



Commission of Architectural Review

SUBMISSION APPLICATION RECEIVED

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

RECEIVED
SEP 27 2019
BY: _____

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 801-803 Mosby St

DATE: 05-31-2019 / 9-27-2019

OWNER'S NAME: Mr. Garrett Augustine

TEL NO.: 804-247-0566

AND ADDRESS: 1107 N 35th St

EMAIL: gdabulls@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: ADO

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.)

This proposal follows conceptual review in June and is for two proposed structures on currently vacant land. Structure 1 is proposed to be 3-story mixed use with ground level commercial and residential space with townhouse type apartment dwellings and flat above. Structure 2 is proposed to be a 2-family attached dwelling. The project is designed to be by-right zoning with the note that the existing parcels will require property line reconfiguration.

Signature of Owner or Authorized Agent: X  9-27-2019

Name of Owner or Authorized Agent (please print legibly): Todd Dykshorn/architect-agent

RECEIVED
SEP 27 2019

Recorded by Commission Secretary

DATE

APPLICATION NO. _____

SCHEDULED FOR _____

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

Project Context

Commission for Architectural Review
CONCEPT SUBMITTAL
submitted: Septmeber 26, 2019

801-803 MOSBY STREET

MIXED USE RESIDENTIAL DEVELOPMENT
801-803 Mosby Street
Richmond, VA 23224
ST JOHN'S CHURCH
OLD AND HISTORIC DISTRICT

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



Contents

Page 1	[Current] Project Context / Aerial Site Plan
Page 2	Project Overview And Description
Page 3	Site Plan
Page 4 to 6	Floor Plans
Pages 7 to 11	Scaled Graphic Building Elevations
Page 12 to 14	Concept Renderings
Page 15	Rendered Elevations and Materials
Page 16	Street Context Elevation

COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute. Refer to colored elevations for concept colors, final approval tbd.

BRICK

Grey/Brown, MFR - tbd
Red/Brown, MFR - tbd

LAP SIDING

801 Mosby & Accent: HardiePlank prefinished, color tbd
803 North facade: HardiePlank Prefinish, color tbd

EXTERIOR TRIM AND PORCH COMPONENTS

All: Design Guideline (41), HardieTrim prefinished, color tbd

ENTRY DOOR

Design Guideline (29)

BALCONY DOOR

Design Guideline (20)

WINDOWS

Manufacturer's standard color - Black [803] & White [801]
[final selection tbd upon mfr selection.]

STOREFRONT

Manufacturer's standard - Dark Bronze Anodized

MAIN ROOF

Membrane behind parapet, not visible

PORCH ROOF, GUTTERS AND DOWNSPOUTS

Standing seam metal roof with clear anodized, prefinished metal gutter and downspouts
[final selection tbd upon mfr selection.]

EXTERIOR MATERIALS

1/ PRIMARY MATERIAL 801 - LAP SIDING:

The main building walls on all sides are proposed to be horizontal lap siding. This material is called out to be cementitious plank with 7" exposure on all levels.

803 - BRICK

The main building walls on three sides are proposed to be brick and wrap 2'-0" on the back/east facade. The back will be 5" exposure horizontal lap siding. Two different colored bricks accentuate the setback and help break up the form. A main focal point at the corner cantilever is proposed to be 7" exposure lap siding matching the adjacent property adding an accent and tying it to 801.

2/ PROMINENT FEATURE 801 - PORCHES:

Each of the connected residences feature an outdoor covered porch at ground and second level. These elements are characterized by simple 8 x 8 fiberglass columns, standing seam metal roofs, hardi-trimmed edge beams running over the top of columns and T&G composite decking. Rails are proposed to be aluminum pickets.

803 - ROOF DECKS & PORCH

Second level townhouses each have large roof top deck with powder coated wire mesh inset in L2x2 frame railing and brick parapets up to railing height. First level unit has covered porch along Mosby with porch above to second level 1 bedroom unit.

3/ WINDOWS: 801/803:

Windows are proposed to be aluminum clad double hung, shown in the building elevations. Storefront at commercial and along Mosby to be dark bronze anodized for a consistent appearance throughout.

4/ EXTERIOR DOORS 801:

Main entry and porch doors to be half-lite aluminum clad frame, painted, colors tbd.

803:

Main entry doors for townhouse units to be half-lite with aluminum clad frame. Commercial entry to be storefront.

5/ SITE FEATURES AND FENCING: 801/803

Entries from sidewalk and parking are proposed to be stamped concrete pathways. Commercial entry will be concrete graded from sidewalk for accessible access. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area. An interior courtyard/terrace is separated by a privacy fence & hedge. Trees shown in plan and renderings are for conceptual purposes.

PROJECT DESCRIPTION

The proposed project is for a multi-family mixed use residential structure and separated multi-family structure on the existing vacant parcels at the intersection of Mosby St and Carrington St. Each building will be filed under a separate permit but relate to each other and share parking and landscaped areas. The owner, who also owns 805/7 Mosby, intends to add parking along the existing ally off of his properties for combined shared parking to the new and existing residences. Commercial parking is intended to be street parking.

803 Mosby:

The proposed corner structure for 803 Mosby is excavated and lowered for ADA access off the existing sidewalk to the 1000 sqft of commercial space. Approximately 2'-0" above commercial grade, with private access from the back, is (1) 1 bedroom/1bath apartment. An exterior stair takes you up to the second level to (2) 2 bedroom/1.5 bath townhouses, and (1) 1 bedroom/1 bath flat. Each townhouse stair continues up to the roof with a small kitchenette and outdoor seating area/deck of 200 sqft. Plans include an alternate for the first level commercial to create a larger residence on the first floor in lieu of commercial space.

