

From: Scala, Mary Joy
Sent: Thursday, May 08, 2014 11:20 AM
To: 'Rosalyn Keese'ee'
Subject: BAR Action March 18, 2014 - 608 Preston Place

May 8, 2014

John Matthews, Mitchell/Matthews Architects
PO Box 5603
Charlottesville, VA 22905

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 18, 2014. The following action was taken:

The BAR approved (5-0) the renovations and addition as submitted, with bollards added to protect hedges, and option to use a metal roof over the additions.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (September 18, 2015), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED

FEB 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Psi Chapter of Sigma Chi Fraternity House Corp Applicant Name Mitchell/Matthews Architects JOHN MATTHEWS
Project Name/Description Sigma Chi Renovations & Addition Parcel Number Tax Map 5 Parcel 108
Property Address 608 Preston Place, Charlottesville, Virginia

Applicant Information

Address: John Matthews, Mitchell/Matthews Architects

P.O. Box 5603, Charlottesville, VA 22905

Email: jm@mitchellmatthews.com

Phone: (W) 434.979.7550 (H) 434.979.7550

FAX: 434.979.5220

Property Owner Information (if not applicant)

Address: Psi Chapter of Sigma Chi Fraternity House Corp.

c/o Don Sours, 1537 Bremerton Lane, Keswick, VA 22947

Email: ch1636@aol.com

Phone: (W) N/A (H) 434.296.8845

FAX: N/A

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 also denotes commitment to pay invoice for required mail notices.)

Signature

Date

John Matthews, AIA

02.24.2014

Print Name

Date

Property Owner Permission (if not applicant)

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

Signature

Date

Don Sours

02.24.2014

Print Name

Date

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

Addition and renovations to existing Sigma Chi residence at 608 Preston Place

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

BAR package dated February 2014 (31 pages)

For Office Use Only

Received by: J. Barnore

Fee paid: \$125.00

Cash/Ck. #

1001

Date Received: 2/25/2014

PI4-0028

Approved/Disapproved by: _____

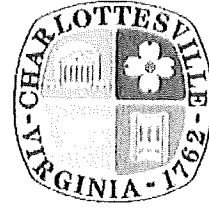
Date: _____

Conditions of approval: _____

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



December 16, 2013

Psi Chapter of Sigma Chi House Corporation
c/o Williams Mullen
321 East Main Street, Suite 400
Charlottesville VA 22902
Attn: Valerie W. Long, Esquire

Re: 608 Preston Place (TMP: 050108000)

Dear Ms. Long,

At your request, I have examined our records with respect to 608 Preston Place (TMP: 050108000), Charlottesville, VA 22903 (the "Property"), and advise you that:

(a) The Property is zoned R-3H under applicable zoning laws and ordinances. The R-3 zoning district permits fraternities by first obtaining a special use permit. Reference is made to that certain plat entitled "Restoration of Sigma Chi Fraternity" dated April 29, 1986, last revised May 21, 1986, and approved by the Director of Planning dated May 21, 1986, which authorizes occupancy by to 24 student residents. As a result, the current use of the Property is legally non-conforming because there is no special use permit regulating the use of the Property as a fraternity.

(b) The current height of the primary structure located on the Property (the "Building") is 27 feet. Based on a current density of 1 dwelling unit per acre and the Building height of 27 feet, the following dimensional requirements currently apply to the Property:

Height Restriction	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Land Coverage
45 ft. max	25 ft. min	13.5 feet min. (i.e. current height of 27 ft. divided by 2)	25 feet min.	75% max.

(c) If the Building is renovated and expanded by the construction of an addition in the location and with the massing generally depicted on those four concept renderings prepared by Mitchell/Matthews Architects dated October 28, 2013, attached hereto as Exhibit A, the proposed expansion of the non-conforming use would be permitted as a matter of right because the intensity of the use will not expand. The current permitted occupancy of the Fraternity is 24 occupants, which may not increase.

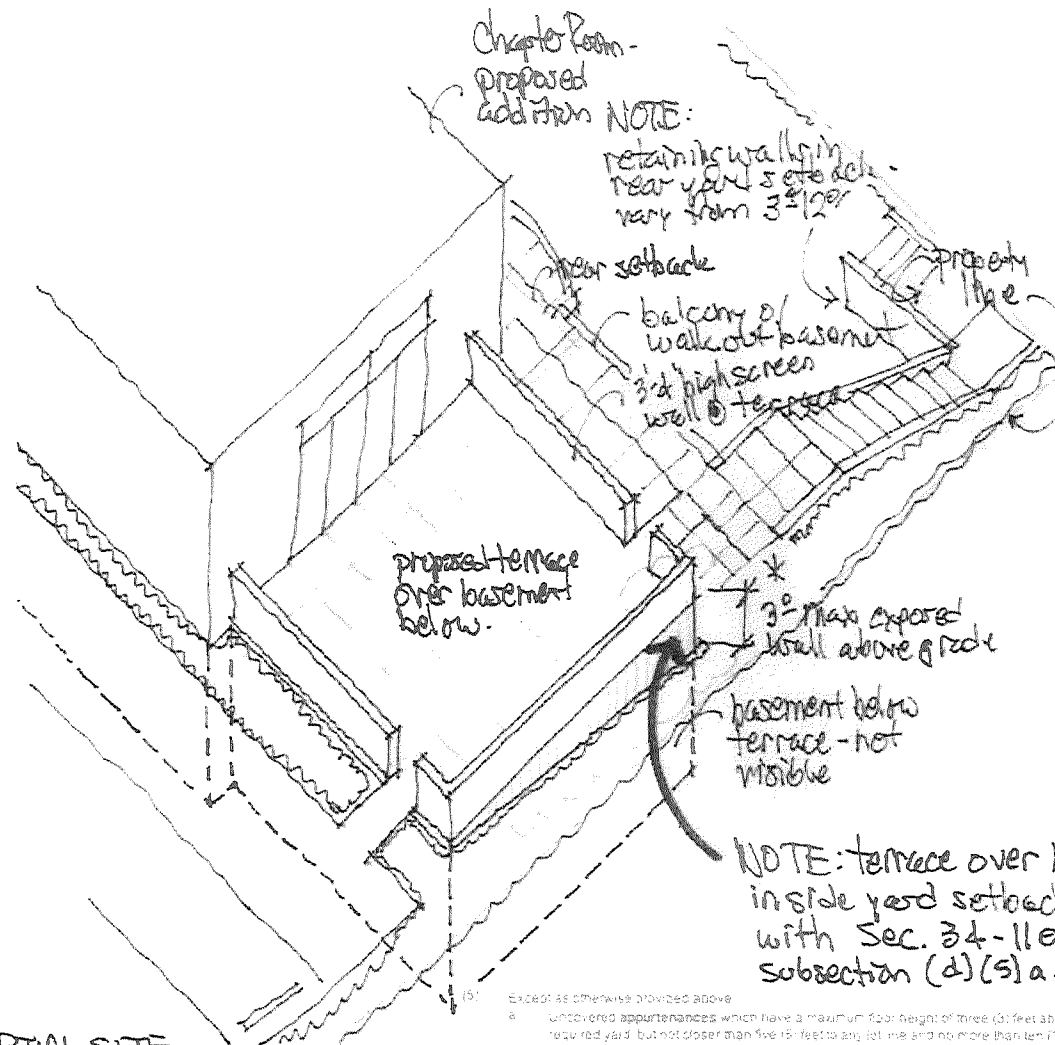
(d) If the Building is renovated and expanded as shown on the Concept Plans, the height of the Building will be calculated to be 25 feet, as more particularly shown on the notes attached hereto as Exhibit B. Accordingly, based on a building height of 25 feet, the following dimensional requirements would apply to the Property in connection with such renovation and expansion:

Height Restriction	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Land Coverage
45 ft. max	25 ft. min	12.5 feet min. (height divided by two)	25 feet min.	75% max.

