

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, February 17, 2022 7:54 AM
To: robmcginnis@me.com
Cc: Werner, Jeffrey B
Subject: February BAR Action - 413 Ridge Street

Certificate of Appropriateness

BAR 22-02-03
511 N 1st Street, TMP 330001000
North Downtown ADC District
Owner: Charlottesville Towers Condo Assoc.
Applicant: Robert McGinnis
Project: Alterations to main entry.

Dear Rob,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2022. The following action was taken:

*Cheri Lewis moves to approve the consent agenda.
Ron Bailey seconds motion. Motion passes unanimously (9-0).*

A Certificate of Appropriateness was approved for your project as a result of it being on the consent agenda. Please also find the suggested motion for approval from the staff report:

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed alterations at 511 North 1st Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=tycoam74nerhajuktwgz> .

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902



Certificate of Appropriateness

BAR 22-02-03

511 N 1st Street, TMP 330001000

North Downtown ADC District

Owner: Charlottesville Towers Condo Assoc.

Applicant: Robert McGinnis

Project: Alterations to main entry.



Background

Year Built: 1967

District: North Downtown ADC District

Status: Non-contributing, apartments

Prior BAR Actions

- November 2010 – BAR denied request to plant two Japanese maples to replace two oaks
- August 2015 - BAR denied above ground water meter vault

Application

- Submittal:
 - *Charlottesville Towers Entrance Renovation*, dated October 24, 2021: Sheets L0.0 - L0.8; L1.0 - L3.0; L3.1; L4.0 - L7.0; and P0.1 – P0.4 (21 sheets).
 - Charlottesville Towers Main Entrance Renovation: Purpose of the Project and Description of Proposed Work, dated January 18, 2022 (4 pages).
 - Site plan (existing conditions), dated April 28, 2021: Sheets 1 and 2.

Request CoA for alteration to entry of r demolition of existing pool house, exterior alterations to rear addition, new pool house construction, and the execution of a new landscape plan.

Scope of work:

- Replace paving tiles under entrance canopy.
- Repair posts for entrance canopy. (maintenance and repair)
- Curb Ramp at entrance canopy
- Curb Ramp at east end of the sidewalk (in front of building)
- Install bike racks
- Trash Room/Service Entrance Access: install new ramp and raised curb

- Entrance public seating area: replace paving, benches and planters.

Discussion

Staff recommends approval.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed alterations at 511 North 1st Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application [as submitted].

or [as submitted with the following conditions/modifications: ...].

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

Chapter II – *Site Design and Elements*

Link: [III: Site Design and Elements](#)

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an “avenue” effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>Charlottesville Towers Unit Owners Assoc.</u>	Applicant Name	<u>Robert McGinnis, Officer of the CTUOA Board</u>
Project Name/Description	<u>Cville Towers Main Entrance Paving Renovation</u>	Parcel Number	<u>330001000</u>
Project Property Address	<u>511 First Street North, Charlottesville, VA 22902</u>		

Applicant Information

Address: 511 First Street North, APT 401
Charlottesville, VA 22902
Email: robmcginnis@me.com
Phone: (W) _____ (C) 434-962-9110

Property Owner Information (if not applicant)

Address: Cathcart Management, ATTN: Rob McGinnis/Erica Dalton
200 Reserve Blvd., Suite 200, Charlottesville, VA 22901
Email: robmcginnis@me.com
Phone: (W) _____ (C) 434-962-9110

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 1/17/22
Signature Date

Robert M. McGinnis, CTUOA Officer of the Board

Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 1/17/22
Signature Date

Eric Gilchrist, CTUOA Board President

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): _____
See Attachment A for a description of the proposed work.

List All Attachments (see reverse side for submittal requirements): Attachment A (description of work) 1/18/22 (4 pages);
Charlottesville Towers Entrance Renovation drawings, 10/24/21, sheets L0.0-L0.8, L1.0-L3.0, L3.1, L4.0-L7.0, P0.1-P0.4 (21 sheets);
Base Map of the Charlottesville Towers, Roudabush, Gale, & Associates, 4/28/21, Sheets 1 & 2.

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

ATTACHMENT A

Charlottesville Towers Main Entrance Renovation Purpose of the Project and Description of Proposed Work

January 18, 2022

Charlottesville Towers Unit Owners Association

Contact: Rob McGinnis, Officer of the Board, 434.962.9110, robmcginnis@me.com

Project Location: Charlottesville Towers, 511 First Street North, Charlottesville, Virginia 22902

Introduction

This document is appended to the Board of Architectural Review Certificate of Appropriateness (dated 1/18/22) prepared by Rob McGinnis, Officer of the Board of Directors of the Charlottesville Towers Unit Owners Association (CTUOA).

This document provides the purpose of the project including a description of current conditions and proposed work for the renovation of the exterior paved areas of the main entrance.

Purpose of the Project

The purpose of the project is to address existing unsafe conditions and the unsightly appearance of the paved areas through the **replacement** of existing site construction including:

- Sections of concrete curbing;
- Sections of concrete sidewalks;
- Concrete pedestrian sidewalk ramps;
- Concrete ramp at trash room/service entrance;
- Concrete paved areas for seating and bicycle storage;
- Wood benches, painted metal bicycle racks, and small moveable planter; and
- Plants in the low brick wall planter and plants in the abutting planting bed.

To be **cleaned**:

- Unaltered existing pedestrian paved areas to remain;
- Existing brick low wall to remain; and
- Existing tall free-standing brick screen wall will be cleaned.

The scope of this project **does not involve**:

- An increase in impervious area;
- Revising or altering the existing location and arrangement of vehicle accessways and parking spaces;
- Revising or altering the location and arrangement of pedestrian circulation and building access;
- Alterations to the building structure including the main entrance vestibule and canopy structures. (Minor repairs and touch-up painting of painted metal surfaces of the canopy structure are anticipated.);
- Revising or altering existing signs, removal of existing signs, or installation of new signs; and
- Revising or altering existing light fixtures, removal of existing light fixtures, or installation of new light fixtures.

Existing Conditions and Proposed Renovations

Exterior Paving Tiles Under Canopy

The main entrance ceramic tiles are in poor condition.

Existing conditions:

- The existing tiles extending from the main entrance vestibule door out under the canopy to the parking lot are lifting up at the edges due in part to water penetrating the edges of the paving. When the water penetrates the tile mortar bed and freezes, the freezing water expands and lifts up the tiles. In addition, the mortar setting bed is cracking and breaking up.
- The deteriorating edges of the tile paved area are trip hazards.
- The beveled mortar edge of the tile paved area is also a trip hazard and may not comply with the maximum change in surface height required in the American with Disabilities Act design standards.
- The glossy smooth glazed surface of the tiles becomes slippery during rain/snow/ice events which results in slipping and falling hazards. The CTUOA Board was notified by a resident that the resident slipped on these wet tiles in 2021 resulting in a serious leg and head injury.

Proposed:

- **The tiles will be removed and replaced with a slip-resistant paving.**
- **New paving options include large rectangular bluestone or large rectangular concrete pavers over a mortar setting bed over a reinforced concrete base.**

Curb Ramp at Building Canopy

The existing exposed aggregate concrete curb ramp and handrails do not meet the requirements of the American with Disabilities Act (ADA) design standards.

Existing conditions:

- The existing exposed aggregate concrete ramp includes painted metal handrails which are not required by the American with Disabilities Act design standards. These rails present an impediment to the ease of pedestrian movement in the space under the canopy.
- The existing ramp does not include an ADA-compliant detectable warning strip at the low end of the ramp. Detectable warning strips provide a warning to sight-impaired persons transitioning from a pedestrian surface to a vehicular surface.
- The existing apartment unit door key lock boxes attached to the bars that span from the ramp handrails to canopy posts are unsightly and compromise the integrity of the architectural character of the canopy structure. A more appropriate location is warranted.

Proposed:

- **An ADA-compliant concrete curb ramp will be constructed as part of the new sidewalk fronting the existing accessible parking spaces and will be constructed meeting the latest City design standard for ADA-compliant curb ramps.**
- **A stainless steel lock box rack will be attached to the west-facing side of the existing tall brick freestanding screen wall at the buildings trash room and loading/unloading door.**

Curb Ramp at East End of the Sidewalk Fronting the Building

The existing asphalt curb ramp and painted metal handrails do not meet the requirements of American with Disabilities Act (ADA) design standards. This ramp was originally constructed to provide a barrier-free pedestrian route from the building entrance to accessible parking and to the sidewalk on First Street North.

Existing Conditions:

- The existing asphalt ramp includes painted metal handrails which are not required by the American with Disabilities Act design standards. These rails also present an impediment to the ease of pedestrian movement.
- The existing ramp does not include an ADA-compliant detectable warning strip at the low end of the ramp. Detectable warning strips provide a warning to sight-impaired persons transitioning from a pedestrian surface to a vehicular surface.
- The existing ramp is constructed of asphalt paving mounded up to a 6-inch height concrete curb. This condition results in the ponding of water running off the parking lot.

Proposed:

- **The existing curb ramp will be removed and replaced with an ADA-compliant concrete curb ramp. An ADA-compliant concrete curb ramp will be constructed meeting the latest City design standard for ADA-compliant curb ramps.**

Building Entrance Canopy Posts

Some of the painted metal canopy posts serve as the roof drains for the canopy and exhibit water-related damage at their bases.

Existing Condition:

- Owing to failed grout at the base of the posts that drain the canopy, water is pooling at the post bases causing the base of the posts to rust and the grout to crack owing to freezing pooled water.

Proposed:

- **The grout at the base of the metal posts will be removed and replaced with non-shrink grout with a slope to prevent pooling of water.**
- **The bases of the metal posts will be cleaned, rust removed, and repainted.**

Bike Racks

The area between the existing vestibule wall and the tall free-standing brick screen wall is the location of the existing bike racks. The current bike racks installed on the concrete paving provide a narrow space to maneuver bikes.

Proposed:

- **The existing bike racks will be removed and recycled. Vertical metal bike racks will be installed on the face of the tall brick free-standing wall to increase the width of maneuvering space.**
- **The existing stamped-patterned concrete paving will be removed and replaced with new brick or concrete unit pavers matching the new paving in the seating area.**

Trash Room/Service Entrance Access

Navigating the existing concrete ramp accessing the trash room/service access is dangerous owing to the narrow width and steep slope of the ramp. The CTUOA's trash removal company has indicated to the CTUOA property management company that the ramp is dangerous. The CTUOA's property management company has reported to the CTUOA Board that trash removal personnel had lost control of a wheeled trash bin on the existing ramp and that the uncontrolled bin collided with an adjacent parked car.

Existing Conditions:

- The existing concrete ramp is too steep, too narrow, and the horizontal surface is warped owing to the ramp on a sloped section of the parking lot. These conditions pose hazards to property and persons during trash removal operations and when people are unloading and loading items and accessing the trash room/service access.
- The steep-sloped sides of the ramp are falling hazards.

Proposed:

- **The existing ramp will be removed and replaced by a new concrete ramp that is wider and has a less steep slope.**
- **The west-facing side of the ramp will include a 6-inch raised concrete curb above a low concrete side wall and a painted metal handrail to prevent wheeled containers from exiting the side of the ramp and to protect people on the ramp from falling from the side of the ramp curb/wall.**

Visual Quality of the Main Building Entrance Paved Area

The existing poor condition and poor appearance of the paved areas at the main building entrance may be impacting the sale and rental of units. An upgraded visual quality that is compatible with the Mid-Century Modern style of the building architecture is more appropriate.

Existing Conditions:

- The existing paving at the main entrance includes colored stamp-patterned concrete at the seating area and the bike storage area, standard concrete sidewalks, standard concrete curbing, an exposed aggregate curb ramp, and glazed ceramic tiles under the entrance canopy.
- The colored stamped-patterned concrete paving in the seating area and bike parking area flanking the building entrance is spalling and the non-integral coloring on the surface is peeling.
- The wood benches are somewhat flimsy, and the finishes are peeling.
- The raised brick planter flanking the seating area has been invaded by English ivy and some bricks are loose.
- The grated vault and electrical transformer just beyond the raised brick planter are visible from the seating area and from the front entrance vestibule doorway.
- The small moveable round cast concrete planter is cracked and needs to be replaced.
- Bricks on the tall free-standing brick wall screening the trash room/service access door are missing.