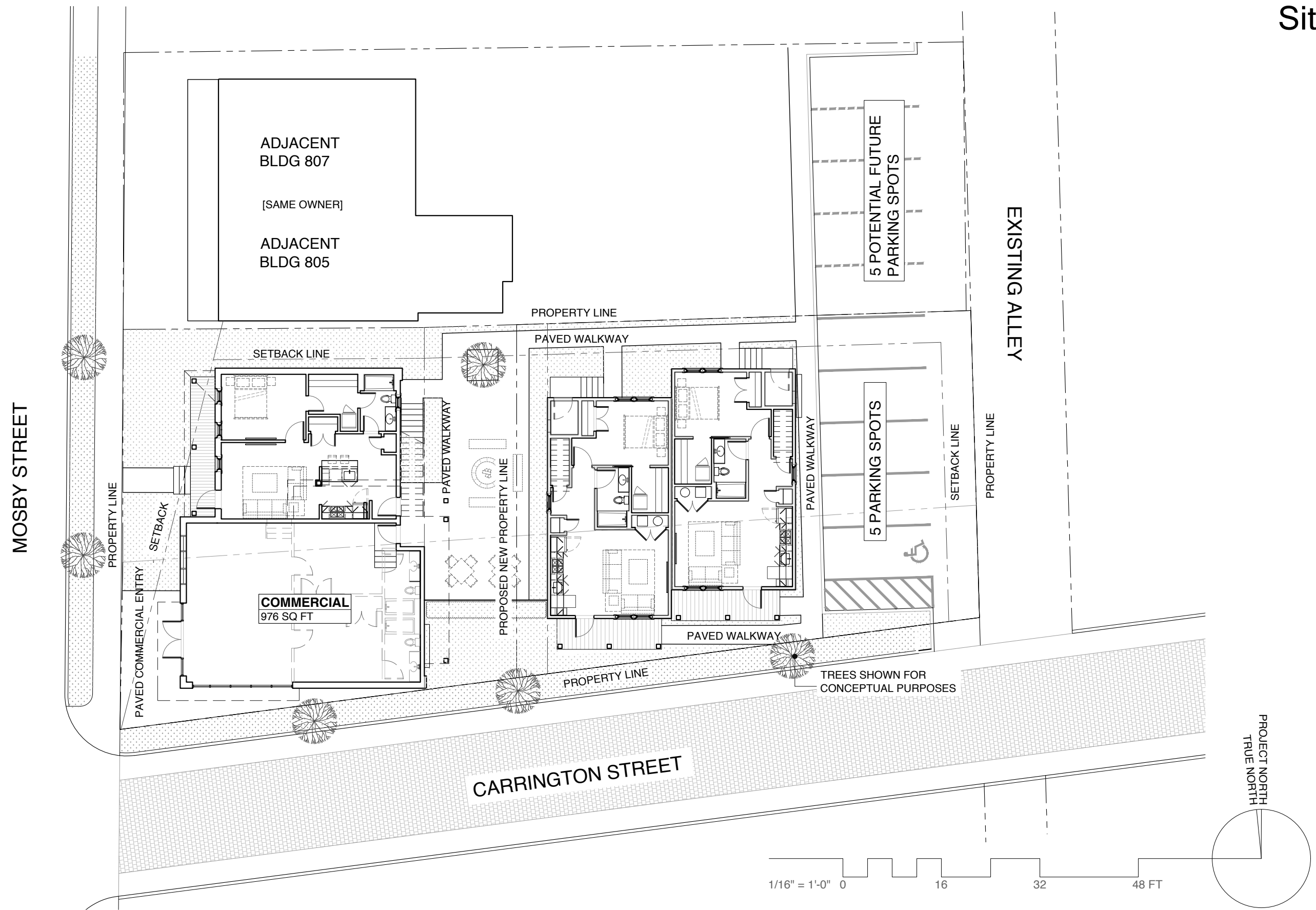
801 Mosby:

A single separated structure on the reconfigured parcels proposes (4) 1 bedroom/1 bath apartments at 683 sqft each and 85sqft of porch/deck.

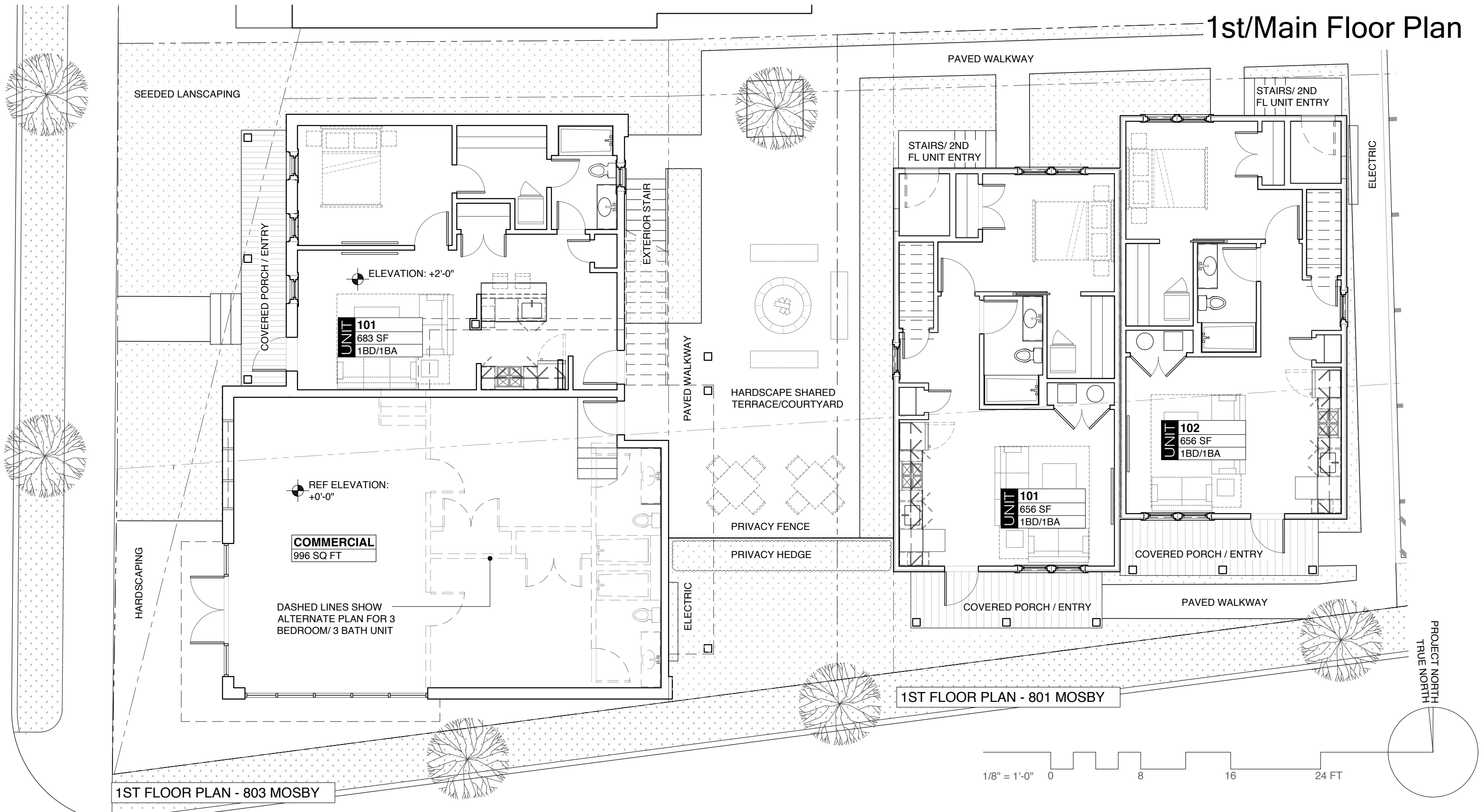
The project outlined in this proposal is intended to be by-right by current R-63 zoning with reconfiguration of existing property lines.

