



# 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: 801-803 Mosby St

DATE: 05-31-2019

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 for conceptual review 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 spaces and townhouse type apartment dwellings 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 parcel area is being confirmed as required to support the number of dwellings proposed.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Garrett Augustine

(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.**

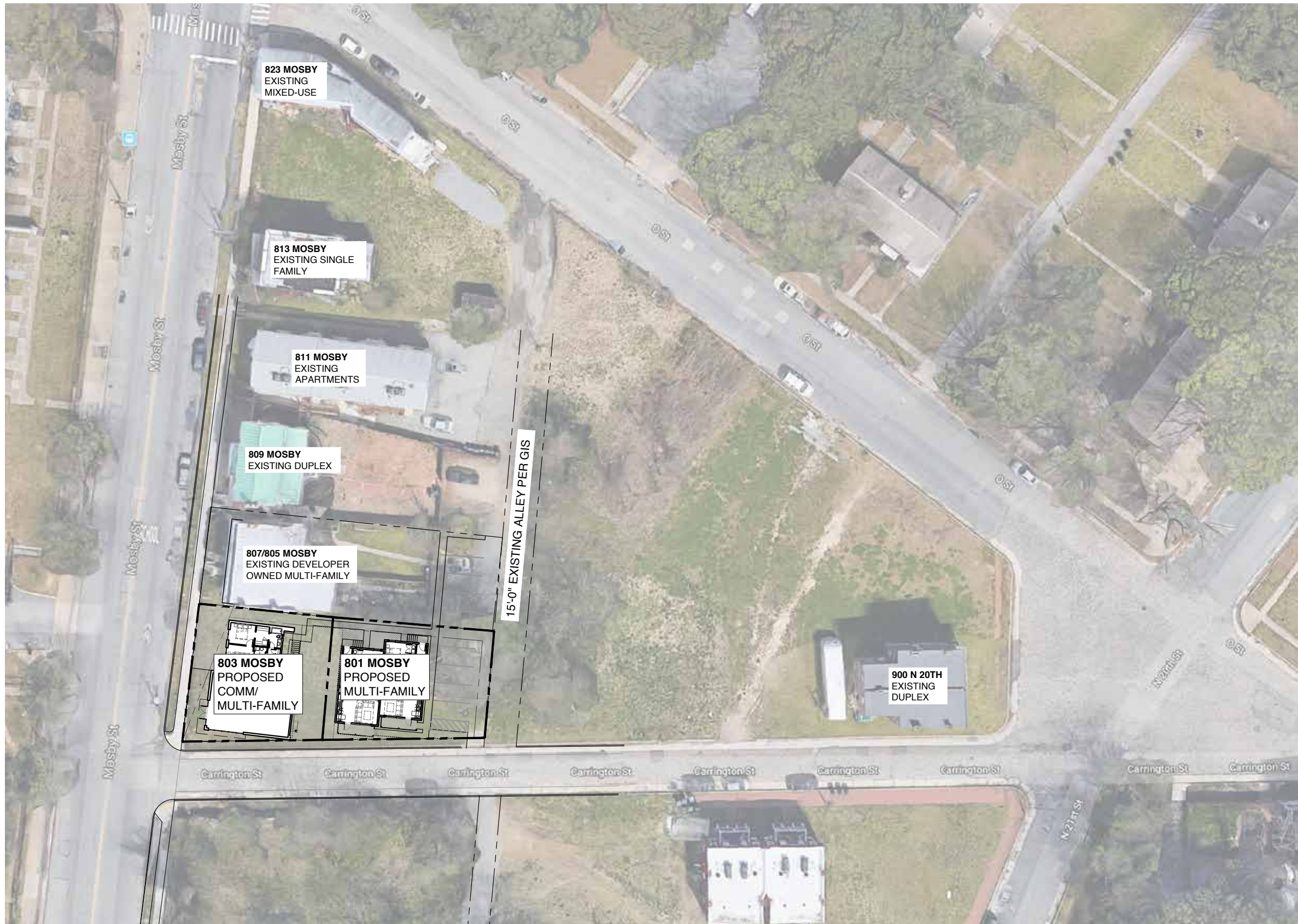
# Project Context

Commission for Architectural Review  
CONCEPT SUBMITTAL  
submitted: May 31, 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



## 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.

### 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

[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

clear anodized, prefinished metal panels and components

[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, hardi-trimmed edge beams running over the top of columns and T&G composite decking. Rails are proposed to be aluminum pickets.

#### 803 - JULIETTE BALCONY & ROOF DECKS

Second level townhouses each have a large sliding patio door opening up to a juliette balcony on the main street. Powder coated wire mesh inset in L2x2 frame comprise the juliette balconies as well as the railing at the roof pop ups.

### 3/ WINDOWS:

#### 801/803:

Windows are proposed to be aluminum clad double hung, sliding and awning in configurations shown in the building elevations. Storefront at commercial and along Mosby in the 1st floor residential unit to be dark bronze anodized for a consistent appearance throughout.

### 4/ EXTERIOR DOORS

#### 801:

Main entry and porch doors to be full-lite wood with aluminum clad frame.

#### 803:

Main entry doors for townhouse units to be full-lite wood 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.

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 (3) 2 bedroom/1.5 bath townhouses, each approximately 1,170 sqft. Each townhouse stair continues up to the roof with a small kitchenette and outdoor seating area/deck of 200 sqft.

