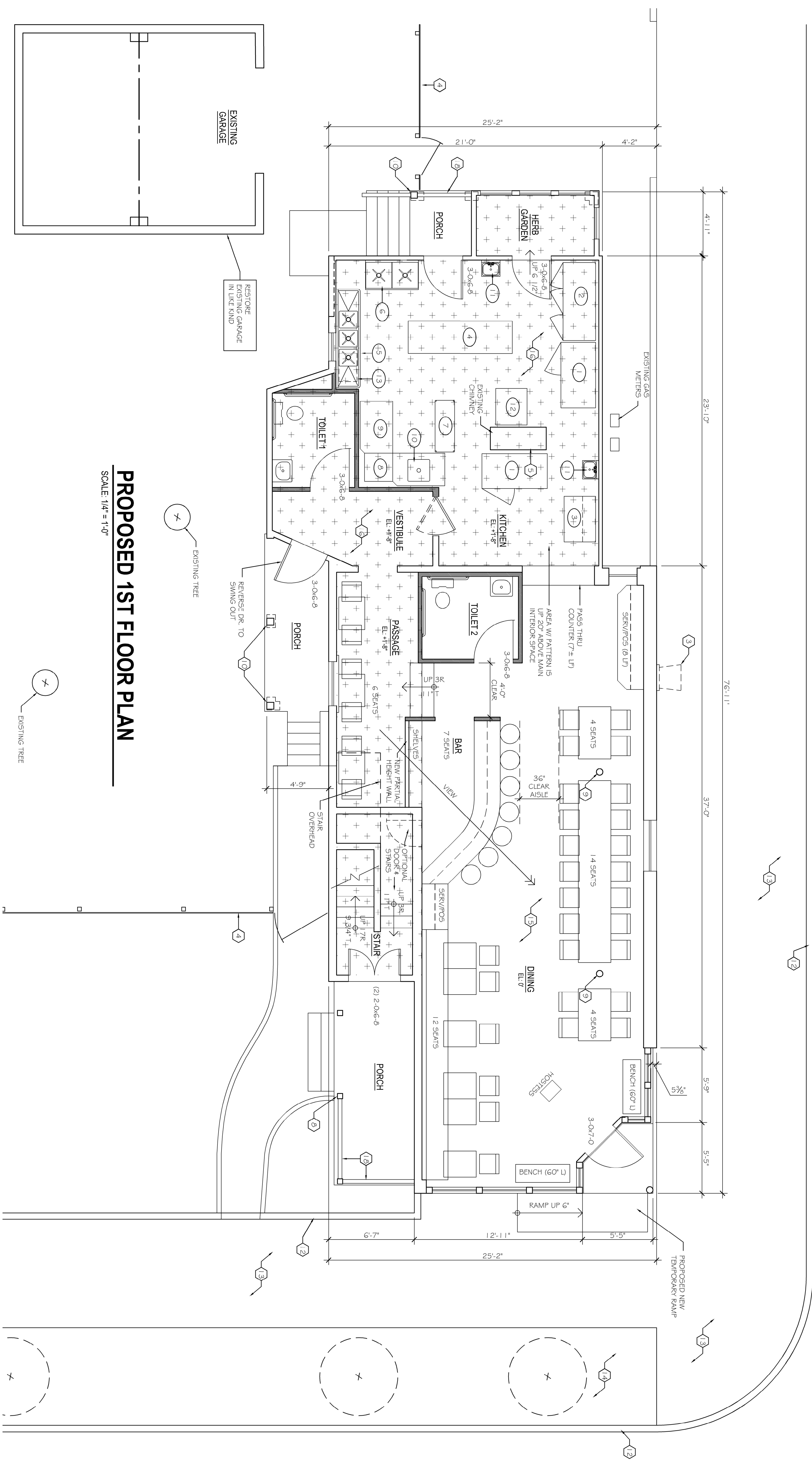


PHOTO 11
MAIN INTERIOR SPACE LOOKING TOWARDS REAR



PHOTO 12
MAIN INTERIOR SPACE LOOKING TOWARDS FRONT

JULIAN M. UTLEY ARCHITECT, PLLC



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

#	SYMBOL	SIZE (LxWxH)	DESCRIPTION
1		60"x31"x36"	TURK UNDER COUNTER COOLER, 2 DRAWER
2		72"x30"x31"	MILK UNDER COUNTER COOLER, 3 DOORS
3		42"x29"x32"	KITCHEN CUPBEN 300" RANGE
4		100"x-336"	9'-0" LONG, MOVABLE PREP TABLE
5		91"x21"x34 1/2"	TRIPLE COMPARTMENT SINK
6		49"x24"	TRIPLE COMPARTMENT SINK
7		26"x26"	METRIC SHELVING UNIT
8		48"x30"	DISH TABLE
9		48"x30"	DISH TABLE W/ PRE-RINSE BOWL
10		33.75"x28.88"	FRIDG CONNECTION OVEN DBL STACK
11		26"x16"x16"	GEARAGE TRAYS
12			
13			

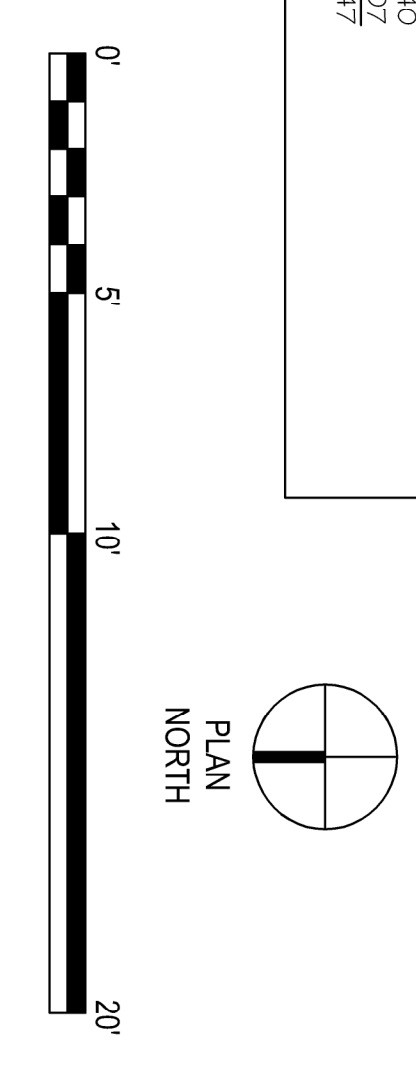
SYMBOL	DESCRIPTION
[Solid Line]	EXISTING WALLS
[Dashed Line]	NEW WALLS
[Arc]	EXISTING DOOR
[Arc]	NEW DOOR

SYMBOL	DESCRIPTION
[Hexagon]	EXISTING VINYL SIDING
[Square]	EXISTING BRICK
[Circle]	MAINTAINED
[Triangle]	EXISTING KITCHEN EXHAUST HOOD TO BE REPAIRED IN PLACE
[Diamond]	EXISTING FLUE VENT & CAP
[Star]	EXISTING CONDENSER UNIT
[Cross]	EXISTING WOOD STAIR COLUMN
[Circle with X]	EXISTING BRACKETED WOOD CORNICE
[Square with X]	EXISTING CURB
[Triangle with X]	EXISTING SIDEWALK
[Circle with X]	EXISTING GARAGE
[Square with X]	EXISTING GYPSUM BOARD CEILING
[Circle with X]	EXISTING WOOD CORNICE
[Triangle with X]	EXISTING WOOD PORCH RAIL
[Square with X]	EXISTING FLAT SEAM METAL ROOF
[Circle with X]	EXISTING SLATE ROOF
[Triangle with X]	EXISTING GABLE ROOF
[Square with X]	EXISTING DOWNPOUT
[Circle with X]	EXISTING PLASTIC LOUVERED SHUTTERS (FIBER)
[Triangle with X]	EXISTING PANELING AT BASE & CLEAR GLASS
[Square with X]	REPLACE EXISTING MISSING DECORATIVE WOOD BRACKETS

PLAN NOTES:
1. DIMENSIONS AND ROOM SIZES ARE APPROXIMATE.
2. EXTERIOR DIMENSIONS ARE TO FACE OF BRICK.

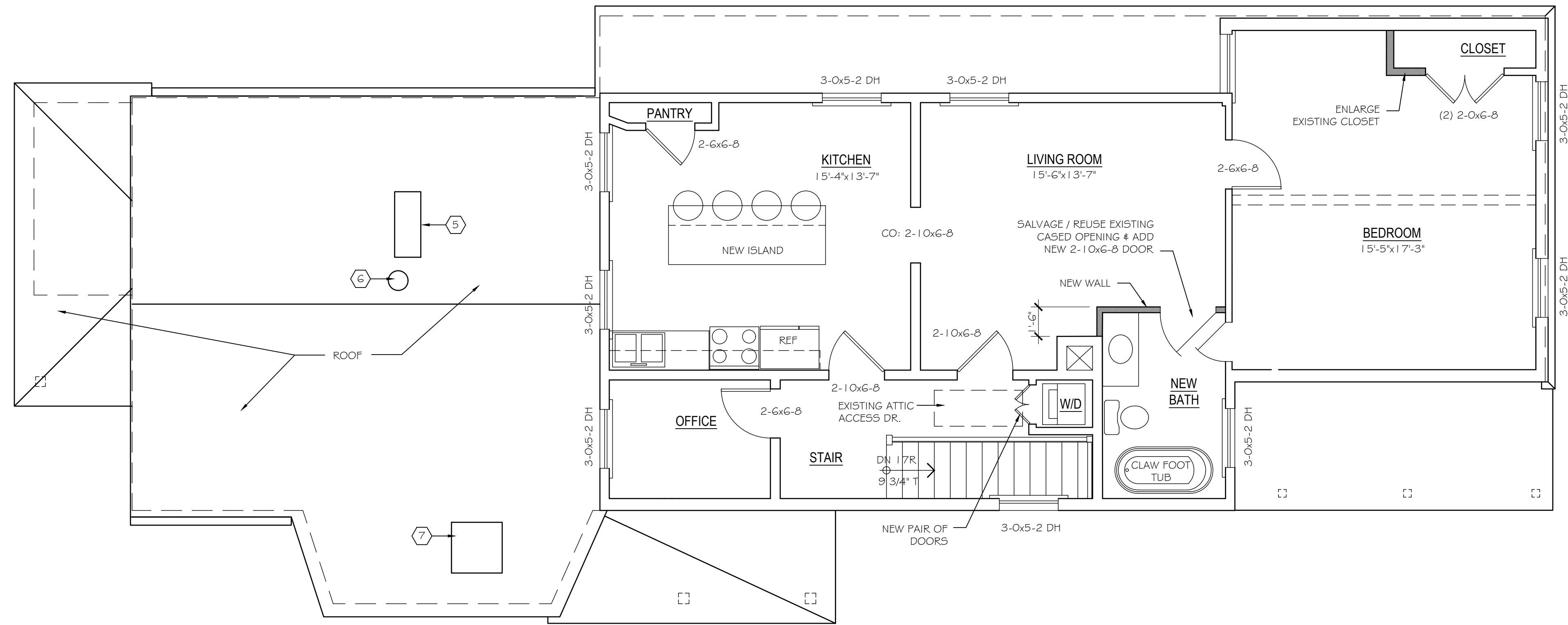
AREAS:
BASEMENT: 300 SF
FIRST FLOOR: 1,689 SF
SECOND FLOOR: 955 SF
TOTAL: 2,937 SF

