

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-970-3182
Fax: 804-970-3359



Ali Abid
Aspen Industries
P.O. Box 208
Weyers Cave, VA 24486

May 24, 1999

BAR 99-4-15
118 101/2 Street
Tax Map 10 Parcel 45
Building Addition
Ali Abid, Applicant/ David Puckett, Architect

Dear Mr. Abid,

The above noted item was reviewed by the City of Charlottesville Board of Architecture Review at the regularly scheduled meeting on May 18, 1999.

Mr. Schwartz moved to approve the application with the conditions that the detail resolution on the 10th Street façade; the walls; rails; entrance, cornice; materials, and colors be submitted for final review.

Mr. Nelson seconded the motion.
The motion was unanimously approved.

If you have any questions or if I can be of assistance, please feel free to call me at 804-970-3182.

Sincerely,
Tarpley Vest
Tarpley Vest

CC: David Puckett



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Community Development
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 118 10 1/2 Street, N.W.

City Tax Map No.: 10.45 Parcel: 100048000

C. Property Owner Information (If not applicant)

Name: NABZEL M NEZAMUDDIN

Address: Same as in (A)

Phone: (B) Same (H) Same

B. Applicant Information

Name: Emad Asdel - Rahman
President of ZSCV

Address: 1084 Winkgreen Ln
Charlottesville, VA 22903

Phone: (B) (804) 243-2671 (H) (804) 923-0409

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? (y) (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

Building addition (see attachment)

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Community Development before submission to the board.

See attachment.

G. Property Owner Permission (If Not Applicant)

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

H. Signature of Applicant

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

Signature

Date

Emad Asdel 4/19/99
Signature Date

FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

City of Charlottesville

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, VA • 22902
Telephone 804-970-3182
Fax: 804-970-3359



August 17, 1998

Ali Abid
Aspen Industries
VIA FAX: 540-248-8044

RE: 118 10 1/2 Street

Dear Mr. Abid,

The two story house located at 118 10 1/2 Street in Charlottesville is located within the West Main Street Architectural Design Control District. The rear portion of the property behind the main house is not located within the Design Control District and may be modified without design review.

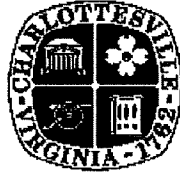
Please be advised that demolition of the shed structures will require a demolition permit from the Charlottesville Department of Building and Life Safety. Also, please be advised that future additions to this site, such as the addition of parking, will require site plan approval from the Department of Community Development.

I hope that this information is helpful to you. If you have any questions you may contact me at 804-979-3182.

Sincerely,

Tarpley Vest
Planner I

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**



May 10, 1999

BAR 99-4-15
118 101/2 Street
Tax Map 10 Parcel 45
Building Addition
Ali Abid, Applicant/ David Puckett, Architect

Background

118 101/2 Street is designated a Contributing building to the West Main Street Architectural Design Control District. The house was built c. 1890 and has been improved for use as a Mosque in recent years. The building currently has an asphalt shingle roof and vinyl siding.

In April of 1999, the applicants proposed building a new two story 29' by 60' building addition adjoining the rear of the existing house. The addition was to be clad with vinyl siding to be consistent with the existing structure.

The Board denied the request with the following specific reasons for the denial:

1. Concern about the scale of the addition relative to the existing property.
2. Concern about the 10th Street frontage, which does not seem to be a carefully designed front but seems to be a back of a building.

Application

The applicant has developed a new proposal, in response to the comments and feedback of the BAR. The new proposal is for a Mosque building, attached to the existing house on 10 1/2 Street but with a clear front entrance oriented towards 10th Street. (See attached drawings)

Discussion

The Design Guidelines for new additions state the following:

"SIZE: Limit the size of the addition so it does not visually overpower the existing building"

It does not appear that the new addition will visually overpower the existing house on 10th Street.

"LOCATION: Attempt to locate the addition on rear or side elevations that are not visible from the street."

The addition will be visible from 10th Street and will be partially visible from 10 1/2 Street.

"DESIGN: New additions should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The new has been clearly differentiated from the old.

"REPLICATION OF STYLE: A new addition should not be an exact replication of the design of the existing historic building..."

The addition complies with this guideline.

"MATERIALS AND FEATURES: Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district."

"ATTACHMENT TO EXISTING BUILDING: Whenever possible, new additions should be done in such manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired."

The design provides a separation between the existing house and the new addition.

In staff's assessment, this proposal responds to the issues and concerns raised by board members at the April meeting.

Recommendation:

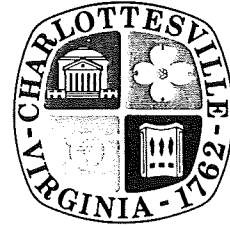
Staff supports this request with the following:

Elevation drawings showing the relationship of the addition to the existing house.

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-970-3182
Fax: 804-970-3359



April 23, 1999

Emaad Abdel Rahman
1084 Wintergreen Lane
Charlottesville, VA 22902

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 99-4-15
118 101/2 Street
Tax Map 10 Parcel 45
Building Addition
Ali Abid, Applicant

Dear Mr. Rahman,

The above noted item was reviewed by the City of Charlottesville Board of Architectural Review at the regular meeting on April 20, 1999.

Mr. Schwartz moved to deny the application. The reasons for the denial were as follows:

1. Concern about the scale of the addition relative to the existing property.
2. Concern about the 10th Street frontage, which does not seem to be a carefully designed front but seems to be a back of a building.

Mr. Nelson seconded the motion.

The motion was unanimously approved.

As per the requirement of Charlottesville City Code Section 34-584, this decision may be appealed to the Charlottesville City Council within 10 days of the date of the decision. If you have any questions or if I can be of assistance, please contact me at 804-970-3182.

Sincerely,


Tarpley Vest
Planner



**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 12, 1999**

BAR 99-4-15
118 101/2 Street
Tax Map 10 Parcel 45
Building Addition
Ali Abid, Applicant

Background

118 101/2 Street is designated a Contributing building to the West Main Street Architectural Design Control District. The house was built c. 1890 and has been improved for use as a Mosque in recent years. The building currently has an asphalt shingle roof and vinyl siding.

Application

The applicants propose building a new two story 29' by 60' building addition adjoining the rear of the existing house. The addition is to be clad with vinyl siding to be consistent with the existing structure. The roof is to be an Owings Coring asphalt shingle in slate gray, also chosen to be consistent with the existing roof. The pitch of the roof will be consistent with the existing roof. The windows are to be double hung vinyl windows with mullions. The windows have been chosen for consistency to the existing house.

Site improvements are proposed for the rear of the parcels, fronting 10th Street, including new parking spaces and new landscaping (see attached site plan).

Discussion

The Design Guidelines for New Additions state the following:

- ◆ *"Attempt to locate the addition to the rear or side elevations that are not visible from the street."*

The addition will be visible from 10th Street, which is outside of the historic district. The east elevation, facing 10th Street is appropriate to that street in terms of design and scale.

- ◆ *"New additions should not destroy the historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."*

The new addition has been designed to be compatible with the existing structure in terms of massing, scale, and materials. The addition will only be partially visible from 10 1/2 Street and

will not overwhelm the existing structure. Samples of all materials and colors have been provided and will be available at the meeting.

Recommendation:

Staff supports this request with the following:

East, North and South elevations showing both the existing structure and the proposed addition, in order to illustrate the relationship between the old and the new.

