



# 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: 1914 East Franklin Street (E. Franklin & 20<sup>th</sup> Street) DATE: 11 May 2015

OWNER'S NAME: Valley West, LLC TEL NO.: 804-225-0215

AND ADDRESS: \_\_\_\_\_ EMAIL: mpoole@2pa.net

CITY, STATE AND ZIPCODE: \_\_\_\_\_

ARCHITECT/CONTRACTOR'S NAME: Michael R. Poole TEL. NO.: 804-225-0215

AND ADDRESS: Poole & Poole Architecture EMAIL: mpoole@2pa.net

CITY, STATE AND ZIPCODE: 3736 Winterfield Road, Suite 102, Midlothian, VA 23113

Would you like to receive your staff report via email? Yes X 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.)

## Submitting For Certificate Of Appropriateness

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Michael R. Poole /Poole & Poole Architecture

**(Space below for staff use only)** \_\_\_\_\_

Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
DATE \_\_\_\_\_ SCHEDULED FOR \_\_\_\_\_

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

## **Application No. 14-132** (Valley West LLC)

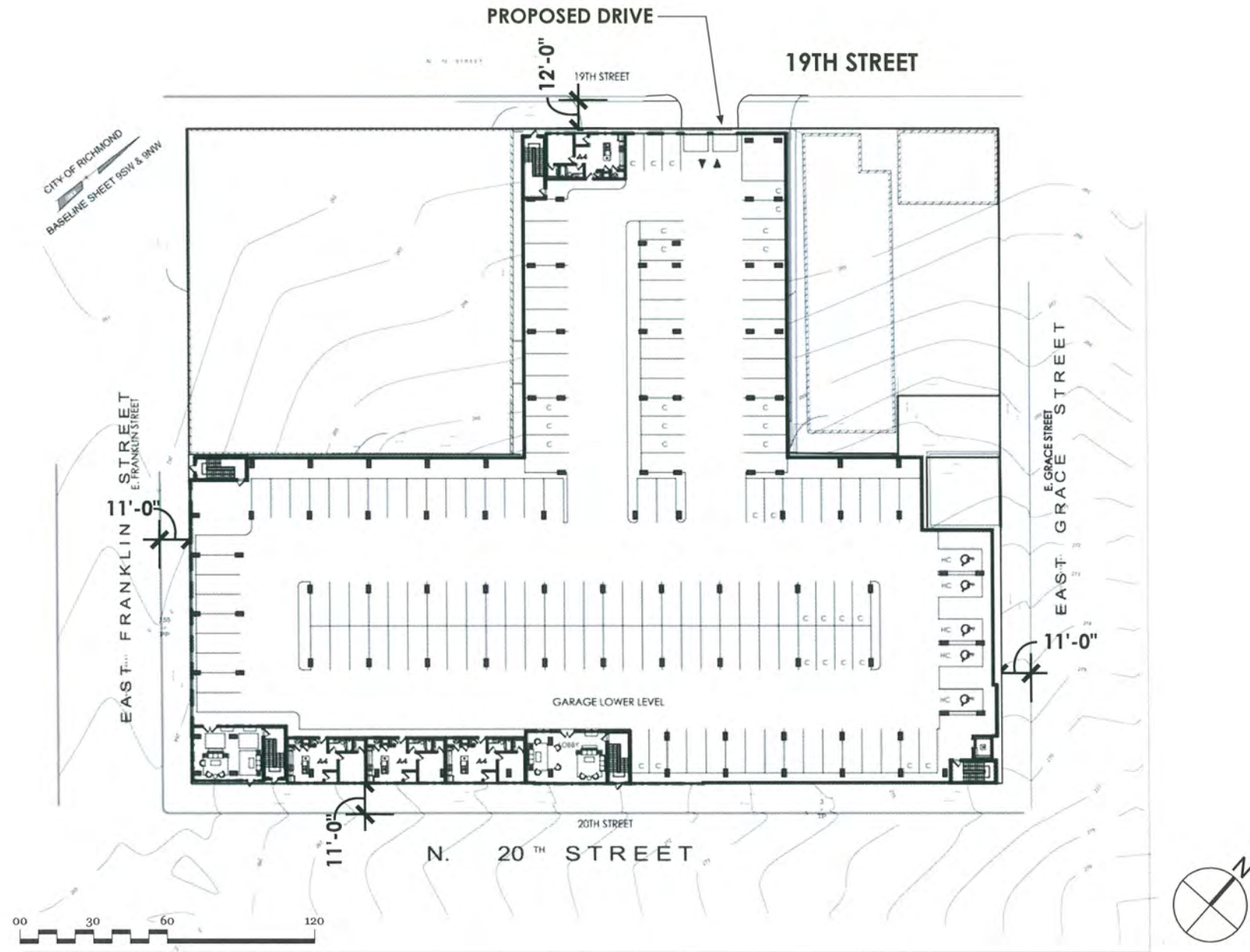
### Design Statement:

This is a new multi-family building to be located within the Shockoe Valley District of Richmond, Virginia. It is anticipated that 20TH Street will be the principle street address.