SEATING:
TABLE: 40
BAR: 07
TOTAL: 47



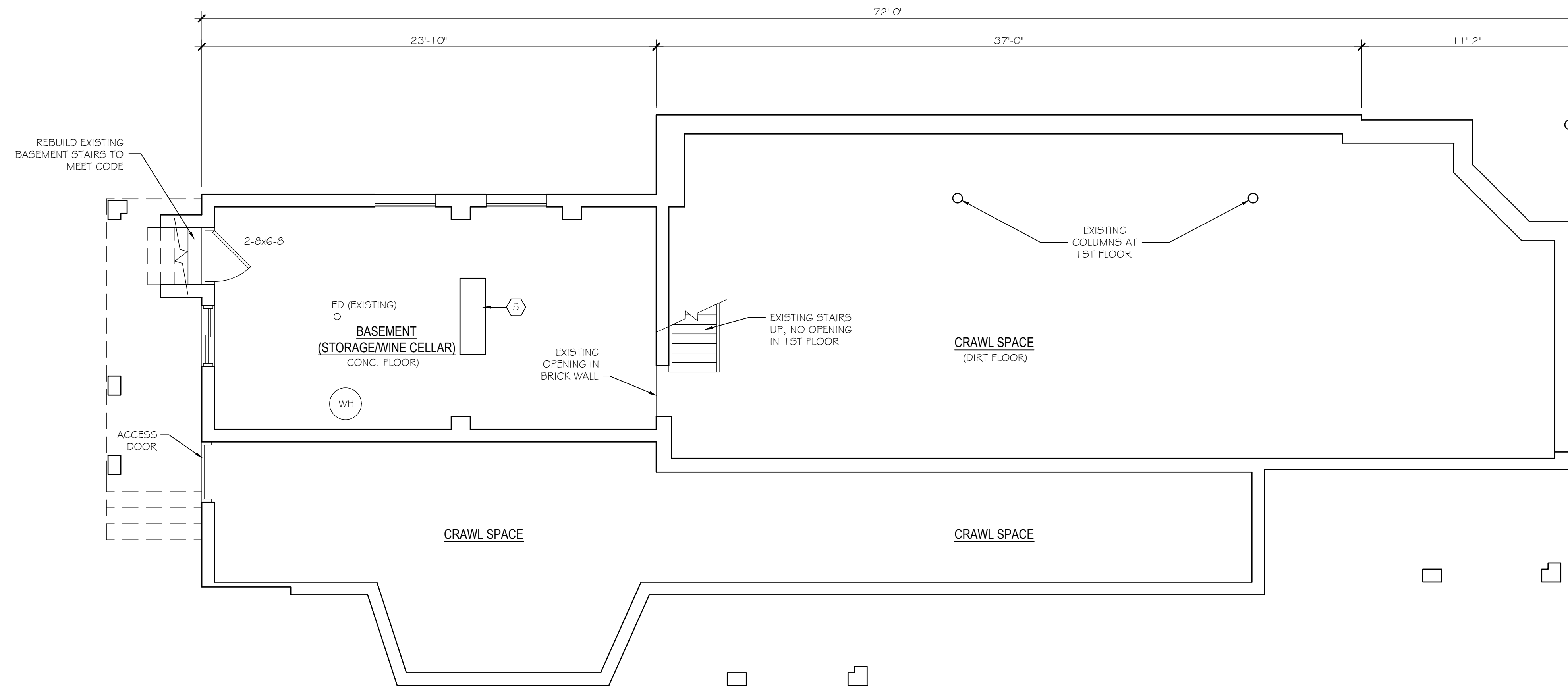
THESE DRAWINGS PREPARED FOR CAR SUBMISSION (NOT FOR CONSTRUCTION)

SHEET 1 OF 4 A1	PROJECT NAME 401 CHIMBORAZO BLVD. RICHMOND, VIRGINIA 23223	CONSULTANT SEAL	JULIAN M. UTLEY ARCHITECT PLLC Office: 7104 Mechanicsville Trpk, Suite 213 Mechanicsville, VA 23111 Mailing: 8228 Shoreline Edmonds Lane Mechanicsville, VA 23111 Email: julianutley@comcast.net julianutley.com Phone: (804) 690-8928				
	ISSUED / REVISIONS <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK		DATE	DESCRIPTION		
MARK	DATE	DESCRIPTION					
PROJECT NO. DATE: MARCH 2, 2018 DRAWN BY: JMU REVIEWED BY:	PROPOSED 1ST FLOOR PLAN	SHEET TITLE	JULIAN M. UTLEY ARCHITECT				



PROPOSED 2nd FLOOR PLAN

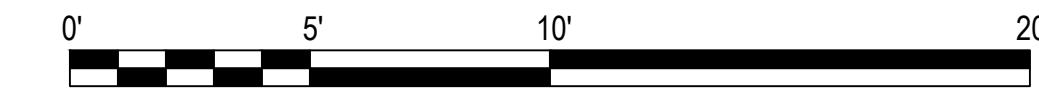
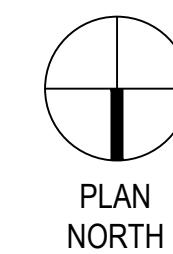
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

- KEYNOTES:**
- SYMBOL
- EXISTING VINYL SIDING
 - EXISTING BRICK
 - EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 - EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 - EXISTING CHIMNEY
 - EXISTING FLUE VENT & CAP
 - EXISTING CONDENSER UNIT
 - EXISTING TURNED WOOD COLUMN (TYP. OF 3)
 - EXISTING 6"Ø STEEL COLUMN
 - EXISTING WOOD BOX COLUMN
 - EXISTING BRACKETED WOOD CORNICE
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING GRASS
 - EXISTING DECORATIVE METAL CEILING TILES TO REMAIN
 - EXISTING GYPSUM BOARD CEILING
 - EXISTING WOOD CORNICE
 - EXISTING WOOD PORCH RAIL
 - EXISTING FLAT SEAM METAL ROOF
 - EXISTING SLATE ROOF
 - EXISTING ASPHALT SHINGLE ROOF
 - EXISTING DOWNSPOUT
 - EXISTING PLASTIC LOUVERED SHUTTERS (FIXED)
 - NEW STOREFRONT: PAINTED WOOD FRAME, BEADED PANELING AT BASE & CLEAR GLASS
 - REPLACE EXISTING MISSING DECORATIVE WOOD BRACKETS



THESE DRAWINGS PREPARED FOR CAR SUBMISSION (NOT FOR CONSTRUCTION)

JULIAN M. UTLEY ARCHITECT PLLC
 Office: 7104 Mechanicsville Trpk., Suite 213, Mechanicsville, VA 23111
 Mailing: 8298 Shane Edmonds Lane, Mechanicsville, VA 23111
 Email: julianutley@comcast.net, julianutley.com
 Website: julianutley.com
 Phone: (804) 676-6928

CONSULTANT

SEAL

PROJECT NAME
401 CHIMBORAZO BLVD.
 RICHMOND, VIRGINIA 23223
 OWNER:
 MS. JESSICA WILSON
 GATHER for Grace, LLC
 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223
 66 BOX ST., APT. 3R, BROOKLYN, NY 11222

ISSUED / REVISIONS	DESCRIPTION
MARK	DATE

PROJECT NO:
 DATE: MARCH 2, 2018
 DRAWN BY: JMU
 REVIEWED BY:

SHEET TITLE
PROPOSED 1ST FLOOR PLAN

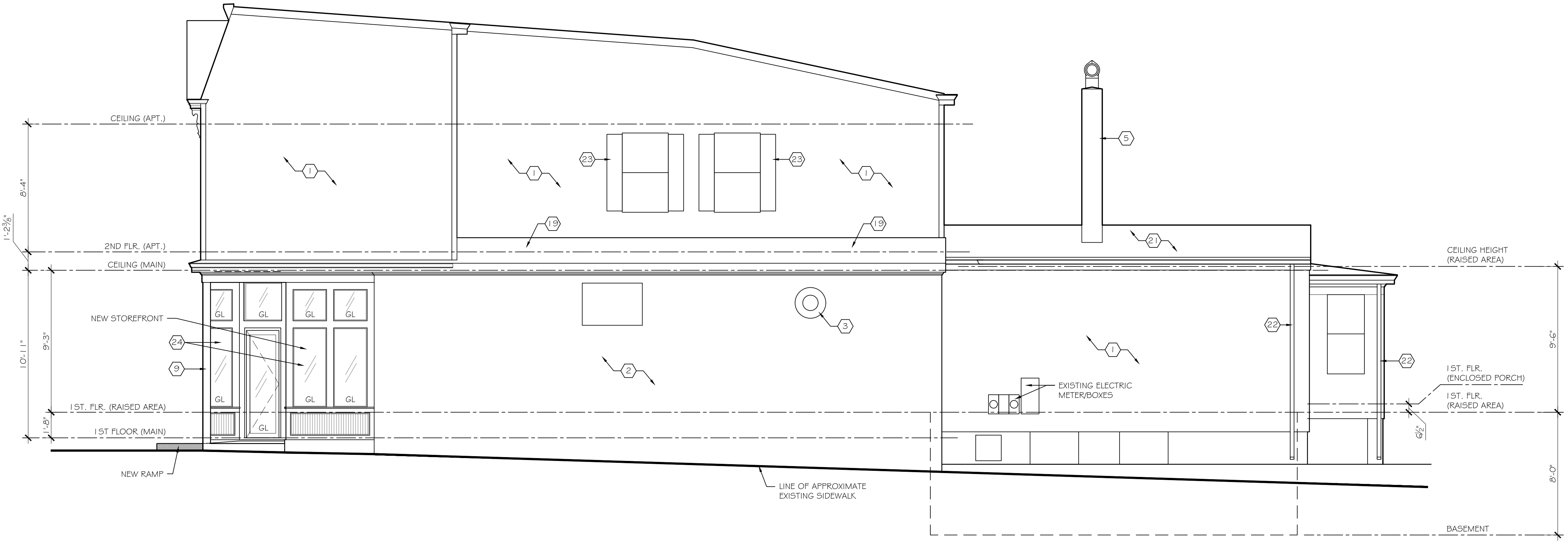
A2
 SHEET 2 OF 4



- KEYNOTES:**
- SYMBOL #
1. EXISTING VINYL SIDING
 2. EXISTING BRICK
 3. EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 4. EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 5. EXISTING CHIMNEY
 6. EXISTING FLUE VENT & CAP
 7. EXISTING CONDENSER UNIT
 8. EXISTING TURNED WOOD COLUMN (TYP. OF 3)
 9. EXISTING 6"Ø STEEL COLUMN
 10. EXISTING WOOD BOX COLUMN
 11. EXISTING BRACKETED WOOD CORNICE
 12. EXISTING CURB
 13. EXISTING SIDEWALK
 14. EXISTING GRASS
 15. EXISTING DECORATIVE METAL CEILING TILES TO REMAIN
 16. EXISTING GYPSUM BOARD CEILING
 17. EXISTING WOOD CORNICE
 18. EXISTING WOOD PORCH RAIL
 19. EXISTING FLAT SEAM METAL ROOF
 20. EXISTING SLATE ROOF
 21. EXISTING ASPHALT SHINGLE ROOF
 22. EXISTING DOWNSPOUT
 23. EXISTING PLASTIC LOUVERED SHUTTERS (FIXED)
 24. NEW STOREFRONT: PAINTED WOOD FRAME, BEADED PANELING AT BASE & CLEAR GLASS
 25. REPLACE EXISTING MISSING DECORATIVE WOOD BRACKETS

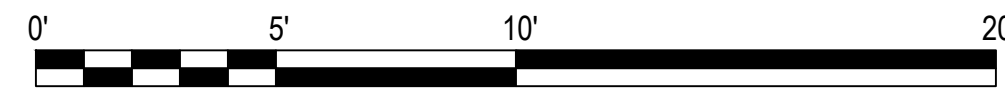
PROPOSED WEST / FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH / SIDE ELEVATION

SCALE: 1/4" = 1'-0"



THESE DRAWINGS PREPARED FOR CAR SUBMISSION (NOT FOR CONSTRUCTION)

JULIAN M. UTLEY ARCHITECT PLLC
 Office: 7104 Mechanicsville Trpk, Suite 213, Mechanicsville, VA 23111
 8298 Shane Edmonds Lane, Mechanicsville, VA 23111
 Email: julianutley@comcast.net, julianutley.com
 Website: www.julianutley.com
 Phone: (804) 676-6928

CONSULTANT

SEAL

PROJECT NAME
401 CHIMBORAZO BLVD.
 RICHMOND, VIRGINIA 23223
 OWNER:
 MS. JESSICA WILSON
 GATHER for Grace, LLC
 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223
 66 BOX ST., APT. 3R, BROOKLYN, NY 11222

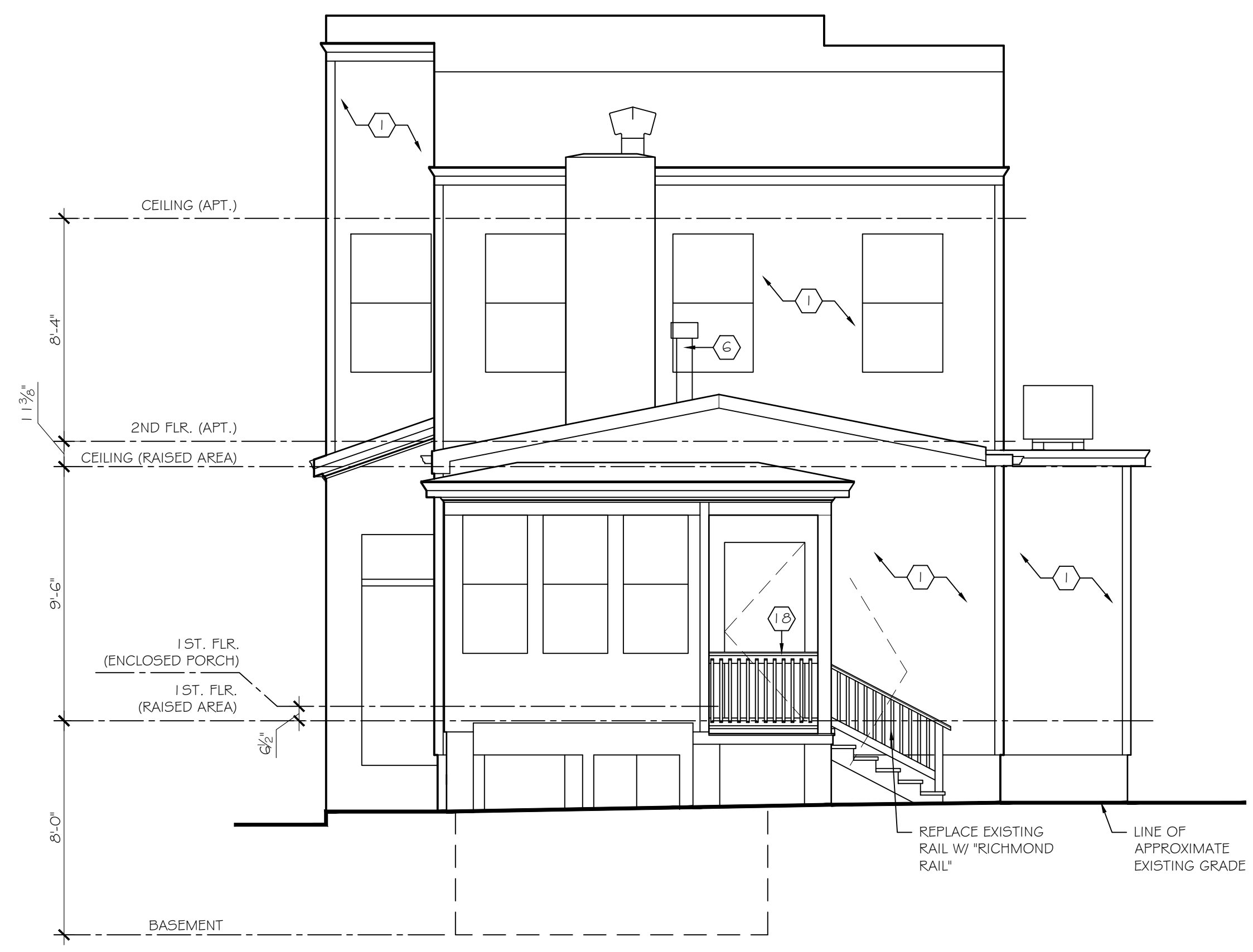
ISSUED / REVISIONS MARK	DATE	DESCRIPTION

PROJECT NO:
 DATE: MARCH 2, 2018
 DRAWN BY: JMU
 REVIEWED BY:

