

June 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 6/16/2021 10:43 AM

To: Ross Fillman <ross@uhlerandcompany.com>

Certificate of Appropriateness (HC District)

BAR 21-06-06

905 Rugby Road, TMP 020076000

Rugby Road Historic Conservation District

Owner: Susan Stanley

Applicant: Ross Fillman/Uhler & Co.

Project: Construction of a residence

Dear Ross,

On Tuesday June 15, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Tim Mohr moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed residence and landscaping at 905 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application with a request to introduce street trees along Rugby Road.

Ron Bailey seconds motion. Motion passes (7-0).

Please let me know if you have any further questions.

All the best,

Robert

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

**City of Charlottesville
Board of Architectural Review
Staff Report
June 15, 2021**



Certificate of Appropriateness Application (HC District)

BAR 21-06-06

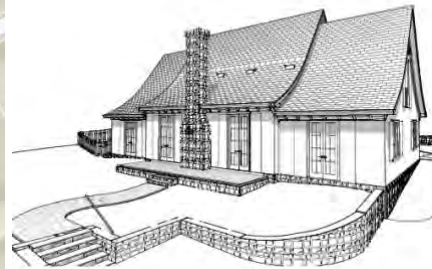
905 Rugby Road, TMP 020076000

Rugby Road Historic Conservation District

Owner: Susan Stanley

Applicant: Ross Fillman/Uhler & Co.

Project: Construction of new residence



Background

Year Built: 1951

District: Rugby Road Historic Conservation District

Status: Non-contributing

The existing residence is non-contributing and will be razed; no BAR review is required.

Prior BAR Review

N/A

Application

- Submittal: Architectural: Uhler & Company drawings, *Sprinkler Residence*, dated June 10, 2021: Sheets G-2, G-3, G-4, SP-1, A-1, A-2, EE-1 – EE-4, W-1, W-2, SV-1, SV-2, and E-1. Additional information, dated June 10, 2021: Door and window schedule; cut sheets for exterior wall sconces; photos (conceptual) for fencing and shutters. Landscape: Waterstreet Studio drawing *Illustrative Site Plan*, dated April 19, 2021: One sheet.

Request CoA for construction of a two-story residence.

Materials

- Roof: Slate.
- Gutter and downspout: Copper, 6-inch, half-round gutter; 3" x 4" rectangular downspouts
- Cornice and trim: Hardie plank with crown and corbels. Color: TBD
- Exterior wall: Masonry stucco. Color: TBD

- Foundation, walls and chimney: Veneer stone to match front retaining wall as close as possible. (See photo in Appendix.)
- Windows: Jeld-Wen painted wood, applied grilles and internal spacer bars. Color: TBD
- Doors: Painted with glass, applied grilles and internal spacer bars. Color: TBD
- Shutters: Antique, wood-slab style. (See photo.) Color: TBD
- Light Fixtures (See photos):
 - Gas sconce at fireplace.
 - Sconces at doors and upper window.
 - Recessed lights above doors.
- Fence: Wood lattice (See photos.)
- Railing at upper windows: Metal railing.

Discussion and Recommendations

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Staff recommends approval. See specific comments below under *Pertinent Design Review Guidelines*.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed residence and landscaping at 905 Rugby Road satisfy the BAR’s criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application [as submitted.]

[...as submitted with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed residence and landscaping at 905 Rugby Road do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the Rugby Road Historic Conservation District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 of the City Code. Criteria for approval

- a. 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 conservation district design guidelines; and
 2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

Pertinent Design Review Guidelines for New Construction and Additions

Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

Staff Comment: (See below.)

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Staff Comment: While the existing house is non-contributing, the setbacks, spacing, and width are consistent with other, contributing properties in the district. The proposed residence is approximately in the same location and within the same footprint of the existing house. The increase in height is compatible with the district.

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of
 1. similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Staff Comment: The proposed front facade and entrance features are somewhat unique, but not incompatible, given the variation in the district. Several contributing structures deviate from the single, central entrance typical of the Colonial Revival. (See the attached photos of adjacent structures.) The proposed design has similarities to 700 Rugby Road (c1920), which also features stucco, casement windows, and dual entrances. (See photos in the Appendix.)

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Staff Comment: The proposed building materials are stucco and stone with a slate roof. All durable materials and compatible with the district, which features a range of architectural styles, elements and materials. It is described as containing “an exceptional representation of late-Victorian and Colonial Revival residential and ecclesiastical architecture from the late 19th and early 20th century.”

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Staff Comment: This is a new structure. Within the Rugby Road HCD are several painted brick and stucco structures that are painted.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Staff Comment: Proposed wood fence is at the side yard and rear.

Rugby Road Historic Conservation District adopted September 2, 2014:

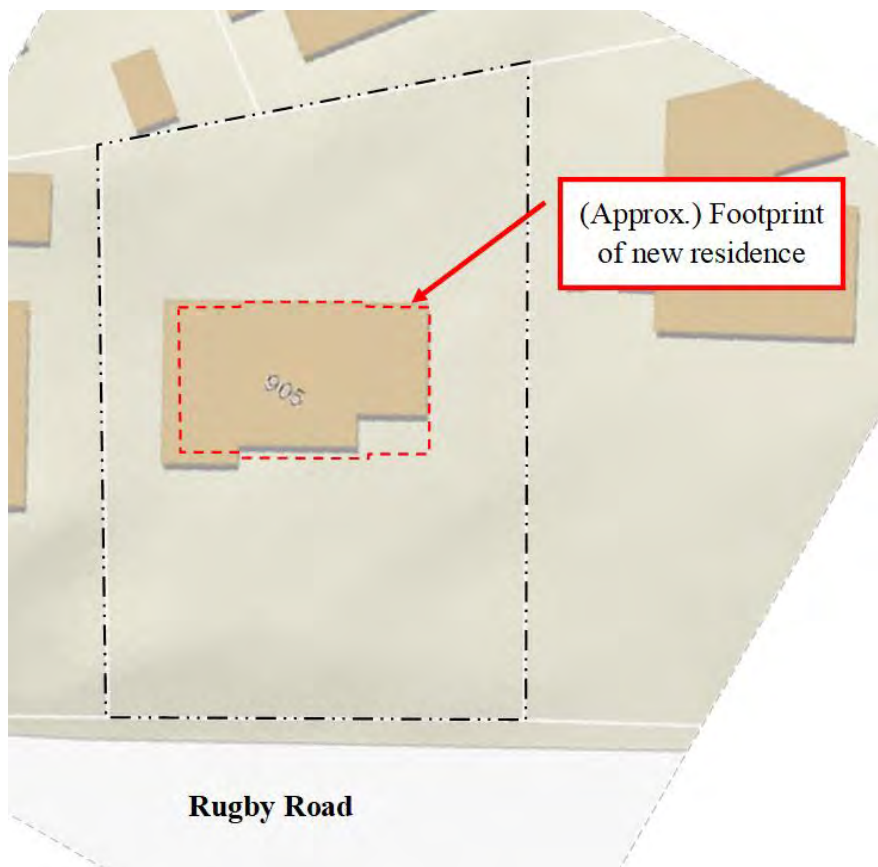
Architectural character-defining features:

- 1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
- Front porticos or porches
- Slate shingle roofs, gable or hipped roof forms, roof dormers,
- Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

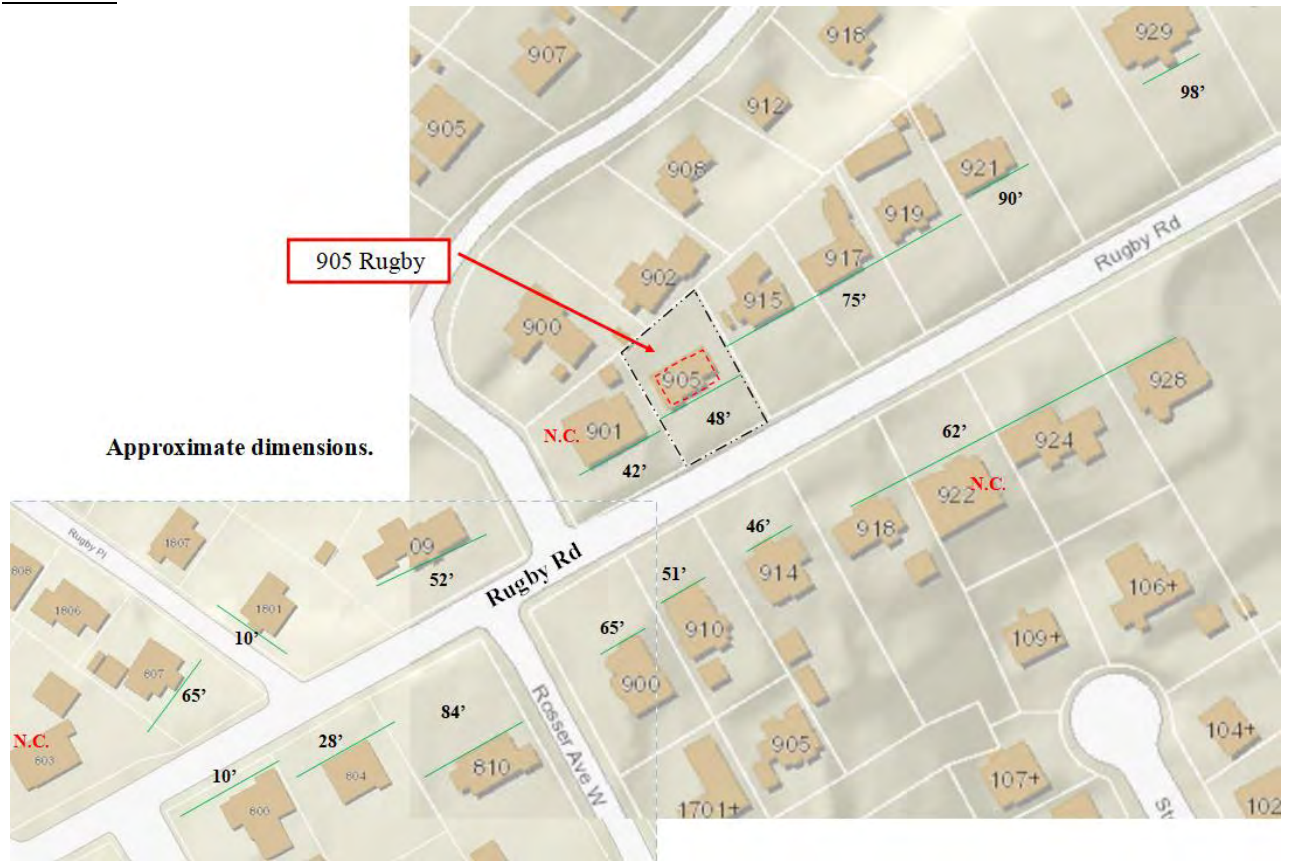
Staff Comment: The new residence will be stucco, two-stories, with a slate, gabled roof. The front arc will be landscaped. No garage is proposed.

Appendix

Existing footprint and proposed new.