Total Building height is 5 stories with 156 apartment units. The Building will contain 150 apartment units within 4-stories, atop 1 level of parking garage containing 6 apartment units at grade and 1 parking garage level below grade . Garage entries will be located off of E. Franklin, E. Grace Streets and 19<sup>th</sup> Street. Trash Room pick-up will be off of E. Grace Street. One Lobby entrance will be located off of E. Franklin and three Lobby entrances will be located off of 20<sup>th</sup> Street. All HVAC and communication equipment (satellite dishes, etc.) will be located at the rooftop and screened behind the building parapet walls.

The Project is entirely new construction. The design intent is for the Project to fit within the existing context. As noted within the attached support drawings, the massing will be monolithic in keeping with the warehouse / factory aesthetic already established within the district. Balcony spaces will be useable; average balcony depths will be at 5 feet, 6 inches. Balcony rails will be bronze powder coated aluminum. Fenestration patterns will use double window configurations (existing context uses mostly single) in order to allow more light within the interior spaces. Proportion and spacing patters for windows and doors follow established patterns within the context. Large, flat, cabled metal awnings will be used located at all entrances into the building. Their simple, industrial look is meant to reinforce the warehouse aesthetic.

Material and color palette will largely follow existing design cues. The material palette is a close 50/50 mix of brick and cementitious siding. Cementitious siding is only used on residential levels. All paint colors are Sherwin Williams and come from the Commission's approved color palette.



1 Lower Level  
Scale: 1" = 60'-0"

Plan



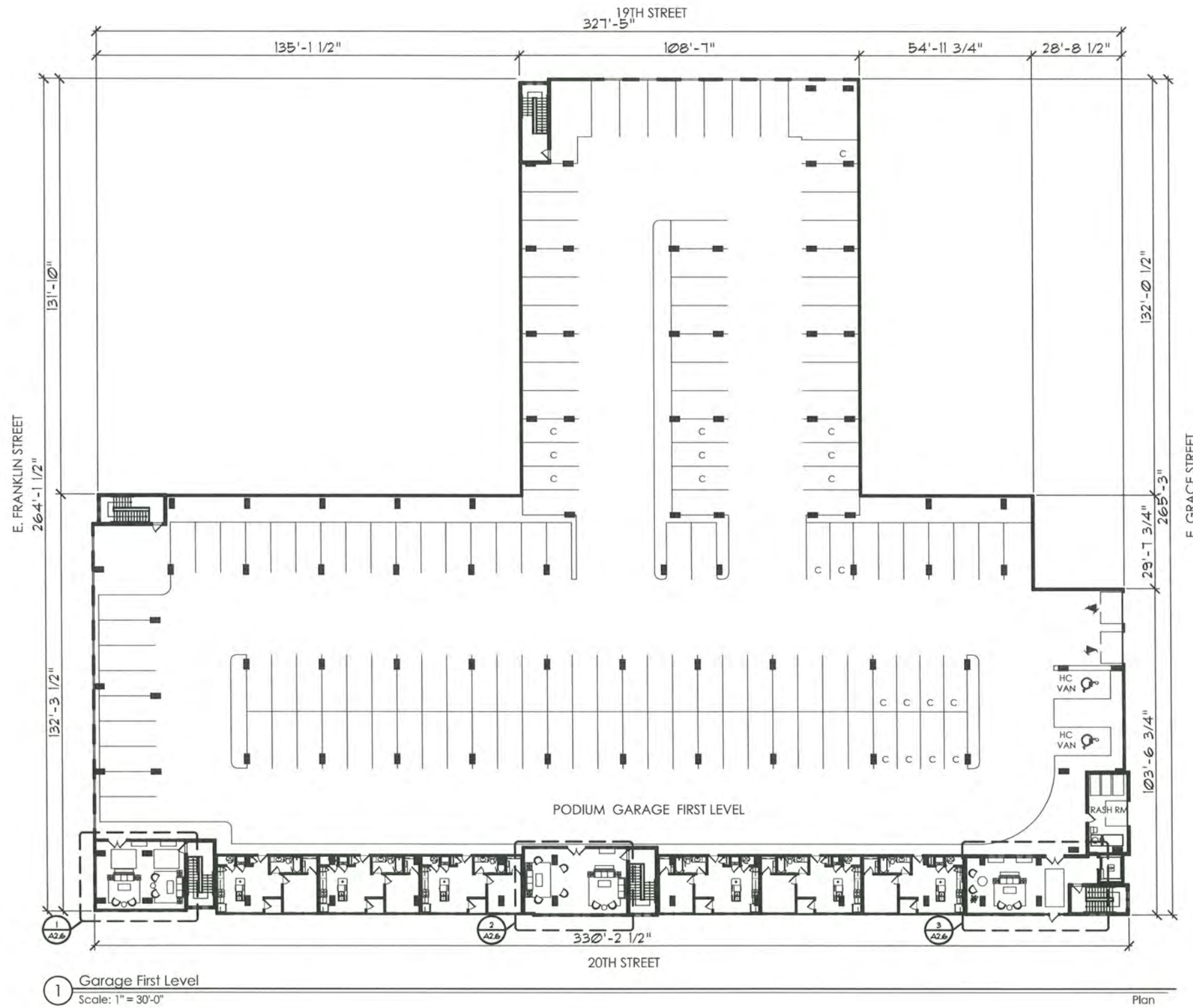
Project Data		20th and Franklin										Unit Totals				05/04/15
Unit Description		Description	Heated S.F.	Unheated S.F.	Gross S.F.	Lower Parking Level	Upper Parking Level	First Level	Second Level	Third Level	Fourth Level	Total	Unit %	Net S.F.	Gross S.F.	
<b>ONE BEDROOMS</b>																
A1		1BR/1BA	675.00	60.00	735.00	0	0	16	16	16	9	57	35.63%	38,475.00	41,895.00	
A1a		1BR/1BA	621.00	60.00	681.00	0	0	7	7	7	1	22	13.75%	13,662.00	14,982.00	
A2		1BR/1BA	781.00	49.00	830.00	0	0	8	8	8	0	24	15.00%	18,744.00	19,920.00	
A3		1BR/1BA	671.00	60.00	731.00	0	0	1	1	1	0	3	1.88%	2,013.00	2,193.00	
A4		1BR/1BA	583.00	29.00	612.00	4	6	3	3	3	3	22	13.75%	12,826.00	13,464.00	
<b>One Bedroom Totals</b>						4	6	35	35	35	13	<b>128</b>	<b>80.00%</b>	<b>85,720.00</b>	<b>92,454.00</b>	
<b>TWO BEDROOMS</b>																
B1		2 BR/2BA	1177.00	149.00	1326.00	0	0	7	7	7	3	24	15.00%	28,248.00	31,824.00	
B2		2 BR/2BA	1013.00	71.00	1084.00	0	0	2	2	2	2	8	5.00%	8,104.00	8,672.00	
<b>Two Bedroom Totals</b>						0	0	9	9	9	5	<b>32</b>	<b>20.00%</b>	<b>36,352.00</b>	<b>40,496.00</b>	
<b>Note:</b>																
						4	6	44	44	44	18	<b>Residential Totals</b>				
<b>Avg. Unit (Net)</b> 762.95												<b>160</b>	<b>100.00%</b>			
												<b>Grand Totals</b>		<b>122,072.00</b>	<b>132,950.00</b>	

