



RUSH RIVER COMMONS

ARB SUBMISSION

NOVEMBER 1, 2021

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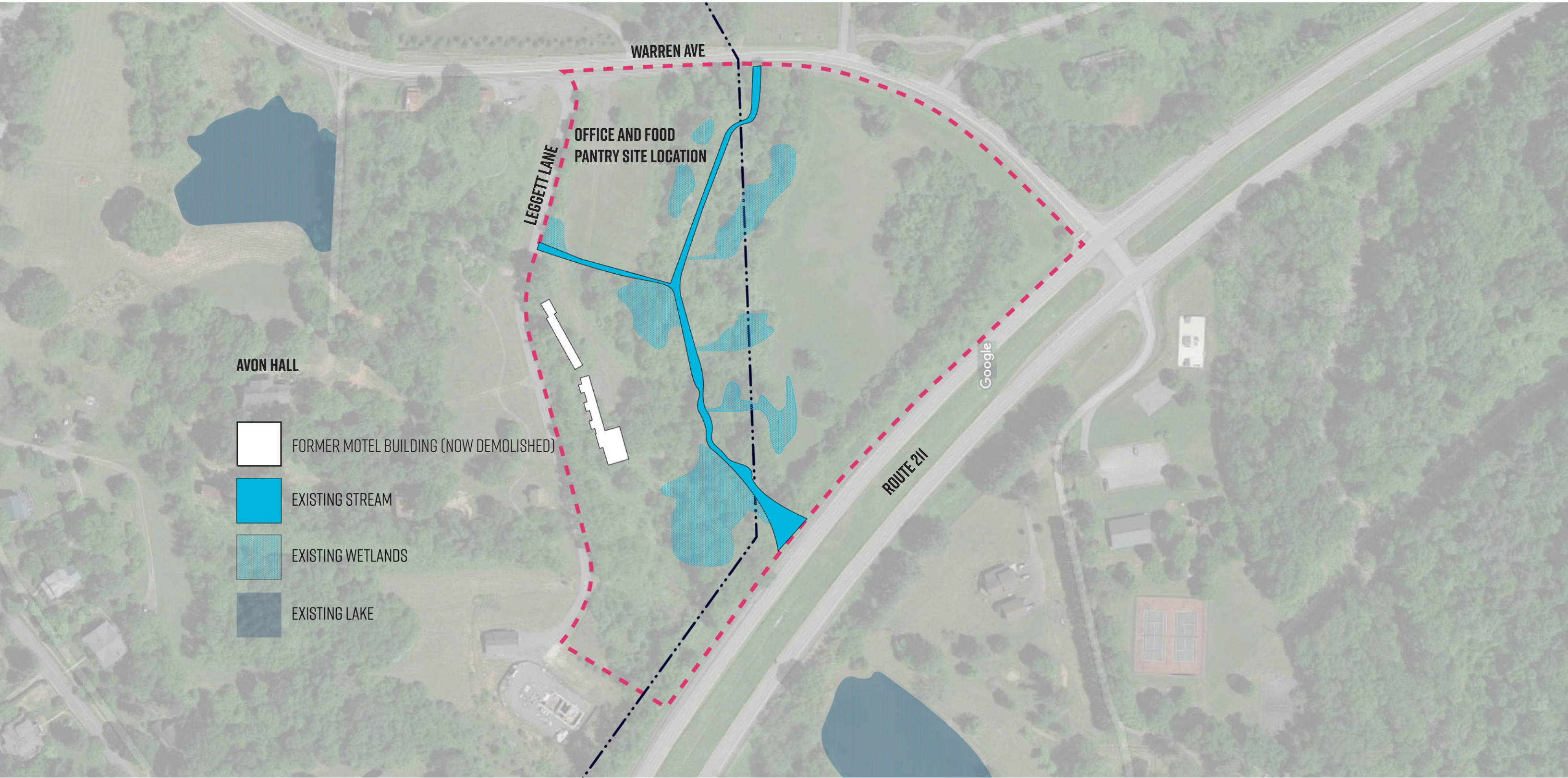
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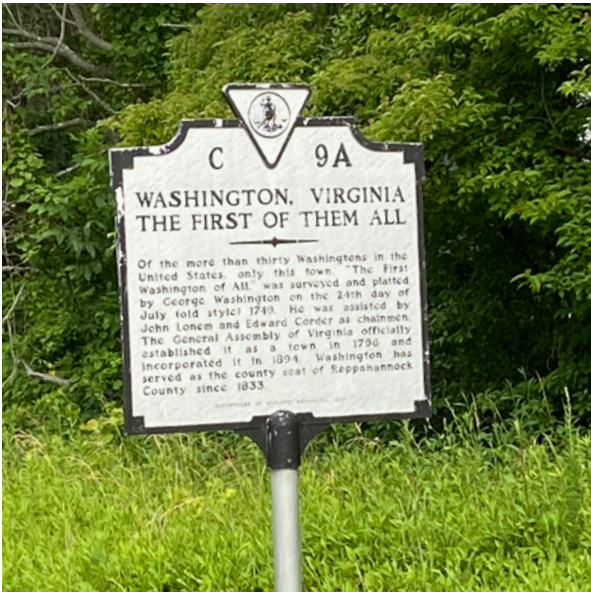
== **SITE LOCATION & CONTEXT** ==