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

1 | 2 | 3 | 4 | 5 | 6

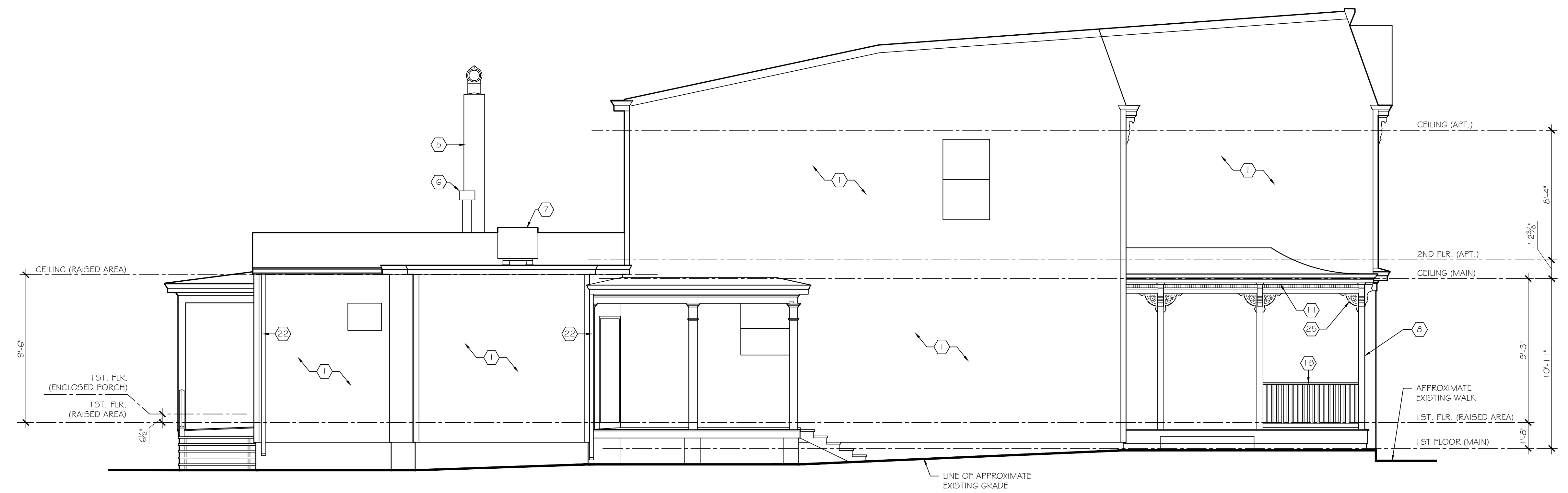
E
I
D
I
C
I
B
A



- KEYNOTES:**
- SYMBOL #
1. EXISTING VINYL SIDING
 2. EXISTING BRICK
 3. EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 4. EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 5. EXISTING CHIMNEY
 6. EXISTING FLUE VENT & CAP
 7. EXISTING CONDENSER UNIT
 8. EXISTING TURNED WOOD COLUMN (TYP. OF 3)
 9. EXISTING 6"Ø STEEL COLUMN
 10. EXISTING WOOD BOX COLUMN
 11. EXISTING BRACKETED WOOD CORNICE
 12. EXISTING CURB
 13. EXISTING SIDEWALK
 14. EXISTING GRASS
 15. EXISTING DECORATIVE METAL CEILING TILES TO REMAIN
 16. EXISTING GYPSUM BOARD CEILING
 17. EXISTING WOOD CORNICE
 18. EXISTING WOOD PORCH RAIL
 19. EXISTING FLAT SEAM METAL ROOF
 20. EXISTING SLATE ROOF
 21. EXISTING ASPHALT SHINGLE ROOF
 22. EXISTING DOWNSPOUT
 23. EXISTING PLASTIC LOUVERED SHUTTERS (FIXED)
 24. NEW STOREFRONT: PAINTED WOOD FRAME, BEADED PANELING AT BASE & CLEAR GLASS
 25. REPLACE EXISTING MISSING DECORATIVE WOOD BRACKETS

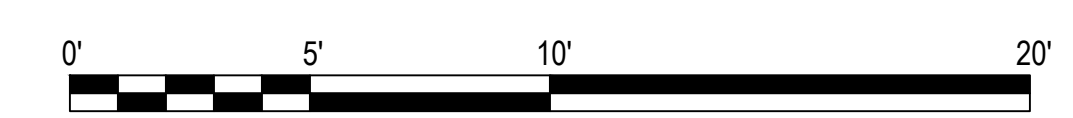
PROPOSED EAST / BACK ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH / SIDE ELEVATION

SCALE: 1/4" = 1'-0"



JULIAN M. UTLEY ARCHITECT PLLC
 Office: 7104 Mechanicsville Trpk, Suite 213
 Mechanicsville, VA 23111
 8298 Shane Edmonds Lane
 Mechanicsville, VA 23111
 Email: julianutley@comcast.net
 julianutley.com
 (804) 676-6728

CONSULTANT
SEAL

THESE DRAWINGS PREPARED FOR CAR SUBMISSION (NOT FOR CONSTRUCTION)

PROJECT NAME
401 CHIMBORAZO BLVD.
 RICHMOND, VIRGINIA 23223
 OWNER:
 MS JESSICA WILSON
 GATHER for Grace, LLC
 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223
 66 BOX ST., APT. 3R, BROOKLYN, NY 11222

ISSUED / REVISIONS	DESCRIPTION
MARK	DATE

PROJECT NO:
 DATE: MARCH 2, 2018
 DRAWN BY: JMU
 REVIEWED BY:

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS
A4
 SHEET 4 OF 4

1 | 2 | 3 | 4 | 5 | 6

PROJECT:

401 CHIMBORAZO BOULEVARD

RICHMOND, VIRGINIA 23223

OWNER:

MS. JESSICA WILSON

GATHER for Grace, LLC

401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223

66 BOX ST., APT. 3R, BROOKLYN, NY 11222



DRAWINGS PREPARED BY:



ARCHITECT'S PROJECT NO: U-84-18

LIST OF DRAWINGS:

SP1 CURRENT / PROPOSED SITE PLAN

EX1 EXISTING BASEMENT & 1ST FLOOR PLANS

EX2 EXISTING 2ND FLOOR PLAN & ROOF PLAN

EX3 EXISTING EXTERIOR ELEVATIONS

EX4 EXISTING EXTERIOR ELEVATIONS

A1 PROPOSED 1ST FLOOR PLAN

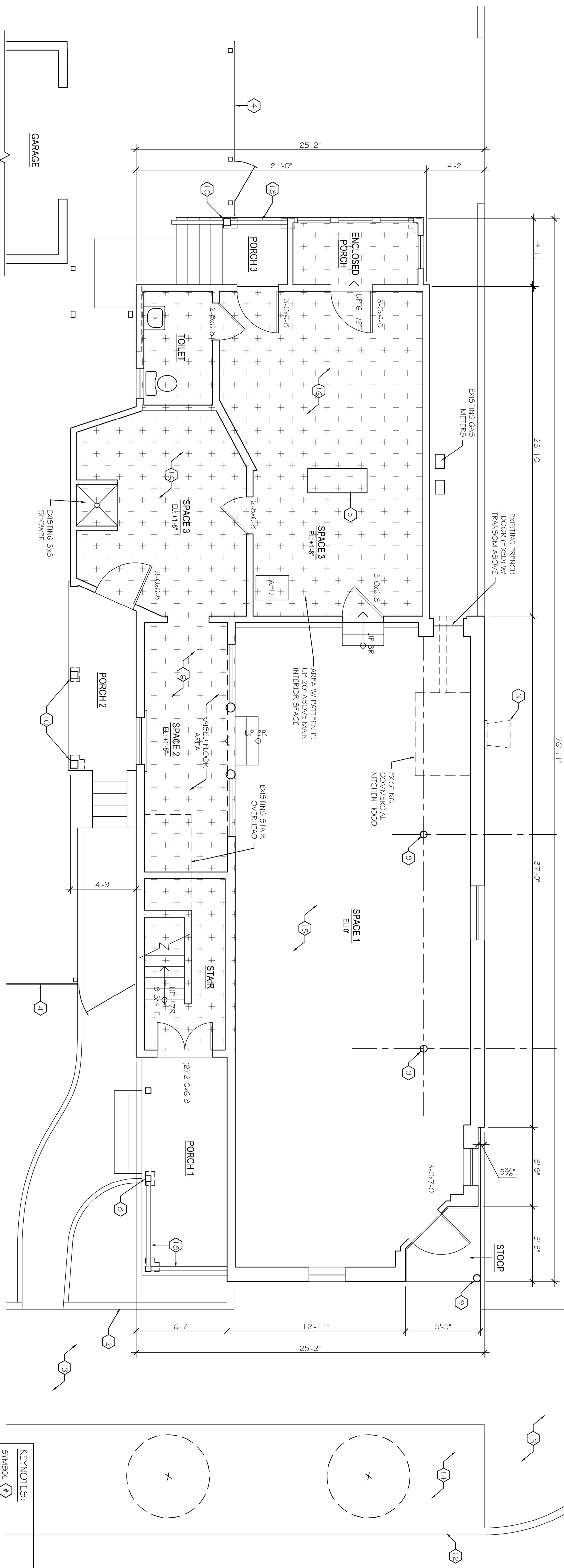
A2 PROPOSED BASEMENT & 2ND FLOOR PLAN

A3 PROPOSED EXTERIOR ELEVATIONS

A4 PROPOSED EXTERIOR ELEVATIONS

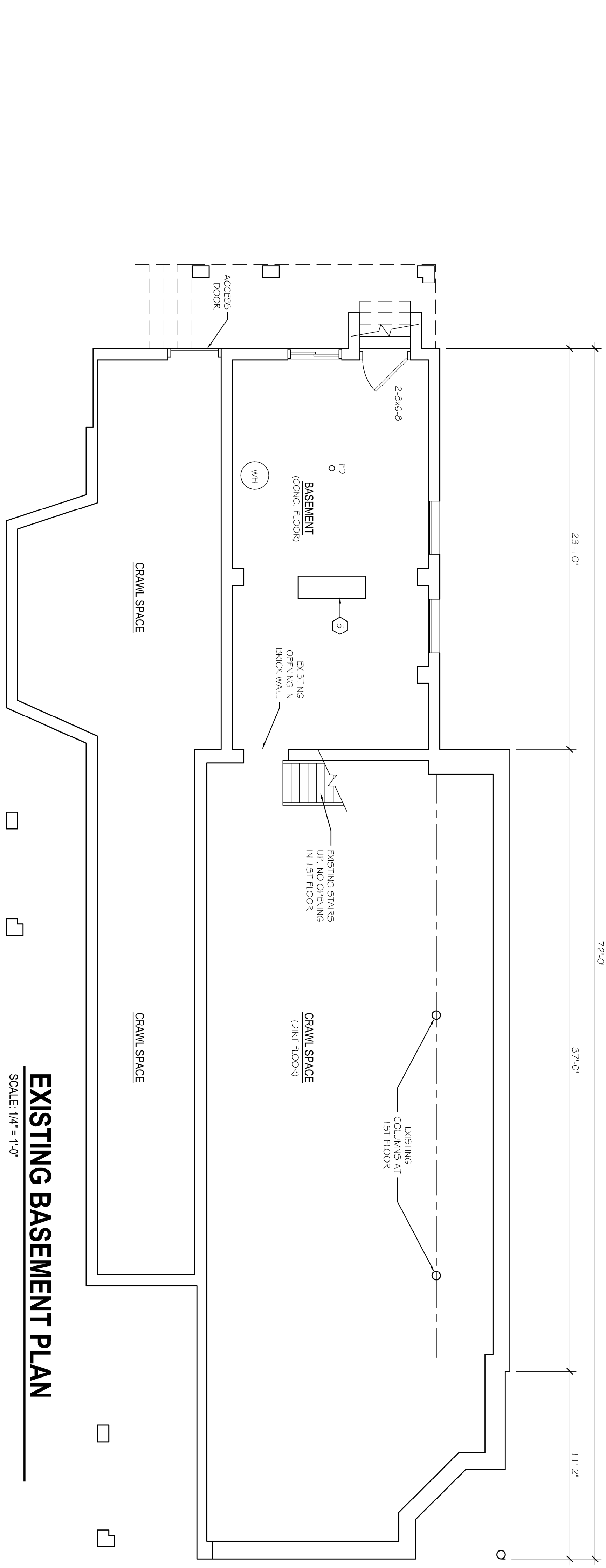
MARCH 2, 2018

THESE DRAWINGS PREPARED FOR CAR SUBMISSION (NOT FOR CONSTRUCTION)



EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING BASEMENT PLAN

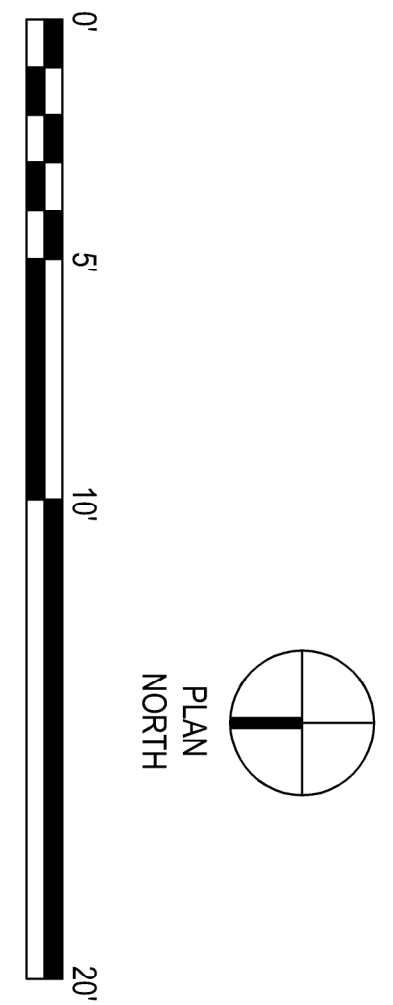
SCALE: 1/4" = 1'-0"

- KENNOTES:**
SYMBOL: #
- VINYL SIDING
 - BRICK
 - EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 - WOOD TRIM, FLOOR FENCE & GATE TO BE REPAIRED IN LIKE KIND
 - CHIMNEY
 - FLUE VENT & CAP
 - CONDENSER UNIT
 - DRYED WOOD COLUMN (TPP - OF 3)
 - WOOD BOX COLUMN
 - BRACKETED WOOD CORNICE
 - CURB
 - SIDEWALK
 - BRACKETED METAL CEILING TILES
 - GYPSON BOARD CEILING
 - WOOD CORNICE
 - WOOD PORCH RAIL
 - FLAT SEAM METAL ROOF
 - SLATE ROOF
 - SHINGLE ROOF
 - DOWNSPOUT
 - PLASTIC LOUVERED SHUTTERS (FIXED)

- PLAN NOTES:**
- DIMENSIONS AND ROOM SIZES ARE APPROXIMATE
 - EXTERIOR DIMENSIONS ARE TO FACE OF BRICK

AREAS:

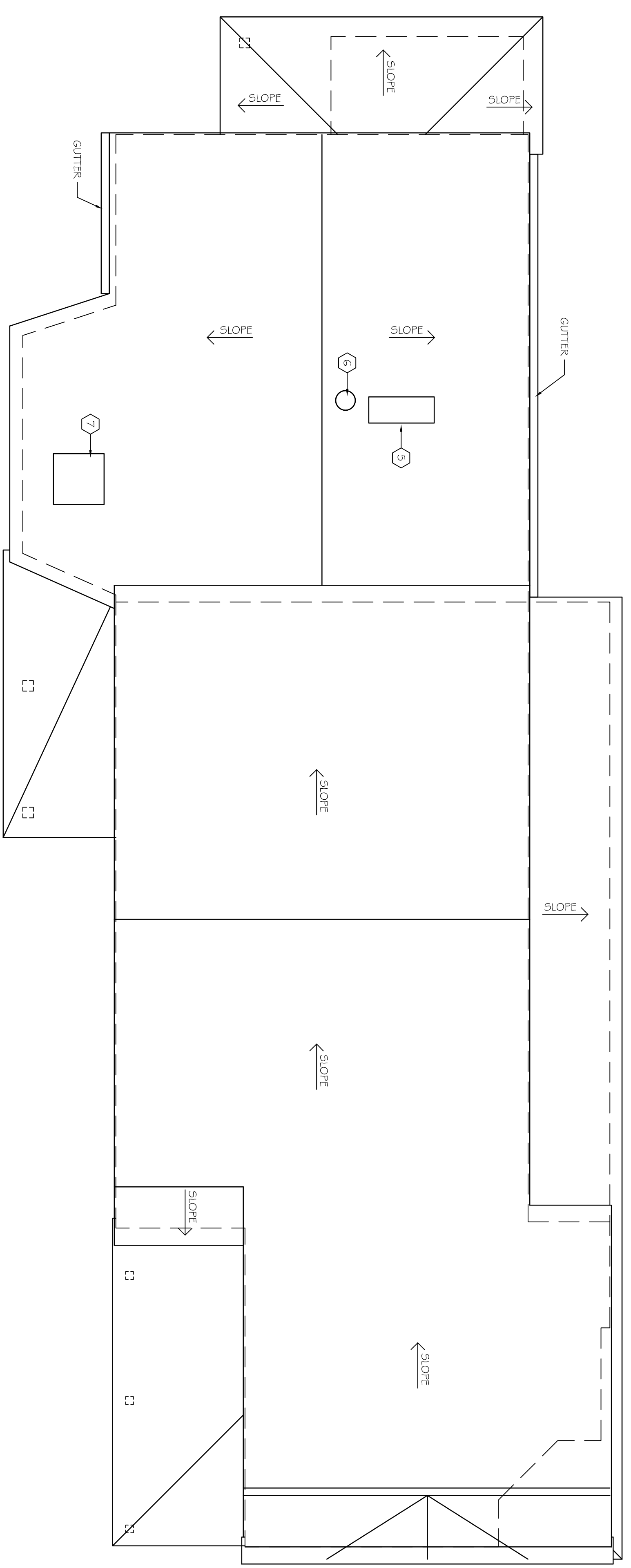
BASMENT	300 SF
FIRST FLOOR	1,609 SF
SECOND FLOOR	955 SF
TOTAL	2,874 SF



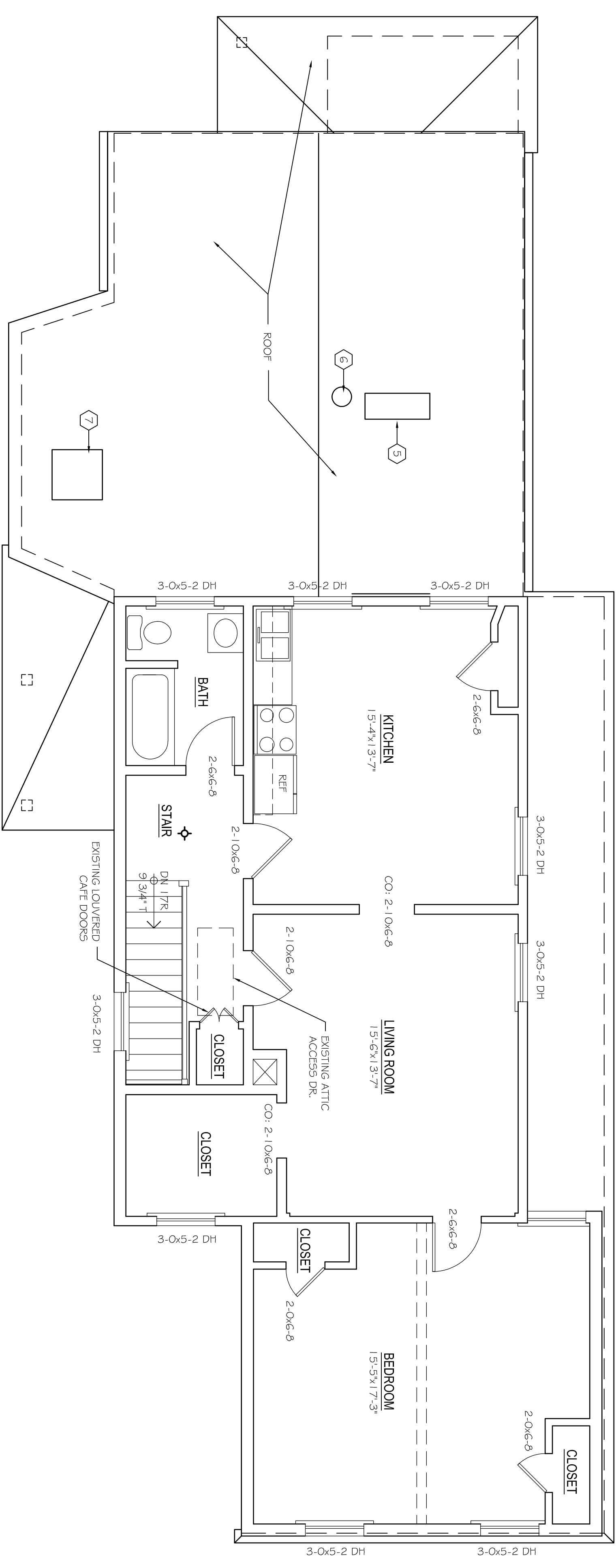
MEASURED DRAWINGS OF EXISTING CONDITIONS