Setbacks



Existing stone wall



700 Rugby Road (Google Street View)



905 Rugby Road (June 10, 2021)

REVIEW OF DRAWINGS:

- TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS SPECIFICATIONS.
- BUILDING CONTRACTOR/ HOMEOWNER TO REVIEW AND VERIFY ALL DIMENSIONS AND SPECS BEFORE CONSTRUCTION BEGINS.
- UHLER & COMPANY IS NOT LIABLE FOR ERRORS OR OMISSIONS.
- THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY APPLICABLE CODES.

CODES AND REGULATIONS:

- IT IS THE GENERAL CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITY TO VERIFY AND COMPLY WITH CURRENT CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS.
- IF GENERAL CONTRACTOR OR SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS THEN CONTRACTOR OR SUBCONTRACTOR PERFORMING SUCH WORK SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF NON CONFORMING WORK.

BUILDING MAINTENANCE:

- MATERIALS USED IN CONSTRUCTION OF THIS PROJECT WILL DETERIORATE AS THE PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED.
- OWNER/CLIENT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE TO KEEP IN GOOD WORKING ORDER.

STORAGE OF MATERIALS:

- SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS AND MANUFACTURES INSTRUCTIONS.
- THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.

SITework / GRADING:

- GRADING AND SITework TO BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
- FINISH GRADE MUST SLOPE AWAY FROM EXTERIOR FOUNDATION WALL, AT A HEIGHT OF 6" OVER A 10' DISTANCE.
- BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 50' OF THE FOUNDATION, AND A SILT FENCE MUST BE INSTALLED DOWNSLOPE OF ANY AREA WHERE SOIL IS DISTURBED.

FOUNDATION:

- FOOTINGS SHALL EXTEND BELOW LOCAL FROST LINE AND REST UPON CLEAN UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 psf OR ENGINEERED DESIGN LOAD
- CMU AND CONCRETE SHALL BE REINFORCED PER CODE OR PER PLAN WHICHEVER IS GREATER.
- PERFORATED DRAIN PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND FOUNDATION, AND INCORPORATE MULTIPLE DRAINAGE OUTLETS LEADING DOWNSLOPE AWAY FROM BUILDING

Framing Notes:

- ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
- PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION.
- FIRE BLOCKING AND FIRE RESISTANT SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED CHASES.
- PROVIDE ADEQUATE BLOCKING FOR CABINetry, PLUMBING FIXTURES, HANDRAILS, GUARD RAILS, GRAB BARS, BATH HARDWARE, ETC.

DOOR AND WINDOW :

- ALL BEDROOMS SHALL BE PROVIDED WITH AN EGRESS WINDOW MEETING ALL CURRENT APPLICABLE CODES
- TEMPERED GLASS TO BE PROVIDED WHERE REQUIRED BY CODE
- WINDOW AND DOOR SUPPLIER RESPONSIBLE FOR DETERMINING TEMPERED GLASS LOCATIONS

WEATHERPROOFING NOTES:

- DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE.
- FOLLOW THE REQUIREMENTS AND BEST PRACTICES FROM BUILDING CODES, PRODUCT MANUFACTURERS, AND AGENCIES THAT DEVELOP STANDARDS FOR THE PRODUCTS AND MATERIALS BEING USED.
- ALL WOOD WITHIN 8" OF THE GROUND SHALL BE PRESSURE TREATED OR COMPROMISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.

Plumbing :

- SUBCONTRACTOR SHALL INSTALL ALL PIPES, EQUIPMENT AND FIXTURES ACCORDING TO ALL APPLICABLE CODES AND MANUFACTURER INSTRUCTIONS.
- WORK NOT MEETING CODES OR MANUFACTURER INSTRUCTIONS SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE AT THEIR EXPENSE.

MECHANICAL :

- ALL HVAC SHALL BE DESIGNED AND INSTALLED PER CURRENT APPLICABLE CODES AND MANUFACTURER INSTALLATION INSTRUCTIONS
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CODE COMPLIANCE OF THEIR WORK.
- REPAIR OR REPLACEMENT OF WORK NOT MEETING CODE OR MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO REPAIR AT THEIR EXPENSE.
- HVAC SUBCONTRACTOR TO SUPPLY AND INSTALL DRYER VENT ACCORDING TO APPLICABLE CODES AND MANUFACTURER INSTALLATION INSTRUCTIONS.

ELECTRIC :

- SUBCONTRACTOR SHALL INSTALL ALL FIXTURES, OUTLETS AND EQUIPMENT ACCORDING TO ALL APPLICABLE CODES
- SUBCONTRACTOR TO INSTALL ALL BATH FANS, DUCTS AND VENTS ACCORDING TO CODE
- REPAIR OR REPLACEMENT OF WORK NOT MEETING CODE SHALL BE THE SUBCONTRACTORS RESPONSIBILITY TO REPAIR AT THEIR EXPENSE.

INSULATION:

- PROVIDE 2" XPS UNDERSLAB INSULATION MIN. 2-0" IN FROM EDGE AT GRADE.
- FULLY ENCAPSULATE CRAWL WITH 20- MIL VAPOR BARRIER.
- CRAWL WALLS = 2 1/2" CCF
- EXT WALLS = 3" CCF
- ROOF= 2" CCF UNDER ROOF DECK, 6" OCF BELOW

CLEANUP:

- ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE PROTECTED AT ALL TIMES.
- ALL SUBCONTRACTORS SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH CAUSED BY THEIR WORK.
- SUBCONTRACTOR TO ORGANIZE AND LEAVE JOB IN A BROOM CLEAN CONDITION AT THE END OF EACH WORK DAY.
- SUBCONTRACTOR SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION AT THE CONCLUSION OF EACH PHASE OF WORK.
- PLEASE INFORM CONTRACTOR OF ANY PROTECTIONS THAT NEED TO BE INSTALLED PRIOR TO COMMENCING WORK. ANY DAMAGES WILL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO REPAIR.
- ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

SQUARE FOOTAGES:

FIRST FLOOR FINISHED: 2009
SECOND FLOOR FINISHED: 1419

NO.	DESCRIPTION	BY	DATE

GENERAL NOTES

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
DESIGN / BUILD
7957 PLANK RD
AFTON VA, 22920

