

From: Scala, Mary Joy
Sent: Friday, October 23, 2015 8:49 AM
To: 'Mike Stoneking'
Subject: BAR Action - 1835 University Avenue - October 20, 2015

October 23, 2015

Mike Stoneking
1835 University Circle
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 15-10-01
1835 University Circle
Tax Parcel 060069000
Shannon Worrell, Owner/Mike Stoneking, Applicant
Addition of 415 sq. ft. 2nd floor recreation room atop existing garage

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Keesecker moved to find that the proposed new garage addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted. Schwarz seconded. (6-1 with Miller opposed).

This certificate of appropriateness shall expire in 18 months (April 20, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015**



Certificate of Appropriateness Application

BAR 15-10-01

1835 University Circle

Tax Parcel 060069000

Shannon Worrell, Owner/ Mike Stoneking, Applicant

Addition of 415 sq.ft. 2nd floor recreation room atop existing garage

Background

1835 University Circle is a contributing property in the Rugby Road-University Circle-Venable Neighborhood ADC District. Survey information is attached.

Application

The applicant was asked to apply for BAR approval after the fact.

The project is a second floor addition to an existing garage. The current use is a rec room; which may become a painting studio at a later date.

The materials are stucco walls, standing seam copper roof, and aluminum clad windows with a black finish. There is a painted wood exterior stair. The existing brick garage was not a contributing structure according to the most recent survey. It is of unknown date.

Criteria 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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *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.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

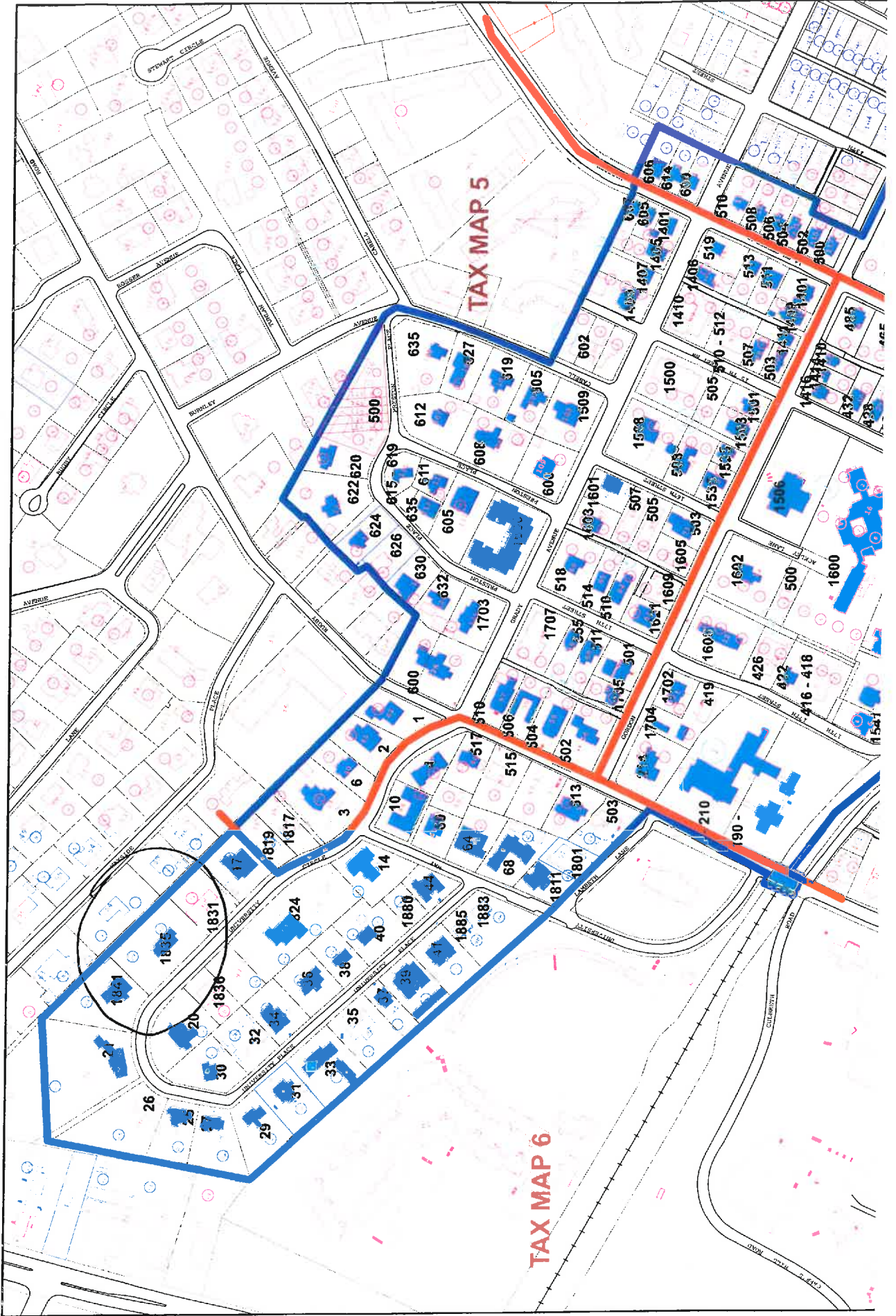
Discussion and Recommendations

The proposed addition meets the guidelines.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new garage addition satisfies the BAR's criteria and guidelines and is compatible with this Individually Protected Property, and that the BAR approves the application as submitted.

Rugby Road- University Circle- Venable Neighborhood Local Historic District



1835 University Circle



STREET ADDRESS:	1835 University Circle
MAP & PARCEL:	6-69
PRESENT ZONING:	R-1
ORIGINAL OWNER:	Single Family
ORIGINAL USE:	Single Family
PRESENT USE:	Friedman, Daniel & Christiane
PRESENT OWNER:	Friedman, Daniel & Christiane
ADDRESS:	1835 University Circle Charlottesville, Va. 22903
DATE/ PERIOD:	Ca. 1922
STYLE:	Georgian Revival
HEIGHT IN STORIES:	2.5 stories
DIMENSIONS AND LAND AREA:	3,778 sq ft/0.657 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 5-bay, hip-roofed, Georgian Revival-style brick dwelling was constructed ca. 1922. Details include: 3 hipped front dormers with casement windows; symmetrical 5-bay main block; 1-bay entry shelter with flared hipped roof and Composite columns;

shed-roofed 1 ½ story west wing with loggia on ground floor and monitor dormer above; 2-story, inset east wing; broad wooden eaves with cornice; slightly inset central bay; windows with segmental brick arches and cast iron keystones; 6/6-sash windows; 2 large end chimneys; and slate roof. One of the finest Georgian Revival-style dwellings in Charlottesville, this house shares a number of stylistic features with #21 and #1824 University Circle, both designed by Eugene Bradbury. It is a contributing resource in the District.



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7221

Page 1 of 2

Street address 1835 University Circle
Town/City Charlottesville

Historic name _____ Common name _____

Material wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 front <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

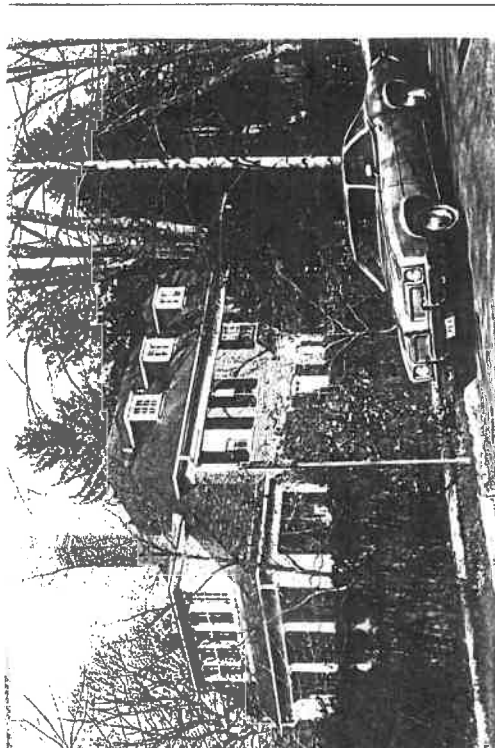
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> _____	Entry shelter with flared-eaves hipped roof supported by Composite columns.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Georgian Revival Date c. 1922 Architect/builder _____

Location and description of entrance Entrance with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This, one of the most handsome Georgian Revival houses in the city, shares the distinctive feature of a shed-roofed side porch with no. 21, designed by Eugene Bradbury. The architect, unfortunately, is not known.

The house features an inset central bay; an unusual entry shelter; a shed-roofed side porch with monitor-dormered room above; segmental-arched window heads with masonry keystones; tall corbeled-cap chimney stacks, etc.

