



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: 535 W. Broad Street, Richmond, VA 23220 DATE: July 25, 2014

OWNER'S NAME: Mid-Atlantic Commercial Properties, LLC TEL NO.: 704-909-4500
AND ADDRESS: 13024 Ballantyne Corporate Place, Ste. 250 EMAIL: Tmorgan@morganpg.com
CITY, STATE AND ZIPCODE Charlotte, North Carolina 28277

ARCHITECT/CONTRACTOR'S NAME: Barry Byrd TEL. NO. 865-687-6500
AND ADDRESS: P.O. Box 5482 EMAIL: bbyrd@barrybyrdarchitecture.com
CITY, STATE AND ZIPCODE Knoxville, TN 37928

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: [Signature]
Name of Owner or Authorized Agent (please print legibly): Barry Byrd

(Space below for staff use only)

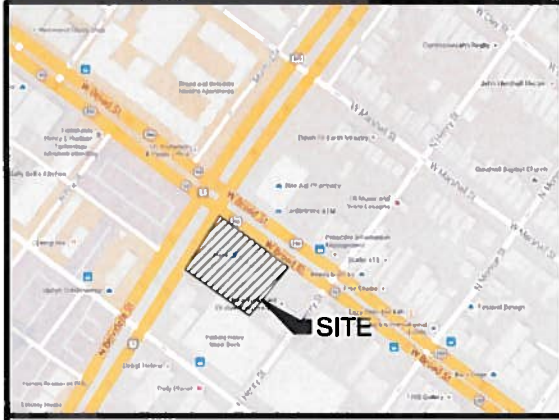
Received by Commission Secretary _____ APPLICATION NO. _____
DATE _____ SCHEDULED FOR _____

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

Building Summary:

The building will be at the corner of Broad Street and Belvidere and will be approximately 13,000 square feet with the appearance of a 2 story structure. The Stock room areas of the structure will be on the second floor with the remainder of the building being one story. The single story portion will be constructed two levels in height with the second story windows opening into the sales area of the building, giving the appearance of a 2 story building from all views. The upper windows will be clear glazing in accordance with comments from the Commission of Architectural Review staff. The exterior will be clad in brick and the upper portion has also been changed to a light brick in accordance with comments from the Commission of Architectural Review staff. The cornice only will remain as EIFS trim. The bricks selected will be in the red and tan range and will be a close match to many of the surrounding VCU buildings. Storefronts on the lower level will have glazing which allows views into the store where the plan allows. At other locations, either frosted glazing, glazing with graphics or a shallow display type window will be used, based on the best locations for each type. Storefront elements will be colored metal but done in a large profile, to give the appearance of the elements of traditional wood storefront windows which was also a comment by the Commission of Architectural Review staff. The upper windows will also have the appearance of traditional wood windows. The awnings will be a fairly light structure in appearance with black standing seam metal roofing.