Project Overview and Description

Site Plan



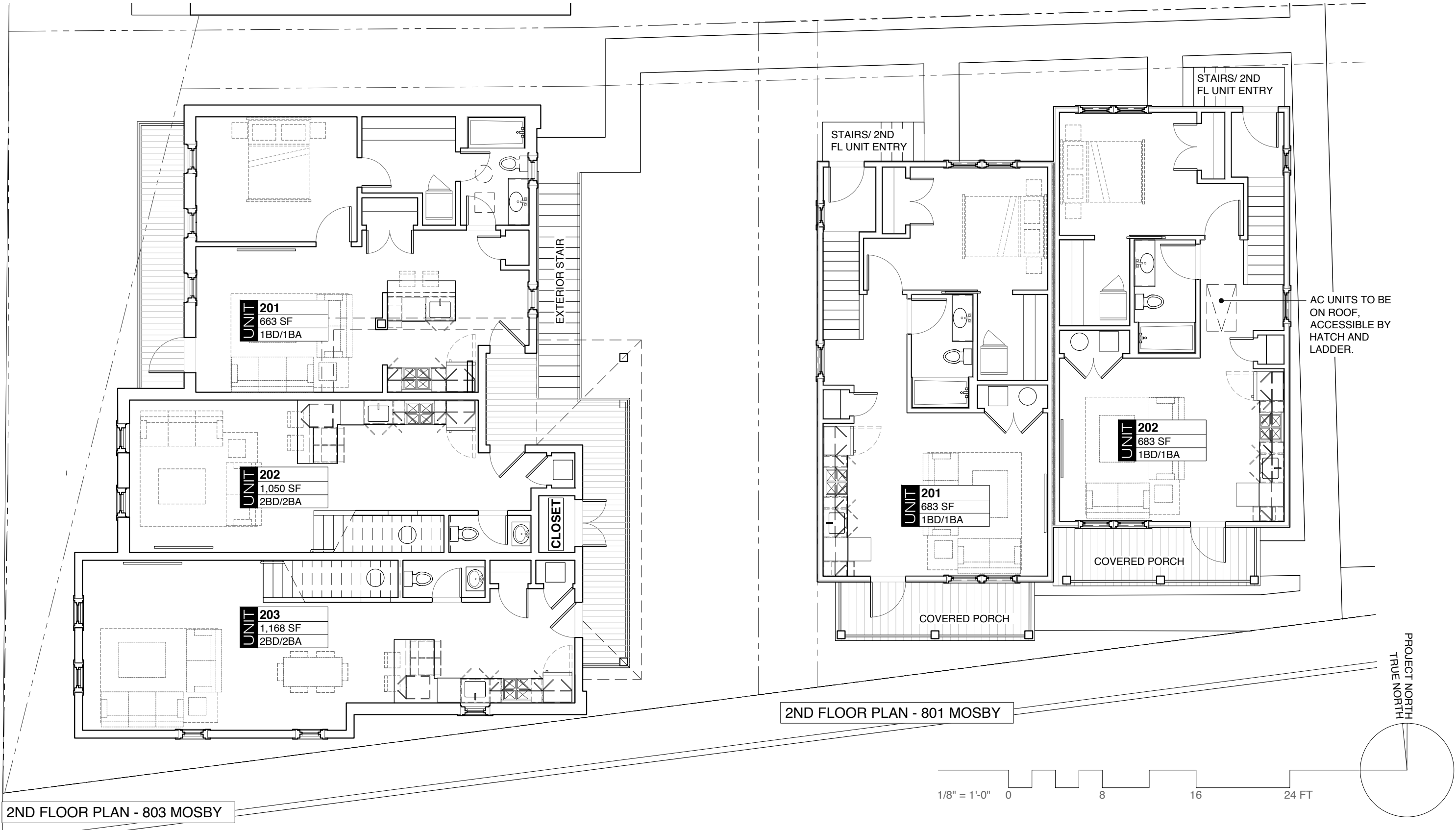
1st/Main Floor Plan