EXISTING SITE

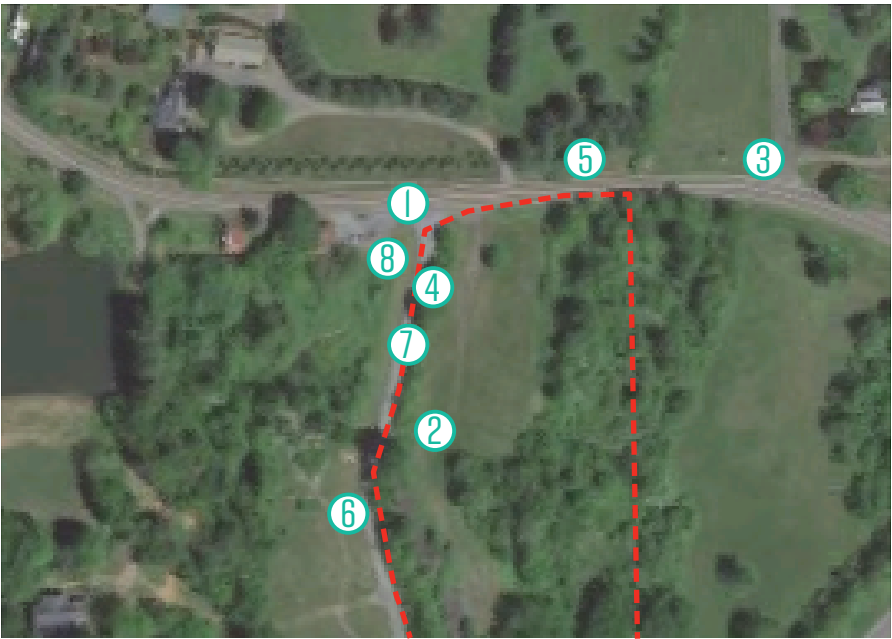




ARCHITECTURAL CONTEXT



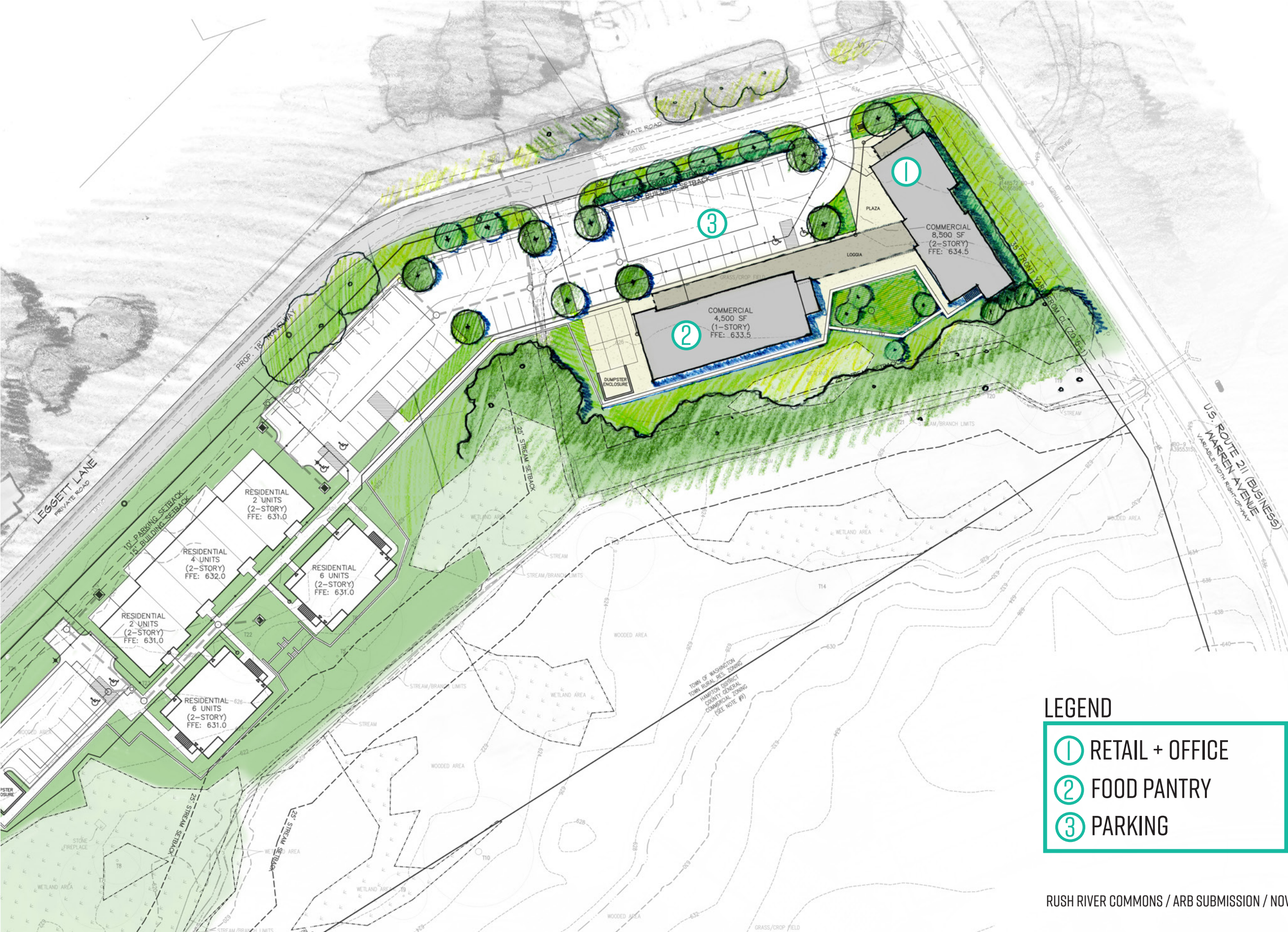
SITE PHOTOS



DESIGN APPROACH

SITE PLAN

SCALE: 1" = 30'-0"