Proposed:

- **The entire paved seating area and bike storage area will be removed and replaced with a higher quality paving material. The options include brick or concrete unit pavers over a mortar setting bed over a concrete base.**
- **The ivy and soil will be removed from the raised brick planter, a liner installed, planting soil added, and new plantings installed to screen views of the grated vault and electrical transformer beyond.**
- **The existing benches will be salvaged and donated and replaced with new benches compatible with the Mid-Century Modern architectural style of building.**
- **The existing moveable concrete planter will be replaced with a new planter compatible with the Mid-Century Modern architectural style of building.**

END



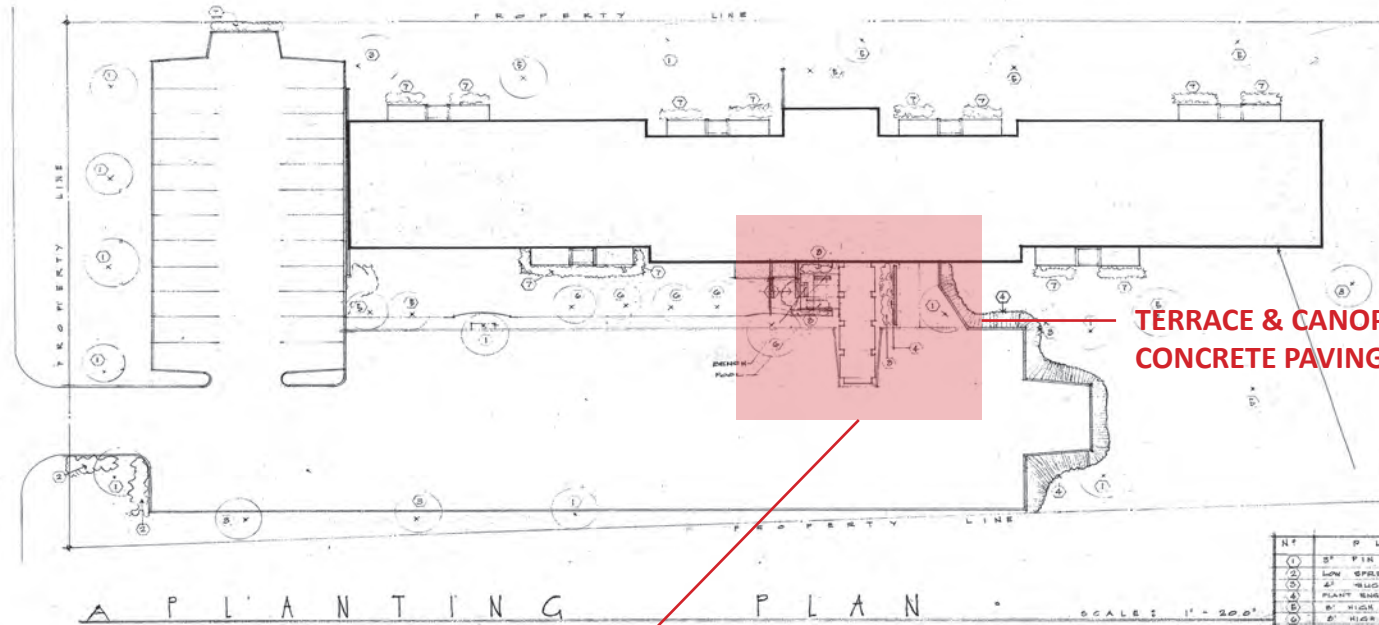
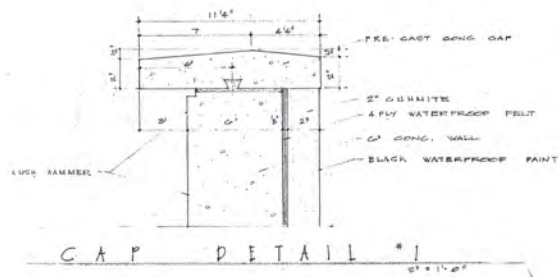
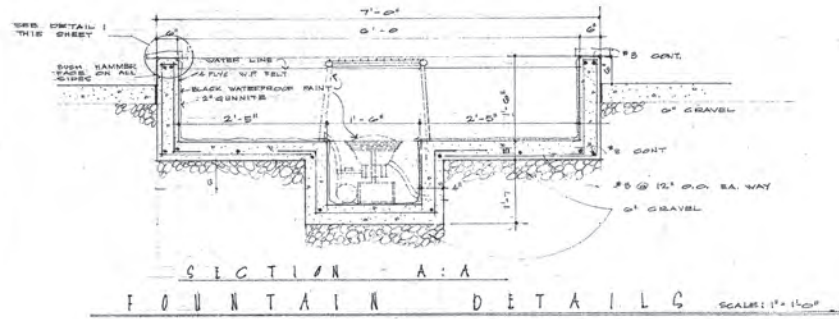
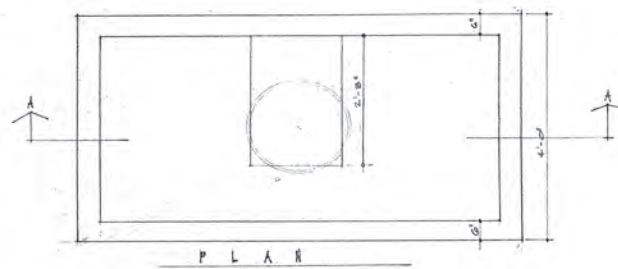
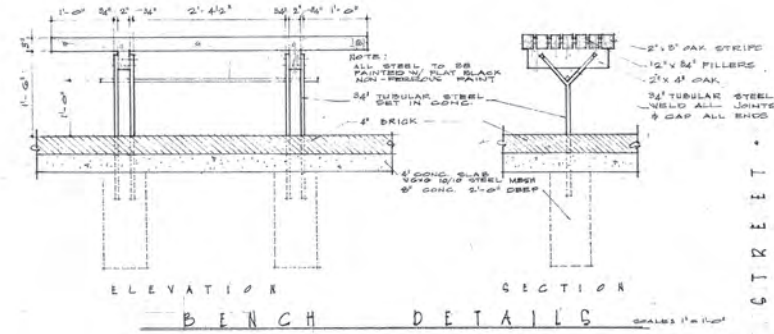
Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
Contact: Rob McGinnis
434.962.9110 | robmcginnis@me.com

Charlottesville Towers
Entrance Renovation

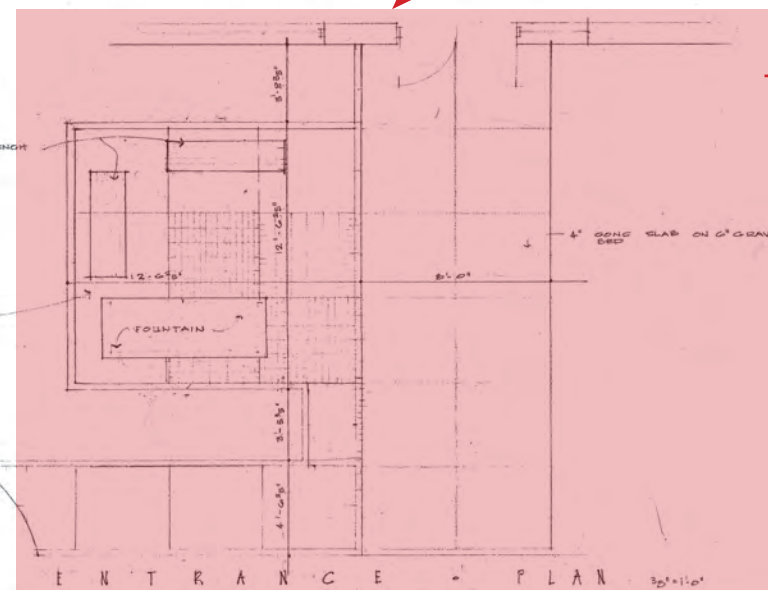
CONCEPT PLAN
Cover Sheet

Date:
10.24.21

Sheet
L0.0



NO	PLANT
1	2" FIR OAK
2	LOW SPREADING JUNIPER
3	2" SUGAR MAPLE
4	PLANT BUSHES TO AT BASE OF WALLS
5	2" HIGH PINE
6	2" HIGH FLOPPING BROOMER
7	MIXTURE OF LOW GROWING JUNCUS BARKY
8	TRV. SED



TERRACE & CANOPY OVER CONCRETE PAVING

$$\frac{27 \times 16,000}{112}$$

$$\frac{40}{2} = 20$$

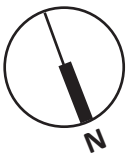
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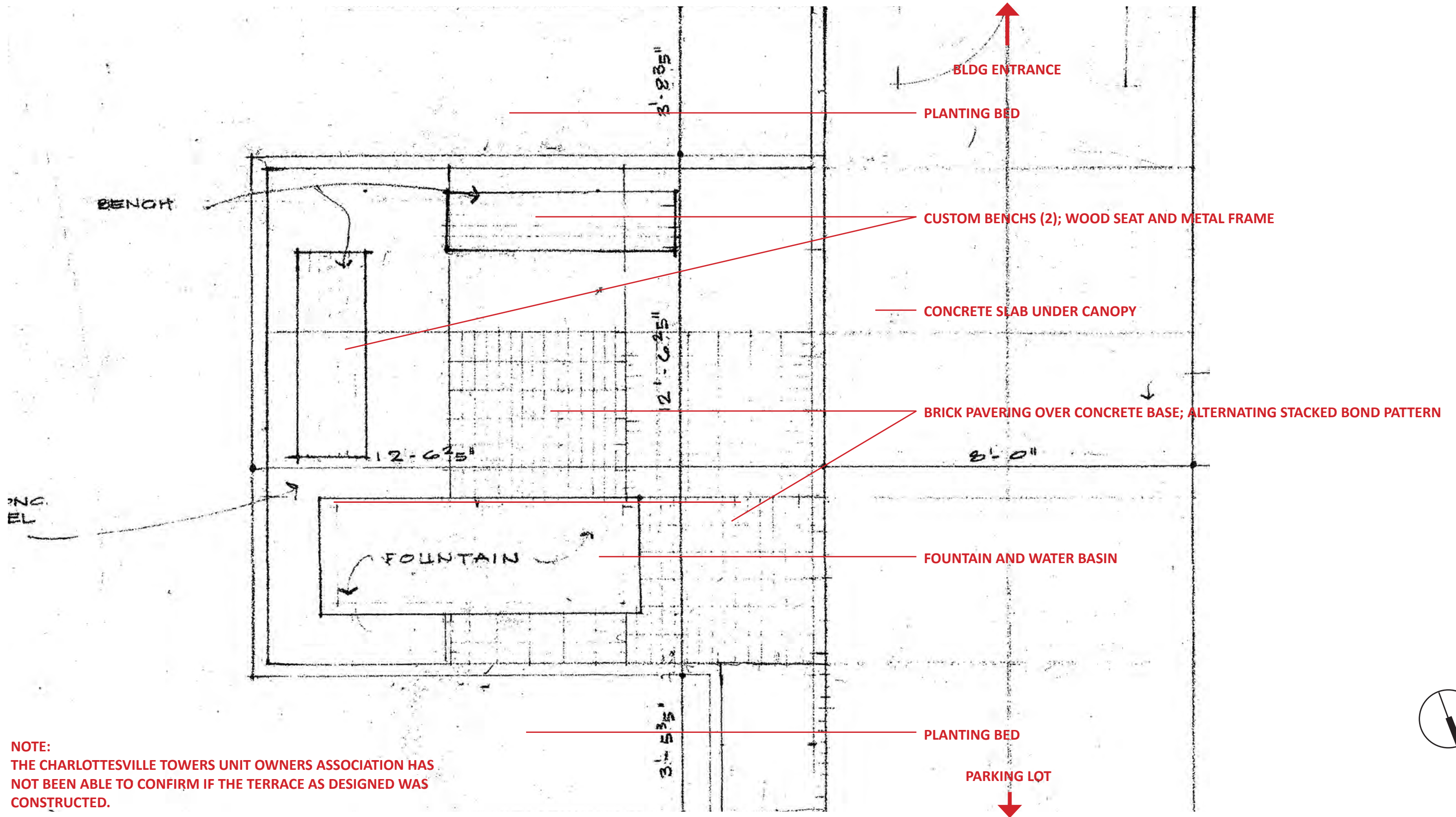
$$\frac{200}{2} = 100$$

