

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, September 22, 2021 2:50 PM
To: Leigh Boyes
Cc: Werner, Jeffrey B
Subject: September 2021 BAR Decision

Certificate of Appropriateness Application (HC District)

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Side addition (Note: Covered porch at rear is not subject to review.)

Dear Leigh,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on September 21. The BAR made the following motion for your project:

Cheri Lewis 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 addition at 936 Rugby Road satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.

Tim Mohr seconds motion. Motion passes (6-0).

Please let me know if you have any further questions.

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
September 21, 2021**



Certificate of Appropriateness Application (HC District)

BAR 21-09-03

936 Rugby Road, TMP 030144000

Rugby Road Historic Conservation District

Owner: Sharon and Michael Nedzbala

Applicant: Leigh Boyes

Project: Addition and covered porch



Background

Year Built: c1911

District: Rugby Road Historic Conservation District

Status: Contributing

Stucco, vernacular dwelling designed by Eugene Bradbury.

Prior BAR Review

N/A

Application

- Submittal: Sage Designs drawings *Nedzbala Residence – Addition*, dated August 31, 2021: Narrative; Historic Survey; Sheets T1.1, S1.1, A1.1, A1.2, A2.1, A2.2, and A2.3.

Request CoA for construction of an addition onto the west south side and a covered porch at the rear. (**NOTE**: The rear, covered porch will not be visible from Rugby Road or Preston Avenue, due to the elevation and grade. Staff concluded this component does not require a CoA.)

Addition

- Roof: Match existing (asphalt dimension shingles) or standing-seam copper.
- Gutter and downspout: Match existing.
- Cornice and trim: Match existing.
- Exterior wall: Match existing. Stucco.
- Chimney: Match existing detail. Stucco.
- Windows: Painted, wood, casement windows. Color: TBD
- Light Fixtures: None indicated.

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.

The BAR should discuss the use of an exterior chimney, which represents a new architectural element—the four existing chimneys are interior. Otherwise, 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 addition at 936 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 addition at 936 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: The addition does conflict with the existing spacing within the district.

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: The addition is generally consistent with the scale and design of the existing house. The *exterior* chimney is a new element compared to the four existing, *interior* chimneys; however, the material, scale and design are consistent with the existing.

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 similar width and depth.

Staff Comment: The addition roof is consistent with the existing house.

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 scale, design, and locations of the addition windows are consistent with the existing house.

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 stucco will match the existing. The windows will be wood. The glass VLT is not specified; however, for a residential project, the 70% VLT is less of a concern than it would be for a commercial storefront or street level location. Staff recommends that the manufacturer's glass is acceptable, provided it is not opaque.

Building Paint

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

Staff Comment: The existing masonry is 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: The proposed low, stone-veneer wall is to the side of the house.

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.

936 Rugby Road



Date: ca. 1911 (on 1920 Sanborn Map)

District Status: Contributing

Resources: 1 Single Dwelling "Randolph House/Shadow Brae"

Style: Vernacular

Architect: Eugene Bradbury

Architectural Description: Clad in stucco, the two-story dwelling, which is built into a slope, features a hipped asphalt-shingle roof with two projecting front gables that extend low to create inset porches on the first story. The dwelling features overhanging eaves, exposed rafters, and several interior stucco chimneys. Although irregular in footprint, the primary elevation is symmetrical, with a projecting shed roof central bay holding the entrance. Inset beneath an arched opening with vertical sidelight openings, the entrance features a single-leaf paneled-with-lights wood door. The flanking front gables are each pierced on the first and second stories with a central 8/8 window with squared-edged surrounds, operable louvered shutters and stuccoed sills. Thin, vertical louvered vents pierce the gable peaks. The NE elevation features an open inset porch with arched openings sheltering two sets of French doors, while the SW elevation's inset porch is enclosed with banks of paired 8-light casement window with arched multi-light transoms and 4-light sidelights. A similar double-leaf entry pierces the central side elevation bay. Both side elevations are also capped by a weatherboard-clad shed dormers. The NE dormer features paired 4/4 windows (made to look like casements), while the SW dormer features a window configuration similar to the sun porch featuring a multi-light arched transom and casement windows with sidelights. A two-story hipped-roof ell projects at an angle from the rear, or South, corner of the dwelling. Due to construction into a slope, the 2 x3-bay ell features an exposed basement level. Other detailing includes stucco cladding, wide overhanging eaves, exposed rafters, 6/6 wood windows, and a projecting, boxed-bay window on bracket supports. Additionally, there is a rear elevation hipped porch with exterior stair that shelters a secondary entrance. The rear of the main block features 6/6, 8-light casement and 8/8 windows.

