

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:28 PM
To: bwilliams@brw-architects.com
Cc: Werner, Jeffrey B
Subject: BAR Action - April 17, 2018 - 515 Rugby Road

April 25, 2018

Certificate of Appropriateness

BAR 18-04-05
515 Rugby Road
Tax Parcel 050047000
Chi, Building Association- Zeta Beta Tau, Owner/BRW Architects, Applicant
Additions and renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed renovations and maintenance satisfies the BAR's criteria 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 specifying the light fixtures have a color temperature of 3500 K or less. Sarafin seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (October 17, 2019), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2018**



Certificate of Appropriateness Application

BAR 18-04-05

515 Rugby Road

Tax Parcel 050047000

Chi, Building Association- Zeta Beta Tau, Owner/BRW Architects, Applicant

Additions and renovations

Background

515 Rugby Road, built in 1958, is a contributing property in the Rugby Road-University Circle-Venable ADC. It is built in the plan modern style and is the only fraternity house along Rugby Road that does not blend with the earlier buildings. The historical survey is attached.

Application

The owner is going to rehabilitate the exterior of the building. Updates include:

- Paint over the fraternity letters on the exterior (paint sample is included in the packet)
- Rehabilitate the façade with materials and color to match existing
- Replace balcony fascia, matching the detail of the existing, original fabric
- Replace missing exterior lighting
- Update the front door
- Update the doors, sidelights with solid all-wood stiles and rails, with impact resistant, insulated glass
- Masonry will be cleaned with the gentlest means possible, with more abrasive cleaning needed for graffiti and sign removal
- Some stucco repair
- Repaint existing balcony railing (color: gloss black)

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

Pertinent Design Review Guidelines for Rehabilitation

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1. Conduct pictorial research to determine the design of the original building or early changes.*
- 2. Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3. Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6. When designing new building elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing next page).*
- 7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
- 11. Avoid introducing inappropriate architectural elements where they never previously existed.*

D. ENTRANCES, PORCHES & DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is

the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements.*
- 9. In general, avoid adding a new entrance to the primary facade or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. Original door openings should not be filled in.*
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. Retain transom windows and sidelights.*
- 17. When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. Avoid using aluminum colored storm doors.*
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. Use a zinc chromate primer before painting to ensure adhesion.*

K. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1. Do not remove paint on wood trim or architectural details.*
- 2. Do not paint unpainted masonry.*
- 3. Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.*

4. *The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.*
5. *Use appropriate paint placement to enhance the inherent design of the building.*

Discussion and Recommendations

This rehabilitation of the building and the overall maintenance are in compliance with the guidelines and will improve the buildings overall aesthetic view from the street.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed renovations and maintenance satisfies the BAR's criteria 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 (or with the following modifications...).



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>CHI, BLDG ASSOC - ZETA BETA TAU</u>	Applicant Name	<u>BRW ARCHITECTS</u>
Project Name/Description	<u>ZBT FRATERNITY HOUSE</u>	Parcel Number	<u>050047000</u>
Project Property Address	<u>515 RVABY ROAD - CHARLOTTESVILLE, VA 22901</u>		

Applicant Information

Address: 112 4TH ST NE
CHARLOTTESVILLE, VA 22902
Email: BWILLIAMS @ BRW - ARCHITECTS, COM
Phone: (W) 971-7160 (C) _____

Property Owner Information (if not applicant)

Address: 1775 WHEELER AVE - SUITE 400
RESTON, VIRGINIA 20190
Email: _____
Phone: (W) _____ (C) _____

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 BRW ARCHITECTS Date _____
BRUCE WARDELL 3/26/18
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

(SEE ATTACHMENT)

Description of Proposed Work (attach separate narrative if necessary): EXTERIOR REPAIR(S)/NEW AT SWINGING DOORS + WOOD TRIM ON BALCONY AND FACADE REPAINTING (TO REMOVE/CONCEAL PREVIOUS LETTERS!!!)

List All Attachments (see reverse side for submittal requirements):
(2) 24x36 SHEETS SHOWING "EXISTING" + "PROPOSED" INCLUDING PHOTOS, REFERENCE DRAWINGS, + IMAGES

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

Kurt Keesecker

Subject: FW: ZBT / paperwork items

From: Matt Spearing [mailto:Matt@grspropertiesllc.com]

Sent: Tuesday, March 27, 2018 2:42 PM

To: Kurt Keesecker; Matthew L. Spearing (Matt@greekresourceservices.com)

Cc: Matt Tobe

Subject: Re: ZBT / paperwork items

Kurt,

I am out of the office today in Meetings. The owner would like to move forward with this submission.

We will have the signed form by the end of the week. Thank you for your patience.