$$\frac{250}{2} = 125$$

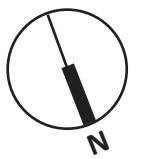
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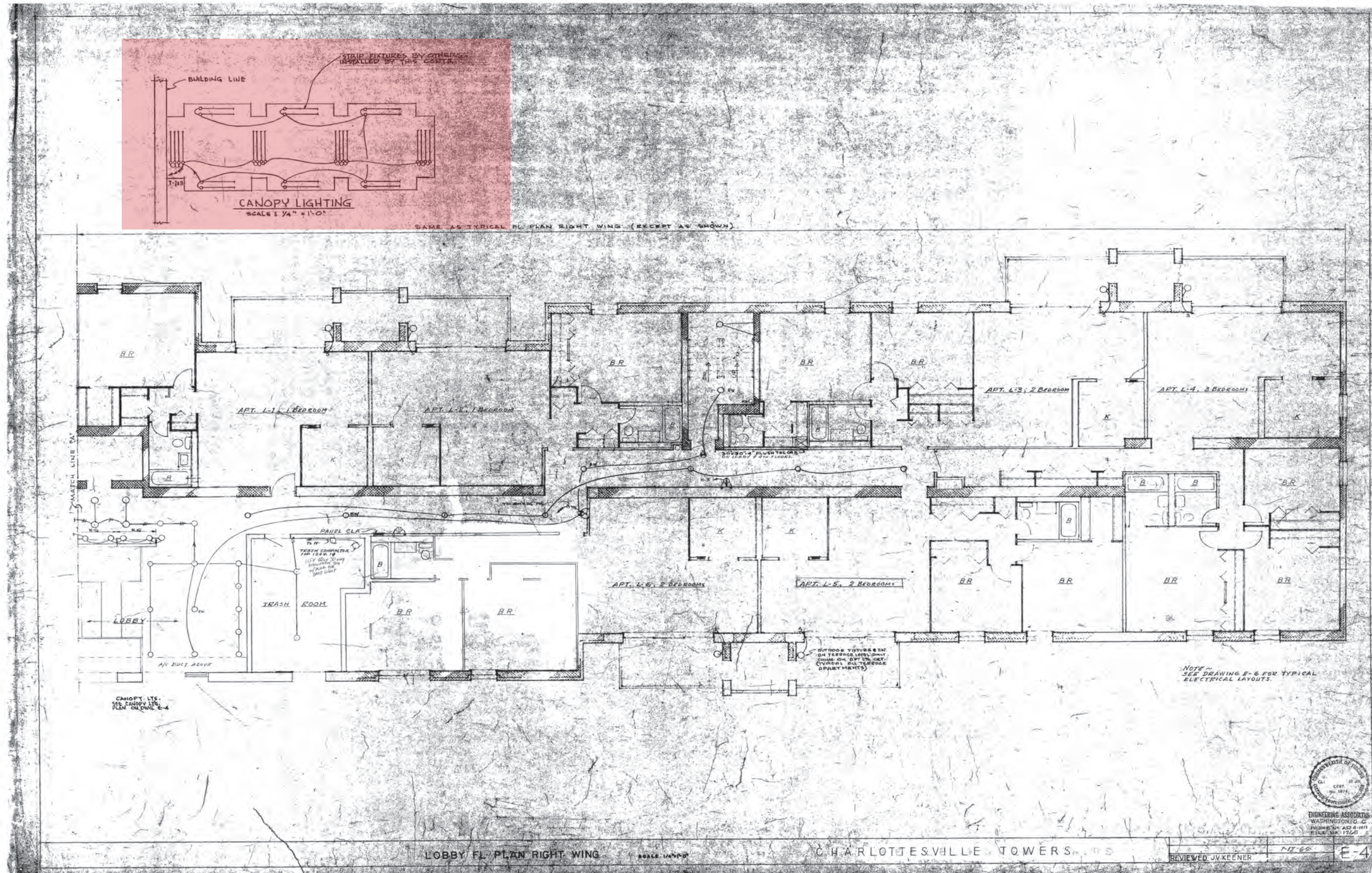
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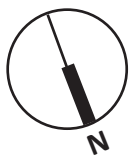
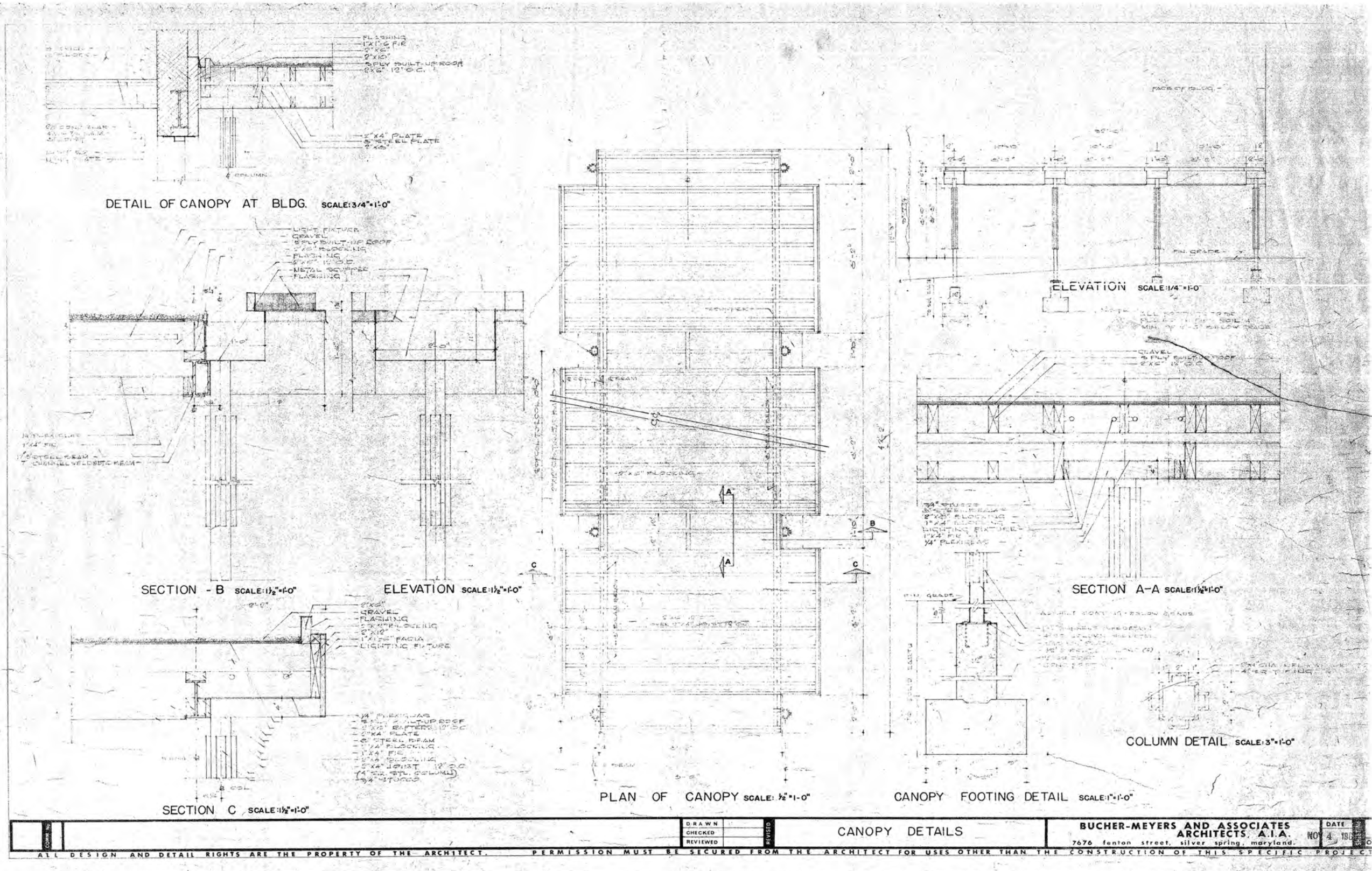




NOTE:
 THE CHARLOTTESVILLE TOWERS UNIT OWNERS ASSOCIATION HAS NOT BEEN ABLE TO CONFIRM IF THE TERRACE AS DESIGNED WAS CONSTRUCTED.







SITE DATA:
TAX MAP PARCEL ID
 330001000
PHYSICAL ADDRESS
 511 NORTH FIRST STREET

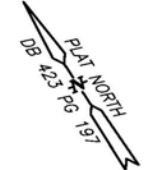
OWNER
 THE CHARLOTTESVILLE TOWERS CONDO
 ASSOCIATION, INC.

APPLICABLE CITY ORDINANCES
 ZONING: R-3H (MULTIFAMILY RESIDENTIAL)
 HEIGHT RESTRICTIONS: 45' MAX.
 SETBACKS: FRONT = 25' MIN., SIDE = 1'
 PER 4' OF BUILDING HEIGHT (80 DUA), 10'
 MIN., REAR = 25' MIN.
 LAND COVERAGE: 80% MAX (80 DUA)

SOURCE OF TITLE
 DB 423 PG 170 (TITLE)
 DB 423 PG 184 (DECLARATION OF
 CONDOMINIUM - PLAT ON PAGE 197)

VEGETATION LEGEND:
 99- TREE CALIPER IN INCHES
 DG DOGWOOD
 EV EVERGREEN
 HL HOLLY
 LC LOCUST
 MP MAPLE
 OK OAK
 PN PINE
 PR PARADISE
 UK UNKNOWN TREE

BOUNDARY LEGEND:
 IF IRON PIN FOUND
 IS IRON PIN SET
 SBL BUILDING SETBACK LINE



IMPROVEMENTS LEGEND:
 CB CONCRETE CURBING
 CP CONCRETE PAD
 CW CONCRETE WALK
 ET ELECTRIC TRANSFORMER
 EV ELECTRIC VAULT
 FC FIRE DEPARTMENT CONNECTION
 FH FIRE HYDRANT
 FL FIRST FLOOR ELEVATION
 GL GROUND LAMP
 GR GUARDRAIL
 GW GUY WIRE
 HA HANDICAP ACCESSIBLE SIGN
 HP HEAT PUMP
 HR HAND RAIL
 IV IRRIGATION VALVE
 LP LIGHT POLE
 MH SANITARY SEWER MANHOLE
 PDC COMMUNICATIONS PEDESTAL
 RR RAILROAD TIES
 RW RETAINING WALL
 SC STAMPED CONCRETE
 SG STORM GRATE
 SP STONE PAVERS
 UP UTILITY POLE
 UV UNDERGROUND VENT
 WD BUILDING WINDOW INSET
 WL WALL AND TYPE
 WV WATER VALVE
 WVT WATER VAULT
 YWF YARD WATER FAUCET

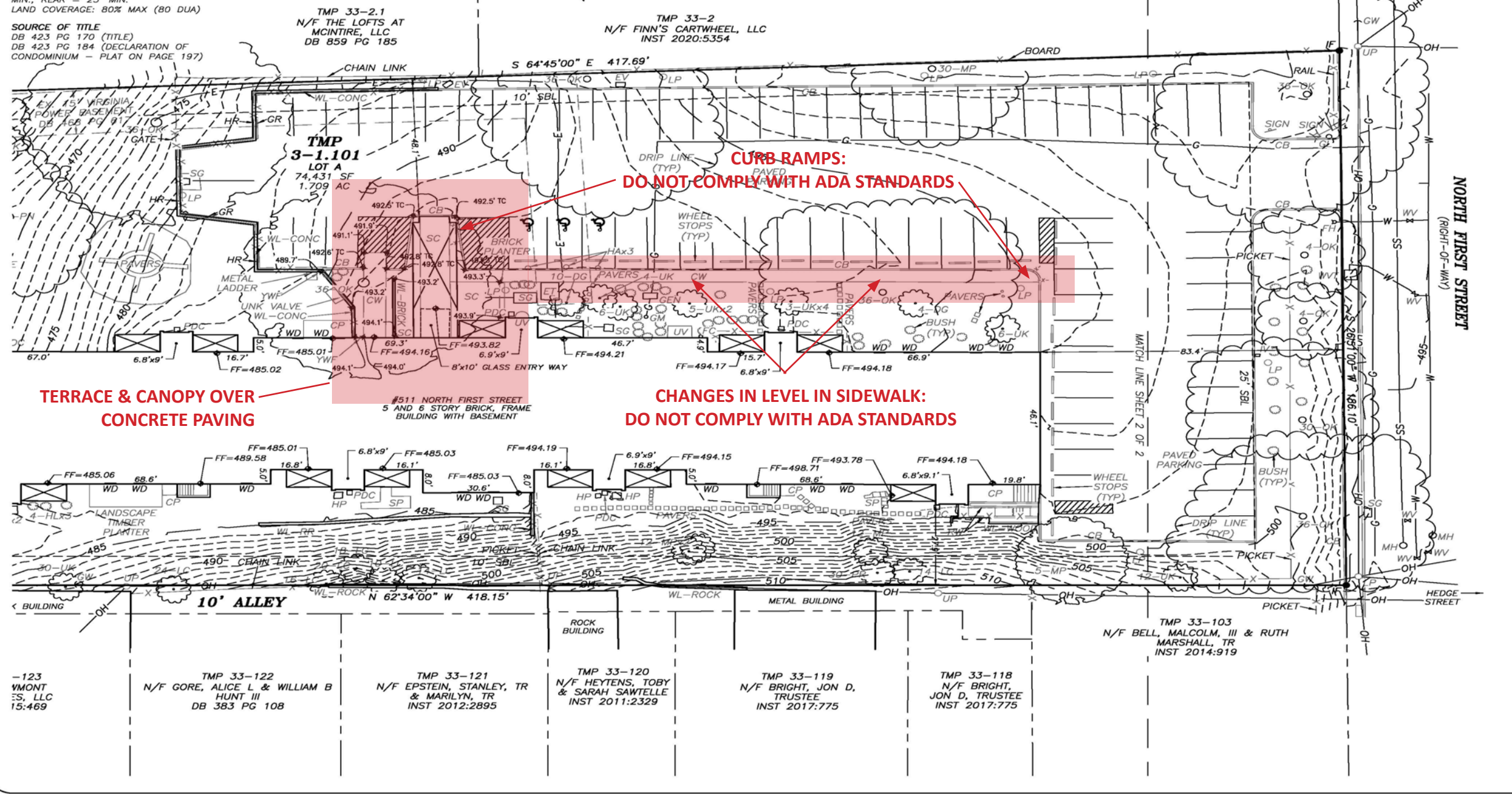
LINE LEGEND:
 -X- FENCE LINE
 -E- MARKED ELECTRIC LINE
 -G- MARKED GAS LINE
 -SS- MARKED SANITARY LINE
 -OH- OVERHEAD UTILITY
 -W- MARKED WATER LINE