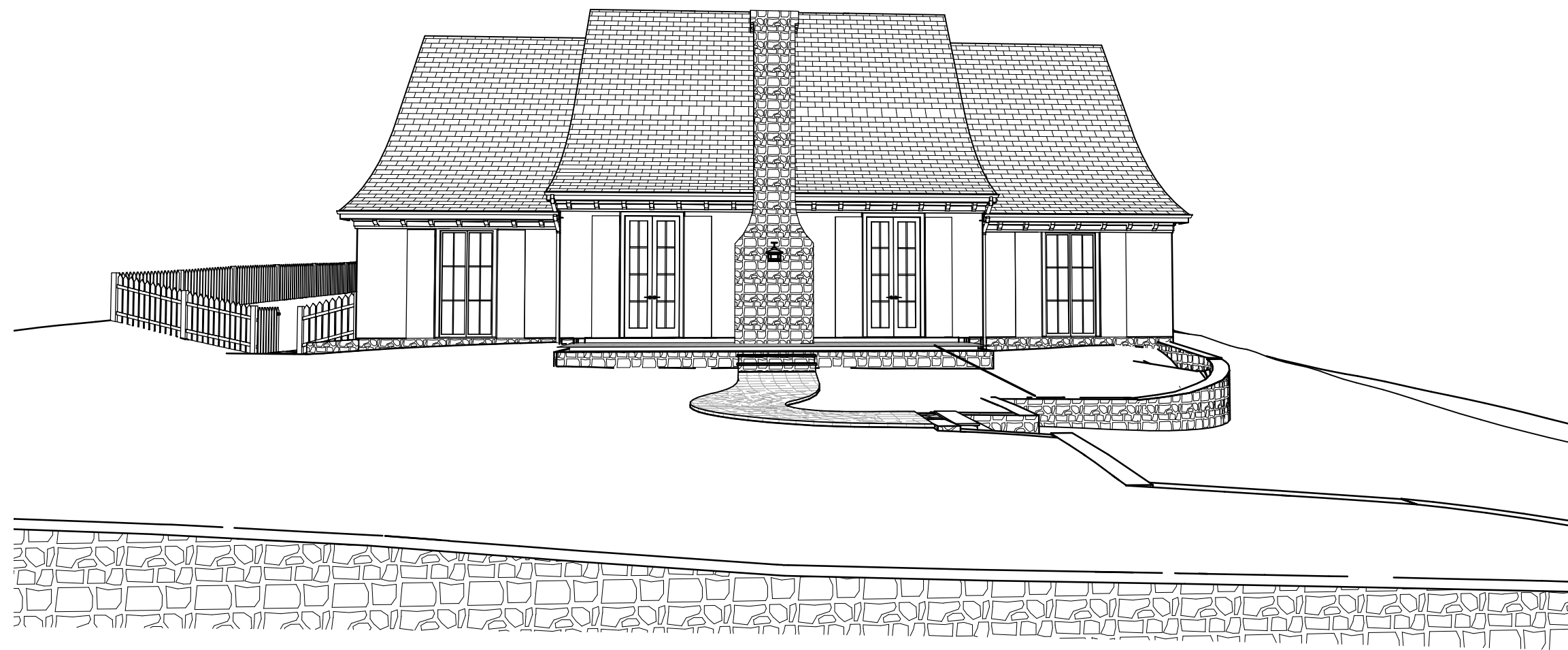
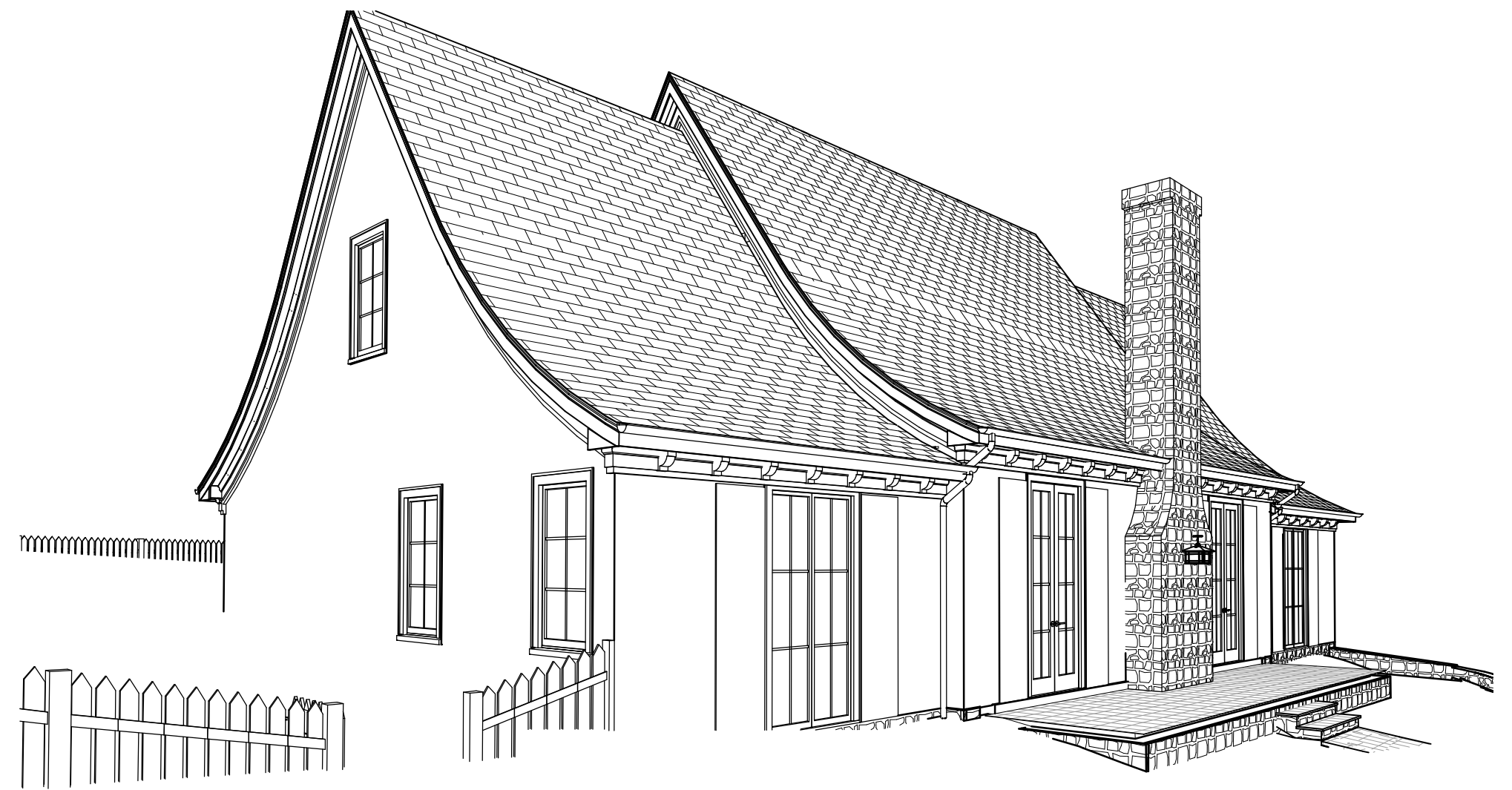
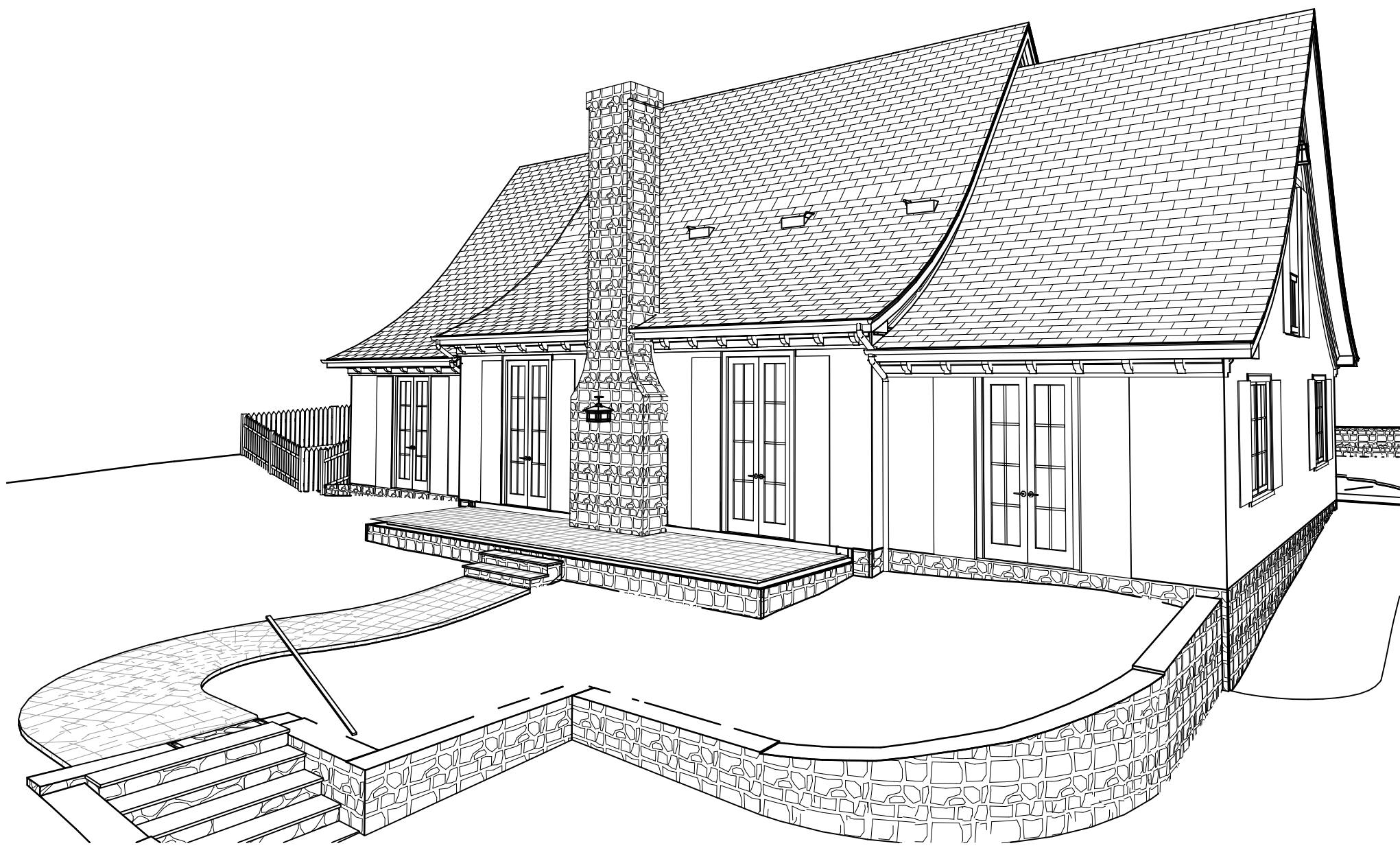
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6/10/2021

SCALE:

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NO.	DESCRIPTION	BY	DATE

3D VIEWS, FRONT

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
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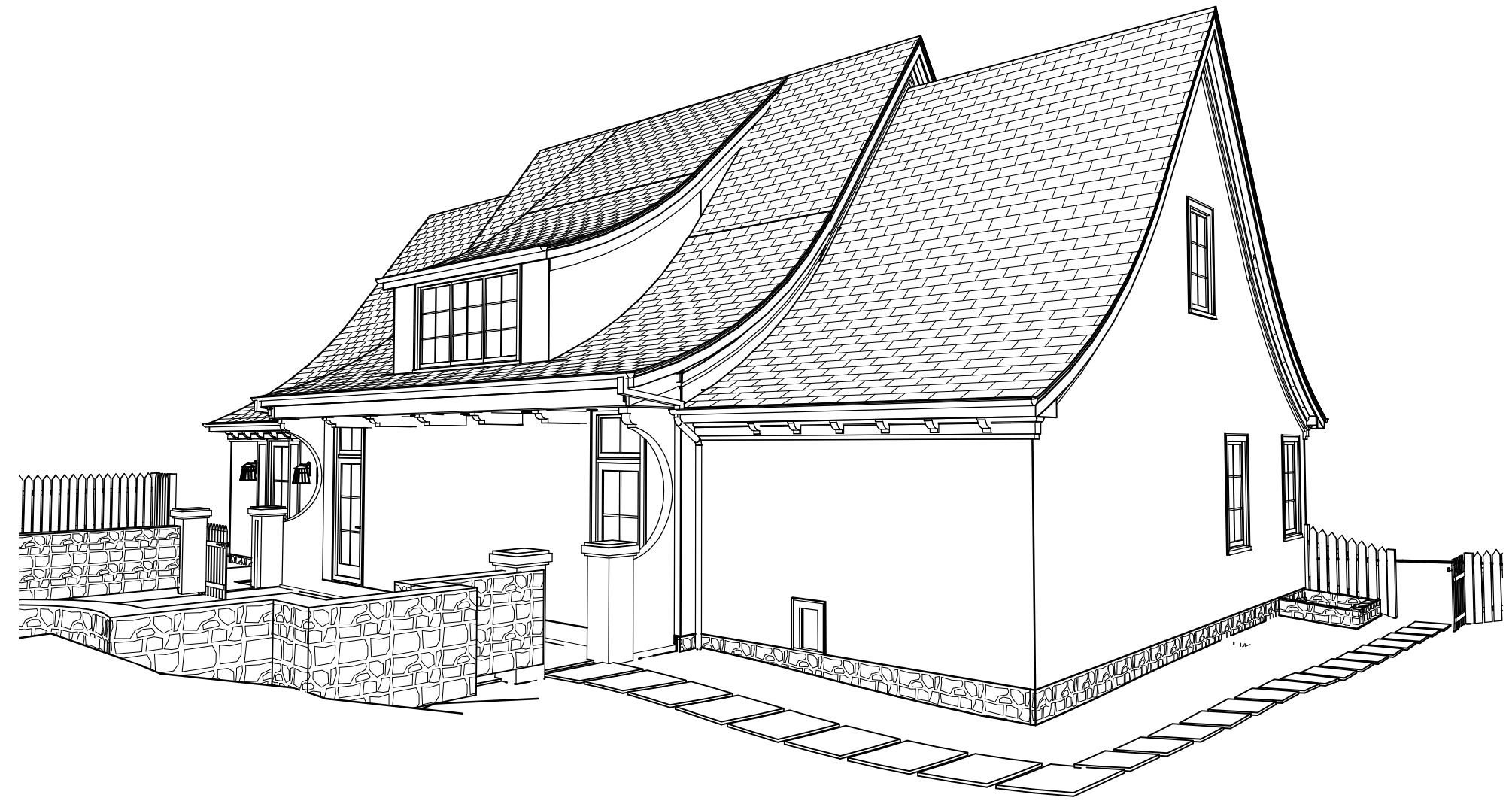
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6/10/2021

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NO.	DESCRIPTION	BY	DATE

3D VIEWS, REAR

**SPRINKLE RESIDENCE BAR
SET**

UHLER & COMPANY
DESIGN / BUILD
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AFTON VA, 22920