Secondary Resources: Garage: circa 2000 ca.

The one-story, front-gabled, single-bay garage sits on a poured concrete foundation and is capped by a standing-seam metal roof. Featuring vertical-board cladding, the garage is accessed by a central arched,

Proposed Rugby Road Historic District

roll-up vehicular bay, also made of vertical board. The garage also features overhanging eaves, exposed rafters, a flush fascia, and brick veneer corner posts. The side elevations feature 1/1 wood windows, while a decorative plaque sits in the gable peak.

Site Description: Located on a 2.4-acre lot at the corner of Rugby Road and Preston Avenue, the property is obscured from the road by a wood fence, brick walls, and mature trees and shrubs. Accessed from Rugby Road via a circular pea gravel driveway with straight spur to a garage, the sloping property features several landscaped gardens with sculptures, a fountain, and a front and rear grassy lawn. A thickly wooded perimeter features larger trees and ivy ground cover. Concrete driveway posts mark the entrance. The brick-walled formal garden on the NE side was constructed in 1916.





**Board of Architectural Review (BAR)
Conservation District - 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.

Project Name/Description NEDZBALA RESIDENCE Parcel Number 030144000
Project Address/Location 936 RUGBY RD. CHARLOTTESVILLE, VA. 22903
Owner Name MIKE & SHERRY NEDZBALA Applicant Name LEIGH BOYES

Applicant Information

Address: 3033 ALBERENE CHURCH LN.
F3 MONT, VA. 22937
Email: Lbherndon@gmail.com
Phone: (W) 434 296 7381 (H) 434 825 4500

Signature of Applicant

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

[Signature] 08/26/2021
Signature Date
LEIGH BOYES 08/26/2021
Print Name Date

Property Owner Information (if not applicant)

Address: 936 RUGBY RD
CHARLOTTESVILLE, VA. 22903
Email: sherry.nedzbala@gmail.com
Phone: (W) 704 661 4287 (H) 704 661 4287

Property Owner Permission (if not applicant)

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

[Signature] 8/30/21
Signature Date
Sharon Nedzbala 8/30/21
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

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

DESCRIPTION OF PROPOSED WORK, ARCHITECTURAL AND HISTORIC SURVEY, DRAWINGS - SHEETS: T1.1, S1.1, A1.1, A1.2, A2.1, A2.2 & A2.3

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	



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Print Name Date

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CHARLOTTESVILLE, VA. 22903
Email: sherry.nedzbalala@gmail.com
Phone: (W) 704 661 4287 (H) 704 661 4287

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

[Signature] 8/30/21
Signature Date
Sharon Nedzbalala 8/30/21
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

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

DESCRIPTION OF PROPOSED WORK, ARCHITECTURAL AND HISTORIC SURVEY,
DRAWINGS - SHEETS: T.1.1, S.1.1, A.1.1, A.1.2, A.2.1, A.2.2 & A.2.3

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	



Description of Proposed Work

Sage Designs

August 31, 2021

Project: Nedzbala Residence

936 Rugby Road, Charlottesville, Va. 22903

We are proposing to add a 20' x 14'-4" volume off of the right rear of the existing home to serve as a new dining room. A new 20' x 16'-8" covered porch will be added perpendicular to the new dining room addition, off of the rear of the existing home.

The dining room addition will be constructed with roof pitches, eave details, gutters, windows and exterior stucco material to match the existing home. The new chimney shall also match chimney details and stucco material of the existing home. A porte cochere designed into the lower level of the dining room structure has an arched opening mimicking the arches at either end and at the center of the existing home. The existing mechanical room will be converted to a finished mudroom and a new exterior door will provide access from the porte cochere to the mudroom.