Matt

GRS Properties, LLC

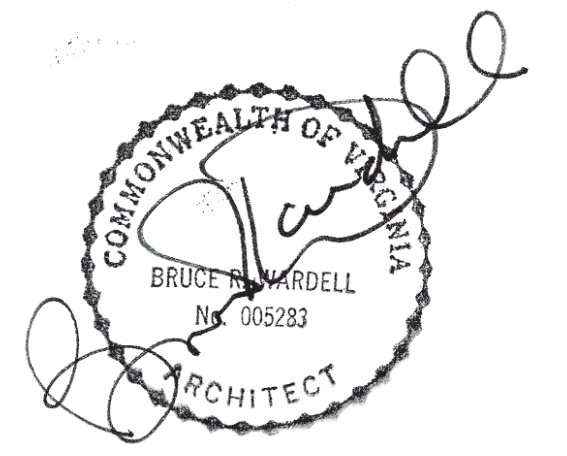
2118 8th Street | Tuscaloosa, AL 35401

Mailing Address: PO Box 1880 | Tuscaloosa, AL 35403-1880

Phone: 1-800-370-0725 | Fax: 205-758-1505

CONSTRUCTION DOCUMENTS FOR ZBT FRATERNITY

EXISTING BUILDING REHABILITATION 515 RUGBY ROAD



project:
ZBT FRATERNITY REHAB

515 RUGBY ROAD
CHARLOTTESVILLE, VIRGINIA

for:
**CHI, BLDG. ASSO-ZETA
BETA TAU FRATERNITY**

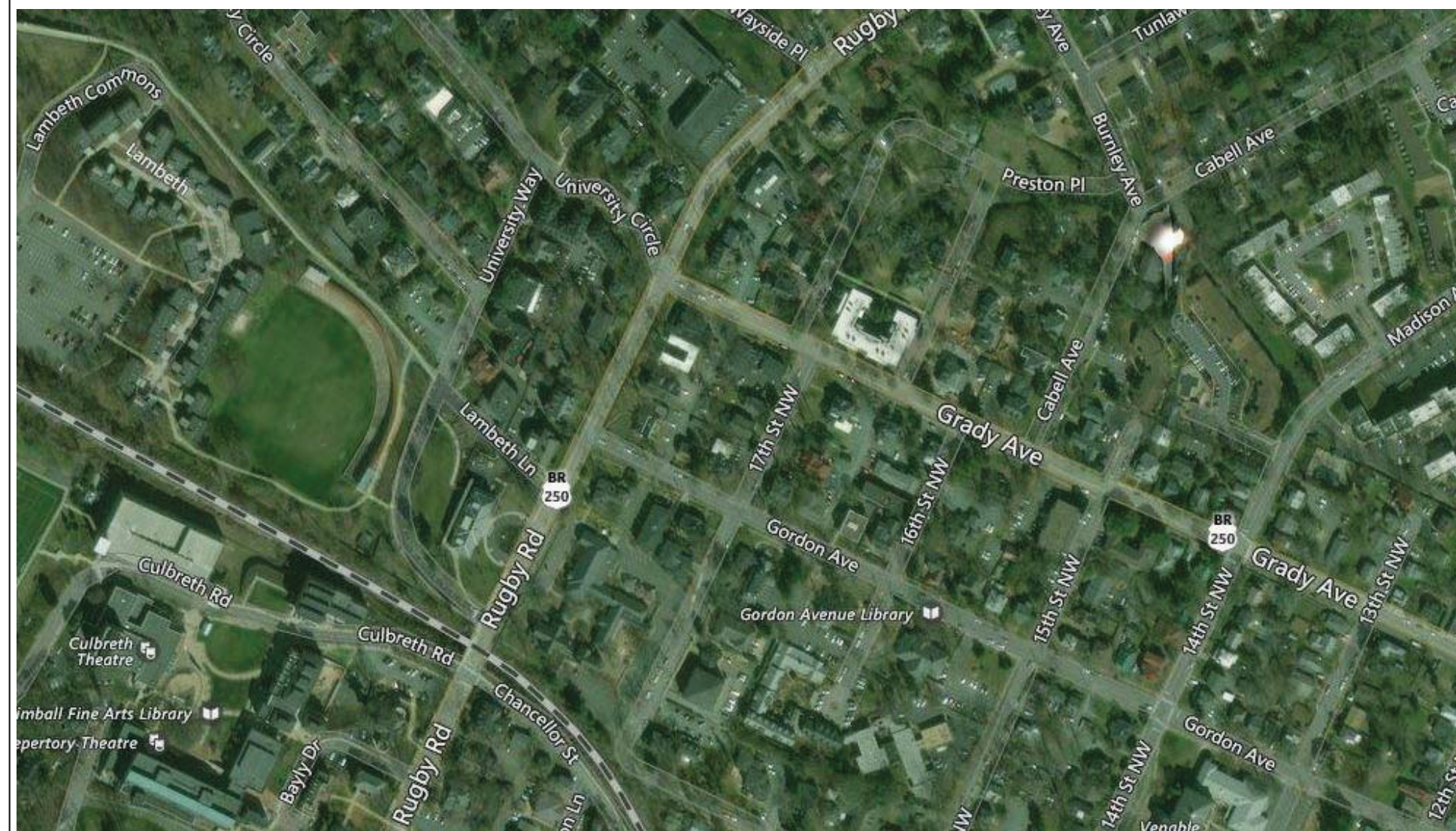
job number: **18009**

drawing:
COVER SHEET

revisions:

drawn by: **BW, LK, IM, WM, KH**
checked by: **KK**
copyright: © 2018 **brwarchitects, P.C.**