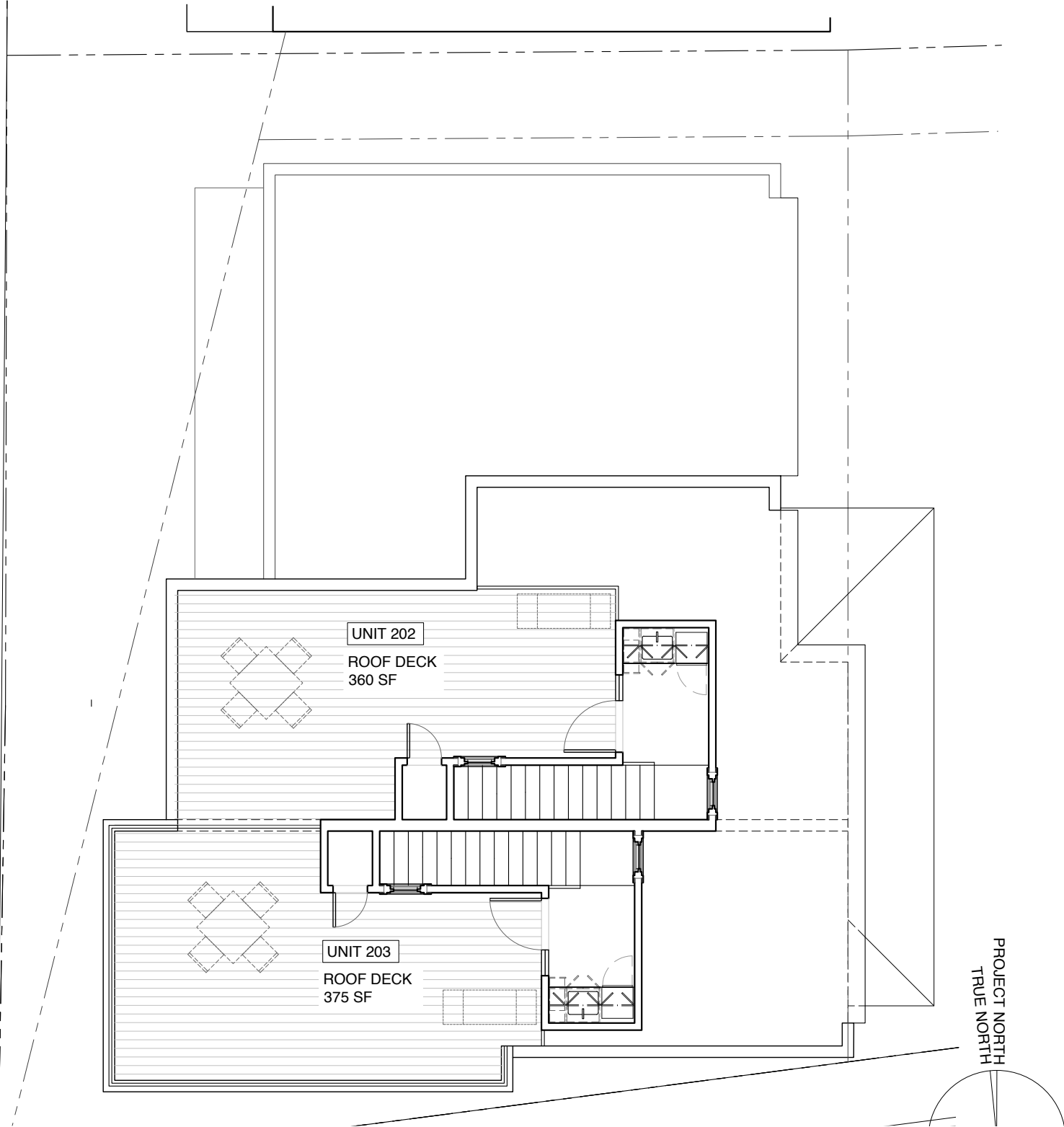
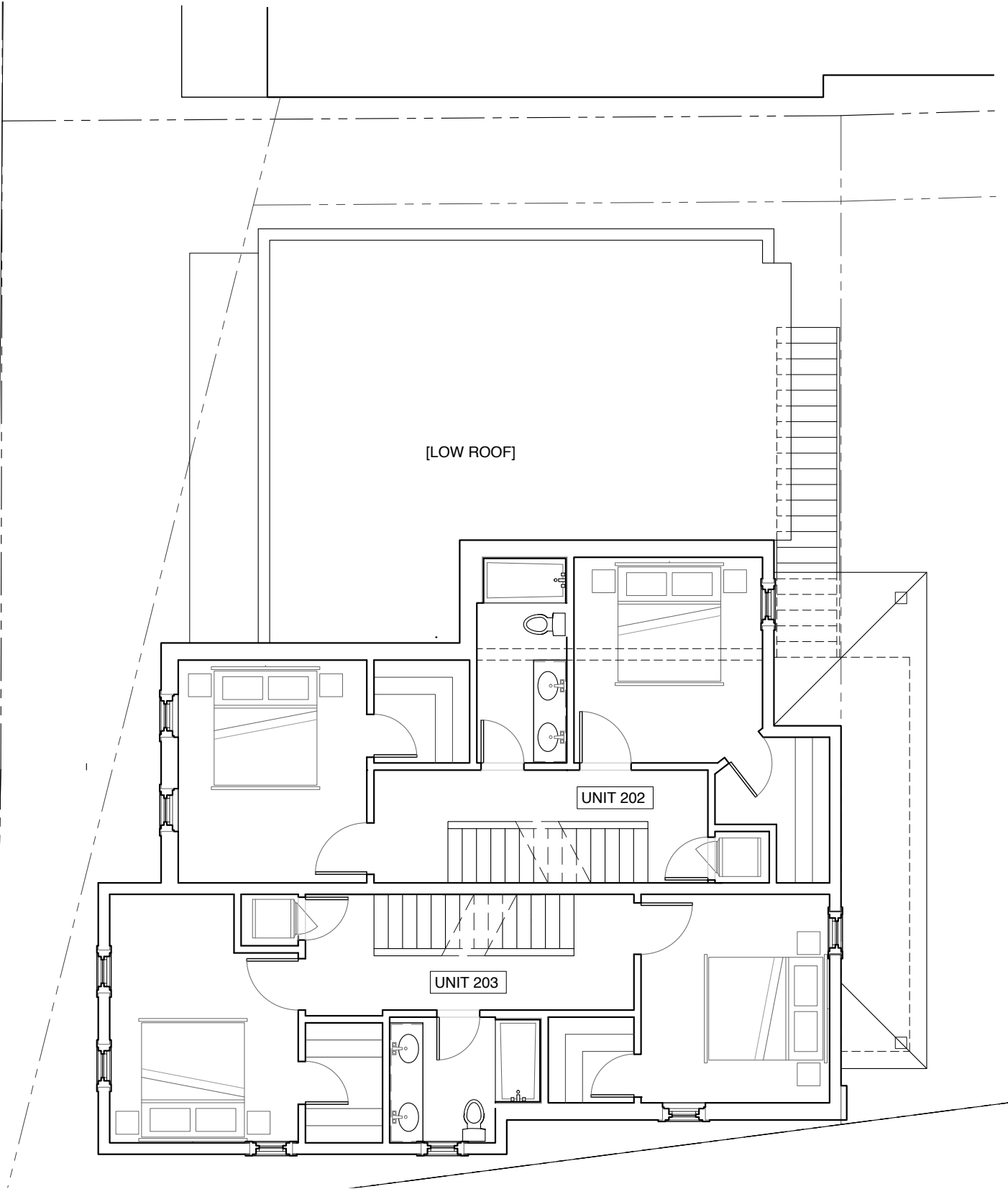
1ST FLOOR PLAN - 803 MOSBY

