

## Scala, Mary Joy

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**From:** Scala, Mary Joy  
**Sent:** Wednesday, September 24, 2008 2:40 PM  
**To:** 'Natalie Feaver'  
**Subject:** RE: 608 Preston dumpster

That's fine with me.

Mary Joy Scala, 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](mailto:scala@charlottesville.org)

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**From:** Natalie Feaver [<mailto:nfeaver@bdarchitects.com>]  
**Sent:** Tuesday, September 23, 2008 1:37 PM  
**To:** Scala, Mary Joy  
**Cc:** Jeff Bushman  
**Subject:** Re: 608 Preston dumpster

Mary Joy,

Attached is the site Landscape Plan for your records regarding the dumpster enclosure landscape screening.

Please note that there are 7 rhododendron plantings and an American Linden, in addition to grasses, which will help hide the dumpsters.

I hope that this allows our dumpster enclosure to be approved.  
Please let me know, however, if you need anything else from me about this.

As always, thanks!

natalie gambill feaver  
[bushman dreyfus architects plc](#)

820 east high street • suite b • charlottesville va 22902 • 434.295.1936 x 223 • [www.bdarchitects.com](http://www.bdarchitects.com)

9/24/2008

**Scala, Mary Joy**

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**From:** Natalie Feaver [nfeaver@bdarchitects.com]  
**Sent:** Wednesday, August 27, 2008 11:24 AM  
**To:** Scala, Mary Joy  
**Subject:** KLB East Paving Detail  
**Attachments:** 6 Paving Detail.pdf; ATT1440470.htm

Mary Joy,

Attached is a detail for the East side of the concrete slab, where it meets the landscape. We propose a turn-down slab, reinforced with rebar as needed.  
Let me know if you need more information on this matter.

Thanks!

natalie gambill feaver  
bushman dreyfus architects plc

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8/27/2008



**Scala, Mary Joy**

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**From:** Hunter McCardle [hmccardle@mckeeecarson.com]  
**Sent:** Thursday, May 15, 2008 12:09 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: King Lumber

Mary Joy,

The terrace will be concrete pavers, the walkway will be honeydust, and the stairs will be concrete. We will bring a sample of the concrete pavers to the meeting. The parallel lines at the corner of the metal building are concrete stairs. What is the time and the date of the meeting?

Thanks,  
Hunter

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**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Thursday, May 15, 2008 12:00 PM  
**To:** Hunter McCardle  
**Subject:** King Lumber

Hunter,

What are the proposed terrace, walkway and stairs materials?

What are the parallel lines at the corner of the metal building?

Thank you

Mary Joy Scala, 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

5/15/2008









# McKEECARSON

LANDSCAPE ARCHITECTS ■ CONSULTING ENGINEERS ■ LAND PLANNERS

## TRANSMITTAL

PROJECT: King Lumber Building

PROJECT # 0803

TO: Neighborhood Development Services;

DATE: 4-29-08

PHONE:

ATTN: MARY JOY SCALA; Preservation and Design Planner

FROM: Hunter McCardle

SUBJECT: King Lumber : BAR Site Plan Re-submittal

### IF CHECKED, PLEASE:

☐ Return enclosures to us  
☒ Acknowledge receipt of enclosures

**RECEIVED**  
**APR 29 2008**  
NEIGHBORHOOD DEVELOPMENT SERVICES

DATE ON DOCUMENT	#OF COPIES	DESCRIPTION	WE TRANSMIT:
4-29-08	10	3 Proposed Perspectives (perspective 1,2,3)	Here with via
		Existing Conditions Plan	Under separate cover
		Proposed Planting Plan	Via
		Proposed Grading Plan	As requested
		2 Proposed Sections (a-a1 + b-b1)	FOR YOUR:
		Proposed Schematic Wall Details	<input checked="" type="checkbox"/> Use
		Proposed Lighting Cut Sheets	Approval
			Review and comment
			<input checked="" type="checkbox"/> Distribution
			Records/information
REMARKS:			THE FOLLOWING:
			<input type="checkbox"/> Originals
			<input checked="" type="checkbox"/> Copies
			<input type="checkbox"/> Correspondence
			<input type="checkbox"/> Shop drawings
			<input type="checkbox"/> Change order
			<input type="checkbox"/> Samples
			<input type="checkbox"/> Disk/CD
			<input type="checkbox"/> Computations
			Other(Specify):
SIGNED:	Hunter McCardle		
CC:	RBM/File		

*If enclosures are not as stated, please notify us immediately*

Abb.	Scientific Name	Common Name	Quantity	Col.	10 Year Height	Coverage/Canopy	Interior Canopy	Overall Coverage
IRIES								
AC	<i>Amorpha x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	2	19.5' h	130	780	910
AC	<i>Juniperus communis</i> 'Autumn Purple'	White Ash	4	2	3' h	14	186	199
AC	<i>Cedrus deodora</i> 'Siberian'	Chinese Hemlock	4	2	3' h	14	186	199
AC	<i>Cedrus deodora</i> 'Siberian'	Chinese Hemlock	4	2	3' h	14	186	199
PA	<i>Platanus acerifolia</i> 'Bloodgood'	American Planetree	1	2	28.5' h	368	368	368
PA	<i>Platanus acerifolia</i> 'Bloodgood'	American Planetree	1	2	28.5' h	368	368	368
SHRUB	<i>Ilex americana</i> 'Lemon'	London Yellow	1	2	28.5' h	368	368	368
SHRUB	<i>Ilex americana</i> 'Lemon'	London Yellow	1	2	28.5' h	368	368	368
SHRUB	<i>Cornus sericea</i>	Redtwig Dogwood	26	3	8' h	72	72	142
SHRUB	<i>Ilex glabra</i> 'Hora'	Robbery Holly	1	2	8' h	23	23	97
RD	<i>Rhododendron calabanchense</i> 'Album'	Rhododendron	33	3	18' h	13	13	429

<u>SITE COVERAGE CALCULATION</u>		
TOTAL SITE AREA:	1.72 AC	74,727 SF
COVERAGE REQUIRED (10%):	0.17 AC	7,473 SF
PROPOSED PLANTING COVERAGE:	0.18 AC	8,026 SF

INTERIOR CANOPY CALCULATION		
TOTAL PAVED AREA:	0.70 AC	30,697 SF
CANOPY REQUIRED (5%):	0.04 AC	1,535 SF
PROPOSED CANOPY:	0.08 AC	2,888 SF

