



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 715 Mosby St

Historic district Union Hill

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

APPLICANT INFORMATION

Check if Billing Contact

Name Sam Tuttle

Phone (757) 903-6669

Company Streetcar Properties

Email sam@streetcarproperties.ca

Mailing Address 615 N 25th St, Richmond, VA 23223

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

The proposed project is a 3-story, 15-unit multifamily building. The primary cladding will be cementitious lap siding. A secondary cladding on the front facade will be vertically oriented metal panels - either flush or corrugated. Final exterior color(s) have not been determined. The proposed railings will be horizontally aligned aluminum. Front facade windows will be 1/1 with framed dimensions of 36"x78". Side and rear facades will have 1/1 windows at 28"x60".

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 payment of the application fee. Applicants 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 07/24/2020

715 Mosby Street - Building Description

The proposed building is a three-story, 15-unit multifamily structure located on the east side of the 700 block of Mosby Street in Union Hill. Construction will be wood framing on an exposed concrete masonry foundation with rear stairwells built of a similar construction. The roof will be a flat membrane concealed from the public right of way by a parapet wall. The parapet on the front facade (its highest point) is approximately 42 inches above the top of the roof surface, shielding the rooftop HVAC equipment from view.

The primary exterior cladding will be fiber-cement lap siding. 12 inch wide bands of vertically oriented, interlocking flush metal panels will accent the main entry and balcony doors located on the front façade.

The building face will be set back seven feet from the right-of-way. Building massing is composed of five connected modules at 20 feet wide, each with three window bays. One bay at each grouping will be set back off the building face to create a covered front entrance with balconies above. Each of the five connected masses has one ground floor entrance with steps and a walkway that lead directly to the public sidewalk on Mosby Street. The third level of the two southernmost units are set back six feet to accommodate wider balconies.

The building's depth, as viewed from the intersection of Venable and Mosby Streets to the south, is 34 feet. The building depth, as viewed from the intersection of Carrington and Mosby Streets to the north, is 54 feet.

Front façade porches and balconies will measure six by six feet. Front porches and balconies will extend two feet beyond the building face and will be covered by a small flat roof supported by simple, square columns, wrapped in aluminum.

All windows will be fiberglass-composite units in a one-over-one double-hung configuration. Windows on the front façade and side / rear elevations will be 36"x78" and 28"x60", respectively.

Compatibility with Richmond Old & Historic Districts Handbook and Design Review Guidelines

Siting: The proposed building will front on Mosby Street with parking and trash/recycling pick up located behind the building. It will reinforce the traditional street wall. The building will be set back seven feet from the sidewalk. The commercial building immediately to the south has both a zero foot set back and seven foot set back spread across different attached buildings. (p. 46, #s 2-3)

Form: The proposed building is broken into five sections, each 20 feet wide with three bays. Each section has its own front door with steps leading directly to the sidewalk. Each entrance is covered and measures six feet by six feet. Square columns support the small flat roof that

covers all balconies and entrances. The building is capped by a simplified cornice. (p. 46, #1-3)

Height, Width, Proportion, & Massing

The proposed building height is 36' 8". The entire front façade measures 100 feet broken into five distinct masses. The proposed building has a depth of 36 feet, looking from the south, and 54 feet, looking from the north. The southernmost portion of the front façade includes expanded balconies on the third level that set the third story back six feet. This third floor setback extends for 40 feet along the front façade. This setback allows for a transition from the single story building at the intersection of Venable and Mosby (and the two-story building beside it with a side elevation clearly visible from Mosby Street). The three stories continue without setback for the remaining 60 feet of the proposed building. There are three vacant lots (with approximately 80 feet of street frontage) to the north of the proposed building before coming to the intersection of Carrington and Mosby. (p 47, #1)

The building has a vertical orientation with vertically aligned openings and columns. (p 47, #2)