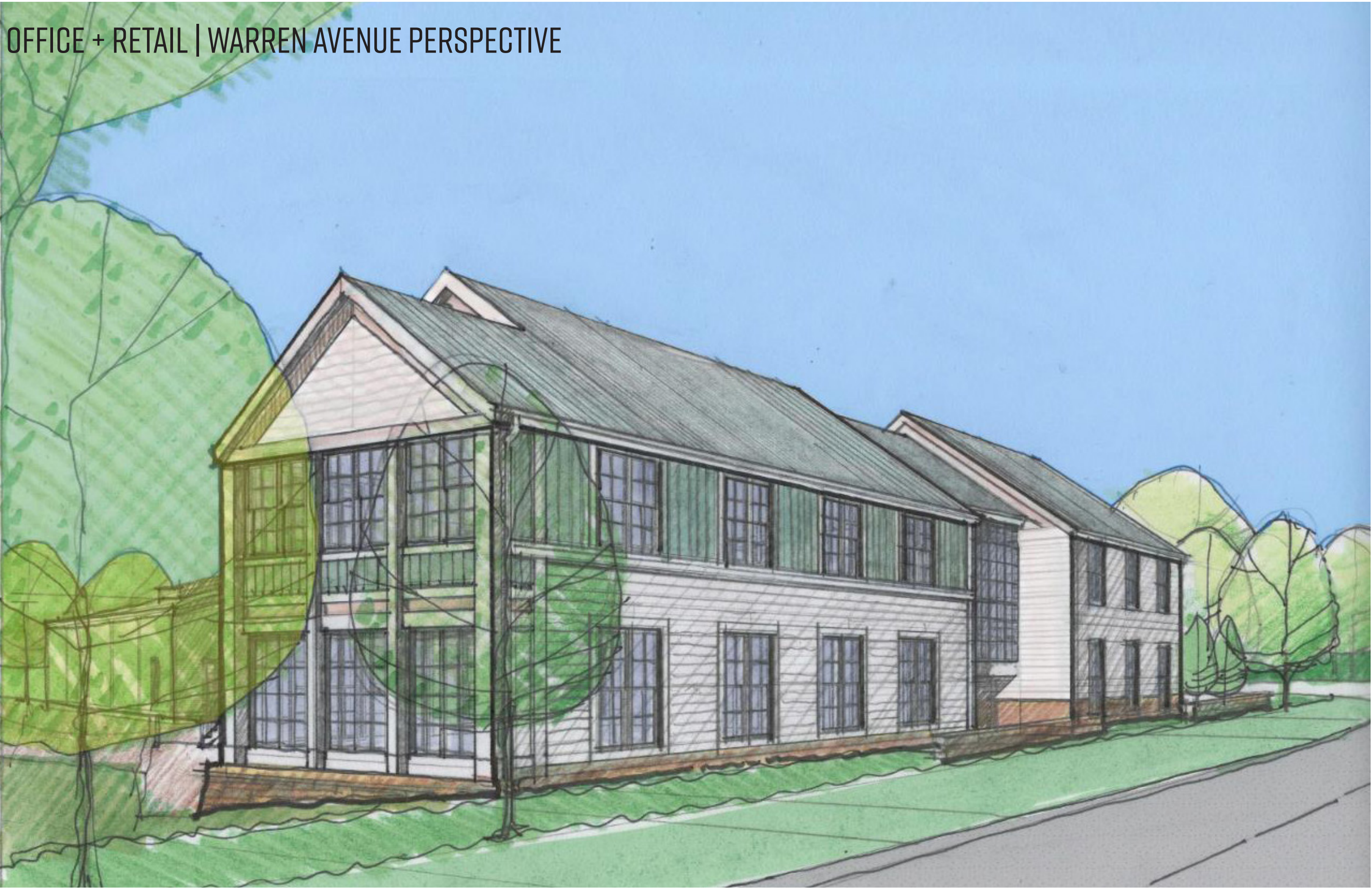


- LEGEND
- 1 RETAIL + OFFICE
 - 2 FOOD PANTRY
 - 3 PARKING

OFFICE + RETAIL | WARREN AVENUE PERSPECTIVE



OFFICE + RETAIL | WARREN AVENUE PERSPECTIVE

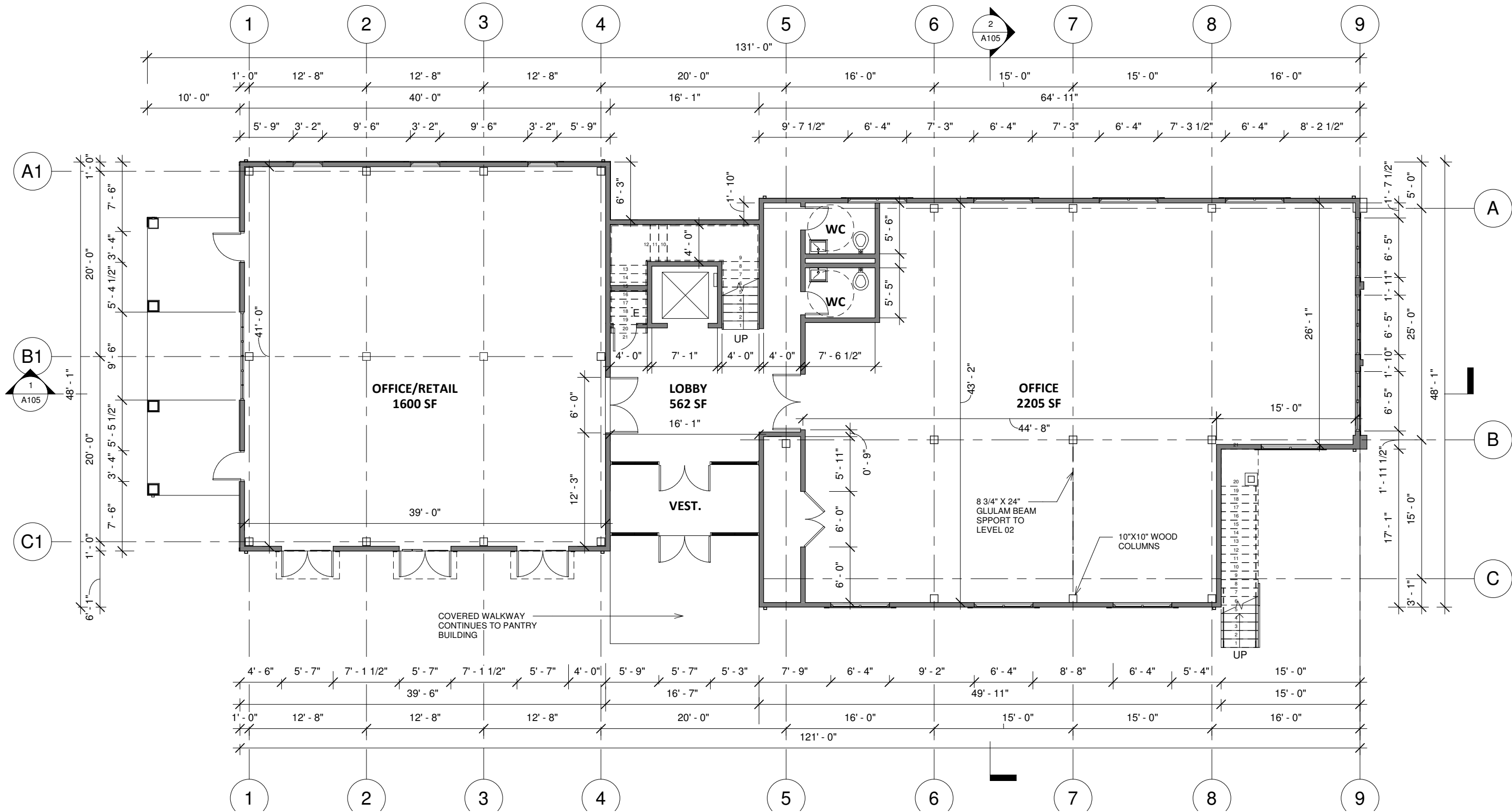


FOOD PANTRY | PERSPECTIVE

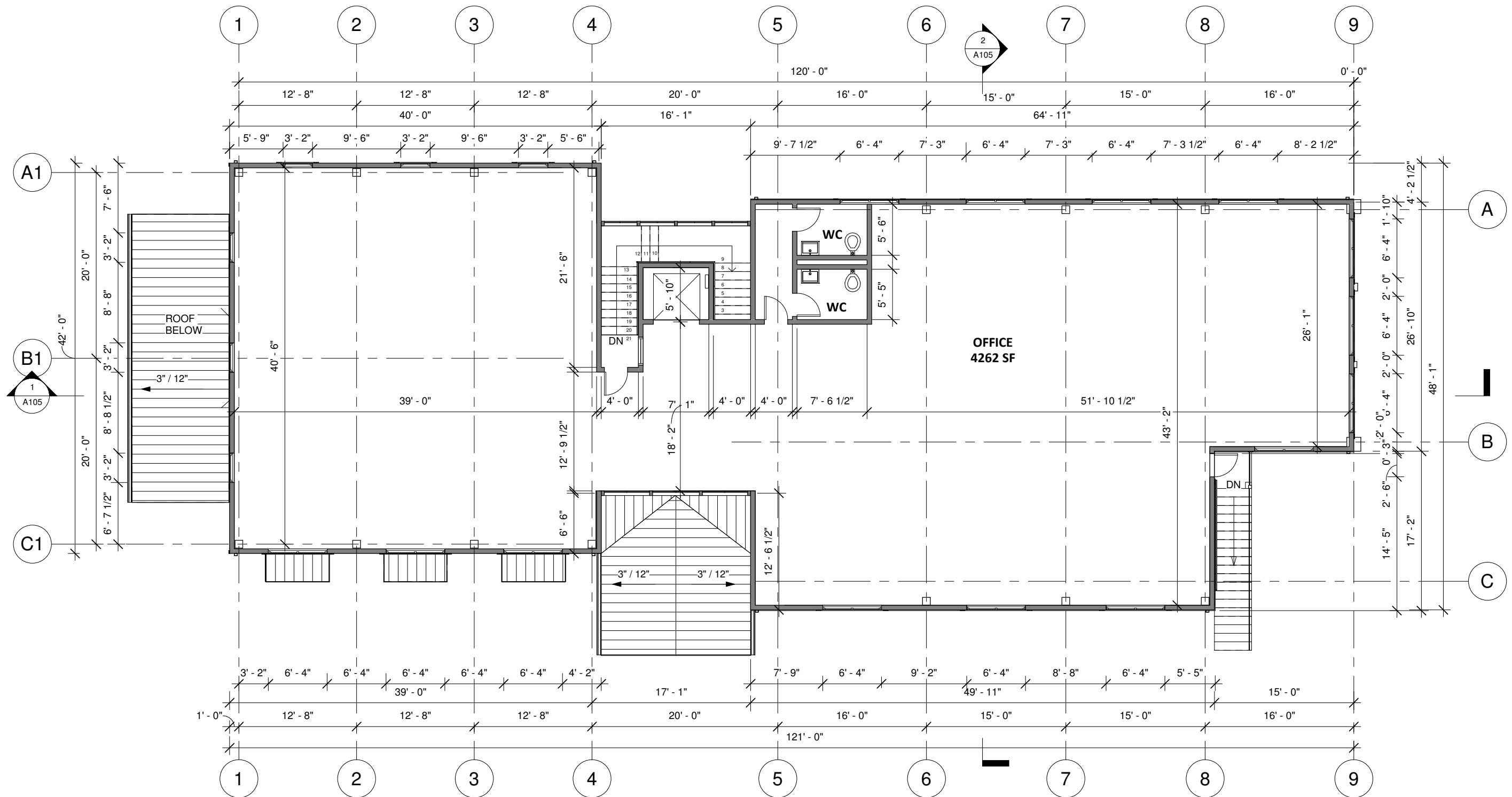


OFFICE + RETAIL | GROUND LEVEL PLAN

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



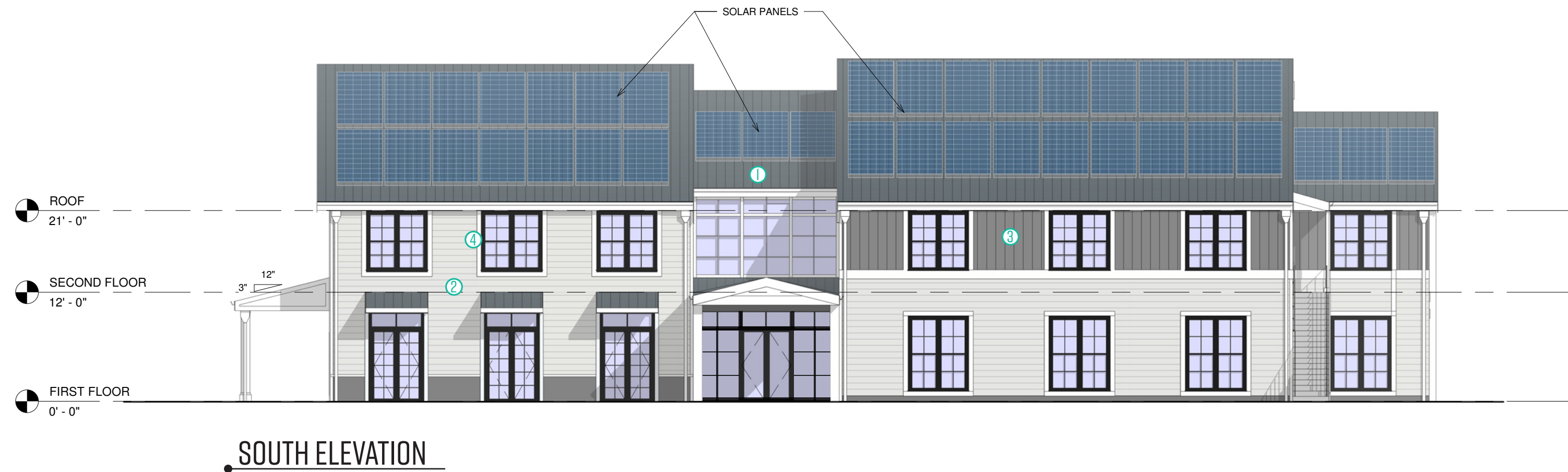
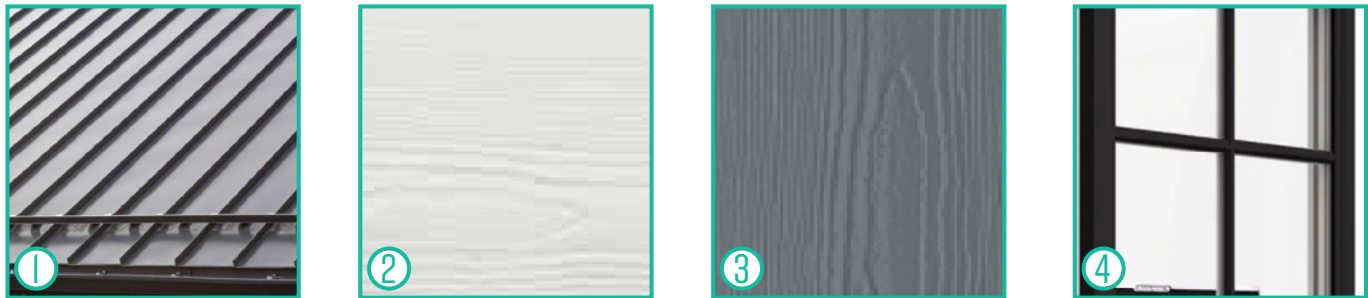
SCALE: 1/16" = 1'-0"



