



## 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: 722 N 23rd St [at Jessamine St] DATE: Jan 29, 2016

OWNER'S NAME: Mr. Matthew Jarreau TEL NO.: 804-306-9019

AND ADDRESS: 409 E Main St EMAIL: Matt.jarreau@hometownrealtyservices.com

CITY, STATE AND ZIPCODE: Richmond, VA 23219

ARCHITECT/CONTRACTOR'S NAME: ADO, PLLC TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIPCODE: Richmond, VA 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.)

[Proposed work is described on cover sheet of attached submittal package]

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): \_\_\_\_\_

(Space below for staff use only)

Received by Commission Secretary

3:41pm

APPLICATION NO. \_\_\_\_\_

DATE JAN 29 2016

SCHEDULED FOR \_\_\_\_\_

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

Revised 10-02-2014

EXTERIOR MATERIALS

- 1/ 3-STORY BUILDING - BRICK:  
The 3-story building on the corner is conceived to be clad in running bond red brick veneer, Old Virginia or similar. The brick material is delineated and accented by painted wood or composite fascias above the 1st floor and at the building's parapet top. Projecting metal balconies at the 2nd and 3rd floors with a roof situated below the main cornice are suspended on the East/23rd Street wall. The balcony floor frame, rails, and angled brackets are shown in painted or powder-coated steel and are intended to be perceived as a component system that provides another level of scale to this wall while providing a relevant amenity to the upper level apartments.
- 2/ 2-STORY RESIDENCE - FRAMED W SIDING:  
The 2-story residence is conceived along the lines of the adjacent residential structures and is proposed to have a red brick foundation below horizontal lap siding. Siding is proposed to be 'Hardiplank' cementitious board installed with 6" exposure and smooth side out. The main roof of this structure is low-sloped and not visible from grade. The two porches, street front and rear yard, are shown with painted wood components and simple Richmond style rails. Porch roofs are proposed to be prefinished metal. The top of the wall is shown with a continuous running freize in painted wood or composite trim.
- 3/ WINDOWS IN BOTH STRUCTURES:  
Windows within apartments and the 2-story residence are proposed to be MW Jefferson 300 series 1-over-1 double hung units in single or double-mulled configuration. The commercial level of the 3-story structure is shown with aluminum storefront window framing on the three prominent sides. The south front and east side along N23rd Street feature recessed door areas as an extension of the storefront system.
- 4/ COLORS:  
Brick color is described above as red brick, Old Virginia or similar. Decorative trim on the 3-story structure is proposed to be painted from the CAR list of approved colors. Aluminum storefront is proposed to be dark bronze or black. Siding, porch components, and decorative trim on the 2-story house is to be painted a color from the CAR list of approved colors.
- 5/ SITE FEATURES AND FENCING:  
The site is proposed to be redefined as two separate parcels, the line between them intersecting each street front perpendicularly. Along this new property line, a 6' high wood board fence is proposed with gates at the N23rd and Jessamine Street fronts. The area of the site to the north of the 3-story building, from the building wall to the fence is proposed to be paved. The area behind the residence is proposed to be yard and patio to be defined by the future owner.

PROJECT CONCEPTS

- 1/ ANCHOR THE PROMINENT INTERSECTION OF N23RD AND JESSAMINE STREETS:  
Given the site's exposure and situation as an island, the building's mass is conceptualized to further enhance recent improvements along the N23rd St corridor and anchor additional historic rehabilitation and in-fill development on the surrounding blocks. Reviewing alternate schemes for two and three-story structures, the three-story structure on the prominent corner is considered to be better suited to the site. In the spirit of the property's R-63 zoning, the ground floor of the three-story structure is programmed as commercial space.
- 2/ COMPACT MASSING DISTINGUISHED BY RECESSED AND PROJECTING FEATURES:  
The three-story structure features recessed wall areas along both street-frontages intended, along with the compact floor plate, to further reduce the corner structure's scale on the sides facing existing and potential future structures fronting N23rd and Jessamine Streets. The two story structures are scaled and proportioned with exterior features emulating existing structures on this and adjacent blocks.
- 3/ SIMPLE PLAN WITH WELL-LIT AND COMFORTABLE RESIDENTIAL SPACES:  
Proposed upper level residential spaces in the three-story structure are conceived to be open and well-lit with views that take advantage of the corner site and surrounding neighborhood. Room arrangement can be efficient and compact owing to the limited number of units on each level served by a single stair. The two-story row-houses are likewise conceived to be open to suit contemporary living within the more traditional 2-story volume that situates living on the lower level and private rooms above.

PROJECT DESCRIPTION

- [NOTE ON JANUARY 29TH, 2016 SUBMITTAL:  
The work and building outlined in the following submittal has been previously submitted and approved with conditions. Following that approval, during design development, documentation for construction, and with contractor pricing input, several features of the project are being proposed to be revised. It is requested that the Commission review these amended features within the context of the project as a whole and therefore this submittal mirrors the previous with emphasis on items that have been altered.]
- The proposed project is situated at the intersection of N 23rd and Jessamine Streets in Richmond's Union Hill Old and Historic Neighborhood. The site is currently vacant and is adjacent to several existing single family homes that share the triangular, island bound by Cedar Street to the north. Adjacent blocks support a variety of structures including one and two-story residences and a large church.
- After reviewing program and building massing concepts, the project proposal envisions two structures on the available open land. The primary structure is shown as a three-story volume anchoring the south intersection of N23rd and Jessamine and is programmed as commercial space on the ground level with two upper residential levels. The commercial space is situated with it's public program areas on the corner to take advantage of the large open sidewalk area in the block's point and to offer a local resident and public draw when viewed looking north along the 23rd St corridor. Adjacent to this building to the north is proposed a 2-story single family residence. The residence is conceived to be in scale with the existing residential structures on the block to the north and is seen as necessary to maintain the street wall of single family detached structures that characterize the district.
- Parking for the commercial space and residences is being investigated on an existing mid-block parking lot immediately across Jessamine St from the property.

The project as conceived will require Special Use Permission to allow for expansion of the ground level commercial space and additional density on the site.