Materials and Colors

The primary cladding for the proposed building is fiber-cement lap siding with an approximately six inch reveal. Proposed siding colors are neutral with a medium gray vertical metal siding. Window sashes and doors are proposed to be black or dark bronze and trim is proposed as a light neutral color. All colors are proposed to be administratively approved by staff. (p 47, #s2-4)

Doors and Windows

Proposed doors and windows are at a scale and fenestration pattern in keeping with patterns established in the district. (p 49, #3) There are many points of entry to the building, including separate entrances at 20-foot intervals along the front façade. Rear entrances on the ground floor open directly to rear walkways. Entrances to stairwells include awnings. (p 56, #5)

Porch and Porch Details

On the three northernmost masses of the building, porches and balconies above will project six feet from the recessed building face and two feet from the building face with windows. They will be covered and include simple square columns. Balcony railings will be horizontal. (p 49)

Mechanical Equipment

Mechanical equipment will be located on the roof behind the parapet wall and will be screened from view. (p 68)

Parking Lots

There will be 17 total spaces, including 2 handicap parking spaces, to serve 15 units. As much as possible, parking will be located directly off of public alleys. In all cases, parking will be located behind the building. The northern property line includes approximately eight mature trees that will be retained to assist in screening the parking. Any additional screening along the north side or south side of the lot will be provided so that parking is screened from Mosby Street. (p. 77)



On Mosby Street with southwest corner in foreground.



On Mosby Street with northwest corner in foreground.



Rear alley with southeast corner in the foreground.



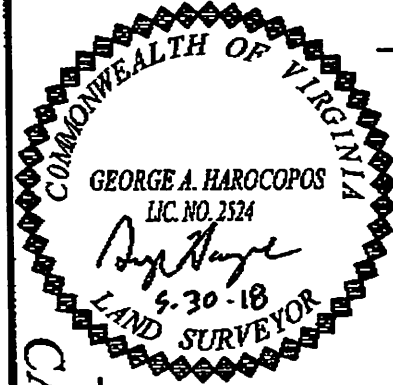
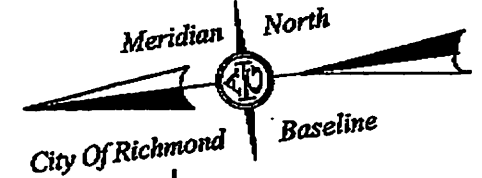
Rear alley with northeast corner in the foreground.

This is to certify that on 5/30/18
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

Note: Utilities Underground



E0000327038
 Builder Dev. LLC
 ID 2016-5447

P/L As Established By Existing Monuments
 Occupation And By Adjoining Deeds

Public Alley

115.00'

E0000327035
 0.349 Acre

Public Alley

LEGEND

- Rod/S
- ◆ Power Pole
- Rod/F
- ⊠ Light Pole
- ♿ Hcp. Parking
- ⊙ Spike/S
- ⊙ Nail/F
- Stone/F
- Sign

Edge Of Asphalt

Tel Line

Public Alley Per City Baseline

Alley In Common By Deed
 Ownership Unknown

VENABLE STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT

#715 MOSBY STREET

RICHMOND, VIRGINIA

108.04'

JN 47524

CARRINGTON STREET

82.25' Deed And Field

129.61'

83-2800'