PARKING SPACES: 67  
TREES REQUIRED: 7  
PROPOSED: 8

1. SUBMIT PLANTING SCHEDULE SHOWING COORDINATION OF NORMAL PLANTING TIMES WITH CONSTRUCTION SCHEDULE FOR OTHER (RELATED) WORK.
2. LAYOUT AREAS OF PLANTING AND LOCATION OF EACH MAJOR PLANT, FOR REVIEW BY ARCHITECT PRIOR TO START OF PLANTING.
3. PLANT SIZE AND QUALITY: PROVIDE SIZES OF PLANTS AS SHOWN OR SCHEDULED, CONFORMING TO ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK" FOR SHAPE AND QUALITY.
4. FURNISH BALLED AND BURLAPPED (B&B) SHRUBS, EXCEPT ANTI-DROPPING PLANTS. PLANTS MAY BE FURNISHED IF INDICATED SIZE IS BELOW LIMIT ESTABLISHED IN ANSI Z601.
5. FURNISH GROUND COVER PLANTS IN REMOVABLE CONTAINERS OR INTEGRAL PEAT POTS.
6. WARRANTY LAWS, THROUGH SPECIFIED LAWN MAINTENANCE PERIOD AND UNLIMITED ACCEPTANCE.
7. WARRANTY PLANTS, SHRUBS AND TREES FOR A PERIOD OF ONE YEAR AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS, AND UNREASONABLE INSTALLER'S CONTROL. REPLACE AT OPTIMUM PLANTING TIME.
8. PROVIDE TOPSOIL TO SUPPLEMENT THAT (IF ANY) SHOWN AS AVAILABLE FOR REUSE AT SITE. PROVIDE CLEAN, FERTILE, FRAGILE, CULTURAL TOPSOIL OBTAINED FROM A LOCAL, NON-DRAINED SOURCE.
9. PROVIDE FERTILIZER, HUMUS AND OTHER SOIL AMENDMENTS OF A TYPE WHICH ARE KNOWN TO IMPROVE PH CONDITION OF SOIL FOR PARTICULAR PLANT MATERIAL TO BE PLANTED. MIX PAST HUMUS (F&F) WITH TOPSOIL TO OBTAIN 1:1 RATIO. FERTILIZER SUPPLY NOTED FOR BASIS OF QUANTITY, ASSUME TOPSOIL WHICH HAS NOT BEEN STRIPPED IS 4" IN DEPTH.
10. FERTILIZE TOPSOIL FOR PLANTING TREES, SHRUBS AND GROUND COVER WITH 5% (5X) NITROGEN, 10% PHOSPHORUS AND 5% POTASH (NPK) COMMERCIAL FERTILIZER AND MIXED AT RATE OF NOT LESS THAN 0.25 LBS PER CU. FT. OF SOIL AND HUMUS.
11. FERTILIZE TOPSOIL FOR PLANTING GRASS WITH A HIGH-NITROGEN FERTILIZER. FERTILIZER CONTAINING 4% PHOSPHORUS, 5% POTASH AND NITROGEN SUFFICIENT FOR 1.5 LBS PER SQ. YD. OF SOIL. LESS THAN 1.0 LBS. OF ANTI-DROPPING TOPSOIL PER 1000 SQ. FT. LAWN AREA.

PLANTING SHRUBS:

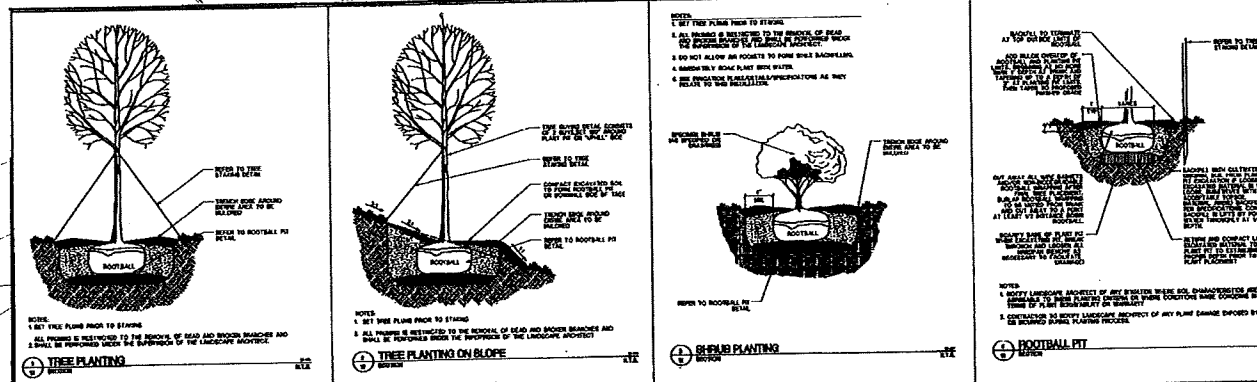
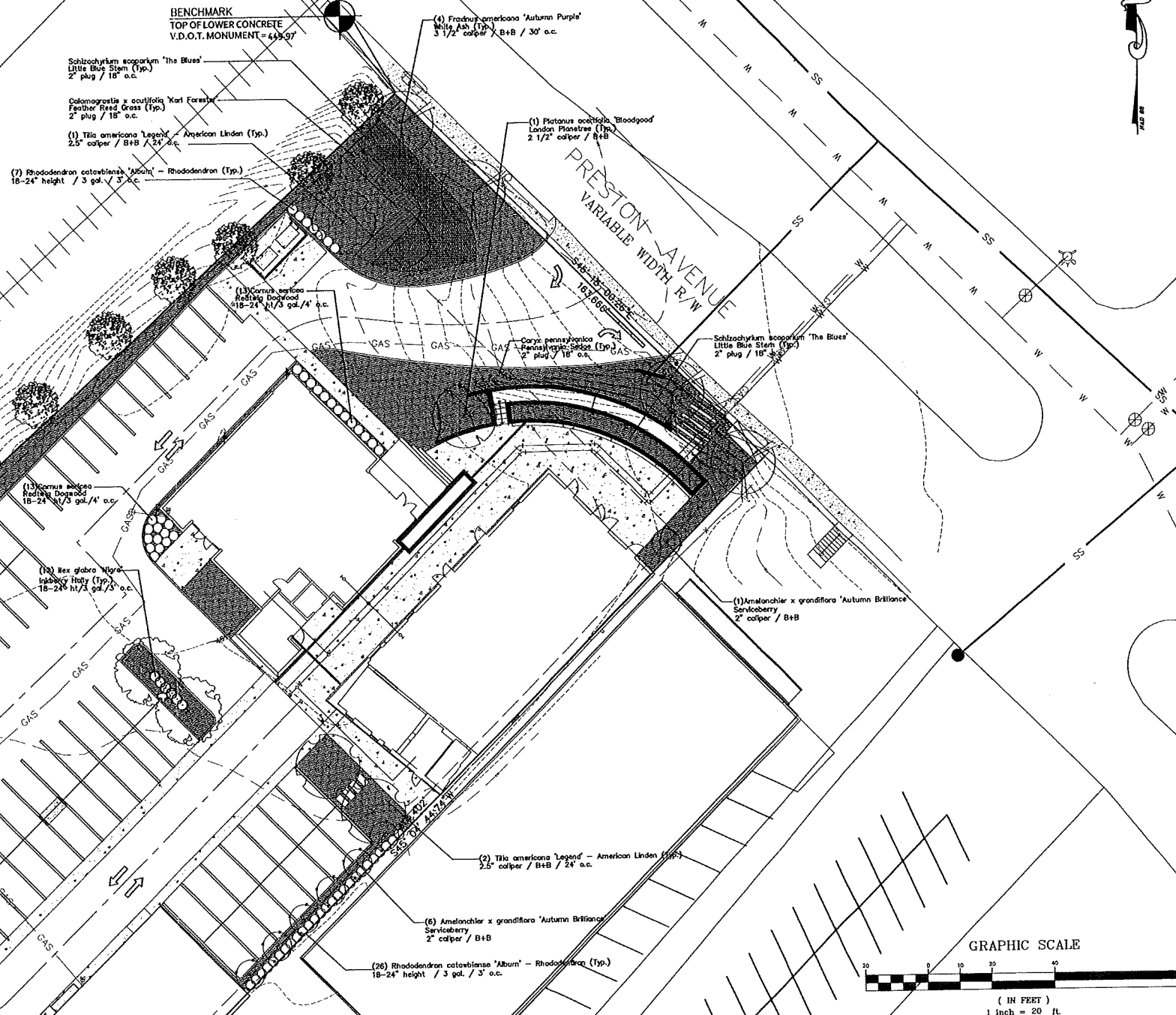
12. EXCAVATE PITS OR TRENCH TO 1-1/2 TIME DIAMETER OF BALLS OR CONTAINERS, OR 1'-0" WIDER THAN SPREAD OF ROOTS, & 3" DEEPER THAN SPREAD OF ROOTS. FILL WITH TOPSOIL AND LIGHTLY COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACKFILL GROUND PLANTS WITH TOPSOIL, COMPACTED TO 95% OF MAXIMUM DENSITY. FOR TREES, WATER, THEN 4" LAYERS ARE PLACED. FORM GRASS SLIGHTLY DISHED, STRIMMED AT EDGES AND BACKFILLED WITH 1/2" MIX OF PEAT, BERMUD OR OTHER RECOGNIZED ORGANIC PLANTING MULCH.
13. PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 1/3 OF BRANCHES.