GENERAL

1. THE TERM "VDOT" REFERS TO VIRGINIA DEPARTMENT OF TRANSPORTATION. THE TERM "CITY" REFERS TO THE CITY OF CHARLOTTESVILLE, VIRGINIA.
2. WORK IN THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, THE VDOT ROAD AND BRIDGE STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 1992 EDITION, THE MINIMUM STANDARDS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, VR 625-02-00, AND THE CITY STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE CITY MUNICIPAL WATER AND/OR SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO VIRGINIA HEALTH DEPARTMENT WATERWORKS AND/OR SEWERAGE REGULATIONS AND THE CITY DESIGN AND CONSTRUCTION STANDARDS.
3. CONTACT THE CITY ENGINEER TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO ISSUANCE OF EARTH DISTURBING PERMIT. A CITY CONSTRUCTION PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY, INCLUDING CONNECTION TO EXISTING STREETS.
4. CALL MISS UTILITY AT 1 800 552-7001 48 HOURS PRIOR TO ANY EXCAVATIONS.
5. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED UPON AVAILABLE INFORMATION AND IS APPROXIMATE ONLY. FIELD LOCATE ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. COORDINATE THE CONSTRUCTION OF ALL PROPOSED FACILITIES WITH EXISTING FACILITIES.
6. SHOULD CONSTRUCTION ACTIVITIES DAMAGE ANY EXISTING UTILITIES, REPAIR AND RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION AND OPERATION, AT NO EXPENSE TO THE OWNER OR THE CITY.
7. REPORT TO BRUNK & HYLTON ENGINEERING, IN WRITING, ANY AMBIGUITIES IN THE PLANS OR ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS. BRUNK & HYLTON ENGINEERING WILL PROMPTLY RESPOND WITH CLARIFICATION. ANY WORK DONE PRIOR TO CLARIFICATION BY BRUNK & HYLTON ENGINEERING IS AT THE CONTRACTOR'S RISK.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SHALL COMPLY WITH ALL PREVAILING AND APPLICABLE CODES AND REQUIREMENTS.
10. TO DESIGNATE PRODUCT QUALITY, ONE MANUFACTURER HAS BEEN SPECIFIED; OTHER PRODUCTS OF EQUAL OR BETTER QUALITY WILL BE ACCEPTABLE. CONTRACTOR SHALL SUBMIT DESCRIPTIVE LITERATURE, SPECIFICATIONS, SHOP DRAWINGS, AND OPERATIONAL AND MAINTENANCE INFORMATION, AS APPLICABLE, FOR REVIEW BY THE ENGINEER.
11. DETAILS 16, 48, 51 AND 70 ATTACHED, PROVIDE CONSTRUCTION DETAILS FOR PAVING AND DRAINAGE CONSTRUCTION.
12. SPECIFICATIONS 02480 AND 02500 ARE APPLICABLE TO THIS PROJECT.
13. THE EROSION AND SEDIMENT CONTROL PLAN, NARRATIVE INCLUDED, IS APPLICABLE TO THIS PROJECT.

WATER AND SEWER

14. ALL VALVES SEPARATING THE EXISTING PUBLIC SYSTEM FROM THE SYSTEM BEING CONSTRUCTED SHALL BE OPERATED ONLY BY AUTHORIZED PUBLIC EMPLOYEES.
15. WATER SERVICE WILL BE PROVIDED FROM THE EXISTING METER: IN 10 ½ STREET
16. CONTACT CITY 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWERS. CORE DRILL ALL CONNECTIONS TO EXISTING MANHOLES.
17. COORDINATE ALL TESTING WITH THE CITY OF CHARLOTTESVILLE IN ADVANCE. USE 150 PSI TEST PRESSURE UNLESS NOTED OTHERWISE.
18. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CHARLOTTESVILLE REQUIREMENTS. SHOULD THERE BE A CONFLICT BETWEEN THESE PLANS AND THE CITY OF CHARLOTTESVILLE REQUIREMENTS, MAKE A WRITTEN REQUEST TO THE CITY FOR WRITTEN CLARIFICATION.
19. CONTACT CITY 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWERS. CORE DRILL ALL CONNECTIONS TO EXISTING MANHOLES.
20. PROVIDE 4 INCH SCH 40 PVC, DWV, SOLVENT WELD JOINT PIPE FOR ALL SEWER SERVICE. USE LAYING CONDITION 3 OF DETAIL 3.

DRAINAGE

21. PROVIDE POSITIVE DRAINAGE INTO ALL DRAINAGE STRUCTURES AND AWAY FROM ALL OTHER FACILITIES.
22. PROVIDE CAST-IN-PLACE OR PRECAST CONCRETE DROP INLETS AND MANHOLES FOR STORM SEWER IN CONFORMANCE WITH SECTION 302, VDOT ROAD AND BRIDGE SPECIFICATIONS.
23. PROVIDE REINFORCED CONCRETE STORM SEWER PIPE, CLASS III, IN CONFORMANCE WITH SECTION 232, VDOT ROAD AND BRIDGE SPECIFICATIONS. INSTALL PIPE IN CONFORMANCE WITH VDOT STANDARD PB-1.
24. DIRECT ALL BUILDING DOWNSPOUTS TO DISCHARGE AT LEAST 10 FEET FROM BUILDING AND TO FLOW TOWARDS THE DETENTION BASIN
25. PROVIDE GUTTER CROSS SLOPE MATCHING THE GENERAL SLOPE OF THE PARKING AREA. PROVIDE REVERSE GUTTER SLOPES AS NEEDED AND TO RELEASE RUNOFF.
26. PROVIDE A MINIMUM 3 INCH TALL BERM IN THE ASPHALT PAVEMENT AT THE EAST END OF STORM STRUCTURE 13 SO THAT STORM STRUCTURE 13 WILL FUNCTION IN A SUMP CONDITION.

EROSION CONTROL

27. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED DURING CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR OTHER CONSTRUCTION. REFER TO EROSION CONTROL PLAN AND EROSION & SEDIMENT CONTROL PLAN NARRATIVE.
28. ALL AREAS TO BE EXCAVATED OR FILLED, SHALL HAVE THE TOPSOIL STRIPPED AND STOCKPILED AWAY FROM CONSTRUCTION ACTIVITIES.
29. AT BEGINNING OF PROJECT, PROVIDE CONSTRUCTION ENTRANCE PER DETAIL 48 AT THE LOCATION SHOWN ON THE PLANS.

30. PROVIDE SILT FENCE, LAIL 16, AT ALL NECESSARY LOCATIONS AROUND THE PERIMETER OF THE CONSTRUCTION AREA TO PREVENT THE LOSS OF SEDIMENT. CONSTRUCTION LIMITS ARE DEFINED AS 10 FEET BEYOND THE POINT WHERE PROPOSED CONTOURS TIE BACK TO EXISTING CONTOURS.
31. FOR EACH DROP INLET, PROVIDE BLOCK AND GRAVEL SEDIMENT FILTER PER DETAIL 51.
32. STABILIZE PROPOSED PAVEMENT AREAS WITH GRAVEL IMMEDIATELY FOLLOWING FINISH GRADING OF SUBBASE.
33. PROVIDE EROSION PROTECTION FOR ALL DRAINAGE DITCHES BY:
 - SODDING IN CONFORMANCE WITH VIRGINIA EROSION CONTROL STD. 3.33, OR
 - SEEDING AND PROTECTION WITH SOIL REINFORCING MAT INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
34. CONSTRUCT DIVERSION DIKES AT LOCATIONS SHOWN ON THE SITE PLAN TO DIRECT RUNOFF.