PROJECT OVERVIEW

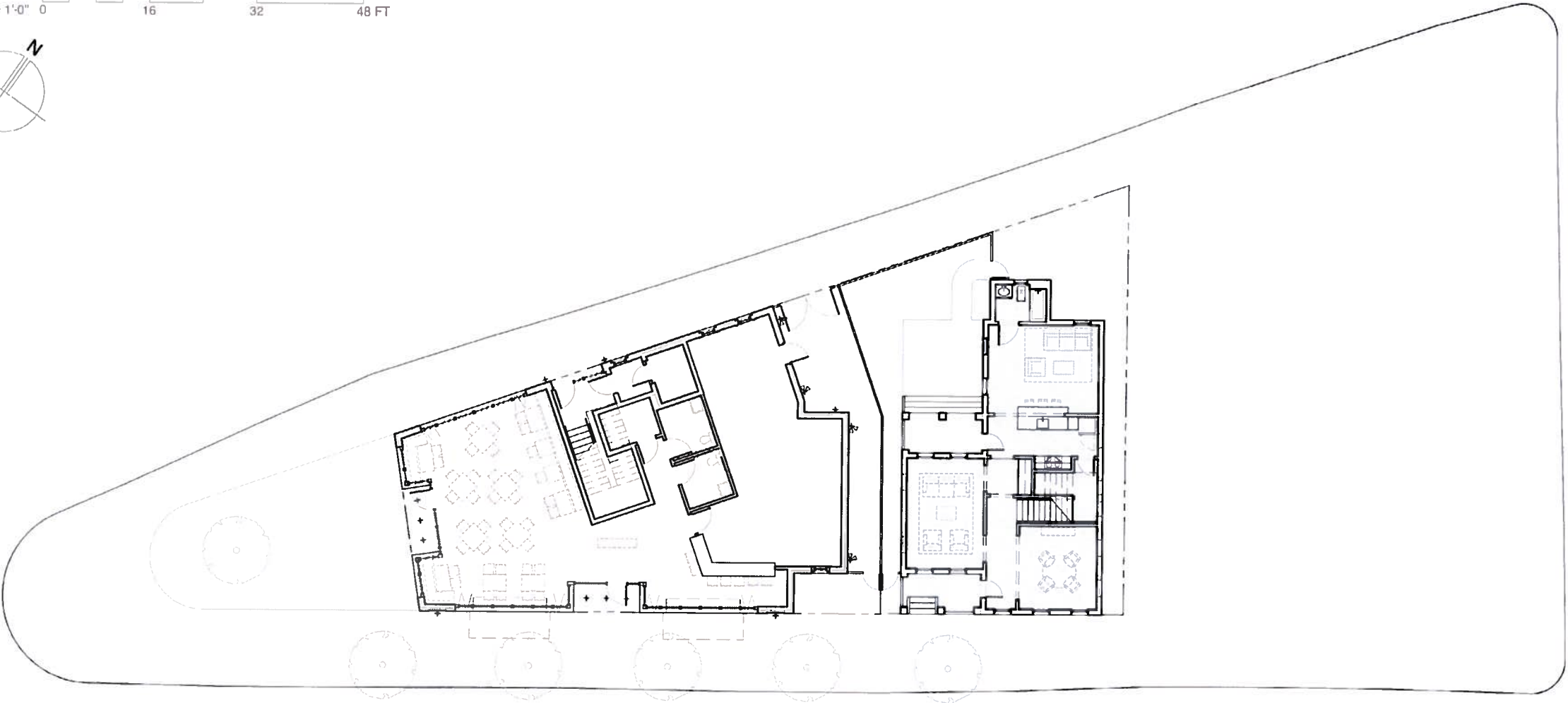
Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

23RD & JESSAMINE STREETS

722 N 23rd Street, Richmond, VA 23223  
UNION HILL OLD AND HISTORIC DISTRICT

# PROPOSED FLOOR PLANS

01 1ST LEVEL PLAN



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

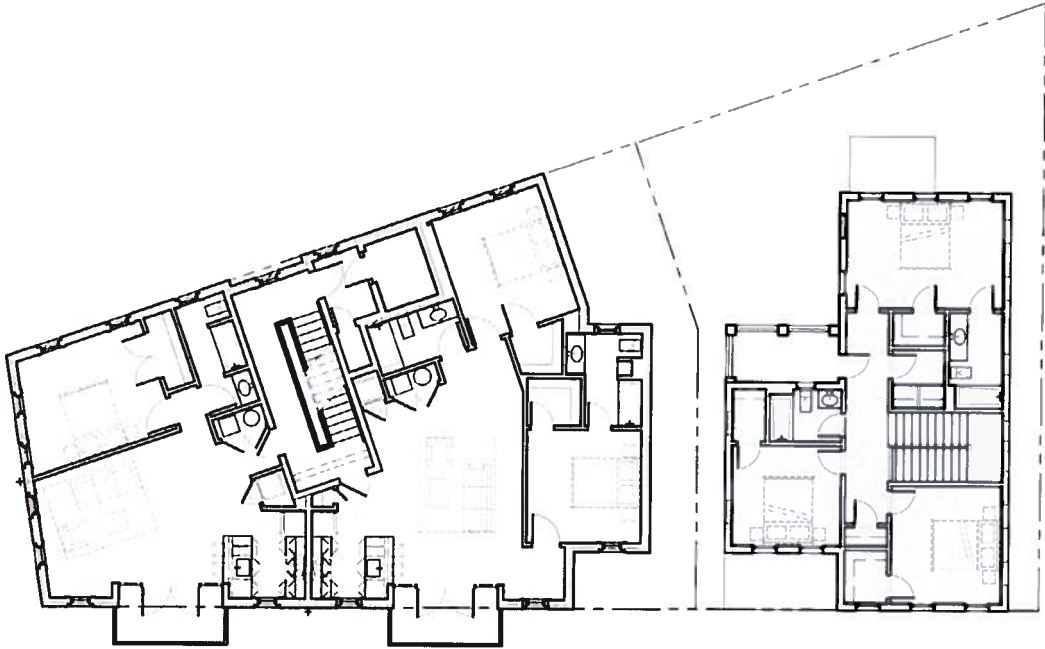
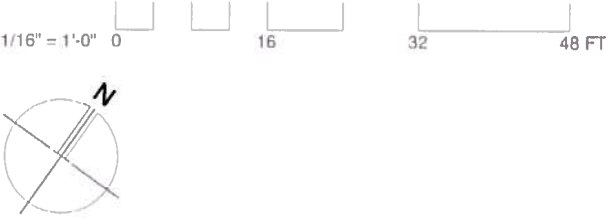
## 23RD & JESSAMINE STREETS