OFFICE + RETAIL | EXTERIOR ELEVATIONS

MATERIAL PALETTE

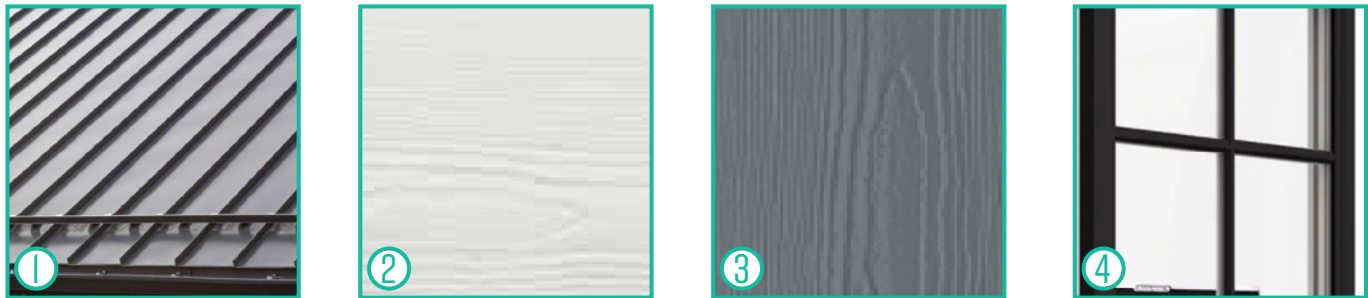
- ① ROOFING - STANDING SEAM METAL ROOFING, DARK GRAY/BLACK COLOR
- ② SIDING (HORIZONTAL ORIENTATION) - CEMENT BOARD SIDING, WHITE/LIGHT GRAY COLOR
- ③ SIDING (VERTICAL ORIENTATION) - CEMENT BOARD SIDING, BLUE/GRAY COLOR
- ④ WINDOWS - BLACK FRAME WITH LOW-E COATED GLAZING



OFFICE + RETAIL | EXTERIOR ELEVATIONS

MATERIAL PALETTE

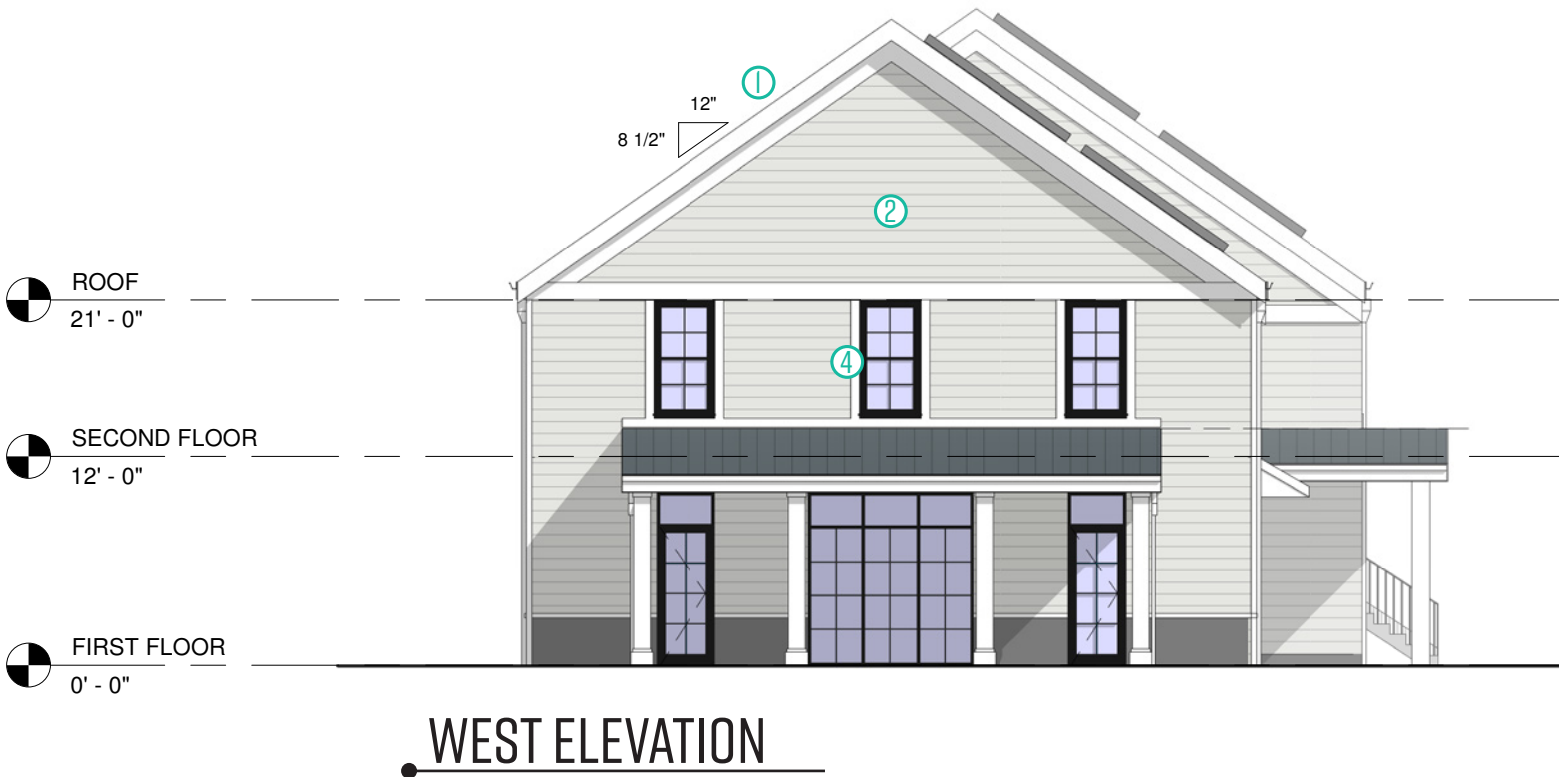
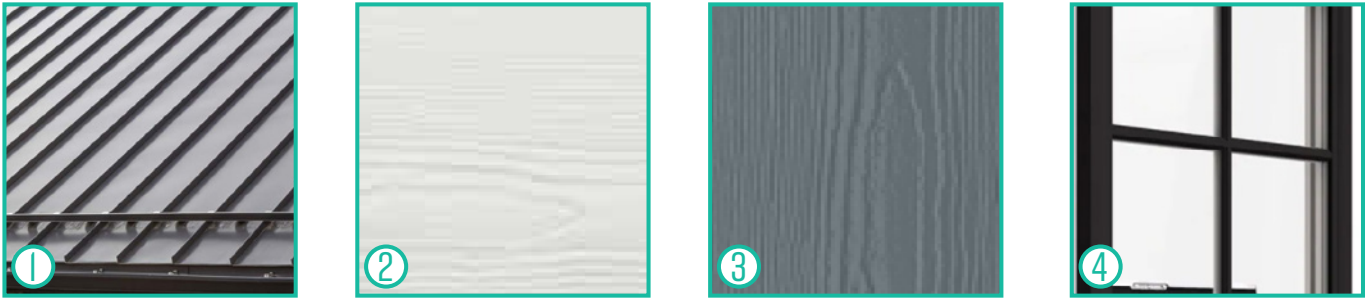
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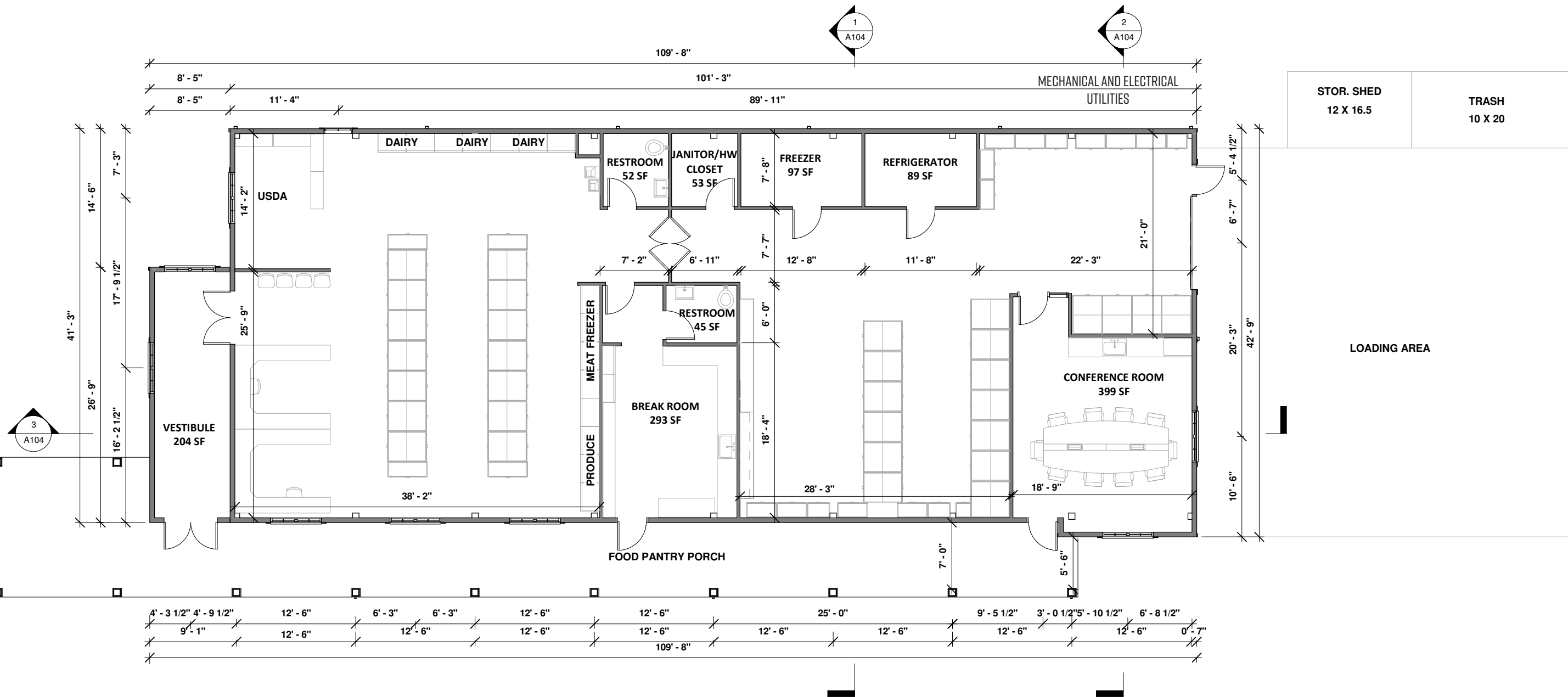
OFFICE + RETAIL | EXTERIOR ELEVATIONS