(e) An on-grade patio may be added to the property within the required yard setbacks. A terrace/patio is a permitted use within any yard setback on the Property without the need for a Special Use Permit. Additionally, the proposed low walls are also a permitted use within any yard setback without the need for a Special Use Permit. A basement is permitted within the yard setback without the need for a Special Use Permit provided that it is not visible from the public right-of-way. A passerby should not be able to tell that there is a basement hidden underneath the terrace. Accordingly, no window or access doors are permitted in the portion of the basement that lies within the required yard if such access doors or windows are visible from the public right of way.

Sincerely,


Read Brodhead
Zoning Administrator



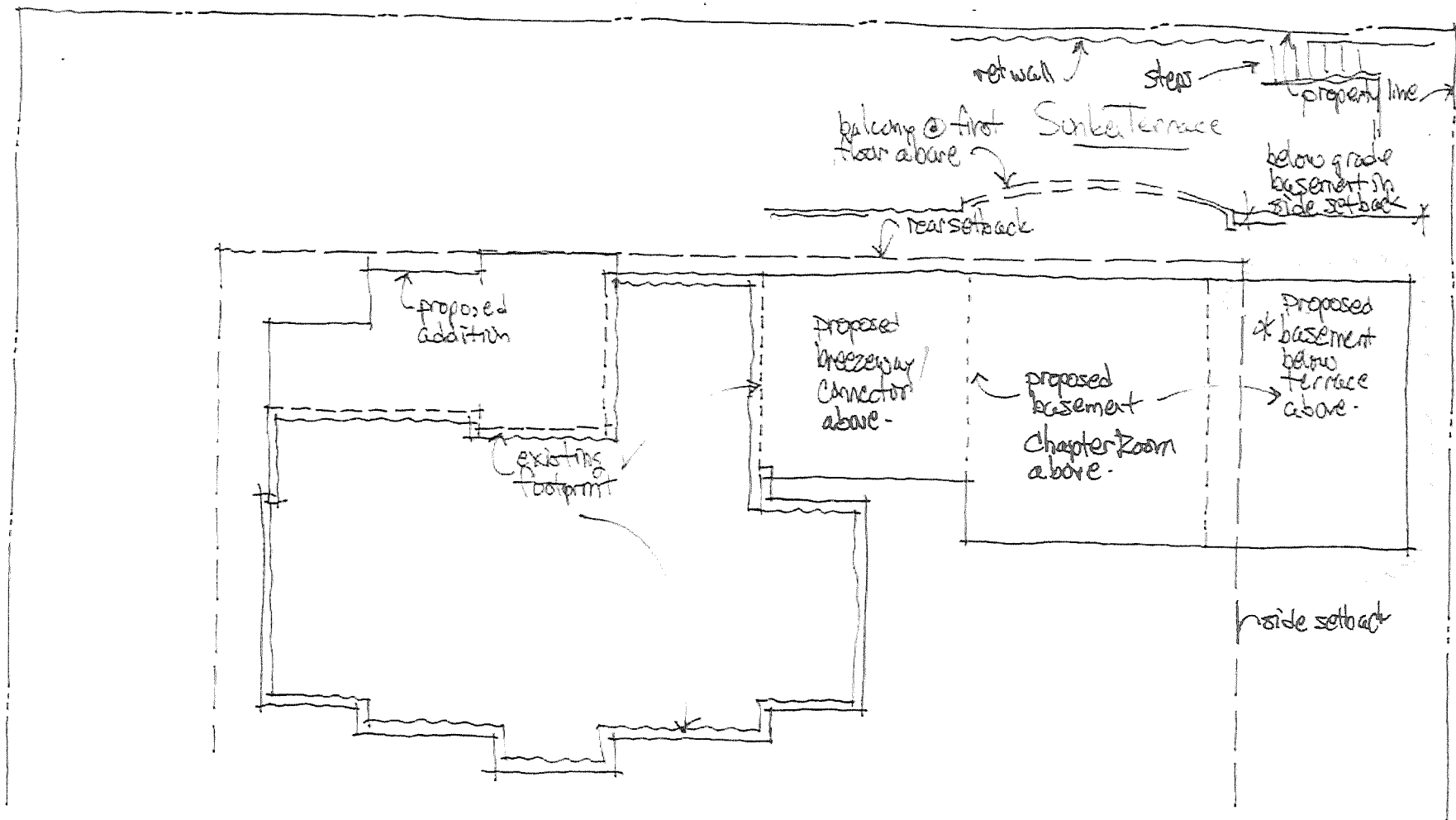
AXONOMETRIC VIEW - PARTIAL SITE

PSI CHARTER OF SIGMA CH

10.28.2013

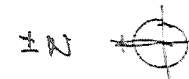
MITCHELL/MATTHEWS ARCHITECTS

1.