722 N 23rd Street, Richmond, VA 23223  
UNION HILL OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.tdado.com

# PROPOSED FLOOR PLANS

**02** UPPER LEVEL PLAN



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

## 23RD & JESSAMINE STREETS

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# BUILDING ELEVATIONS



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

## 23RD & JESSAMINE STREETS

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# BUILDING ELEVATIONS



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

## 23RD & JESSAMINE STREETS

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# BUILDING ELEVATIONS



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

## 23RD & JESSAMINE STREETS

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# CONTEXT ELEVATIONS



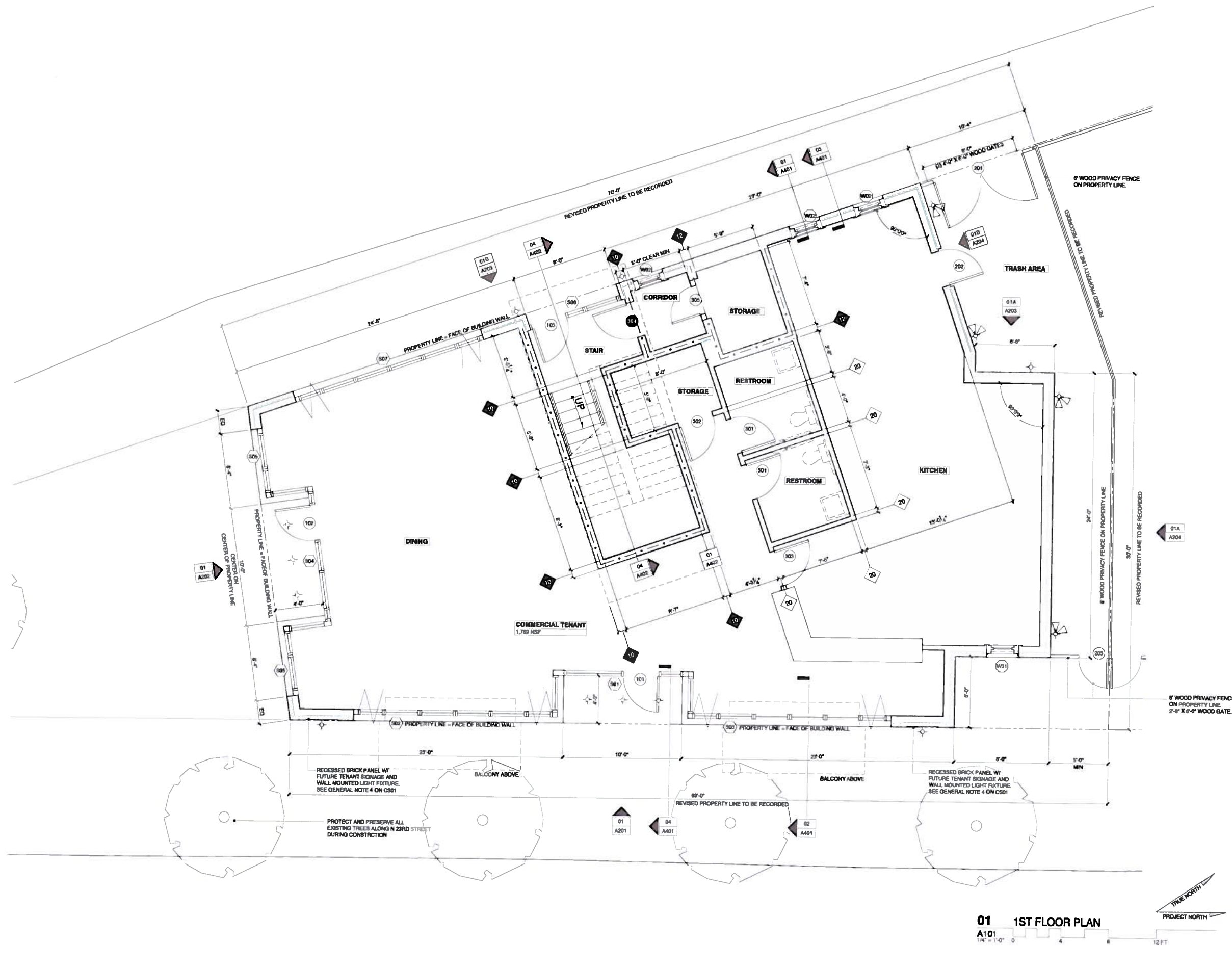
Commission for Architectural Review  
REVIEW PACKAGE  
submitted: December 19, 2014

## 23RD & JESSAMINE STREETS

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UNIT SCHEDULE				
7122 N 23RD JESSAMINE ST.				
*NSF CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS				
UNIT #	BR	BA	AREA (NSF)*	
1ST LEVEL COMMERCIAL TENANT				
01	A-001		1769	
TOTAL COMMERCIAL NSF			1769	
2ND LEVEL				
02	101	1	1	740
03	102	2	2	1038
2ND LEVEL TOTAL NSF (UNITS ONLY)			1778	
3RD LEVEL				
04	201	1	1	740
05	202	2	2	1038
3RD LEVEL TOTAL NSF (UNITS ONLY)			1778	
TOTAL RESIDENTIAL NSF			3556	