1ST FLOOR PLAN - 801 MOSBY

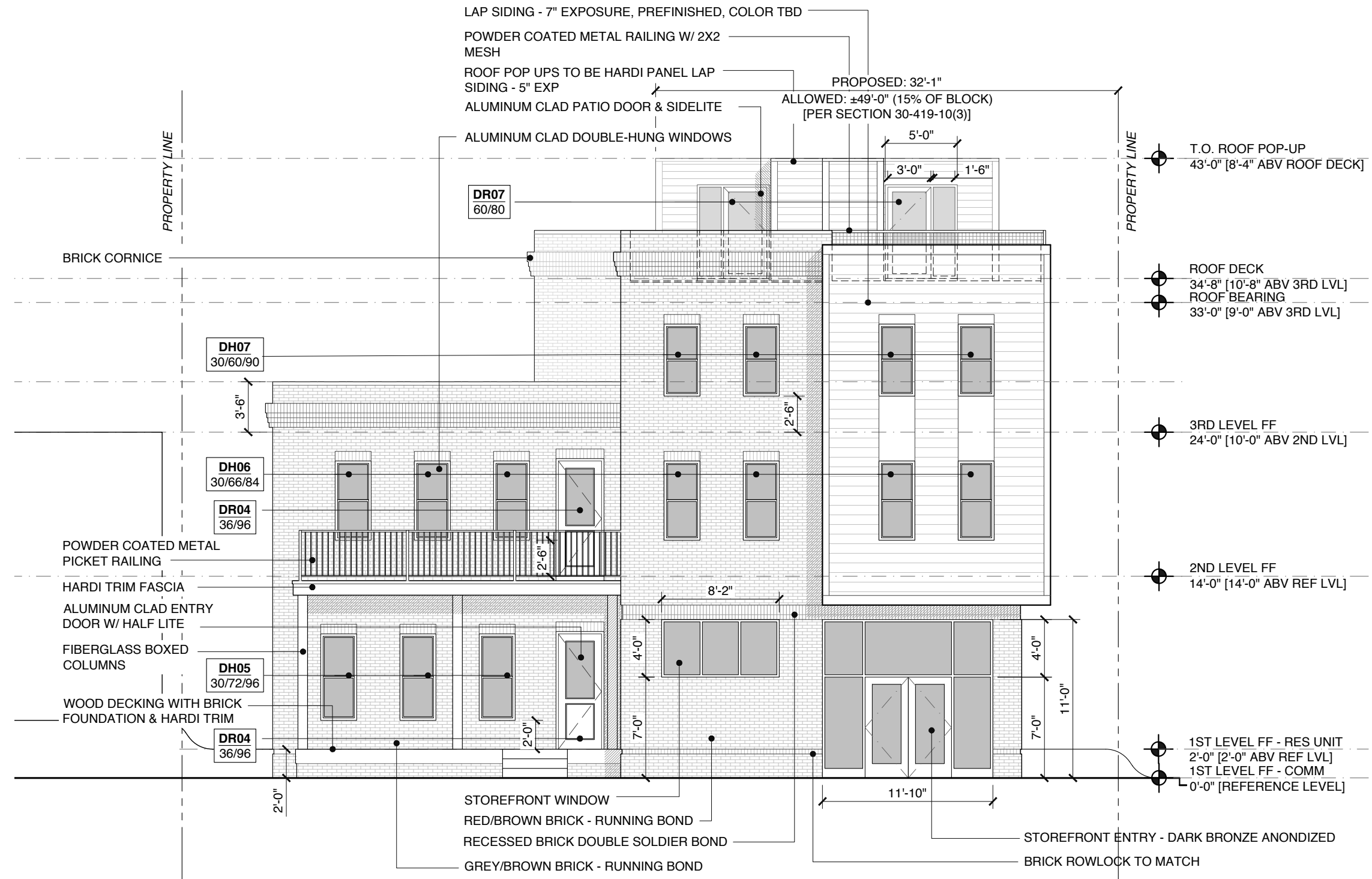
2nd Floor Plan



3rd/4th Floor Plan



West Elevation - 803



803 - WEST/MOSBY STREET ELEVATION

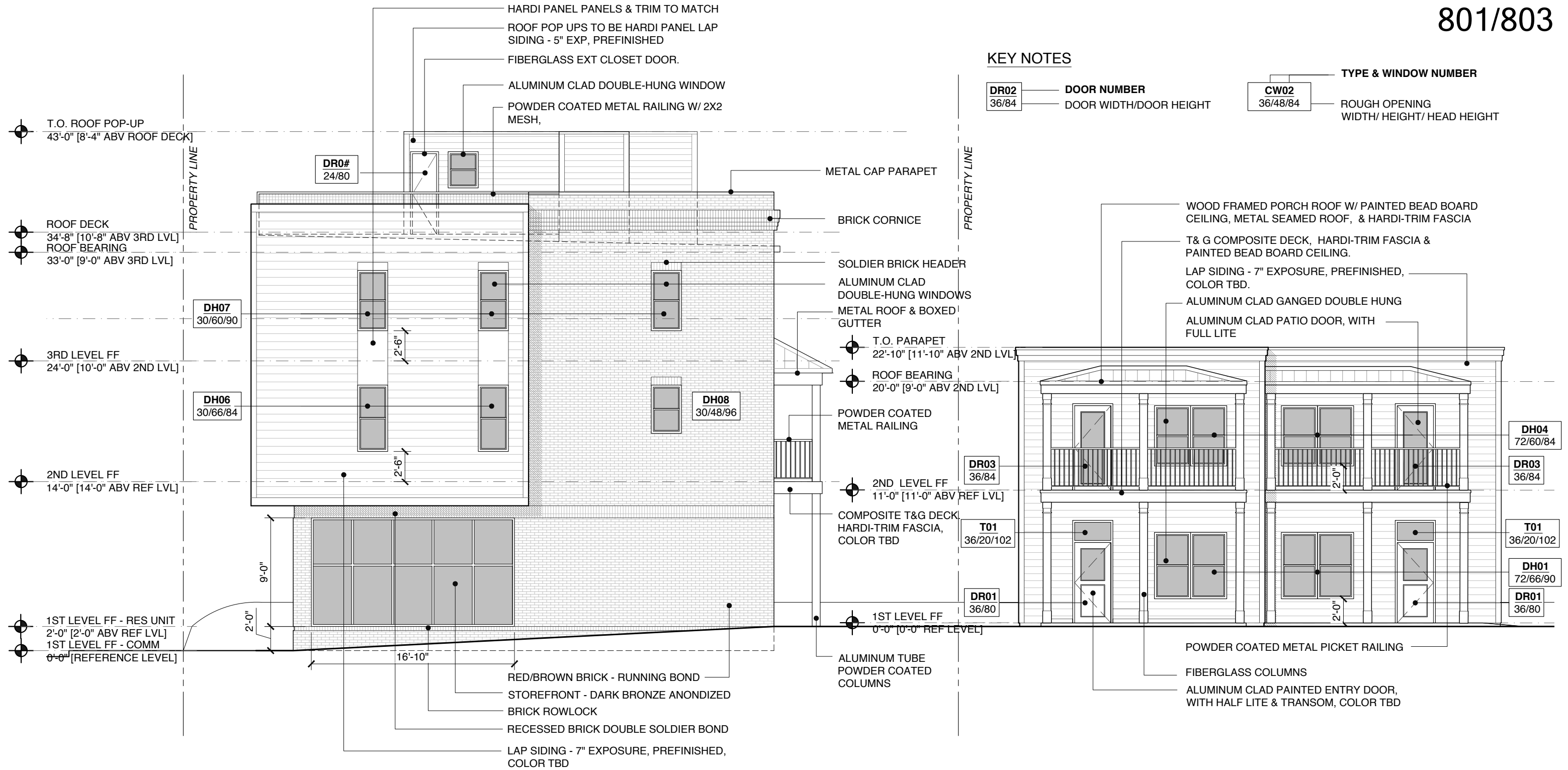