<p>ISSUED / REVISIONS</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION				<p>PROJECT NAME</p> <p>401 CHIMBORAZO BLVD. RICHMOND, VIRGINIA 23223</p> <p>OWNER: MS. JESSICA WILSON GATHER for Grace, LLC 45 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223 66 BOX ST., APT. 3R, BROOKLYN, NY 11222</p>	<p>CONSULTANT</p> <p>SEAL</p>	<p>JULIAN M. UTLEY ARCHITECT PLLC</p> <p>Office: 7104 Mechanicsville Trpk, Suite 213 Mechanicsville, VA 23111 8298 Shane Edmonds Lane Mechanicsville, VA 23111</p> <p>Email: julianutley@comcast.net julianutley.com</p> <p>Phone: (804) 690-8928</p>	<p>EXISTING BASEMENT & 1st FLOOR PLANS</p> <p>EX1</p> <p>SHEET 1 OF 4</p>	<p>DATE: JAN 17 2018</p> <p>DRAWN BY: JMU</p> <p>REVIEWED BY:</p> <p>SHEET TITLE</p>
MARK	DATE	DESCRIPTION									

A I B C I D I E

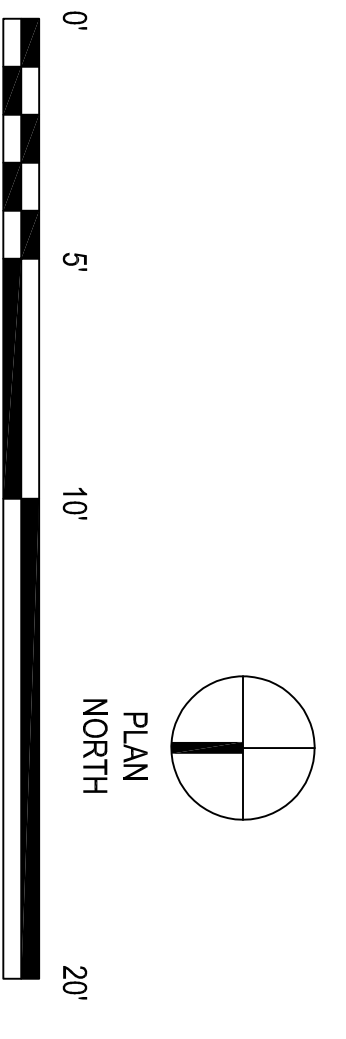


EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- KEYNOTES:**
- 1. VINYL SIDING
 - 2. BRICK
 - 3. EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 - 4. EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 - 5. FINISH FLOOR
 - 6. FINISH FLOOR & CAS
 - 7. CONDENSER UNIT
 - 8. TURNED WOOD COLUMN (TYP. OF 3)
 - 9. 6"x0" STEEL COLUMN
 - 10. WOOD BOX COLUMN
 - 11. BRACKETED WOOD CORNICE
 - 12. BRACKETED WOOD CORNICE
 - 13. SIDEWALK
 - 14. GRASS
 - 15. DECORATIVE METAL CEILING TILES
 - 16. WOOD CORNICE
 - 17. WOOD BOARD CEILING
 - 18. WOOD BOARD CEILING
 - 19. FLAT SEAM METAL ROOF
 - 20. SLATE ROOF
 - 21. ASPHALT SHINGLE ROOF
 - 22. DOWNSPOUT
 - 23. PLASTIC LOUVERED SHUTTERS (FIXED)



MEASURED DRAWINGS OF EXISTING CONDITIONS

ISSUED / REVISIONS		
MARK	DATE	DESCRIPTION

PROJECT NO: _____
 DATE: JAN 17, 2018
 DRAWN BY: JMU
 REVIEWED BY: _____
 SHEET TITLE: EXISTING 2nd FLOOR & ROOF PLAN

PROJECT NAME
401 CHIMBORAZO BLVD.
 RICHMOND, VIRGINIA 23223

OWNER:
 MS. JESSICA WILSON
 GATHER for Grace, LLC
 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223
 66 BOX ST., APT. 3R, BROOKLYN, NY 11222

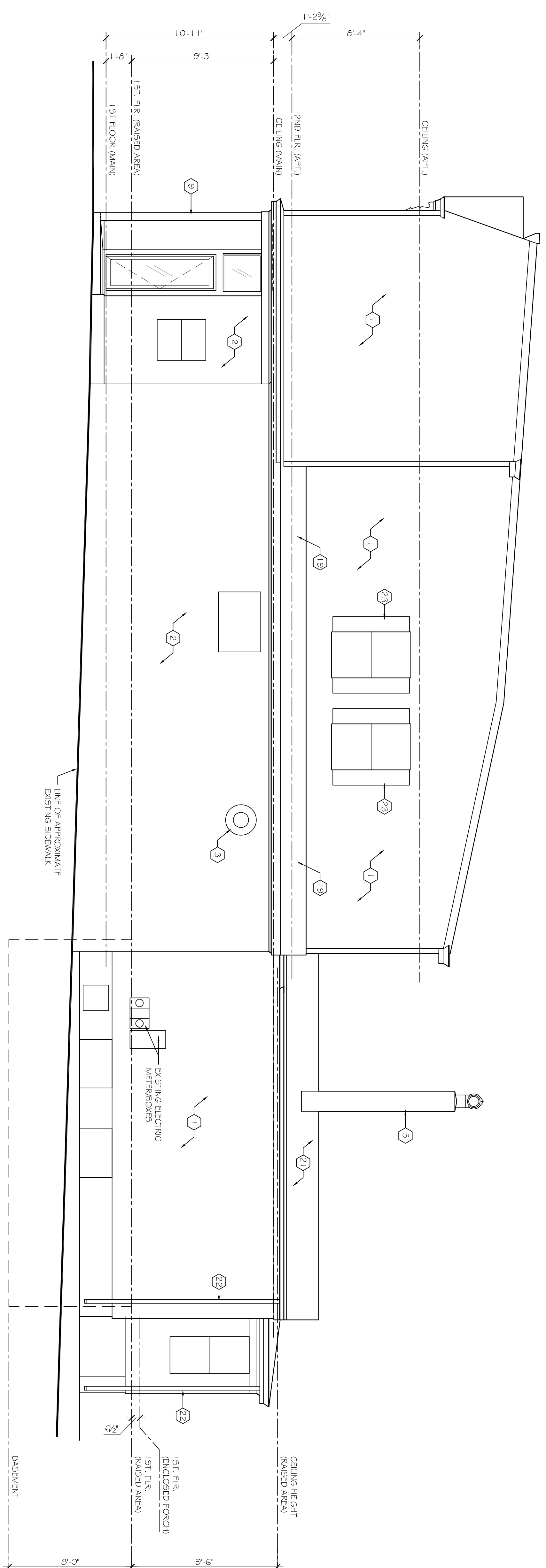
SEAL _____
 CONSULTANT _____

JULIAN M. UTLEY ARCHITECT PLLC

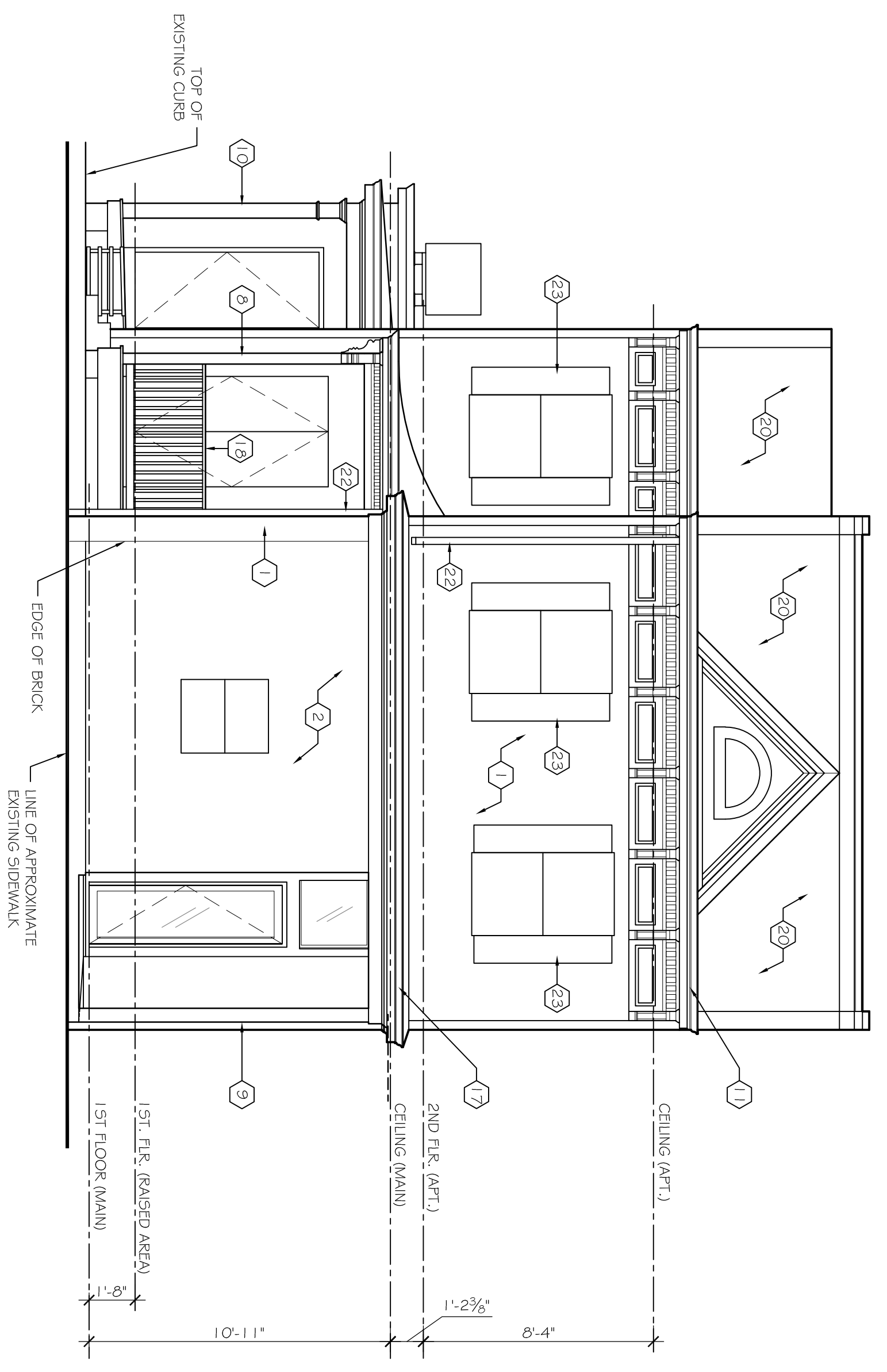
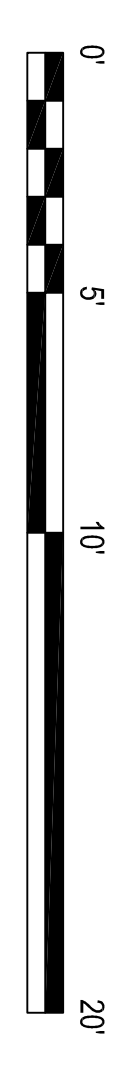
Office: 7104 Mechanicsville Trpk, Suite 213
 Mechanicsville, VA 23111
 8298 Shore Edmonds Lane
 Mechanicsville, VA 23111