Historical Information

Judging from the Sanborn maps and Real Estate records, this house was built about 1921.

Source Eugenia Bibb; Sanborn maps; Real Estate Dept.
 Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83

STREET ADDRESS: 1835 University Circle
 MAP & PARCEL: 6-69
 FILE NO:
 PRESENT ZONING: R-1
 ORIGINAL OWNER: Lucille C. Fawcus
 ORIGINAL USE: Residence
 PRESENT USE: Residence (rental property)
 PRESENT OWNER: Christiane D. Friedman
 ADDRESS: 1835 University Circle
 Charlottesville, VA 22903
 HISTORIC NAME: Fawcus House
 DATE/PERIOD: 1920-21
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 2½ Stories
 DIMENSIONS AND LAND AREA: 200' x 143' (28,300 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1998
 SOURCES: City Records
 Daniel R. Friedman

ARCHITECTURAL DESCRIPTION

This is one of several large period Revival houses on University Circle designed by noted architect Eugene Bradbury. It is 2½ stories tall on a low-foundation, five bays wide, and double pile. Walls are veneered in brick laid in stretcher bond. There are two capped interior end chimneys. Throughout the house, windows are double-sash, 6-over-6 light, with louvered shutters. First story windows are somewhat taller and have segmental arches with keystone. In the central bay of the rear elevation, there is a monumental circular-headed window on the stair landing. The steep hipped roof is covered with slate and has projecting eaves and an entablature, with modillions only in the very slightly recessed central bay of the façade. There are three hipped-roofed, slate-sided gables on the front and rear elevations. Each has a pair of 6-light casement windows. At each end of the house, the roof continues downward to shelter a 1½-story addition. At the western end, this is a large porch, now screened in, but once open. There is a pair of paneled square pillars at each corner; and Tuscan columns flank the garden entrance bay on the western elevation. A sleeping porch is located in a 5-bay shed-roofed dormer set into the roof above this porch. At the other end of the house, the roof sweeps down over a sun parlor that covers the front bay of the eastern elevation. It has three pairs of four-light casement windows on each elevation. There are two single four-light casement windows on the façade at the second story level. Behind the sun parlor, a two-story hipped-roofed service wing covers the rear bay of the eastern elevation. It has another interior end chimney, and it matches the main block in all details, except that the windows are slightly shorter.

HISTORICAL DESCRIPTION

Lucille Fawcus purchased two lots in University Place subdivision in 1920 (City DB 35-97) and built this house over the next two years, according to tax records. It was designed by Eugene Bradbury. Mrs. Fawcus sold the house in 1943 (DB 113-468), and the next year it was purchased by Lucy Carmack Smith. She sold it in 1968 to Thomas R. and Margaret Bardwell White (DB 403-828 & 830), from whom Daniel R. and Christiane D. Friedman bought it in 1979 (DB 403-830, 559-309).



**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 Fax (434) 970-3359

RECEIVED

SEP 04 2015

NEIGHBORHOOD
DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 SHANNON WORRELL Applicant Name MIKE STONERLING
Project Name/Description GARAGE ADDITION Parcel Number TMP 6.69
Property Address 1835 UNIVERSITY CIRCLE ~~1835~~ CIVILLE VA 22903

Applicant Information

Address: 1835 UNIVERSITY CR
Email: mds@S-VS.COM
Phone: (W) 981-4382 (H) N/A
FAX: 981-4382 N/A

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 9.4.15
Signature Date

MIKE STONERLING 9.4.15
Print Name Date

Property Owner Information (if not applicant)

Address: 1835 UNIV CIRCLE
CIVILLE VA 22903
Email: SWORRELLS@GMAIL.COM
Phone: (W) 284-3923 (H) N/A
FAX: N/A

Property Owner Permission (if not applicant)

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

[Signature] 9.4.15
Signature Date

S. WORRELL 9.4.15
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): DECK ROOM
ADDITION OF 400 SQ FT 2ND FLOOR AND EXISTING GARAGE

List All Attachments (see reverse side for submittal requirements):

For Office Use Only
Received by: S. Barnow
Fee paid: \$125⁰⁰ Cash/Ck. # 1128
Date Received: 9/4/2015
P15-0139
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, September 03, 2015 2:58 PM
To: 'mds@s-vs.com'
Subject: 1835 University Circle
Attachments: BAR Certificate of Appropriateness.pdf

Mike,

We apparently issued a building permit in May for a garage addition that should have first gone through BAR review. We have received a complaint so we need to address it.

Will you please submit an application, \$125 fee, and a set of digital drawings that I can circulate to the BAR for administrative approval?

Please let me know if you have questions.

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

1835 Univ
Circle

Charlottesville BAR Submittal
1835 University Circle
Garage Addition

Narrative:

The project consists of a second floor addition to an existing garage. The 415 square foot recreation room sits atop the garage, matching its footprint. Access is via an exterior stair located in the side yard. The addition is compliant with Zoning as it does not increase the footprint of the garage, is under the maximum height limit and is allowed as an accessory use.

The project is primarily a single room intended to serve as a rec room for the kids but eventually as a painting studio for Shannon and me. It contains a bathroom. Contrary to concerns, this is not an accessory apartment. We know those are not allowed in R1U. Moreover, we have no interest in such a thing.

Inspiration for the addition came from thinking about carriage houses. Cezanne's studio even crossed our minds and we've included a slight nod via the tall window facing north. The idea here is to contrast somewhat from the main house, underscoring the utilitarian nature of a studio or carriage house as would often have been the case in years past and also to strike a line between the design of Eugene Bradbury from 1922 and ours in 2015. One is reminded of the additions made to the Hillel Center across the street combining modern design with another Bradbury house. This is not to say we chose to make the addition dramatically different. We elected materials commensurate with our neighborhood such as stucco walls, standing seam copper roof and metal windows intended to recall steel sash (such as already in place in the original garage). Cost drove us to use aluminum clad windows rather than steel but we endeavored to evoke steel with how we arranged the muntins and in the use of a black finish. We employed familiar residential forms such as the gable roof, rectangular openings and wide trim.

The architectural character of University Circle, and by extension the context for making design decisions, is quite varied. Buildings range in size from small, one-storey single family homes to multi-storey apartment buildings. There are family residences, University office buildings, religious centers, student housing and duplexes. Some buildings are owner occupied, some are rented. Styles include Georgian Revival, Neoclassical, Modern, Arts & Crafts and more. Buildings date as far back as the turn of the Century and as recently as last year. Materials used liberally within our neighborhood include brick, stucco, standing seam roofs, slate, copper, asphalt shingles, painted wood trim, aluminum clad windows and wood windows. We've worked with all this in mind and feel we've made a design that respects the neighborhood and fits well within its multi-faceted context.

Submitted:

Mike Stoneking & Shannon Worrell

September 29, 2015

Charlottesville BAR Submittal
1835 University Circle
Garage Addition

List of Materials:

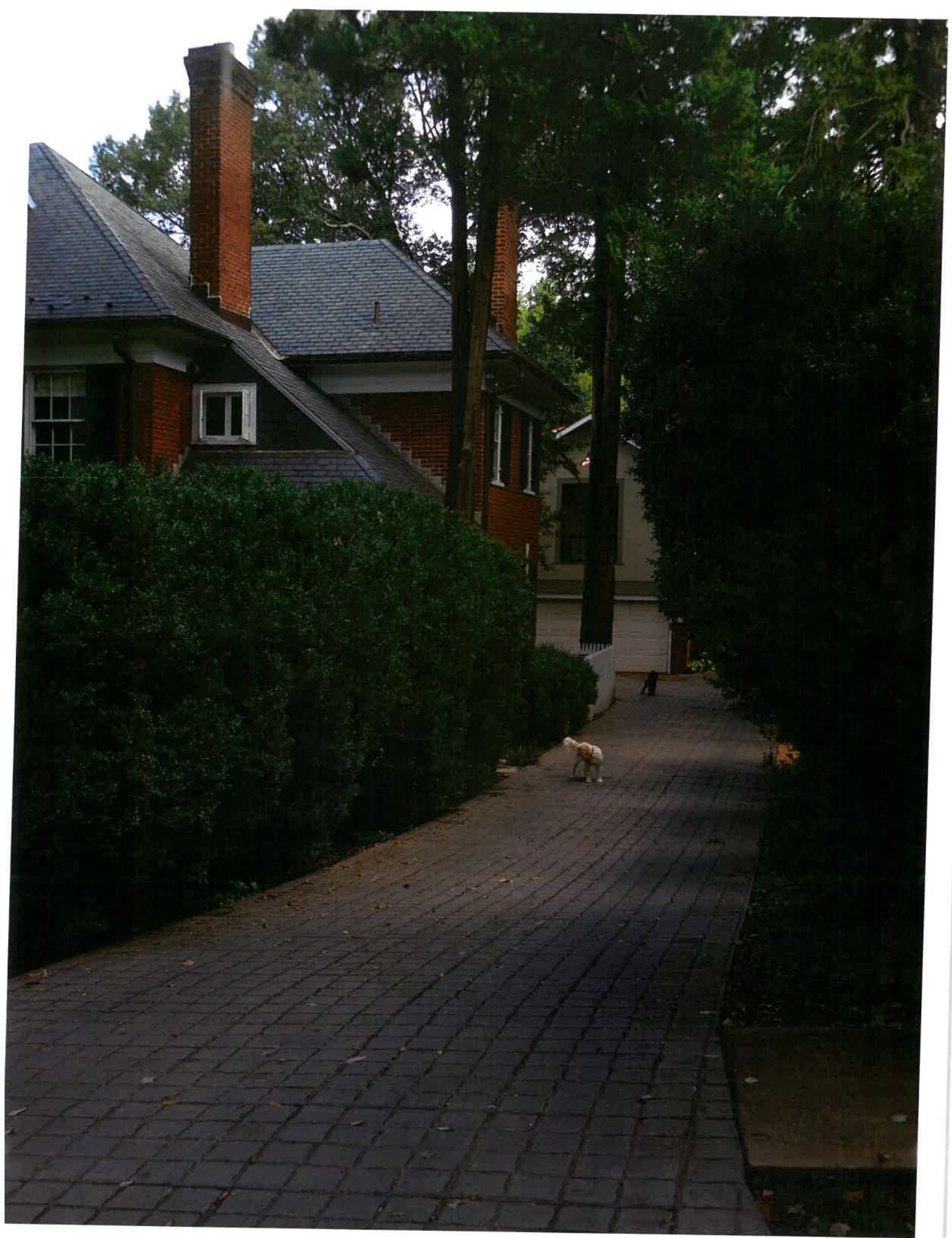
Addition:

1. Roof- Standing seam copper
2. Gutters and downspouts- Copper
3. Exterior Walls- Stucco
4. Windows- Black prefinished, Aluminum Clad S.D.L, fixed and awning
5. Trim- Painted wood and Boral

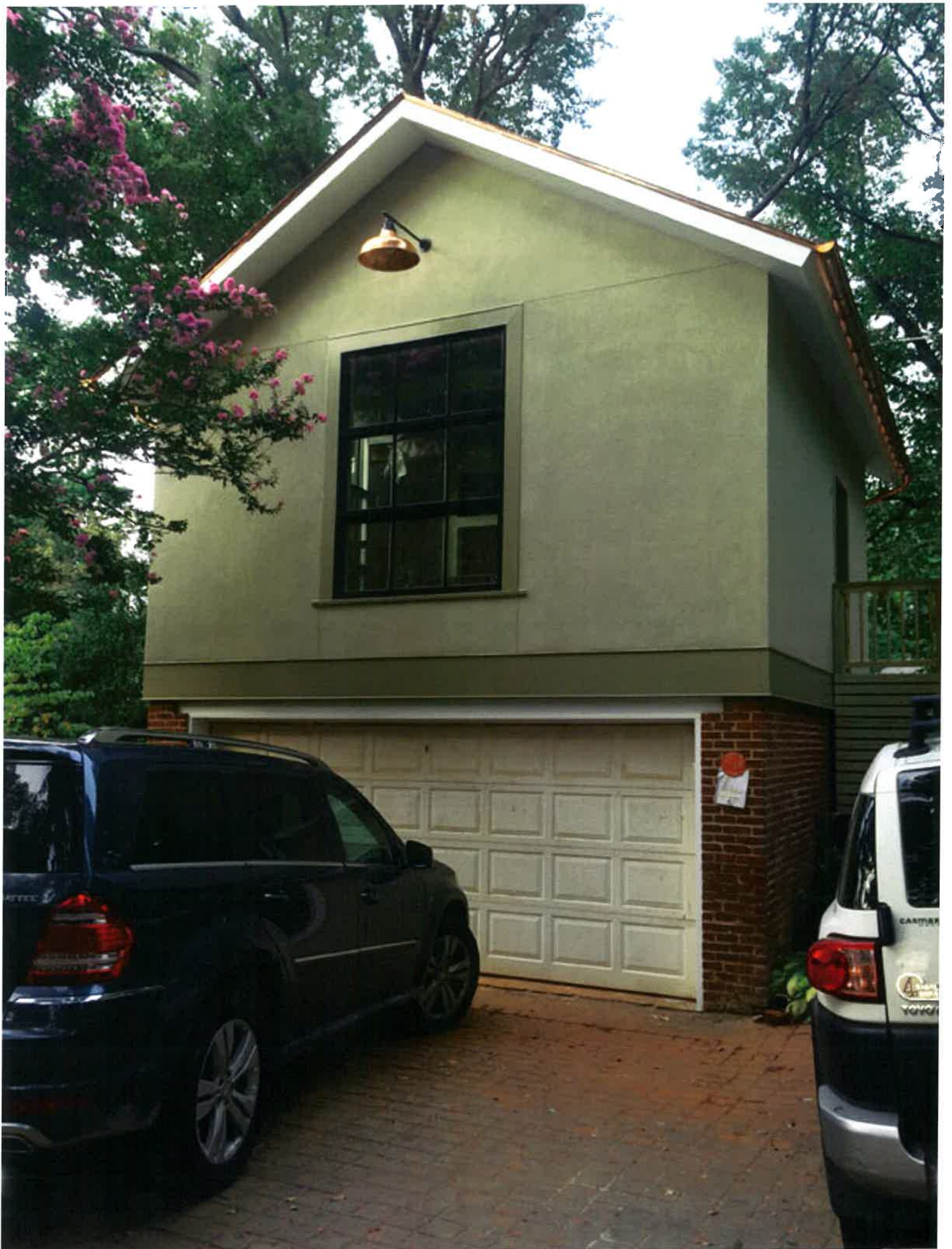
Existing:

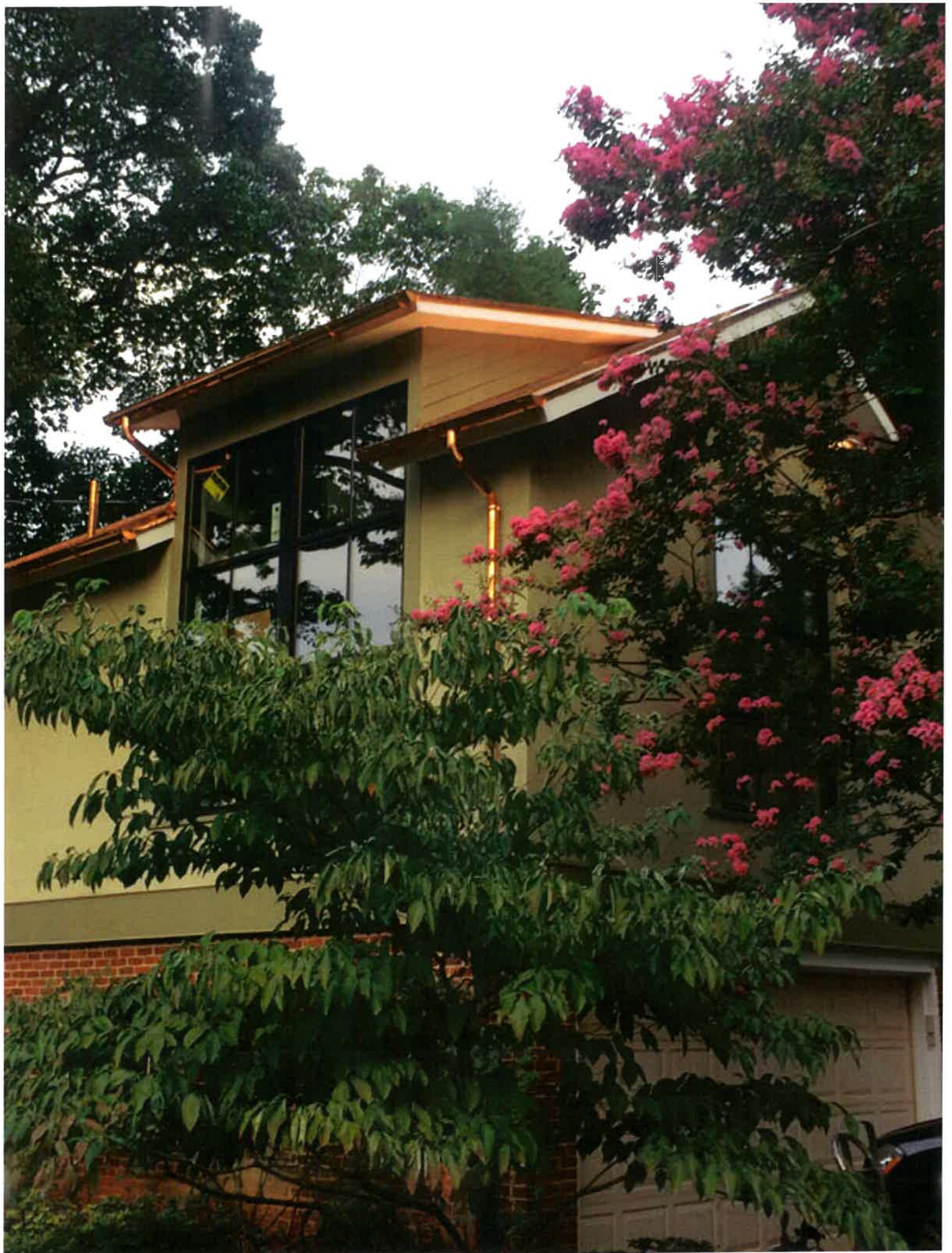
1. Exterior Walls- Brick
2. Painted steel windows.
3. Door- prefinished steel overhead door