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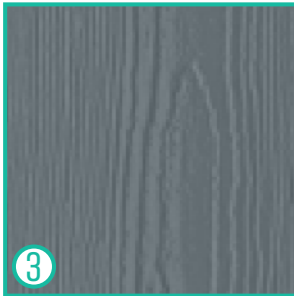


FOOD PANTRY | EXTERIOR ELEVATIONS

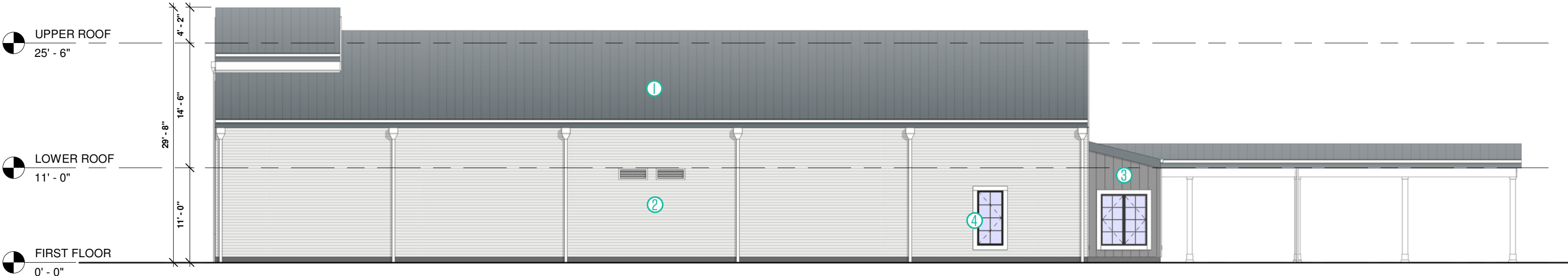
SCALE: 1/16" = 1'-0"

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WEST ELEVATION



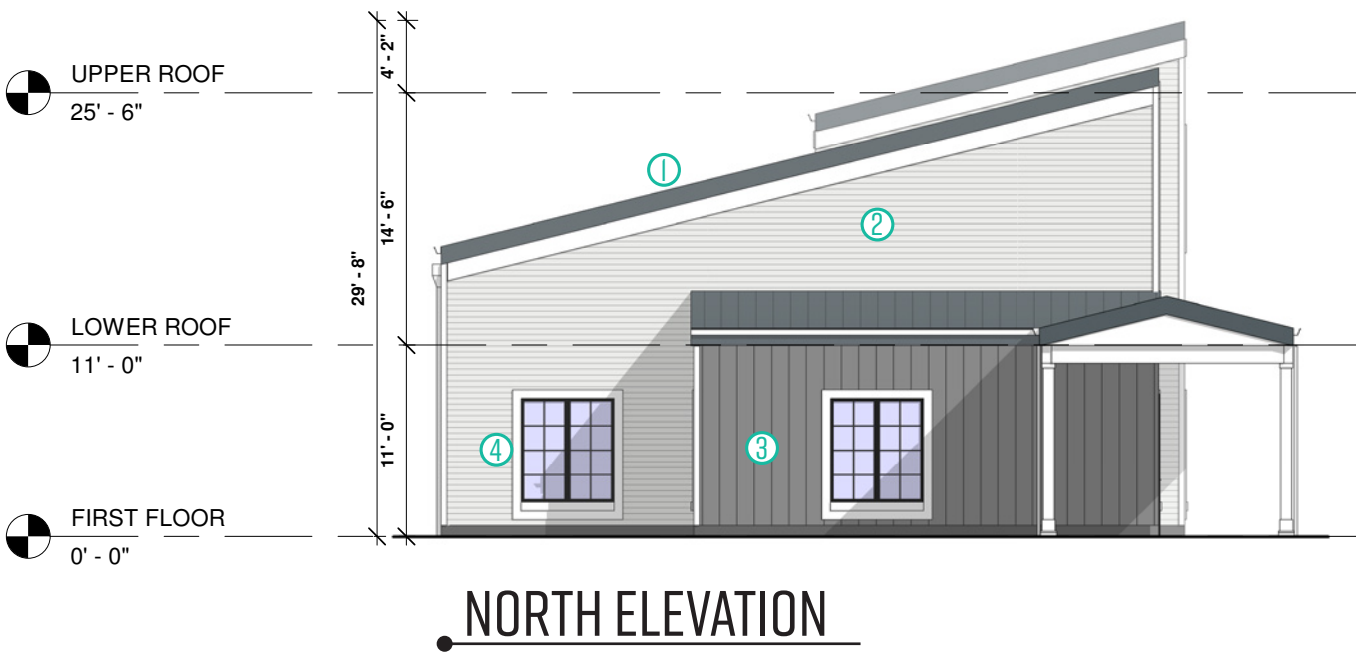
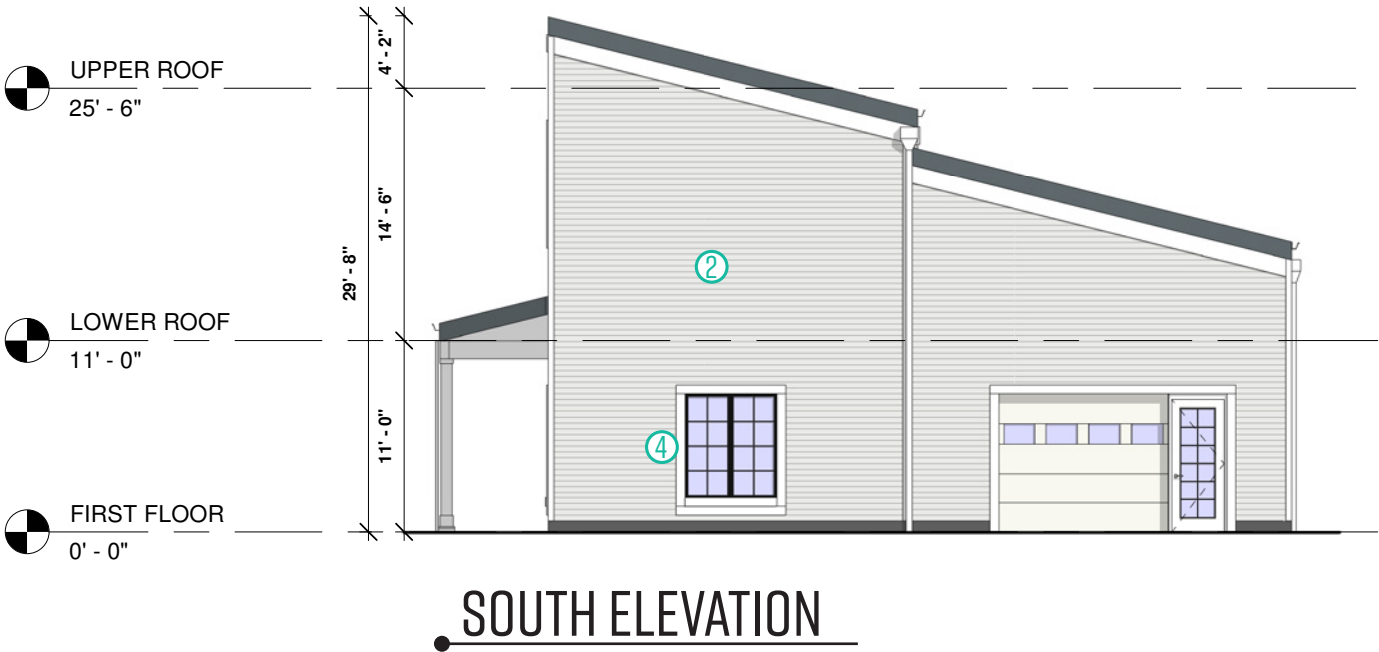
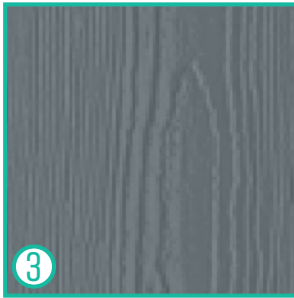
EAST ELEVATION