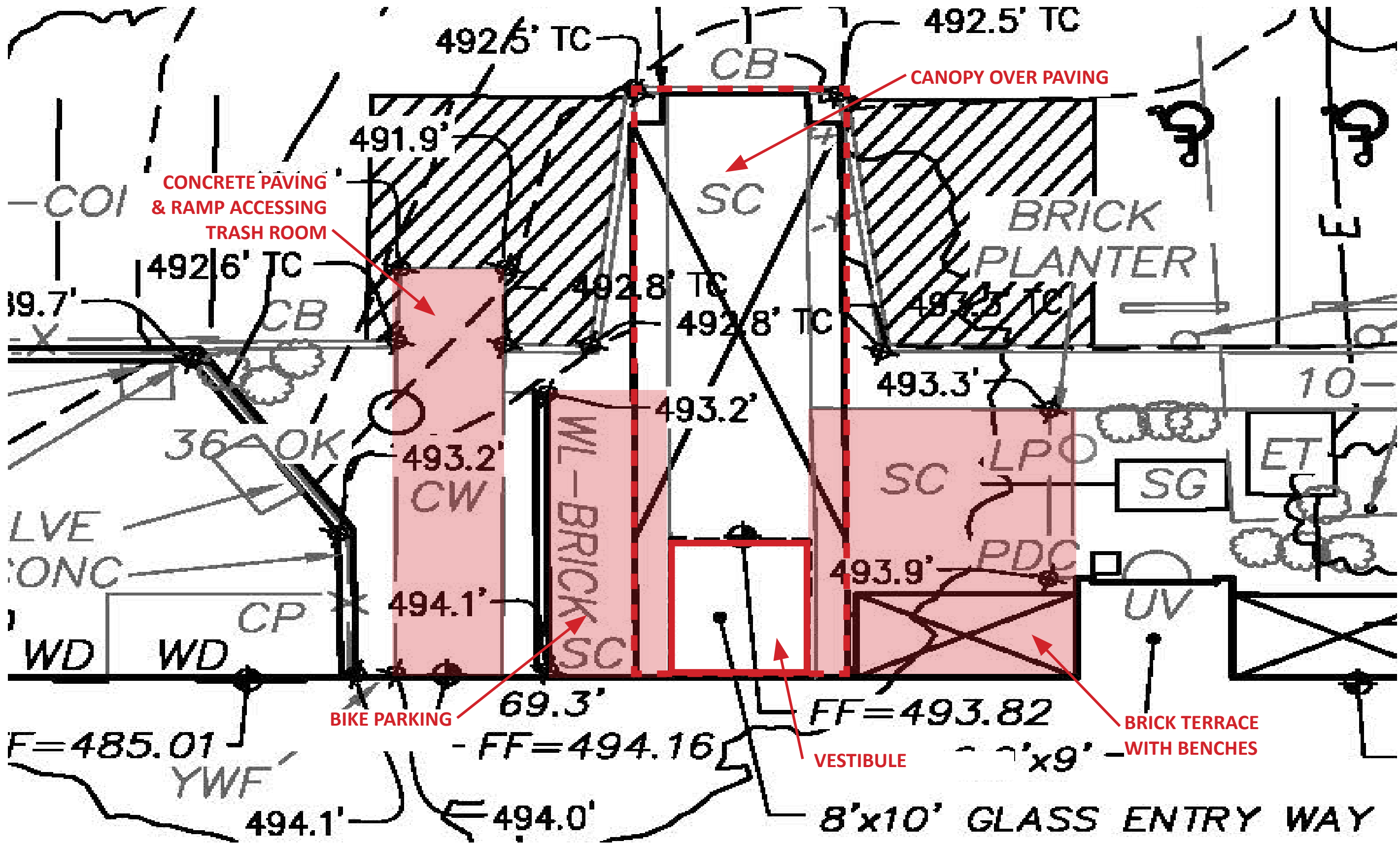
ROUDABUSH, GALE & ASSOC., INC.
 A PROFESSIONAL CORPORATION
 SERVING VIRGINIA SINCE 1966
 45 MERCHANT WALK SQUARE
 SUITE 3001B
 CHARLOTTESVILLE, VA 22902
 PHONE 694-9770
 WWW.ROUDABUSH.COM

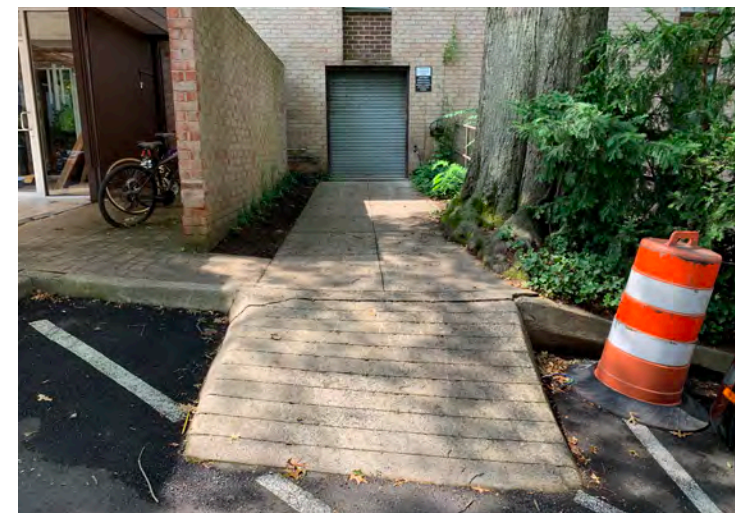
REVISIONS	DATE	DESCRIPTION
1	6/14/2021	MARKUP REVISIONS
2	6/17/2021	MARKUP REVISIONS

BASE MAP OF
THE CHARLOTTESVILLE TOWERS
TAX MAP 3, PARCEL 1.101
511 NORTH FIRST STREET
 CITY OF CHARLOTTESVILLE, VIRGINIA
SITE DETAIL