PLANTING GROUND COVER:

14. TILL SOIL TO DEPTH OF 6" IN AREAS WHERE TOPSOIL HAS NOT BEEN STRIPPED.
15. DOSEEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND DOSEEN TOPSOIL TO DEPTH OF 4", EXCEPT AS OTHERWISE INDICATED.

18. MAINTAIN LANDSCAPE WORK FOR A PERIOD OF 60 DAYS IMMEDIATELY FOLLOWING COMPLETE INSTALLATION OF EACH MAJOR CATEGORY OF WORK. INCLUDE WATERING, WEEDING, CULTIVATING, AND FERTILIZING. MAINTAINANCE SHALL INCLUDE CONTROL OF INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS REQUIRED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

19. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH AND MAINTAINED AT MATURE HEIGHT; THE TOPPINGS OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.



# KING LUMBER BUILDING RENOVATION

## 608 PRESTON AVENUE

### Contents

#### DEMOLITION DRAWINGS

- 1 Demolition Title
- 1 Windows
- 2 North Elevation
- 3 West Elevation
- 4 Annex West Elevation
- 5 South Elevation
- 6 East Elevation
- 7 Site Plan

#### EXISTING ELEVATION KEY

- 1 OPENINGS INFILLED WITH CONCRETE MASONRY
- 2 FIXED GLASS PANE, WOOD SASH
- 3 GLASS DOORS
- 4 METAL GUTTER
- 5 METAL DOOR
- 6 HOIST BEAM; ORIGINAL
- 7 METAL DOWNSPOUT
- 8 METAL LOUVERS IN OPENING
- 9 FIXED SKYLIGHT
- 10 REMOVED SKYLIGHT
- 11 OPEN
- 12 STANDING SEAM METAL ROOF
- 13 PAINTED BRICK MASONRY, AMERICAN BOND; ORIGINAL
- 14 CORRUGATED METAL SIDING, PAINTED
- 15 ALUMINUM STOREFRONT
- 16 METAL PIPE RAILING
- 17 WOOD SHAKES
- 18 ROLL-UP METAL DOOR
- 19 PLYWOOD SIDING, PAINTED
- 20 WOOD DOOR
- 21 RUBBER MEMBRANE ROOF

#### Description of proposed Work

Built in 1909, the King Lumber Company Warehouse is listed on the National Register of Historic Places. Also on the King Lumber site is a metal "annex" built in 1979. Both structures on the site qualify for historic tax credit money. Owner proposes to renovate both the three-story brick warehouse and the one-story metal annex building. An exterior gallery space will be created between the two structures by peeling back the annex roof from the historic structure, revealing the existing steel frame. This gallery benefits the historic brick warehouse exterior by exposing the original openings on the western facade. It also creates a new pedestrian axis through the site, connecting the parking in the rear to the Preston Avenue entries. Currently, visitors arriving by car must walk in the drive aisles and around the annex in order to use the Preston Avenue entries. A new ramp is planned to connect the Preston Avenue sidewalk and bus stop with the elevated ground-floor building entries.

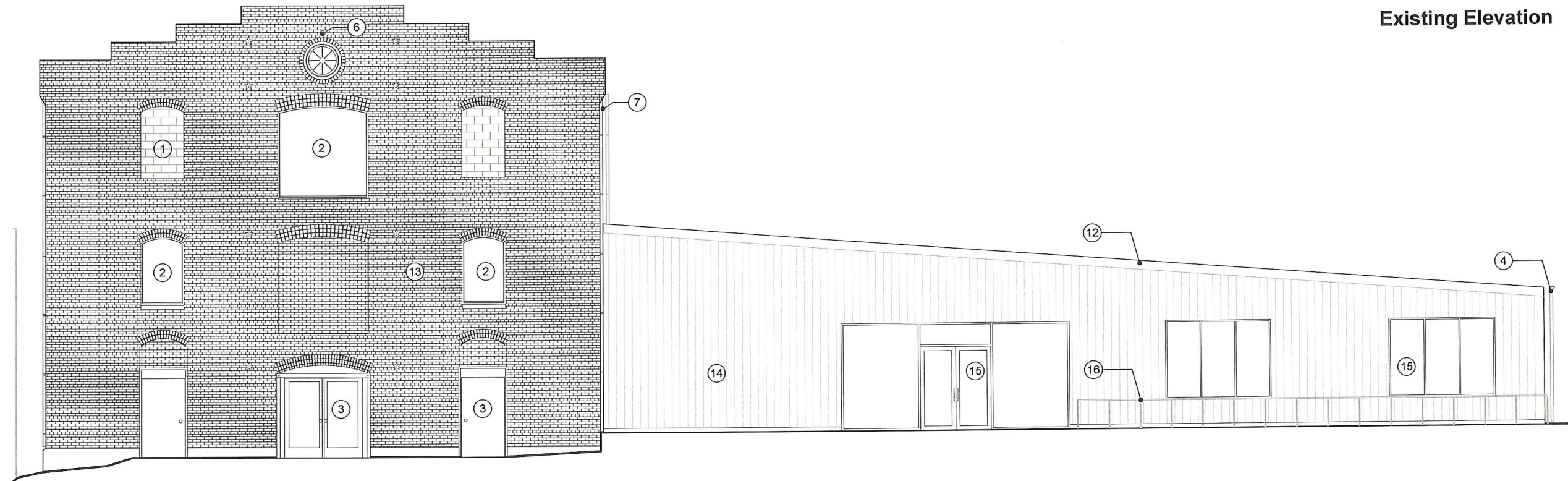
The historic brick structure will have its original openings restored on the South, West, and North facades. The metal annex building will be reskinned with corrugated metal and will feature new storefront glazing systems along the street facade and the gallery.

When finished, the building will be leased to various tenants as retail or restaurant on the ground floors and as office or residential on the upper floors.