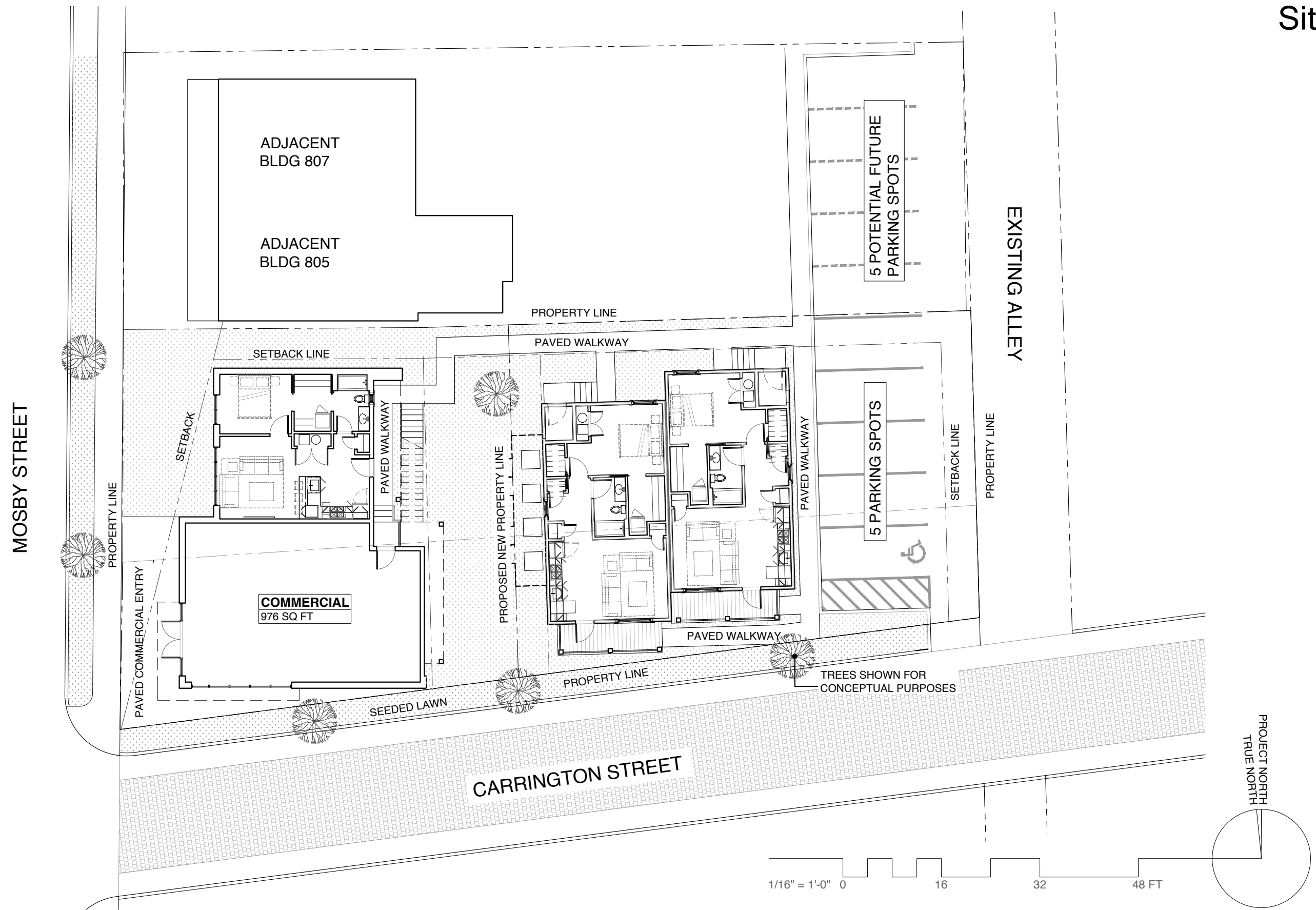
### 801 Mosby:

A single separated structure on the reconfigured parcels proposes (4) 1 bedroom/1 bath apartments at 643 sqft each and 85sqft of porch/deck.