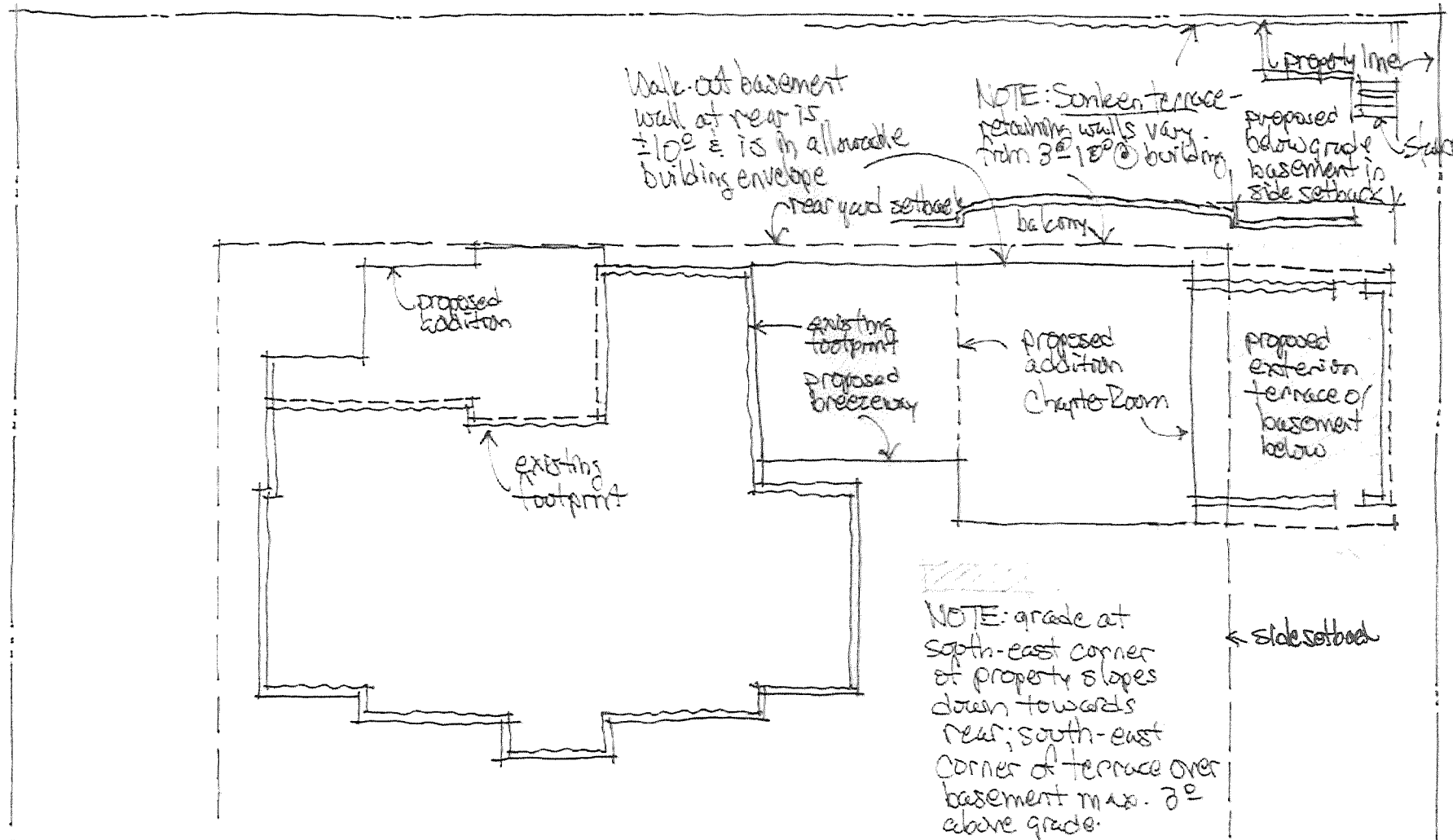


BASEMENT LEVEL - PARTIAL SITE PLAN

PSI CHAPTER OF SIGMA CHI
10-28-2013

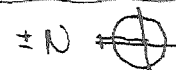


MITCHELL/MATTHEWS ARCHITECTS

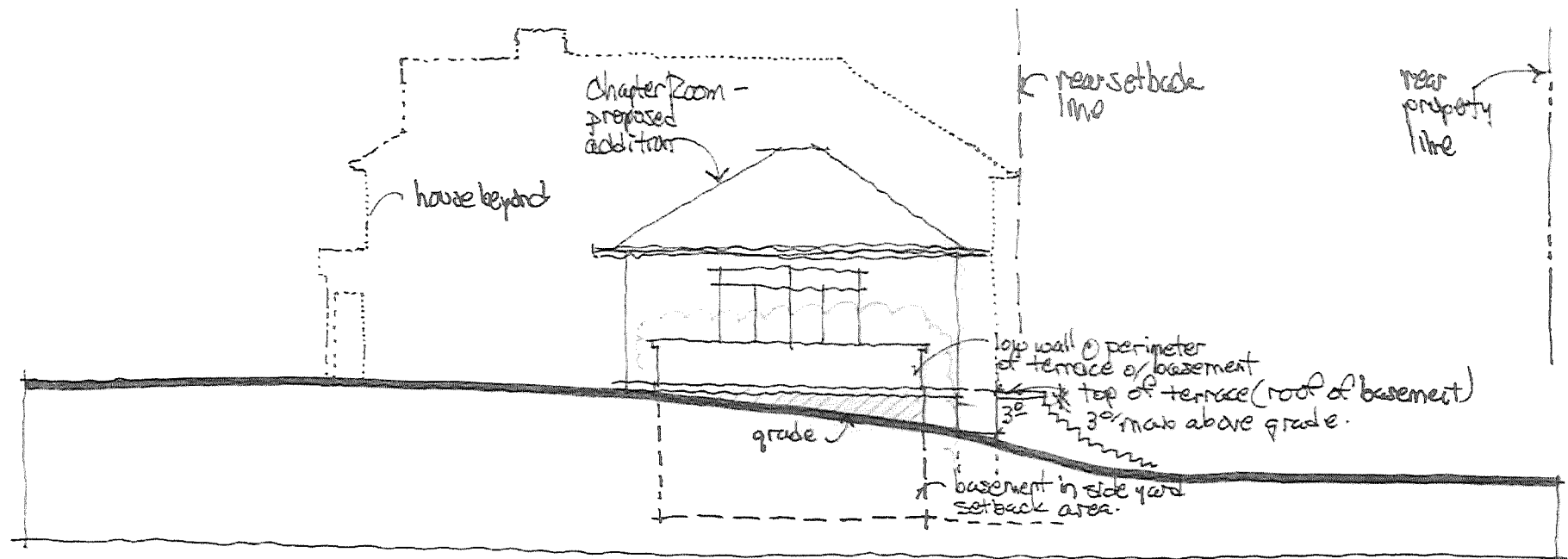


FIRST FLOOR LEVEL - PARTIAL SITE PLAN

PSI CHAPTER OF SKUMACHI
10-20-2013



MITCHELL/MATTHEWS ARCHITECTS



SIDE (SOUTH) ELEVATION NTS

PSI CHAPTER OF SIGMA CHI

10-28-2013

NOTE: Walls @ walk-out basement at rear of addition are $\pm 10^\circ$. Retaining wall in rear yard vary 3% - 10% MITCHELL/MATTHEWS ARCHITECTS



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

Page 2 of 2

File No. 104-130

Negative no(s). 7218

Street address 608 Preston Place

Town/City Charlottesville

Historic name

Common name

- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ _____-course American, ☐ _____)
☐ _____
☐ _____
☐ _____
☐ cast iron
☐ terra cotta
☐ glass and metal



Roof Material

- ☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☐ composition ☐ not visible
☐ standing seam metal
☐ other _____

Number of bays — Main facade

- ☐ 4 ☐ 7
☐ 5 ☐ 8
☐ 6 ☐ _____

General description

- ☐ yes ☐ no ☐ 1 ☐ 3 ☐ 1 (center) ☐ 2 ☐ 4
☐ 2 ☐ _____ ☐ 1 (side) ☐ 3 ☐ _____



- ☐ government ☐ industrial
☐ commercial (office) ☐ school
☐ commercial (store) ☐ church
☐ road ☐ _____

Architect/builder

Descriptive information (plan, exterior and interior decoration, window type and trim, chimneys, additions, alterations)

Date 4-85 File No. 104-130

608 Preston Place



Date



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (also 2 enclosures)

File No.	104-130
Negative no(s).	7218

Street address	608 Preston Place
Town/City	Charlottesville
Historic name	Sigma Chi Fraternity House
Common name	

Material	<input checked="" type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input checked="" type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input checked="" type="checkbox"/> 5-course Am. bond w/ Flemish variant)
	<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
	<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
	<input type="checkbox"/> stucco
	<input type="checkbox"/> concrete block
	<input type="checkbox"/> enameled steel
<input type="checkbox"/> other: _____	<input type="checkbox"/> cast iron
	<input type="checkbox"/> terra cotta
	<input type="checkbox"/> glass and metal

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 1½ <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> gable <input type="checkbox"/> pediment <input checked="" type="checkbox"/> hipped <input type="checkbox"/> other: _____ <input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat	<input checked="" type="checkbox"/> slate <input type="checkbox"/> wood shingle <input type="checkbox"/> composition <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ <input type="checkbox"/> tile <input type="checkbox"/> pressed tin <input type="checkbox"/> not visible

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

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 1 (side) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	Entry shelter with paired Classical columns, pierced tympanum and ("eyebrow") roof. Also an original side porch.