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

Existing Elevation



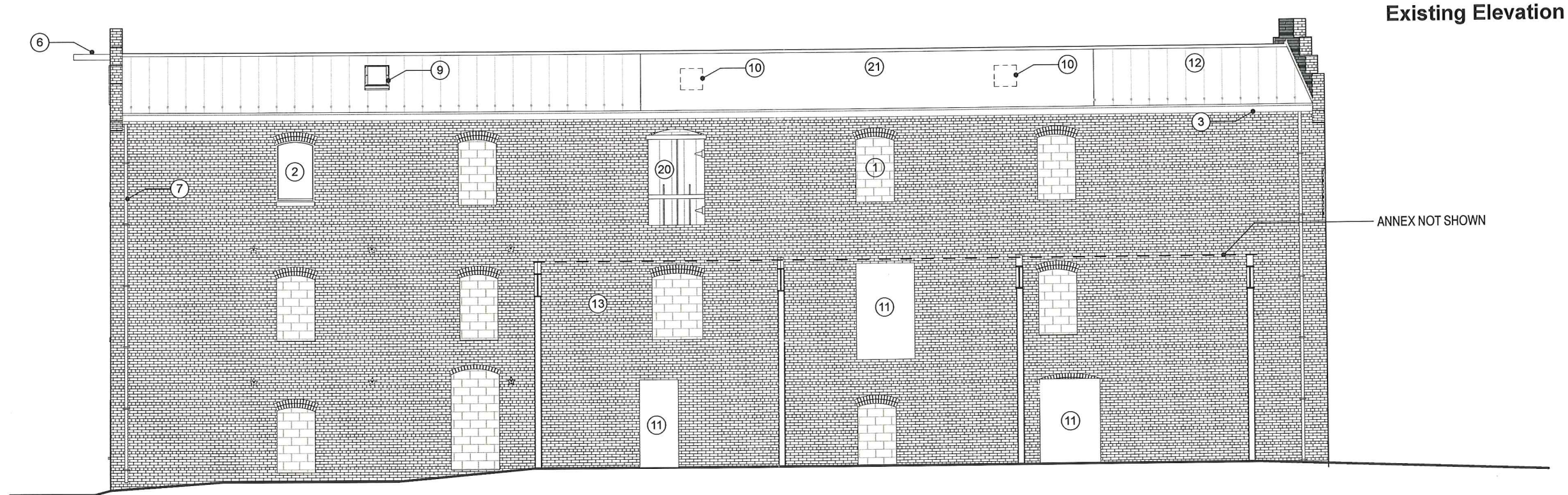
Proposed Elevation



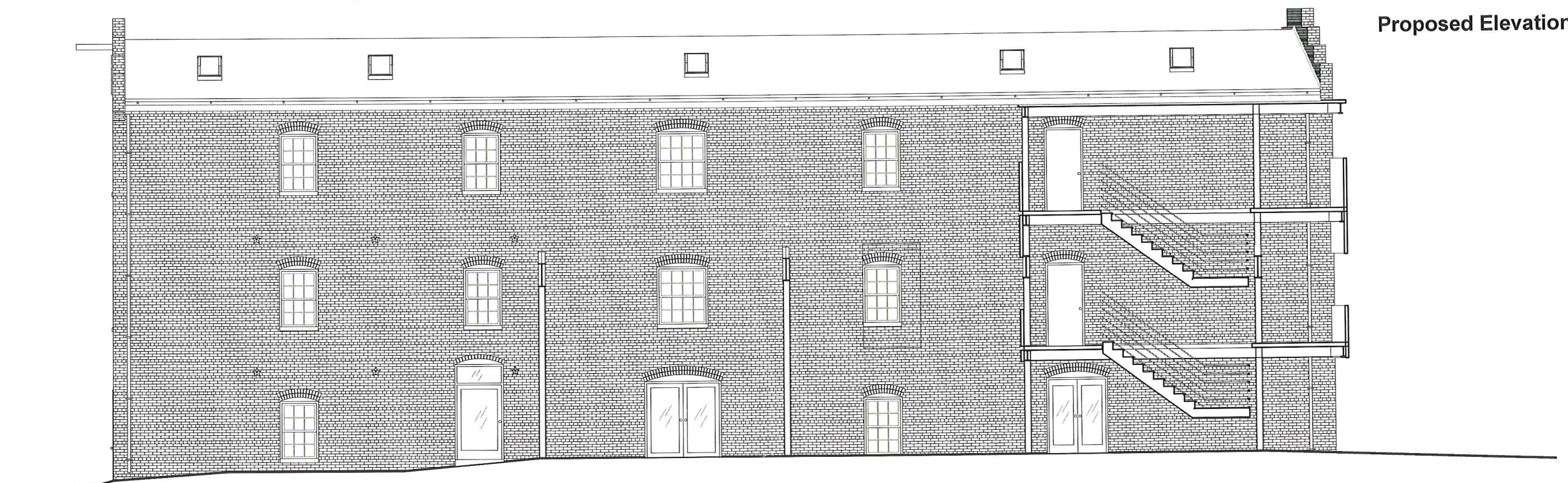
0 5' 10' 20'

North Elevation

King Lumber Building, 608 Preston Avenue



Existing Elevation

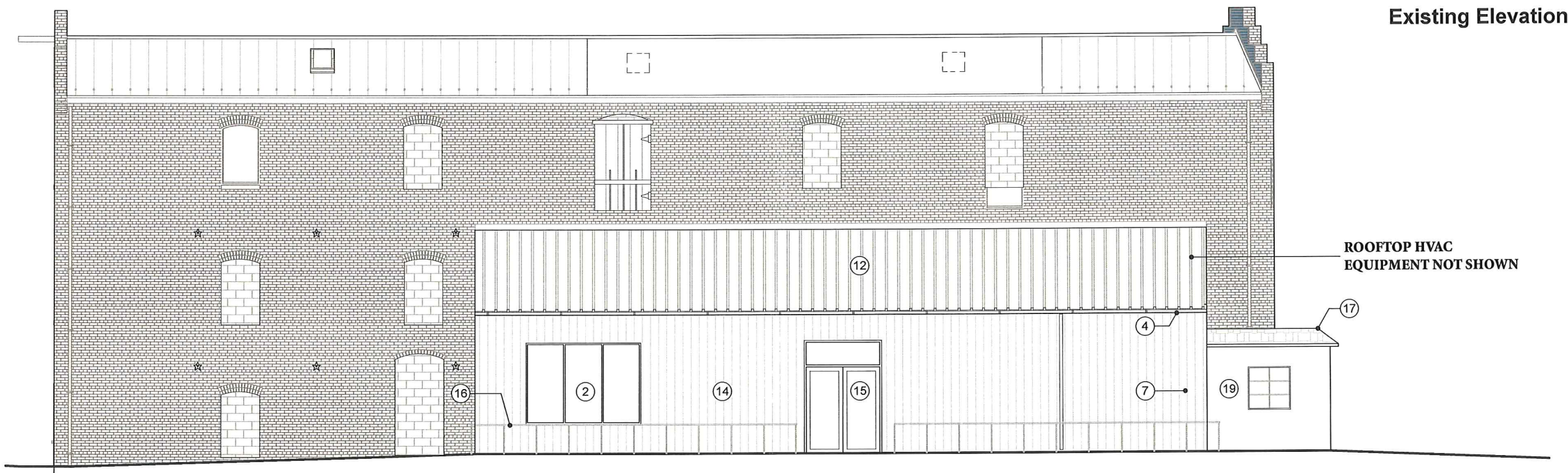


Proposed Elevation

0 5' 10' 20'