The new covered porch will be constructed with solid stained fir rafters and columns, T&G cumaru flooring and a natural field stone pier/arched foundation with painted horizontal board lattice inside the arched openings. The roof material will be either dimensional shingles, to match the existing home or copper standing seam, or a dark bronze painted standing seam metal. Gutters shall be half-round, to match existing and the rafter tails will be exposed.

Existing plantings and woods provide a visual buffer from the home on all sides. A dense bamboo forest blocks any view of the home from the neighbor sharing the rear property line. The dining room addition will become visible as one enters the driveway and continues toward the circle drive at the front of the house. The rear porch addition will not be visible from any neighbors.

Leigh B. Boyes

3033 Alberene Church Lane ■ Esmont, VA 22937
434.296.7381 office ■ lbherndon@gmail.com

Architectural And Historic Survey

Identification

<p>STREET ADDRESS: 936 Rugby Road MAP & PARCEL: 3-144 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-1 ORIGINAL OWNER: R. Hunter Dulaney PRESENT OWNER: Richard H. & Edith L. Dale ORIGINAL USE: Residence PRESENT USE: Residence ADDRESS: 936 Rugby Road Charlottesville, VA 22903</p>	<p>HISTORIC NAME: Shadow Brae DATE / PERIOD: c. 1911-14 STYLE: HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 400' x 300' (2 3/4 acres) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Winter 1982 SOURCES: City/County Records Mr. & Mrs. Richard H. Dale Mrs. Collett M. Thach (Edith Compton Thach)</p>
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ARCHITECTURAL DESCRIPTION

This 2-storey house is three bays wide and double pile, set on a low foundation. The walls are stuccoed. It has a high-pitched hip roof with the side planes continuing into two steep gables on the symmetrical facade. These are interrupted by the medium-pitched shed roof over the slightly projecting center bay. At each end of the house, the roof extends down to shelter a one-storey piazza. The roof is covered with asphalt shingles and has projecting eaves and verges, a plain bargeboard, and exposed rafter ends and purlins. The long sweep of the roof at each end of the house is broken by a wide shed-roofed second storey dormer with shingled walls. The north dormer has 2 groups of 2 pairs of narrow 4-light casement windows. The south dormer has 2 pairs of French doors with sidelights and transoms, set under a single wide segmental arch, giving access to a balcony set into the roof. Four stuccoed interior chimneys with small caps serve seven fireplaces. A 2-storey hip-roofed wing housing the kitchen and servants quarters projects diagonally from the SE corner. Windows are of three forms, paired 8-light casement, double sash, 8-over-8 light with wide center muntins to give the appearance of paired casement windows, and plain double-sash 6-over-6 light windows. They have concrete sills, no surrounds, and louvered shutters. Second storey windows are slightly shorter. There are single narrow 3-light attic casement windows in the peaks of the gables on the facade. There is a band of 3 pairs of narrow 4-light casement windows at the first level of the center bay of the rear elevation. There is a recessed 1-storey entrance loggia in the center bay of the facade. The large segmental arched opening is flanked by narrow segmental arched openings the size of a single casement window. The loggia has a brick floor. The entrance door has 6 lights over 2 tall panels and is flanked by 6-over-6 light windows. The arched piazas have stuccoed segmental-arched frieze and piers and wooden floor. The south piazza has been enclosed with 2 pairs of 8-light casement windows, 4-light sidelights, and multi-light transom in each bay. There is a pair of 5-light French doors in the center bay on the south elevation. The north piazza remains open. Access from the parlor is by 2 pairs of 12-light French doors with louvered shutters. It has stationary wooden benches instead of a balustrade. A flight of brick steps leads from the piazza into a brick-walled garden north of the house. The floor plan is traditional and regular with an entrance hall with 2-flight open stair in the center front.