1/8" = 1'-0" 0 8 16 24 FT

KEY NOTES

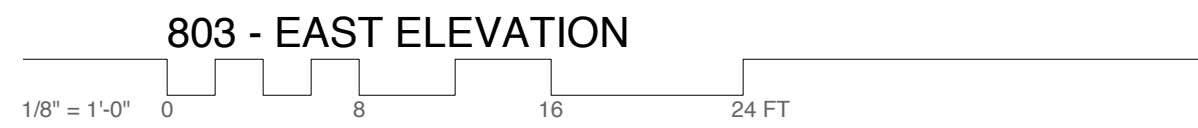
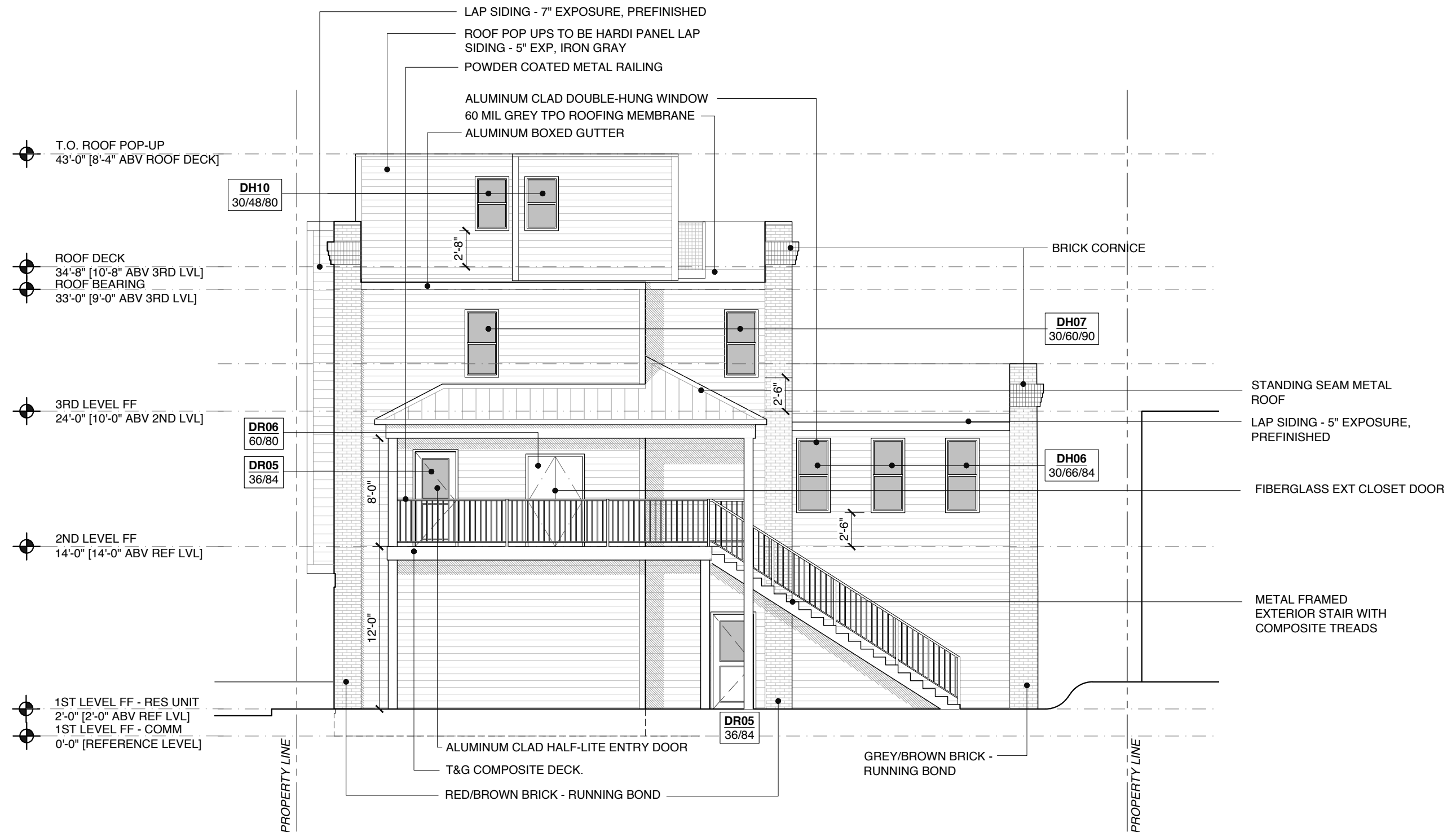
DR02 36/84 — DOOR NUMBER
 — DOOR WIDTH/DOOR HEIGHT