LOCATION - CHARLOTTESVILLE, VA



DRAWING INDEX

- A0.0 COVER SHEET
- A1.0 BASEMENT FLOOR PLAN
- A1.1 FIRST FLOOR PLANS
- A1.2 SECOND FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.0 INTERIOR REPAIRS
- A6.1 INTERIOR ELEVATIONS
- A8.0 REFLECTED CEILING PLANS
- A8.1 ADD-ALT SPRINKLER RCP
- A9.1 FINISH PLANS
- A9.2 INTERIOR SPECIFICATIONS
- A9.3 SPEC MISC. Toilet Acc.
- A9.4 SPEC Plumbing
- A9.5 SPEC Lighting
- A9.6 SPEC EQUIPMENT

DESCRIPTION

MAINTENANCE REPAIR AND REPLACEMENT OF VARIOUS INTERIOR FINISHES AND FIXTURES TO PROVIDE COSMETIC UPGRADE TO INTERIOR SPACES AT ALL THREE LEVELS OF EXISTING FRATERNITY HOUSE. EXTERIOR SCOPE OF WORK INCLUDES REPAINTING FRONT FACADE, REPLACING DAMAGED EXTERIOR SWINGING DOORS, REPLACING MISSING WOOD TRIM AT FRONT BALCONY EDGE, AND REMOVING DEBRIS FROM THE GROUNDS SURROUNDING THE STRUCTURE.

FLOOR PLAN GENERAL NOTES

- A. **SCALE:** Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from **brwarchitects** before proceeding.
- B. **CODES:** All construction shall comply with applicable national, state and local building codes.
- C. **JOB SITE:** Prior to submitting bid, Contractor shall visit job site and notify **brwarchitects** of any physical conditions not included in Construction Documents which require corrective action.
- D. **DIMENSIONS:** All dimensions indicated on plan are from finish face to finish face; clear or critical dimensions are indicated.
- E. **PARTITIONS:** Partitions noted to align shall be aligned from finished faces and the junctions shall be flush and smooth.
- F. **FASTENINGS:** All fastenings and attachments shall be fully concealed from view.
- G. **BLOCKING:** Contractor shall provide and locate wood blocking in partitions where required to support wall hung casework; provide and locate metal locking in partitions for light-weight wall mounted items (i.e. coat racks or hooks, tack-panels, drapery hardware) or as indicated on drawings.
- H. **FIRE EXTINGUISHER:** Contractor shall install fire extinguisher either surface mounted or recessed cabinet as indicated on drawings, and as further required by governing codes.
- I. **SHOP DRAWINGS:** Contractor shall submit **digital** shop drawings and/or submittals of all materials and products to **brwarchitects** for approval prior to fabrication. Only physical samples & color charts to be submitted by mail.
- J. **CONSTRUCTION DEBRIS:** Debris resulting from construction shall be removed entirely from the site daily to a dumpster provided by the Contractor.
- K. **CLEAN UP:** Contractor shall provide a final cleaning at end of project. All dirt, dust, debris, oils, stains, fingerprints and labels shall be removed from all exposed finished surfaces.
- L. **EQUIPMENT/FURNITURE:** All dashed in equipment and furniture shall be furnished by the Tenant. The Contractor shall make all electrical, plumbing and/or HVAC connections for tenant furnished equipment. GC shall coordinate furniture install w/ owner's vendors.
- M. **VENDOR DRAWINGS:** The Contractor shall notify the owner's representative of any conflicts between vendor drawings and the contract documents. Latest vendor drawings shall govern.
- N. **FLOOR PENETRATIONS:** Coordinate all below slab work with Shell Contractor prior to slab placement.
- O. **DRYWALL:** The drywall system is based on details of the U.S. Gypsum Company. All gypsum board abutting other materials is to be finished with metal edges or fire stopped as required.
- P. **DIMENSIONS:** Dimensions are to be coordinated with all disciplines, vendors, Tenant furnished equipment and devices to assure proper placement and warranty requirements.
- Q. Casework elevations and sections show profiles and general configuration only. Casework Subcontractor shall submit **digital** shop drawings for review and approval prior to fabrication. It is the responsibility of the casework Subcontractor to verify all dimensions on site prior to fabrication.
- R. **ALL SPECIFICATIONS, PROCEDURES, AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING STANDARDS AND PROCEDURES. GENERAL CONTRACTOR SHALL COORDINATE ALL METHODS AND SCHEDULES WITH FACILITIES MANAGEMENT BEFORE AND DURING CONSTRUCTION WITHIN THE BUILDING.**

REF. CLG. PLAN GENERAL NOTES

1. **ENGINEERING:** THIS DRAWING REPRESENTS FIXTURE LOCATION, TYPE AND SWITCHING FUNCTIONS ONLY, AND IS NOT TO BE UTILIZED AS AN ENGINEERING DOCUMENT.
2. **LOCATION:** CONTRACTOR SHALL NOTIFY **BRW** ARCHITECTS OF ANY OBSTRUCTIONS PROHIBITING LIGHT FIXTURES FROM BEING LOCATED AS SHOWN ON THE REFLECTED CEILING PLAN. DIRECTION SHALL BE OBTAINED FROM THE ARCHITECT FOR THE REVISED FIXTURE LOCATION.
3. **EQUIPMENT:** ALL HVAC, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE NEW AND FREE OF DEFECTS. ANY DAMAGED OR DEFECTIVE EQUIPMENT, WHETHER BUILDING STANDARD OR SPECIAL ORDER, SHALL BE REPLACED.
4. **CEILING HEIGHT:** STANDARD CEILING HEIGHT, UNLESS NOTED OTHERWISE, SHALL MATCH EXISTING ADJACENT CEILING HEIGHT.
5. **SPRINKLERS:** THIS BUILDING IS NON-SPRINKLERED. SPRINKLER SYSTEM TO BE ADD-ALT AND DESIGN-BUILD.
6. **HVAC:** CONTRACTOR SHALL SUBMIT LOCATIONS OF MINI-SPLIT UNITS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SUCH DEVICES SHALL BE COORDINATED WITH THE REFLECTED CEILING PLAN. TRANSFER DUCTS AND ASSOCIATED GRILLES ARE NOT SHOWN IN THIS PLAN BUT CONTRACTOR MUST PROVIDE THEM AS NEEDED.
7. **SWITCHES:** CONTRACTOR SHALL LOCATE SWITCH COVER PLATES 6" FROM FRAME OR CORNER OF PARTITION AND 48" ON CENTER ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. TWO OR MORE LIGHT SWITCHES IN THE SAME LOCATION SHALL BE GANGED TOGETHER WITH A COMMON FACE PLATE.