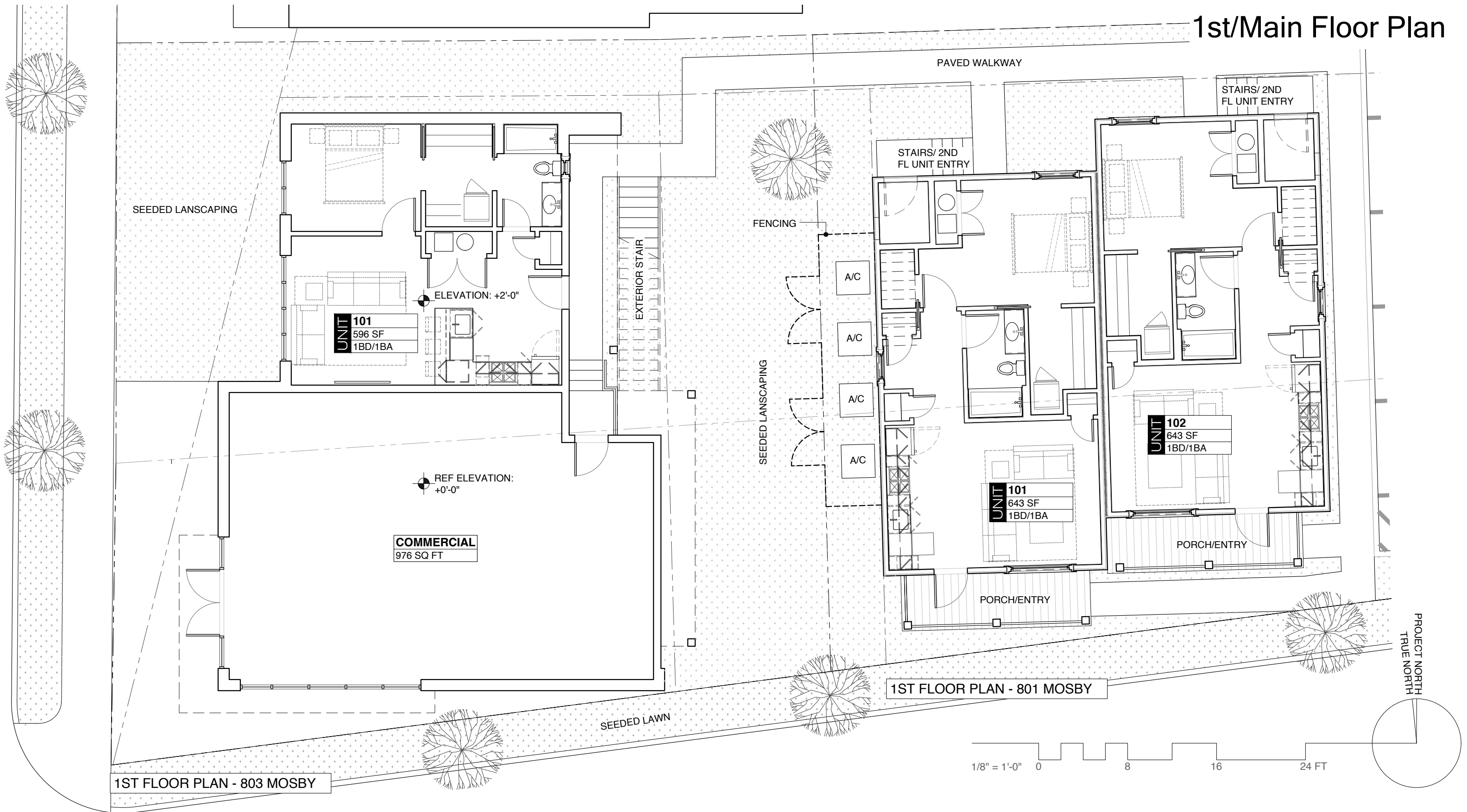
The project outlined in this proposal requires Special Use zoning consideration for reconfigured parcels.