Building Summary	Stories	# of Units	Square Footage				Total
			Residential	Circulation	Storage	Amenity/Leasing	
<b>Building 1 (Residential Levels)</b>							
First Residential	1	44	37,184	7,947	6,900	0	52,031
Second Residential	1	44	37,184	7,947	6,900	0	52,031
Third Residential	1	44	37,184	7,947	6,900	0	52,031
Fourth Residential	1	18	15,278	7,947	5,845	4,000	33,070
<b>Building 1 Totals</b>	<b>4</b>	<b>150</b>	<b>126,830</b>	<b>31,788</b>	<b>26,545</b>	<b>4,000</b>	<b>189,163</b>
<b>Building 2 (Parking Levels)</b>							
Lower Parking	B	4	2,013	55,254	0	0	57,267
Upper Parking	1	6	5,247	52,020	0	0	57,267
<b>Building 2 Totals</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>107,274</b>	<b>0</b>	<b>0</b>	<b>114,534</b>
<b>Grand Totals</b>	<b>5</b>	<b>160</b>	<b>126,830</b>	<b>139,062</b>	<b>26,545</b>	<b>4,000</b>	<b>303,697</b>

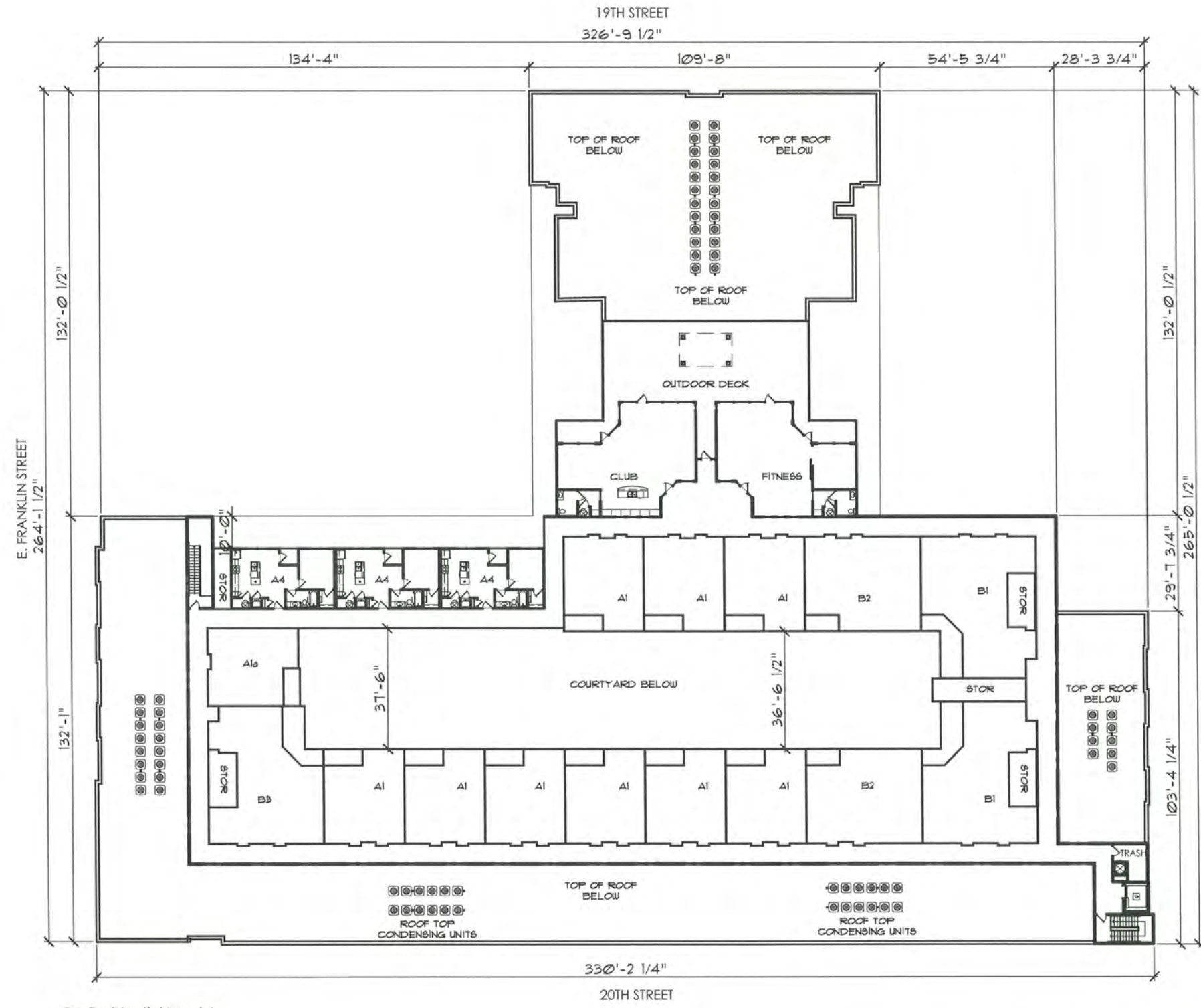










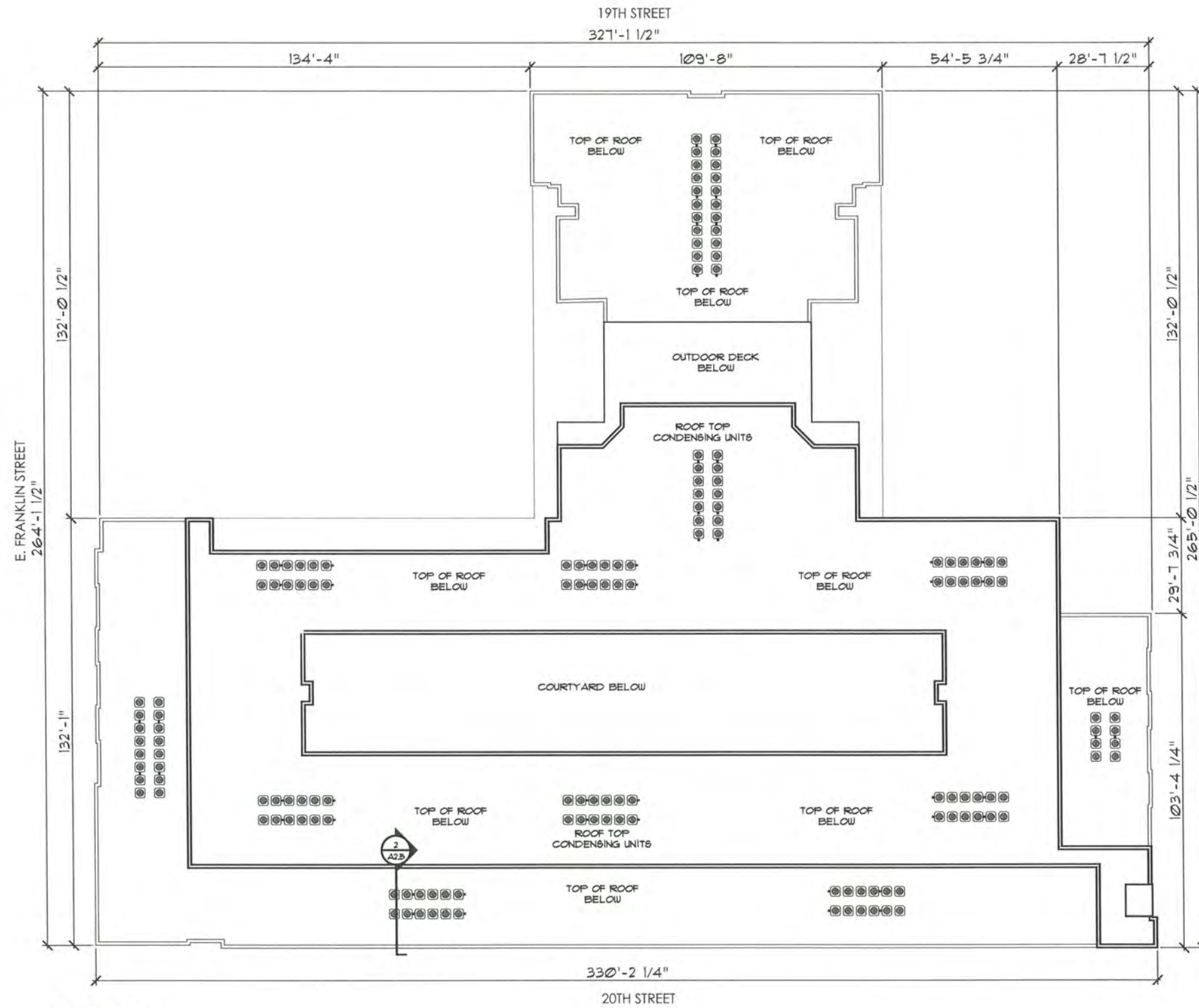


1 Residential Level 4  
Scale: 1" = 30'-0"

Plan

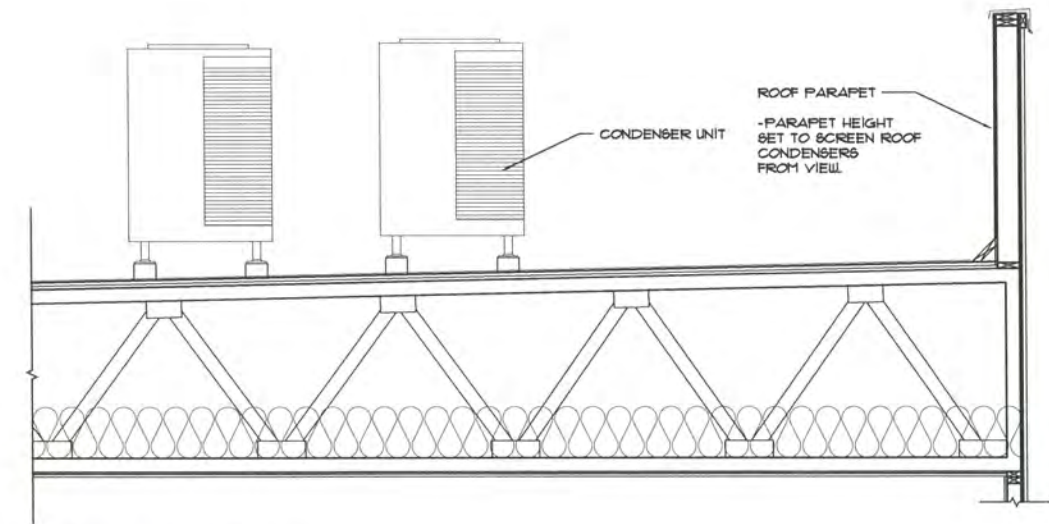






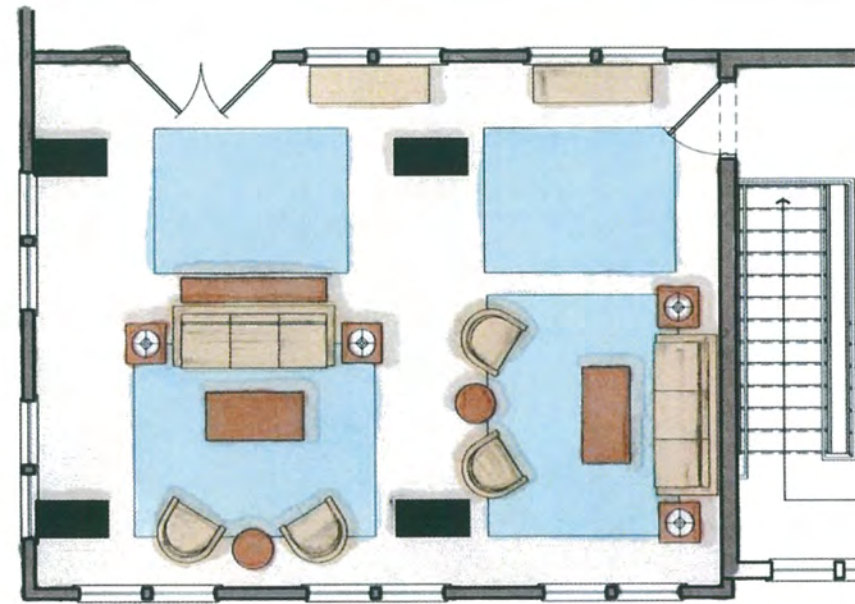
1 Roof Plan  
Scale: 1" = 30'-0"