GENERAL NOTES

- GENERAL NOTES**
1. REPLACE ANY MISSING DRAWERS, DRAWER FRONTS, DOORS AND ASSOCIATED HARDWARE AS REQUIRED TO MAKE BUILT-IN CLOSETS SERVICEABLE.
 2. PRIME AND PAINT ALL SURFACES OF BUILT-IN CLOSETS TO CONCEAL GRAFFITI.
 3. SEAL ALL PENETRATIONS IN GWB CEILINGS/WALLS/FLOORS TO MAINTAIN FIRE RATING OF ASSEMBLY.
 4. PAINT ALL SURFACE MOUNTED CONDUIT, SWITCH AND RECEPTACLE BOXES TO MATCH WALLS. PROTECT ELECTRICAL DEVICES FROM PAINT.
 5. REMOVE AND DISCARD ALL CARPETING, ETC. OVER HARDWOOD FLOORING
 6. REPAIR ALL DAMAGED HARDWOOD FLOORING. REPLACE DAMAGED BOARDS IN KIND.
 7. SAND AND FINISH ALL HARDWOOD FLOORING ACCORDING TO FINISH SCHEDULE.
 8. REMOVE AND REPLACE ALL STRIP LIGHTING IN HALLWAYS. REPLACE WITH APPROVED LIGHTING FIXTURE IN LIGHTING SCHEDULE.
 9. REMOVE AND DISCARD ALL INTERIOR DOORS AND ASSOCIATED FRAMES. PREPARE WALL OPENING FOR INSTALLATION OF NEW DOORS AND FRAMES.
 10. REMOVE AND DISCARD ALL BATTERY OPERATED SMOKE DETECTORS.
 11. REMOVE AND DISCARD ALL SHELVING IN BEDROOMS. PATCH HOLES IN PREPARATION FOR PAINTING.
 12. REMOVE AND DISCARD WINDOW TREATMENTS AND ASSOCIATED HARDWARE IN ALL ROOMS. PATCH HOLES IN WINDOW TRIM IN PREPARATION FOR REPAINTING.
 13. REMOVE ALL ABANDONED ELECTRICAL BOXES. PATCH WALL IN PREPARATION FOR PAINTING.
 14. REMOVE AND DISCARD ALL EXISTING SHOE MOLDING IN ALL ROOMS. PATCH DAMAGE TO BASEBOARD. REPLACE SHOE MOLDING IN KIND AFTER FLOOR REFINISHING.
 15. REMOVE AND DISCARD ABANDONED CEILING LIGHT FIXTURES. PATCH CEILING TO MATCH EXISTING.
 16. VERIFY ALL GFCI RECEPTACLES ARE OPERATIONAL AND INSTALLED PER CODE. CORRECT AS REQUIRED.
 17. VERIFY ALL BATHROOM VENT FANS ARE OPERATIONAL AND INSTALLED PER CODE. CORRECT AS REQUIRED.
 18. PROVIDE AND INSTALL SURFACE MOUNTED RACEWAY AND BOX TO CONTAIN EXISTING NETWORKING CABLE. ONE BOX PER BEDROOM. ENCLOSE ALL EXISTING EXPOSED NETWORK CABLES IN SURFACE MOUNTED RACEWAY. PAINT TO MATCH WALLS.
 19. OWNER FURNISHED AND INSTALLED WINDOW TREATMENTS SHALL NOT BE INCLUDED IN THIS DOCUMENT.
 20. NO STRUCTURAL MODIFICATIONS TO THE EXISTING ARE CONTAINED WITHIN THIS DOCUMENT. ANY PROPOSED STRUCTURAL MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

FLOOR PLAN LEGEND

- | | |
|--|---|
| | ROOM NAME AND NUMBER |
| | INTERIOR ELEVATION KEY |
| | EXTERIOR ELEVATION KEY |
| | SECTION / DETAIL CALLOUT |
| | KEYNOTE (JOB SPECIFIC NOTE) |
| | ALIGN |
| | PARTITION TYPE |
| | PLUMBING FIXTURE / EQUIPMENT / SCHEDULED ITEM TAG |
| | NEW DOOR: SEE DOOR SCHEDULE FOR FINISH INSTRUCTIONS |
| | WINDOW TYPE |
| | SINGLE POLE LIGHT SWITCH (USE MOTION DETECTOR SWITCHES WHENEVER POSSIBLE) |
| | 120V, 20A DUPLEX RECEPTACLE 18" A.F.F. |
| | 120V, 20A DEDICATED DUPLEX RECEPTACLE 18" A.F.F. |
| | GROUND FAULT GFI DUPLEX RECEPTACLE |
| | PHONE/DATA JACK, 18" A.F.F. |
| | 120V, 20A FLUSH MOUNT FLOOR RECEPTACLE |
| | FLUSH MOUNT FLOOR PHONE/DATA JACK |
| | TELEVISION |
| | TRANSITION STRIP |
| | RECESSED FIRE EXTINGUISHER CABINET |