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

Style/period	Georgian Revival	Date c.	1935	Architect/builder	
(possibly earlier, judging by architecture)					

Location and description of entrance	See "porch" above. Sidelights and elliptical fanlight with sunburst muntins.
--------------------------------------	--



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

This handsome house was recently expanded by the addition of an inset two-story wing matching that on the south. By 1968 there was a single-story brick-faced wing on the north end; this was probably added in the 1950s or '60s. The main block features two front dormers with round-headed sash; main-floor windows with wooden aprons, undersized windows over the main door, and an unusual entry porch with curved roof. The south porch with wooden sunroom above is apparently original. Note the fraternity logo above the door.

Historical information This house was built by Sigma Chi fraternity. The local Psi Chapter was established at UVa in 1860.

Corks & Curls, 1954 and 1968; Ch'ville Real Estate Source Dept.; Sanborn maps; T. Bishop, "Fraternity Houses."

Surveyed by Jeff O'Dell, VHLC Date 4-83; 9-83



PSI CHAPTER OF
SIGMA CHI
RENOVATIONS & ADDITION

608 PRESTON PLACE
CHARLOTTESVILLE, VIRGINIA

FEBRUARY 2014

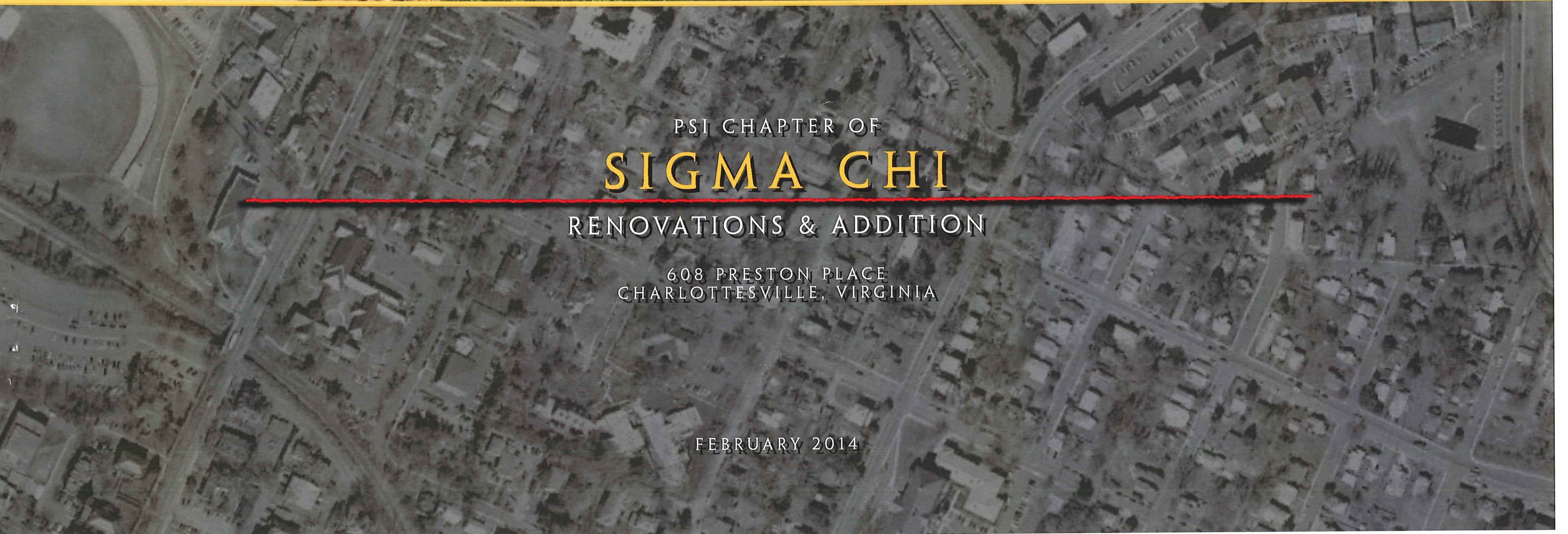


TABLE OF CONTENTS

1	SUMMARY OF REFINEMENTS
2-3	PROJECT NARRATIVE
4	PROJECT DATA
5	EXISTING AERIAL
6	VICINITY
7	CONTEXT PHOTOS
8	EXISTING SITE PHOTOS
9	HISTORIC PHOTOS
10	EXISTING SITE PLAN
11	PROPOSED SITE PLAN
12	ABOVE GRADE FOOTPRINT COMPARISON
13	BELOW GRADE FOOTPRINT COMPARISON
14	FRONT (WEST) ELEVATION
15	SIDE (SOUTH) ELEVATION
16	REAR (EAST) ELEVATION
17	SIDE (NORTH) ELEVATION
18	PROPOSED MATERIALS
19	VIEW FROM PRESTON PLACE
20	VIEW FROM PRESTON PLACE (SOUTH SIDE)