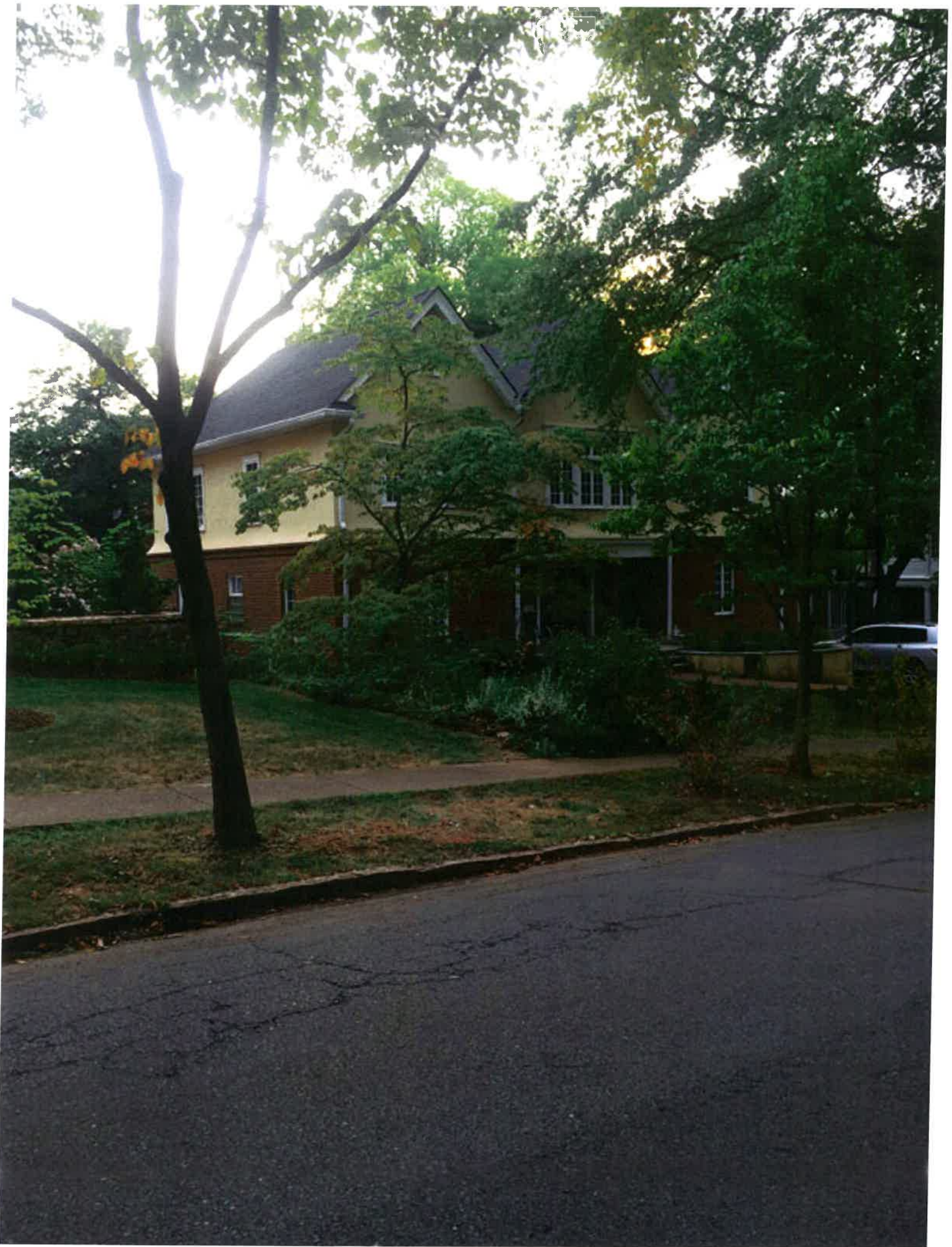


























NO
PARKING
ANYTIME
TOW-AWAY ZONE
→















Worrell Stoneking Residence

1835 University Circle Charlottesville, VA

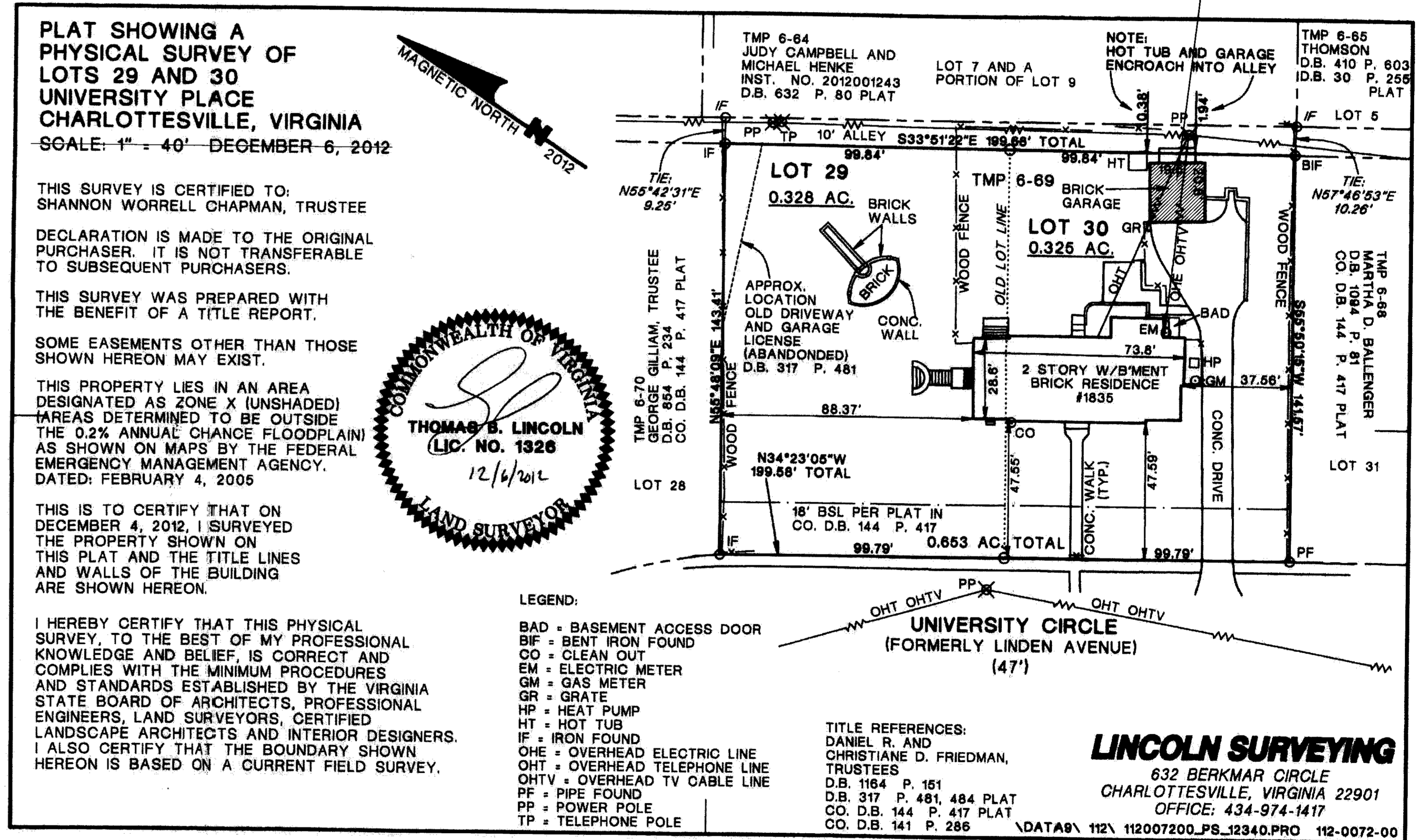
Second Floor Garage Addition - May 4, 2015 Permit Set

PROJECT DESCRIPTION:

ADDITION OF A 415 SQUARE FOOT RECREATION ROOM ABOVE AN EXISTING GARAGE. CONSISTS OF A REC ROOM, BATHROOM AND STORAGE AREA. NO ALTERATION OF IMPERVIOUS AREA OR GARAGE FOOTPRINT. ALL RAIN WATER FROM NEW ROOF ROUTED TO EXISTING RAIN WATER CONDUCTORS.