# Project Overview and Description

# Site Plan



# 1st/Main Floor Plan

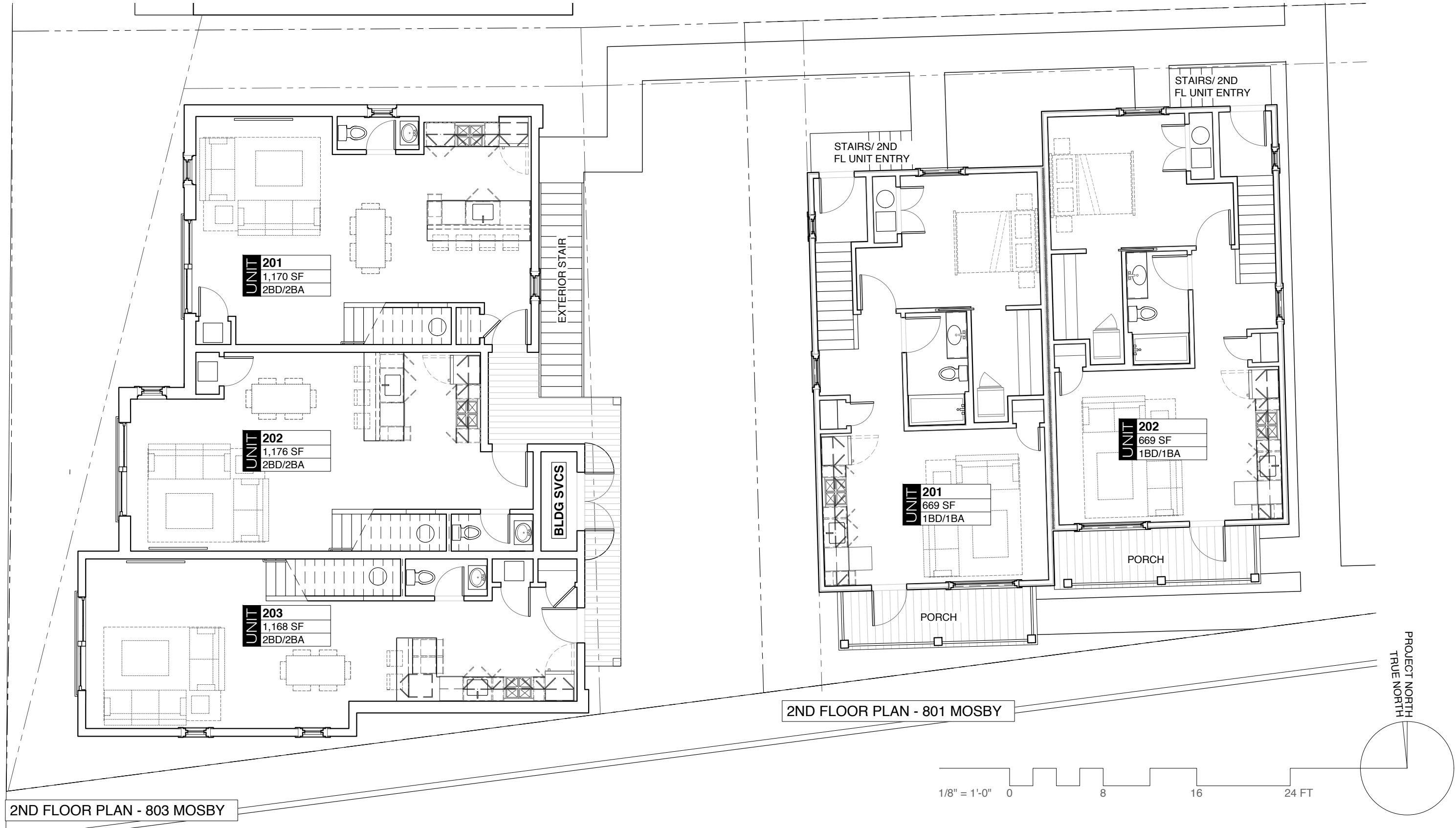