- PLAN SHEET NOTES**
- ROOM INFORMATION**
- INTERIOR ELEVATION VIEW  
ON SHEET INDICATED
- ROOM NAME  
ROOM #  
SHEET REF
- REFERENCE TO INTERIOR  
ELEVATION SHEET  
ADJACENT PLAN AREA, OR  
FINISH SCHEDULE NOTES
- PARTITION & FLOOR/CEILING ASSEMBLIES**
- RATED TYPE    NON-RATED TYPE
- 1/2 HR    1/2
- REFERENCE TO PARTITION  
ASSEMBLY DETAIL - REFER  
TO SHEET A801
- FIRE RESISTANCE RATING  
AND UL TESTING  
DESIGNATION NOTED AT  
RATED TYPES
- DOORS & WINDOWS**
- NEW, REFURBISHED AND ALTERED DOORS ARE  
TAGGED IN EITHER OVERALL OR ENLARGED PLANS
- RATED TYPE    NON-RATED TYPE
- DOORS    081418    081418
- 36/96    36/96
- TYPE BY CSI INDEX NO  
DOOR WIDTH/DOOR HEIGHT
- DOOR NUMBER  
REFER TO SHEET A801  
FOR SCHEDULE
- RATED TYPE    NON-RATED TYPE
- SF    084113    084113
- A101    A101
- TYPE BY CSI INDEX NO  
SHEET REFERENCE
- STOREFRONT NUMBER  
REFER TO SHEET A801  
FOR SCHEDULE
- RATED TYPE    NON-RATED TYPE
- WINDWS    084113    084113
- A101    A101
- TYPE BY CSI INDEX NO  
SHEET REFERENCE
- WINDOW NUMBER  
REFER TO SHEET A801  
FOR SCHEDULE

- TYPICAL COMMERCIAL  
TENANT FINISH NOTES**
- 1/ ALL EXPOSED FINISH SURFACES ARE TO BE  
PAINTED OR SEALED UNLESS OTHERWISE NOTED
- 2/ CLOSETS AND OTHER SPACES NOT CALLED OUT  
OTHERWISE HAVE FLOOR, WALL, AND CEILING  
MATERIALS AND FINISHES TO MATCH THE SPACE THEY  
ARE ADJACENT FROM. REFER TO THE DOOR  
SCHEDULE FOR INFORMATION ON OPENINGS AND  
THRESHOLDS FOR ANY INTERRUPTION OF FLOORING  
BETWEEN THESE SPACES.
- FLOORS:**
- 032000 - CONC  
POURED-IN-PLACE CONCRETE SLAB, POLISHED AND  
SEALED. COORDINATE PLUMBING LOCATIONS WITH  
COMMERCIAL TENANT PRIOR TO INSTALLATION OF  
SLAB.
- WALLS AND CEILINGS:**
- 082800 - VARIES  
GYPSUM WALLBOARD THROUGHOUT UNITS. PROVIDE  
MOISTURE RESISTANT WALLBOARD THROUGHOUT  
BATHROOMS AND KITCHEN SINKS AND DISHWASHERS,  
AND ANYWHERE ELSE WHERE REQUIRED BY CODE.  
PAINT FINISH
- INTERIOR UNIT DOORS:**
- 081418 - DTY  
3/8" X 84" FLUSH SOLID CORE WOOD DOOR, PRIMED FOR  
PAINT FINISH WITH BRUSHED NICKEL LEVER HANDLES  
AND HINGES