120.13' Field
 118.00' Deed

MOSBY STREET

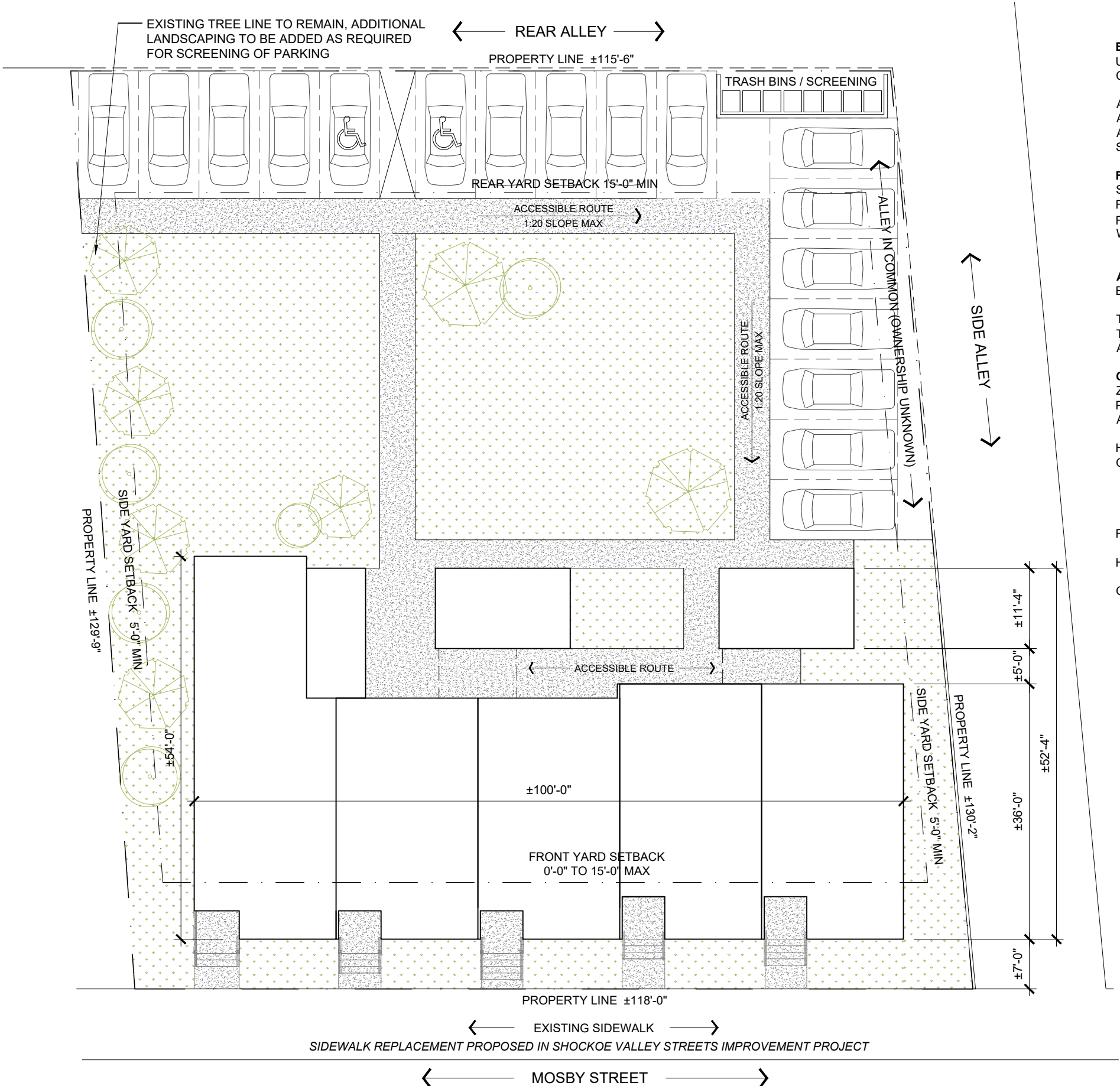
PROPOSED MULTI-FAMILY
 STRUCTURE, (15) UNITS ON
 (3) LEVELS

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF THE CONVEYANCE TO
 STREETCAR PROPERTIES LLC

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 5/30/18 Drawn by GAH



BUILDING INFORMATION & CODE DATA

USE GROUP: RESIDENTIAL GROUP R-2
 CONSTRUCTION TYPE: V-B

ALLOWABLE # OF STORIES: (3) MAXIMUM ABOVE GRADE PLANE
 ALLOWABLE HEIGHT: 60' MAXIMUM
 ALLOWABLE AREA: 21,000 SF MAXIMUM
 SPACES WITH SINGLE EXIT: MAXIMUM OF (4) DWELLING UNITS PER EXIT ACCESS