RECEIVED
SEP 29 2015
NEIGHBORHOOD
DEVELOPMENT SERVICES

PROJECT IS A SECOND STORY ADDITION TO AN EXISTING GARAGE. SURVEY NOTE REGARDING ENCROACHMENT INTO ALLEY REFERS TO A SHED ATTACHED TO THE GARAGE BY A PREVIOUS OWNER. HOT TUB HAS BEEN REMOVED. ACTUAL GARAGE IS WITHIN THE PROPERTY AND ENCROACHES INTO REQUIRED FIVE FOOT SETBACK FOR ACCESSORY STRUCTURES. ADDITION MATCHES FOOTPRINT OF GARAGE AND DOES NOT FURTHER REDUCE THIS SETBACK.

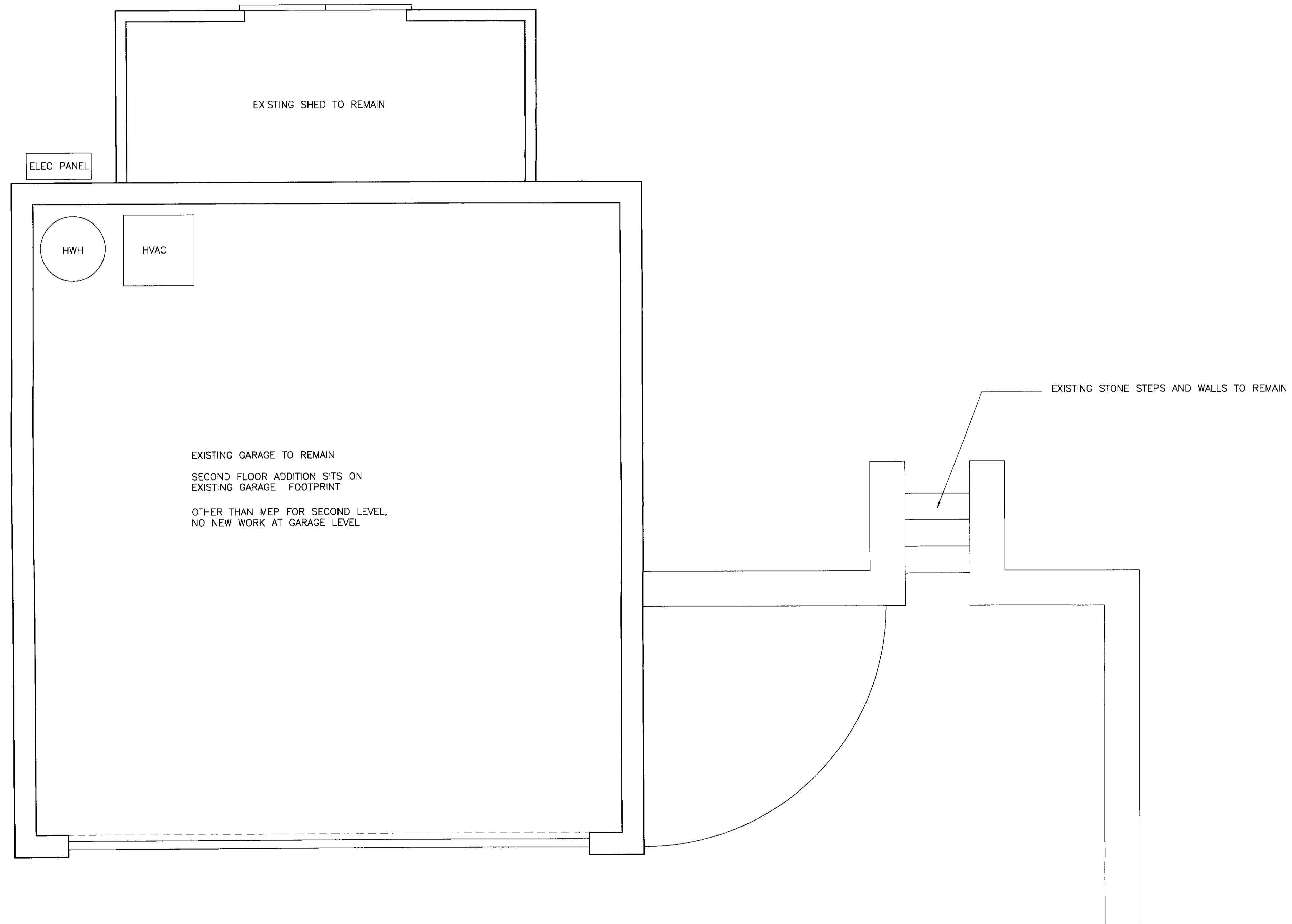


1835 Second Floor Garage Addition
Stoneking/ von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Cover Sheet

March 30, 2015 Pricing Set
May 4, 2015 Permit Set

C1



1835 Second Floor Garage Addition
 Stoneking/ von Storch Architects
 P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Garage Level Plan
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