ALTERNATES:

1. CONTRACTOR TO PROVIDE AN ADD ALTERNATE FOR A NEW SPRINKLER SYSTEM AND ASSOCIATED GWB SOFFITS AS SHOWN ON SHEET A8.1. NOTE, THE EXISTING BUILDING HAS NO SPRINKLER SYSTEM.
2. CONTRACTOR TO PROVIDE AN ADD ALTERNATE FOR A NEW FIRE ALARM SYSTEM COMPATIBLE WITH THE ABOVE MENTIONED SPRINKLER SYSTEM (OR, IF NO SPRINKLER SYSTEM IS INSTALLED, A STAND ALONE FIRE ALARM SYSTEM.) FIRE ALARM SHOULD BE COMPATIBLE / INTEGRATED WITH SECURITY SYSTEM FOR THE BUILDING.
3. CONTRACTOR TO PROVIDE AN ADD ALTERNATE ALLOWANCE FOR NEW SECURITY SYSTEM TO BE INSTALLED UNDER CONCRATOR'S SCOPE OF WORK.

NOTE REGARDING ASBESTOS

SOME AREAS WITHIN THE BUILDING ARE SUSPECTED OF HAVING ASBESTOS, PARTICULARLY IN THE LOWER FLOOR MECHANICAL ROOM. THE OWNER HAS REQUESTED A HAZARDOUS MATERIALS SURVEY OF THE PREMISES TO TEST FOR POTENTIAL ASBESTOS IN THE PLASTER, INSULATION IN THE MECHANICAL ROOM, AND OTHER SMALL / LIMITED AREAS. AT THE TIME THE CONTRACT DOCUMENTS ARE ISSUED, THE TEST RESULTS ARE NOT AVAILABLE. HOWEVER, UPON RECEIPT WE WILL FORWARD THE TEST RESULTS TO THE CONTRACTOR ALONG WITH A DIAGRAM INDICATING AREAS TO BE ABATED (IF ANY.) WE WILL ISSUE ANY INFORMATTIN REGARDING HAZARDOUS MATERIALS AS A RESULT OF THE OWNER'S TESTING AS AN ADDENDUM. FOR BIDDING PURPOSES AT THIS TIME, ASSUME THERE ARE NO HAZARDOUS MATERIALS IN THE BUILDING UNTIL FURTHER INFORMATION IS PROVIDED VIA ADDENDUM.

CODE INFORMATION

BUSINESS ADDRESS: 515 RUGBY ROAD
CHARLOTTESVILLE, VA 22902

CONSTRUCTION TYPE: III (NO CHANGE)

USE GROUP: R2 (NO CHANGE)

FIRE PROTECTION: NON SPRINKLERED

APPLICABLE & MODEL CODES: VUSBC 2012
ANSI A117.1 2003 GUIDELINES

NOTE: THIS PROJECT SCOPE DOES NOT CHANGE THE EXISTING BUILDING'S USE GROUP, STRUCTURAL SYSTEM, OR COMPLIANCE WITH IBC 2009 REGULATIONS REGARDING ACCESSIBILITY & MEANS OF EGRESS.