1ST FLOOR PLAN - 803 MOSBY

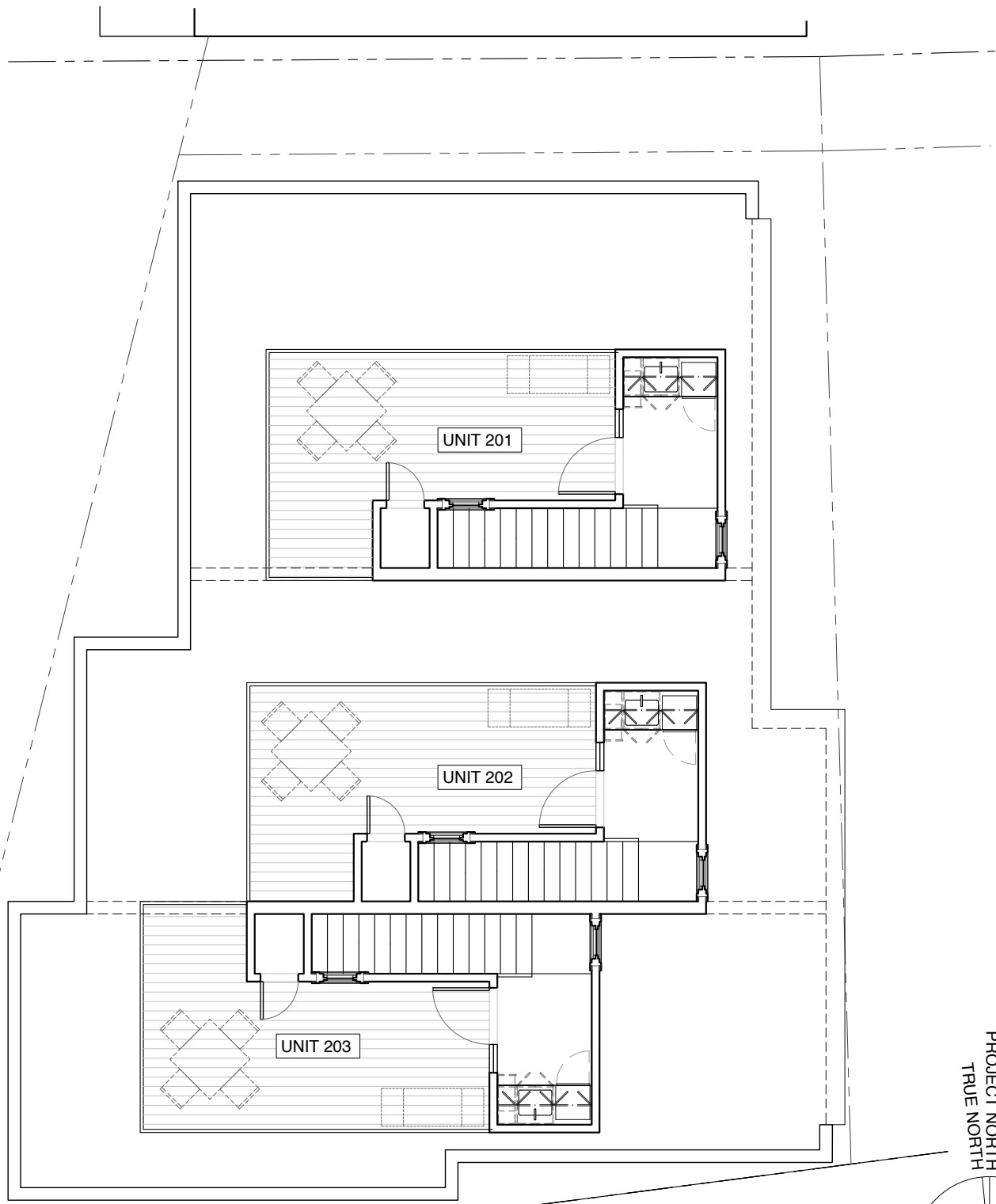
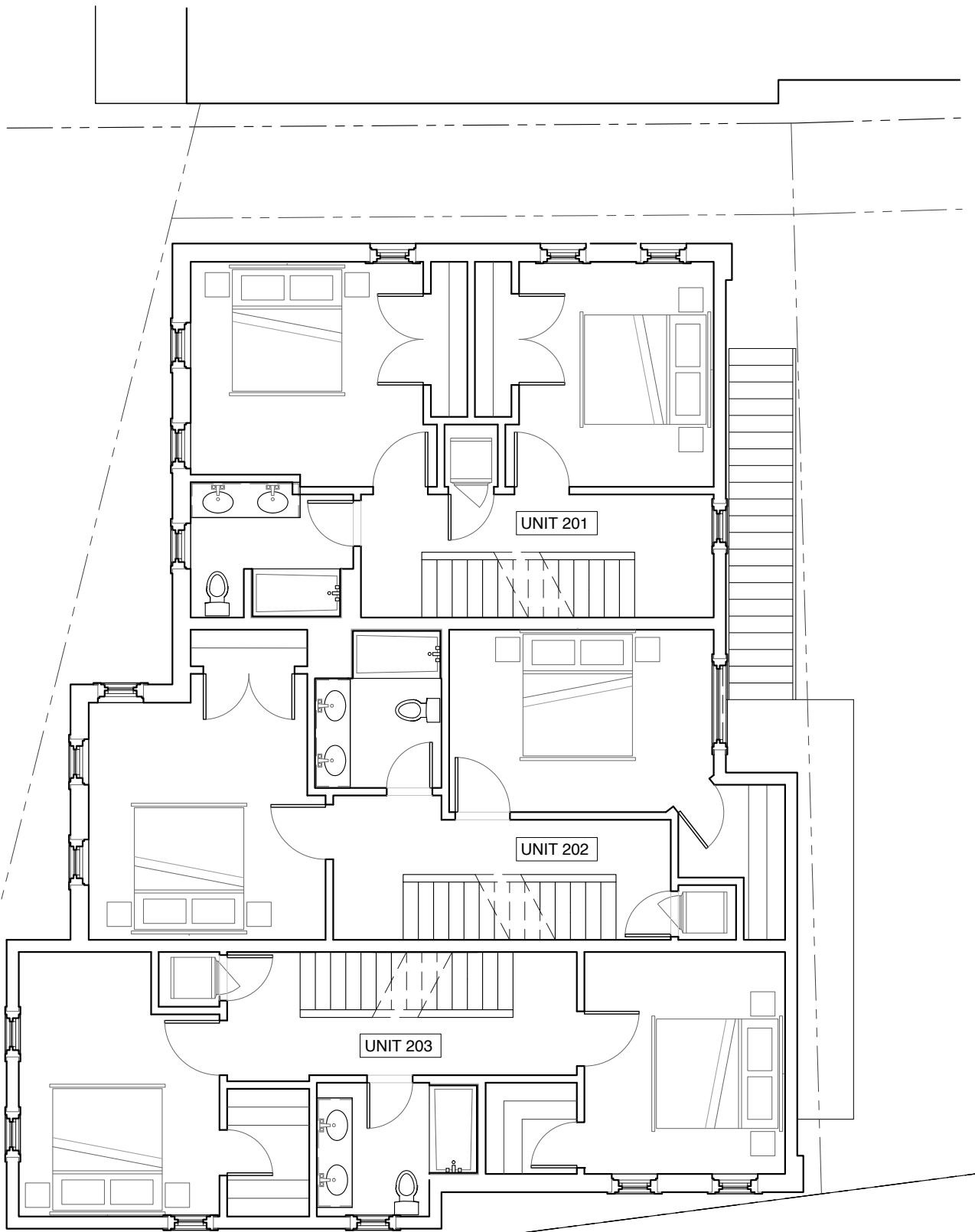
1ST FLOOR PLAN - 801 MOSBY