EARTHWORK

35. ALL UNDERGROUND UTILITIES LOCATED UNDER THE PAVEMENT OR ON THE RIGHT-OF-WAY ADJACENT TO THE PAVEMENT ARE TO BE INSTALLED PRIOR TO LAYING BASE. UNDERGROUND UTILITIES LOCATED IN THE ROADWAY ARE TO BE BACKFILLED AND COMPACTED IN STRICT ACCORDANCE WITH THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
36. ALL MATERIALS USED FOR FILL OR BACKFILL SHALL BE FREE OF STONES LARGER THAN 6 INCHES IN ANY DIRECTION, FROZEN MATERIALS, AND ALL FOREIGN MATERIALS.
37. SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDES MATERIAL CLASSIFIED BY ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, ML, AND CL GROUPS. SATISFACTORY SOIL SHALL HAVE A MINIMUM DRY DENSITY OF 92 LB/CU FT. PER ASTM D-698 AND SHALL HAVE A PLASTICITY INDEX LESS THAN 17. UNSATISFACTORY MATERIALS INCLUDE ANY OTHER CLASSIFICATIONS OR ANY MATERIAL OUTSIDE OF ACCEPTED MOISTURE LIMITS WHICH WILL NOT COMPACT EASILY.
38. SUBMIT TEST RESULTS TO THE ENGINEER WITHIN ONE WEEK OF TESTS. FAILURE TO CONDUCT DENSITY TESTS MAY BE CAUSE FOR NON-ACCEPTANCE OF THE FACILITY. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL TESTING EXPENSES.
39. SUBMIT TEST RESULTS TO THE REVIEW AGENCIES AS NEEDED. DEVELOPER IS RESPONSIBLE FOR ALL TESTING EXPENSES, UNLESS NOTED OTHERWISE.
40. PROVIDE COMPACTION OF FILL MATERIAL UNDER BUILDING SLABS IN COMPLIANCE WITH RECOMMENDATIONS OF SOILS ENGINEER. THESE RECOMMENDATIONS SHALL BE BASED UPON A STANDARD PROCTOR TEST, AND SHALL PROVIDE BEARING CAPACITY NEEDED FOR THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING.
41. UNLESS NOTED OTHERWISE, PLACE ALL FILLS AND BACKFILLS FOR UTILITIES, ROADS, PARKING AREAS, OR BUILDINGS IN 8 INCH MAXIMUM UNCOMPACTED DEPTHS AND COMPACT TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698 STANDARD. CONTROL MOISTURE CONTENT DURING COMPACTION TO 2% OF OPTIMUM. TEST FREQUENCY:
 - EMBANKMENTS FOR ROADS, DAMS, ETC: 1 TEST PER LIFT PER 10,000 SQ. FT. OF LIFT.
 - BACKFILL AROUND STRUCTURES AND IN TRENCHES: 1 TEST PER LIFT PER 500 LINEALFEET OF TRENCH.
42. PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST, TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIAL TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.

43. CONVEY EXCESS MATERIAL TO A SITE HAVING A VALID EROSION AND SEDIMENT CONTROL PLAN.

STREETS AND PAVING

44. PROVIDE PAVING USING PAVEMENT SECTION P1, DETAIL 70.
45. EXTEND VDOT 21A BASE STONE 12 INCHES BACK OF BACK OF CURB.
46. PROVIDE TRAFFIC CONTROL SIGNS AND STREET IDENTIFICATION SIGNS IN CONFORMANCE WITH CITY REQUIREMENTS AND VDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COORDINATE ALL TEMPORARY STREET CLOSURES AND TRAFFIC CONTROL WITH THE CITY STREET DEPARTMENT.
47. PROVIDE TRAFFIC CONTROL SIGNS AND STREET IDENTIFICATION SIGNS IN CONFORMANCE WITH CITY REQUIREMENTS AND VDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. COORDINATE ALL TEMPORARY STREET CLOSURES AND TRAFFIC CONTROL WITH THE CITY STREET DEPARTMENT.

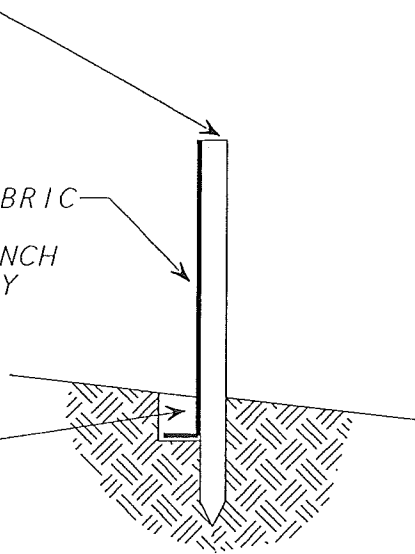
MISCELLANEOUS

48. RADII ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
49. SPOT ELEVATIONS SHOWN ON PLAN ARE AT EDGE OF PAVEMENT/FACE OF GUTTER, UNLESS NOTED OTHERWISE.
50. KEEP ALL EXCAVATIONS, INCLUDING TRENCHES, DRY TO PROTECT THEIR INTEGRITY.
51. DO NOT PLACE OVERHEAD OBSTRUCTIONS IN HANDICAPPED PARKING AREAS.
52. PROVIDE ACCESS SIDEWALKS AND RAMP WITH A 36 INCH WIDTH MINIMUM.
53. PROVIDE SIGNS FOR HANDICAP SPACES, 1 REQ'D. SEE DETAIL 73. LOCATE SIGNS 2 FEET BEHIND SIDEWALK.
54. HANDICAPPED PARKING SPACE, LOCATED ON 10 ½ STREET IS 9 FEET X 20 FEET. OTHER VEHICLE PARKING SPACES ARE 9 FEET X 18 FEET.
55. PROVIDE SIDEWALKS AND RAMPS WITH A SLIP RESISTANT CONCRETE BRUSH FINISH.

2"x 2" POSTS, 36" LONG
DRIVEN 12" INTO GROUND
AT 6 FT. SPACING

36" WIDE POLYPROPYLENE FABRIC
A.C.F. INC. NO. LS-300
EXTEND FABRIC 8" INTO TRENCH
SECURE TO POSTS WITH HEAVY
DUTY WIRE STAPLES

4" x 4" TRENCH WITH
COMPACTED BACKFILL

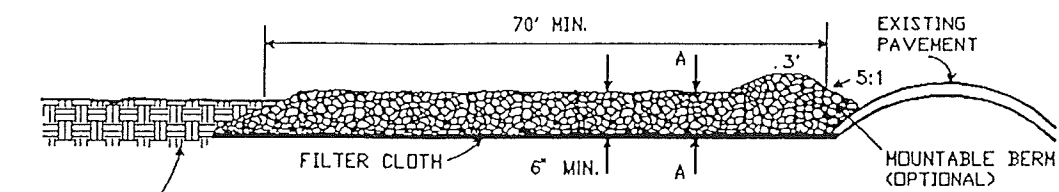


SILT FENCE

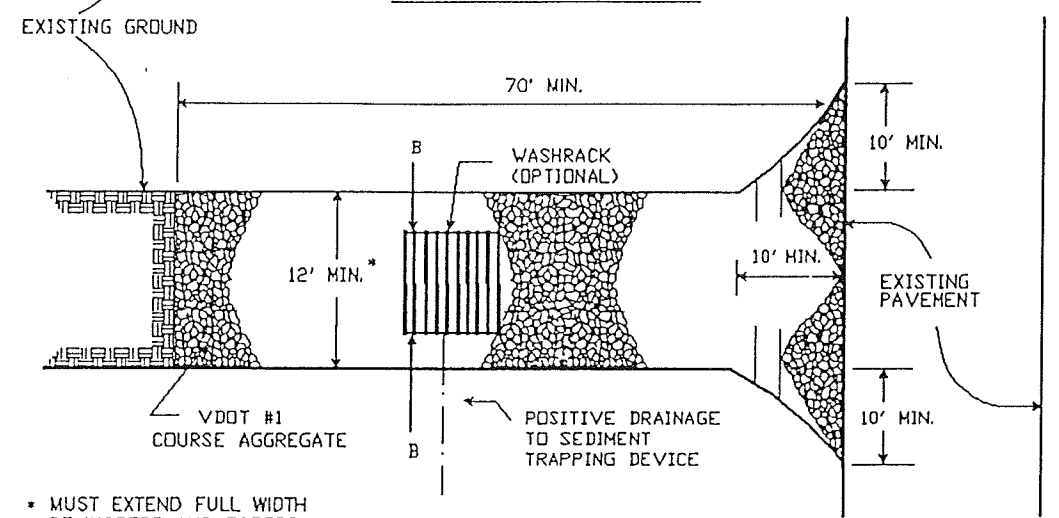
BRUNK & HYLTON
ENGINEERING, INC.
ENGINEERING SURVEYING PLANNING
P. O. BOX 7
WEYERS CAVE, VIRGINIA 24486
703 234-9112