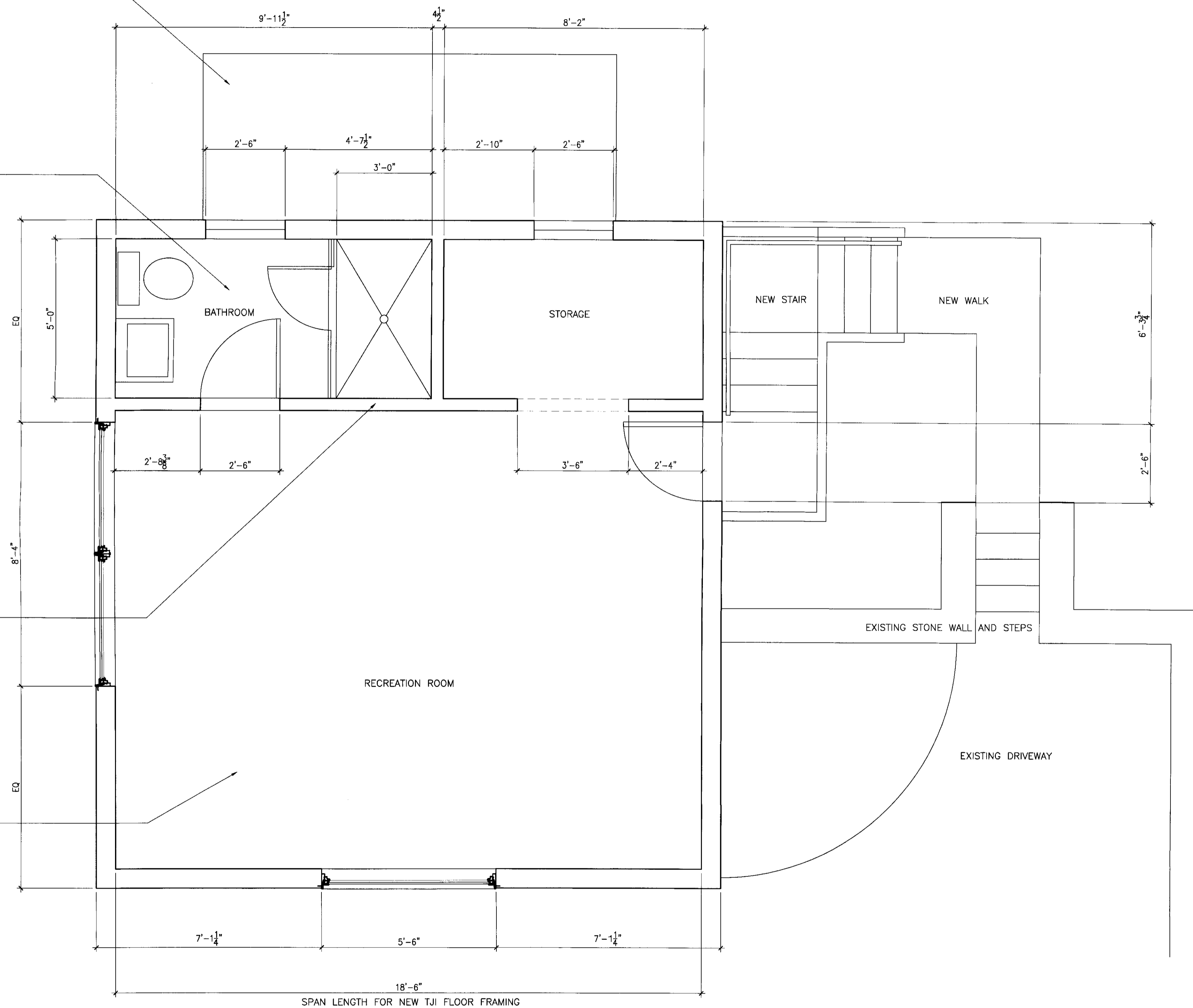
A1

EXISTING SHED TO REMAIN

BATHROOM:
TILE FLOOR
TILE WALLS AT SHOWER TO CEILING
FIBERGLASS SHOWER BASE
PTD GWB WALLS AND PTD 1x6 POPLAR BASE
PTD GWB CEILING
KERDI AT SHOWER
SHOWER ROD AND CURTAIN
KOHLER SINK, WALL MOUNTED
KOHLER TOILET

PARTITIONS:
2x4 WOOD STUDS AT 16"o.c.
PAINTED 1/2" GWB BOTH SIDES

MAIN ROOM/ STORAGE:
NO. 2 RED OAK FLOOR
PTD GWB WALLS
PTD PLYBEAD CEILING
PTD 1X6 BASEBOARD
PTD 1X6 WINDOW AND DOOR TRIM
PTD 1X WINDOW SILLS AND JAMBS

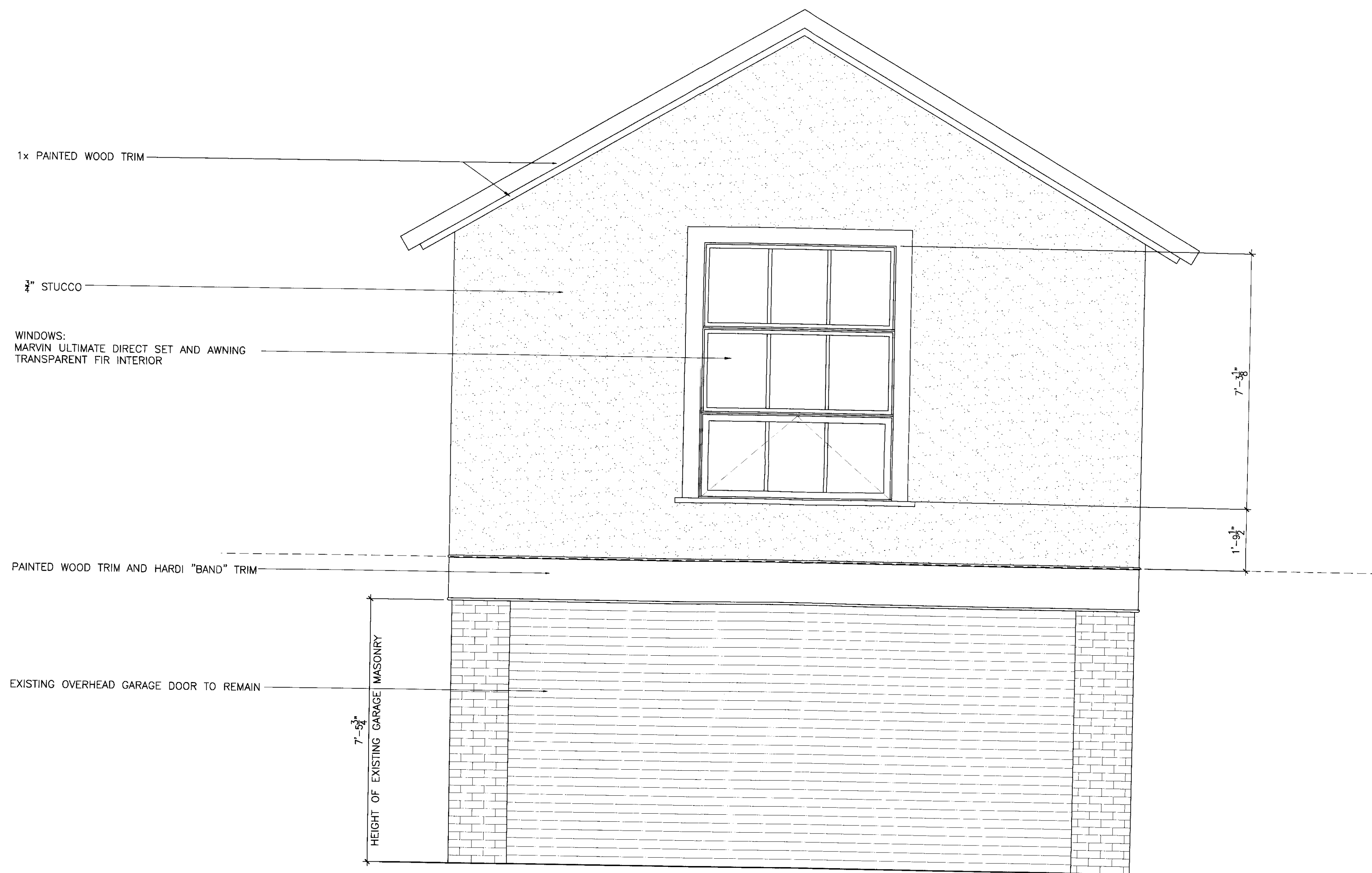


1835 Second Floor Garage Addition
Stoneking/ von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Upper Level Plan
.5"=1'-0"

March 30, 2015 Pricing Set
May 4, 2015 Permit Set

A2

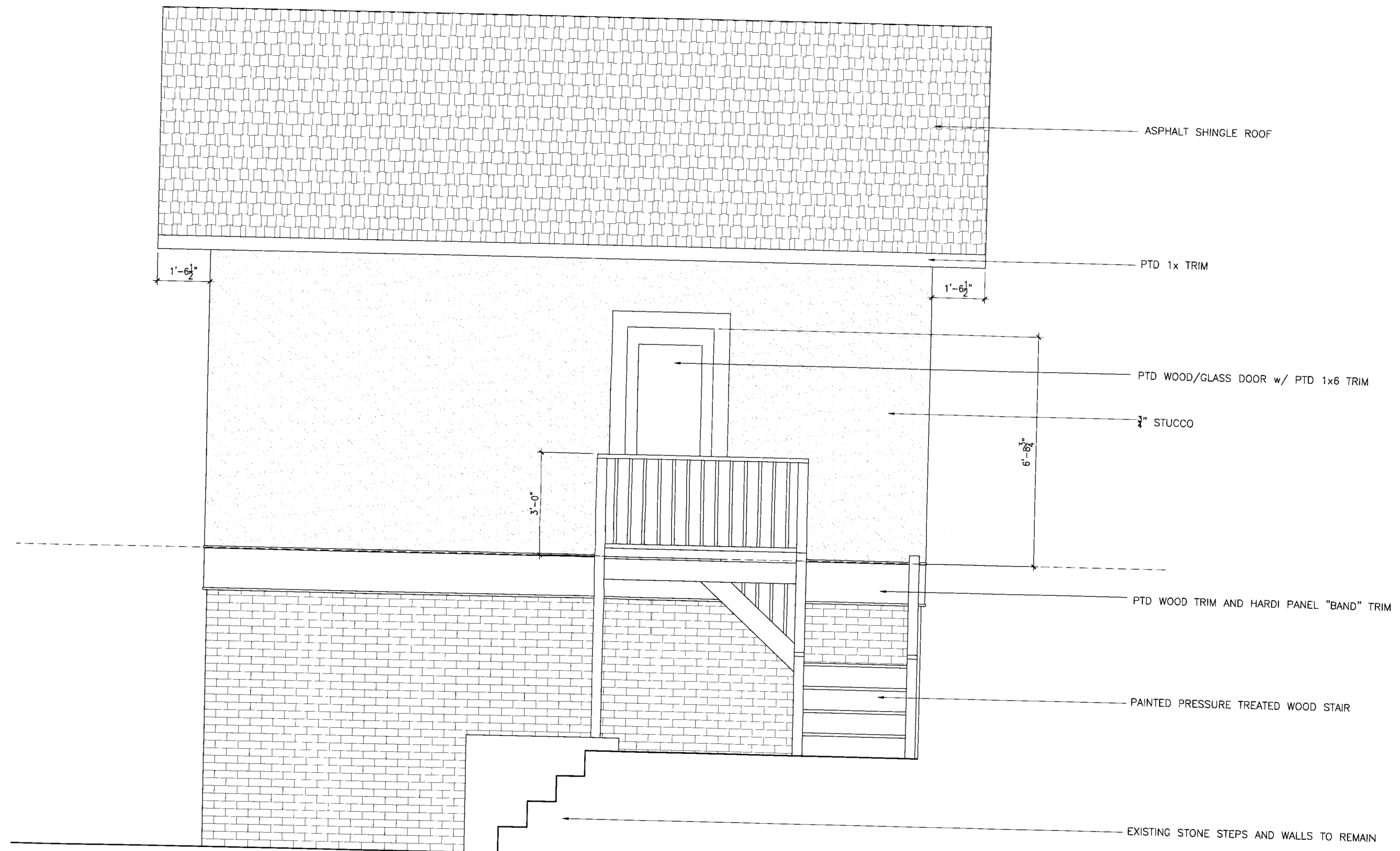


1835 Second Floor Garage Addition
 Stoneking/ von Storch Architects
 P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Front Elevation
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