Email: julianutley@comcast.net
 julianutley.com

Phone: (804) 690-8928



EXISTING SOUTH / SIDE ELEVATION
SCALE: 1/4" = 1'-0"

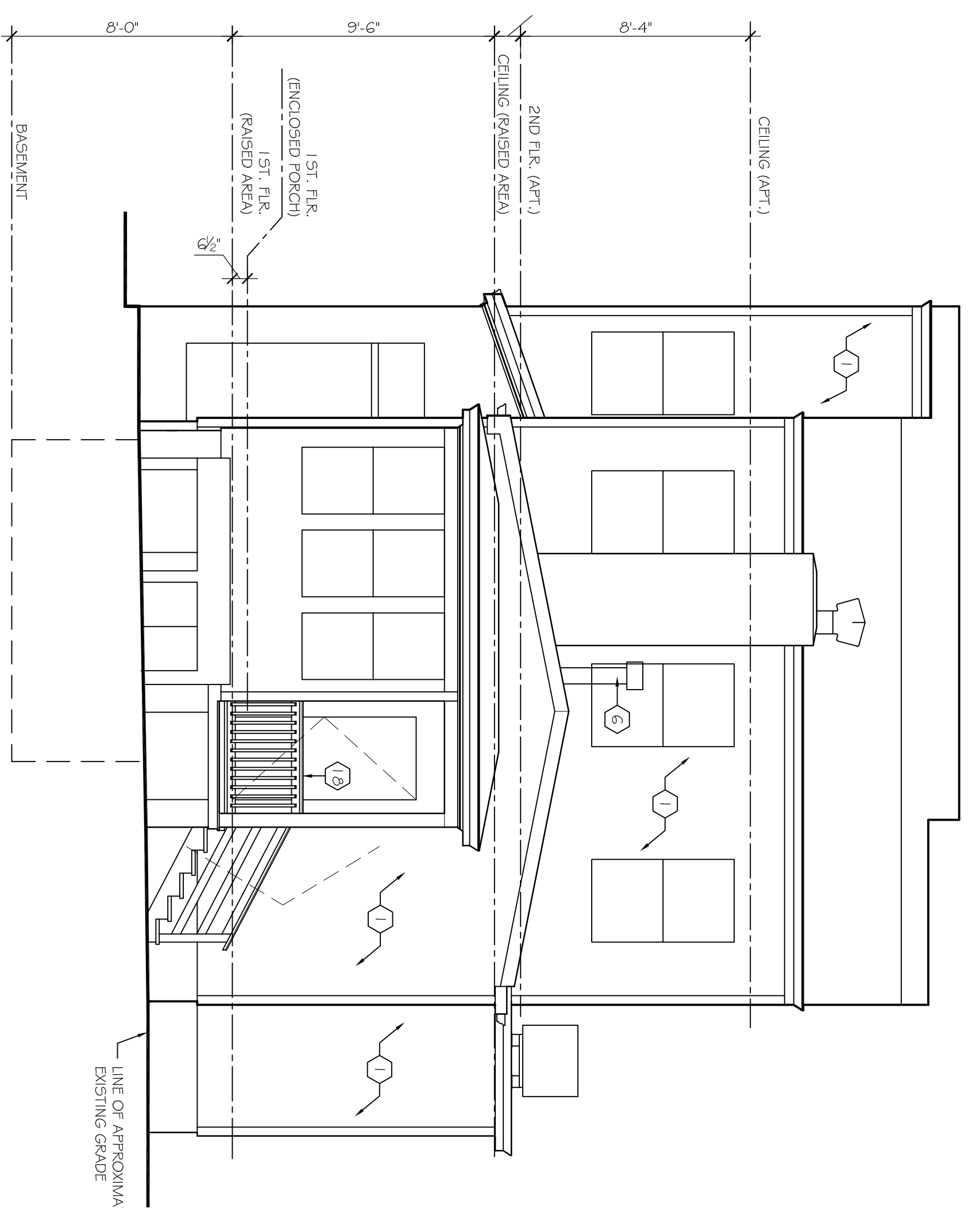


EXISTING WEST / FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- KEYNOTES:**
- 1. VINYL SIDING
 - 2. BRICK
 - 3. EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 - 4. EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 - 5. CHIMNEY
 - 6. CHIMNEY CAP
 - 7. CONDENSER UNIT
 - 8. TURNED WOOD COLUMN (TYP. OF 3)
 - 9. 6"x6" STEEL COLUMN
 - 10. WOOD BOX COLUMN
 - 11. BRACKETED WOOD CORNICE
 - 12. SIDEWALK
 - 13. GRASS
 - 14. DECORATIVE METAL CEILING TILES
 - 15. GYP/SUB BOARD CEILING
 - 16. WOOD CORNICE
 - 17. WOOD BOARD
 - 18. WOOD BOARD
 - 19. FLAT SEAM METAL ROOF
 - 20. SLATE ROOF
 - 21. ASPHALT SHINGLE ROOF
 - 22. DOWNSPOUT
 - 23. PLASTIC (OVERBED SHUTTERS (FIXED))

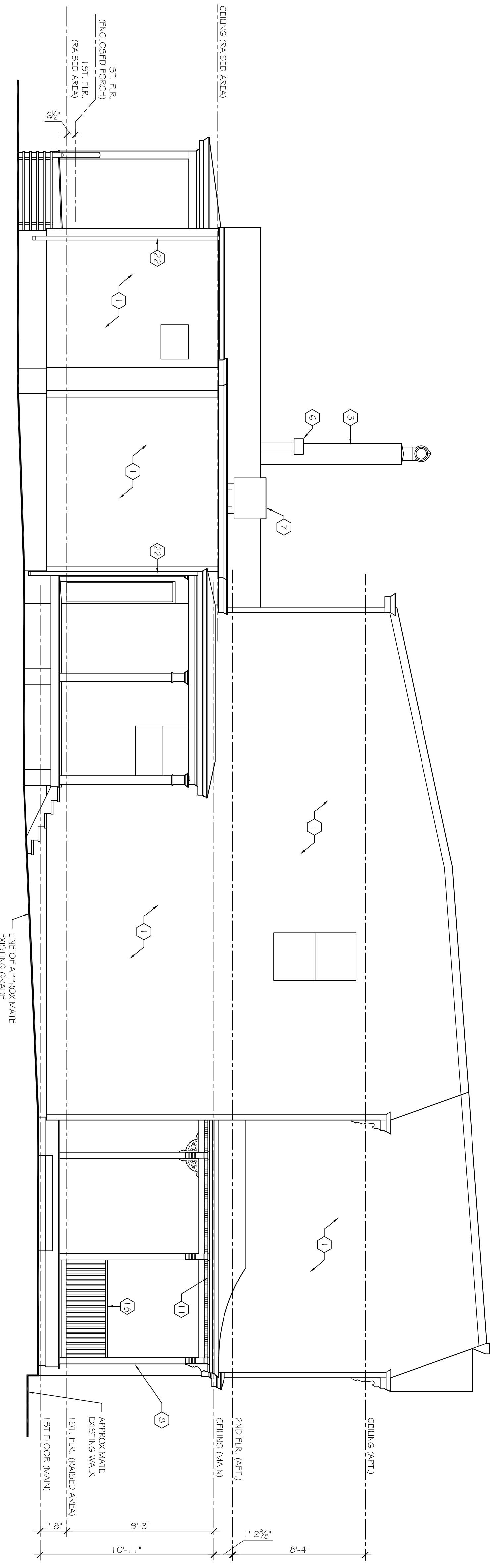
MEASURED DRAWINGS OF EXISTING CONDITIONS

<p>PROJECT NAME 401 CHIMBORAZO BLVD. RICHMOND, VIRGINIA 23223</p> <p>OWNER: MS. JESSICA WILSON GATHER for Grace, LLC 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223 66 BOX ST., APT. 3R, BROOKLYN, NY 11222</p>	<p>ISSUED / REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION				<p>PROJECT NO.: DATE: JAN 17, 2018</p> <p>DRAWN BY: JMU</p> <p>REVIEWED BY:</p> <p>SHEET TITLE EXISTING EXTERIOR ELEVATIONS</p>	<p>CONSULTANT</p> <p>SEAL</p>	<div style="text-align: right;"> <p>JULIAN M. UTLEY ARCHITECT PLLC</p> <p>Office: 7104 Mechanicsville Trpk, Suite 213 Mechanicsville, VA 23111 8298 Shore Edmonds Lane Mechanicsville, VA 23111</p> <p>Email: julianutley@comcast.net julianutley.com</p> <p>Phone: (804) 690-8928</p> </div>
MARK	DATE	DESCRIPTION								