APPENDIX

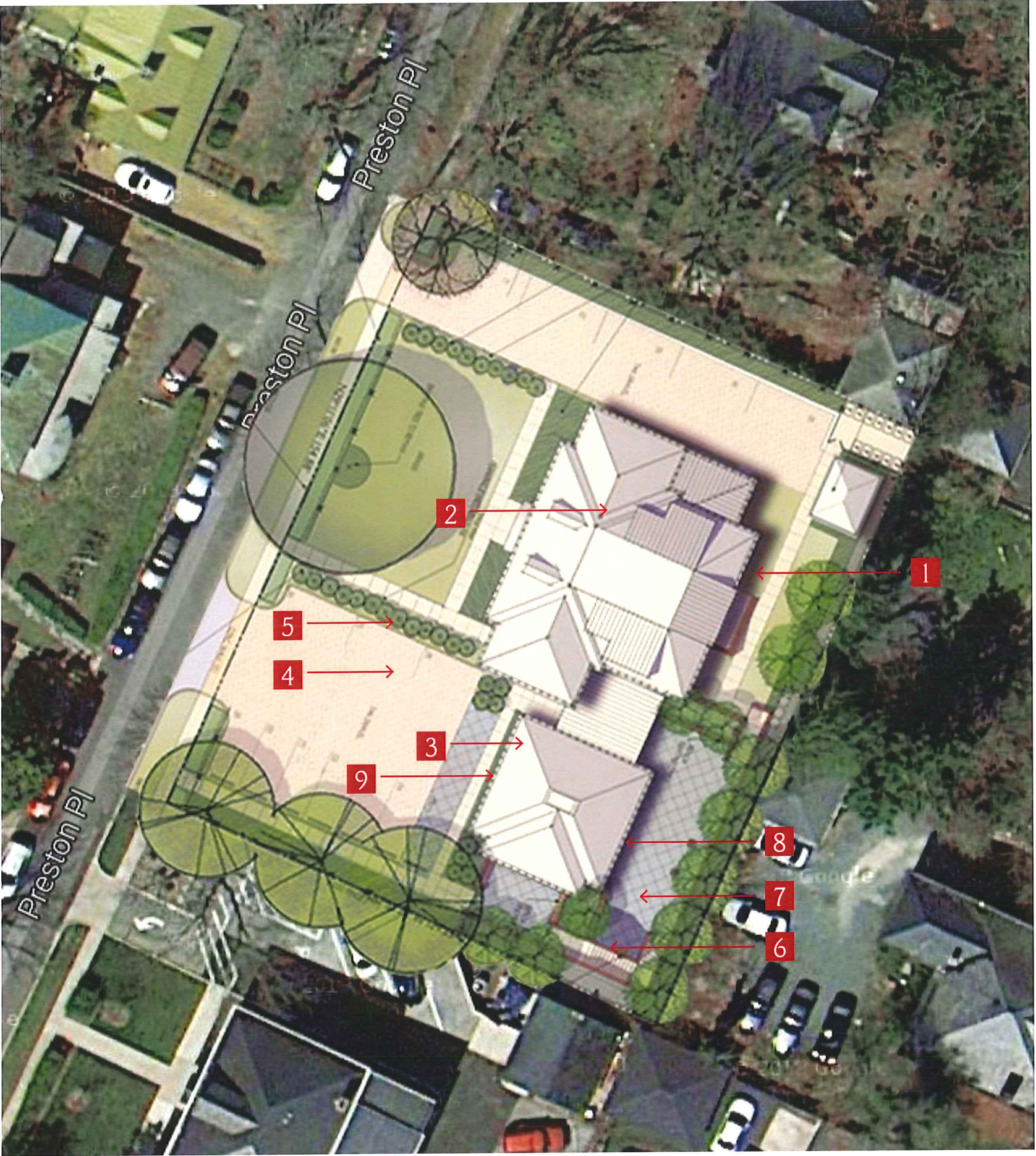
RECEIVED

FEB 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Since the last BAR submission, the following revisions and refinements have been made:

- 1** The addition has been moved out of the setback area.
- 2** The number of beds has been reduced from 25 to 24.
- 3** The floor area of the addition has been reduced by 1,637 sf, a 12% reduction from the previous proposal.
- 4** The amount of impervious area has been reduced by 10% from the previous proposal.
- 5** The amount of planted/pervious area has been increased by 11% from the previous proposal.
- 6** The amount and height of the retaining walls at the rear have been reduced.
- 7** The size of the sunken terrace has been reduced.
- 8** The balcony at the rear of the Chapter Room addition has been eliminated.
- 9** The architectural details of the addition have been simplified to compliment the main house.



SUMMARY OF REFINEMENTS

PROJECT NARRATIVE

Sigma Chi, established at the University of Virginia in 1860, has called 608 Preston Place home since 1950, and has been an integral member of the Venable neighborhood for the past 64 years. In 1986, the residence underwent a major renovation. Since that time, Sigma Chi has contracted with the University of Virginia Foundation to assist with the management and upkeep of the property. Almost thirty years has passed since the last major renovation and Sigma Chi is proposing a new renovation and addition project to accomplish several goals: separate the social areas from the living areas; provide an appropriate kitchen facility; upgrade the overall residence; and provide educational areas. Earlier proposals for these renovations were submitted in 2011 and again in 2012. During the review of these proposals, the BAR raised concerns about the massing and detailing of the addition.

In this third submission, we have carefully considered the previous BAR and public comments and have tried to address the concerns we heard. In this revised scheme we have continued to refine the design and have incorporated the changes as outlined on the previous page (Summary of Refinements). Additional design considerations include:

- social space has been relegated to the rear at the basement level and away from the nearest single family residences to help reduce any potential impact on the neighborhood.
- the majority of the addition has been carefully designed to be at the rear of the existing residence or below grade
- the chapter room addition is a one-story addition that is set back from and secondary to the main structure, and is connected by a lighter hyphen structure.
- proposed sustainable materials and practices
- no increase in the intensity of use is proposed, eliminating the need for a Special Use Permit.

Below you will find additional information about the proposed project and its response to the BAR guidelines.

Location	The Sigma Chi fraternity house is located at 608 Preston Place and lies within the Rugby Road – University Circle – Venable Neighborhood Architectural Design Control District. The site is currently zoned R-3 where fraternities are permitted as a special use.
Proposed Work	Renovate the existing building and provide additional space for living and gathering to the existing fraternity. In general, the exterior work will include window replacement, repair/replacement of existing wood trim, and a proposed building addition relegated to the rear and side yard of the property. Exterior materials of the building addition include a palette of window types, roofing, and trim lines sympathetic to the existing building.
Setback	The majority of the residences on Preston Place are deeply setback from the front property line. The new addition maintains this deep front yard and is further set back from the primary structure in keeping with other secondary dependencies in the neighborhood. Additionally, the above ground addition remains within the rear and side yard setback, as required by zoning.
Spacing	The spacing between the main house and the addition is consistent with detached garages and other dependencies in the neighborhood.
Massing & Footprint	The building massing includes a building addition to the rear and side of the existing building. The addition to the side is a two level addition (1 story and basement level) with a one story mass visible from Preston Place which is consistent with other buildings along the street.
Height & Width	The height of the hipped roof on the addition to the Sigma Chi fraternity house is lower than the primary residence. The width of the addition as viewed from the street is consistent with the width of dependencies found in the neighborhood, such as detached garages.

Scale & Orientation	The new addition's primary orientation is to Preston Place. The building addition scale is similar to carriage house type dependencies and promotes a human scale when viewed from the public sidewalks.
Roof	The addition will have a hipped roof with dark gray, architectural asphalt shingles. The form, finish and slope are consistent with the existing residence, as well as other buildings in the neighborhood. A sloped roof will be used on the connecting element between the main structure and the addition.
Openings	Double-hung and casement windows will be used. The windows will be of wood construction with an aluminum clad finish.
Foundation	The building addition includes a planting bed and garden wall faced with brick in a size and color complementary to the existing building masonry.
Materials & Texture	Major materials include brick, dark gray asphalt shingles, and wood or cementitious trim. All concrete site work will use integrally colored concrete to match the UVA/City batch colors.
Exterior Colors	Final exterior colors have not yet been finalized, however it is anticipated that brick will be a close match to the existing brick. The windows will have a white finish. The new trim will be painted white. Wood railings at the rear of the addition will be painted to match the trim.
Sustainability	<p>The following environmentally responsible features are expected to be incorporated into the final design:</p> <ul style="list-style-type: none"> • Durable materials: brick, concrete and asphalt shingle roofing • Water saving plumbing fixtures • Improved use of natural light through inclusion of larger windows • Low E glazing for improved thermal performance • High-efficiency mechanical systems • High-rated insulation packages • High performance exterior wall and roof systems • Energy efficient lighting /LED fixtures and control systems where appropriate • Use of interior finish materials with few or no volatile organic compounds • Energy star appliances • Incorporation of drought tolerant and native plant species and planting palettes • A high percentage of construction waste will be diverted to recycling centers • Use of pervious paving where practical. • Take advantage of the Fraternity House's proximity to the University Transit System bus stops to reduce the amount of on site parking • Provide enclosed bicycle storage to reduce the amount of on site parking

PROJECT DATA

Location	608 Preston Place	
Tax Map & Parcel Number	TMP 5-108	
Site Area	Total = 20,125 sf. +/-	Total = 0.462 acres +/-
Zoning	Existing: R-3 Historic Overlay District	Proposed: R-3 Historic Overlay District
Use	Existing: Fraternity	Proposed: Fraternity
Density	By-right: 1-21 DUA	Proposed: 1 DUA
Height	Allowable: 40 Feet	Proposed: Approx. 26 Feet
Bedrooms	Existing: 16 (mix of singles &- doubles yielding 24 beds)	Proposed: 20 (mix of singles &- doubles yielding 24 beds)