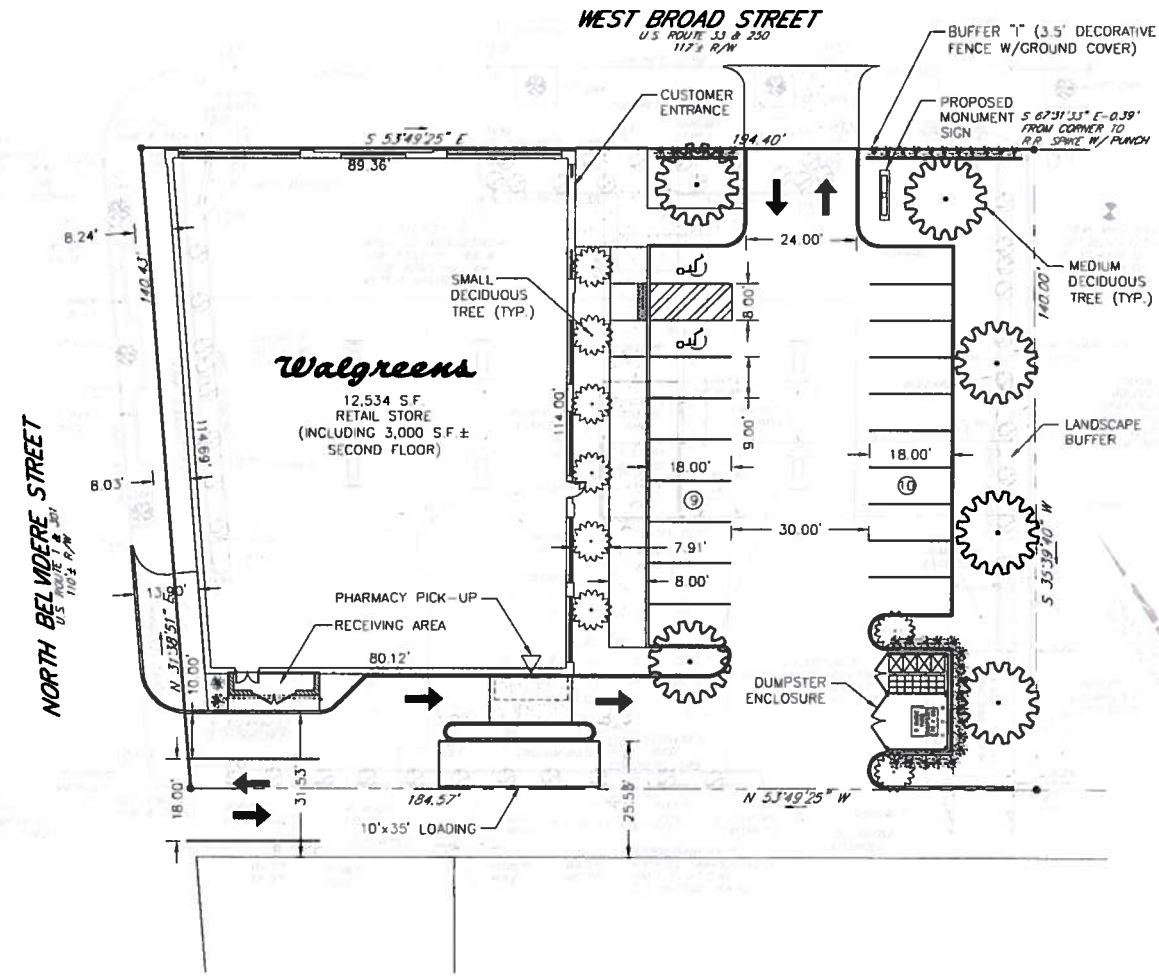




VICINITY MAP



AERIAL MAP



WALGREENS @ 535 W. BROAD ST.

SITE ANALYSIS

| | |
|-----------------------|---------------------------------------|
| PROPOSED PARCEL AREA: | 26,681.84 ± sf, 0.61 ± ac. |
| DEVELOPER: | MID-ATLANTIC COM. PROP. L.L.C. |
| PROPOSED ZONING: | B-4 |
| ADJACENT ZONING: | |
| NORTH: | ROW (W BROAD STREET) |
| SOUTH: | B-4 (ASPHALT ALLEY) |
| EAST: | B-4 |
| WEST: | ROW (N BELVIDERE STREET) |
| TOTAL BLDG. AREA: | 12,618 ± SF |
| PARKING: | |
| REQUIRED: | N/A (PER ORDINANCE NO PARKING MIN) |
| PROVIDED: | 19 SPACES |
| BUILDING SETBACKS: | |
| FRONT: | 0 FT |
| REAR: | 0 FT |
| SIDE(R/W): | 0 FT |
| SIDE: | 0 FT |
| LANDSCAPE BUFFERS: | |
| FRONT: | 2 FT (PLUS 3.5' FENCE/WALL) |
| REAR: | 0 FT |
| SIDE(R/W): | 0 FT |
| SIDE: | 5 FT FOR PARKING LOT |

GENERAL NOTES

1. THE SITE IS DESIGNED IN ACCORDANCE WITH B-4 CENTRAL BUSINESS DISTRICT ZONING REQUIREMENTS OF THE CITY OF RICHMOND ZONING ORDINANCE.
2. THIS SITE IS LOCATED WITHIN THE CITY OF RICHMOND HISTORICAL OVERLAY DISTRICT. THE PROPOSED STRUCTURES WILL BE SUBJECT TO ARCHITECTURAL REVIEW.
3. SURVEY INFORMATION PROVIDED BY HALDER SURVEYS, P.C.