Plan

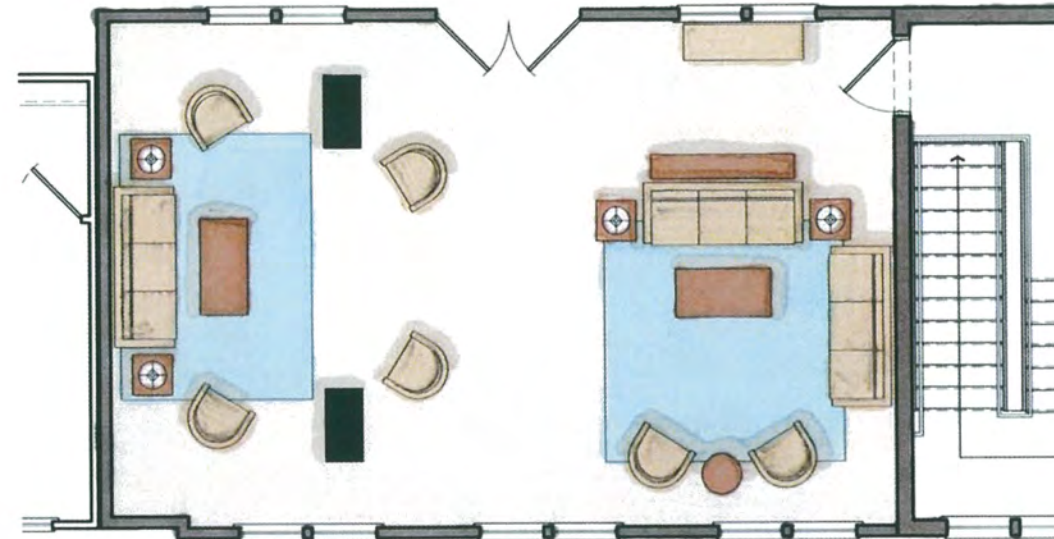


2 Roof Section @ Parapet  
Scale: 1/4" = 1'-0"

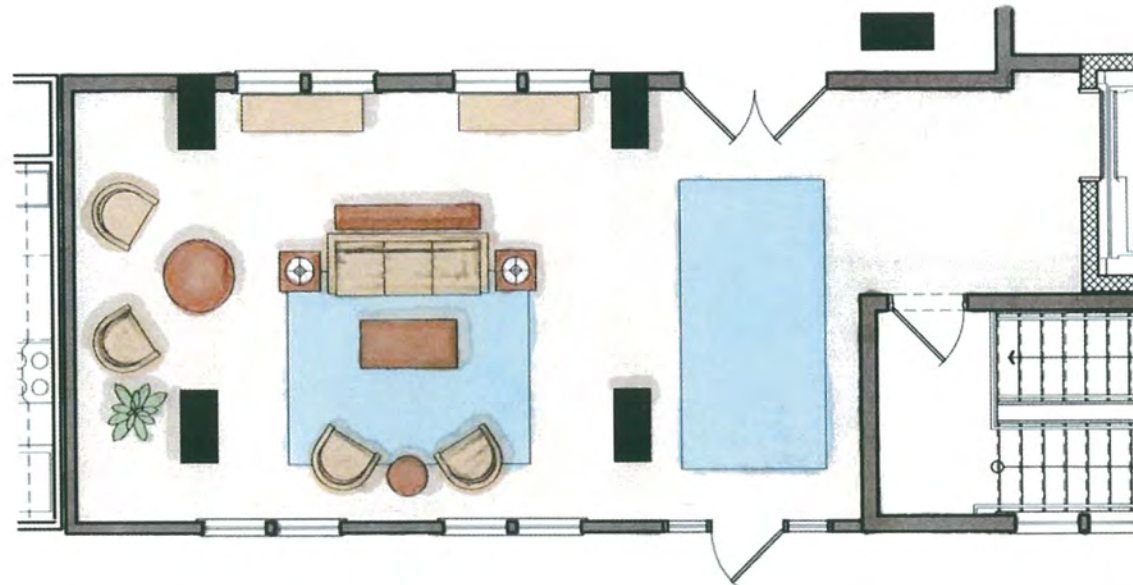
Plan



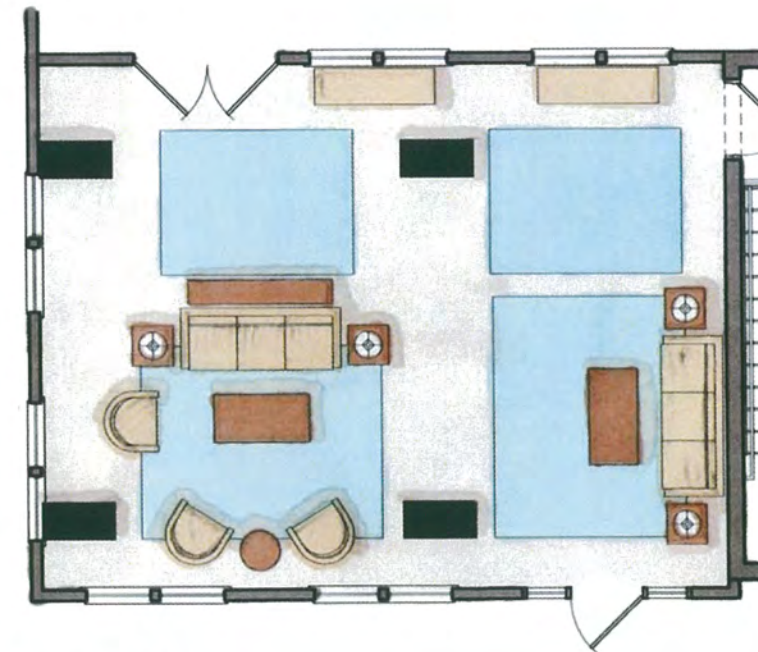
1 Lounge - First Level Parking  
Scale: 1/8" = 1'-0" Plan



2 Lounge - Lower/First Level Parking  
Scale: 1/8" = 1'-0" Plan




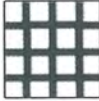


3 Lounge - First Level Parking  
Scale: 1/8" = 1'-0" Plan



4 Lounge - Lower Level Parking  
Scale: 1/8" = 1'-0" Plan



-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze









1 20th Street - Principal Street Frontage  
Scale: 1" = 30'-0"

Elevation