A3

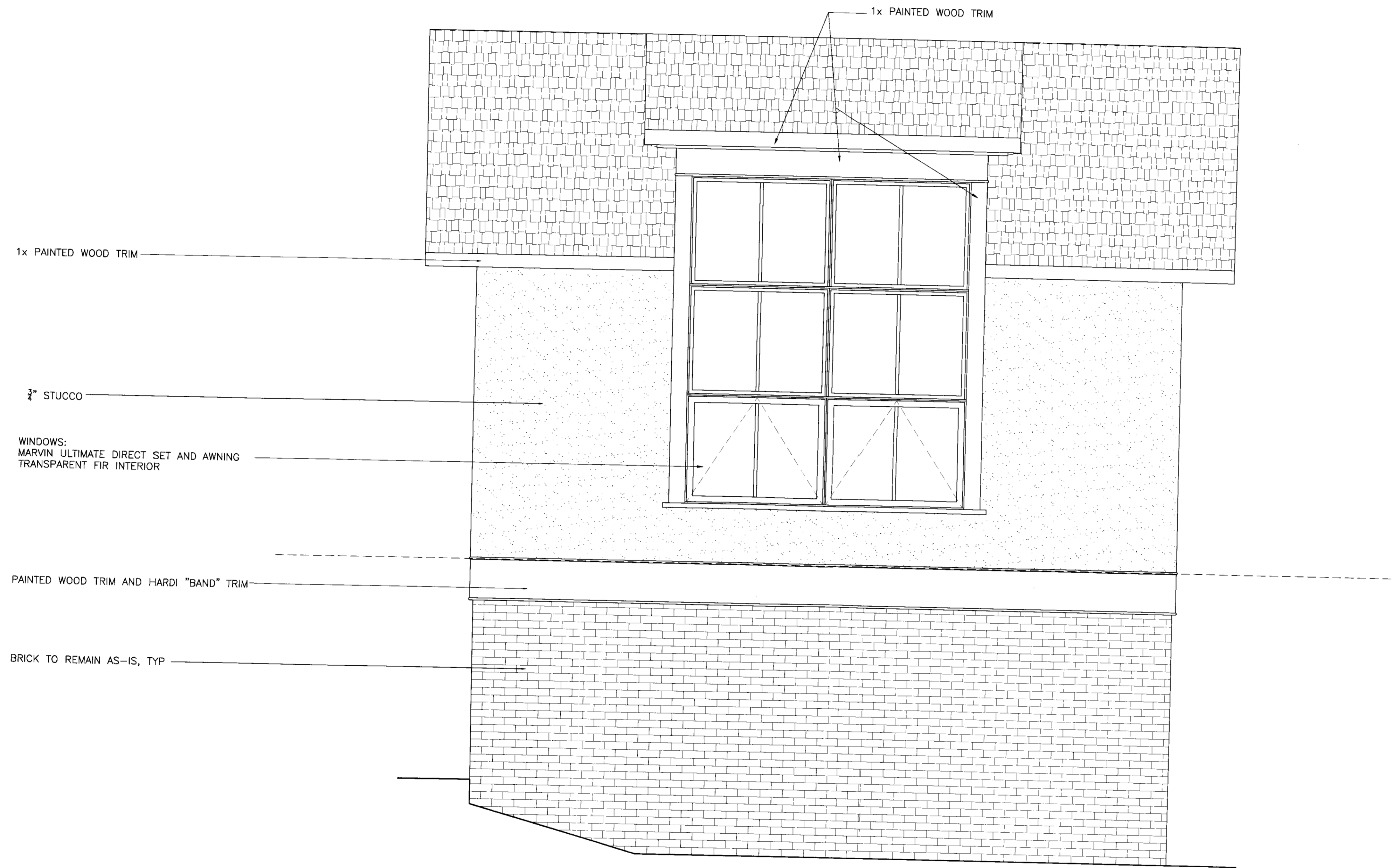


1835 Second Floor Garage Addition
 Stoneking/ von Storch Architects
 P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

South Elevation
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

A4

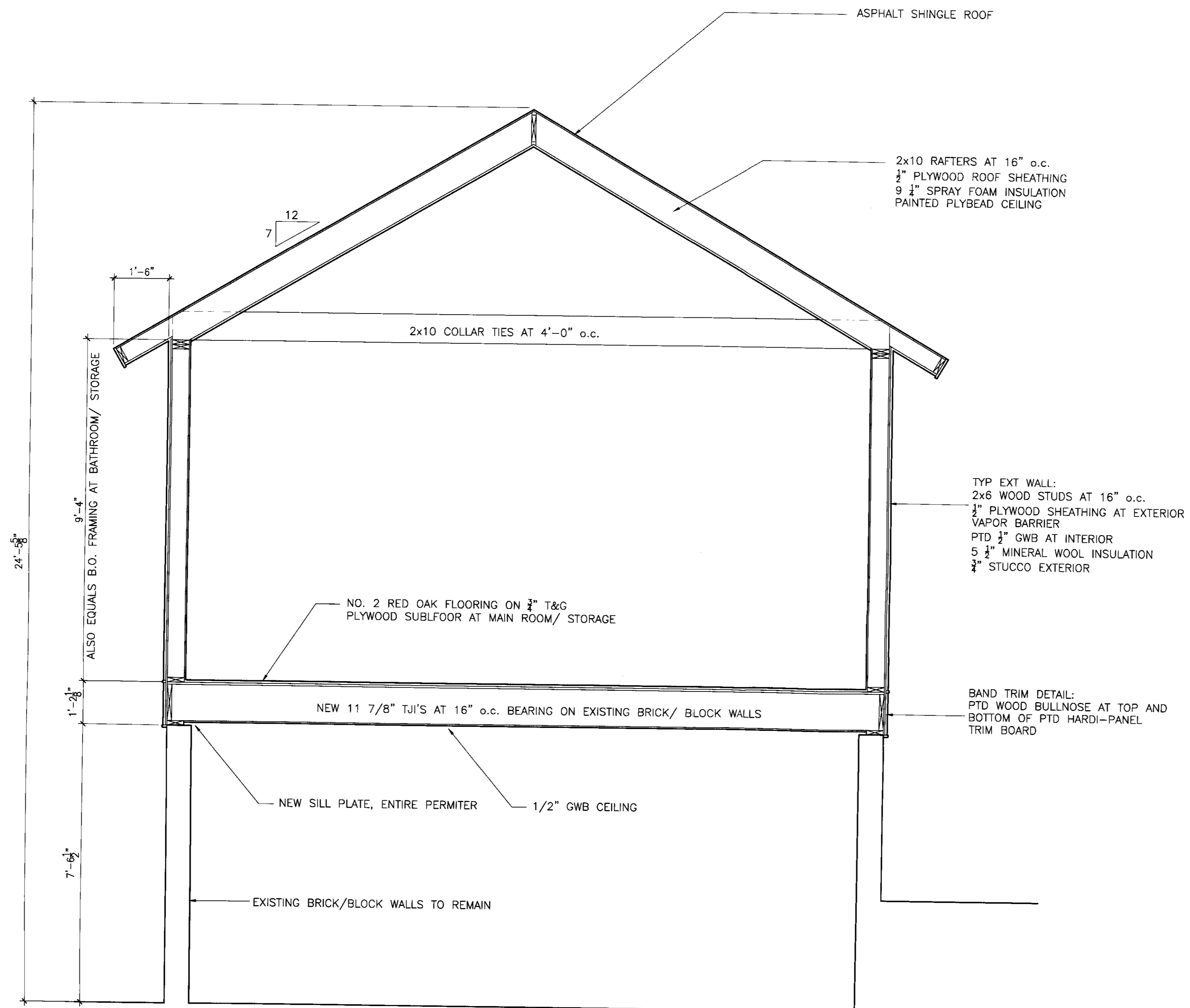


1835 Second Floor Garage Addition
 Stoneking/ von Storch Architects
 P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