FOOD PANTRY | EXTERIOR ELEVATIONS

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

MATERIAL PALETTE

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DESIGN CHARACTERISTICS

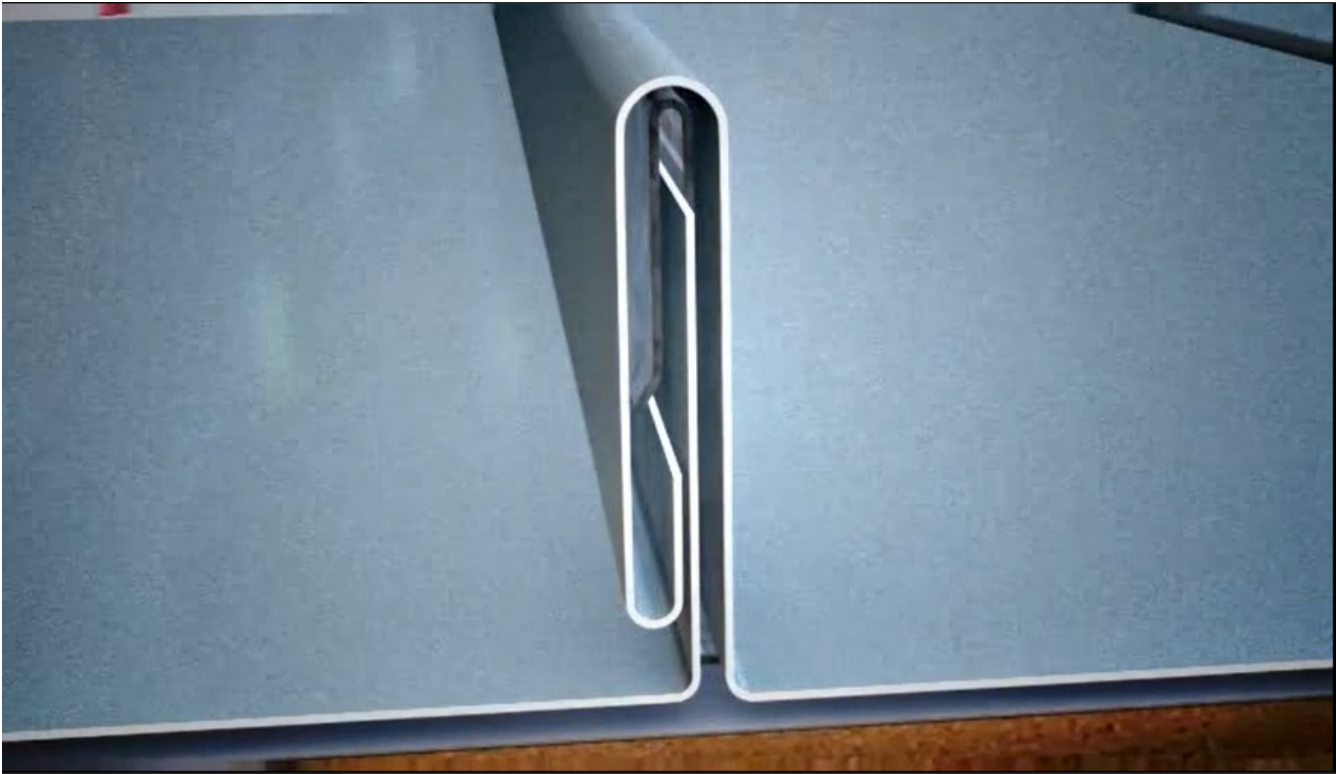
ROOFING CHARACTERISTICS

IMAGE FROM THE HISTORIC DESIGN GUIDELINES



ROOFING CHARACTERISTICS

PermaColor 3500—Full Strength 70% Kynar 500®/Hylar 5000®



WINDOW & TRIM CHARACTERISTICS

EXCERPT FROM THE HISTORIC DESIGN GUIDELINES

The Middle Street Gallery Building dates to circa 1740.

A wider rake board at the ridge tapers to the eave

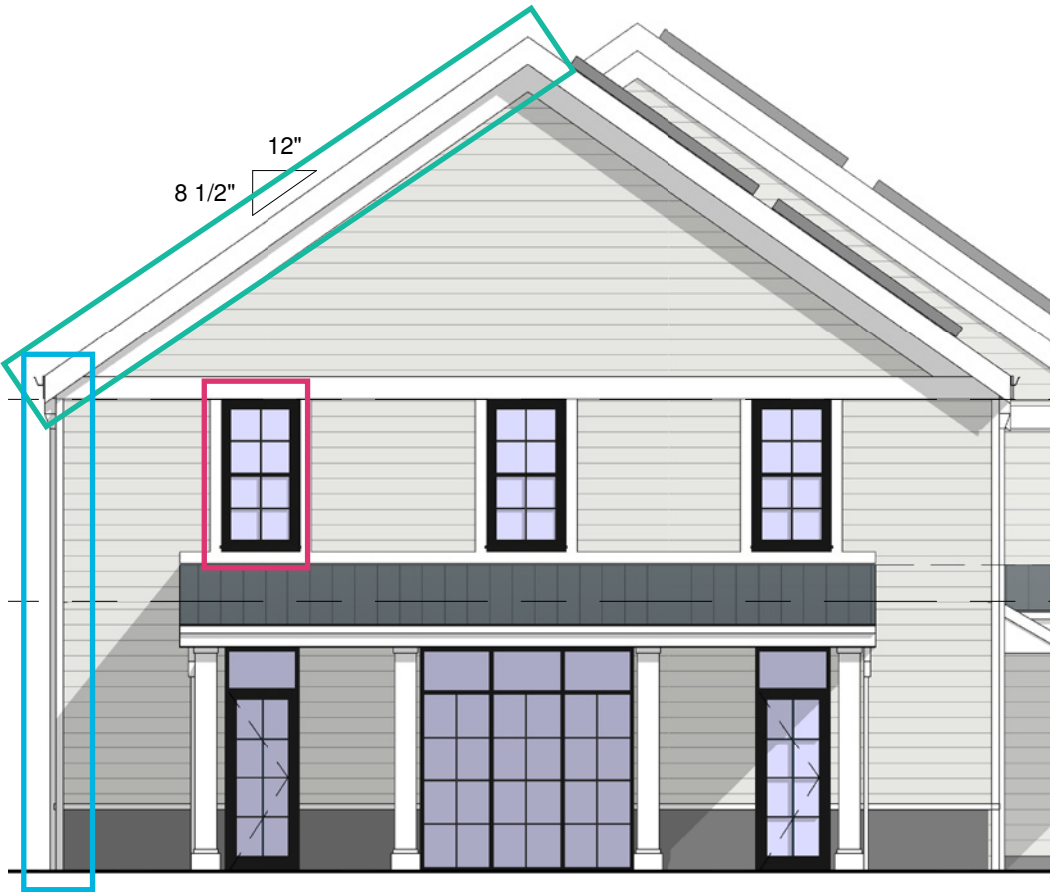
A four-over-four, double-hung-sash, wood gable window