APRIL 28, 2021
 SCALE: 1" = 20'
 JOB: 21.2359
SHEET 1 OF 2









RAMP IS DANGEROUS TO NAVIGATE



RAMP IS DANGEROUS TO NAVIGATE



CERAMIC TILES ARE SLIP HAZARDS; TILES ARE LIFTING UP



CERAMIC TILES ARE SLIP HAZARDS; BEVELED EDGES ARE NOT ADA-COMPLIANT; PAVING AT BASE OF CANOPY POST FAILING



CURB RAMP IS NOT ADA-COMPLIANT



TOP SURFACE ELEVATION OF TILE AND ABUTTING PAVING DOES NOT MATCH



SPACE OF PASSAGE OF BIKES IS TIGHT



CURB RAMP IS NOT ADA-COMPLIANT

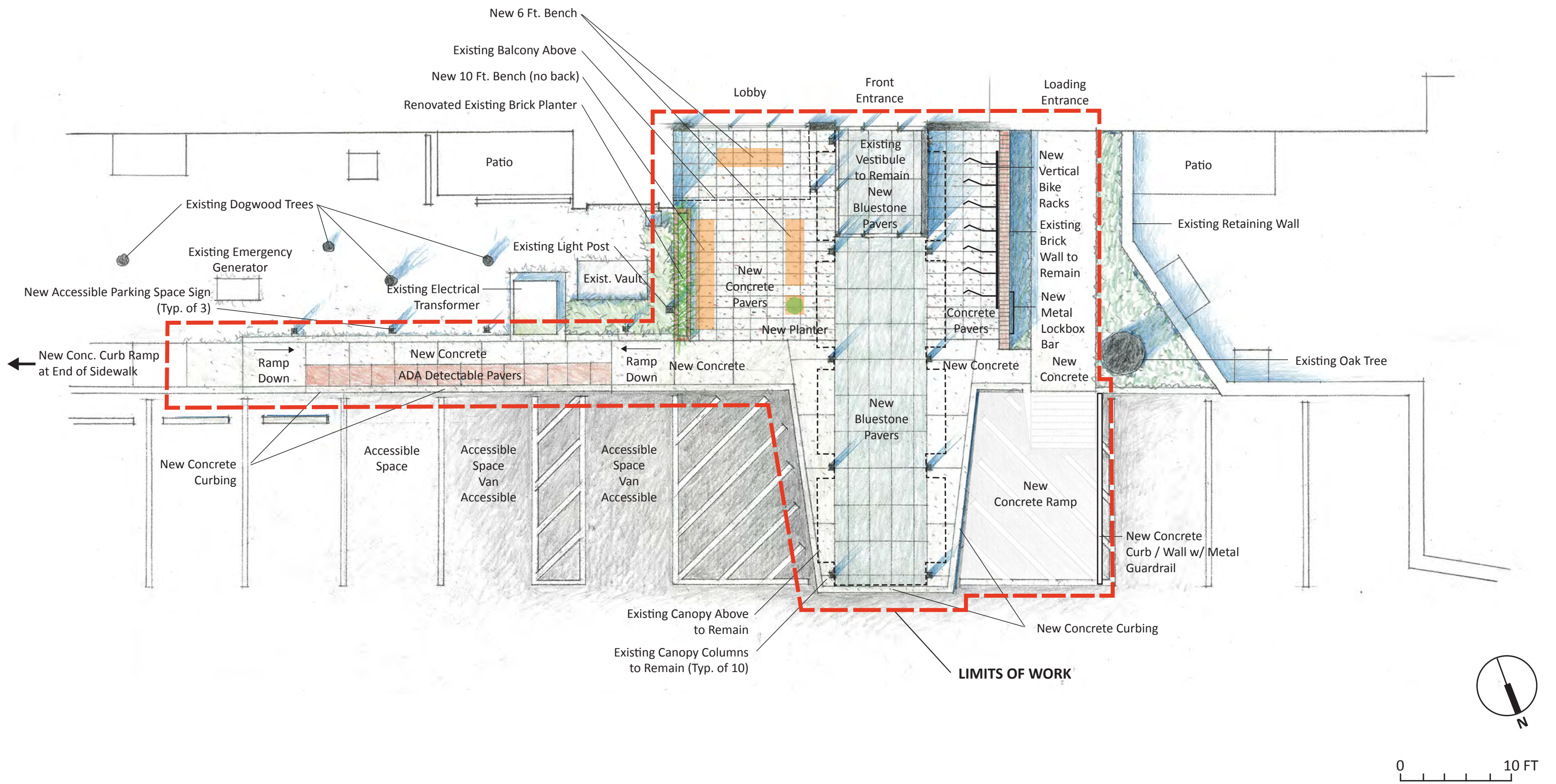


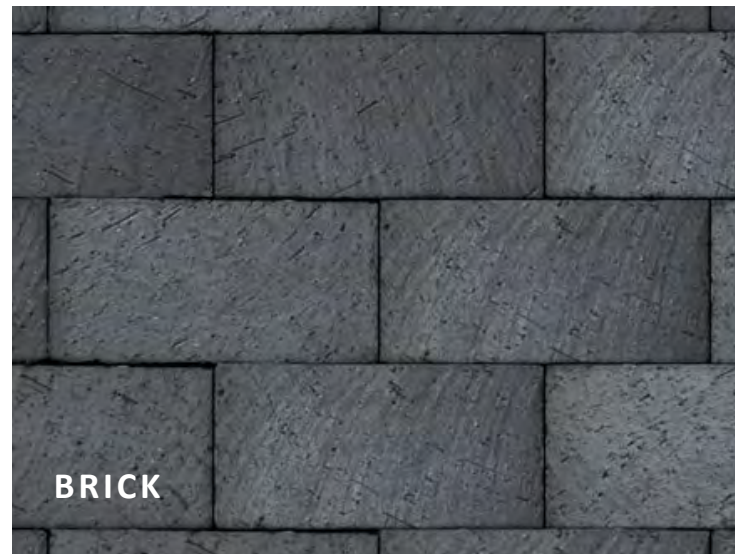
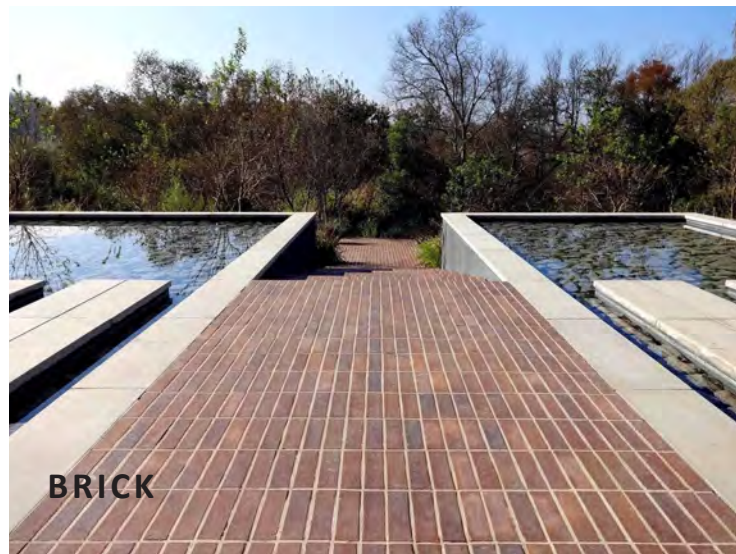
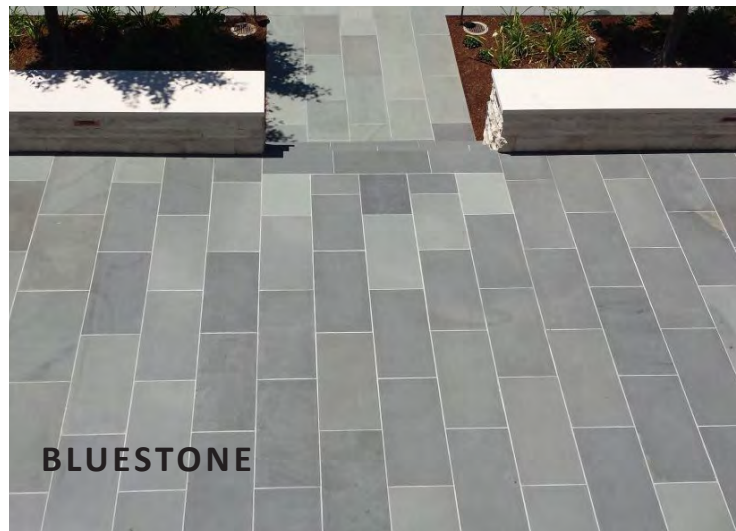
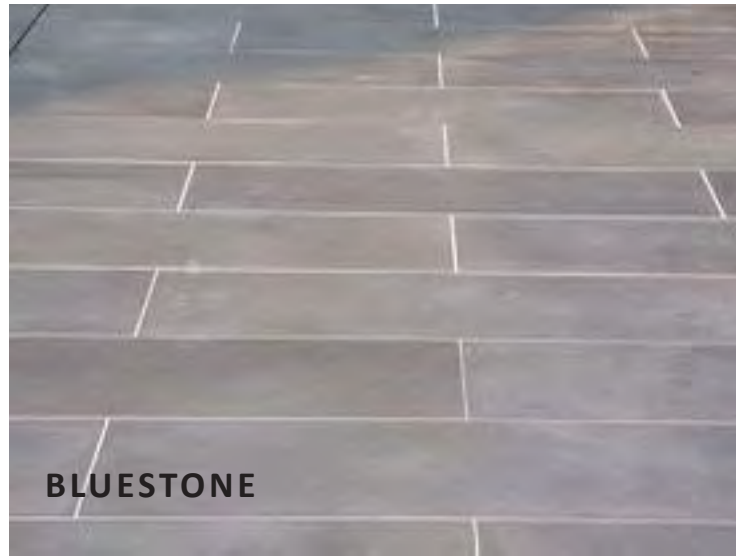
CHANGE IN LEVEL AT WALK JOINTS DOES NOT COMPLY WITH ADA REQUIREMENTS



ACCESSIBLE PARKING SPACE SIGNS SUBJECT TO DAMAGE FROM VEHICLES







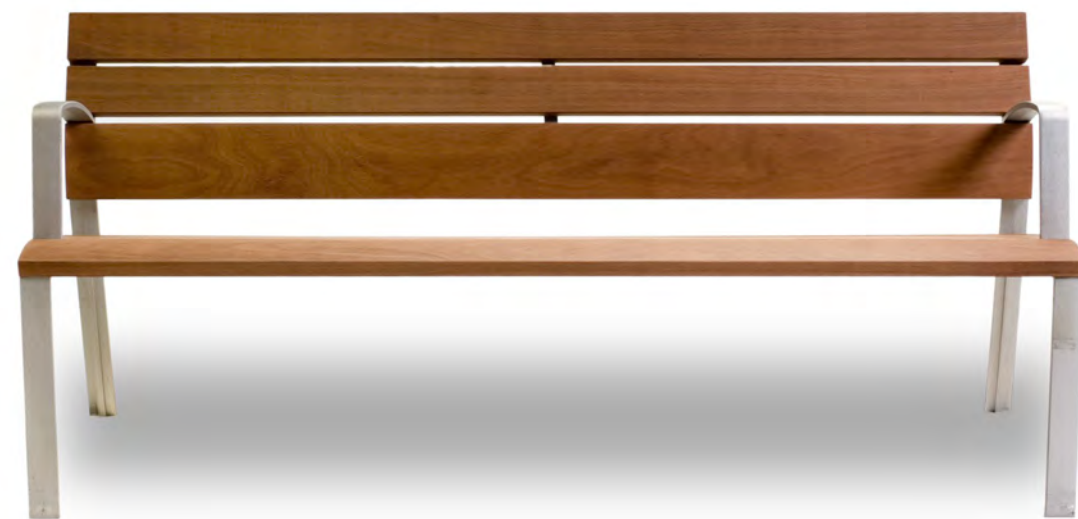


FGB Bench

LandscapeForms
www.landscapeforms.com

frame: cast aluminum with
annodized finish

wood slats: ipe, unfinished





Neoliviano Bench

LandscapeForms
www.landscapeforms.com

frame: cast aluminum

wood slats: jarrah,
unfinished





Sorella Planters

LandscapeForms
www.landscapeforms.com

steel with polyester
powdercoated finish

Charlottesville Towers Unit Owners Association
511 First Street North, Charlottesville, Virginia 22902
Contact: Rob McGinnis
434.962.9110 | robmcginnis@me.com

**Charlottesville Towers
Entrance Renovation**

**CONCEPT PLAN
Planters**

Date:
10.24.21

Sheet
L4.0



scouringrush horsetail
Equisetum hyemale

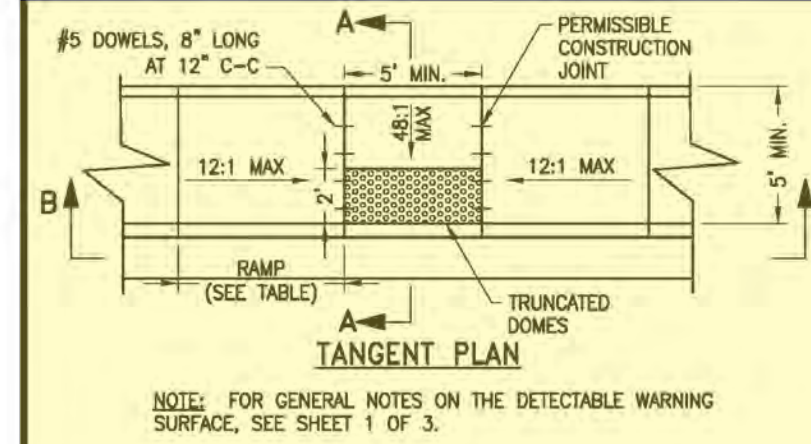
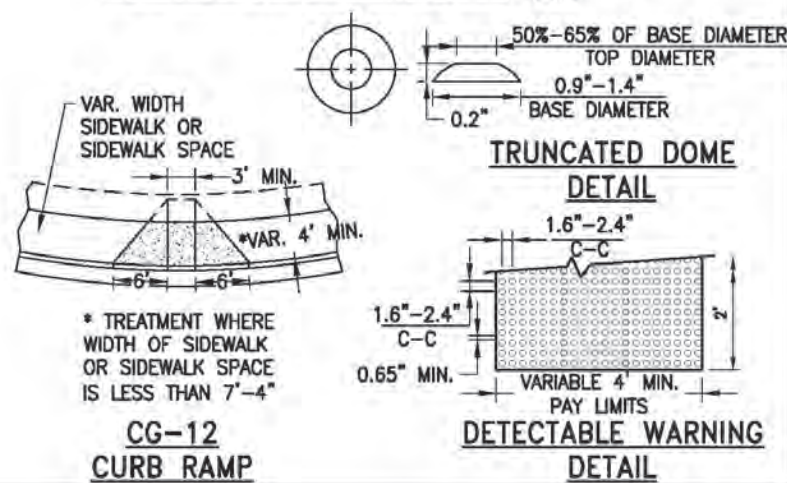
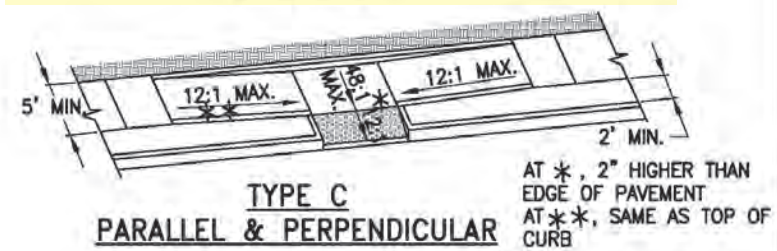
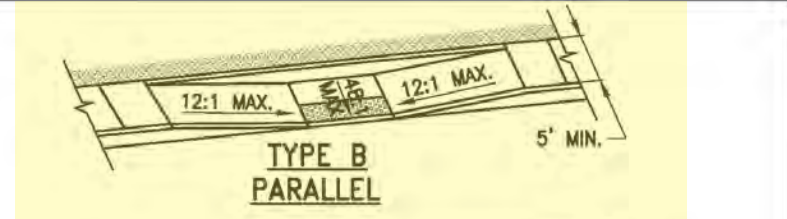
evergreen rush native to every county in Virginia

height: 2'-4'
tolerates heavy shade and a wide range of soils



GENERAL NOTES:

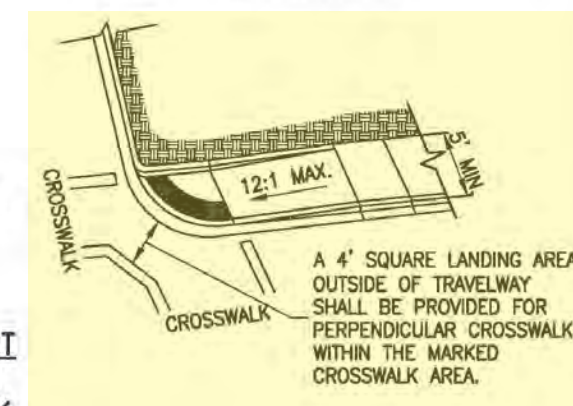
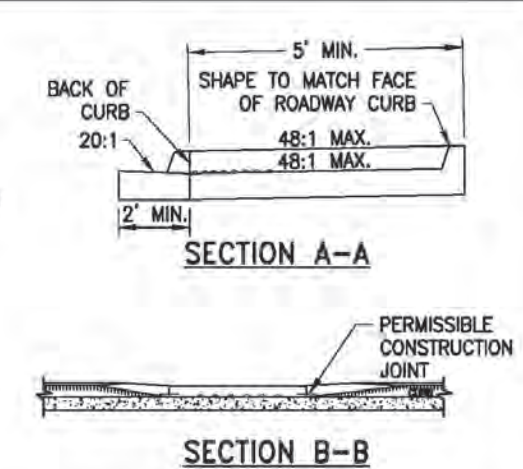
1. DETECTABLE WARNING TO BE PRE-FORMED PLASTIC INSERT WITH SLIP RESISTANT SURFACE COVERING THE FULL WIDTH OF THE RAMP FLOOR BY 2 FOOT IN LENGTH IN THE DIRECTION OF TRAVEL.
2. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. TRUNCATED DOMES TO BE STAMPED IN TOP SURFACE. THE COLOR OF THE DETECTABLE WARNING SECTION SHALL BE YELLOW.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1 1/2".
6. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
7. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE RAMP IS PLACED IN THE CURB RETURN RADIUS IT SHALL BE 7" THICK.
8. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.