LAST REV. 10-02-91

DETAIL 16

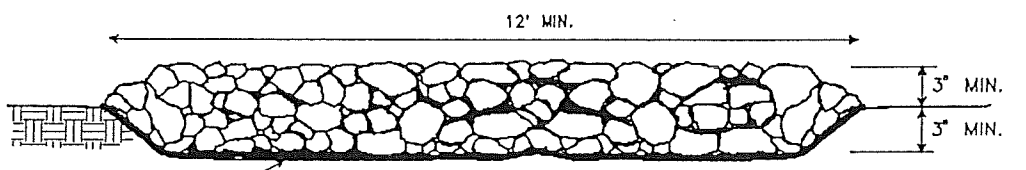


SIDE ELEVATION

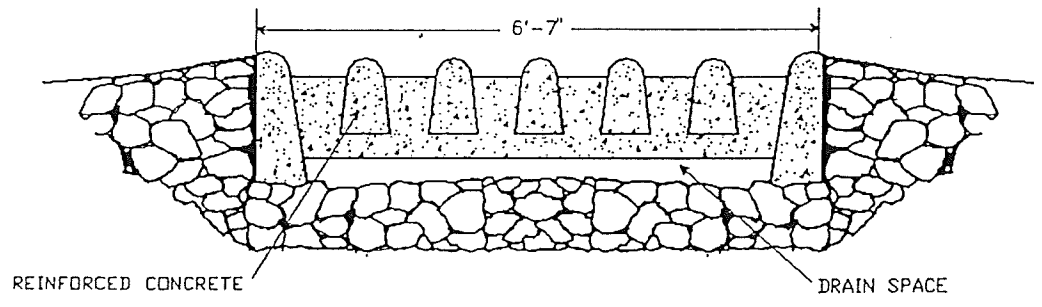


PLAN VIEW

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION



SECTION A-A



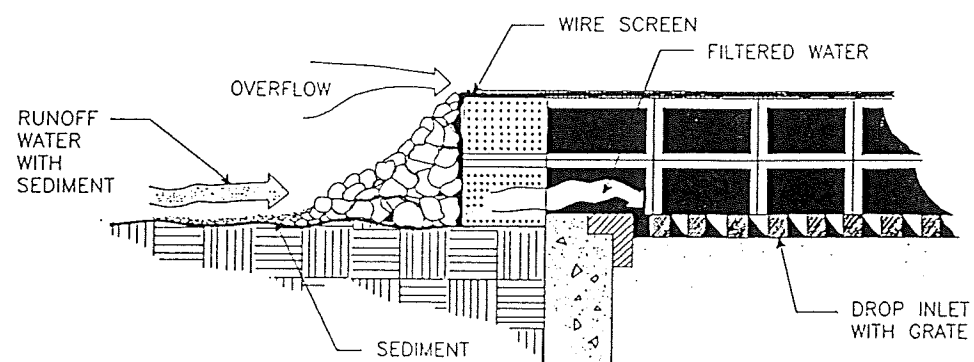
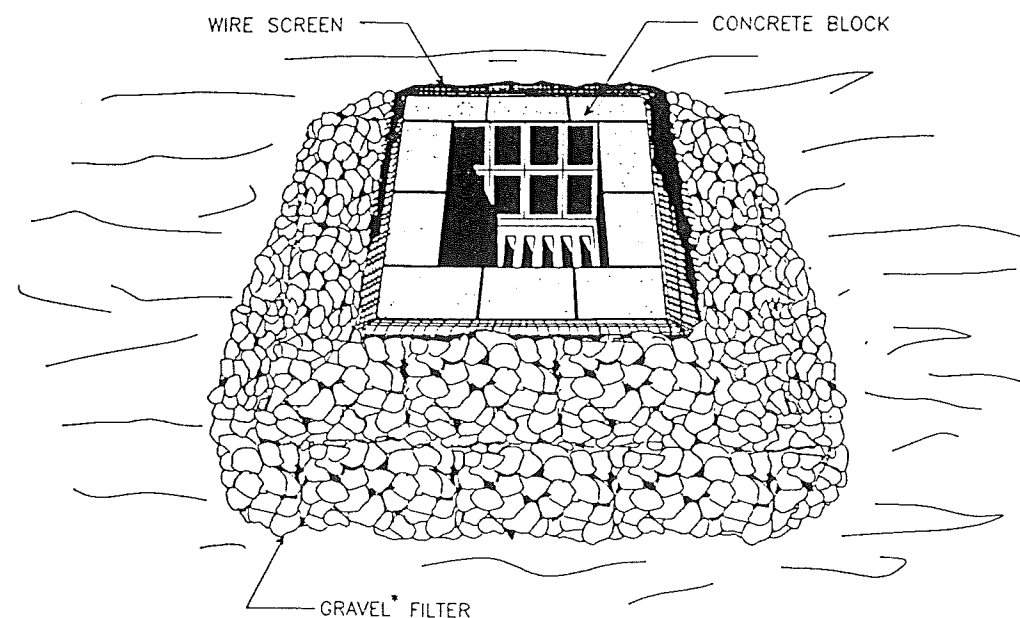
SECTION B-B

STONE CONSTRUCTION ENTRANCE (CE)

BRUNK & HYLTON ENGINEERING, INC.
 ENGINEERING SURVEYING PLANNING
 P. O. BOX 7
 WEYERS CAVE, VIRGINIA 24486
 703 234-9112

LAST REV. 08-26-93

DETAIL 48



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE AGGREGATE.

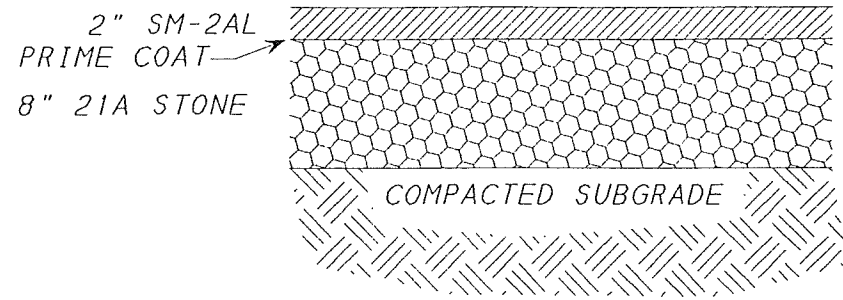
*BLOCK & GRAVEL
DROP INLET SEDIMENT FILTER*