HISTORICAL DESCRIPTION

Tradition says that this house was built for Dr. Archibald C. Randolph early in this century. Tax records, however, indicate that it was built soon after R. Hunter Dulaney bought two blocks of lots in Preston Heights in 1911 (ACDB 146-344). It is possible that the house was built for Dr. Randolph, because the 1914-15 City Directory shows him living on Rugby Road, and in 1911 he was deeded half of the land reserved for a proposed street adjoining this lot (ACDB 148-181). Dulaney sold the house in 1916 to Boardman F. Smith (City DB 29-290) who built the brick-walled formal garden north and east of the house. Dr. Robert F. Compton bought the house in 1921 (DB 38-97), and it was the home of his family for over half a century (WB 3-102, 8-124; DB 206-311). His daughter Edith Compton Thach bought it from her parents' estate in 1959 (DB 216-273) and sold it in 1975 to Richard H. and Edith L. Dale (DB 362-193).



NEDZBALA RESIDENCE - ADDITION

APPLICABLE CODES

BUILDING AND STRUCTURAL 2012 INTERNATIONAL RESIDENTIAL CODE
 PLUMBING 2012 INTERNATIONAL PLUMBING CODE
 MECHANICAL 2012 INTERNATIONAL MECHANICAL CODE
 ELECTRICAL 2011 NATIONAL ELECTRICAL CODE

OCCUPANCY CLASSIFICATION

USE GROUP R-1

BUILDING HEIGHT AND AREA

BUILDING MAX HEIGHT: 35'

EXISTING FIRST FLOOR, HEATED & COOLED: 2300 SQFT
 EXISTING SECOND FLOOR, HEATED & COOLED: 2300 SQFT
 EXISTING BASEMENT, HEATED & COOLED: 820 SQFT
 EXISTING PORCHES: APPROX. 473 SQFT
 NEW ADDITION, HEATED & COOLED: 294 SQFT
 NEW COVERED PORCH: 338 SQFT

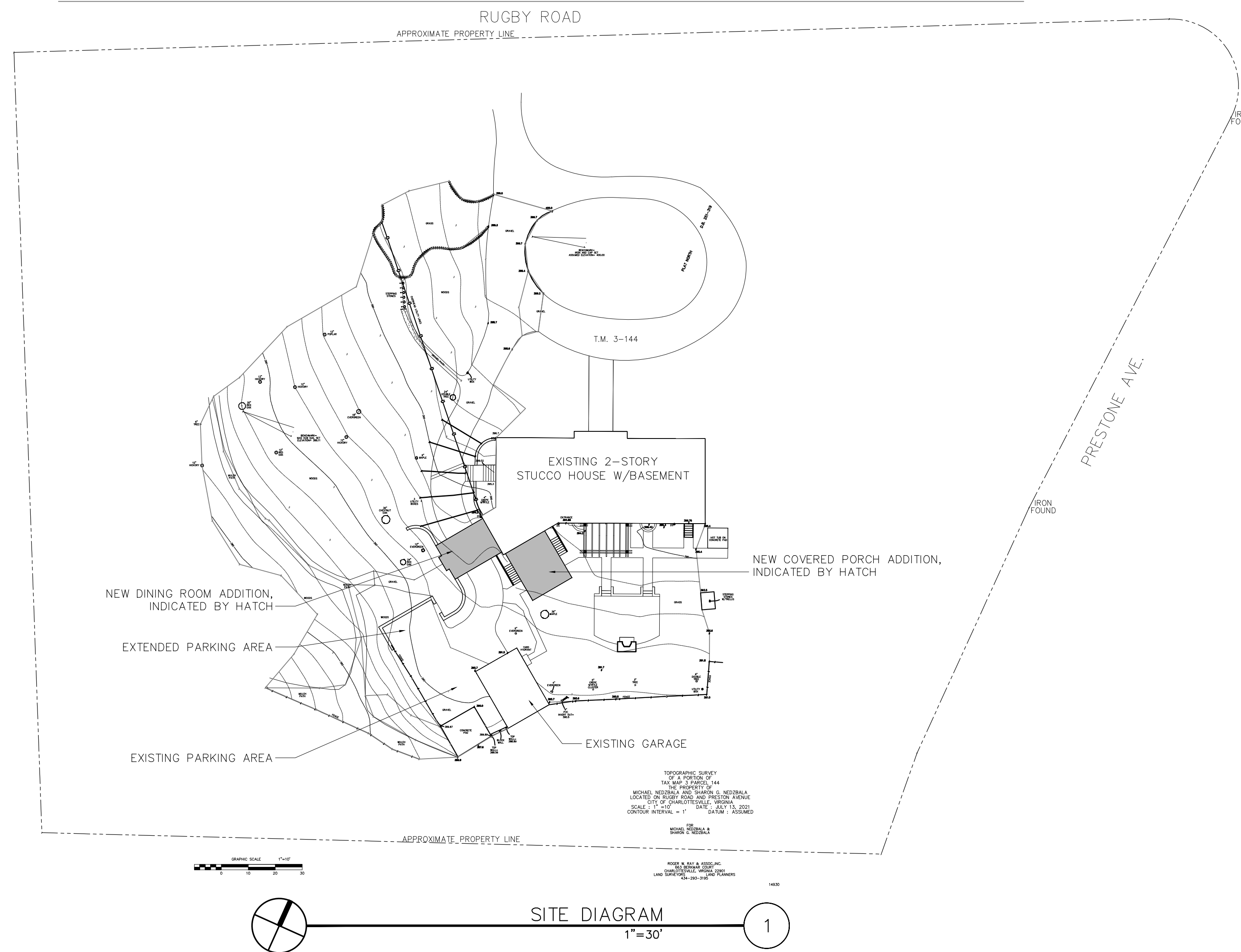
TOTAL BUILDING AREA, HEATED & COOLED: 5714 SQFT
 TOTAL BUILDING AREA, INCLUDING PORCHES: 6525 SQFT