FIRE & SMOKE PROTECTION FEATURES, FIRE PROTECTION SYSTEMS

SPRINKLER REQUIRED: YES, S13R
 FIRE ALARM REQUIRED: NO, PER 907.2.9, EXCEPTIONS 2 & 3
 FLOOR ASSEMBLY RATING: 1/2-HOUR PER EXCEPTION IN SECTION 711.2.4.3
 WALL ASSEMBLY RATING: 1-HR BETWEEN DWELLING UNITS AND AT EXIT ACCESS PASSAGEWAYS

ACCESSIBILITY INFORMATION

ELEVATOR: NOT REQUIRED, < 3 STORIES AND UPPER LEVELS CONTAIN NO COMMON / AMENITY USES
 TYPE "A" UNITS: NOT REQUIRED, < 20 UNITS ON LOT
 TYPE "B" UNITS: ALL
 ACCESSIBLE ROUTE: PROVIDED TO UNITS #1-4 ON GROUND LEVEL

CITY OF RICHMOND ZONING

ZONING DISTRICT: R-63
 PLAN OF DEVELOPMENT: REQUIRED, > 10 UNITS ON LOT
 ALLOWABLE USE, BY RIGHT: MULTI-FAMILY HOUSING
 1,000 SF LAND AREA PER UNIT, MINIMUM
 NO MORE THAN (3) STORIES, DEFINED AS 10' MIN / 14' MAX
 HEIGHT: NO MORE THAN (3) STORIES, DEFINED AS 10' MIN / 14' MAX
 OPENNESS: 30% OF PROPERTY AREA
 ±15,189 SF PER CIVIL SURVEY
 ± 4,557 SF MIN OPEN SPACE REQUIRED
 ± 5,720 SF PROVIDED