Building

	Existing	Proposed	Total
	Building Area	Addition Area	Building Area
	(GSF +/-)	(GSF +/-)	(GSF +/-)
Basement	1,888 sf.	1,900 sf.	3,788 sf.
First	2,071 sf.	1,810 sf.	3,881 sf.
Second	2,143 sf.	523 sf.	2,666 sf.
Attic	485 sf.	822 sf.	1,307 sf.
Total Building Area	6,587 s.f.	5,055 sf.	11,642 sf*

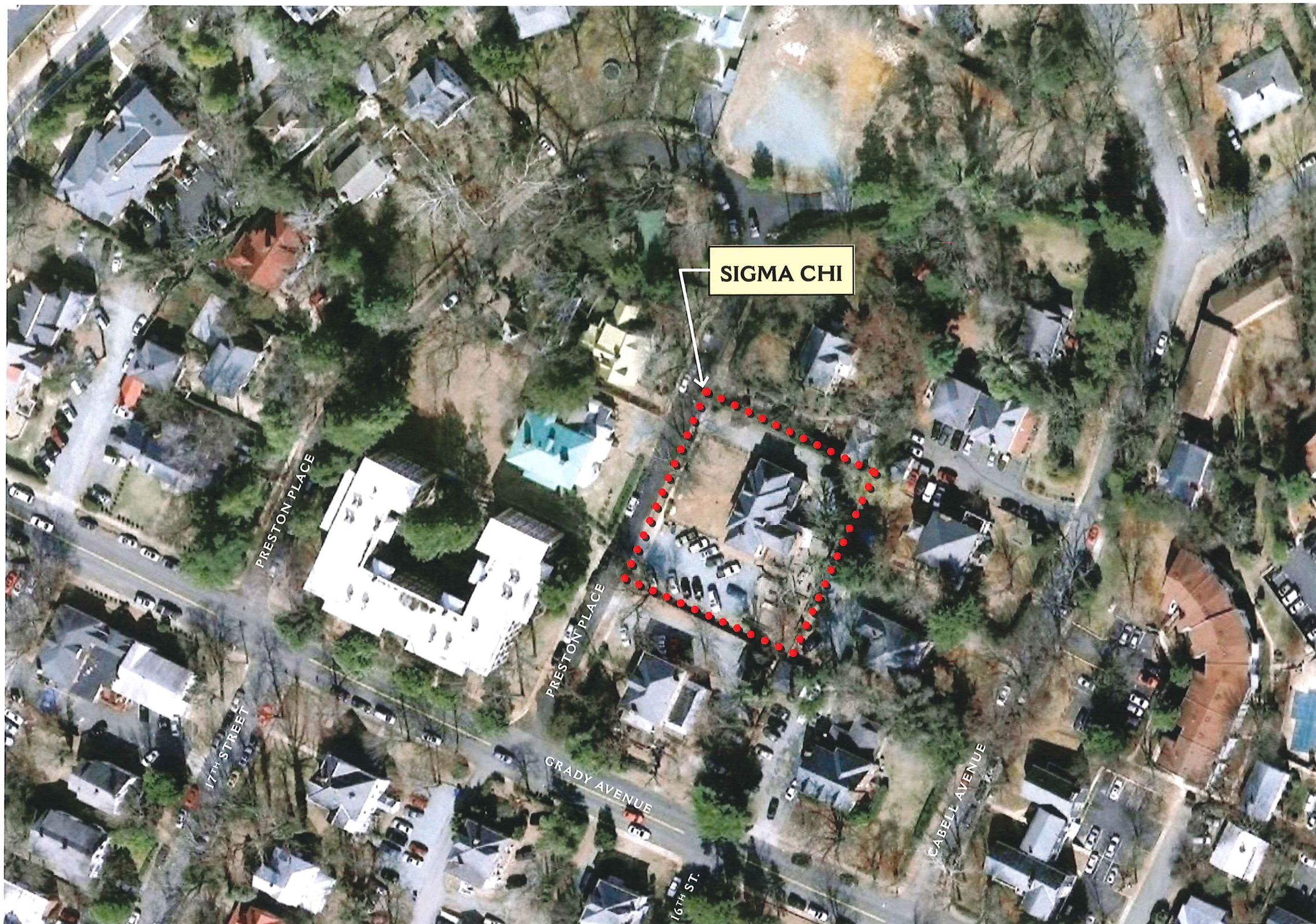
Parking

	Number of Spaces
Total Required Parking	17
Total Required Parking w/ Reductions*	13
Existing Parking	14
Total Proposed Parking	15

* Required parking count after taking advantage of parking bonuses for bike storage &- proximty to public transit

* does not include 130 sf. accessory building.

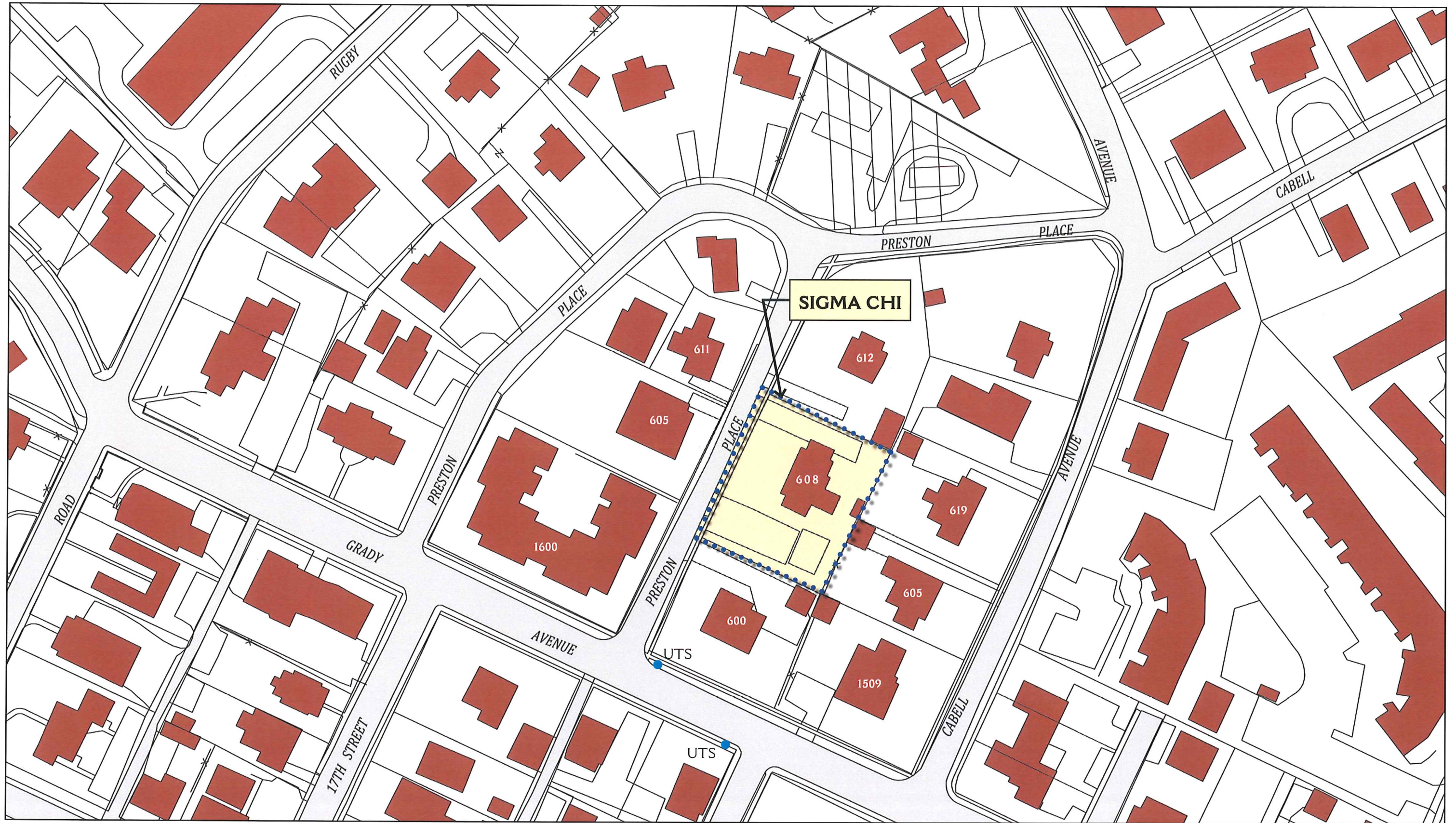
All quantities, areas, dimensions and parking calculations are approximate and subject to change as the project is refined.