**PERMIT SET  
12.23.2015**

COMMONWEALTH OF VIRGINIA  
TODD DOUGLAS  
DYKSHORN  
No. 010718  
ARCHITECT

**ARCHITECT:**  
ADD/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

**CIVIL ENGINEER:**  
TBD

**STRUCTURAL ENGINEER:**  
TBD



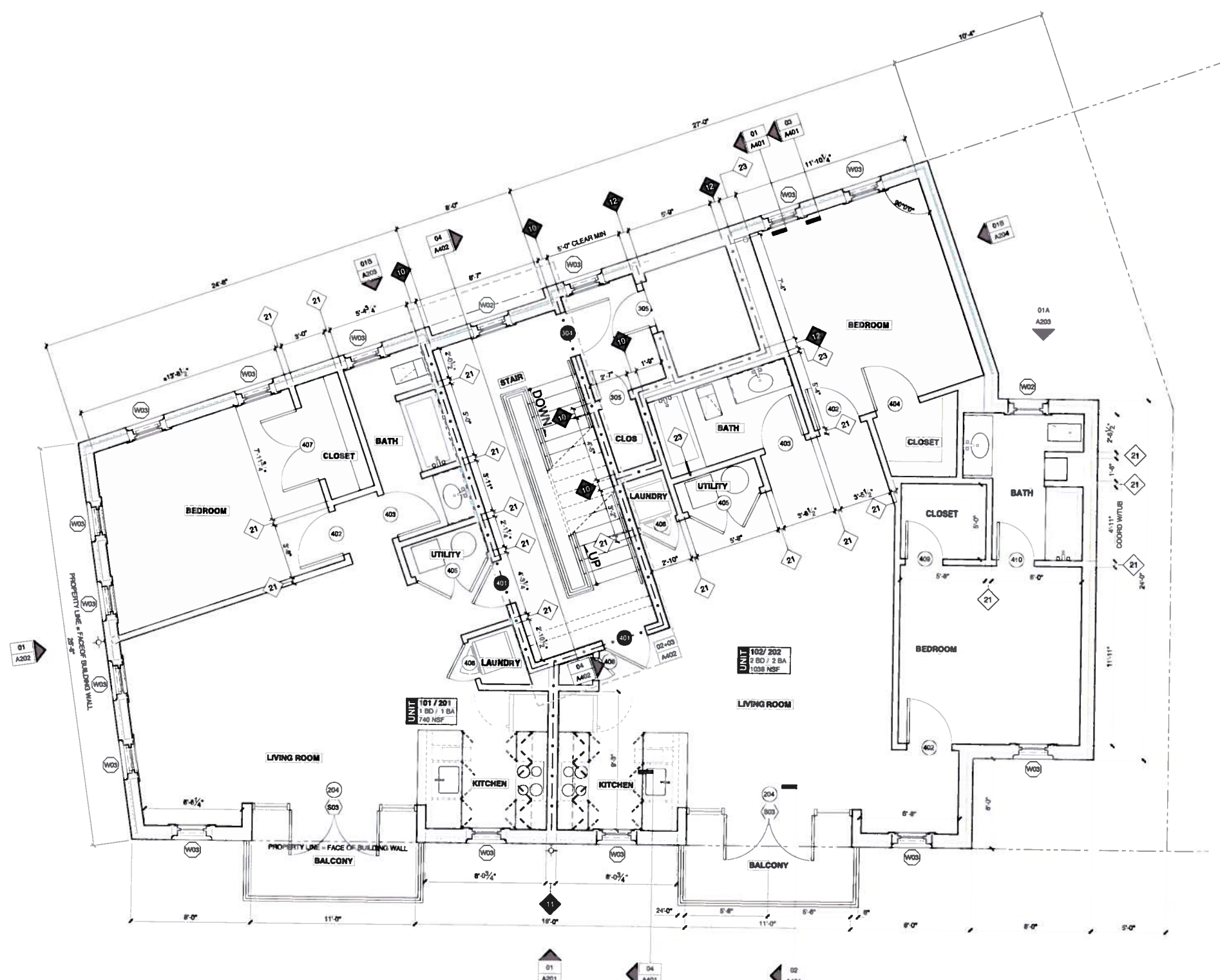
**NEW MIXED USE STRUCTURE  
AT 718 N 23RD STREET  
RICHMOND, VA**

**PROPOSED FLOOR PLANS:  
FIRST LEVEL**

PROJ NUMBER    PUBLISH DATE  
14-718    12.23.2015

AUTHOR(S)    DRWG TYPE    A101

**01 1ST FLOOR PLAN**  
A101  
1/4" = 1'-0"



## UNIT SCHEDULE

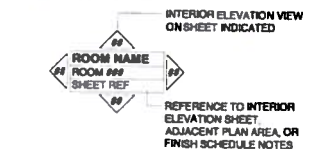
712 N. 23RD JESSAMINE ST.

\*NSF CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS

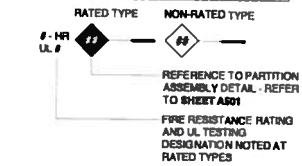
UNIT #	BR	BA	AREA (NSF)
1ST LEVEL COMMERCIAL TENANT			
01	A-001		1789
TOTAL COMMERCIAL NSF			1789
2ND LEVEL			
02	101	1	740
03	102	2	1038
2ND LEVEL TOTAL NSF (UNITS ONLY)			1778
3RD LEVEL			
04	201	1	740
05	202	2	1038
3RD LEVEL TOTAL NSF (UNITS ONLY)			1778
TOTAL RESIDENTIAL NSF			3556

## PLAN SHEET NOTES

### ROOM INFORMATION

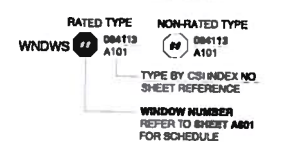
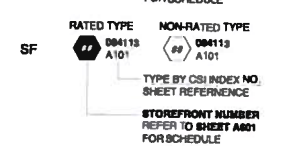
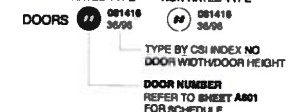


### PARTITION & FLOOR/CEILING ASSEMBLIES



### DOORS & WINDOWS

NEW, REFURBISHED AND ALTERED DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS



## TYP UNIT FINISH NOTES

- 1/ ALL EXPOSED FINISH SURFACES ARE TO BE PAINTED OR SEALED UNLESS OTHERWISE NOTED
- 2/ CLOSETS AND OTHER SPACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ADJACENT FROM. REFER TO THE DOOR SCHEDULE FOR INFORMATION ON OPENINGS AND THRESHOLDS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

### FLOORS:

084800 - W01  
TONGUE AND GROOVE HARDWOOD STRIP FLOORING, STAINED AND SEALED THROUGHOUT UNIT UNLESS OTHERWISE SPECIFIED

083819 - CTF1 OR CTF2  
CERAMIC TILE FLOORS ON BACKER BOARD AT BATHROOM FLOORS, LAUNDRY CLOSETS, AND UTILITY CLOSETS

### WALLS AND CEILINGS:

082800 - W000  
GYPSUM WALLBOARD THROUGHOUT UNITS, PROVIDE MOISTURE RESISTANT WALLBOARD THROUGHOUT BATHROOMS AND AT LAUNDRY CLOSETS AND KITCHEN SINKS AND DISHWASHERS, AND ANYWHERE ELSE WHERE REQUIRED BY CODE. PAINT FINISH

### INTERIOR UNIT DOORS:

081410 - D01  
3/4" X 8" FLUSH SOLID CORE WOOD DOOR, PRIMED FOR PAINT FINISH WITH BRUSHED NICKEL LEVER HANDLES AND HINGES

PERMIT SET  
12.23.2015



ARCHITECT:  
ADD/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23218  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD