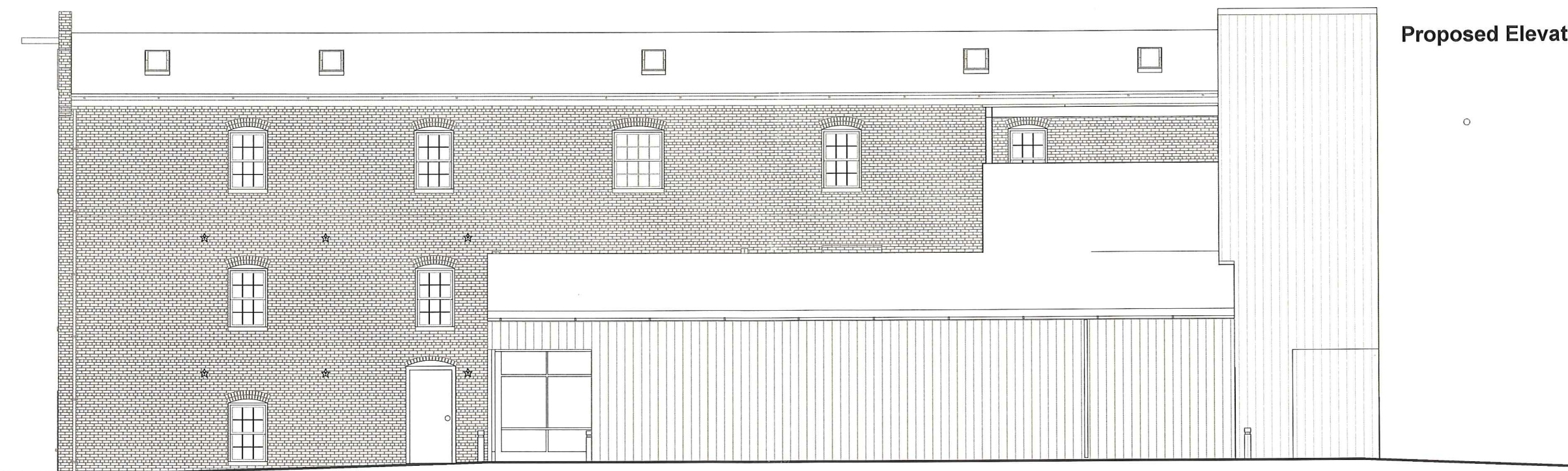
West Elevation

King Lumber Building, 608 Preston Avenue



Existing Elevation

ROOFTOP HVAC  
EQUIPMENT NOT SHOWN



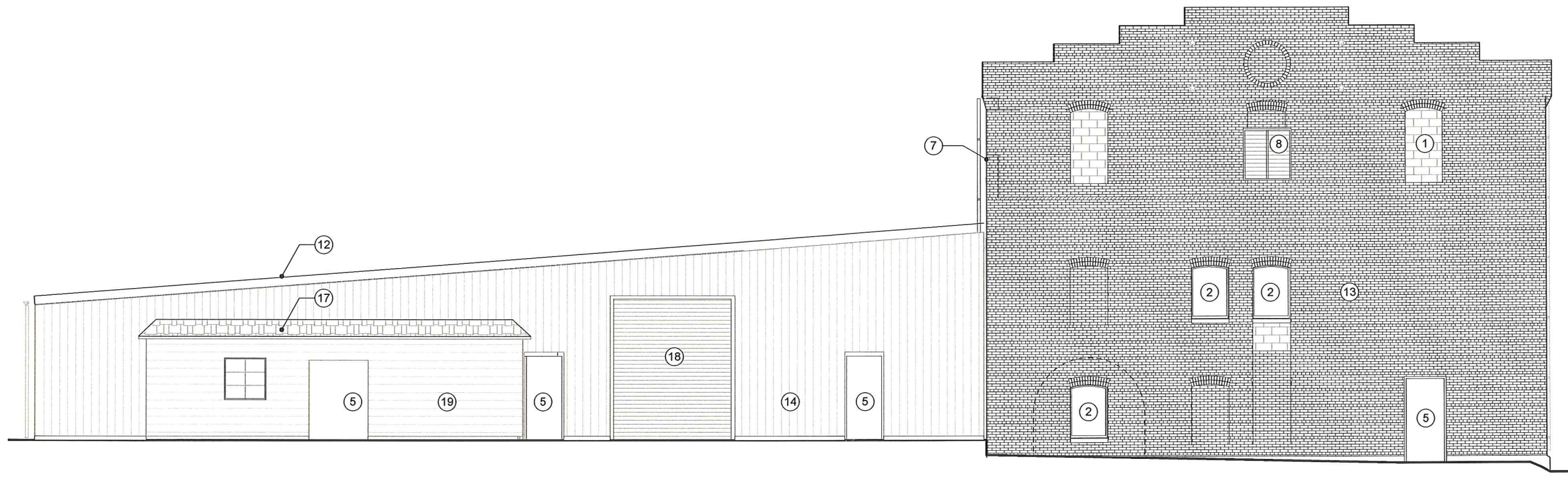
Proposed Elevation

0 5' 10' 20'

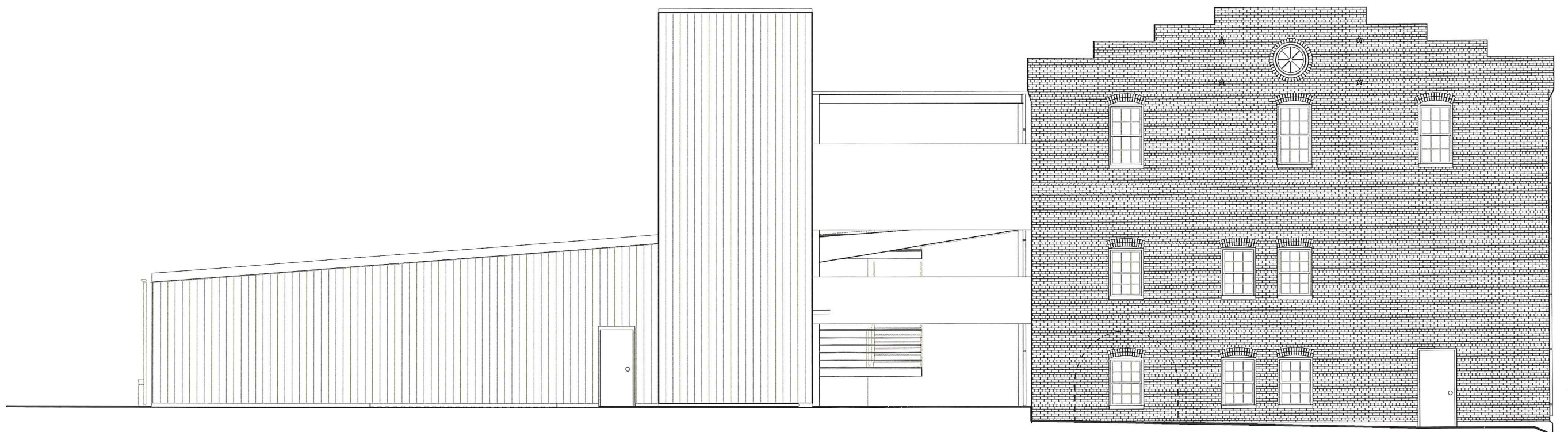
Annex West Elevation  
King Lumber Building, 608 Preston Avenue



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

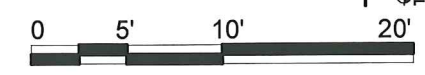


Existing Elevation



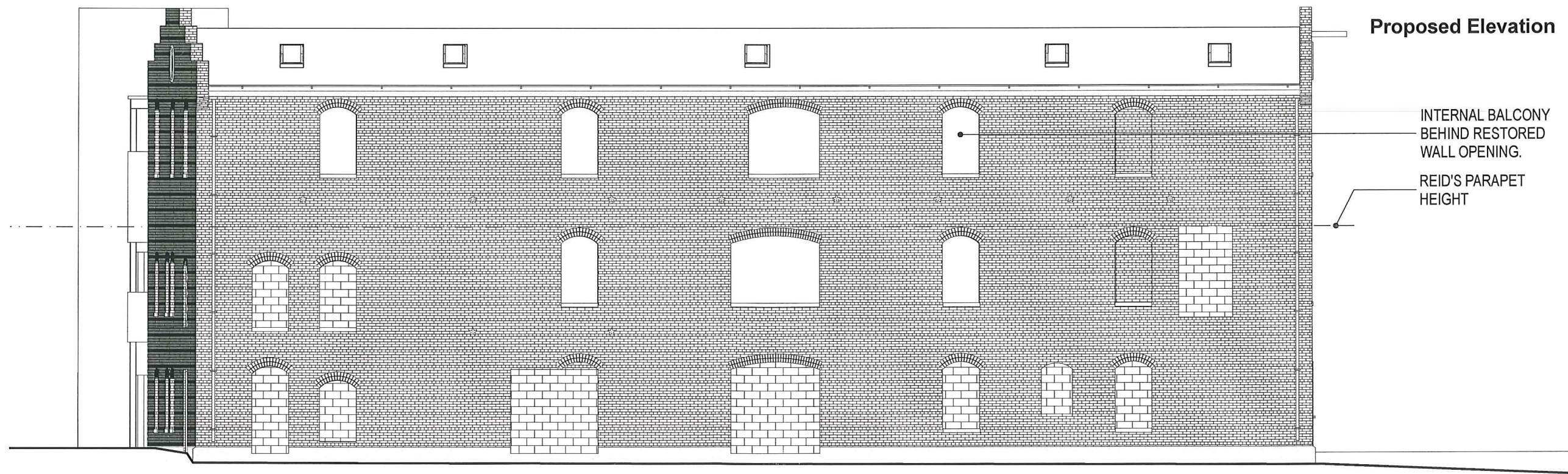
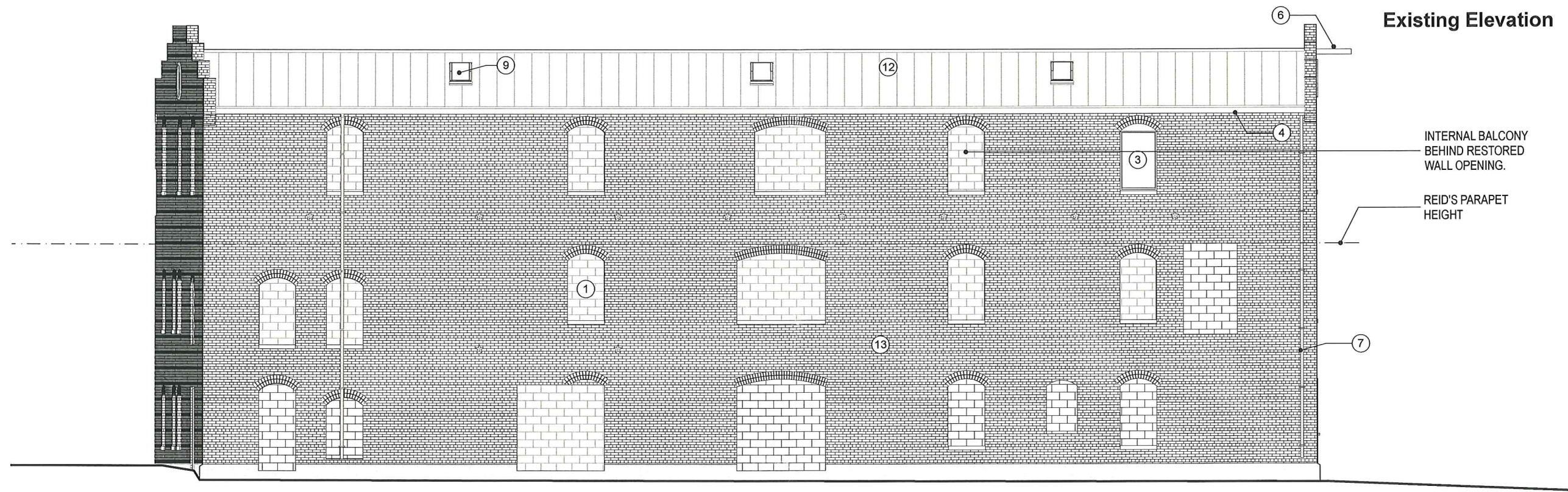
Proposed Elevation