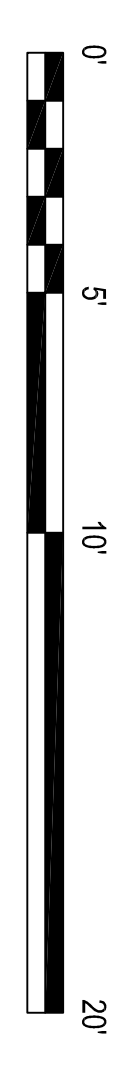


EXISTING EAST / BACK ELEVATION
SCALE: 1/4" = 1'-0"

- KEYNOTES:**
- 1. VINYL SIDING
 - 2. BRICK
 - 3. EXISTING KITCHEN EXHAUST HOOD TO BE MAINTAINED
 - 4. EXISTING TREATED WOOD FENCE & GATE TO BE REPAIRED IN LIKE KIND
 - 5. CHIMNEY
 - 6. GYPSUM BOARD
 - 7. CONDENSER UNIT
 - 8. TURNED WOOD COLUMN (TYP. OF 3)
 - 9. 6"Ø STEEL COLUMN
 - 10. WOOD BOX COLUMN
 - 11. BRACKETED WOOD CORNICE
 - 12. SHIPWALK
 - 13. GRASS
 - 14. DECORATIVE METAL CEILING TILES
 - 15. GYPSUM BOARD CEILING
 - 16. WOOD BOARD
 - 17. WOOD CORNICE
 - 18. WOOD BOARD
 - 19. FLAT SEAM METAL ROOF
 - 20. SLATE ROOF
 - 21. ASPHALT SHINGLE ROOF
 - 22. DOWNSPOUT
 - 23. PLASTIC LOUVERED SHUTTERS (FIXED)



EXISTING NORTH / SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MEASURED DRAWINGS OF EXISTING CONDITIONS

MARK	DATE	DESCRIPTION

PROJECT NAME
401 CHIMBORAZO BLVD.
RICHMOND, VIRGINIA 23223

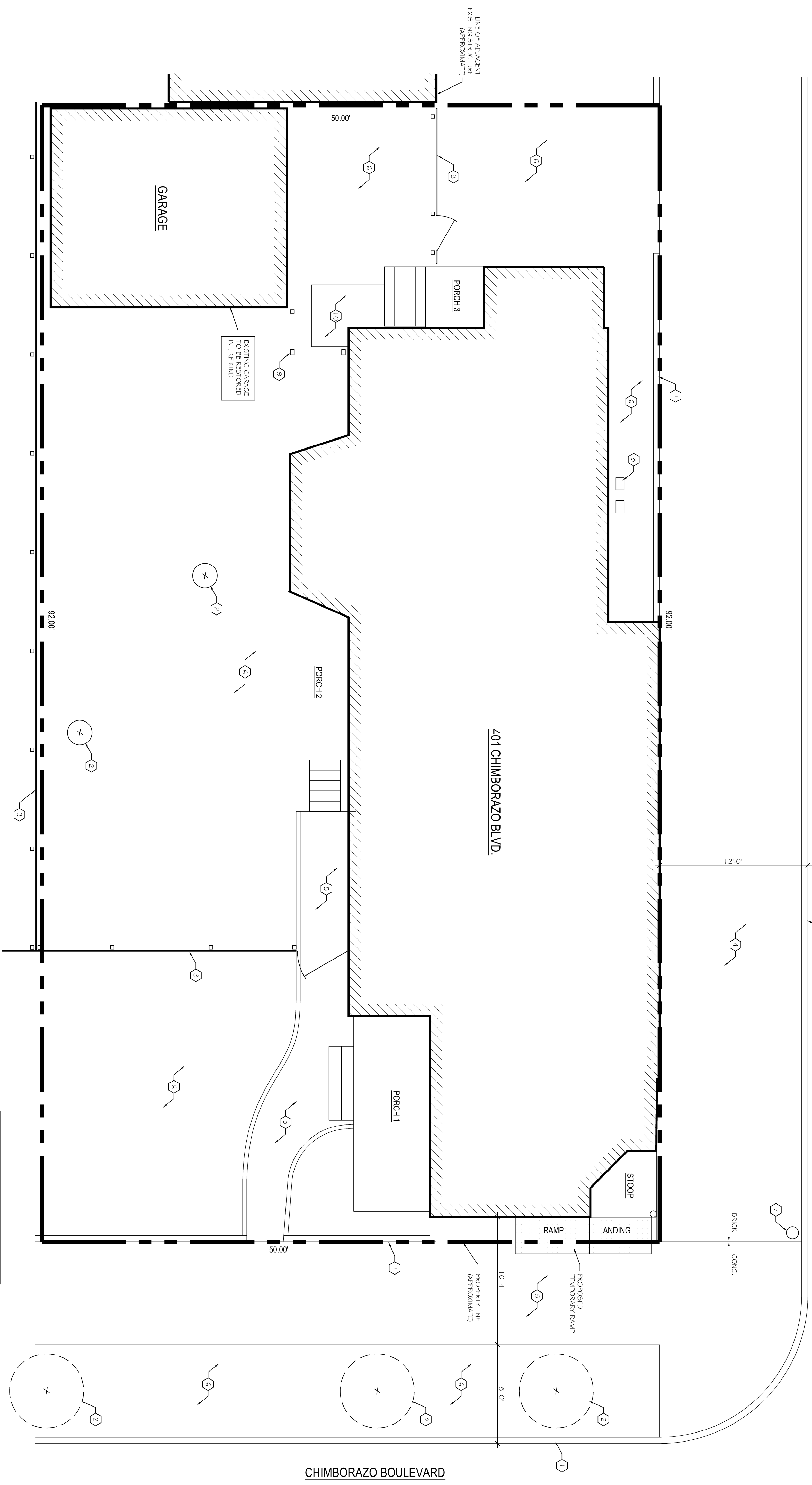
OWNER:
MS. JESSICA WILSON
GATHER for Grace, LLC
401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223
66 BOX ST., APT. 3R, BROOKLYN, NY 11222

PROJECT NO.:
DATE: JAN 17, 2018
DRAWN BY: JMU
REVIEWED BY:
SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

CONSULTANT
SEAL

JULIAN M. UTLEY ARCHITECT PLLC
Office: 7104 Mechanicsville Trpk, Suite 213
Mechanicsville, VA 23111
8228 Shoreline Edmonds Lane
Mechanicsville, VA 23111
Email: julianutley@comcast.net
julianutley.com
Phone: (804) 690-8928

A I B I C I D I E



CURRENT / PROPOSED SITE PLAN

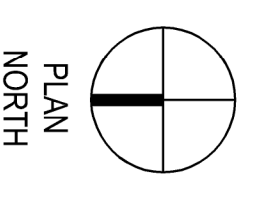
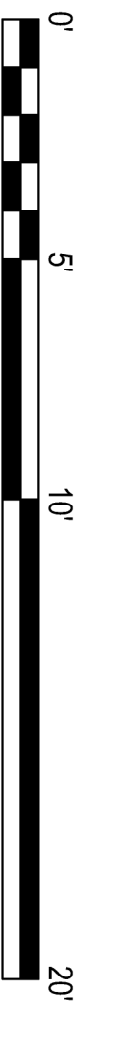
SCALE: 1/4" = 1'-0"

SITE PLAN NOTES:

1. SITE PLAN COMPILED FROM FIELD MEASUREMENTS AND CITY RECORDS.
2. ALL SITE FEATURES ARE APPROXIMATE.
3. ZONING: R-63 - RESIDENTIAL (MULTI-FAMILY URBAN).
4. AGRAGE: 0.108
5. HISTORIC DISTRICT: CHIMBORAZO PARK

KEYNOTES:

SYMBOL (#)	DESCRIPTION
1.	EXISTING CURB
2.	EXISTING TREE
3.	EXISTING (6" TALL) DOG EAR STYLE TREATED WOOD PRIVACY FENCE & GATE TO BE REPAIRED
4.	EXISTING BRICK SIDEWALK
5.	EXISTING CONCRETE SIDEWALK
6.	EXISTING GRASS AREA
7.	EXISTING UTILITY POLE
8.	EXISTING GAS WIRES
9.	EXISTING CONCRETE PAD
10.	EXISTING CONCRETE PAD



THIS DRAWING PREPARED FOR CAR REVIEW (NOT FOR CONSTRUCTION)

<p>SHEET 1 OF 4</p> <p>SP1</p> <p>SITE PLAN</p>	<p>ISSUED / REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION				<p>PROJECT NAME</p> <p>401 CHIMBORAZO BLVD.</p> <p>RICHMOND, VIRGINIA 23223</p> <p>OWNER:</p> <p>MS. JESSICA WILSON GATHER for Grace, LLC 401 CHIMBORAZO BOULEVARD, RICHMOND, VA 23223 66 BOX ST., APT. 3R, BROOKLYN, NY 11222</p>	<p>SEAL</p> <p>CONSULTANT</p>	<p>JULIAN M. UTLEY ARCHITECT PLLC</p> <p>Office: 7104 Mechanicsville Trpk, Suite 213 Mechanicsville, VA 23111 8298 Shore Edmonds Lane Mechanicsville, VA 23111</p> <p>Email: julianutley@comcast.net julianutley.com</p> <p>Phone: (804) 690-8928</p>
MARK	DATE	DESCRIPTION								