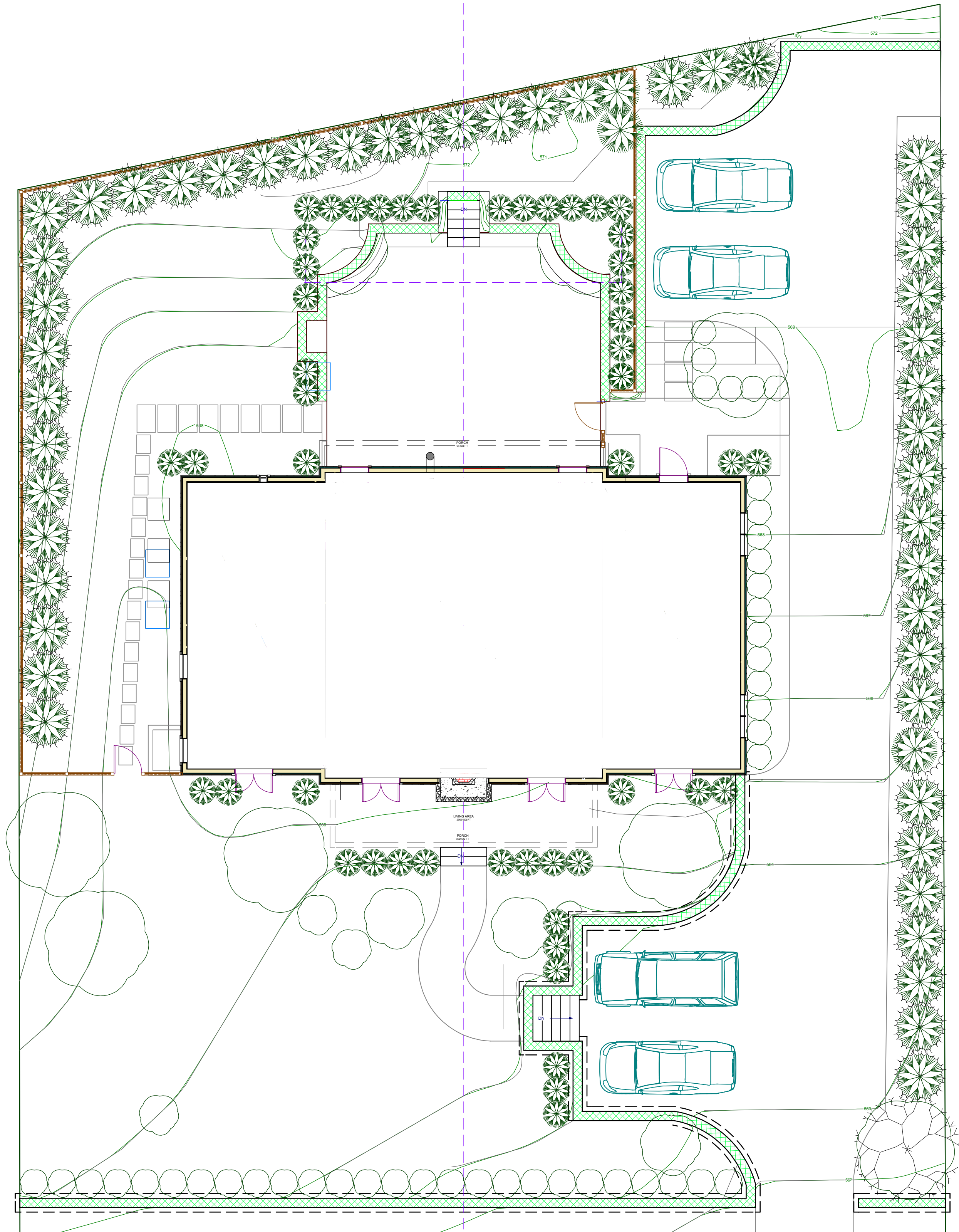
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6/10/2021

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SHEET:

G-4



NO.	DESCRIPTION	BY	DATE

SITE PLAN

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
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 7957 PLANK RD
 AFTON VA, 22920

DATE:

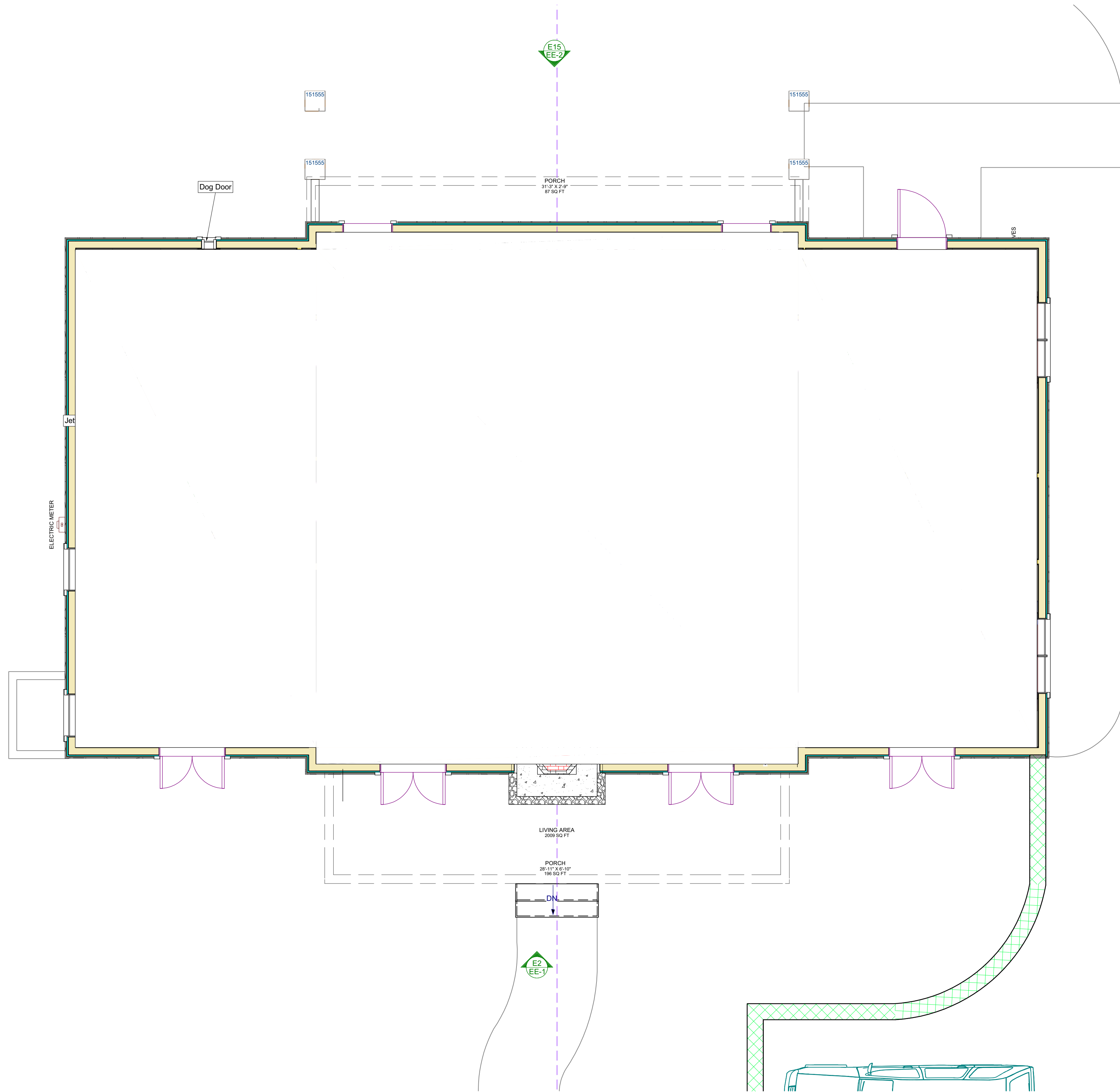
6/10/2021

SCALE:

1/8"=1'-0"

SHEET:

SP. 1



NO.	DESCRIPTION	BY	DATE

1ST FLOOR

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:

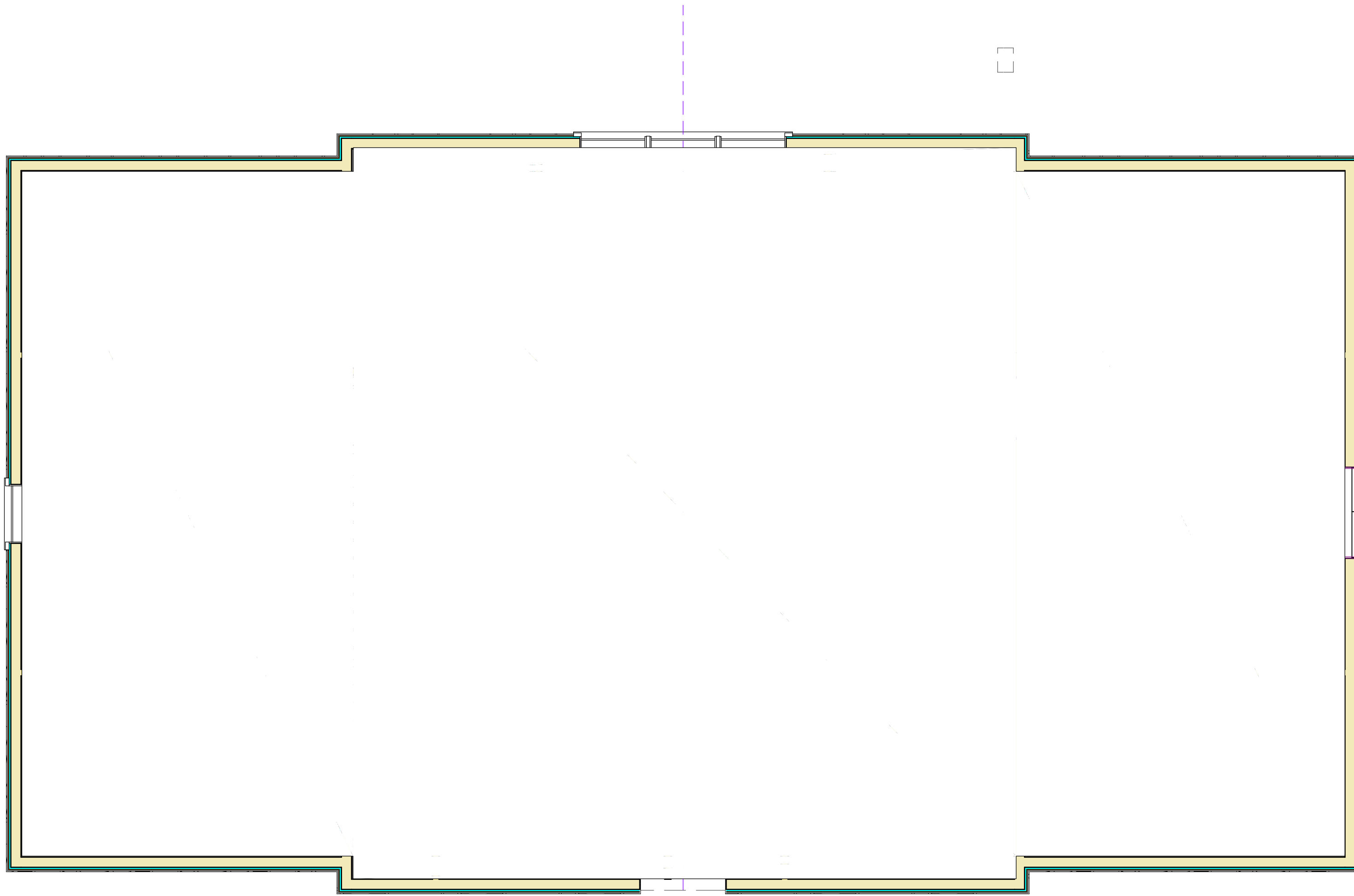
6/10/2021

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1/4"=1'-0"

SHEET:

A-1



LIVING AREA
1058 SQ FT

2nd Floor

NO.	DESCRIPTION	BY	DATE

2ND FLOOR

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
DESIGN / BUILD
7957 PLANK RD
AFTON VA, 22920

DATE:

6/10/2021

SCALE:

1/4"=1'-0"

SHEET:

A-2



- SLATE ROOF
COLOR AND SIZE TBD
- VENEER STONE CHIMNEY
STONE TO MATCH FRONT RETAINING WALL
AS CLOSE AS POSSIBLE
- WALL MOUNT GAS SCONCE
- 6 INCH HALF ROUND COPPER GUTTERS
3"X4" RECTANGULAR COPPER DOWNSPOUTS
- PAINTED JAMES HARDIE SOFFITS AND EXTERIOR TRIM
COLOR TBD
- STUCCO EXTERIOR WALLS
COLOR TBD
- JELD-WEN PAINTED WOOD WINDOWS AND EXTERIOR DOORS
SDL STYLE, WITH BLACK SPACER BARS
ANTIQUUE WOOD SLAB-STYLE SHUTTERS
COLOR TBD
- VENEER STONE FOUNDATION WALL COVERING
STONE TO MATCH FRONT RETAINING WALL
AS CLOSE AS POSSIBLE

South Elevation

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NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:

6/10/2021

SCALE:

1/4"=1'-0"

SHEET:

EE-1



North Elevation

NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

SPRINKLE RESIDENCE BAR SET

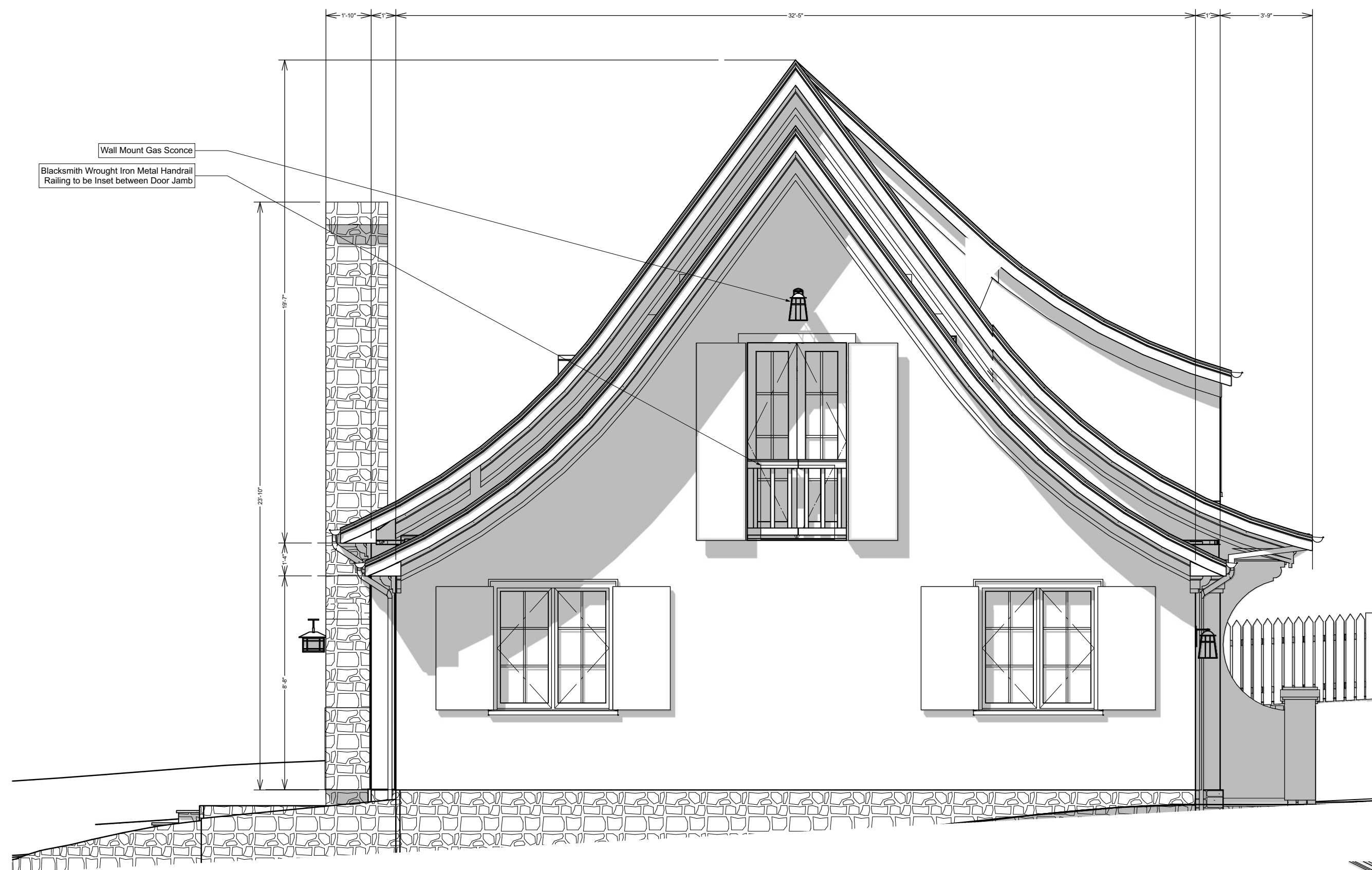
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6/10/2021

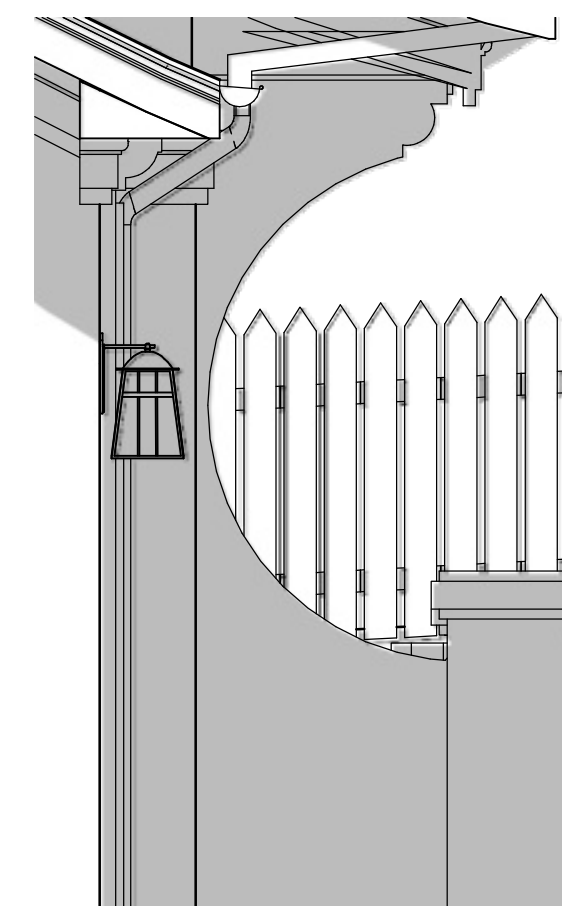
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SHEET:





East Elevation



Rear Corbel Profile Elevation

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EXT. ELEVATIONS

SPRINKLE RESIDENCE BAR SET

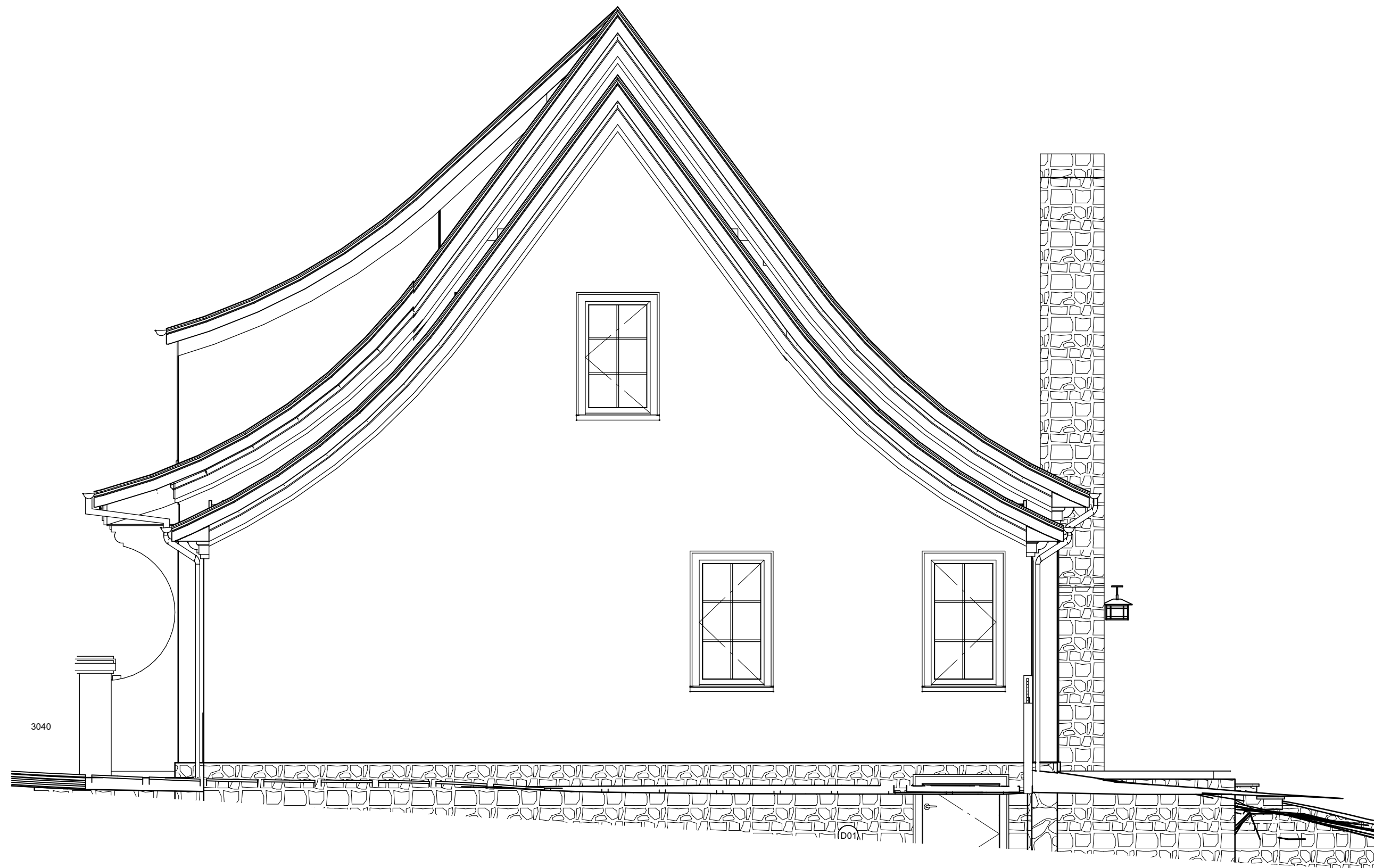
UHLER & COMPANY
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 AFTON VA, 22920

DATE:
 6/10/2021

SCALE:
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SHEET:





West Elevation

NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

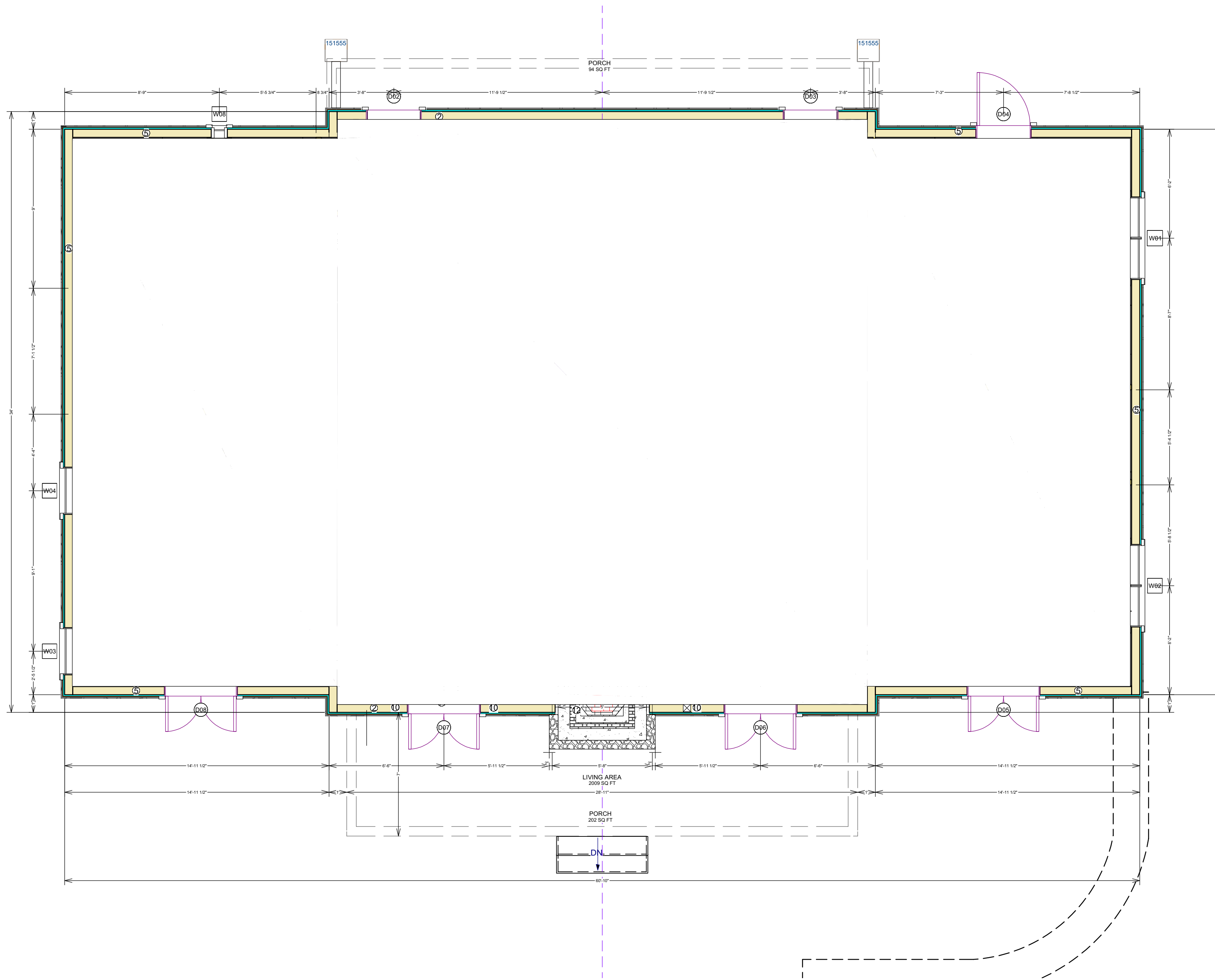
SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:
 6/10/2021

SCALE:
 1/4"=1'-0"

SHEET:



1st Floor

NO.	DESCRIPTION	BY	DATE

1ST FLOOR WALL & BEAM LAYOUT

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:

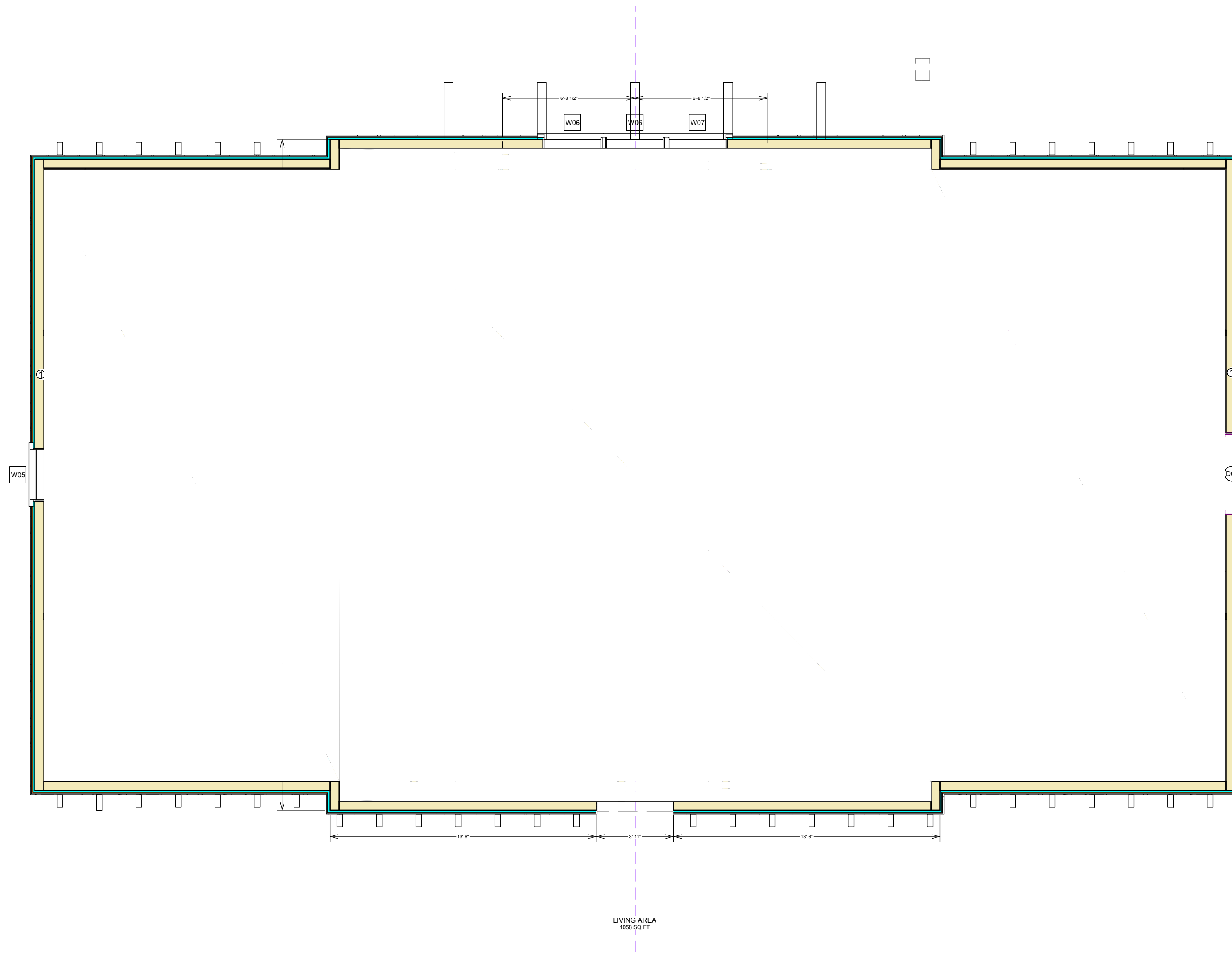
6/10/2021

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1/4"=1'-0"

SHEET:

W-1



2nd Floor

LIVING AREA
1058 SQ FT

NO.	DESCRIPTION	BY	DATE

**2ND FLOOR WALL
& BEAM LAYOUT**

**SPRINKLE RESIDENCE BAR
SET**

UHLER & COMPANY
DESIGN / BUILD
7957 PLANK RD
AFTON VA, 22920

DATE:

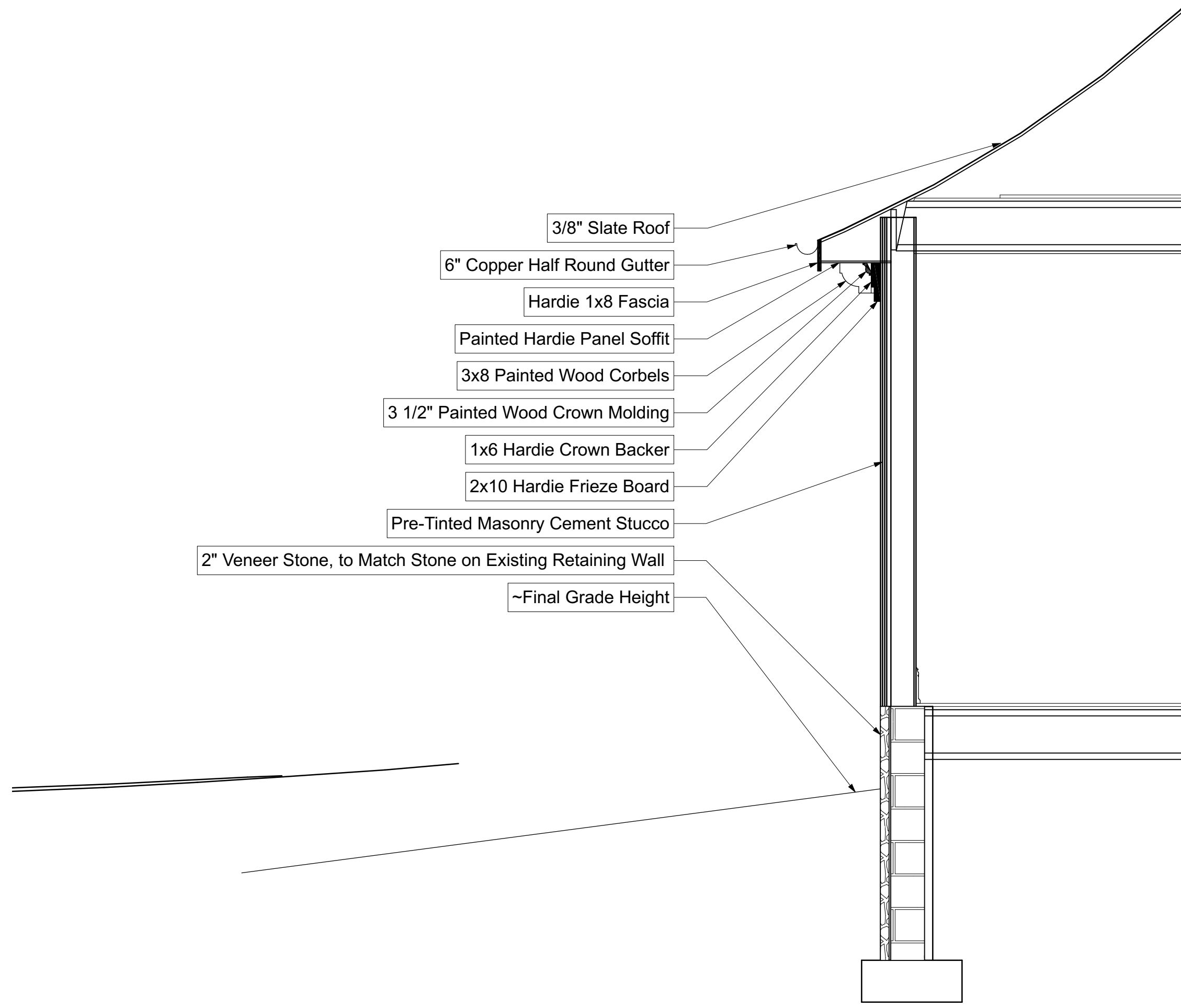
6/10/2021

SCALE:

1/4"=1'-0"

SHEET:

W-2



- 3/8" Slate Roof
- 6" Copper Half Round Gutter
- Hardie 1x8 Fascia
- Painted Hardie Panel Soffit
- 3x8 Painted Wood Corbels
- 3 1/2" Painted Wood Crown Molding
- 1x6 Hardie Crown Backer
- 2x10 Hardie Frieze Board
- Pre-Tinted Masonry Cement Stucco
- 2" Veneer Stone, to Match Stone on Existing Retaining Wall
- ~Final Grade Height

Cross Section 3

NO.	DESCRIPTION	BY	DATE

SECTION VIEWS

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:

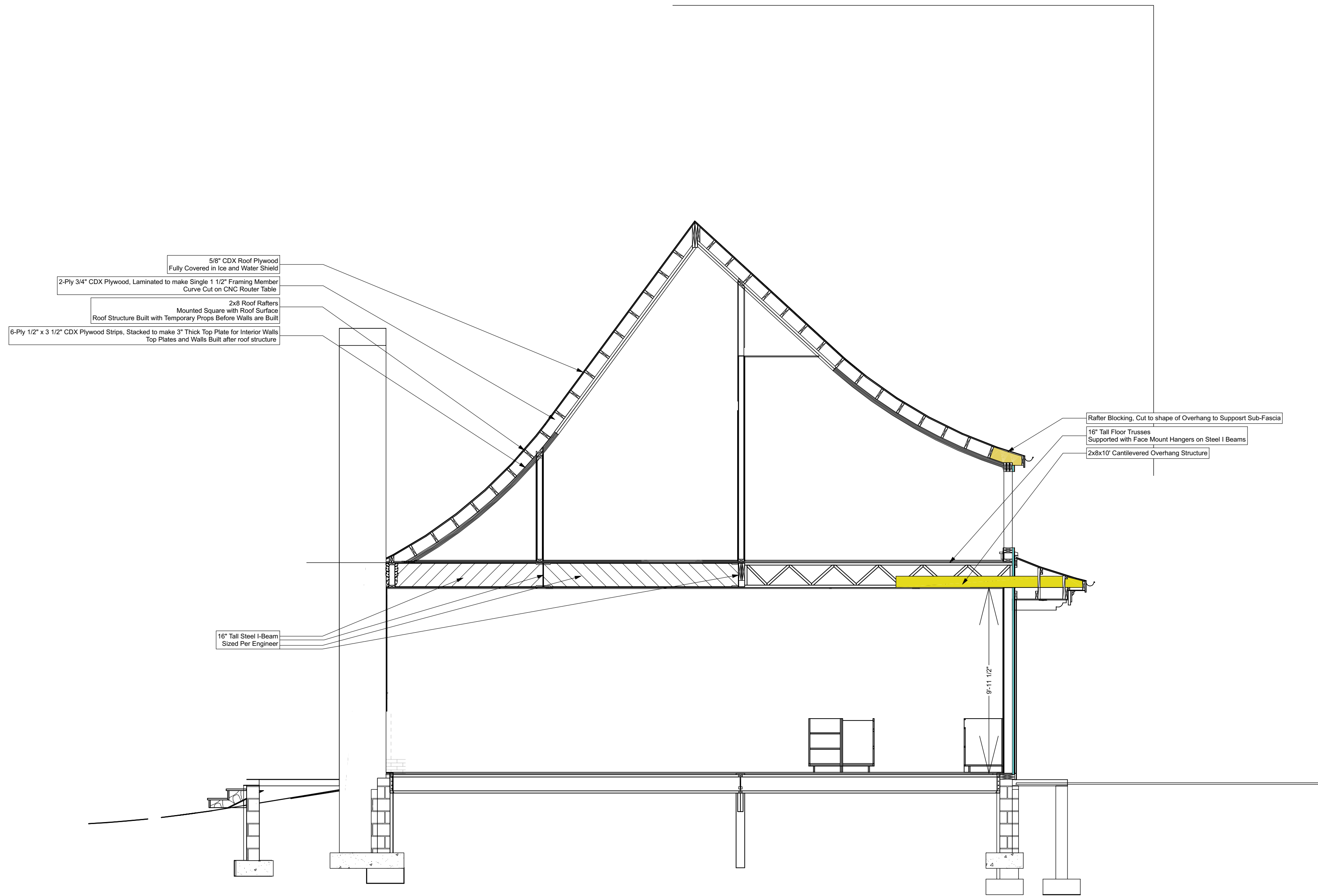
6/10/2021

SCALE:

1/2"=1'-0"

SHEET:

SV-1



Elevation 6

NO.	DESCRIPTION	BY	DATE

SECTION VIEWS

SPRINKLE RESIDENCE BAR SET

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:

6/10/2021

SCALE:

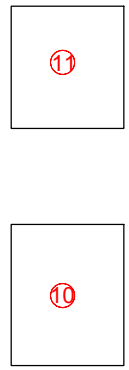
1/4"=1'-0"

SHEET:

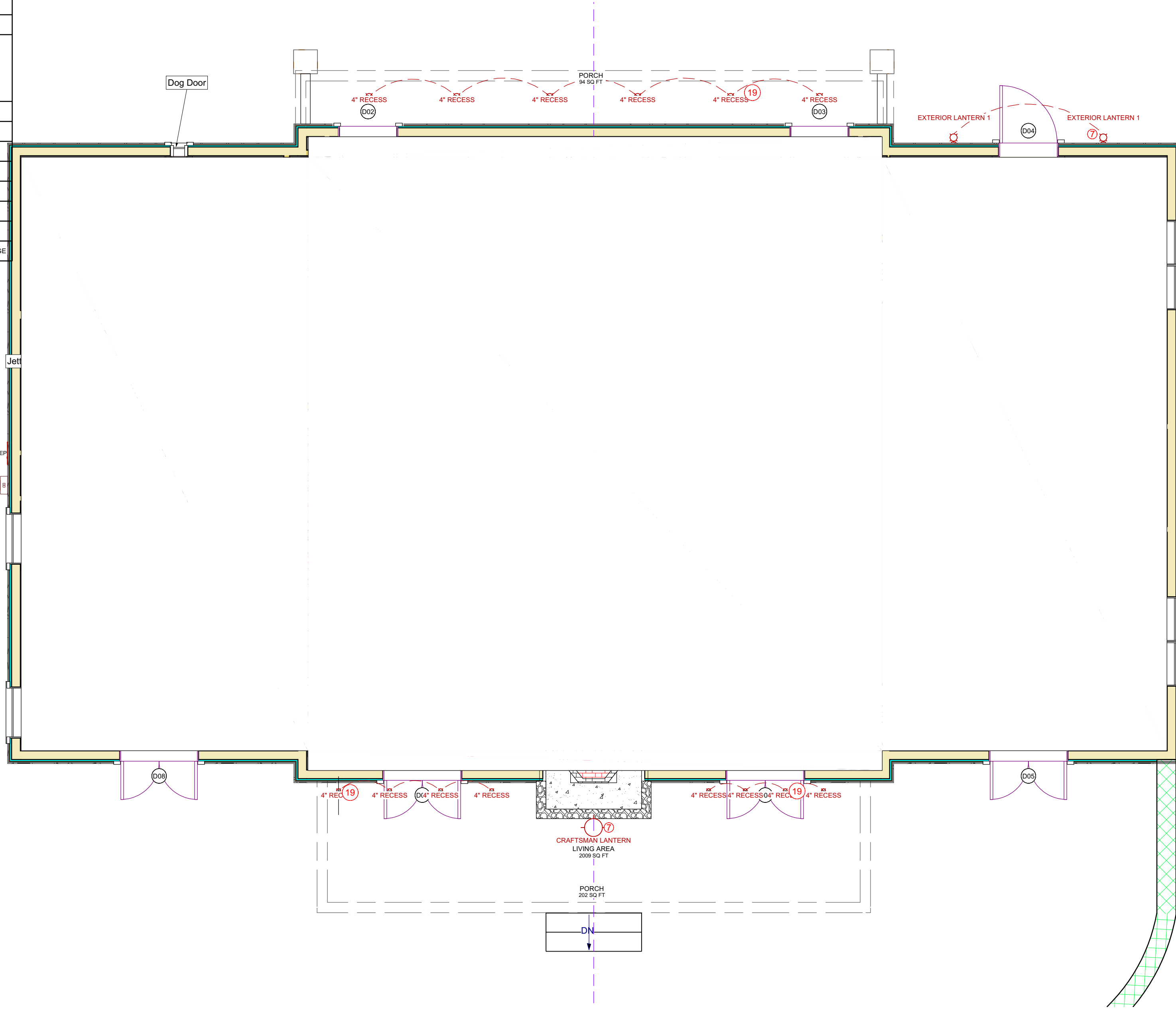
SV-2

E-1 1ST FLOOR ELECTRIC NOTES	
①	TAPE LIGHT ON CLOSET TRIM MOTION SENSOR CONTROL
②	TV LOCATION
③	TAPE LIGHT IN CABINET ON MOTION DETECTOR
④	RECESS STYLE EXHAUST FAN
⑤	TAPE LIGHT UNDER CABINETS PLUG MOLD UNDER CABINETS
⑥	BASEBOARD OUTLETS THROUGHOUT FIRST FLOOR
⑦	NATURAL GAS SCONCE
⑧	DOTLESS LED TAPE LIGHT IN BOOKSHELVES
⑨	WALL SCONCES GOING UP STAIRS
⑩	NATURAL GAS WHOLE HOME GENERATOR SIZED TO RUN: REFRIGERATOR/ KITCHEN APPLIANCES HVAC SYSTEM ALL INTERIOR LIGHTS WATER HEATER (TANKLESS GAS) LOAD SHED: SECOND FLOOR HVAC
⑪	OUTDOOR HVAC UNIT LOCATION
⑫	4 OUTLETS ON PATIO LOCATION TBD
⑬	INDOOR HVAC UNIT LOCATION
⑭	199KBTU NATURAL GAS WATER HEATER
⑮	WCI304CB WOLF INDUCTION COOKTOP MH6280BPBL MIELE SINGLE WALL OVEN
⑯	MH6200BMBL MIELE SINGLE ELECTRIC WALL OVEN
⑰	CDW2450 COVE PANEL READY DISHWASHER
⑱	SB136UORH PANEL READY-RIGHT HINGE SUB ZERO FRIDGE