EXISTING AERIAL

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

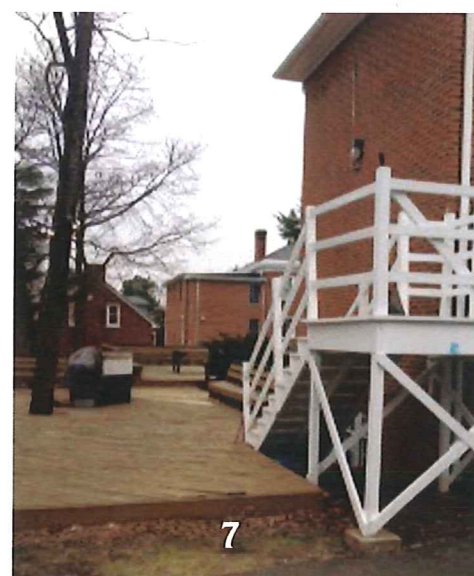
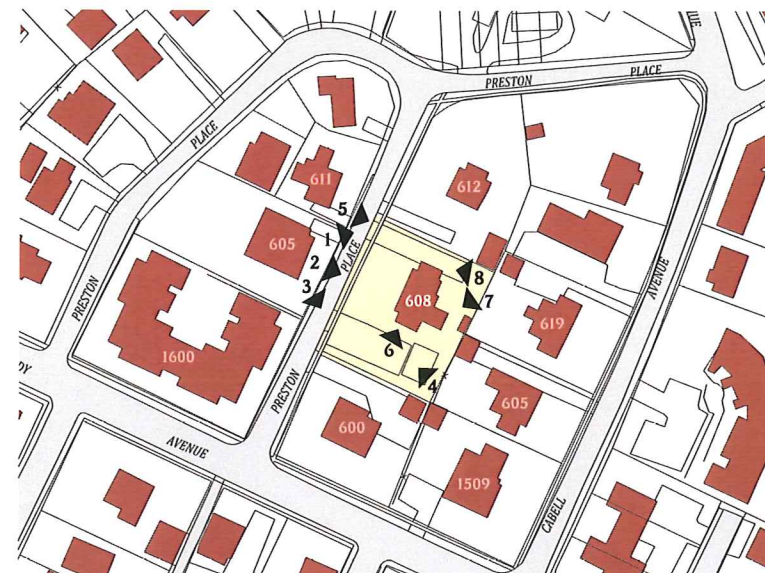
MITCHELL/MATTHEWS © 2014
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



VICINITY MAP



CONTEXT PHOTOS



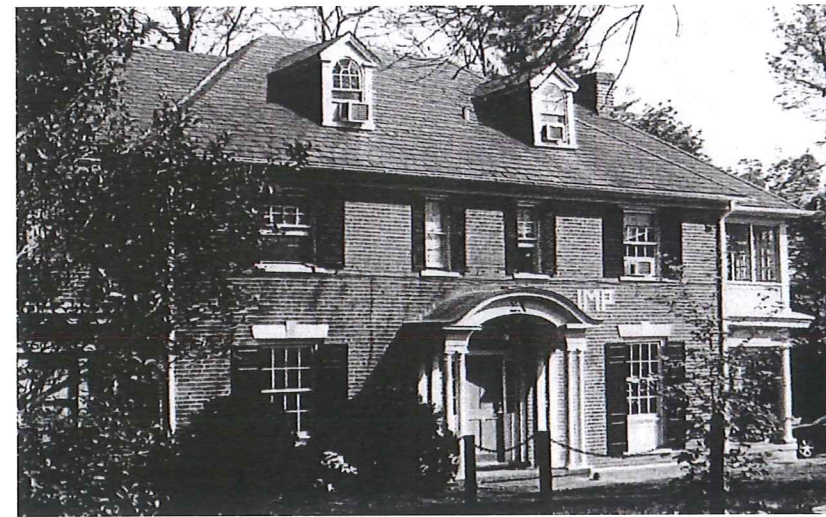
EXISTING SITE PHOTOS



1950s



1960s



2000s



2014

1950 - TODAY

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2014
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

SCALE: 1" = 20' DECEMBER 11, 2009
REVISED: DECEMBER 28, 2009
NAVD '88 VERTICAL DATUM

THIS SURVEY IS CERTIFIED TO:
PSI CHAPTER OF SIGMA CHI HOUSE CORP.

DECLARATION IS MADE TO THE ORIGINAL
PURCHASER. IT IS NOT TRANSFERABLE
TO SUBSEQUENT PURCHASERS.

THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

THIS PROPERTY LIES IN AN AREA
DESIGNATED AS ZONE X (AREAS
DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN)
AS SHOWN ON MAPS BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.
DATED: FEBRUARY 4, 2005