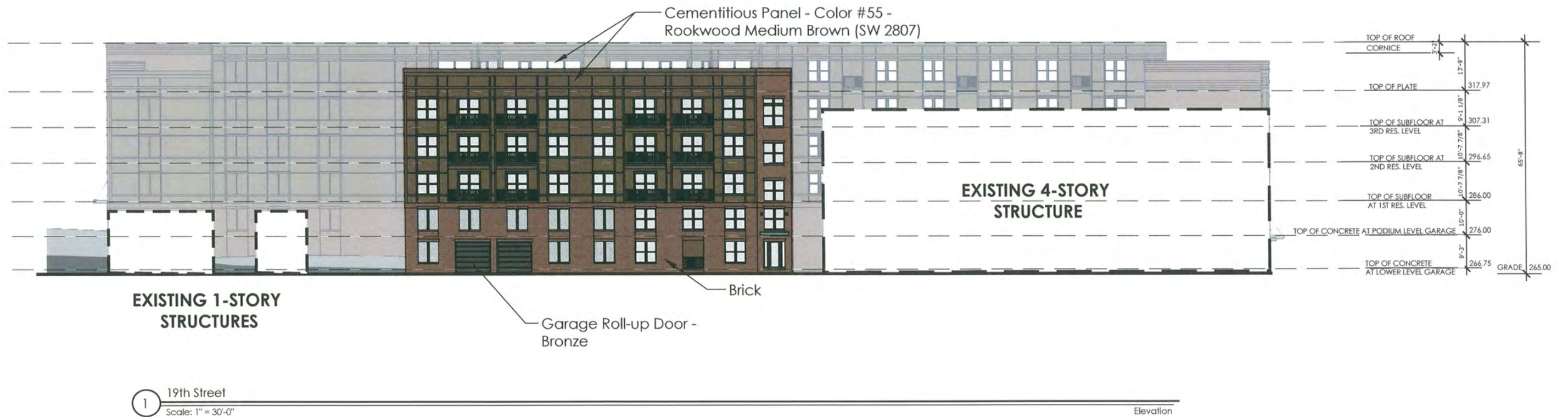


-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze










-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze





-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze

- Awning Cable Stay - Bronze
- Awning - Color #18 - Studio Blue Green (SW 0047)
- General Shale Brick Soldier Course - Georgetown
- General Shale Brick - Georgetown
- Trash Roll-up Door - Bronze



- Window - Silverline 2200 Series
- 42" Tall Railing - Bronze






- Cementitious Panel - Color #55 - Rookwood Medium Brown (SW 2807)

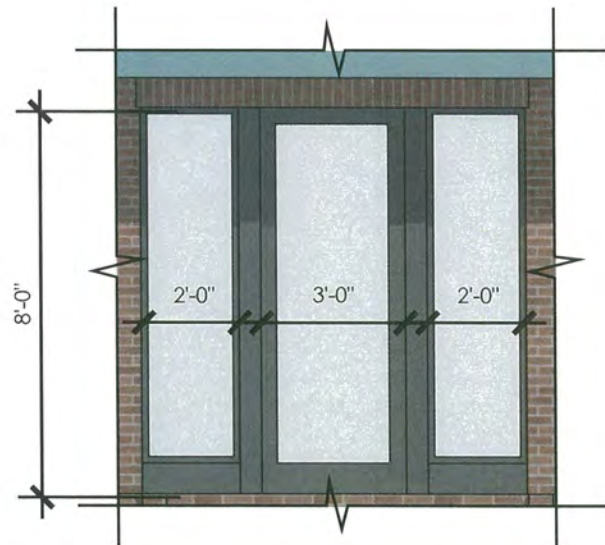
1 Detail (East Grace Street)  
Scale: 1/4" = 1'-0"