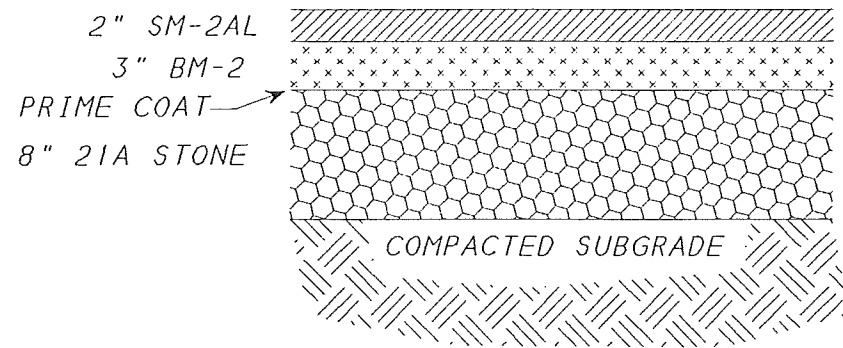
BRUNK & HYLTON ENGINEERING, INC.
ENGINEERING SURVEYING PLANNING
P. O. BOX 7
WEYERS CAVE, VIRGINIA 24486
703 234-9112

LAST REV. 08-26-93

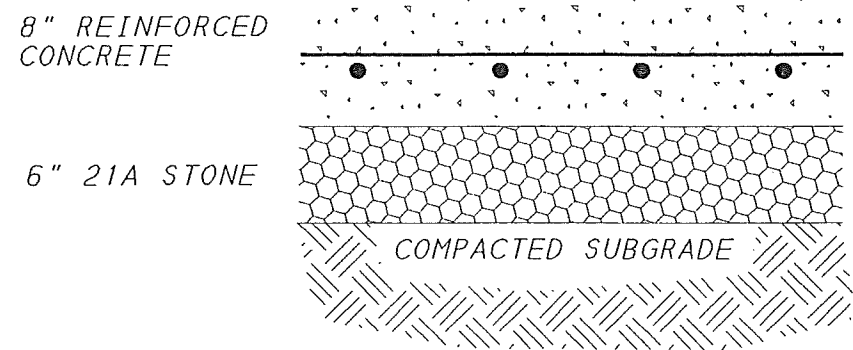
DETAIL 51



P1

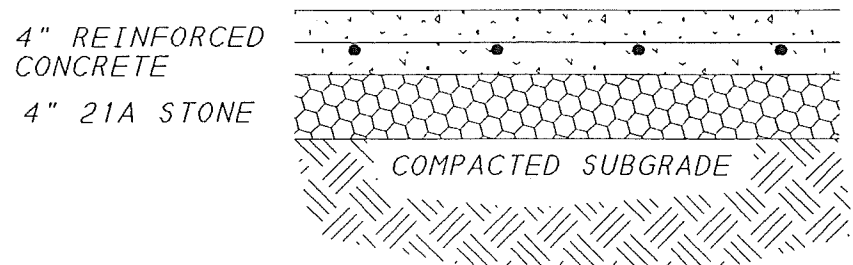


P2



P3

1. PROVIDE GRADE 60 NO.4 BAR AT 9"O.C. EACH WAY CENTERED IN SLAB DEPTH.
2. SPACE CONTROL JOINTS EQUALLY . MAXIMUM CONTROL JOINT SPACING IS 15'.



P4

1. PROVIDE WELDED WIRE REINFORCING FABRIC 6x6-W2.9xW2.9 CENTERED IN SLAB DEPTH.

PAVEMENT SECTIONS

BRUNK & HYLTON ENGINEERING, INC.
ENGINEERING SURVEYING PLANNING
P. O. BOX 7
WEYERS CAVE, VIRGINIA 24486
703 234-9112

LAST REV. 10-15-93

DETAIL 70

EROSION AND SEDIMENT CONTROL PLAN

**ISLAMIC SOCIETY OF CENTRAL VIRGINIA
118 10 ½ STREET
CHARLOTTESVILLE , VA**

A. PROJECT DESCRIPTION

The purpose of this project is a 29 feet by 69 feet addition to an existing worship center and is property identified as Sheet 10, Parcel 45 in City tax records. The project is located between 10th Street and 10 ½ Street just north of Main Street in the historic district of Charlottesville. Approximately 0.1 acres will be disturbed during construction on this 0.17 acre tract.

B. EXISTING SITE CONDITIONS

The proposed site is covered in stone aggregate. Prior to the stone aggregate there was a single car garage and another outbuilding on the site. The site has steep steep slopes draining to the east.

C. ADJACENT PROPERTY

To the west is 10 ½ Street . Residential property is on the southwest corner of the property. A parking area for an automobile body shop is to the southeast. To the east is 10th Street. Residential property is on the north east corner of the property and other business property used for parking is on the northwest.

D. SOILS

There are no soils information available for this site.

E. CRITICAL AREAS

The critical areas for this project are the steep slopes. Take precaution to prevent sediment leaving the site by stabilizing disturbed areas as soon as possible. Provide drainage pipe to carry runoff from the existing structure around disturbed areas. Compact and stabilize all slopes as soon as possible.

F. EROSION AND SEDIMENT CONTROL MEASURES

1. Structural Practices

- a . A construction entrance is required at all locations where construction vehicles enter a public right-of-way. During wet weather conditions, clean the wheels of construction vehicles prior to entering the highway.

- b. Silt fence barriers are indicated on the site plan. Sediment loss should be closely observed during construction and additional silt fences should be erected as necessary.
- c. All driveways and parking areas shall be stabilized with gravel immediately after subbase grading. Construction traffic should be limited to access driveway and parking areas.
- d. Sediment will be trapped by the silt fence during construction.
- e. All storm drain inlets and outlets shall be protected during construction.

2. Vegetation Practices

- a. Strip and stockpile topsoil for later use.
- b. Immediately following grading, provide temporary vegetation by using a fast germinating seed mixture. Select an appropriate seed mixture for the time of year for which it is to be applied.
- c. All man made ditches will be sodded or seeded and protected with an erosion control mat.
- d. Provide surface roughening for all slopes steeper than 3 to 1.

3. Management Strategies

- a. Construction shall be sequenced so that grading operations can begin and end as quickly as possible. Provide item b which follows, prior to all other construction.
- b. Erect silt fences to trap sediment along lower side of project first to trap sediment.
- c. Limit topsoil stripping and construction to as small an area as possible. Maintain strips of existing grass vegetation to filter out sediment.
- d. Immediately following grading, provide temporary seeding or other stabilization methods.
- e. Provide permanent or temporary soil stabilization to denuded areas within 7 days after final grade is reached on any portion of the site. Provide temporary soil stabilization within 7 days to denuded areas that may not be at final grade, but will remain dormant (undisturbed) for longer than 30 days. Provide permanent stabilization to areas that are to be left dormant for more than one year.
- f. During construction of the project, stabilize and protect soil stock piles with sediment trapping measures.

- g. Before any upslope land disturbance takes place, provide functional sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment as a first step in any land-disturbing activity.
- h. Provide stabilization measures to earthen structures such as dams, dikes, and diversions immediately after installation.
- i. Construct underground utility lines in accordance with the following standards in addition to other applicable criteria:
 - 1) Limit opened trench to less than 500 linear feet at one time.
 - 2) Place excavated material on the uphill side of trenches.
 - 3) Filter or direct effluent from dewatering operations through an approved sediment trapping device, and discharge in a manner that does not adversely affect flowing streams or off-site property.
- j. Where construction vehicle access routes intersect paved public roads, minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a public road surface, clean the road thoroughly at the end of each day. Remove sediment from the roads by shoveling or sweeping and transporting to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. Coordinate with City Street Department.
- k. Remove temporary Erosion and Sediment Control Measures within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local Program Administrator. Permanently stabilize trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures to prevent further erosion and sedimentation.
- l. Submit a supplementary Erosion Control Plan to the local jurisdiction prior to beginning land disturbing activities in areas other than those indicated on the attached Plans, including but not limited to, off site borrow or waste areas.