- +30'-6" ROOF
- +21'-9" 3RD FLOOR
- +10'-9" 2ND FLOOR
- ±0" 1ST FLOOR
- -4'-0" FOUNDATION



South Elevation

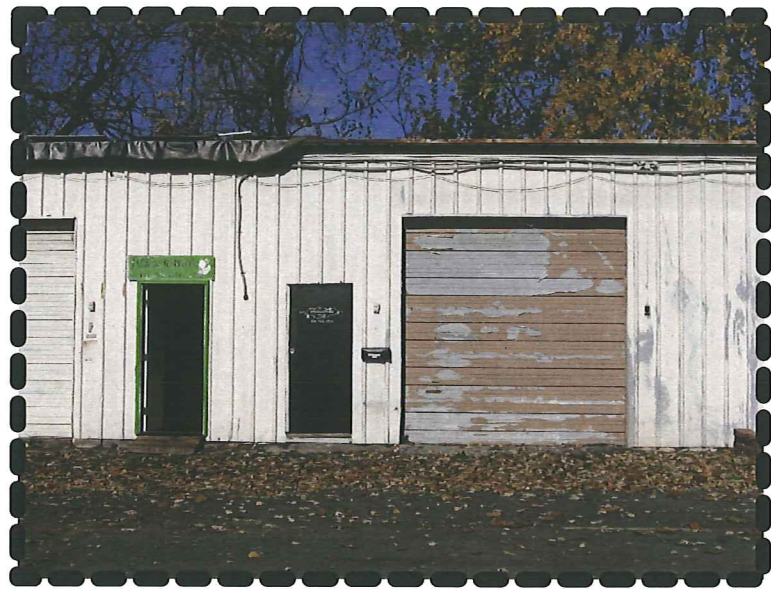
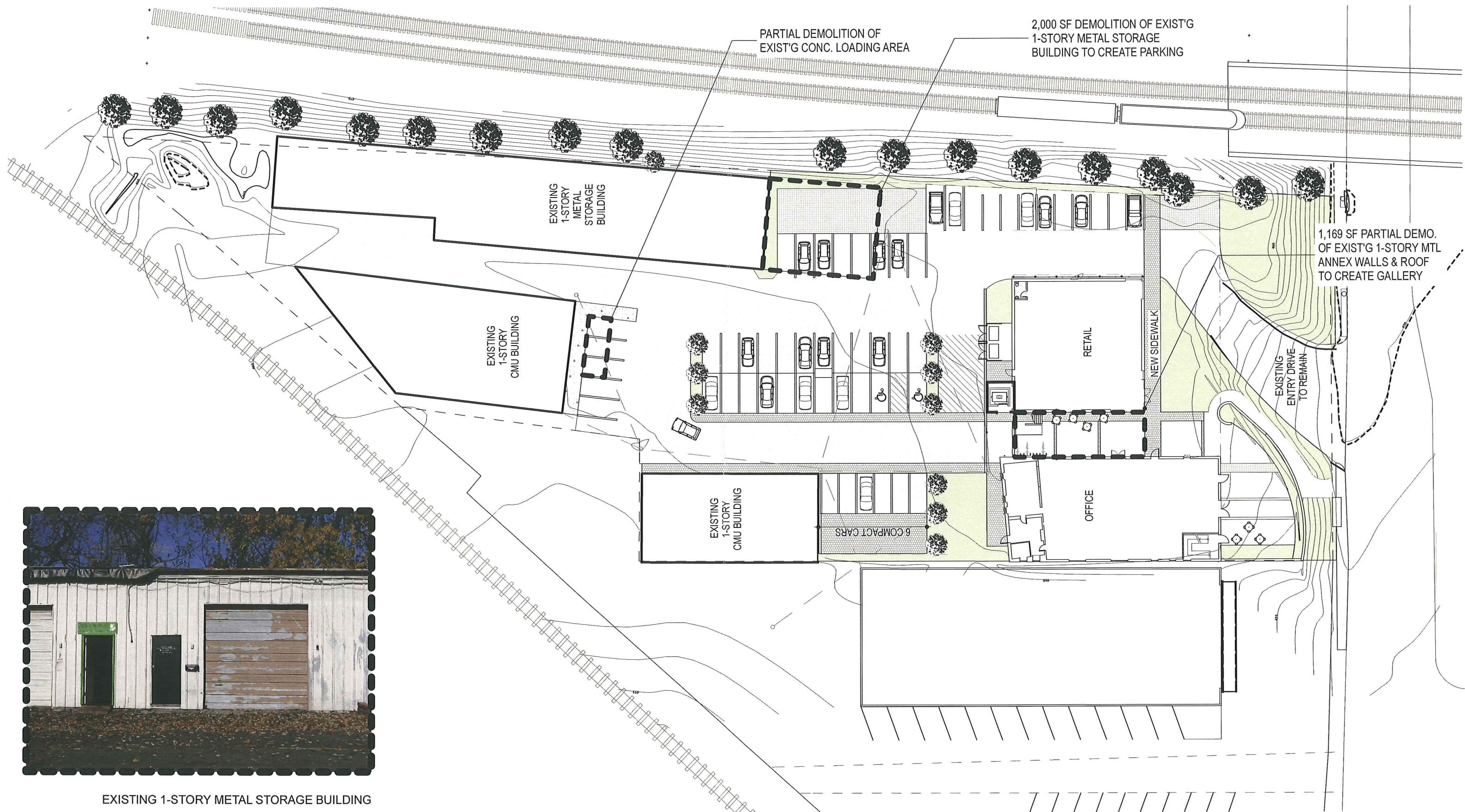
King Lumber Building, 608 Preston Avenue