North Elevation
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

A5

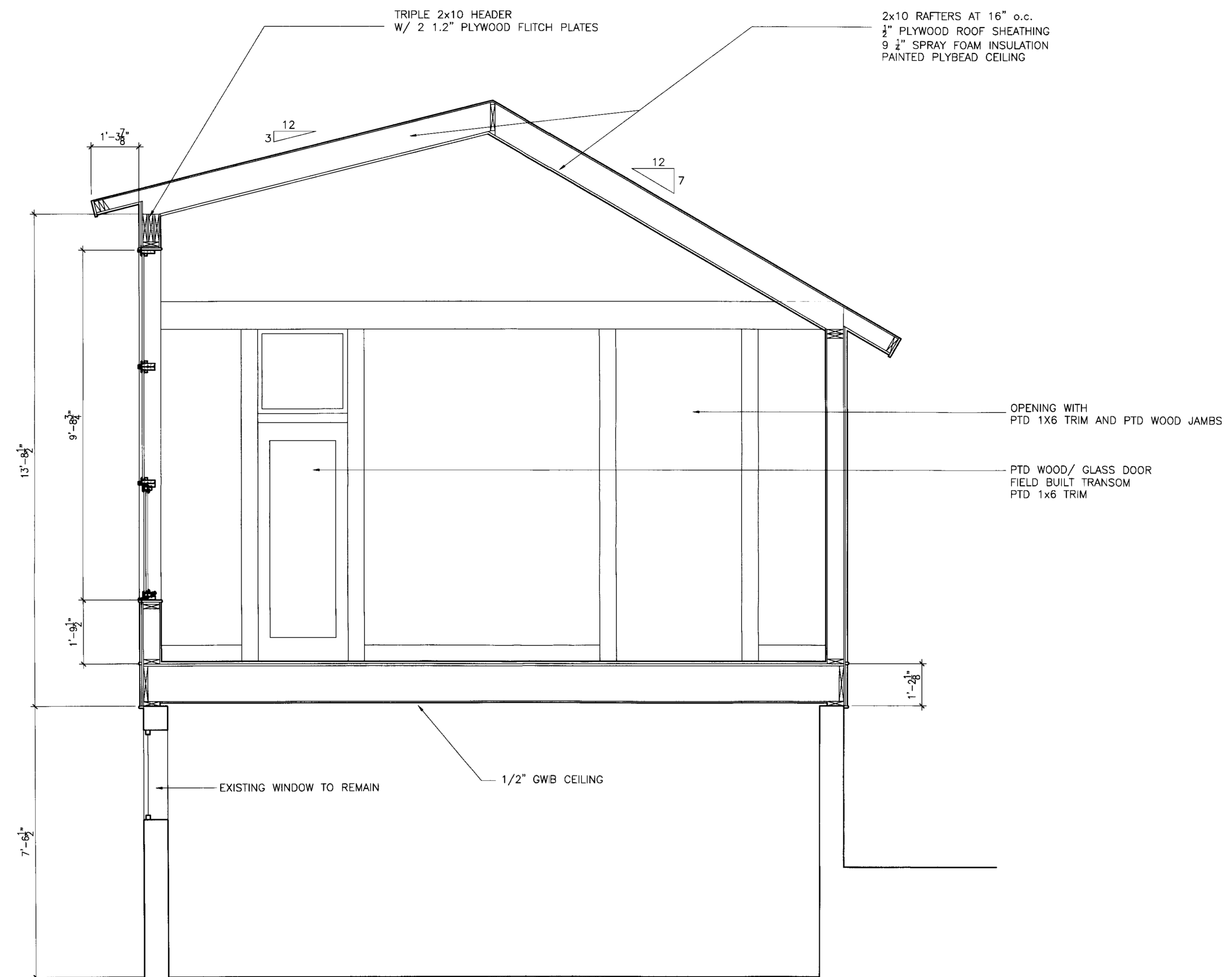


1835 Second Floor Garage Addition
 Stoneking/ von Storch Architects
 P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Cross Section
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

A6



1835 Second Floor Garage Addition

Stoneking/ von Storch Architects

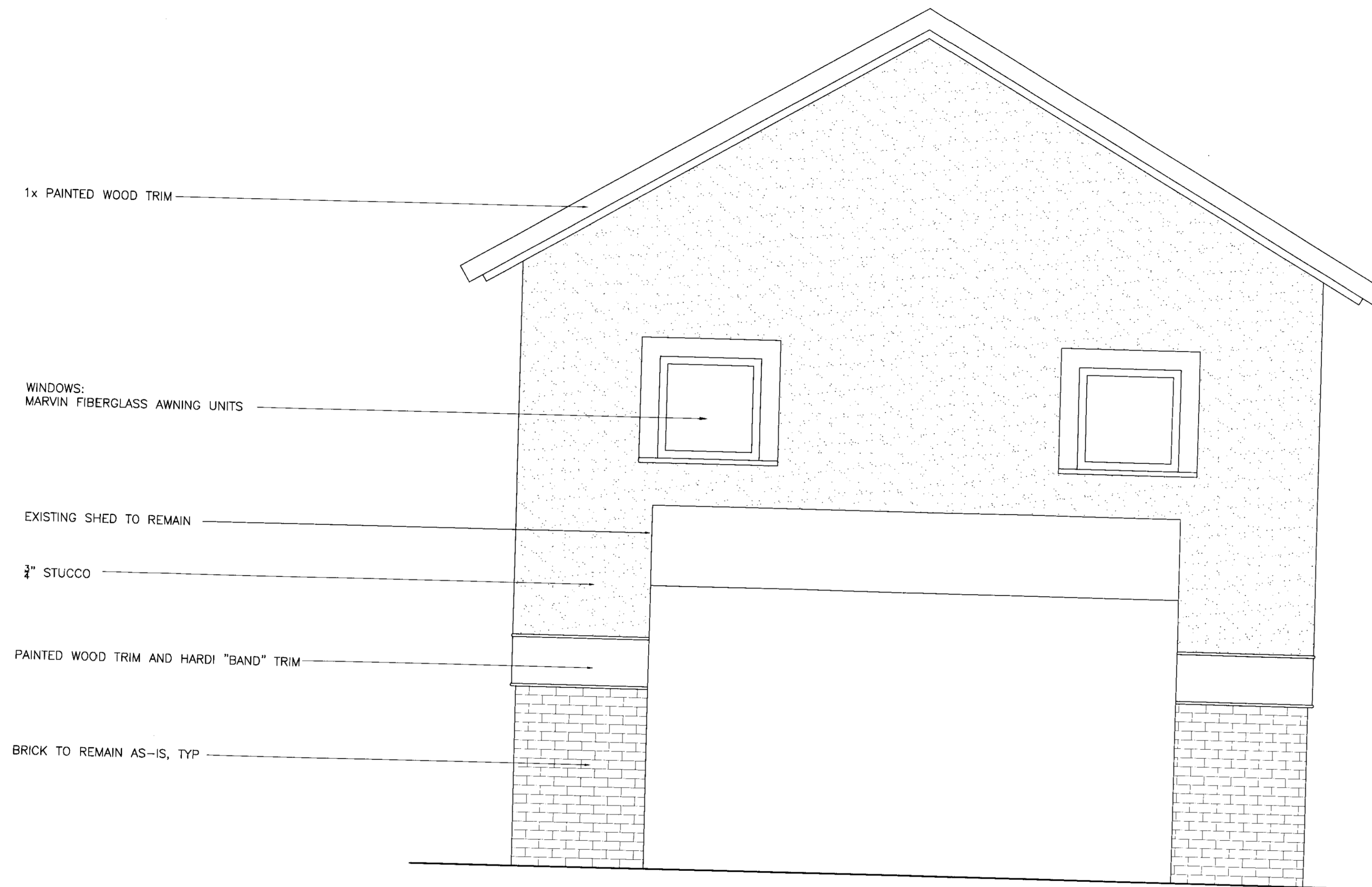
P.O. Box 1332 Charlottesville, VA 22902 434.981.4382 mds@s-vs.com

Cross Section

.5"=1'-0"

March 30, 2015 Pricing Set
May 4, 2015 Permit Set

A7



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Rear Elevation
 .5"=1'-0"

March 30, 2015 Pricing Set
 May 4, 2015 Permit Set

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