**TYPE B
PARALLEL APPLICATION**

ROADWAY GRADE (%)	MIN. RAMP LENGTH (FT)	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

NOTE: THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.



CITY OF CHARLOTTESVILLE

CITY STANDARDS
CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES
(SHEET 1 OF 3)

REVISION DATE SCALE: N.T.S. STANDARD NUMBER: CG-12

CITY OF CHARLOTTESVILLE

CITY STANDARDS
CG-12 DETECTABLE WARNING SURFACE TYPE B (SHEET 2 OF 3)

REVISION DATE SCALE: N.T.S. STANDARD NUMBER: CG-12



Vertical+ Wall Mount Bicycle Rack

Capacity: Dependent on project needs
 Warranty: 1 Year

- » Optional No Scratch® bumper and cushioned hook prevent bicycle damage
- » Modular design for rapid assembly
- » U-lock compatible, square tubing, and hidden fasteners for maximum security

Product Specifications

- Materials:**
- » Mild Steel
 - » Bicycle Support Loops: 1.0" x 1.0" x .060" Square Tubing
 - » Towers: 2.5" x 2.5" x .125" Square Tubing
 - » Cross-Members: 1.25" Schedule 40 pipe
 - » Optional Polyurethane No Scratch® Bumper
 - » Optional integrated locking cable

- Standard Finish:**
- » Bicycle Rack Support Loops: Powder Coated
 - » Towers: Powder Coated
 - » Cross-Members: Galvanized

- Standard Mounting:**
- » Wall Mount

- Hardware**
- Concrete Wedge Anchors (standard)
 - + Tamper Resistant Nuts (recommended)
 - E-Z lock inserts for 3/4" thick plywood

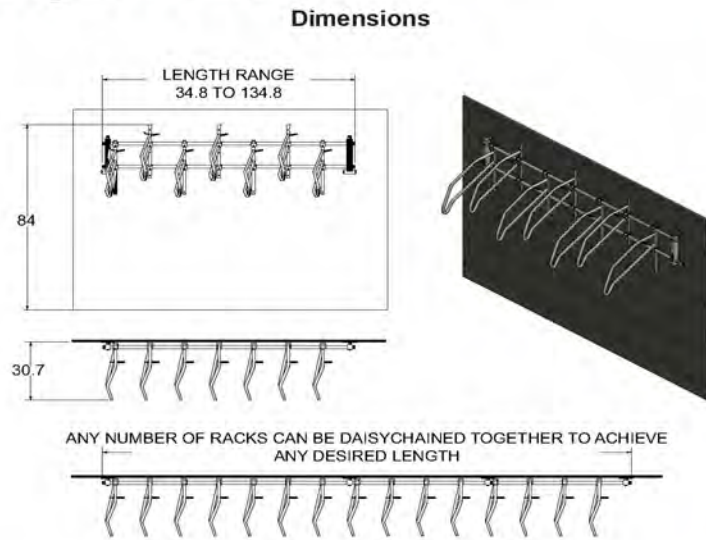
- Bicycle Spacing Options:**
- 13"
 - 16"
 - 17"
 - 18"
- Product Options:**
- Include No Scratch® Bumper
 - Exclude No Scratch® Bumper
 - Include Locking Cable
 - Exclude Locking Cable

For complete dimensions please see the technical drawing located on our website:
<https://www.sportworks.com/product/vertical-wall-mount>

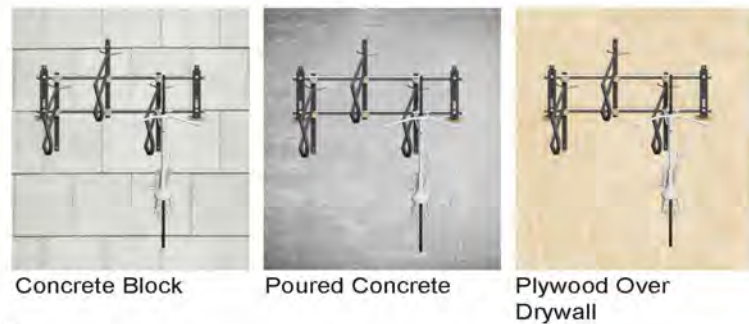
Revised:01/21/2021

* All dimensions are in inches

www.sportworks.com



Common Mounting Surfaces



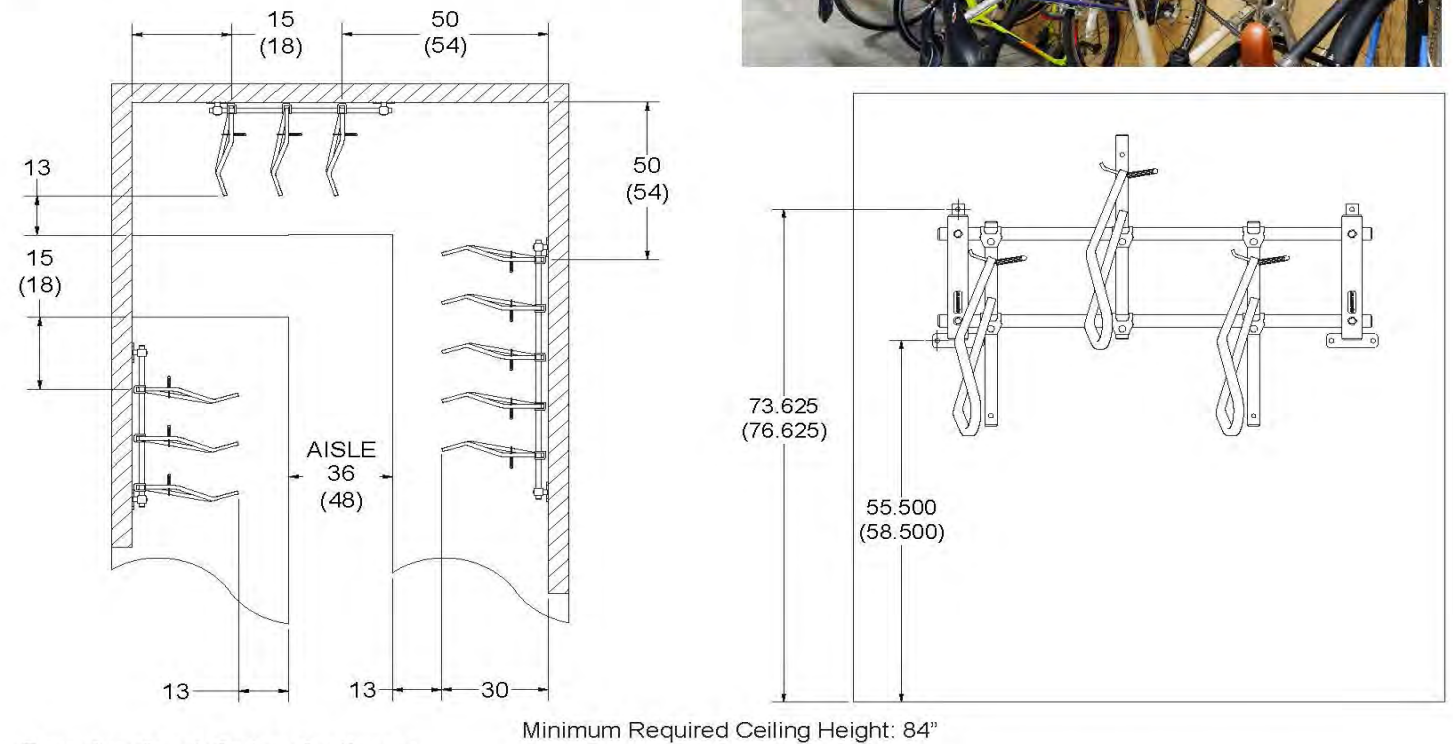
Mounting hardware varies by wall type. Our sales team can assist you in selecting the right hardware for your installation. You can also visit our resources section on our website for installation instructions including guidelines for plywood sizing and placement:
<https://www.sportworks.com/howto>



Spacing and Setbacks

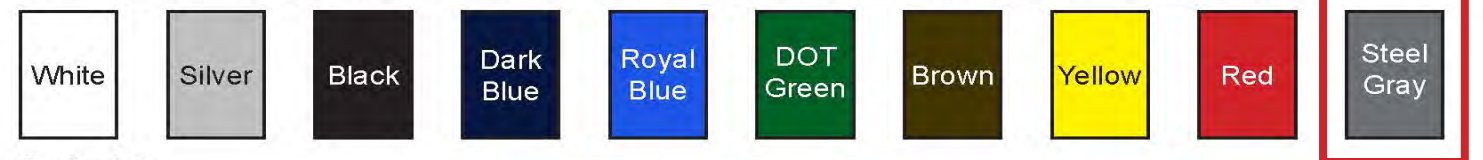
*Many local governments will specify minimum spacing and setback requirements

**All dimensional drawings are in inches. Minimum dimensions are placed above the recommended dimensions. Recommended dimensions are in ().



Powder Coat Color Options:

Custom colors are available to coat the support loops and rack Uprights. Colors will not be applied to the cross-members.