# 2nd Floor Plan



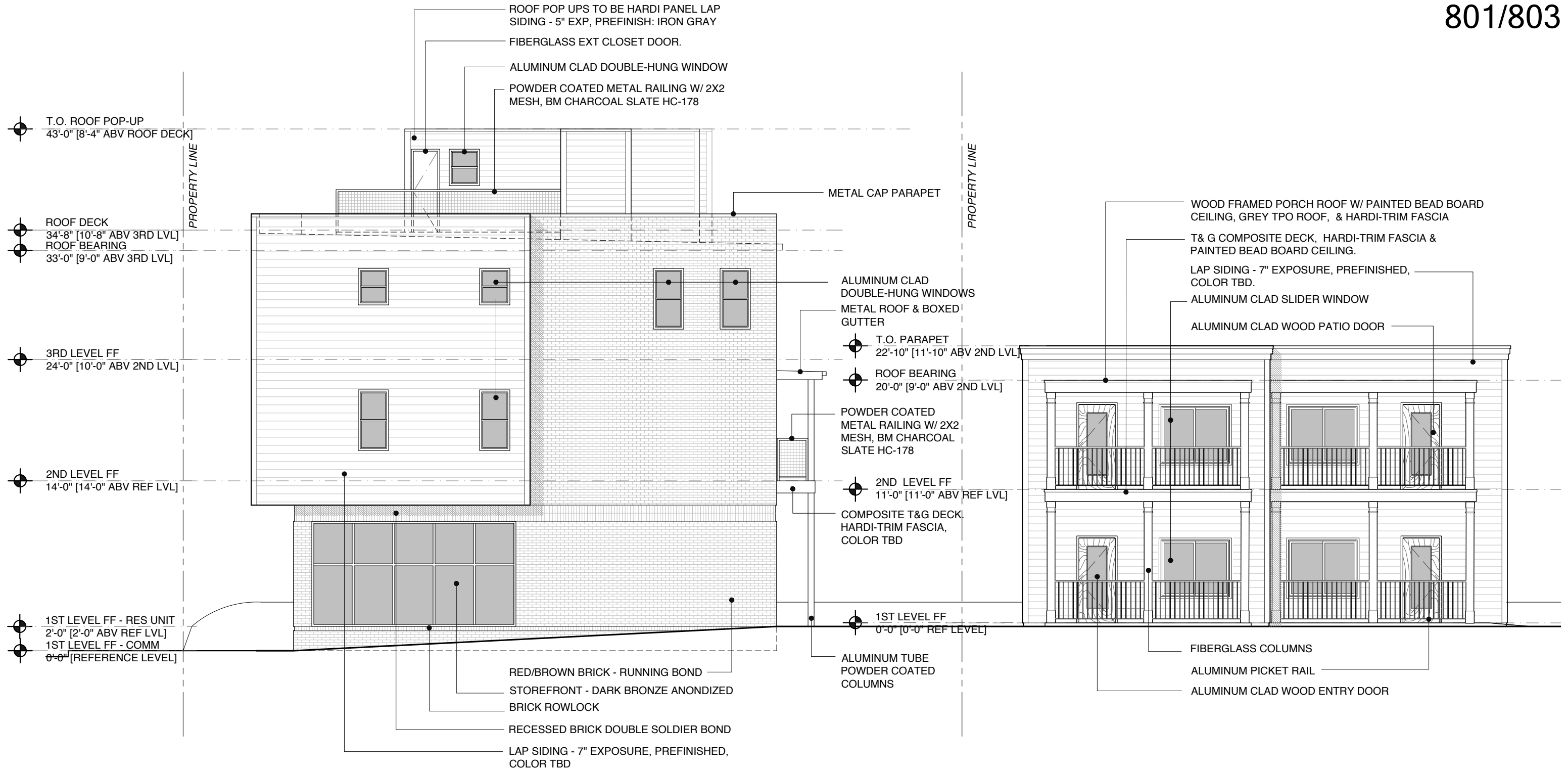
3rd/4th Floor Plan



PROJECT NORTH  
TRUE NORTH



# South Elevation 801/803



803 - SOUTH/CARRINGTON STREET ELEVATION

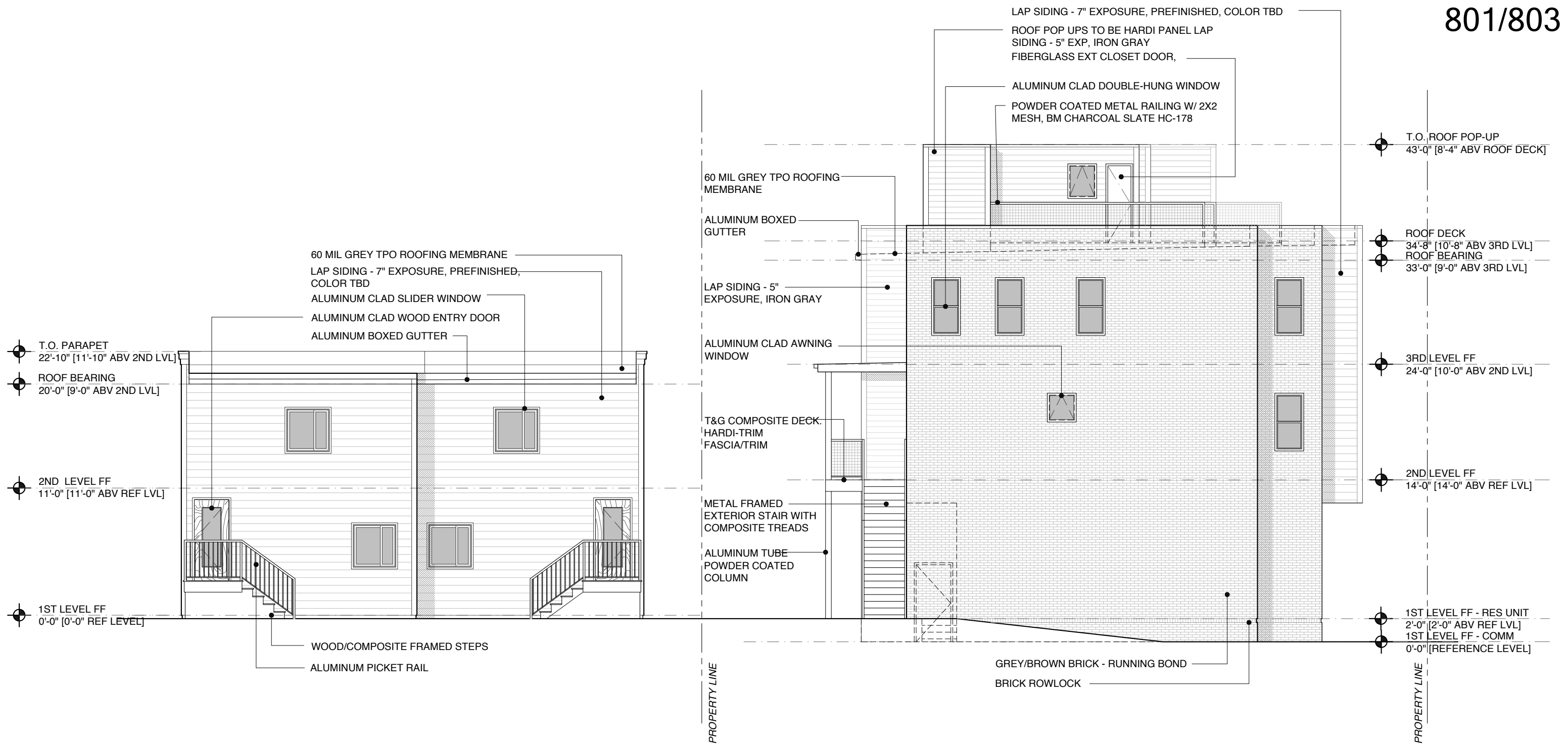
1/8" = 1'-0" 0 8 16 24 FT

801 - SOUTH/CARRINGTON STREET ELEVATION

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