0 5' 10' 20'

**East Elevation**

King Lumber Building, 608 Preston Avenue



EXISTING 1-STORY METAL STORAGE BUILDING



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

## Site Plan

King Lumber Building, 608 Preston Avenue

## PREMIUM WOOD

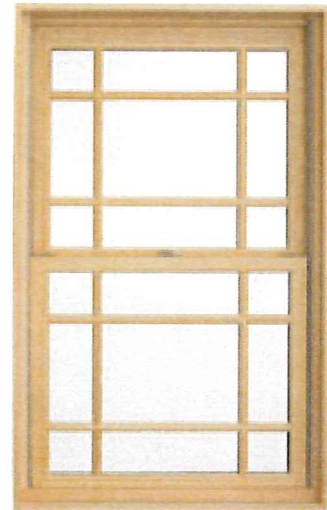
Siteline EX Double-Hung Windows

### STANDARD FEATURES

- Solid pine AuraLast® wood protects against wood decay, water saturation and termites
- Mortise-and-tenon joints for maximum strength and durability
- Weatherstrip at head jamb, checkrail and bottom rail
- 4-9/16" jambs
- Natural wood interior ready for paint or stain
- Sash is 1-7/16" thick
- Non-compression jamb liners available in White or Ivory
- Recessed cam-action sashlocks
- Double-Hung windows with glass width of 36" or more have two sashlocks
- Sashlocks are available in White, Desert Sand or Chestnut Bronze
- Dual block and tackle balance system allows both sash to open easily
- Both sash tilt and lift out for easy cleaning
- Low-E insulating glass for greater energy efficiency
- Charcoal fiberglass cloth insect screens with frames to match clad colors\*

### Additional features for clad-wood exteriors

- Exterior frame and sash surfaces covered with low-maintenance, extruded aluminum cladding with integral nailing fin
- Nine clad colors: Brilliant White, French Vanilla, Chestnut Bronze, Desert Sand, Hartford Green, Mesa Red, Black, Arctic Silver and Dark Chocolate



## PREMIUM WOOD

Siteline EX Radius and Geometric Windows

### STANDARD FEATURES

- Solid pine AuraLast® wood protects against wood decay, water saturation and termites
- Curved radius components created with multiple layers of premium veneers, laminated and bonded with water-resistant glue
- 4-9/16" jambs
- Natural wood interior ready for paint or stain
- Low-E insulating glass for greater energy efficiency

### Additional features for clad-wood exteriors

- Exterior frame and sash surfaces covered with low-maintenance, extruded aluminum cladding with integral nailing fin
- Nine clad colors: Brilliant White, French Vanilla, Chestnut Bronze, Desert Sand, Hartford Green, Mesa Red, Black, Arctic Silver and Dark Chocolate



# KING LUMBER BUILDING RENOVATION 608 PRESTON AVENUE

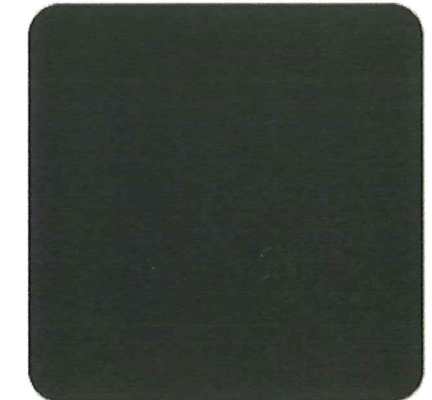
## WINDOW SELECTION BAR FINAL SUBMISSION 26 FEBRUARY 2008

Jeldwen Windows  
Premium Wood  
Siteline EX Double-Hung Windows

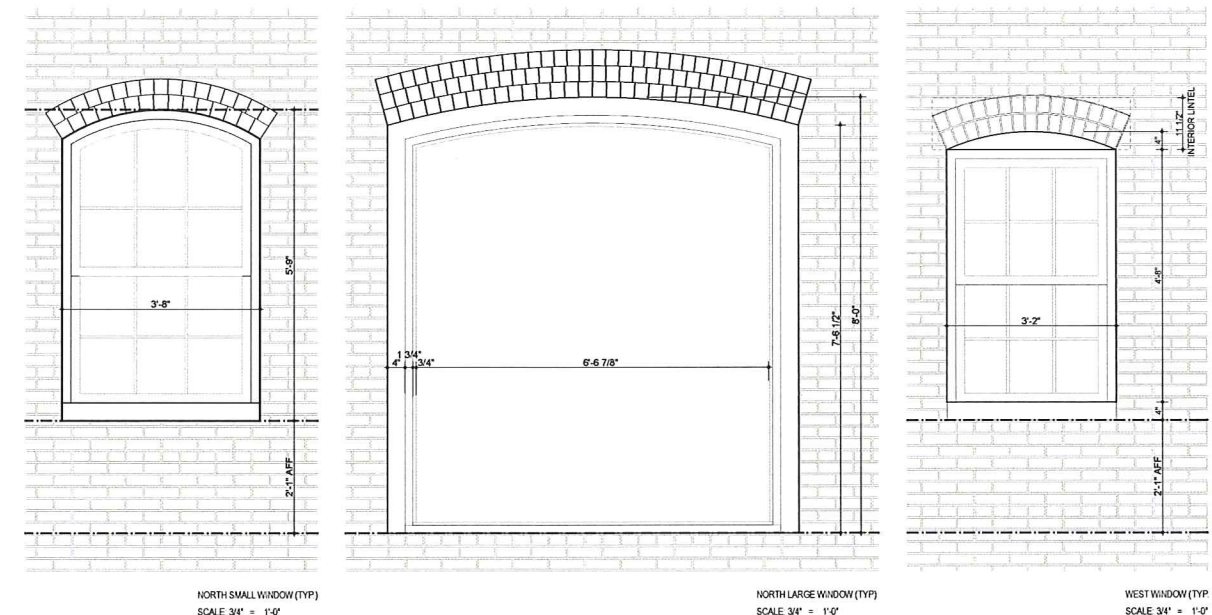
Low-E insulated glazing  
1-1/8 Bead SDL  
6-over-6 muntins  
4-9/16" jambs  
Clad Color: Chestnut Bronze (shown right)