CW02 36/48/84 — TYPE & WINDOW NUMBER
 — ROUGH OPENING WIDTH/ HEIGHT/ HEAD HEIGHT

South Elevation 801/803



East Elevation - 803



KEY NOTES

DR02 36/84	DOOR NUMBER DOOR WIDTH/DOOR HEIGHT	CW02 36/48/84	TYPE & WINDOW NUMBER ROUGH OPENING WIDTH/ HEIGHT/ HEAD HEIGHT
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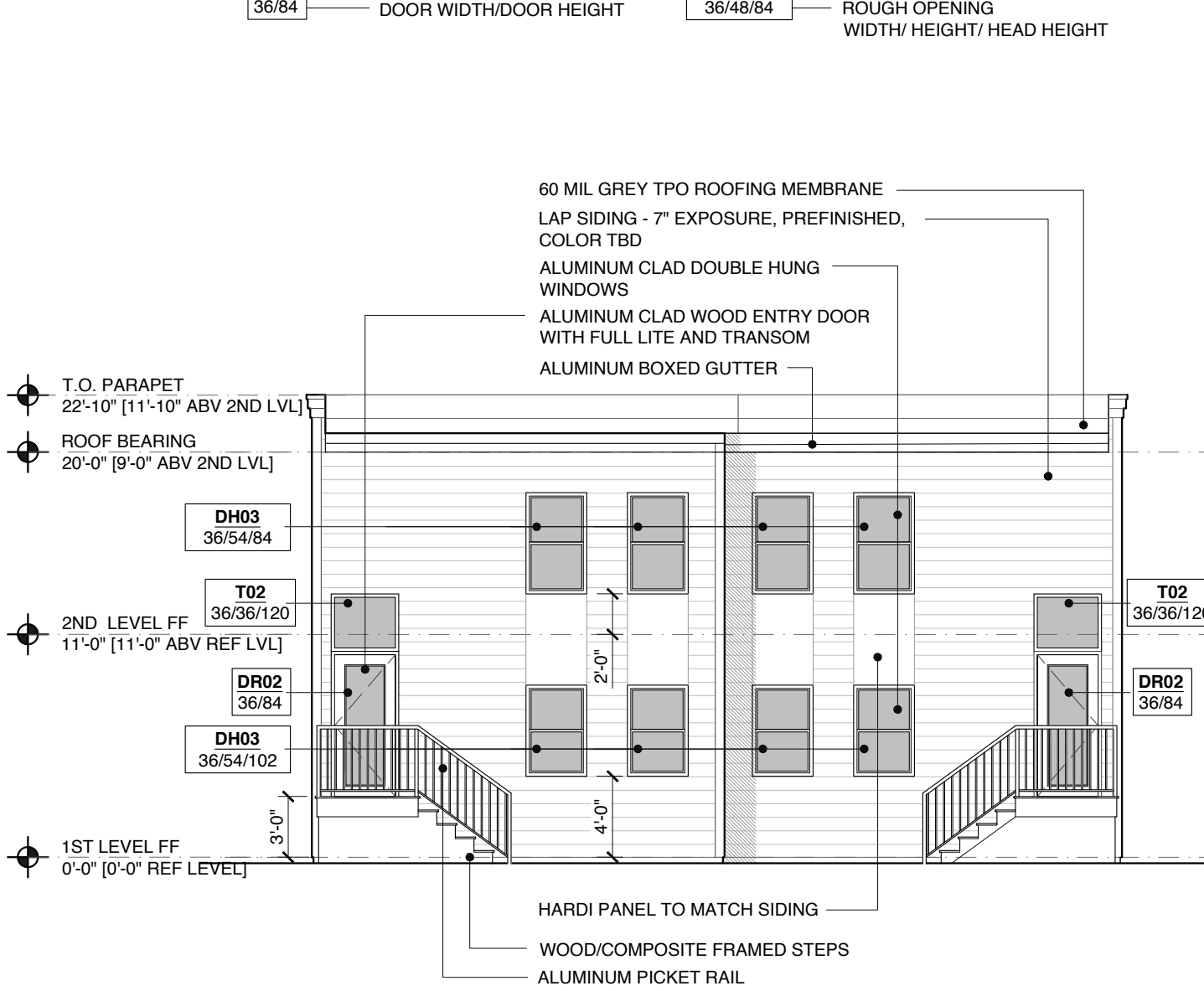


North Elevation 801/803

KEY NOTES

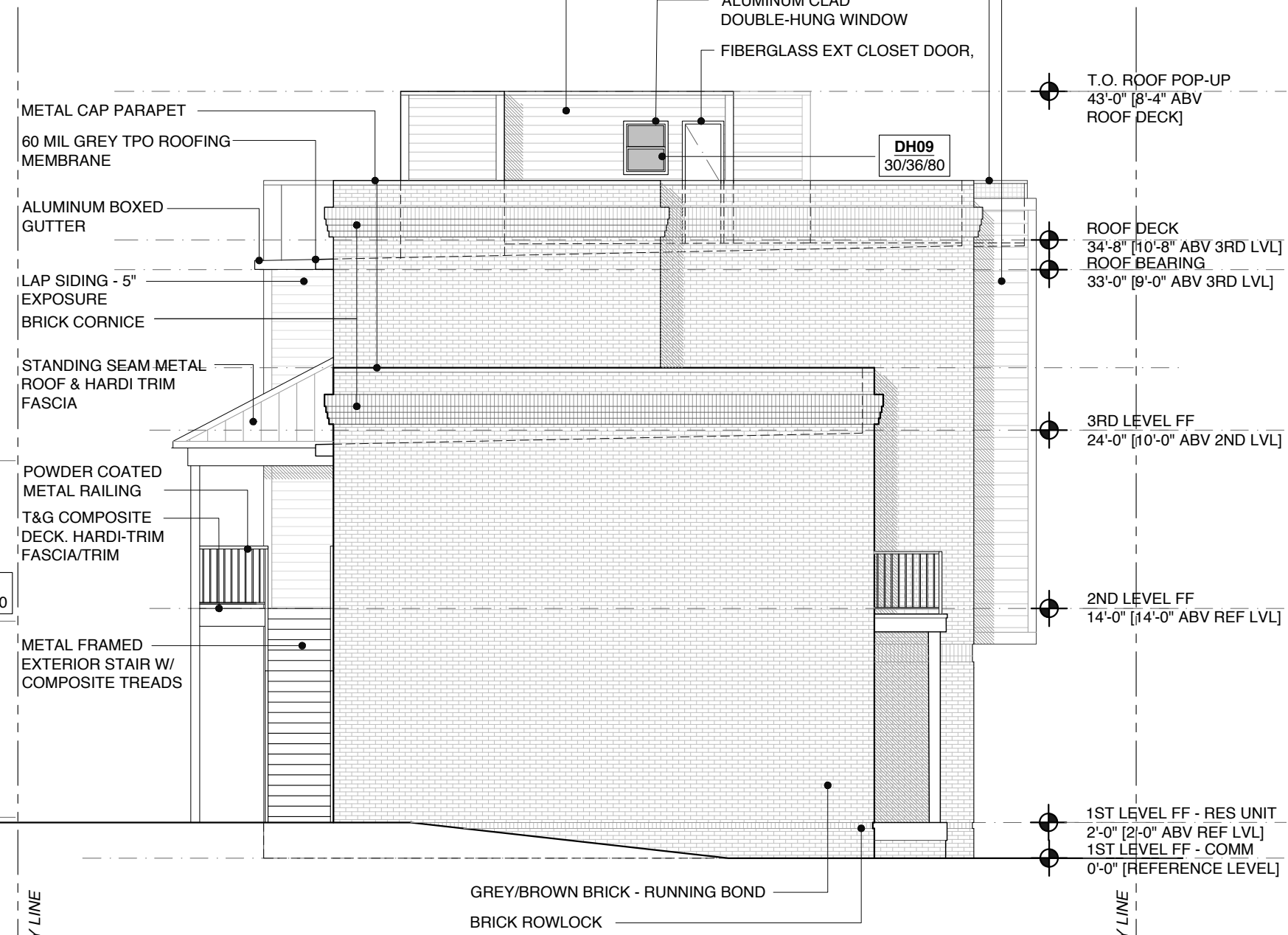
DR02 — DOOR NUMBER
36/84 — DOOR WIDTH/DOOR HEIGHT