TYPE OF CONSTRUCTION

TYPE VB

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.
3. VERIFY ALL DIMENSIONS IN FIELD.
4. ALL EXTERIOR DIMENSIONS TO FACE OF SHEATHING, U.N.O.
5. ALL INTERIOR DIMENSIONS TO FACE OF STUD, U.N.O.



SHEET INDEX

- T1.1 TITLESHEET/SITE DIAGRAM
- S1.1 EXISTING CONDITIONS - SITE PLAN/ CONTEXT PHOTOS
- A1.1 BASEMENT LEVEL FLOOR PLAN
- A1.2 FIRST FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 PERSPECTIVES

SAGE DESIGNS

3033 ALBERENE CHURCH LN.
 ESOMONT, VA. 22937
 434-296-7381

NOTES:

NEDZBALA RESIDENCE

936 RUGBY ROAD

TITLE SHEET

T1.1

08/31/21



VIEW FROM 936 RUGBY ROAD ENTRY GATE
1"=10' 1



VIEW TOWARD HOUSE FROM RUGBY ROAD



VIEW TOWARD HOUSE FROM INSIDE GATE



VIEW AWAY FROM HOUSE FROM INSIDE GATE

VIEWS FROM DRIVEWAY ENTRY GATE
1"=10' 2



VIEW OF 936 RUGBY ROAD FROM 933 RUGBY ROAD
1"=10' 3



T.M. 3-144
MICHAEL NEDZBALA &
SHARON G. NEDZBALA
INSTR. 2017-00001705
D.B. 251-319 PLAT

EXIST'G CONDITIONS - SITE PLAN
1"=10' 4

SAGE DESIGNS

3033 ALBERENE CHURCH LN.
ESMONT, VA. 22937
434-296-7381

NOTES:

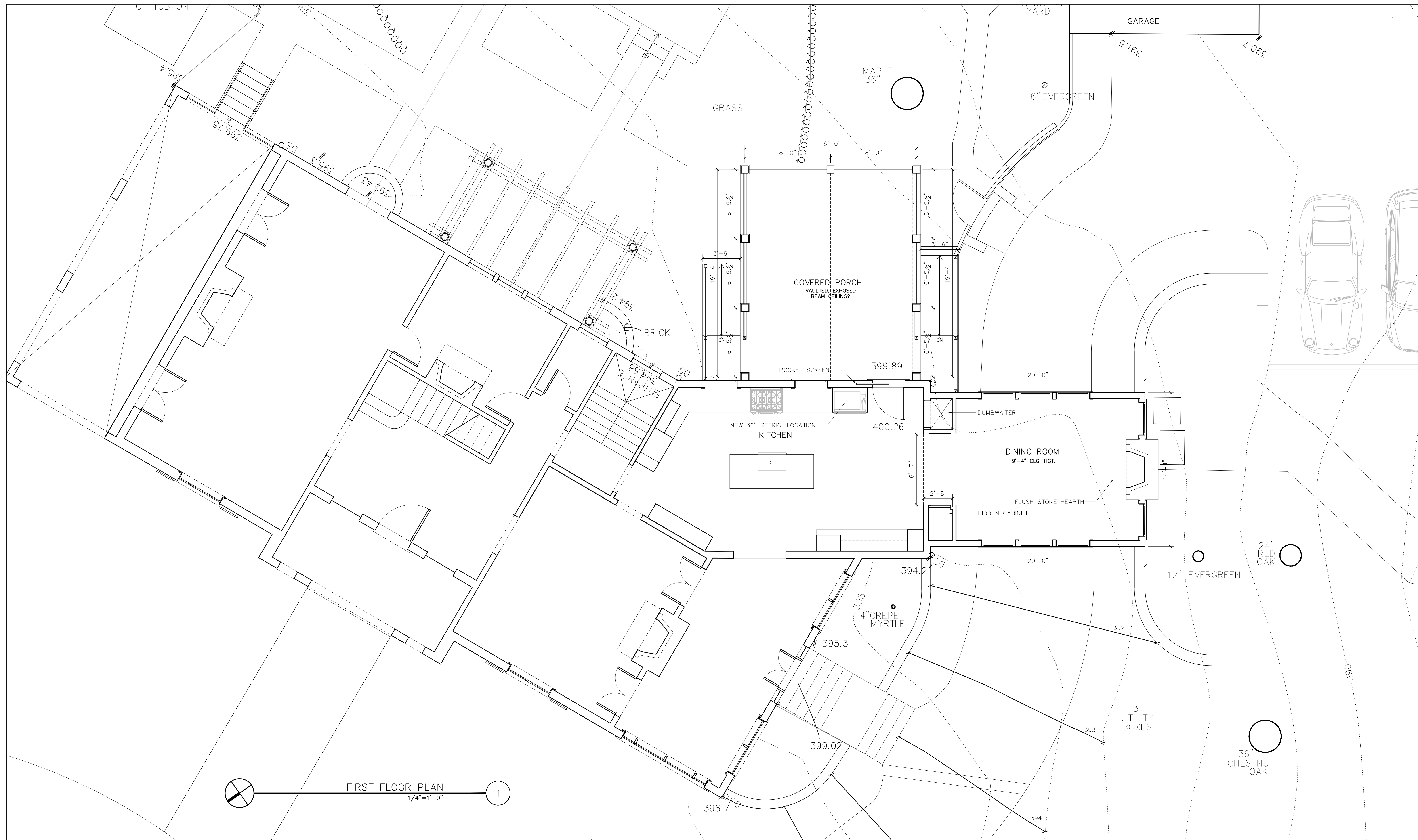
NEDZBALA RESIDENCE

936 RUGBY ROAD

PARTIAL SITE PLAN - EXISTING CONDITIONS 1" = 10'-0" & CONTEXT PHOTOS

S1.1

08/31/21



FIRST FLOOR PLAN
 1/4" = 1'-0" 1

SAGE DESIGNS
 3033 ALBERENE CHURCH LN.
 ES, MOUNT, VA. 22937
 434-296-7381

NOTES:

NEDZCALA RESIDENCE
 936 RUGBY ROAD
 FIRST FLOOR PLAN 1/4" = 1'-0"

A1.2
 08/31/21



SAGE DESIGNS

3033 ALBERENE CHURCH LN.
 ESOMONT, VA. 22937
 434-296-7381

NOTES:

NEDZBALA RESIDENCE

936 RUGBY ROAD

ELEVATIONS $\frac{1}{4}'' = 1'-0''$

A2.1

08/31/21



SOUTHWEST ELEVATION
1/4"=1'-0"

1



SOUTHEAST ELEVATION
1/4"=1'-0"