G. STORMWATER MANAGEMENT

A stormwater detention basin is proposed for this project. The basin was designed to detain the 2 year and 10 year storms. The Developer or his successors will maintain the stormwater detention facility.

H. MAINTENANCE

1. In general, weekly and after each significant rainfall, check all erosion and sediment control measures. Reseed as necessary to maintain a good stand of vegetation. Repair any damage to drainage and/or erosion control facilities immediately.
2. Check inlet protection regularly for sediment buildup which will prevent drainage. Remove and clean or replace any gravel that is clogged by sediment. Flushing will not be an accepted method of cleaning. Immediately replace ineffective protection devices and clean the inlet.
3. Check the silt fence barrier regularly for undermining or deterioration of the fabric. Remove sediment when the level of sediment deposition reaches halfway to the top of the barrier.
4. Provide another construction entrance per specification when soil covers existing stone or when stone has been pushed into the subgrade by construction traffic.

1. RELATED WORK

- A. Street and utility work for a worship center.

2. REFERENCES

- A. Virginia Erosion and Sediment Control Handbook, (V.E.S.C.H.), Third Edition, 1992, and in particular the following standards contained therein:

1. Topsoiling, Std. & Spec. 3.30
2. Temporary Seeding, Std. & Spec. 3.31
3. Permanent Seeding, Std. & Spec. 3.32
4. Sodding, Std. & Spec. 3.33
5. Mulching, Std. & Spec. 3.35
6. Trees, Shrubs, Vines and Ground Cover, Std. & Spec. 3.37
7. Tree Preservation & Protection, Std. & Spec. 3.38

3. SUBMITTALS

- A. Provide delivery tickets, weigh tickets, and other records to specifically identify the quantity and the volume or weight of materials installed on the project.

4. MATERIALS

- A. Lime: Ground agricultural limestone with at least 90% passing a no. 10 mesh screen and at least 45% passing a no. 100 mesh screen.
- B. Fertilizer: Granular uniform composition with an analysis of 10-10-10.
- C. Permanent Seed Mixture: Seeds shall comply with applicable state and federal law. Provide the following composition by law:

Lawn Mixture (Turf Type Tall Fescue)		Field Mixture	
"Shenandoah"	35%	Kentucky 31 Tall Fescue	50%
"Winchester"	25%	Orchard Grass	35%
"Jaguar II"	25%	Ryegrass	15%
"Short Stop"	15%		

Provide lawn mixture above for all permanent seeding, unless noted otherwise.

D. Temporary Seed:

1. For months of March, April, Aug., Sept., Oct., Nov.: Rye, "Secale Cereale, Abruzzi Variety".
2. For months of May, June, July: Weeping Lovegrass, "Erogrostis Curvula".

- E. Mulch: Mulch shall consist of hay, straw, wood cellulose fiber or other approved material. The source of supply shall be subject to the approval of the Engineer. The Engineer reserves the right to reject mulch that contains weeds or weed seed classified as noxious by the Department of Agriculture.

5. SOIL PREPARATION

- A. Prepare and seed all soil areas disturbed by the Contractor during and by his construction operation.
- B. Prepare a three inch minimum depth seed bed, by spreading topsoil as required and cultivating. Remove all clods, loose stones, and other foreign material larger than three inches in any dimension.
- C. Soil samples may be required by the Owner or Engineer. If collected they shall be analyzed by an approved laboratory and their recommendations shall be followed by the Contractor.

6. SEEDING

- A. Permanent seeding shall be done only between March 1 and May 15 or between August 15 and October 15, unless otherwise authorized.
- B. Apply at the following minimum rates lime, fertilizer, and seed; one-half in one direction and the remaining half in a direction perpendicular to the first.
 - 1. Lime 90 lbs per 1000 sq. ft.
 - 2. Fertilizer 25 lbs per 1000 sq. ft.
 - 3. Permanent seed mixture 8 lbs per 1000 sq. ft.
 - 4. Temporary Rye 3 lbs per 1000 sq. ft.
 - 5. Temporary Weeping Lovegrass 1/16 lbs per 1000 sq. ft.
- C. Cover seed by rolling and mulching to retain moisture and prevent erosion.
- D. Where wood cellulose fiber, hay or straw mulch is used, mulch shall be applied to the seeded area at the rate of at least 50 pounds per 1000 sq. ft.
- E. Where jute or other mulches are used, mulch shall be applied in accordance with manufacturer/supplier's instructions and the Engineer's approved methods of application.

7. MAINTENANCE

- A. The Contractor shall water as required, mow and otherwise properly maintain all seeded areas until an acceptable and uniform stand of grass is obtained. Such maintenance shall include reseeding, where necessary, and the replacement of all mulch destroyed or removed by any cause.
- B. An area which contains at least a 90% cover and has no bare areas of over 1 sq. ft. shall be considered acceptable.

END OF SECTION

G E N E R A L

1. WORK INCLUDED

- A. Construction of pavement for new parking area.
- B. Repair of roads, streets, driveways, and parking lots as a result of other construction.

2. RELATED WORK

- A. Section 02200: Earthwork

3. REFERENCES

- A. Virginia Department of Transportation, "Road and Bridge Specifications, 1991".
- B. National Crushed Stone Association, "Design Guide for Low Volume Rural Roads".

4. SUBMITTALS

- A. Provide delivery tickets, weigh tickets, and other records to specifically identify the quality and the quantity and volume or weight of materials installed on the project.

5. MEASUREMENT AND PAYMENT

- A. The area of surface for repair work will be determined by multiplying the disturbed length by the pay width. Payment will be made per the area units on the bid form.

M A T E R I A L S

6. BITUMINOUS SURFACE TREATMENT

- A. Layer 1: 0.40 gal./sq. yd. of RC250 covered with 30 lbs./sq. yd. of size 68 aggregate.
- B. Layer 2: 0.30 gal./sq. yd. of RC250 covered with 30 lbs./sq. yd. of size 78 aggregate.
- C. Layer 3: 0.30 gal./sq. yd. of RC250 covered with 25 lbs./sq. yd. of size 8 aggregate.
- D. Use sandstone aggregate where light colored surface is specified.

7. BITUMINOUS CONCRETE

- A. Prime Coat: Layer 1 as specified in the preceding section for bituminous surface treatment.
- B. Base Course: Type BM-2
- C. Intermediate Course: Type IM-1A
- D. Surface Course: Type SM-2A

E X E C U T I O N

11. PROTECTION OF THE WORK AND THE PUBLIC

- A. Provide, erect, and maintain all necessary barricades, suitable and sufficient lights, danger signals, signs, and other traffic control devices. Take all necessary precautions to protect the work and to safeguard the public. Using effective barricades, protect streets closed to traffic. During hours of darkness, illuminate all obstructions. Provide suitable warning signs to control and direct traffic properly.

12. PREPARATION FOR SURFACE

- A. Furnish and install aggregate Base Material as needed in full accordance with Section 309, VDOT Road and Bridge Specifications.
- B. Within the limits of pavement width, backfill the full depth of all trenches with aggregate base material in full accordance with Section 309, VDOT Road and Bridge Specifications.
- C. For repair work, cut existing surface back to undisturbed material to provide uniform division lines between existing and new work.
- D. Butt new repair work to the existing surface to result in a smooth and uniform cross section.
- E. Before placing surface, inspect the subgrade for conformity with the cross section shown in the plans. If necessary, remove or add material to bring all portions of the subgrade to the correct elevation. Thoroughly compact and inspect the adjusted subgrade after corrections.
- F. Inspect the subgrade by observing depressions from a moving heavy wheel load, minimum axle loading of 20,000 lbs. Excavate and recompact any areas with noticeable depression or pumping of the subgrade.