CONTACT INFORMATION

ARCHITECTURE CONTACT

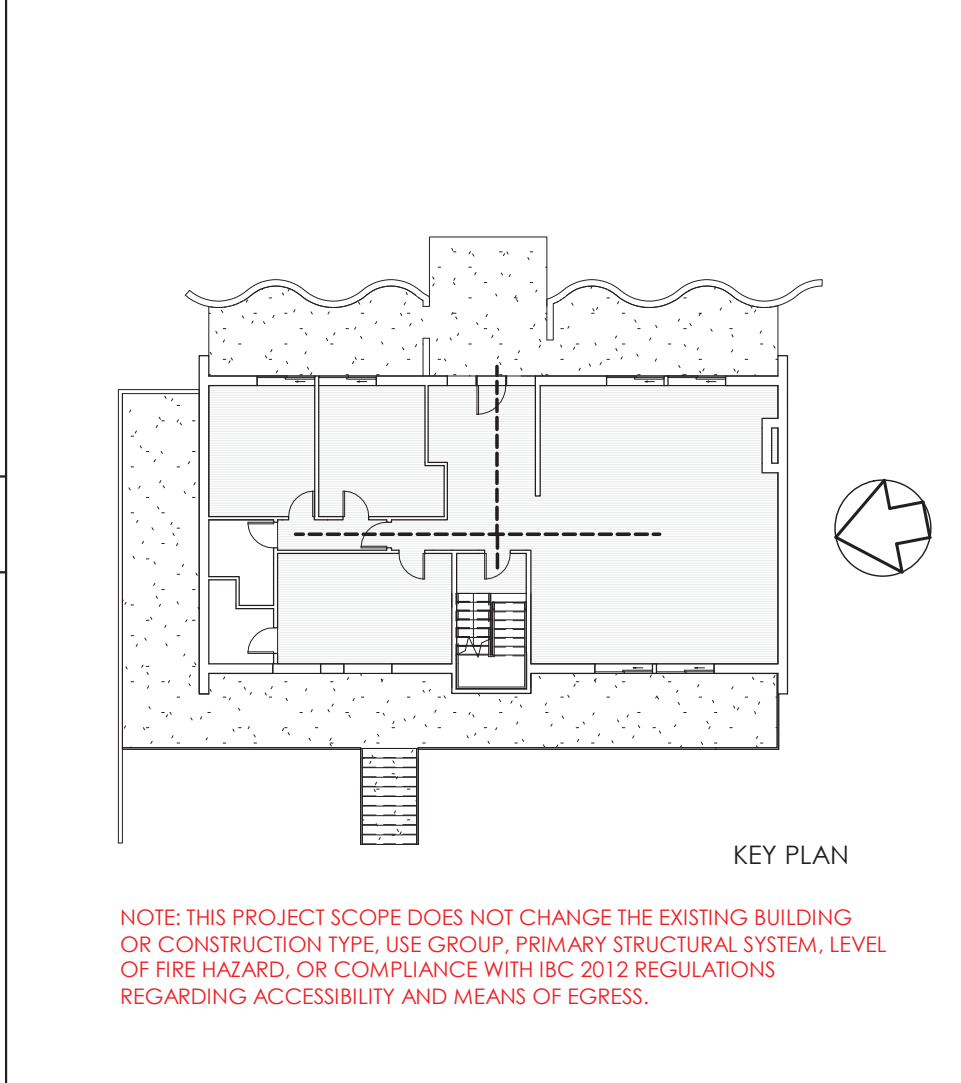
BRW ARCHITECTS
ATTN: **BRIAN WILLIAMS**
112 4TH STREET NE
CHARLOTTESVILLE, VIRGINIA 22902
(434) 971-7160
BWILLIAMS@BRW-ARCHITECTS.COM

NOTE REGARDING OWNER VALUABLES

NOTE: THE EXISTING BUILDING CONTAINS A LIMITED NUMBER OF PERSONAL ITEMS VALUABLE TO THE OWNER IN TERMS OF FRATERNITY MEMORABILIA. WHILE THE ACTUAL VALUE MAY BE LIMITED, THE HISTORICAL AND SENTIMENTAL VAUE TO THE FRATERNITY HAVE BEEN DESCRIBED BY THE OWNER AS IMPORTANT RELICS OF THEIR HISTORY IN THE BUILDING. BEFORE THE CONTRACTOR MOBILIZES AND BEGINS WORK ONSITE, THE OWNER WILL GATHER ALL VALUABLE ITEMS IN ONE ROOM AND ASK THE CONTRACTOR TO REMOVE, PROTECT, AND STORE THOSE MATERIALS OFFSITE OR IN A SECURE PROJECT TRAILER UNTIL THE END OF THE CONSTRUCTION PERIOD. THE VOLUME OF MATERIALS TO BE REMOVED AND STORED (INCLUDING BUT NOT LIMITED TO SMALL ITEMS LIKE FRAMED PHOTOS, MEMORIAL PLAQUES, AND LOOSE BOOKS, ETC) IS ESTIMATED AT THREE (3) CUBIC YARDS. PLEASE PROVIDE AN ALLOWANCE FOR THE REMOVAL AND STORAGE OF THESE ITEMS.

ALLOWANCE FOR INTERIOR DEBRIS

NOTE: THE EXISTING BUILDING HAS A VARIETY OF LOOSE MATERIALS, FURNITURE, BEDDING, DEBRIS, AND INTERIOR DECORATIONS THAT REQUIRE REMOVAL. THE BUILDING OWNER HAS ASKED THE GENERAL CONTRACTOR PERFORMING THE RENOVATION WORK IN THIS BUILDING TO ALLOW \$ 5000 FOR LABOR, DUMPSTER RENTALS, AND DUMP FEES TO DISCARD THESE LOOSE MATERIALS IN ADDITION TO ANY COSTS ASSOCIATED WITH BUILDING DEMOLITION AS SHOWN ON THE ARCHITECTURAL PLANS. CONTRACTOR SHOULD BE AWARE THE LOOSE MATERIALS TO BE DISCARDED ARE NOT SHOWN IN THE ARCHITECTURAL PLANS, BUT WILL BE VISIBLE FOR INSPECTION UPON WALK-THROUGH AT THE JOBSITE DURING THE BID PERIOD. IF THE ALLOWANCE NOTED ABOVE IS NOT SUFFICIENT (IN THE OPINION OF THE CONTRACTOR) AFTER VIEWING THE DEBRIS, PLEASE NOTIFY THE ARCHITECT DURING THE BID PERIOD SO A NEW DEBRIS REMOVAL ALLOWANCE CAN BE ESTABLISHED.