BlakewayCorp
 surveying | engineering | project management
 700 INDEPENDENCE CIRCLE, SUITE 100
 RICHMOND, VIRGINIA 23151
 TEL: 757-250-0081
 FAX: 757-250-8766

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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DATE ISSUED: 6-5-14
 DRAWN BY: DDD
 REVIEWED BY: SMB
 DESIGNED BY: DDD

LOCATION: 535 W. BROAD ST
 SHEET TITLE: PRELIMINARY SITE/LANDSCAPE PLAN
 PROJECT #: 535 W. Broad Street, Richmond, VA

SHEET NO. C
 CONCEPT PLAN

LEGAL DESCRIPTION

All of those lots or parcels of land located in City of Richmond, Virginia, and more particularly described as follows:

Parcel I:
ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, designated as 523, 527, 529, 531 and 532 West Broad Street, and more particularly described as follows:

Beginning at a point on the southern line of Broad Street 114.62 feet east of the eastern line of Belvidere Street; thence extending westwardly and fronting on the southern line of Broad Street 64.62 feet; thence back from said front between parallel lines which are perpendicular to Broad Street 140 feet to the north line of a public alley;

Parcel II:
ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, designated as 535 West Broad Street, and more particularly described as follows:

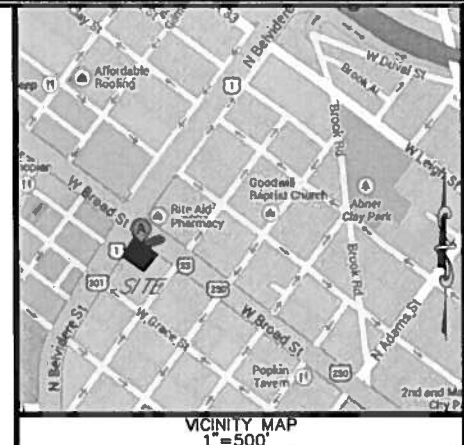
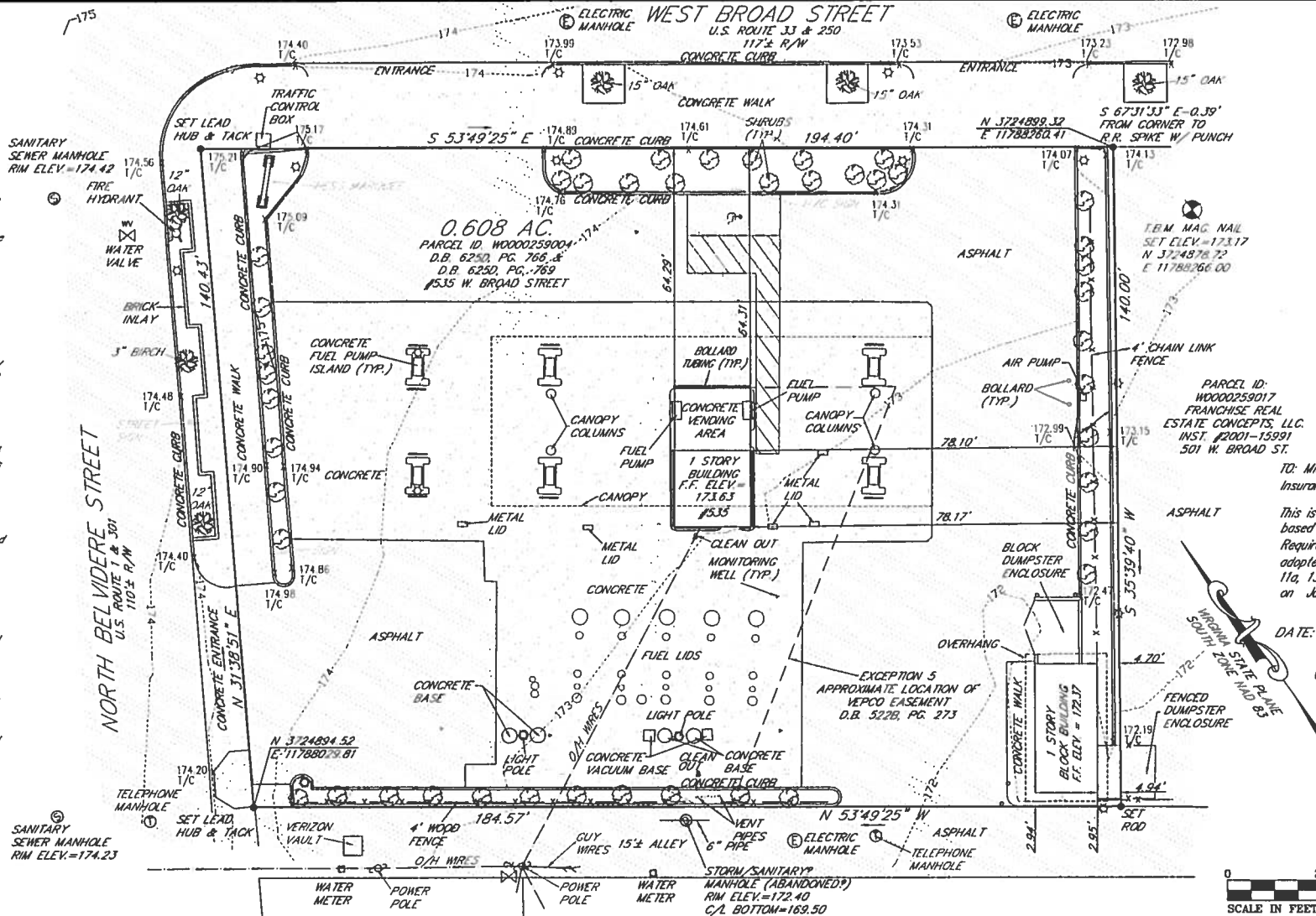
Beginning at the southeastern intersection of Broad Street and Belvidere Street; thence extending eastwardly along the southern line of Broad Street 50 feet; thence back from said front between parallel lines which are perpendicular to Broad Street 140 feet to the northern line of a public alley;