CW02 — TYPE & WINDOW NUMBER
36/48/84 — ROUGH OPENING
WIDTH/ HEIGHT/ HEAD HEIGHT



803 - NORTH ELEVATION

1/8" = 1'-0" 0 8 16 24 FT



801 - NORTH ELEVATION

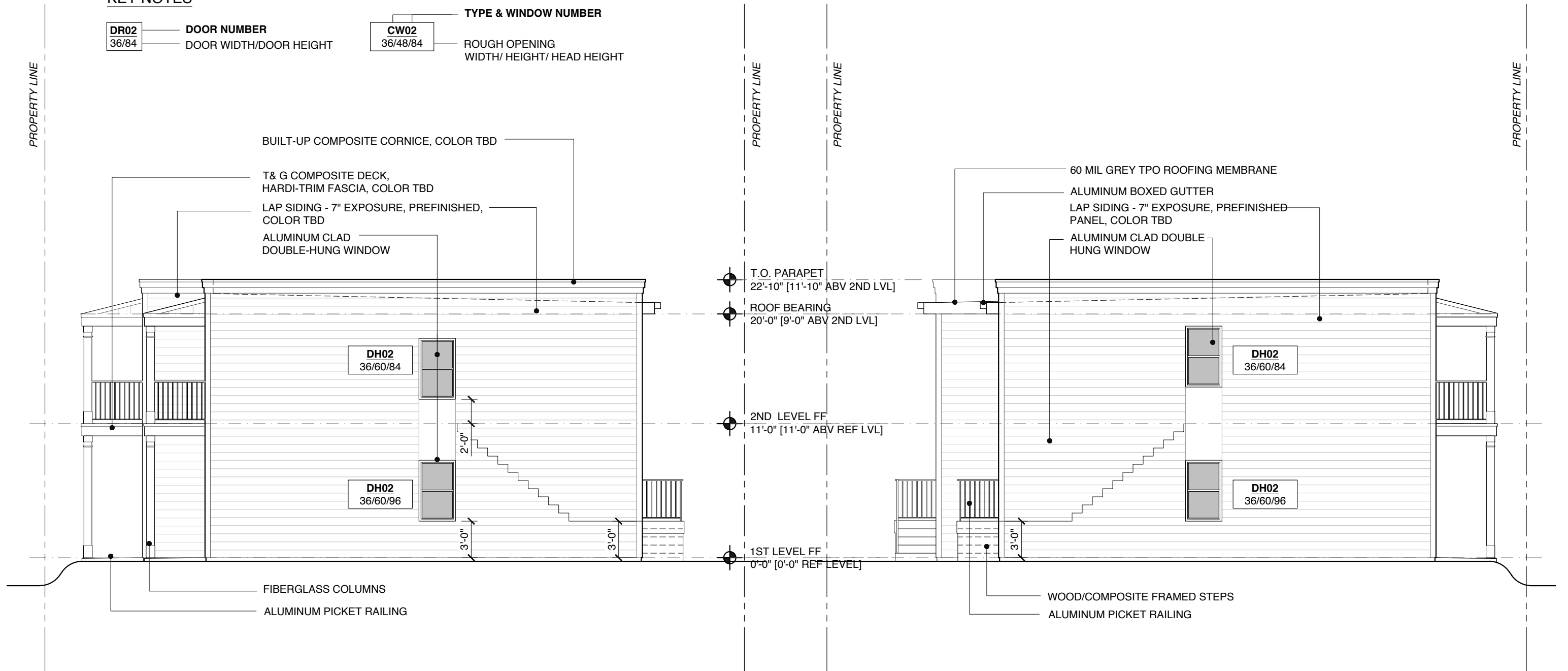
1/8" = 1'-0" 0 8 16 24 FT

East/West Elevation 801

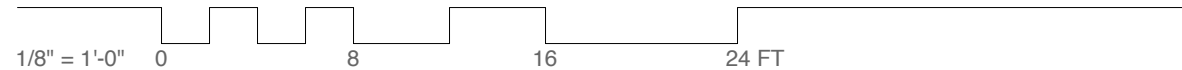
KEY NOTES

DR02 — DOOR NUMBER
36/84 — DOOR WIDTH/DOOR HEIGHT

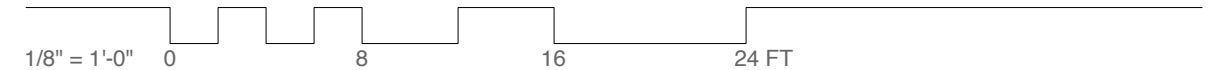
TYPE & WINDOW NUMBER
CW02 — ROUGH OPENING
36/48/84 — WIDTH/ HEIGHT/ HEAD HEIGHT



801 - EAST ELEVATION



801 - WEST ELEVATION





ARCHITECTURAL CONCEPT RENDERING - VIEW FROM CARRINGTON STREET



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM MOSBY STREET



ARCHITECTURAL CONCEPT RENDERING - AERIAL AT CORNER OF MOSBY & CARRINGTON



ARCHITECTURAL CONCEPT RENDERING - AERIAL AT PARKING SIDE OF PROPOSED DEVELOPMENT



ARCHITECTURAL CONCEPT RENDERING - CARRINGTON STREET ELEVATION

Red/Brown - Brick



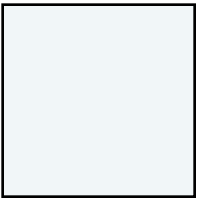
Standing Seam
Metal Roof:
color tbd



HardiePlank 7"
Exposure
Prefinished,
Model shows
Boothbay Blue, final
color TBD

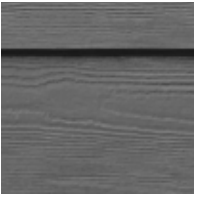


Hardi Trim:
color tbd



ARCHITECTURAL CONCEPT RENDERING - MOSBY STREET ELEVATION

HardiePlank 5"
Exposure,
Prefinished -
Night Gray



Powder Coated 2x2
Wire Mesh Railing



Grey/Brown - Brick



Dark Bronze
Anodized Aluminum





ARCHITECTURAL CONCEPT RENDERING - MOSBY STREET CONTEXT ELEVATION