13. SURFACE

- A. Within 2 weeks of disturbing pavement, provide temporary bituminous surface. Provide permanent surface within 6 months of disturbing pavement.
- B. Furnish and install the specified or required type in full accordance with the following sections, VDOT Road and Bridge Specifications.
 - 1. Bituminous Surface Treatment: Section 313
 - 2. Bituminous Concrete: Section 315
 - 3. Portland Cement Concrete: Section 316

14. CONSTRUCTION PROCEDURES

- A. Where possible, keep construction equipment off of the area to be paved. If equipment operating in the proposed paving area causes ruts or displacement of the subgrade, provide lighter equipment of suitable runways.
- B. For portland cement concrete paving, keep all traffic off of newly paved areas for 7 days.
- C. Provide a slump test per ASTM C 143 for each load of concrete or when conditions change.
- D. Minimum slope is 1% unless specifically directed otherwise.

- E. Moisten subgrade just prior to placement of portland cement concrete.
- F. Portland cement concrete finish: Avoid overfinishing. Generally a bullfloat finish is adequate. Provide a skid resistant texture with a burlap drag, a broom, or an astroturf drag. Provide a liquid membrane-forming curing compound.
- G. Provide pavement markings per Virginia Department of Transportation Road & Bridge Specifications, 1991, Section 704, Yellow Paint.
 - 1. Mark side lines of all spaces per Drawing.
 - 2. Mark international handicap symbol in spaces indicated on the drawings.
 - 3. Mark a one-directional arrow as indicated on the drawings.
- H. Provide precast concrete parking curbs where shown on the Plans. Center each curb, as indicated on the Drawing, in the space after they have been marked. Secure each curb with two No. 4 reinforcing bars, 36 inches long. Drive reinforcing bar flush with the top of the curb.

END OF SECTION

CITY OF CHARLOTTESVILLE

CHECKLIST OF REQUIREMENTS FOR A CERTIFICATE OF APPROPRIATENESS



Applicant Name: Ali Abid
 Project Location: 118 10/2 St.
 Brief Project Description: Rear building addition

EXHIBIT	REQUIRED RECEIVED		COMMENT
	# required	(date)	
1. APPLICATION FORM	(1)		
2. LOCATION MAP	(1)		can be provided by staff
3. PHOTOGRAPHS OF SITE	(1) set		
4. PHOTOGRAPHS OF CONTEXT	(1) set		
5. ELEVATIONS	10		
6. SITE PLAN	10		
7. CONTEXT PLAN	X		
8. COLOR PERSPECTIVE	X		
9. FLOOR PLANS	X		
10. MANUFACTURER'S DATA	(1)		
11. MATERIAL SAMPLES	(1)		
12. COLOR SAMPLES	(1)		
13. SCALE MODEL/3-D CAD	X		
14. HISTORY OF BUILDING	X		
15. STRUCTURAL REPORT	X		
16. SIGNS	X		

APPLICANT: Please do not mark on this form. Please see staff for assistance.
 Please return this form to Department of Community Development with application form.



**Protect,
Renew,
and Enhance**
Your most important
investment...
Your Home!



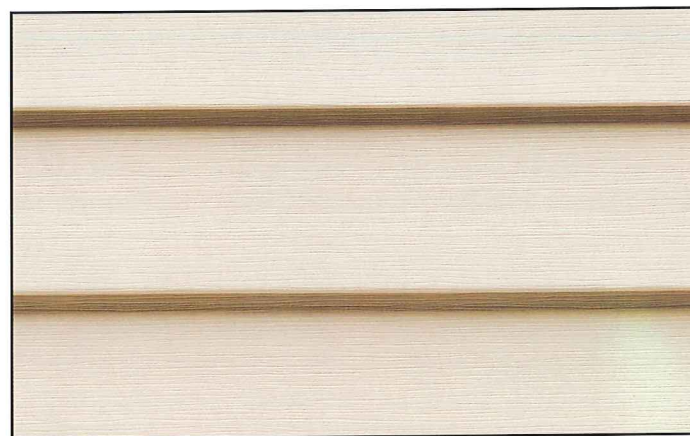
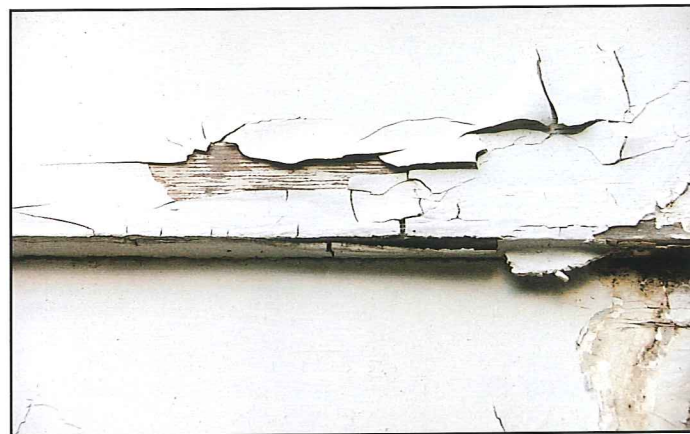
Olde Providence[®]
solid vinyl siding

Eliminate Maintenance Worries Forever!

Unlike wood, aluminum, and stucco siding, Olde Providence solid vinyl siding will not chip, peel, blister, or dent and it *Never Needs Painting*. Olde Providence resists dirt and stains and requires only an occasional rinse with a garden hose to keep your home looking great!

**The Authentic Look of Wood...
The Advantages of Vinyl**

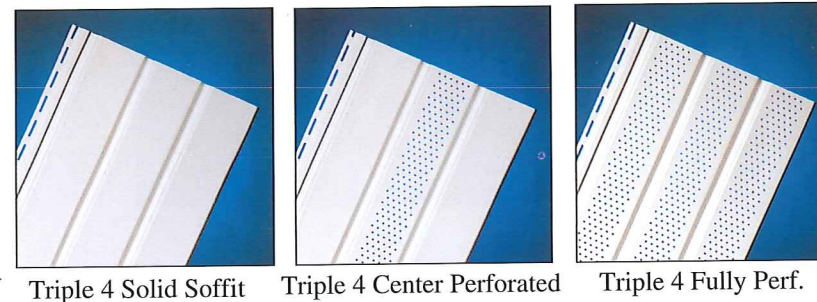
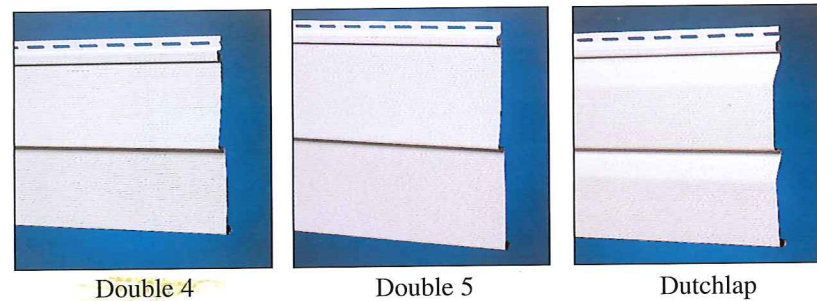
The low lustre finish and wide butt design of Olde Providence vinyl siding combines to create the authentic appearance of freshly painted wood. And because color pigments are fused throughout the vinyl, your home can keep that freshly painted look for years to come.