approval	seal
date	sheet
3/26/18 CONTRACT ISSUE	A0.0



SOUTH NEIGHBOR / 513 RUGBY ROAD



F 515 RUGBY "EXISTING" CONDITIONS



NORTH NEIGHBOR / 517 RUGBY

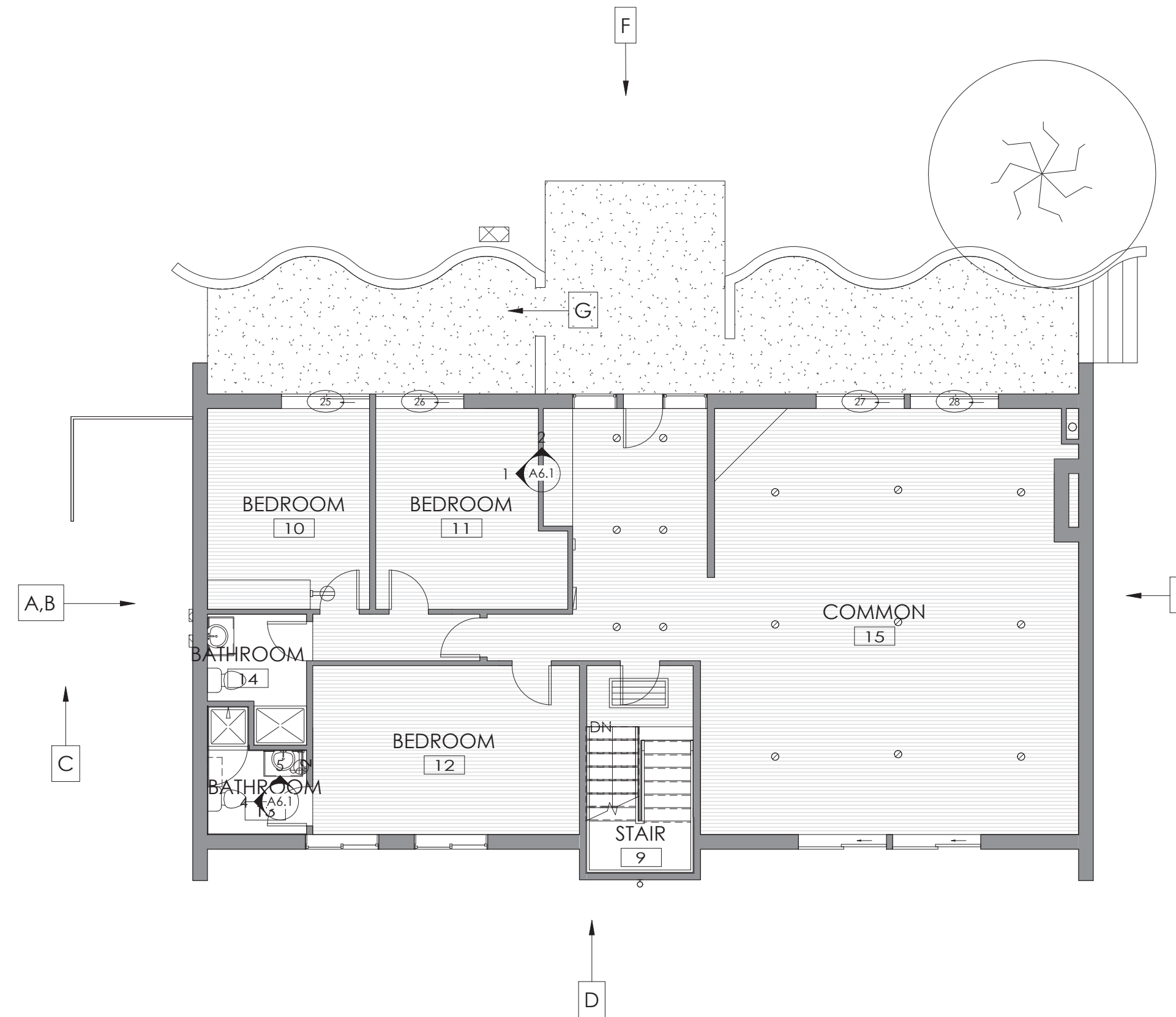


C



E B: SOUTH ELEVATION: REPAIR DOWNSPOUT, CLEAN MASONRY.

FRONT ELEVATION: PAINT BUILDING FACADE (BENJAMIN MOORE, ALABASTER 876), CLEAN PAINT FROM MASONRY WALL, REPLACE BALCONY FASCIA AND MISSING EXTERIOR LIGHTING, REPLACE FRONT DOOR AND SIDELITES (SEE A2.2), REPAINT EXISTING BALCONY RAILING (GLOSS BLACK)



WEST ELEVATION: PATCH STUCCO, PAINT BUILDING FACADE (BENJAMIN MOORE, ALABASTER 876), CLEAN PAINT FROM MASONRY, REPLACE EXTERIOR LIGHTING, REPLACE EXTERIOR DOOR (SIMPSON 2130, PAINTED), SCRABE AND PAINT GUARDRAIL (GLOSS BLACK)