Wooden boxed cornice

Six-over-nine, double-hung-sash, wood window

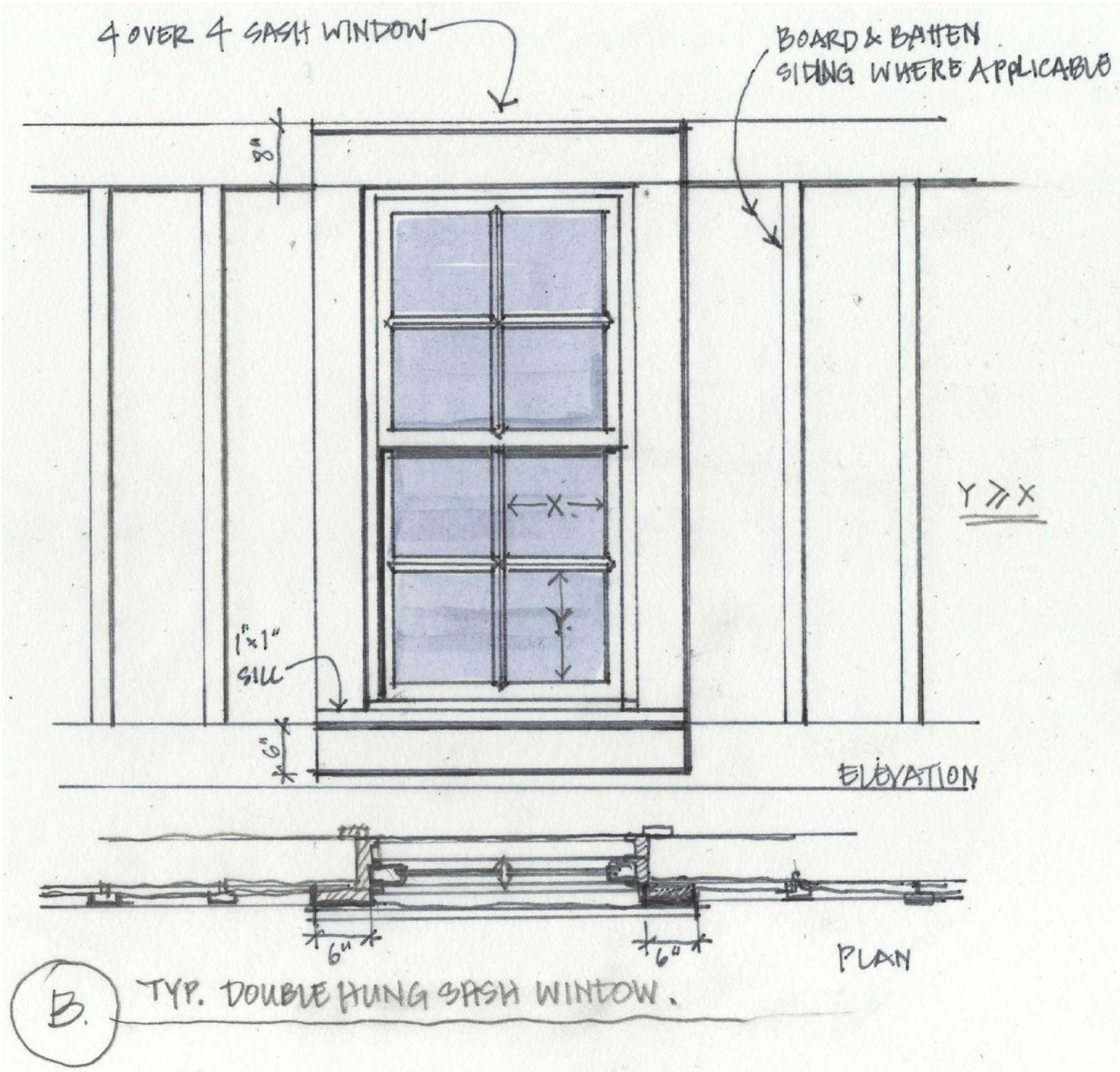
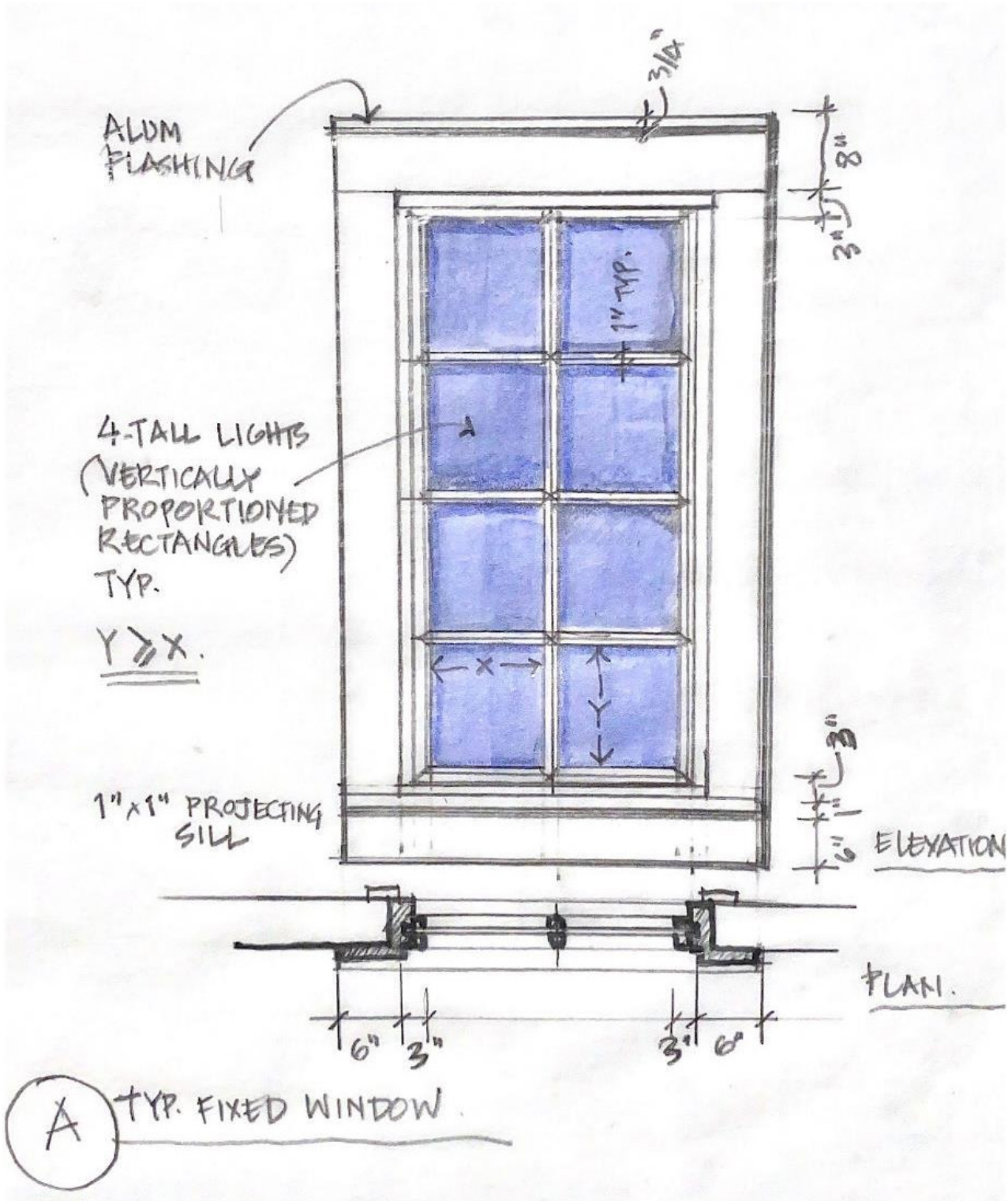
A flat-paneled door is behind a raised-panel wooden storm door with a single light above.

A corner board finishes the corners of this weatherboarded-frame, vernacular store.



WINDOW CHARACTERISTICS

PROPOSED WINDOW FENESTRATION AND WINDOW TRIM DETAILS



WINDOW CHARACTERISTICS



4 OVER 4 DIVIDED LITE WINDOW PATTERN



AUTHENTIC DIVIDED LITE (ADL)



ALTERNATE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDL)

SIDING & CLADDING CHARACTERISTICS



HORIZONTAL SIDING CHARACTERISTICS

MATERIAL COLOR

Plank, Panel, Shingle and Batten Color Offering



MATERIAL DIMENSION

HardiePlank®

Thickness 5/16 in
Length 12 ft planks



SELECT CEDARMILL® & SMOOTH

Width 8.25 in
Exposure 7 in
ColorPlus 210
Pcs./Pallet



MATERIAL LOCATION

VERTICAL BATTEN SIDING CHARACTERISTICS

BATTEN COLOR OPTIONS

Plank, Panel, Shingle and Batten Color Offering



MATERIAL DIMENSIONS

HardiePanel[®]

Thickness 5/16 in



SELECT CEDARMILL[®] & SMOOTH

Size 4 ft x 10 ft
ColorPlus 50
Pcs./Pallet



MATERIAL LOCATION

PORCH CHARACTERISTICS

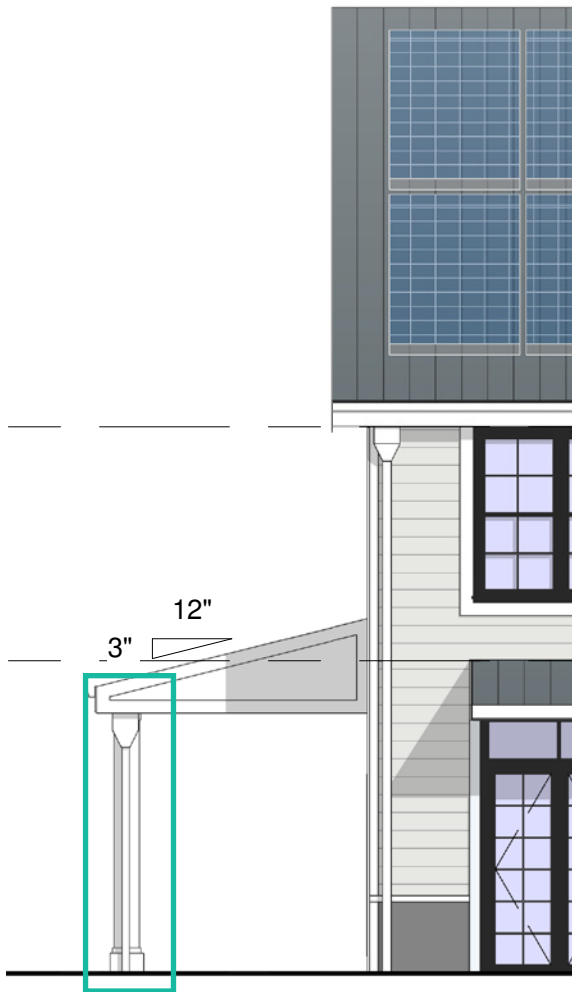
EXCERPT FROM THE HISTORIC DESIGN GUIDELINES



Built in circa 1850, Mt. Prospect at 30 Main Street has a rare Maltese cross plan with all four projecting gables decorated with C-scroll brackets and a wide frieze band. Paired brackets frame the battered square porch columns.