Elevation

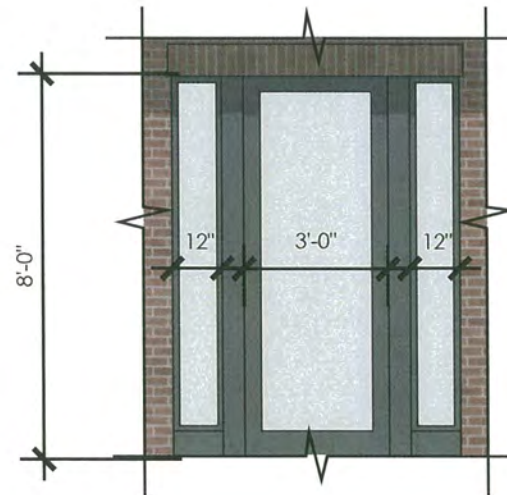




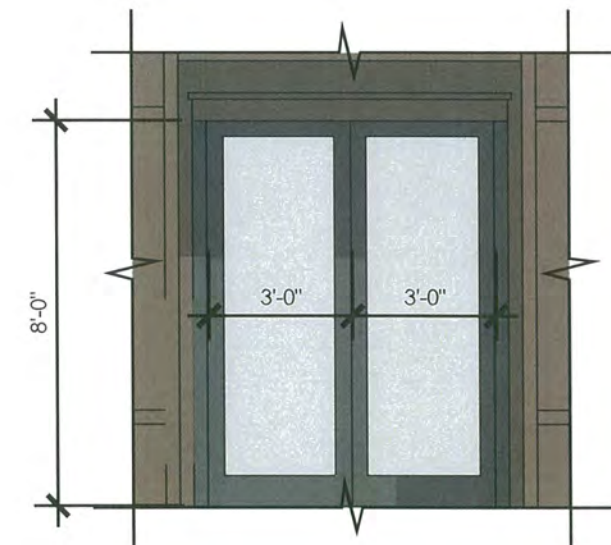
-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze



1 Full-Lite Door with Aluminum Cladded Storefront Side-Lites Typical at Amenity - Bronze  
Scale: 1/4" = 1'-0" Elevation



2 Full-Lite Door with Aluminum Cladded Storefront Side-Lites Typical at Stairs - Bronze  
Scale: 1/4" = 1'-0" Elevation



3 Full-Lite Door with Fixed Full-Lite Door at Balcony - Bronze  
Scale: 1/4" = 1'-0" Elevation





General Shale Brick -  
Georgetown



General Shale Brick Soldier  
Course - Georgetown



Cementitious Hardie Panel & Trim -  
Color #55 - Rookwood Medium  
Brown (SW 2807)



Awnings - Color #18 - Studio  
Blue Green (SW 0047)



Railings, Windows & Doors -  
Bronze



Metal Screened Openings  
at Garage - Bronze



2 E. Franklin Street Elevation - Street Montage  
Illustrative / Not To Scale

Elevation



1 N. 20th Street Elevation - Street Montage  
Illustrative / Not To Scale

Elevation





General Shale Brick -  
Georgetown



General Shale Brick Soldier  
Course - Georgetown



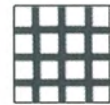
Cementitious Hardie Panel & Trim -  
Color #55 - Rookwood Medium  
Brown (SW 2807)



Awnings - Color #18 - Studio  
Blue Green (SW 0047)



Railings, Windows & Doors -  
Bronze



Metal Screened Openings  
at Garage - Bronze



1 N. 19th Street Elevation - Street Montage  
Illustrative / Not To Scale

Elevation







General Shale Brick -  
Georgetown



General Shale Brick Soldier  
Course - Georgetown



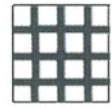
Cementitious Hardie Panel & Trim -  
Color #55 - Rookwood Medium  
Brown (SW 2807)



Awnings - Color #18 - Studio  
Blue Green (SW 0047)



Railings, Windows & Doors -  
Bronze



Metal Screened Openings  
at Garage - Bronze









1 20th Street & Franklin Street Intersection  
Illustrative / Not To Scale

Perspective





-  General Shale Brick - Georgetown
-  General Shale Brick Soldier Course - Georgetown
-  Cementitious Hardie Panel & Trim - Color #55 - Rookwood Medium Brown (SW 2807)
-  Awnings - Color #18 - Studio Blue Green (SW 0047)
-  Railings, Windows & Doors - Bronze
-  Metal Screened Openings at Garage - Bronze



1 19th Street & Franklin Street Intersection  
 Illustrative / Not To Scale

Perspective