Contractor: _____

Job: _____

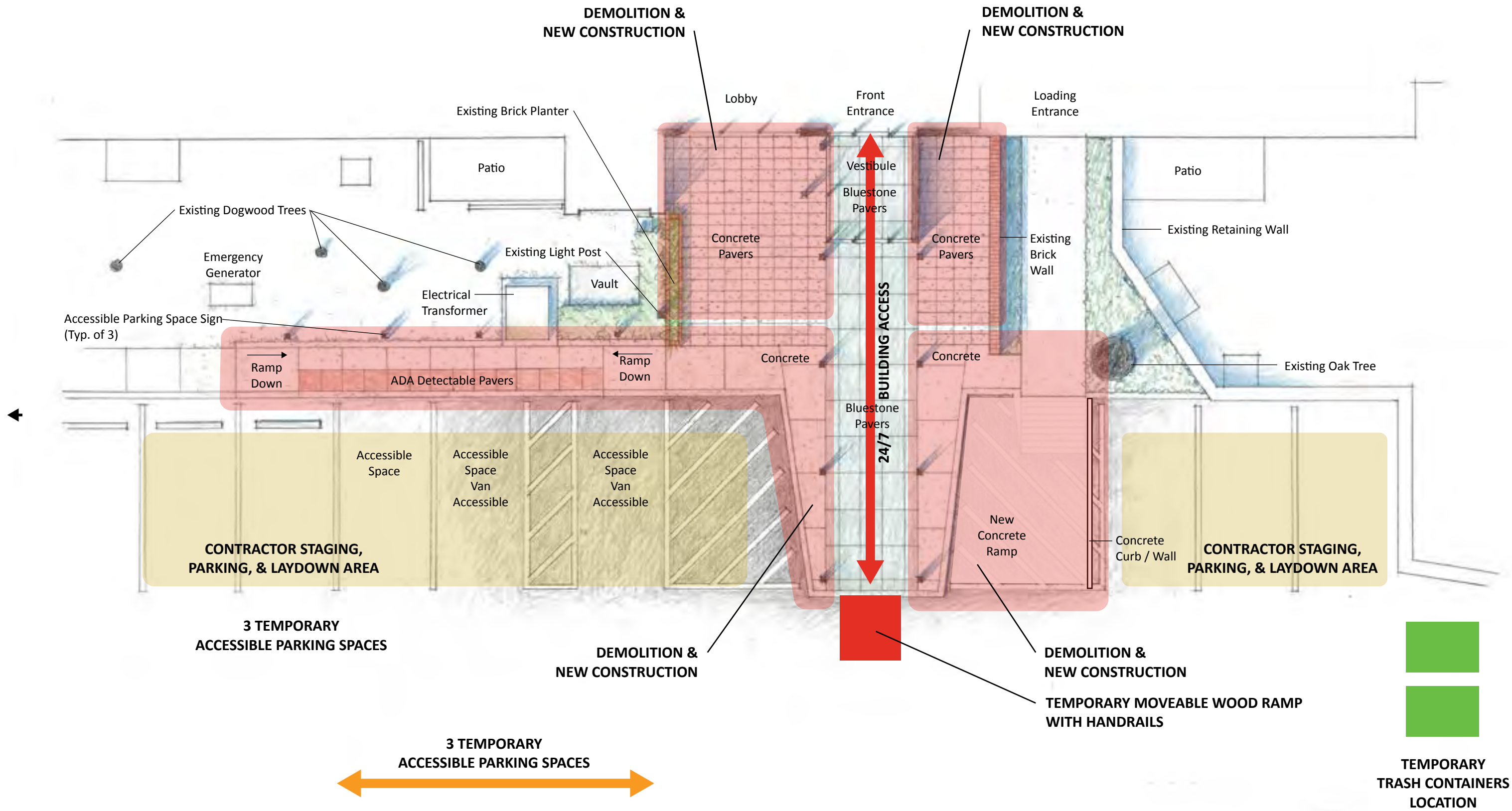
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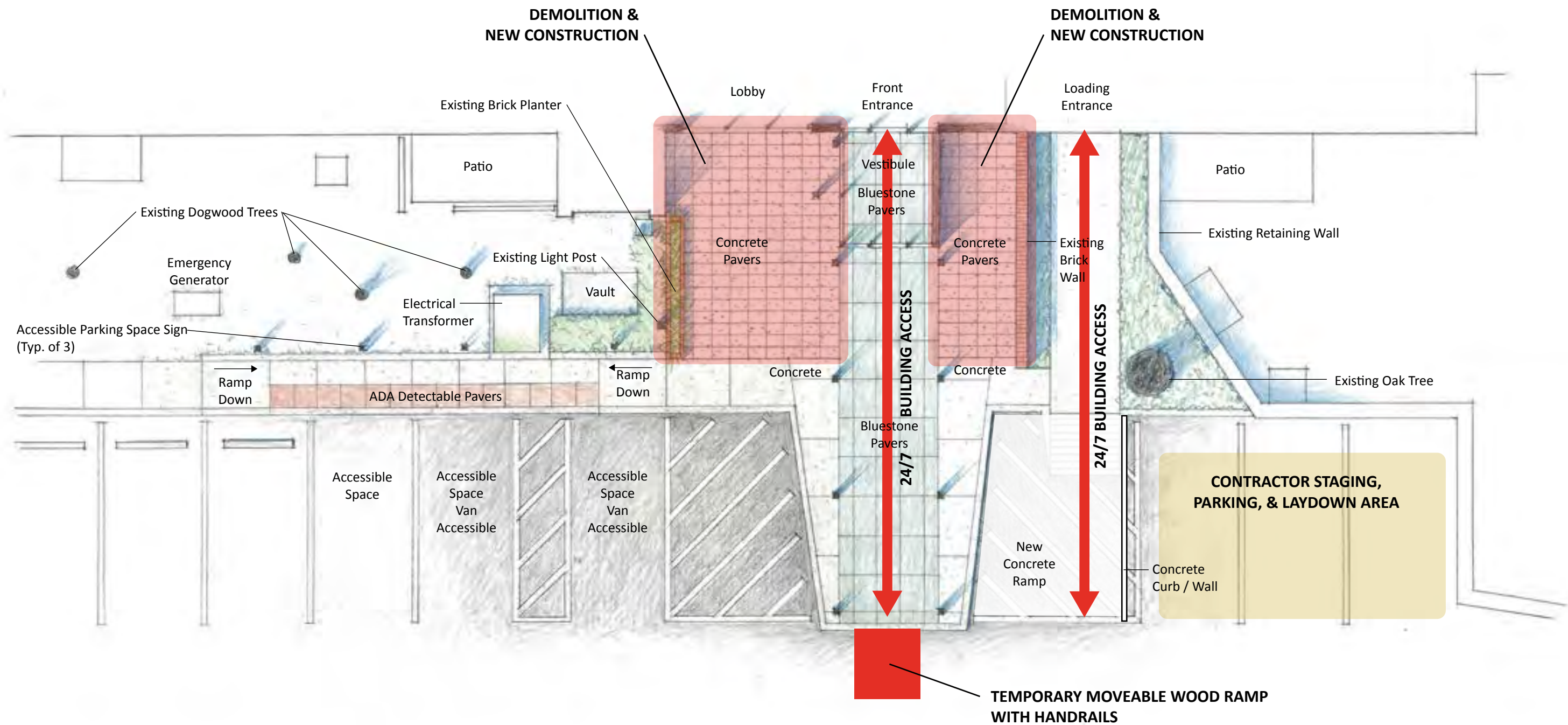
Contact Information:

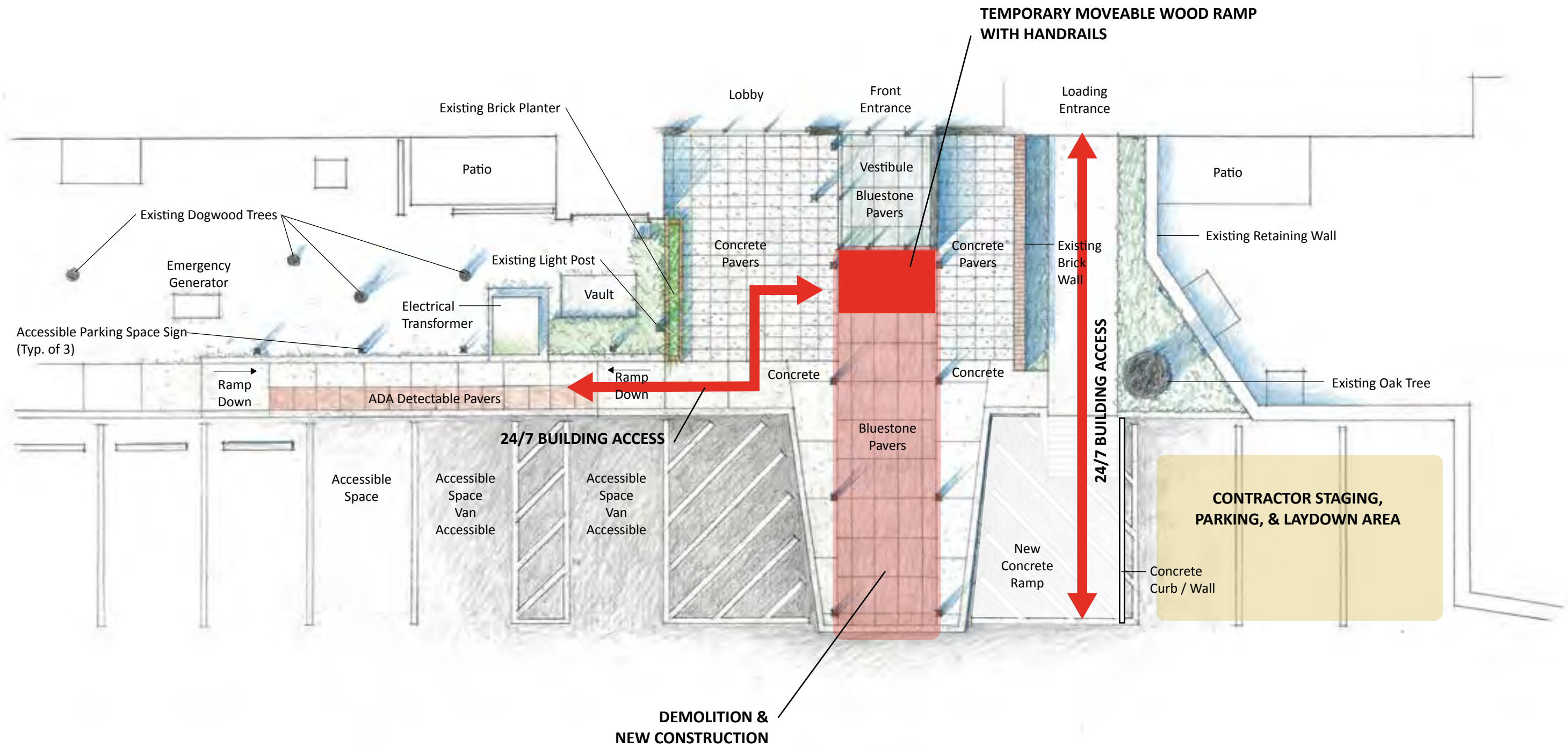
888-661-0555
sales@sportworks.com
www.sportworks.com

15540 Woodinville Redmond Rd
 NE, Bldg A-200,
 Woodinville, WA 98072



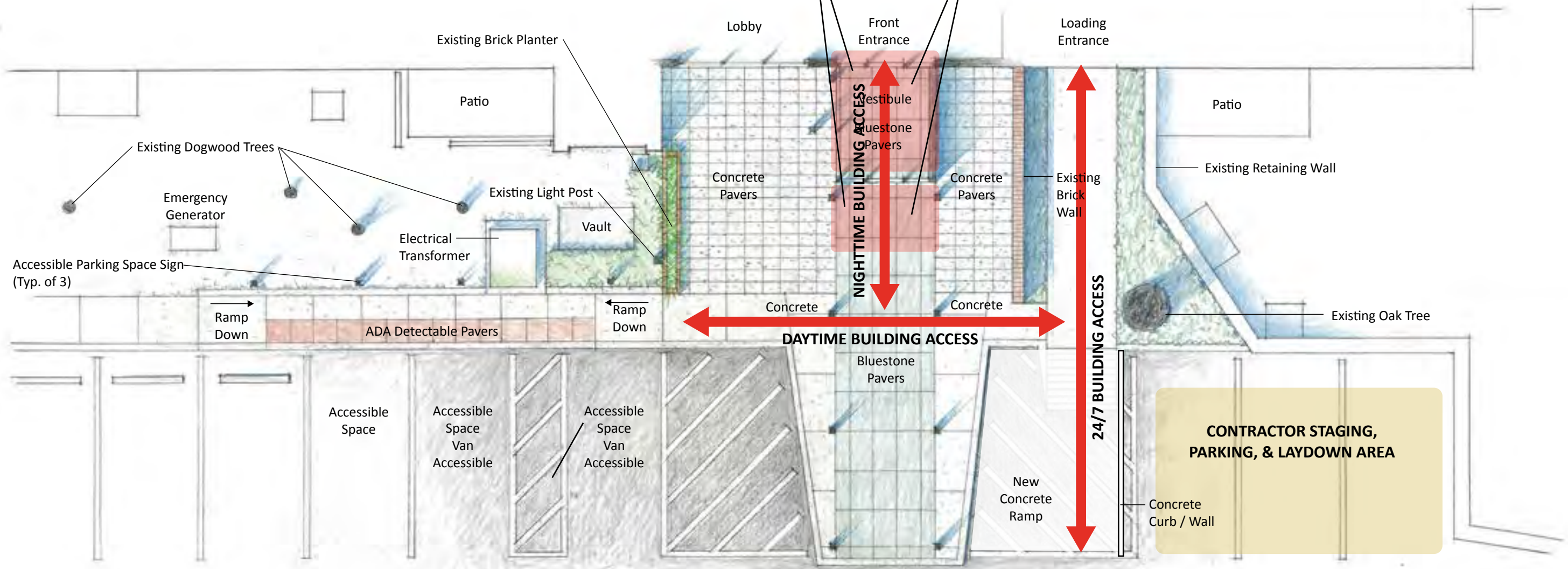






DEMOLITION & NEW CONSTRUCTION

TEMPORARY WOOD PLATFORMS FOR NIGHTTIME ACCESS



SITE DATA:
TAX MAP PARCEL ID
330001000

PHYSICAL ADDRESS
511 NORTH FIRST STREET

OWNER
THE CHARLOTTESVILLE TOWERS CONDO
ASSOCIATION, INC.