2

SAGE DESIGNS

3033 ALBERENE CHURCH LN.
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NOTES:

NEDZBALA RESIDENCE

936 RUGBY ROAD

ELEVATIONS 1/4" = 1'-0"

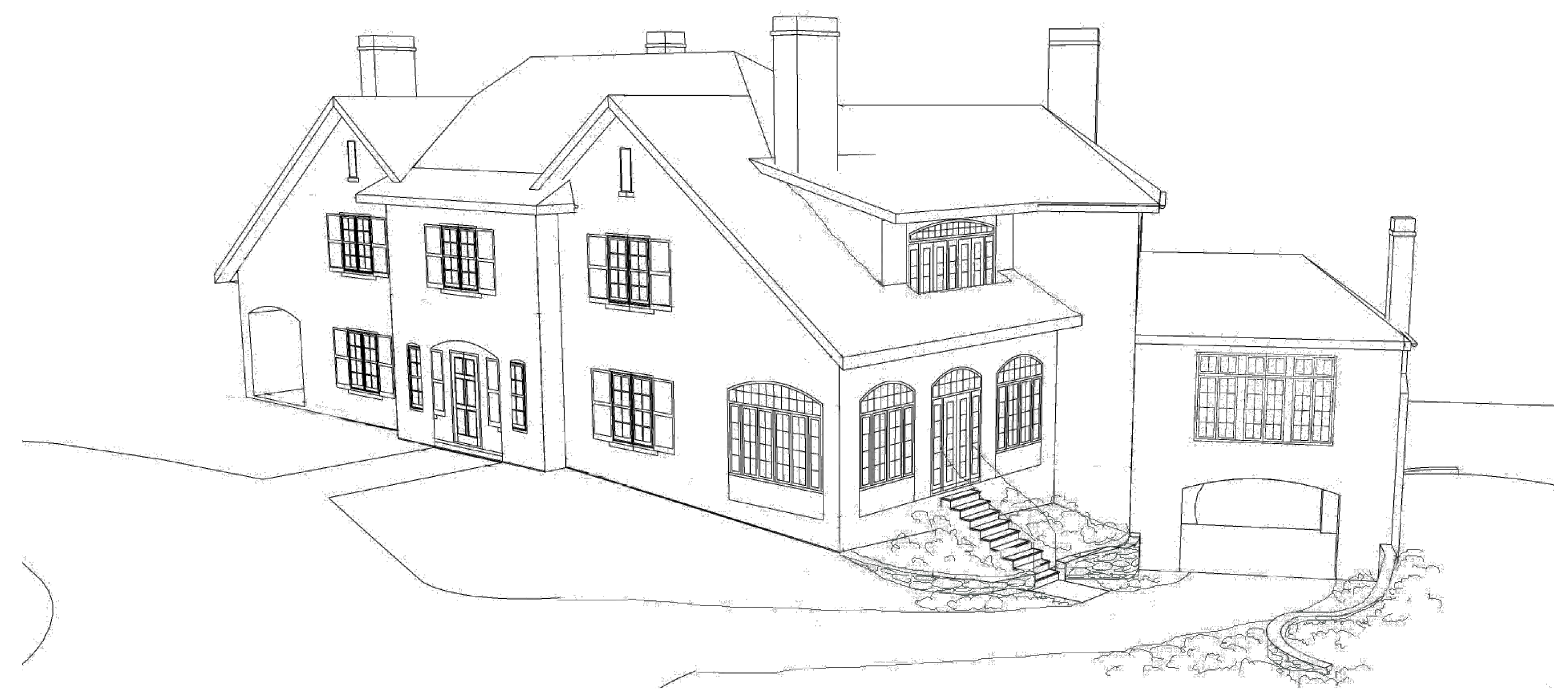
A2.2

08/31/21



PERSPECTIVE @ SOUTHEAST CORNER
N.T.S.

1



PERSPECTIVE @ SOUTHWEST CORNER
N.T.S.

2

SAGE DESIGNS

3033 ALBERENE CHURCH LN.
ESMONT, VA. 22937
434-296-7381

NOTES:

NEDZBALA RESIDENCE

936 RUGBY ROAD

PERSPECTIVES

A2.3

08/31/21