### CLAD COLORS

Back

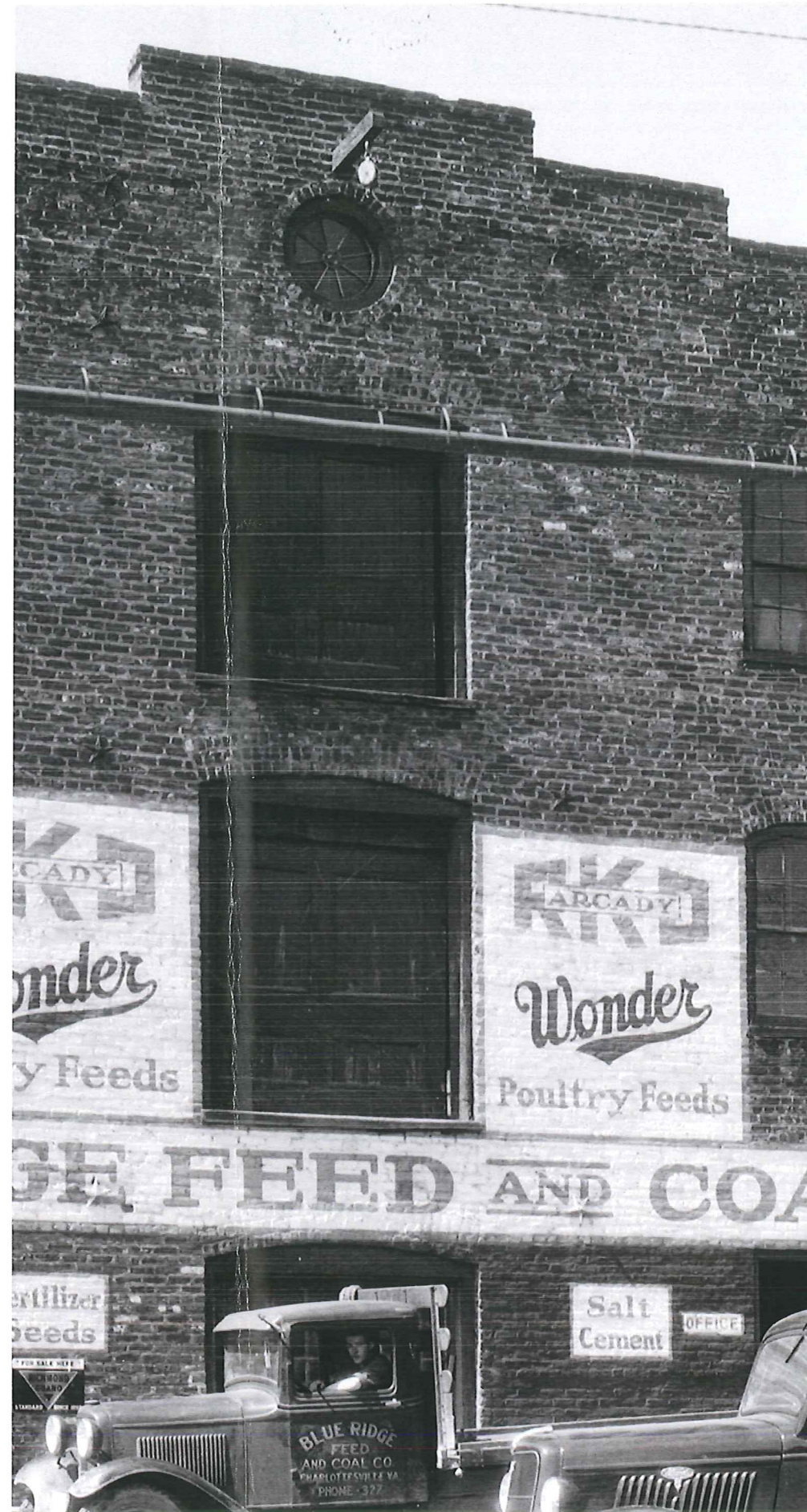


\*Please review the submitted Window Elevations on sheet #24 for more information.



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

FOR MARY JOY SCALA  
08.15.2008



RECEIVED  
AUG 15 2008  
NEIGHBORHOOD DEVELOPMENT SERVICES

## BAR ADMINISTRATIVE APPROVAL

### Description of proposed Work

Built in 1909, the King Lumber Company Warehouse is listed on the National Register of Historic Places. Also on the King Lumber site is a metal "annex" built in 1979. Both structures on the site qualify for historic tax credit money. Owner proposes to renovate both the three-story brick warehouse and the one-story metal annex building.

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The historic brick structure will have its original openings restored on the South, West, and North facades. The metal annex building will be reskinned with corrugated metal and will feature new storefront glazing systems along the street facade and the gallery.

When finished, the building will be leased to various tenants as retail in the annex and as office on the upper floors.

BUSHMAN DREYFUS ARCHITECTS PLC  
820 B EAST HIGH ST  
CHARLOTTESVILLE VA 22902  
434.295.1936





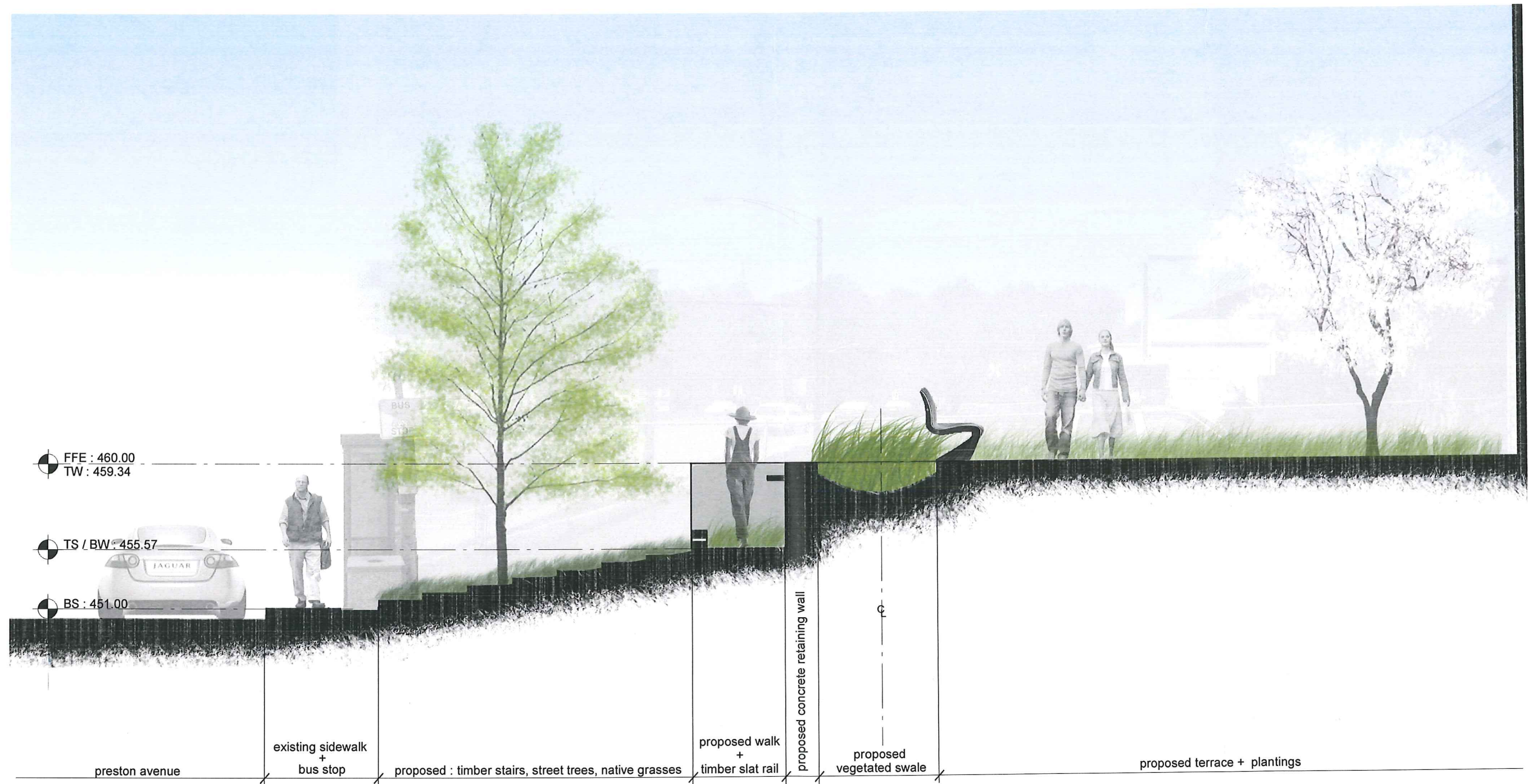
Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

Previous Submission\_Tower **2A**  
King Lumber Building, 608 Preston Avenue



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

Resubmission\_Tower **2B**  
King Lumber Building, 608 Preston Avenue



**OLD KING LUMBER BUILDING**  
CHARLOTTESVILLE, VA

section A - A1

APRIL 29, 2008



McKEECARSON



Bushman Dreyfus Architects PLC  
820 B East High Street  
Charlottesville, VA 22902

Previous Submission\_Landscape **3A**  
King Lumber Building, 608 Preston Avenue



**OLD KING LUMBER BUILDING**  
CHARLOTTESVILLE, VA

section A - A<sub>1</sub>

APRIL 29, 2008



McKEECARSON



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820 B East High Street  
Charlottesville, VA 22902

Resubmission\_Landscape **3B**  
King Lumber Building, 608 Preston Avenue