APPLICABLE CITY ORDINANCES
ZONING: R-3H (MULTIFAMILY RESIDENTIAL)
HEIGHT RESTRICTIONS: 45' MAX.
SETBACKS: FRONT = 25' MIN., SIDE = 1'
PER 4' OF BUILDING HEIGHT (80 DUA), 10'
MIN., REAR = 25' MIN.
LAND COVERAGE: 80% MAX (80 DUA)

SOURCE OF TITLE
DB 423 PG 170 (TITLE)
DB 423 PG 184 (DECLARATION OF
CONDOMINIUM - PLAT ON PAGE 197)

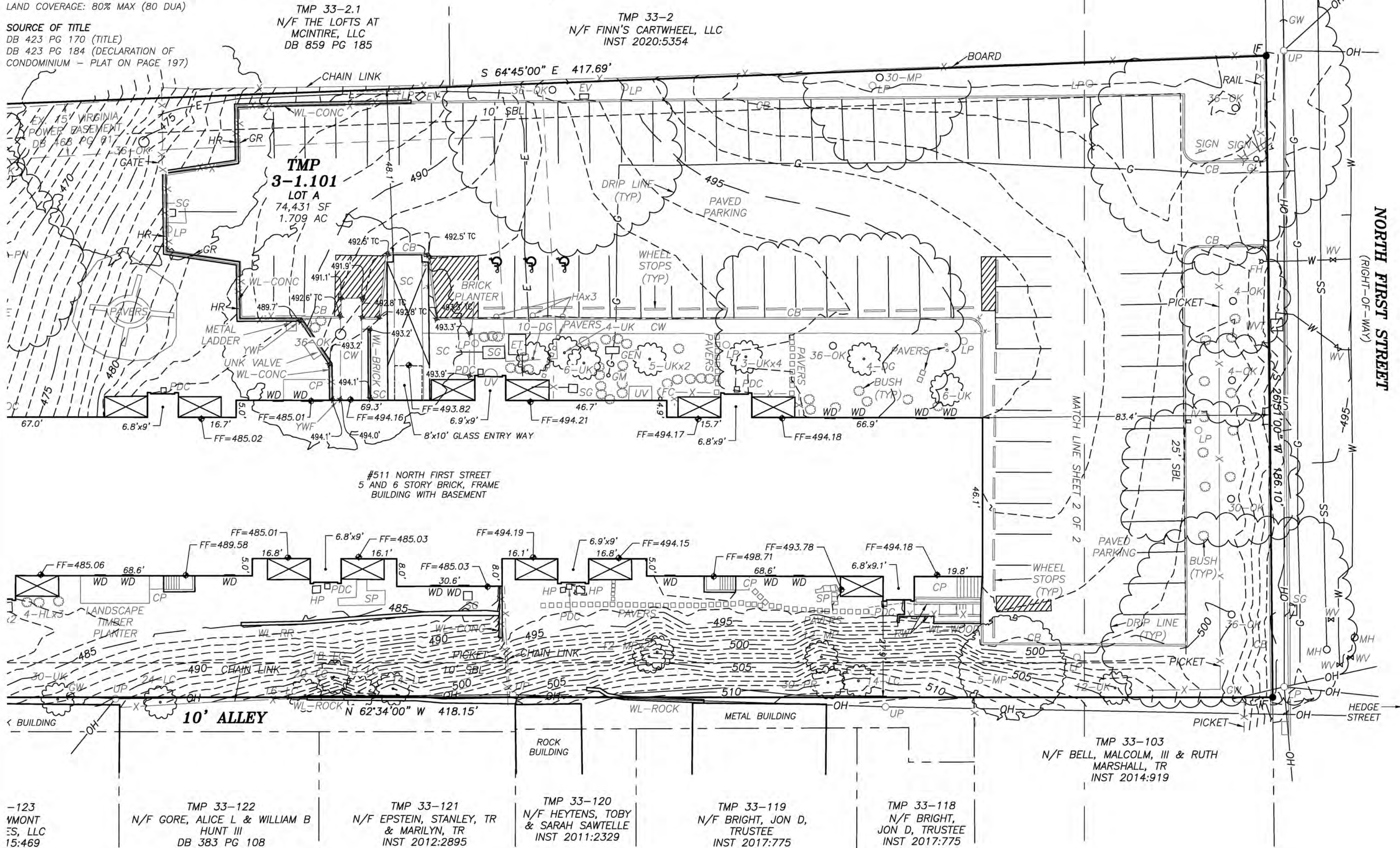
VEGETATION LEGEND:
99- TREE CALIPER IN INCHES
DG DOGWOOD
EV EVERGREEN
HL HOLLY
LC LOCUST
MP MAPLE
OK OAK
PN PINE
PR PARADISE
UK UNKNOWN TREE

BOUNDARY LEGEND:
IF IRON PIN FOUND
IS IRON PIN SET
SBL BUILDING SETBACK LINE

IMPROVEMENTS LEGEND:
CB CONCRETE CURBING
CP CONCRETE PAD
CW CONCRETE WALK
ET ELECTRIC TRANSFORMER
EV ELECTRIC VAULT
FC FIRE DEPARTMENT CONNECTION
FF FIRST FLOOR ELEVATION
FH FIRE HYDRANT
GL GROUND LAMP
GR GUARDRAIL
GW GUY WIRE
HA HANDICAP ACCESSIBLE SIGN
HP HEAT PUMP
HR HAND RAIL

IV IRRIGATION VALVE
LP LIGHT POLE
MH SANITARY SEWER MANHOLE
PDC COMMUNICATIONS PEDESTAL
RR RAILROAD TIES
RW RETAINING WALL
SC STAMPED CONCRETE
SG STORM GRATE
SP STONE PAVERS
UP UTILITY POLE
UV UNDERGROUND VENT
WD BUILDING WINDOW INSET
WL WALL AND TYPE
WV WATER VALVE
WVT WATER VAULT
YWF YARD WATER FAUCET

LINE LEGEND:
-X- FENCE LINE
-E- MARKED ELECTRIC LINE
-G- MARKED GAS LINE
-SS- MARKED SANITARY LINE
-OH- OVERHEAD UTILITY
-W- MARKED WATER LINE



ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
PHYSICAL: 988 SECOND STREET, SE
SUITE 201
CHARLOTTESVILLE, VA 22902
WWW.ROUDABUSH.COM

REVISIONS	DATE	DESCRIPTION
1	6/14/2021	MARKUP REVISIONS
2	6/17/2021	MARKUP REVISIONS

BASE MAP OF
THE CHARLOTTESVILLE TOWERS
TAX MAP 3, PARCEL 1.101
511 NORTH FIRST STREET
CITY OF CHARLOTTESVILLE, VIRGINIA

SITE DETAIL

APRIL 28, 2021
SCALE: 1" = 20'
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SHEET 1 OF 2

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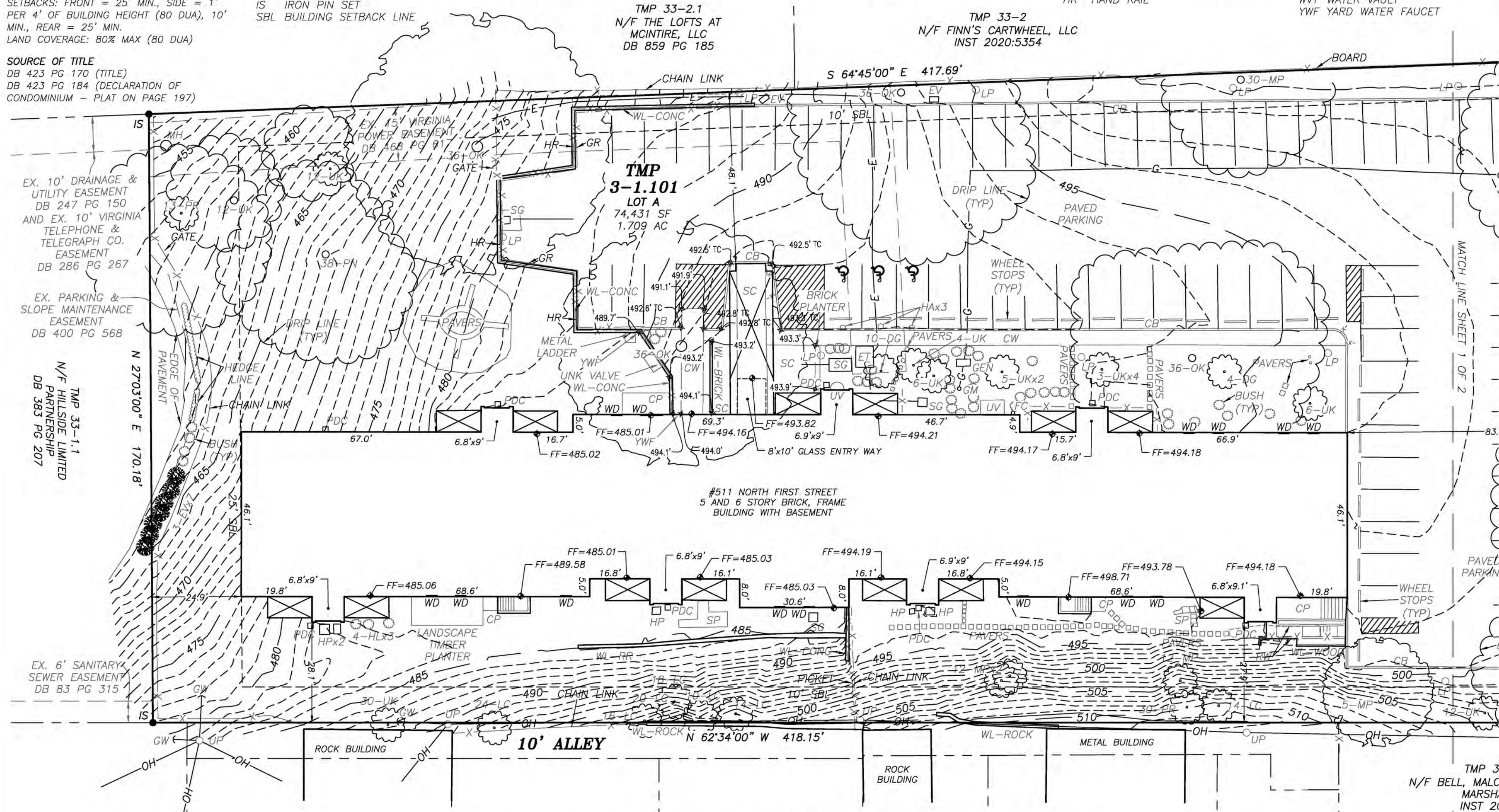
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GR GUARDRAIL
GW GUY WIRE
HA HANDICAP ACCESSIBLE SIGN
HP HEAT PUMP
HR HAND RAIL

IV IRRIGATION VALVE
LP LIGHT POLE
MH SANITARY SEWER MANHOLE
PDC COMMUNICATIONS PEDESTAL
RR RAILROAD TIES
RW RETAINING WALL
SC STAMPED CONCRETE
SG STORM GRATE
SP STONE PAVERS
UP UTILITY POLE
UV UNDERGROUND VENT
WD BUILDING WINDOW INSET
WL WALL AND TYPE
WV WATER VALVE
WVT WATER VAULT
YWF YARD WATER FAUCET



TMP 33-139 N/F BRASS RAIL, LLC INST 2016:1231
 TMP 33-123 N/F VIEWMONT ASSOCIATES, LLC INST 2015:469
 TMP 33-122 N/F GORE, ALICE L & WILLIAM B HUNT III DB 383 PG 108
 TMP 33-121 N/F EPSTEIN, STANLEY, TR & MARILYN, TR INST 2012:2895
 TMP 33-120 N/F HEYTENS, TOBY & SARAH SAWTELLE INST 2011:2329
 TMP 33-119 N/F BRIGHT, JON D, TRUSTEE INST 2017:775
 TMP 33-118 N/F BRIGHT, JON D, TRUSTEE INST 2017:775

ROUDABUSH, GALE & ASSOC., INC.
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SERVING VIRGINIA SINCE 1956
PHYSICAL: 988 SECOND STREET, SE SUITE 201 CHARLOTTESVILLE, VA 22902
MAILING: 435 MERCHANT WALK SQUARE SUITE 201 CHARLOTTESVILLE, VA 22902
PHONE: 434-977-0205 WWW.ROUDABUSH.COM

REVISIONS	MARKUP REVISIONS	REVISIONS	MARKUP REVISIONS
1		2	

BASE MAP OF
THE CHARLOTTESVILLE TOWERS
TAX MAP 3, PARCEL 1.101
511 NORTH FIRST STREET
 CITY OF CHARLOTTESVILLE, VIRGINIA
SITE DETAIL

APRIL 28, 2021
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SHEET 2 OF 2