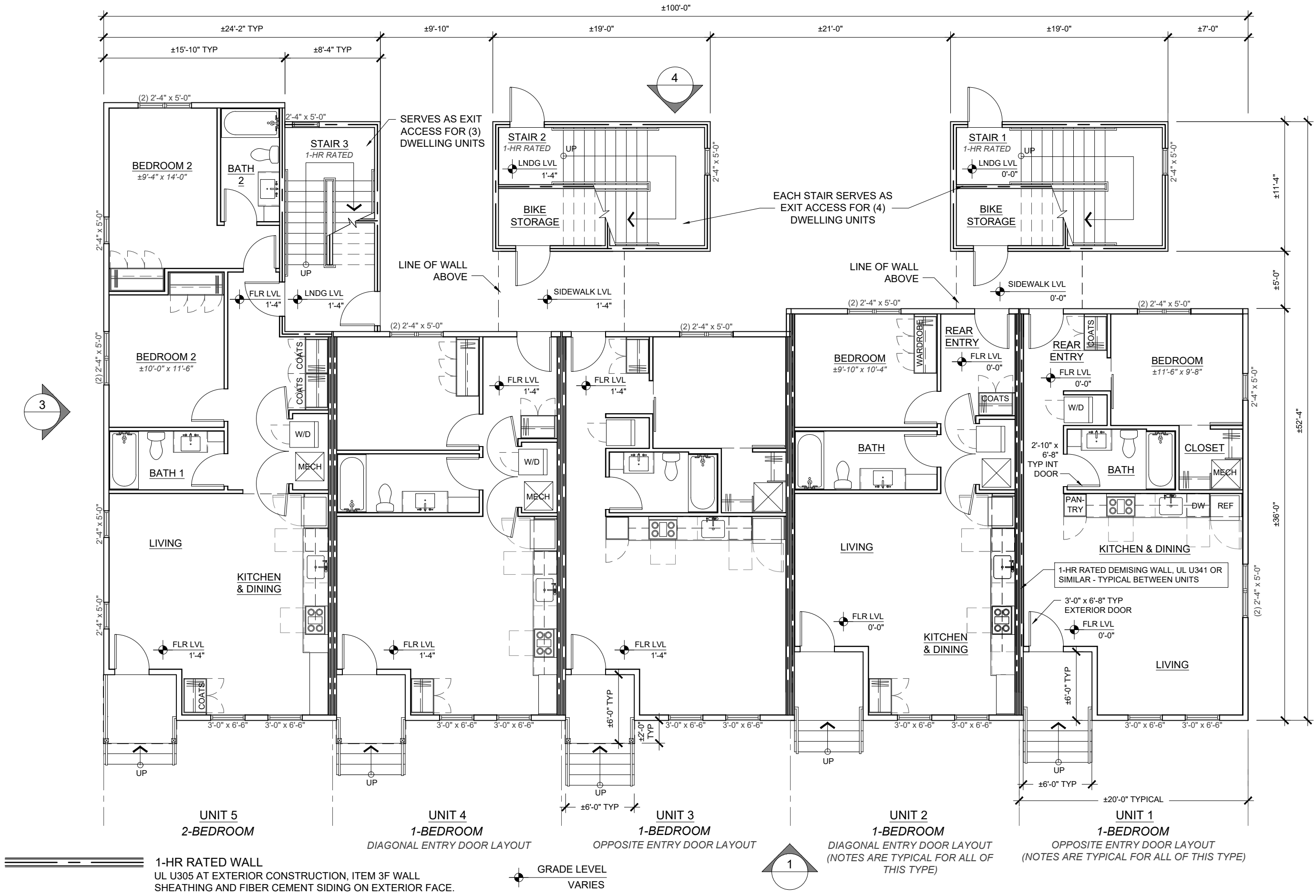
FENESTRATION MINIMUM: 30% GLAZING BETWEEN 2' AND 8' ABOVE 1st FLOOR LEVEL

HISTORIC DISTRICT: UNION HILL

OFF-STREET PARKING REQUIREMENTS:
 (1) SPACE PER DWELLING UNIT, TOTAL OF (15)



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1-HR RATED WALL
 UL U305 AT EXTERIOR CONSTRUCTION, ITEM 3F WALL
 SHEATHING AND FIBER CEMENT SIDING ON EXTERIOR FACE.

GRADE LEVEL
 VARIES

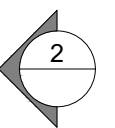
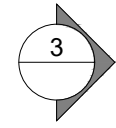
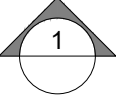
UNIT 2
 1-BEDROOM
 DIAGONAL ENTRY DOOR LAYOUT
 (NOTES ARE TYPICAL FOR ALL OF THIS TYPE)

UNIT 1
 1-BEDROOM
 OPPOSITE ENTRY DOOR LAYOUT
 (NOTES ARE TYPICAL FOR ALL OF THIS TYPE)

UNIT 3
 1-BEDROOM
 OPPOSITE ENTRY DOOR LAYOUT

UNIT 4
 1-BEDROOM
 DIAGONAL ENTRY DOOR LAYOUT

UNIT 5
 2-BEDROOM





2nd LEVEL PLAN

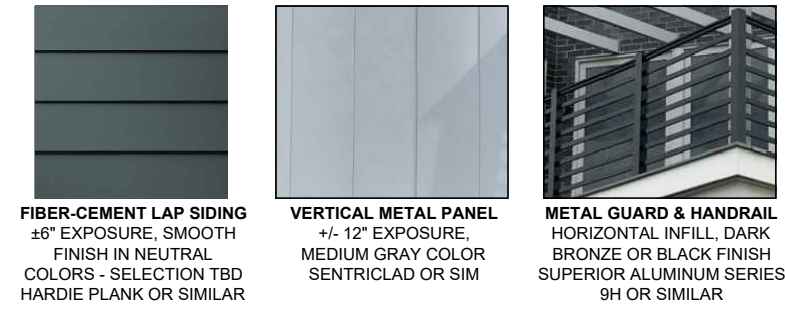
1/8" = 1'-0" 0 5' 10' 20'
 GRAPHIC SCALE | 1/8" = 1'-0"