Being the same property received by Save Way Stations, Inc., a Virginia Corporation by deed dated July 23, 1964 recorded in Deed Book 6250 at Page 766 in the Clerk's Office of the Circuit Court, Richmond, Virginia.

Parcel III:
ALL that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, known and designated as 513-523 inclusive, West Broad Street, and more particularly described as follows:

Beginning at a point on the southern line of Broad Street 114.62 feet east of its intersection with the eastern line of Belvidere Street; thence extending eastwardly 88.54 feet to a point; thence extending southwardly 140 feet to the north line of a 15-foot public alley; thence extending westwardly along the said northern line of a public alley 87.02 feet; thence northwardly 140 feet to the point of beginning.

LESS and EXCEPT that Certificate of Take recorded January 5, 1997 in Deed Book 716, page 781, amended by Agreement by and between Hess Realty Corporation, successor to Save Way Stations, Inc., and the Commonwealth of Virginia dated July 27, 1978, recorded November 29, 1978 in Deed Book 745, page 116.3.

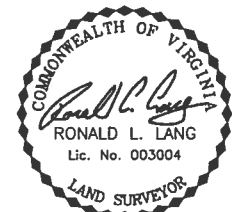


CERTIFICATION

TO: Mid-Atlantic Commercial Properties & First American Title Insurance Company, its successors and assigns.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a, 7a, 7b(1), 8, 9, 11a, 13, 14, of Table A thereof. The field work was completed on January 16, 2014.

DATE: February 4, 2014

Ronald L. Lang
Registration No. 003004



METES & BOUNDS DESCRIPTION

Commencing at a set lead hub & tack at the intersection of the south line of West Broad Street, U.S. Route 33 & 250 and the east line of North Belvidere Street, U.S. Route 1 & 301, said set lead hub & tack being the PLACE OF BEGINNING, thence along the south line of West Broad Street, U.S. Route 33 & 250, S 53° 49' 25" E, a distance of 194.40 feet to a point; thence leaving the south line of West Broad Street, U.S. Route 33 & 250, S 35° 39' 40" W, a distance of 140.00 feet to a set rod, said rod being situated on the north line of a 15-foot Alley; thence along the north line of said 15-foot alley N 53° 49' 25" W, a distance of 184.57 feet to a set lead hub & tack, said set lead hub & tack being situated on the east line of North Belvidere Street, U.S. Route 1 & 301, thence along the east line of North Belvidere Street, U.S. Route 1 & 301, N 31° 38' 51" E, a distance of 140.43 feet to a set lead hub & tack, said set lead hub & tack being THE PLACE OF BEGINNING and containing 0.608 acre of land more or less.