The entrance is heavily crowned and bracketed and enhanced with a bold transom and sidelights.

Two-over-two, double-hung-sash windows flank the paired one-over-one window at center on the second story. Bay windows without brackets are on the side elevations, not visible in this view.



PORCH CHARACTERISTICS

EXCERPT FROM THE HISTORIC DESIGN GUIDELINES



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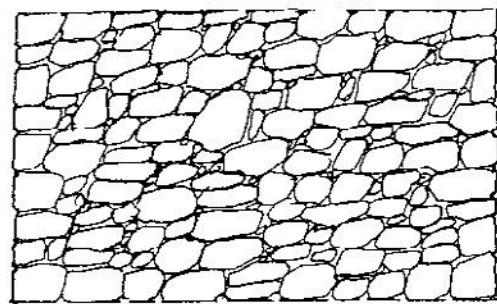
Two-over-two, double-hung-sash windows flank the paired one-over-one window at center on the second story. Bay windows without brackets are on the side elevations, not visible in this view.



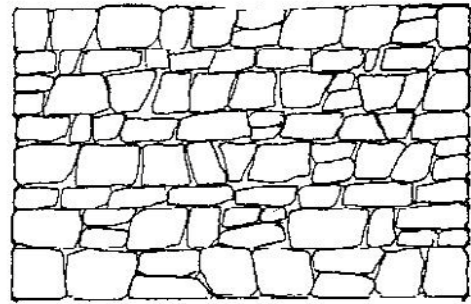
STONE CLADDING CHARACTERISTICS

EXCERPT FROM THE HISTORIC DESIGN GUIDELINES

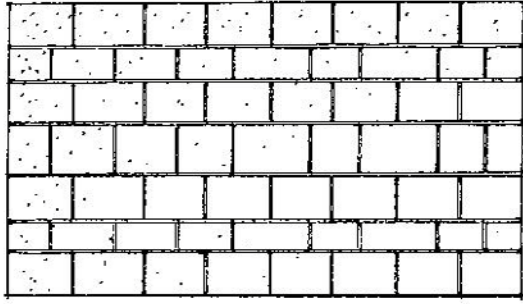
Early American stonemasons cut, drilled, chiseled, and dressed stone by hand, leaving visible tool marks. Rock has always been plentiful in the Piedmont and could be quarried on properties out in the county and hauled into town. Sandstone, Bull Run sandstone, slate, granite, quartz, and fieldstone comprise the various kinds seen in the Historic District. Stone provides structural soundness, color, and texture and may be coursed, un-coursed in a random rubble design, and dressed in ashlar blocks.



RANDOM RUBBLE



COURSED RUBBLE



COURSED ASHLAR



Side-gabled with prominent steeply-pitched cross gable containing broad archway to recessed porch. Arched diamond-pane window in gable. The eave returns are a vernacular feature.

Paired, diamond-pane wood casement windows.

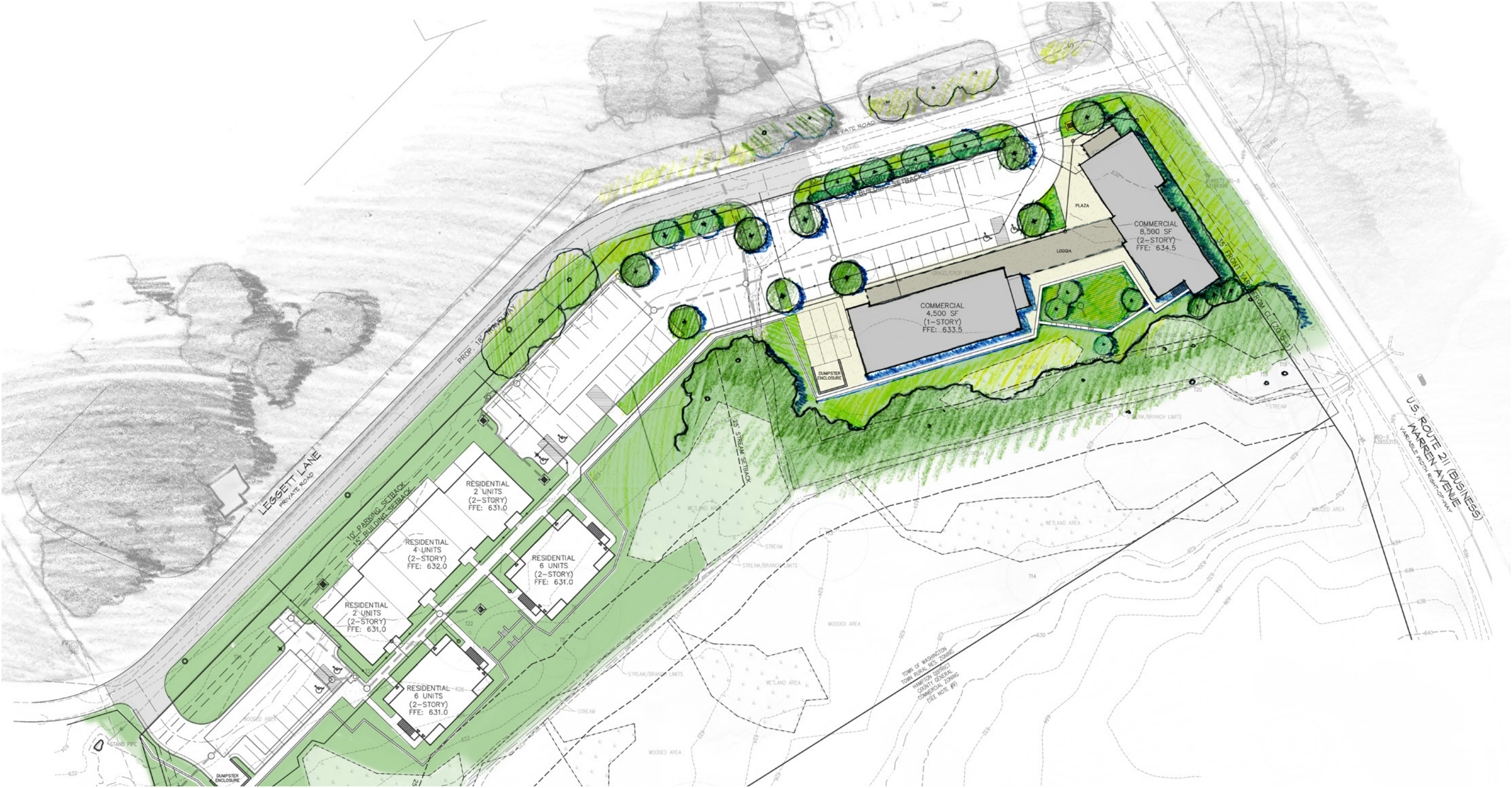
Three-over-one, double-hung-sash, wood windows flank the chimney.

The stone Lea House has stuccoed gables above stone on the side elevations and rear ell, demonstrating the characteristic of multiple natural cladding materials.

MATERIAL LOCATION



LANDSCAPE PLAN



LANDSCAPE CHARACTERISTICS

TREES



London Plane Tree
Platanus x acerfolia



American Yellowwood
Cladrastis kentuckea



Pond Cypress
Taxodium ascendens



Sweetbay Magnolia
Magnolia virginiana



Willow Oak
Quercus phellos

SHRUBS



Oakleaf Hydrangea
Hydrangea quercifolia



Carolina Allspice
Calycanthus floridus



Summersweet
Clethra alnifolia



Virginia Willow
Itea virginicus



Inkberry Holly
Ilex glabra



Gro-Low Fragrant Sumac
Rhus aromatica

PERENNIALS AND GROUNDCOVER



Purple Coneflower
Echinacea purpurea



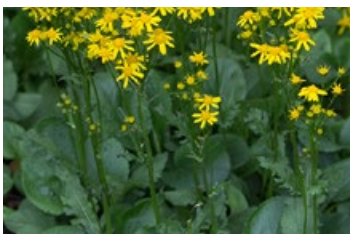
Blazing Star
L. spicata 'Alba'



Feather Reed Grass
Calamagrostis x acutiflora



Rosy Sedge
Carex rosea



Packera
Packera obovata



Northern Sea Oats
Chasmanthium latifolium



Soft Rush
Juncus effusus



Little Bluestem
Schizachyrium scoparium



Autumn Moor Grass
Sesleria autumnalis



Prairie Dropseed
Sporobolus heterolepis



Berkley Sedge
Carex divulsa