Electric Notes



ELECTRICAL PANEL



1st Floor

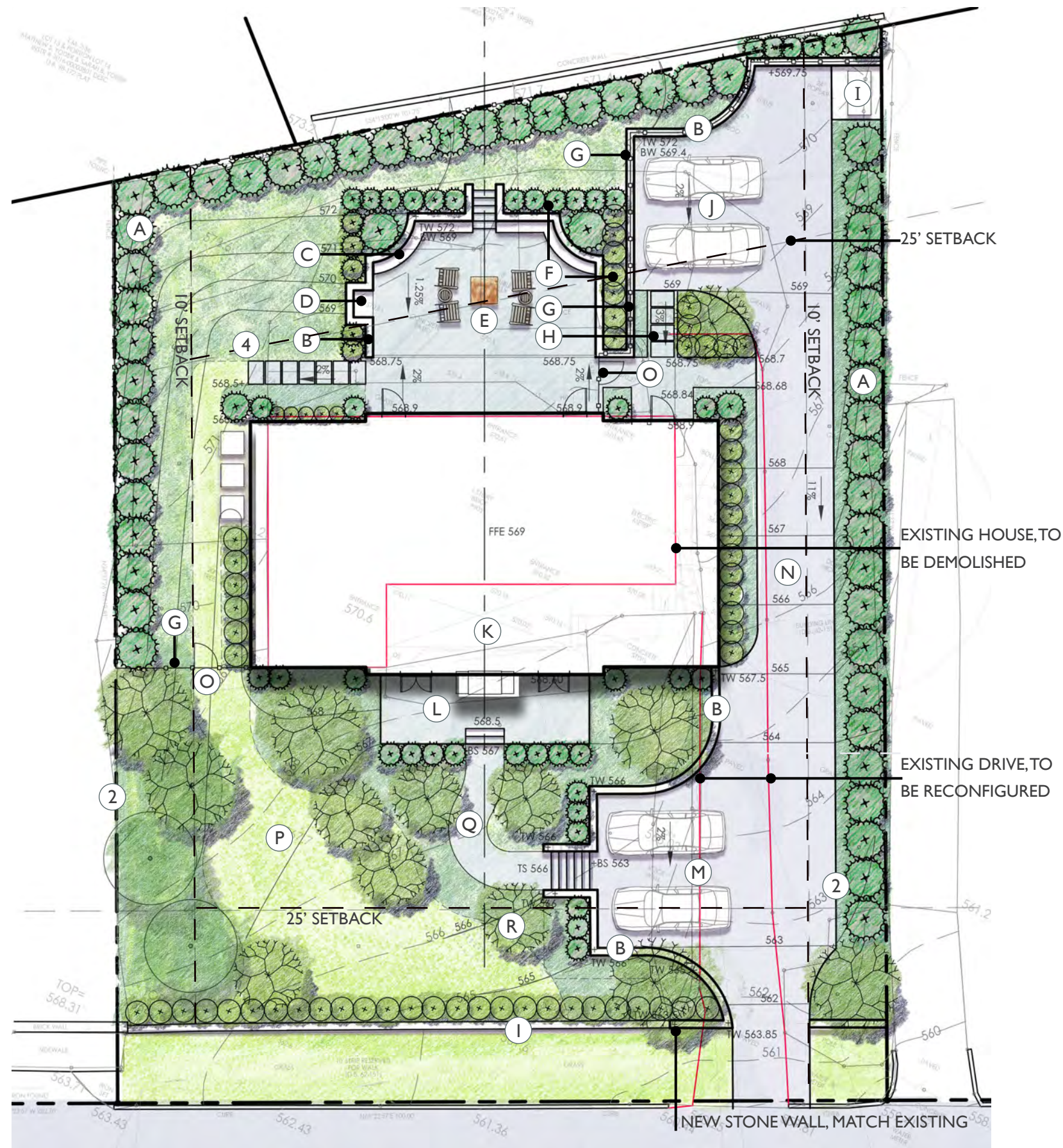
NO.	DESCRIPTION	BY	DATE

**1ST FLOOR
ELECTRIC**

**SPRINKLE RESIDENCE BAR
SET**

UHLER & COMPANY
DESIGN / BUILD
7957 PLANK RD
AFTON VA, 22290

DATE:	6/10/2021
SCALE:	1/4"=1'-0"
SHEET:	E-1



LEGEND

EXISTING FEATURES

- 1 - STONE WALL
- 2 - PROPERTY LINE

PROPOSED FEATURES

- A - EVERGREEN SCREENING TREES
- B - RETAINING WALL
- C - SEAT WALL
- D - GAS GRILL
- E - FIREPIT TERRACE, ~20' x 30'
- F - SHRUB PLANTING
- G - FENCE
- H - PAVERS
- I - TRASH STORAGE
- J - REAR PARKING, 18' X 20'
- K - RESIDENCE
- L - PORCH, 9' X 27'
- M - ARRIVAL & PARKING, ~18' X 20'
- N - RECONFIGURED DRIVE
- O - GATE
- P - LAWN, TYP.
- Q - PATH/STAIR
- R - SMALL FLOWERING TREES



Windows

NUMBER	FLOOR	MANUFACTURER	LABEL	QTY	DESCRIPTION
W01	1	JELD-WEN	CWD2860-2	1	MULLED UNIT
W02	1	JELD-WEN	CWD2860-2	1	MULLED UNIT
W03	1	JELD-WEN	CWD3260	1	SINGLE CASEMENT-HR
W04	1	JELD-WEN	CWD3260	1	SINGLE CASEMENT-HL
W05	2	JELD-WEN	CWD3254	1	SINGLE CASEMENT-HL
W06	2	JELD-WEN	2862 DH	2	SINGLE CASEMENT-HR
W07	2	JELD-WEN	2862 DH	1	SINGLE CASEMENT-HL
W08	1	HALE	DOG DOOR	1	HALE TALL LARGE PLUS DOG DOOR

Doors.

NUMBER	FLOOR	LABEL	QTY	DESCRIPTION
D01	0	3034LH	1	PAINTABLE SLAB STYLE CRAWL ACCESS DOOR, LEFT HAND OUTSWING
D02	1	3070LH30110TRS M	1	WOOD FULL GLASS 6 LITE DOOR WITH FIXED TRANSOM, OUTSWING, LEFT HAND
D03	1	3070RH30110TRS M	1	WOOD FULL GLASS 6 LITE DOOR WITH FIXED TRANSOM, OUTSWING, RIGHT HAND
D04	1	3080LH	1	WOOD FULL GLASS 8 LITE DOOR, OUTSWING, LEFT HAND
D05	1	4080DD	1	WOOD FULL GLASS 8 LITE DOOR, OUTSWING, LEFT HAND ACTIVE
D06	1	4090DD	1	WOOD FULL GLASS 8 LITE DOOR, OUTSWING, LEFT HAND ACTIVE
D07	1	4090DD	1	WOOD FULL GLASS 8 LITE DOOR, OUTSWING, RIGHT HAND ACTIVE
D08	1	4080DD	1	WOOD FULL GLASS 8 LITE DOOR, OUTSWING, RIGHT HAND ACTIVE
D09	2	4080DD	1	WOOD FULL GLASS 8 LITE DOOR, INSWING, LEFT HAND ACTIVE

Light fixture on fireplace chimney



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Branswick

Open Flame:

Natural Gas or Propane Gas

Electric:

Candelabra Socket – Max 60 watt bulb

Edison Base Socket – Max 660 watt bulb

Automatic Ignition: (optional)

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a light switch or other device.



Front (south) elevation

Light fixture at rear doors

Madison



Open Flame:

Natural Gas or Propane Gas

Electric:

Candelabra Socket – Max 60 watt bulb

Edison Base Socket – Max 660 watt bulb

Automatic Ignition: (optional)

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a light switch or other device.



Rear (north) elevation

Light fixture at 2nd floor window



Chesapeake

Open Flame:

Natural Gas or Propane Gas

Electric:

Candelabra Socket – Max 60 watt bulb

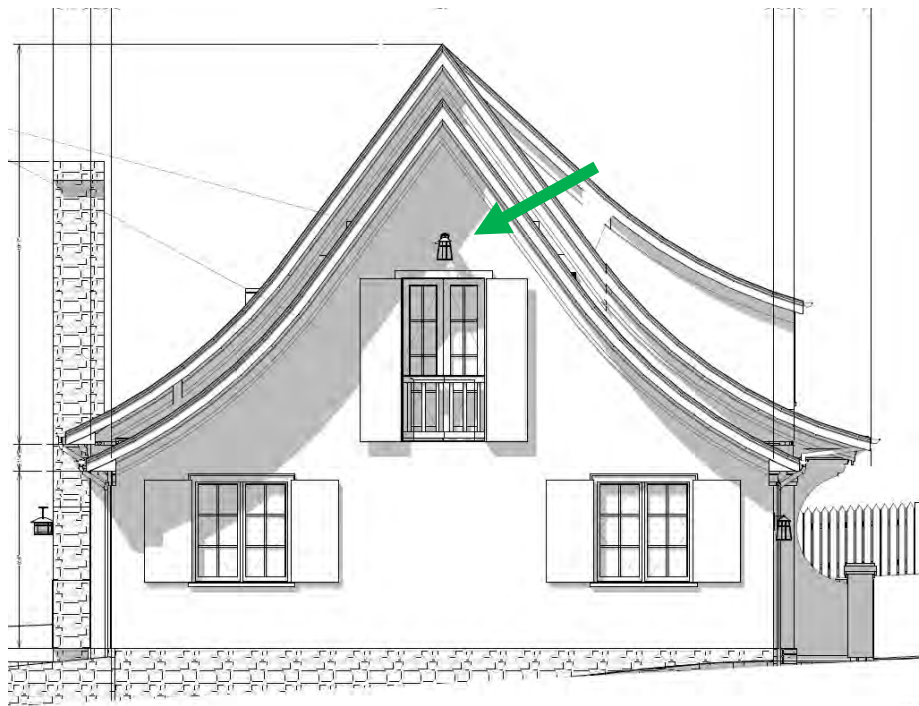
Edison Base Socket – Max 660 watt bulb

Automatic Ignition: (optional)

Either Natural Gas or Propane Gas, requires 110 line voltage and allows you to operate your gas lantern with a light switch or other device.

*Comes standard with a top curl.

*Solid or Glass Top options available



Side (east) elevation

Fence (conceptual)



Door and window shutters (conceptual)



Rugby Road Historic Conservation District





608



614



616



700



712



714

Rugby Road



800



804



810



900



910



914



918



922 (non-contributing)



924



928



936



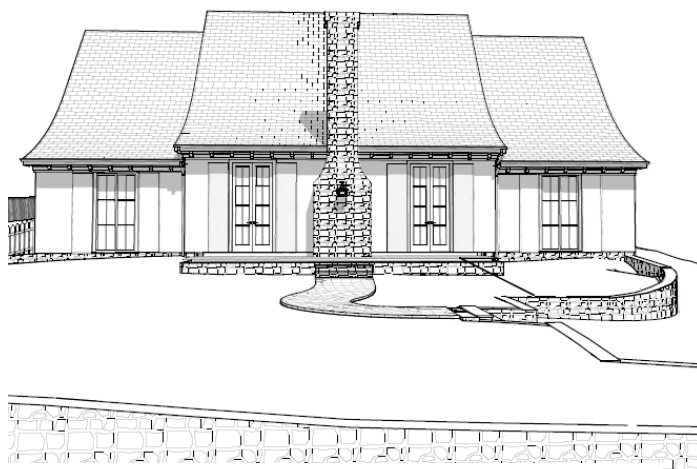
809



901 (non-contributing)



905 (non-contributing, to be razed)



905 (proposed new)



915



917



919



921



929



933