NEW MIXED USE STRUCTURE  
AT 718 N 23RD STREET  
RICHMOND, VA

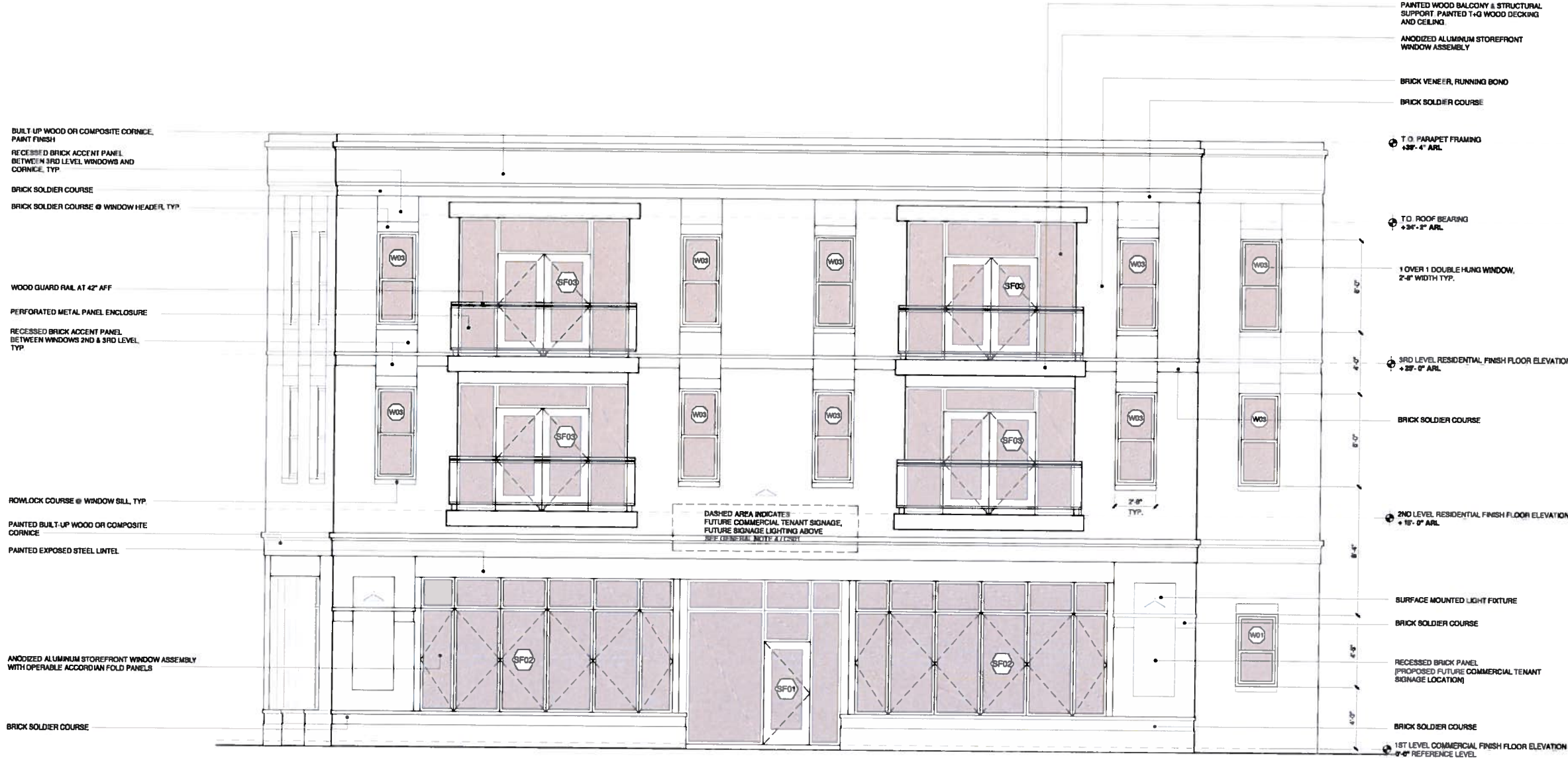
PROPOSED FLOOR PLANS:  
SECOND AND THIRD LEVELS

PROJ NUMBER PUBLISH DATE  
14-718 12.23.2015

AUTHOR(S) DRWG TYPE

A10





GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.

REFER TO SHEET A201 FOR WINDOW SCHEDULE.

REFER TO SHEET A201 FOR WINDOW SCHEDULE.