D REAR FACADE "EXISTING" CONDITION



A

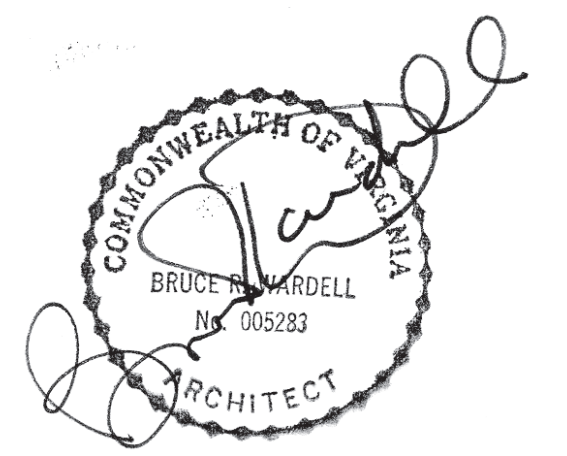


B

NORTH ELEVATION: CLEAN PAINT AND STAINING FROM MASONRY, REPLACE EXTERIOR DOOR (SIMPSON 2130, PAINTED BLACK), PRUNE TREES, AND CLEAR DEBRIS FROM AREAWAY



C



project:
ZBT FRATERNITY REHAB

515 RUGBY ROAD
CHARLOTTESVILLE, VIRGINIA

for:
CHI, BLDG. ASSO-ZETA
BETA TAU FRATERNITY

job number: 18009

drawing:
EXTERIOR ELEVATIONS

revisions:

drawn by: BW, LK, IM, WM, KH
checked by: KK
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approval seal

date sheet
3/26/18 A2.1
CONTRACT ISSUE

PROPOSED NEW FACADE COLOR @ RUGBY ROAD (REAR FACADE SIMILAR)



NEW FRONT AND REAR FACADE PAINT COLOR:
BENJAMIN MOORE, ALABASTER 876

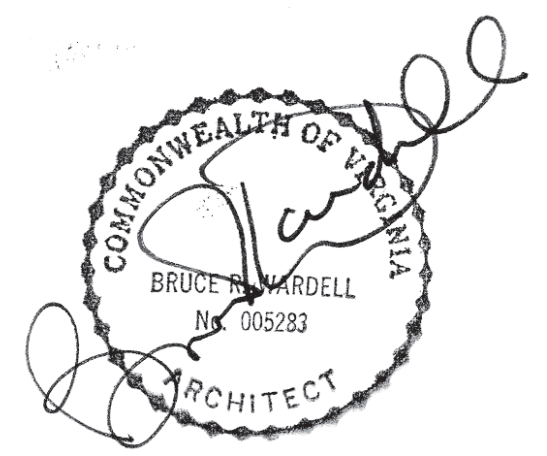


SIMPSON 7902, IMPACT RESISTANT SIMPSON 2130, TRADITIONAL SIMPSON 7902, IMPACT RESISTANT

NEW SOLID, WOOD DOOR (TYP. FOR ALL EXTERIOR DOORS TO BE REPLACED) AND SIDELITE REPLACEMENT (FRONT FACADE) WITH ALL WOOD STILES AND RAILS AND IMPACT RESISTANT, INSULATED GLASS.
- ALL NEW DOORS TO BE PAINTED: BENJAMIN MOORE, BLACK HC-190



ALL EXTERIOR LIGHTS TO BE REPLACED WITH DESIGN CLASSICS LIGHTING (#1771-07), JACK AND JILL COLLECTION, MATTE BLACK



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date 3/26/18 CONTRACT ISSUE
sheet A2.2

Per Chapter IV of the Guidelines: REHABILITATION

A. INTRODUCTION:

1. Rehabilitation will provide for an efficient, contemporary use without damaging or destroying materials, features, or finishes that define the buildings historic character.

B. FACADES & STOREFRONTS:

1. We have conducted research to determine the design of the original building or any early changes.
2. Our work on the facade is limited to only surface rehabilitation, cleaning and updating existing finishes. There is no plan to alter or introduce any kind of new architecture.
3. The fraternity signs will be painted over and/or removed.
4. The materials used for rehabilitation will be the same as original. There will be no introduction of new materials.

C. WINDOWS:

1. The only windows slated for update are the front facade door sidelites. These windows have been damaged and we plan to replace them with sidelites more akin to the original design of the building, using solid, all-wood stiles and rails, with impact resistant, insulated glass.
2. The materials and color for these new 'windows' will be more similar to the original construction of the building.

D. ENTRANCES, PORCHES, DOORS

1. The update to the front door will not only fix the broken door that resides there currently, but will also upgrade the appearance of the front facade, and return it to a more original aesthetic. The new door will be a traditional, panelized door, similar in design to the existing door, with all-wood stiles and rails.
2. There will be no demolition or removal of original elements.
3. We will repair the front facade porch with a new fascia, matching the detail of the existing, original fabric.
4. Accessibility to the building will not be altered.

E. CORNICE

No Cornice work

F. FOUNDATION

Our work does not extend to the foundation.

G. ROOF

No Roof Work

H. MASONRY

1. All masonry features will be retained, there will be no new masonry, no repointing, and no painting of masonry.
2. Masonry will be cleaned with the gentlest means possible, with potentially more abrasive cleaning needed for graffiti and sign removal.

I. WOOD

No updates to any exterior wood.

J. SYNTHETIC SIDING

1. There will be no new synthetic siding applied to the building.
2. The existing stucco will be painted for a cleaner, more updated look and to also remove signage.
3. Some stucco will have to be repaired and patched before updated painting can occur.

K. PAINT

1. There will be no new paint applied to any unpainted surface, including masonry.
2. The only new paint applied will be the front and rear facade stucco, and will remain simple and complimentary to the overall color scheme on the street.

L. REAR OF BUILDING

1. The scope of work for the rear of the building is similar to that of the front facade - cleaning and rehabilitation