# North Elevation 801/803



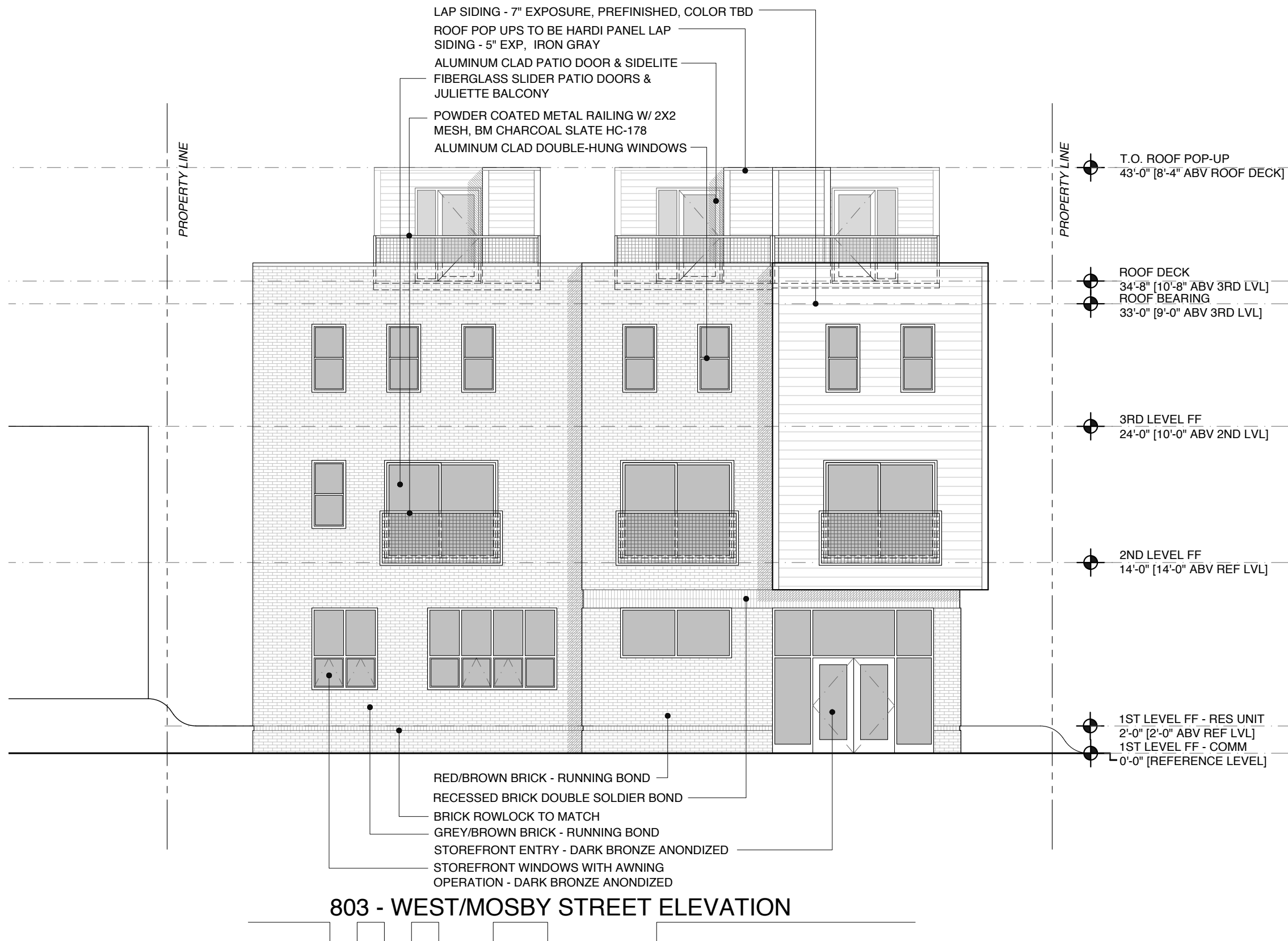
803 - NORTH ELEVATION



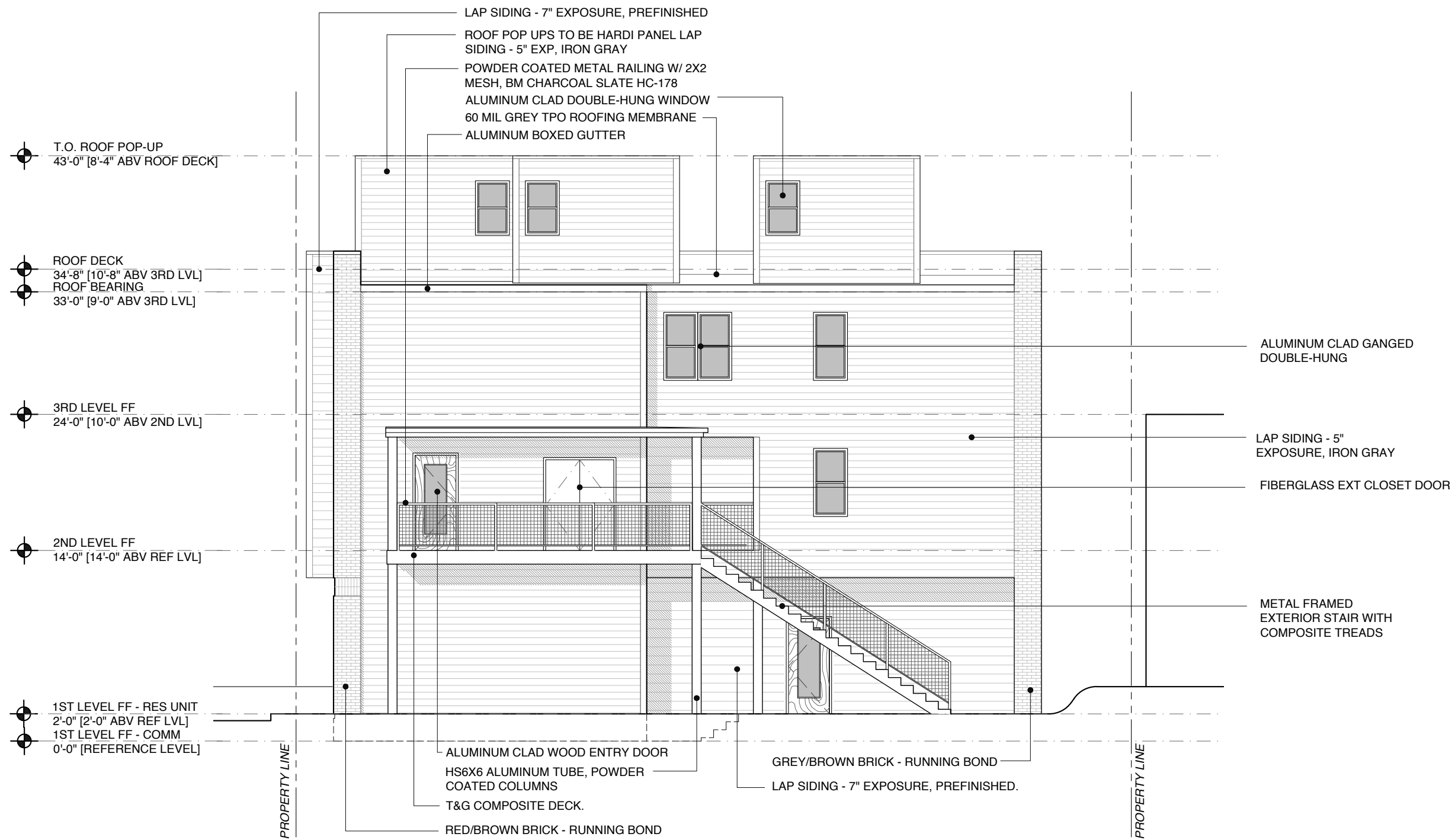
801 - NORTH ELEVATION



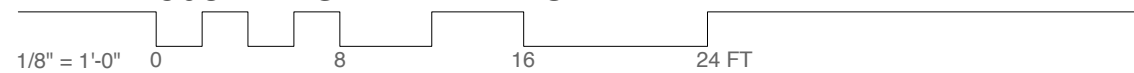
# West Elevation - 803



# East Elevation - 803

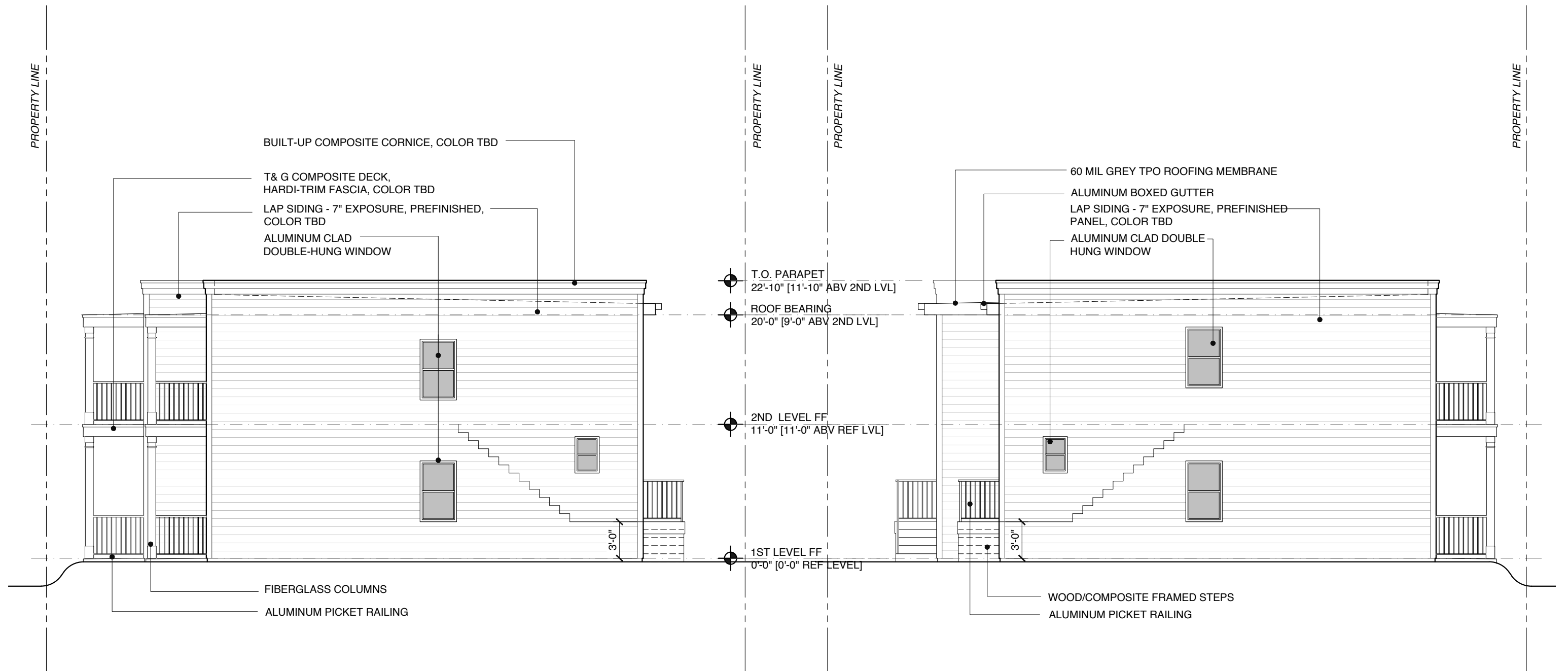


803 - EAST ELEVATION





# East/West Elevation 801





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



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



Hardi Trim:  
color tbd



Window Frames -  
Black



HardiePlank 5" Exposure,  
Prefinished -  
Iron Gray



Grey/Brown - Brick



Powder Coated 2x2  
Wire Mesh Railing



Dark Bronze  
Anodized Aluminum



ARCHITECTURAL CONCEPT RENDERING - MOSBY STREET ELEVATION