PERMIT SET  
12.23.2015



ARCHITECT:  
ADO/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD



NEW MIXED USE STRUCTURE  
AT 718 N 23RD STREET  
RICHMOND, VA

01 EAST\_N 23RD STREET ELEVATION  
A201  
1/4" = 1'-0"

PROPOSED  
BUILDING ELEVATIONS

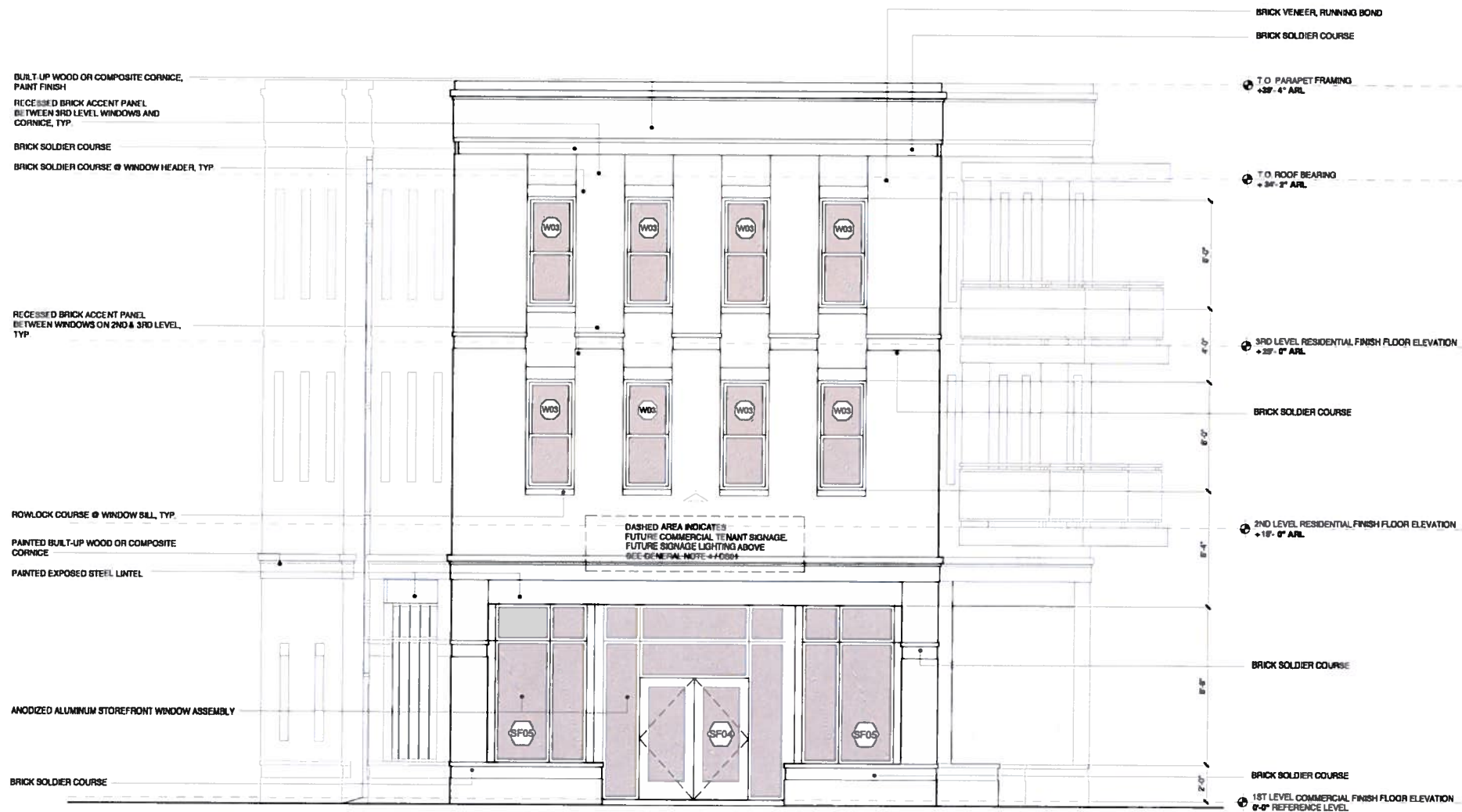
PROJ NUMBER PUBLISH DATE

14-718 12.23.2015

AUTHOR(S) DRWG TYPE

A30





01 SOUTH CORNER OF N 23RD AND JESSAMINE STREET ELEVATION

A202 1/4" = 1'-0" 0 4 8 12 FT

### GENERAL NOTES

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3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.

REFER TO SHEET A001 FOR WINDOW SCHEDULE.

REFER TO SHEET A001 FOR WINDOW SCHEDULE.

PERMIT SET  
12.23.2015



ARCHITECT:  
ADD/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD



NEW MIXED USE STRUCTURE  
AT 718 N 23RD STREET  
RICHMOND, VA

### PROPOSED BUILDING ELEVATIONS

PROJ NUMBER PUBLISH DATE

14-718 12.23.2015

AUTHOR(S) DRWG TYPE

A31

## GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
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3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.

REFER TO SHEET A301 FOR WINDOW SCHEDULE.

REFER TO SHEET A301 FOR WINDOW SCHEDULE.

BUILT UP WOOD OR COMPOSITE CORNICE,  
PAINT FINISH  
RECESSED BRICK ACCENT PANEL  
BETWEEN 3RD LEVEL WINDOWS AND  
CORNICE, TYP.  
BRICK SOLDIER COURSE  
BRICK SOLDIER COURSE @ WINDOW HEADER, TYP.

BRICK VENEER, RUNNING BOND

TO PARAPET FRAMING  
+39'-4" ARL

TO ROOF BEARING  
+39'-5" ARL

3RD LEVEL RESIDENTIAL FINISH FLOOR ELEVATION  
+29'-0" ARL

RECESSED BRICK ACCENT PANEL  
BETWEEN WINDOWS 2ND & 3RD LEVEL,  
TYP.

BRICK SOLDIER COURSE

ROWLOCK COURSE @ WINDOW SILL, TYP.  
2ND LEVEL RESIDENTIAL FINISH FLOOR ELEVATION  
+18'-0" ARL

PAINTED BUILT-UP WOOD OR COMPOSITE  
CORNICE

PAINTED EXPOSED STEEL LINTEL

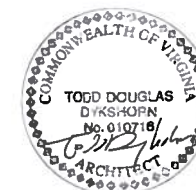
BRICK SOLDIER COURSE

ANODIZED ALUMINUM STOREFRONT WINDOW ASSEMBLY  
WITH OPERABLE ACCORDIAN FOLD PANELS

1ST LEVEL COMMERCIAL FINISH FLOOR ELEVATION  
+0'-0" REFERENCE LEVEL

BRICK SOLDIER COURSE

PERMIT SET  
12.23.2015



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ADD/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD



NEW MIXED USE STRUCTURE  
AT 718 N 23RD STREET  
RICHMOND, VA

PROPOSED  
BUILDING ELEVATIONS

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AUTHOR(S) DRWG TYPE

A301

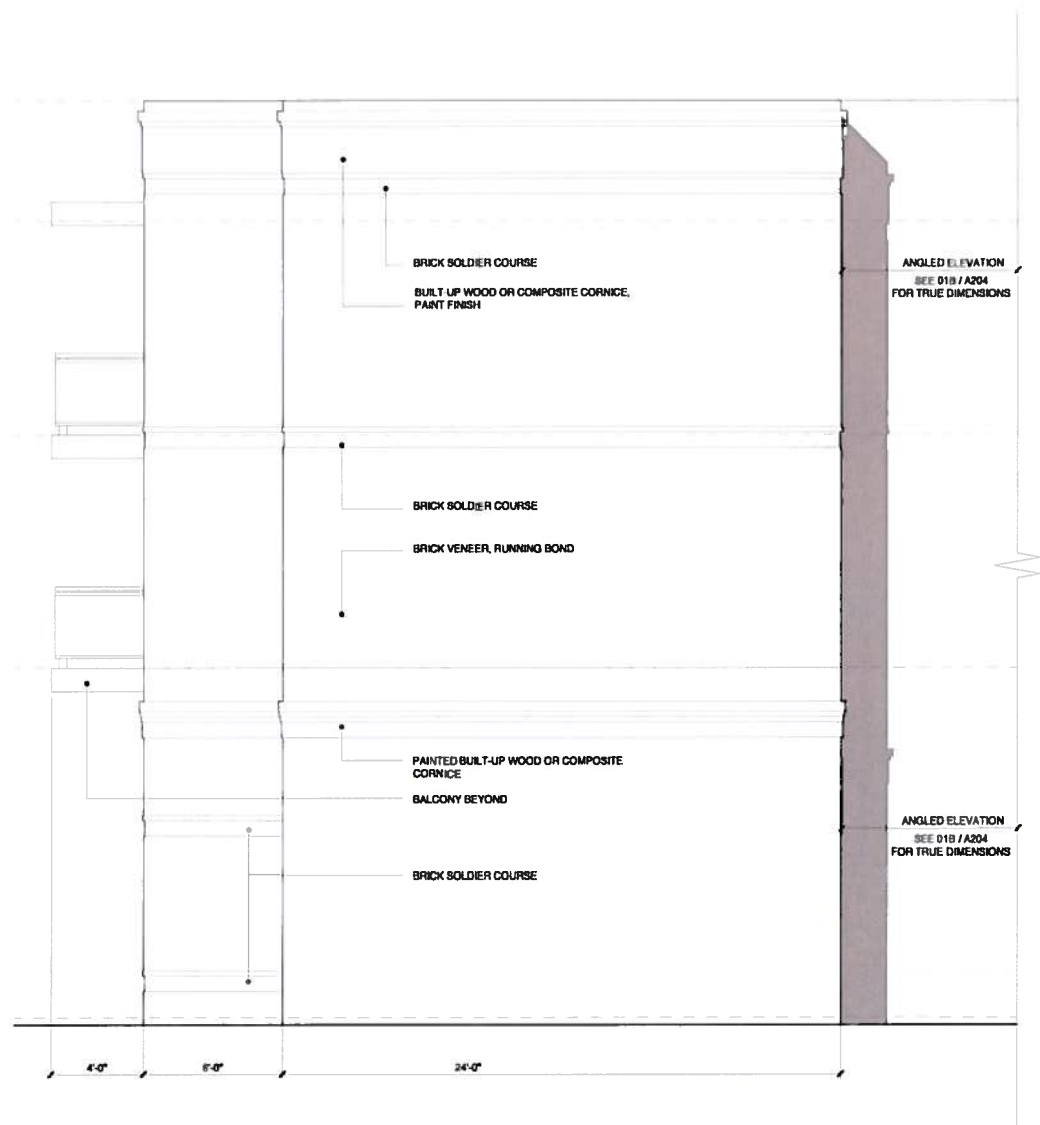
01A PARTIAL WEST\_JESSAMINE STREET ELEVATION

A203  
1/4" = 1'-0" 0 4 8 12 FT

01B WEST\_JESSAMINE STREET ELEVATION

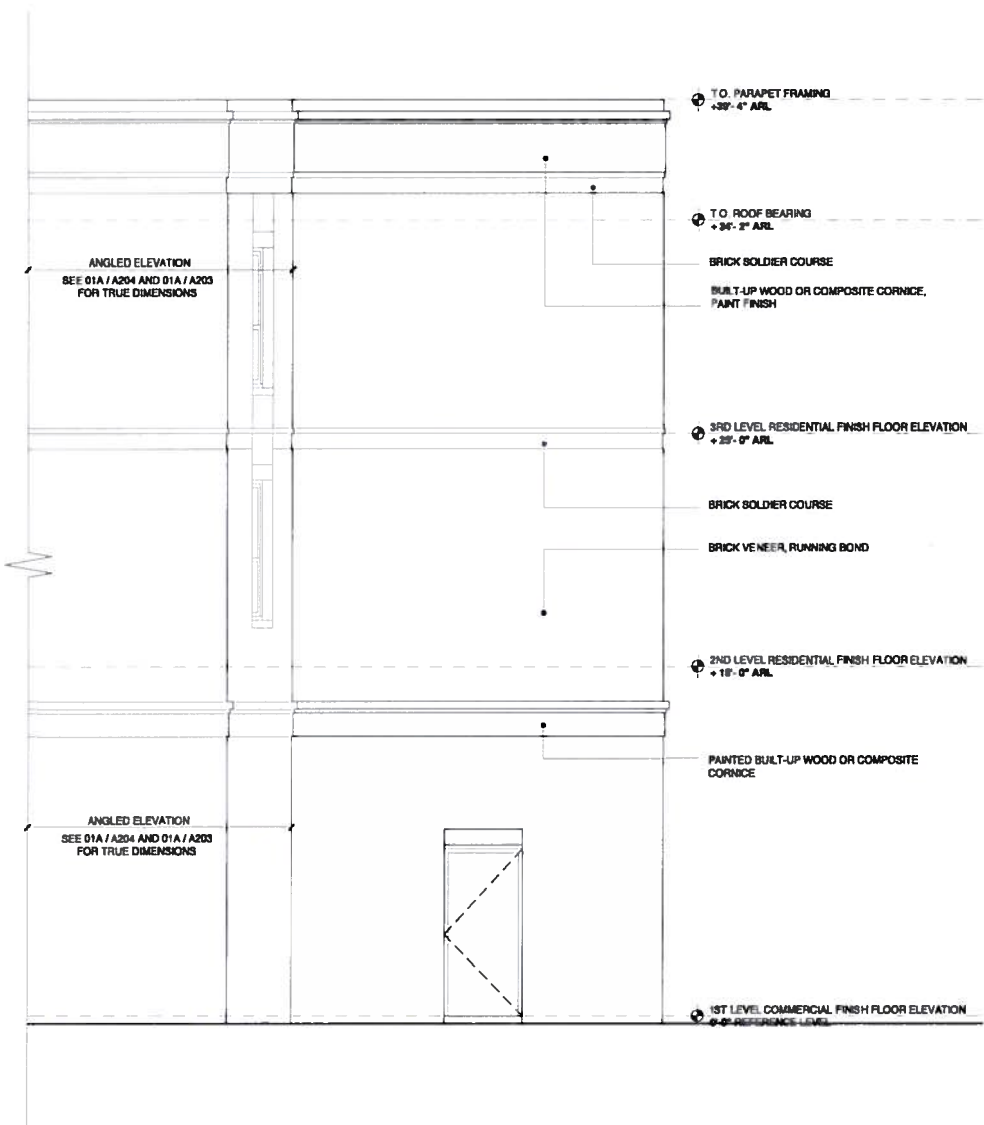
A203  
1/4" = 1'-0" 0 4 8 12 FT

6" WOOD PRIVACY FENCE AT PROPERTY  
LINE W/ (2) 4'-0" X 6'-0" WOOD GATES



**01A PARTIAL NORTH ELEVATION**

A204  
1/4" = 1'-0" 0 4 8 12 FT



**01B PARTIAL NORTH ELEVATION**

A204  
1/4" = 1'-0" 0 4 8 12 FT

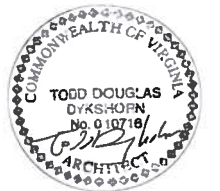
## GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.

REFER TO SHEET **A001** FOR WINDOW SCHEDULE.

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**PERMIT SET**  
**12.23.2015**



**ARCHITECT:**  
**ADO/Architecture Design Office**  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

**CIVIL ENGINEER:**  
TBD

**STRUCTURAL ENGINEER:**  
TBD



**NEW MIXED USE STRUCTURE**  
**AT 718 N 23RD STREET**  
**RICHMOND, VA**

**PROPOSED**  
**BUILDING ELEVATIONS**

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