SYMBOL LEGEND

| | |
|---|------------------------|
| ⊙ | SANITARY SEWER MANHOLE |
| ⊕ | POWER POLE |
| ⊙ | LIGHT POLE |
| ⊙ | GAS DRIP |
| ⊙ | TREE |
| ⊙ | SIGN |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊙ | CLEAN OUT |
| ⊙ | TELEPHONE MANHOLE |
| ⊙ | ELECTRIC MANHOLE |
| ⊙ | DRAINAGE MANHOLE |
| ⊕ | WATER METER |
| ⊙ | SHRUB |
| ⊙ | HAND-ICAP |
| ⊙ | BENCHMARK |

PARKING SCHEDULE

1 HANDICAP PARKING SPACES
SCHEDULE B-II EXCEPTIONS
EXCEPTION 1. NOT A SURVEY ITEM
EXCEPTION 2. NOT A SURVEY ITEM
EXCEPTION 3. CERTIFICATE OF TAKE, D.B. 716, PG. 781 D.B. 745, PG. 1163 (REFLECTS LOCATION OF R/W LINE OF NORTH BELVIDERE STREET, SHOWN HEREON)
EXCEPTION 4. NOT A SURVEY ITEM
EXCEPTION 5. VEPCO EASEMENT, D.B. 5228, PG. 273 AFFECTS SUBJECT PARCEL (SHOWN HEREON)
EXCEPTION 6. AGREEMENTS IN D.B. 582A, PG. 31 AFFECTS SUBJECT PARCEL SEE INSTRUMENT FOR DETAILS (NOT PLOTTABLE)
EXCEPTION 7. AGREEMENTS IN D.B. 562A, PG. 92 & D.B. 588C, PG. 108 AFFECTS SUBJECT PARCEL SEE INSTRUMENT FOR DETAILS (NOT PLOTTABLE)
EXCEPTION 8. SHOWN HEREON

NOTES

- THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY #NCS-641789-VA54 DATED: FEBRUARY 4, 2014 AT 8:00 a.m.
- THE SUBJECT PROPERTY APPEARS NOT TO BE LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN BOUNDARY AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NO.5101290037D EFFECTIVE DATE: APRIL 2, 2009.
- ONLY SURFACE INDICATIONS OF UNDERGROUND UTILITIES WERE LOCATED ON THIS SURVEY.

ALTA/ACSM LAND TITLE SURVEY
OF 0.608 ACRE OF LAND
KNOWN AS
535 W. BROAD STREET
CITY OF RICHMOND, VIRGINIA

SCALE: 1"=20'

DATE: FEBRUARY 4, 2014



10400 CHESTER ROAD
CHESTER, VA. 23831
PHONE: 804-748-8707
FAX: 804-748-8708
DRAWN BY: RLL
CHECKED BY: PRC
DWG NAME: 535 W. BROAD



Elevation from Blevidere Street

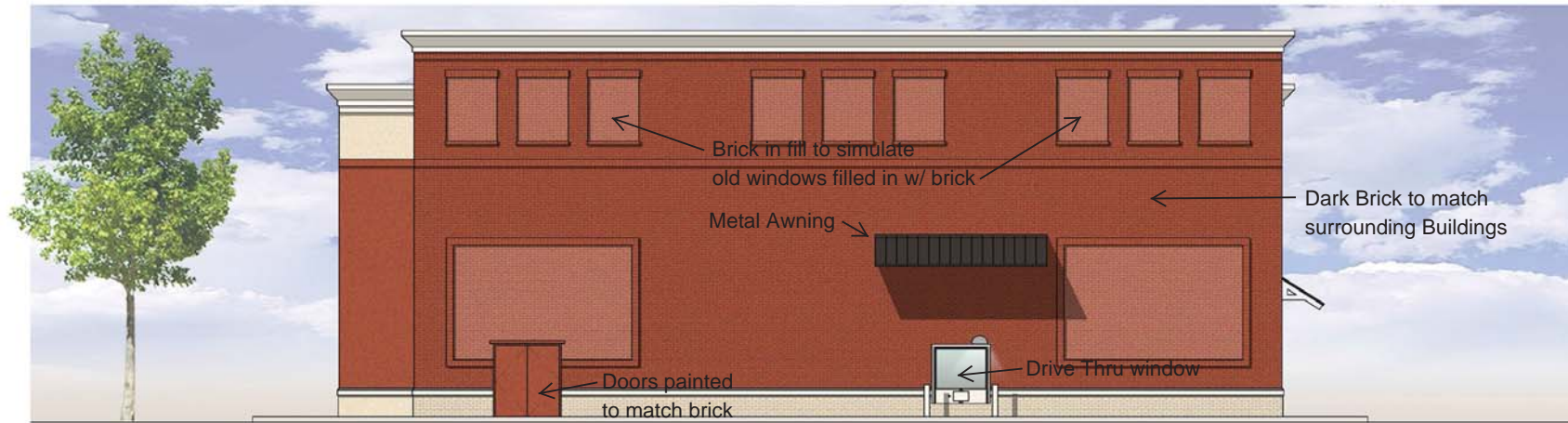
Walgreens
 BROAD ST. AND BELVIDERE ST.
 RICHMOND VIRGINIA