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT



EXTERIOR FINISH LEGEND



FIBERGLASS WINDOW & DOOR SYSTEM
DOUBLE-HUNG TYPICAL, NO GRILLES IN DARK BRONZE OR BLACK FINISH PELLA IMPERVIA OR SIM

METAL CAP
TYPICAL AT PARAPET DARK BRONZE OR BLACK FINISH

FIBER-CEMENT TRIM
TYPICAL CORNICE & CORNER DETAIL NEUTRAL COLOR

VERTICAL METAL PANEL
TYPICAL AT RECESSED ENTRIES (SEE LEGEND)

FIBER-CEMENT LAP SIDING
TYPICAL CLADDING (SEE LEGEND)

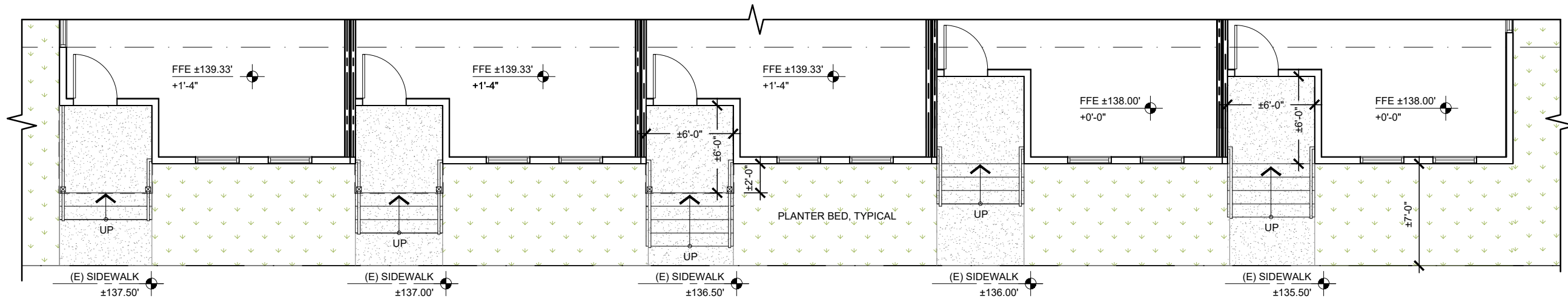
METAL GUARD RAIL
TYPICAL (SEE LEGEND)



FULL LITE ENTRY DOOR, TYPICAL ON FRONT AND REAR ELEVATIONS

EXPOSED CMU FOUNDATION
TYPICAL, STANDARD SIZE AND TEXTURE

MOSBY STREET | WEST ELEVATION 1



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WEST ELEVATION & FRONT ENTRY GRADE LEVELS

715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT

GRAPHIC SCALE | 1/8" = 1'-0"





SIDE | NORTH ELEVATION **3**



SIDE | SOUTH ELEVATION **2**



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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT

1/8" = 1'-0" 0 5' 10' 20'
GRAPHIC SCALE | 1/8" = 1'-0"

NORTH & SOUTH ELEVATIONS

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REAR ALLEY | EAST ELEVATION 4



AERIAL PERSPECTIVE | VIEW 1

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT





CONTEXTUAL PERSPECTIVES | VIEWS 2 & 3

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT





SOUTHWEST CORNER PERSPECTIVE | VIEW 4

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT





WEST / FRONT ELEVATION | VIEW 5

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT





NORTHWEST CORNER PERSPECTIVE | VIEW 6

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT





REAR PERSPECTIVES | VIEWS 7 & 8

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715 MOSBY STREET | MULTI-FAMILY DEVELOPMENT