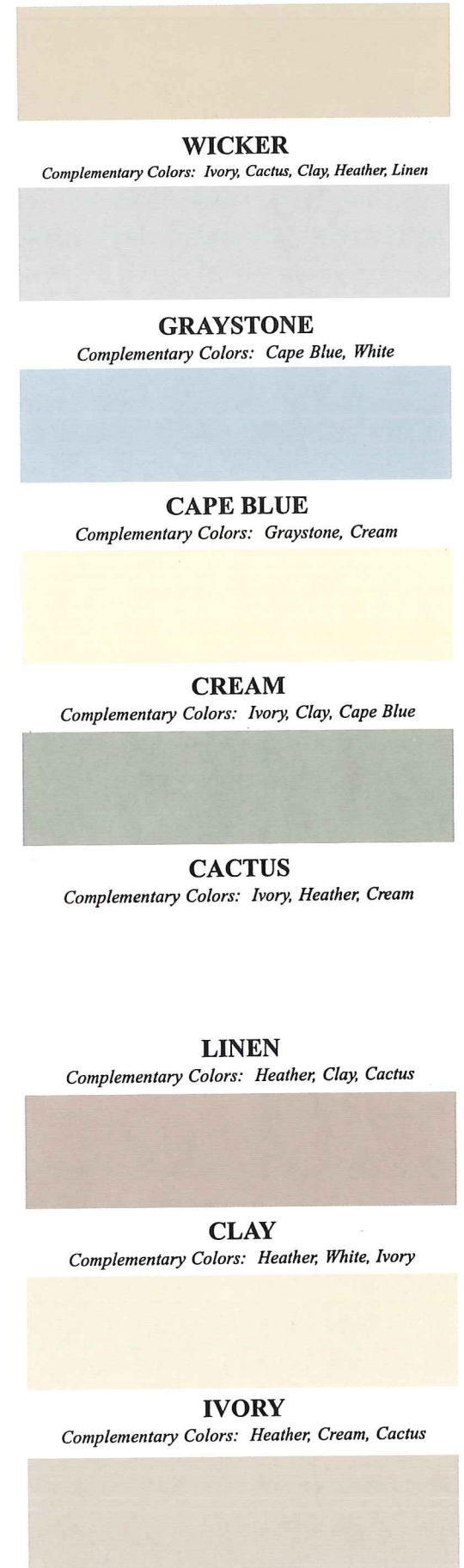
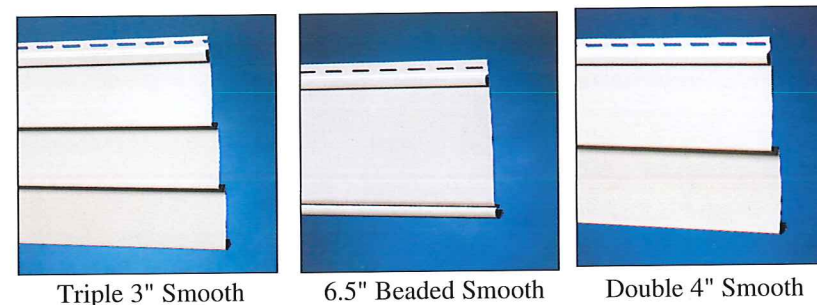
Styles and Colors Designed to Make Your Home Look Its Best!

Olde Providence has been designed with styles and color options that allow you to express your personal taste. Our unique colors, available in siding, soffit, trim, and accessories, may be mixed or matched to create a diverse variety of color possibilities. And no matter which distinctive style you choose, it will be sure to add value and curb appeal to your home.

STYLES



Olde Providence Premium Smooth has been designed to create the classic appearance of planed smooth, freshly painted wood. It is a premium gauge, smooth siding with an ultra low gloss finish that looks identical to real wood. Whether your home is traditional or contemporary there is an Olde Providence style that is just right for you!



WICKER
Complementary Colors: Ivory, Cactus, Clay, Heather, Linen

GRAYSTONE
Complementary Colors: Cape Blue, White

CAPE BLUE
Complementary Colors: Graystone, Cream

CREAM
Complementary Colors: Ivory, Clay, Cape Blue

CACTUS
Complementary Colors: Ivory, Heather, Cream

LINEN
Complementary Colors: Heather, Clay, Cactus

CLAY
Complementary Colors: Heather, White, Ivory

IVORY
Complementary Colors: Heather, Cream, Cactus

HEATHER
Complementary Colors: Ivory, Cactus

ALSO AVAILABLE IN WHITE

Colors shown are not actual. Refer to samples for accurate color match.

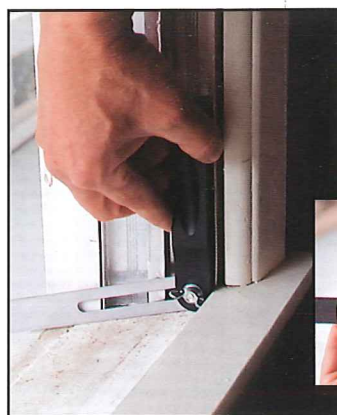
Measure The Opening



■ Measure the width of your existing window opening from the inside of the left jamb to the inside of the right jamb.



■ The height of the opening is measured from the top jamb to the point on the sill where the bottom of the sash touches when closed.



■ The angle of the sill is determined by using a mitre gauge and a protractor.

■ The first step in sash replacement is getting the proper measurements of your window opening. Width should measure sash widths listed in chart at right. Heights should measure sash heights listed in chart at right. Sill angle should be 14°. MW Sash Replacement System should perform if width is wider by as much as 1/8" or height is taller by as much as 3/16". If you have questions, see your MW Windows dealer or call 800-999-8888.

MW Sash Replacement Sizes

56 Sizes To Choose From—

	1-8	2-0	2-4	2-8	3-0	3-4
2-10						
	1-8 x 2-10	2-0 x 2-10	2-4 x 2-10	2-8 x 2-10	3-0 x 2-10	3-4 x 2-10
3-2						
	1-8 x 3-2	2-0 x 3-2	2-4 x 3-2	2-8 x 3-2	3-0 x 3-2	3-4 x 3-2
3-10						
	1-8 x 3-10	2-0 x 3-10	2-4 x 3-10	2-8 x 3-10	3-0 x 3-10	3-4 x 3-10
4-2						
	1-8 x 4-2	2-0 x 4-2	2-4 x 4-2	2-8 x 4-2	3-0 x 4-2	3-4 x 4-2
4-6						
	1-8 x 4-6	2-0 x 4-6	2-4 x 4-6	2-8 x 4-6	3-0 x 4-6	3-4 x 4-6
5-2						
	1-8 x 5-2	2-0 x 5-2	2-4 x 5-2	2-8 x 5-2	3-0 x 5-2	3-4 x 5-2
5-6 C						
	1-8 x 5-6	2-0 x 5-6	2-4 x 5-6	2-8 x 5-6	3-0 x 5-6	3-4 x 5-6
5-6 E						
	1-8 x 5-6	2-0 x 5-6	2-4 x 5-6	2-8 x 5-6	3-0 x 5-6	3-4 x 5-6
6-2						
	1-8 x 6-2	2-0 x 6-2	2-4 x 6-2	2-8 x 6-2	3-0 x 6-2	3-4 x 6-2

Dimensions above are feet-inches
 Example: 2-8 x 4-6 equals 32" x 54".
 Width is listed first then height.

The MW Sash Replacement System



The MW Sash Replacement System comes complete with detailed instructions and all the parts you'll need for quick, easy installation.

For each window you are replacing, you should have two MW packages:

1. MW balance package with two balances and a package of hardware.
(Note: All balances are a putty color as shown in the photograph above, except with all-vinyl sash which feature white balances.)
2. MW sash package with two sash, lock with screws, and one vinyl parting bead.



SR001-1197

Tilt Double Hung Sash Replacement System