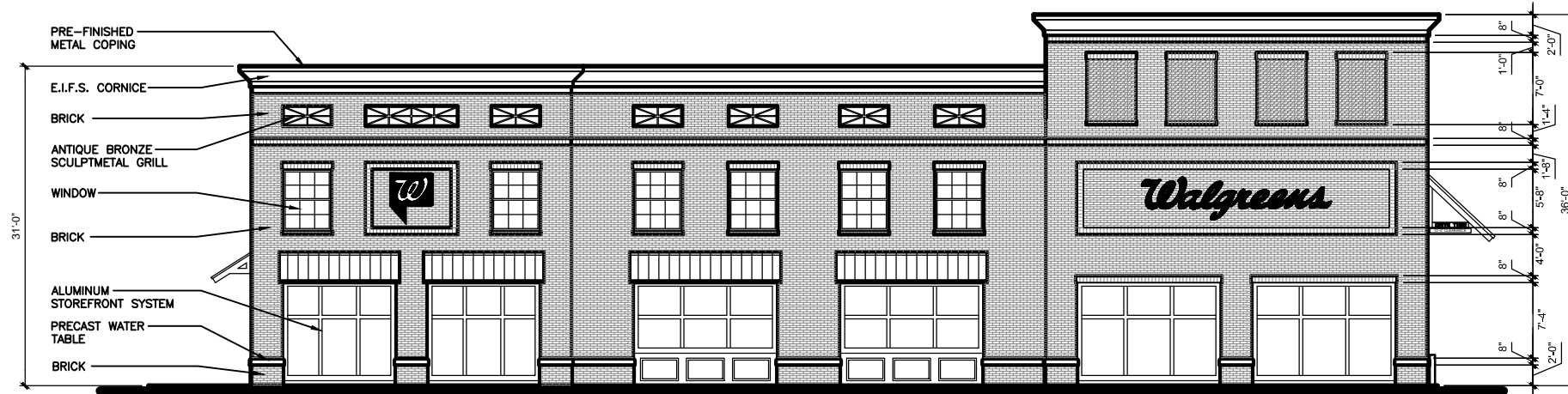
Elevation from Parking Area



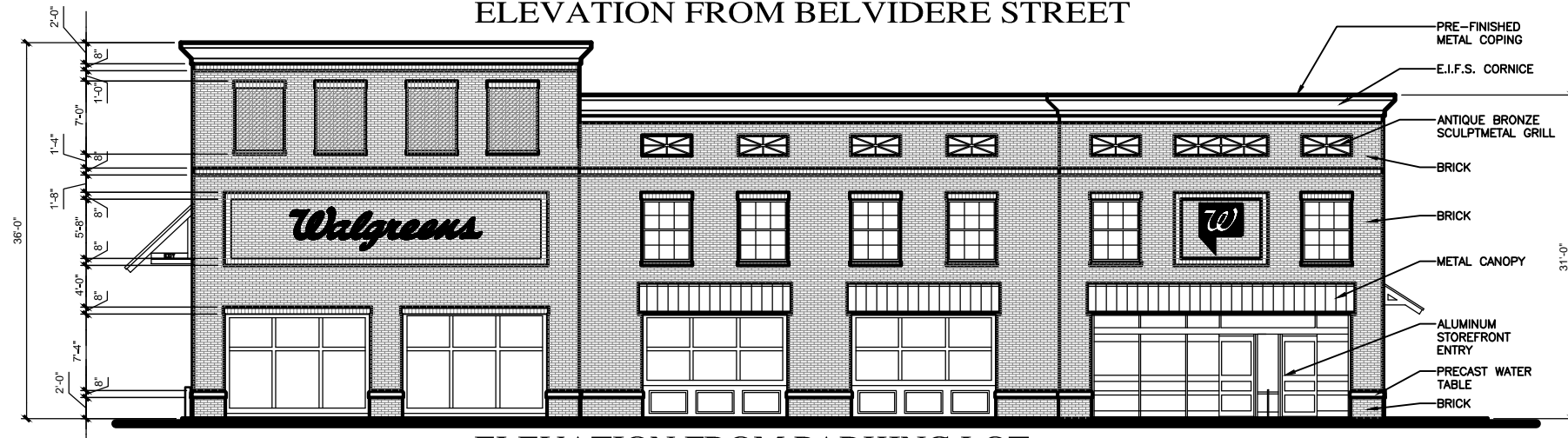
Elevation from Broad Street



Elevation from Alley



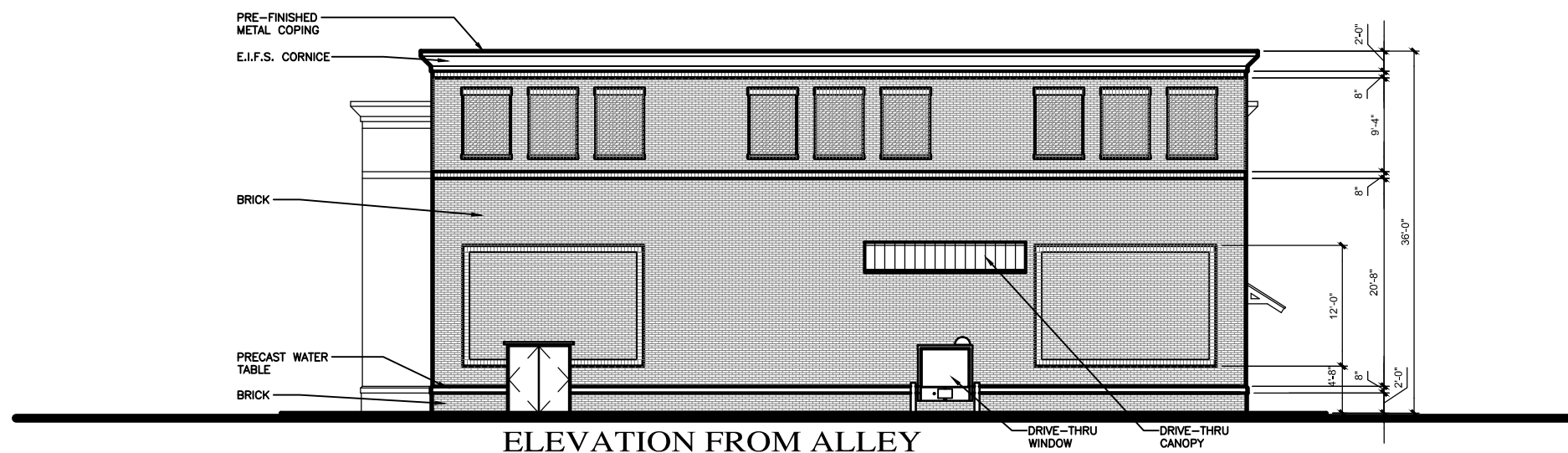
ELEVATION FROM BELVIDERE STREET



ELEVATION FROM PARKING LOT



ELEVATION FROM BROAD STREET



ELEVATION FROM ALLEY

Walgreens

BROAD ST. AND BELVIDERE ST.

RICHMOND

VIRGINIA

PROPOSED EXTERIOR ELEVATIONS

0 8' 16' 32'



SCALE: 1/16" = 1'-0"

JULY 25, 2014



**BARRY BYRD
ARCHITECTURE**

P.O. Box 5482
Knoxville, TN 37928
(865) 687-6500