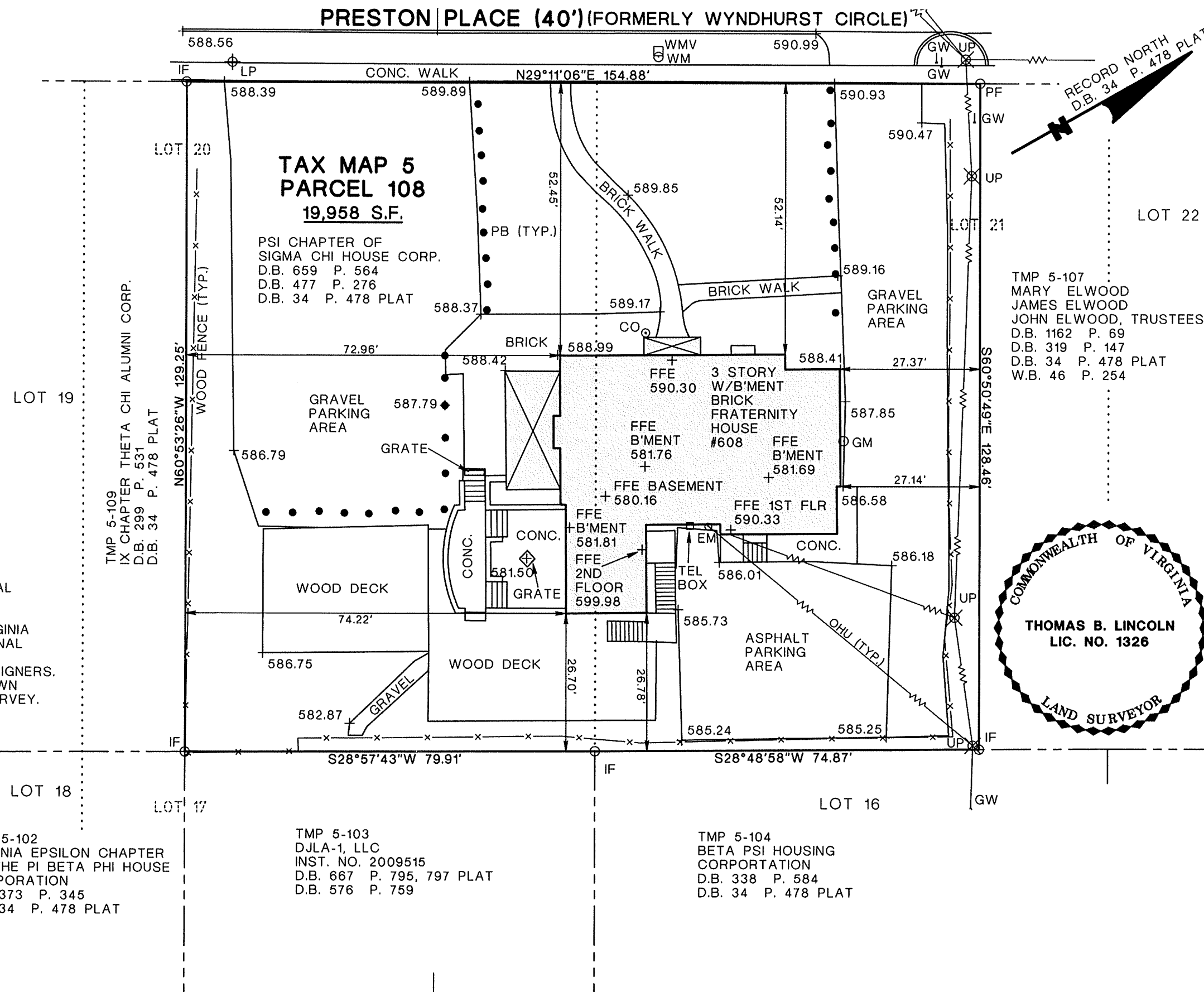
THIS IS TO CERTIFY THAT ON
DECEMBER 10, 2009, I SURVEYED
THE PROPERTY SHOWN ON
THIS PLAT AND THE TITLE LINES
AND WALLS OF THE BUILDING
ARE SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PHYSICAL SURVEY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

LEGEND:

CO = CLEAN OUT
EM = ELECTRIC METER
FFE = FINISH FLOOR ELEVATION
GM = GAS METER
GW = GUY WIRE
IF = IRON FOUND
LP = LIGHT POLE
OHU = OVERHEAD UTILITY (TYP.)
PB = PIPE BOLLARD
PF = PIPE FOUND
UP = UTILITY POLE
WM = WATER METER
WMV = WATER METER VAULT
+487.50 = SPOT ELEVATION

EXISTING SITE PLAN



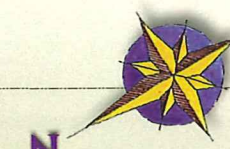
PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2014
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

SORORITY

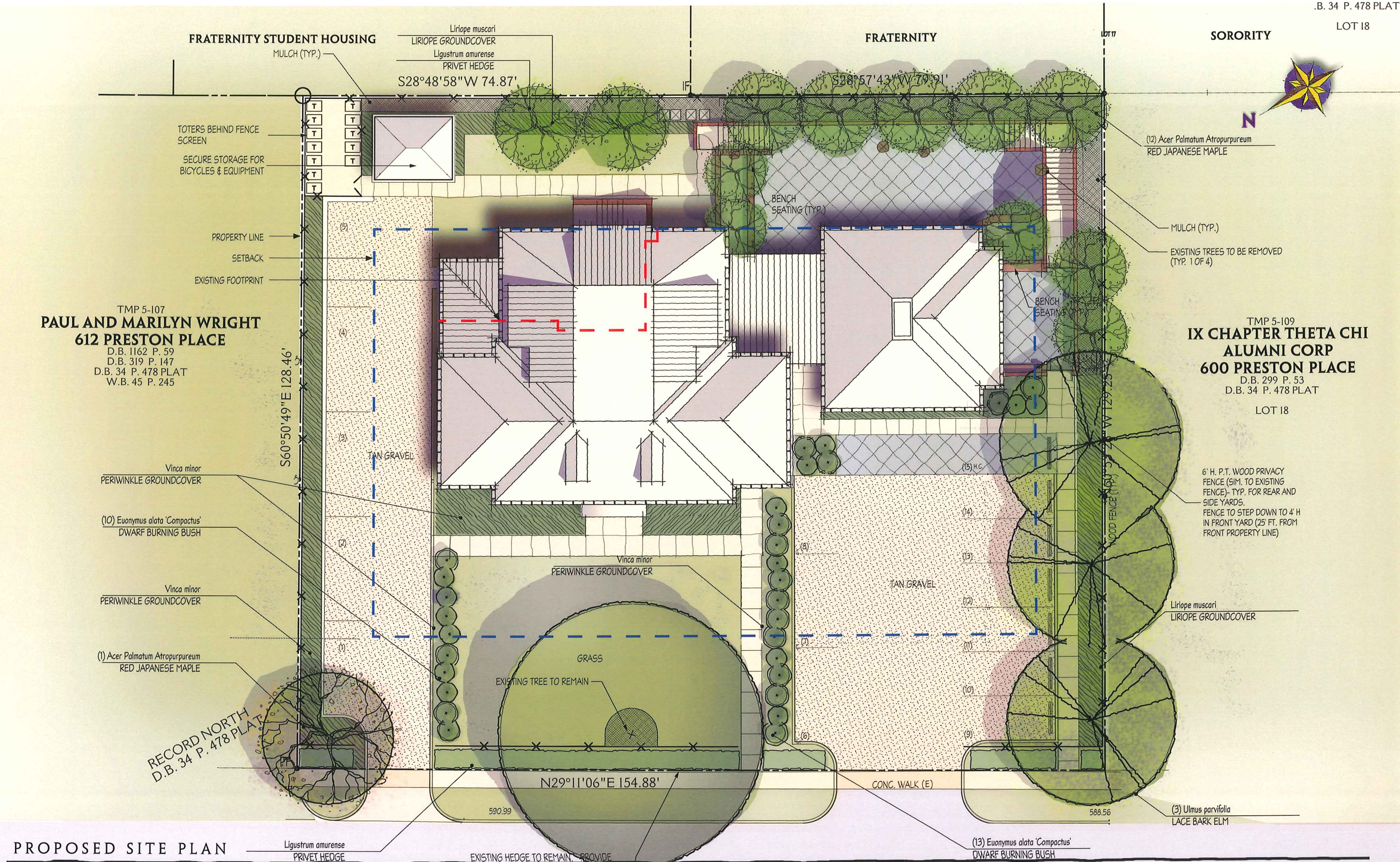
FRATERNITY

FRATERNITY STUDENT HOUSING



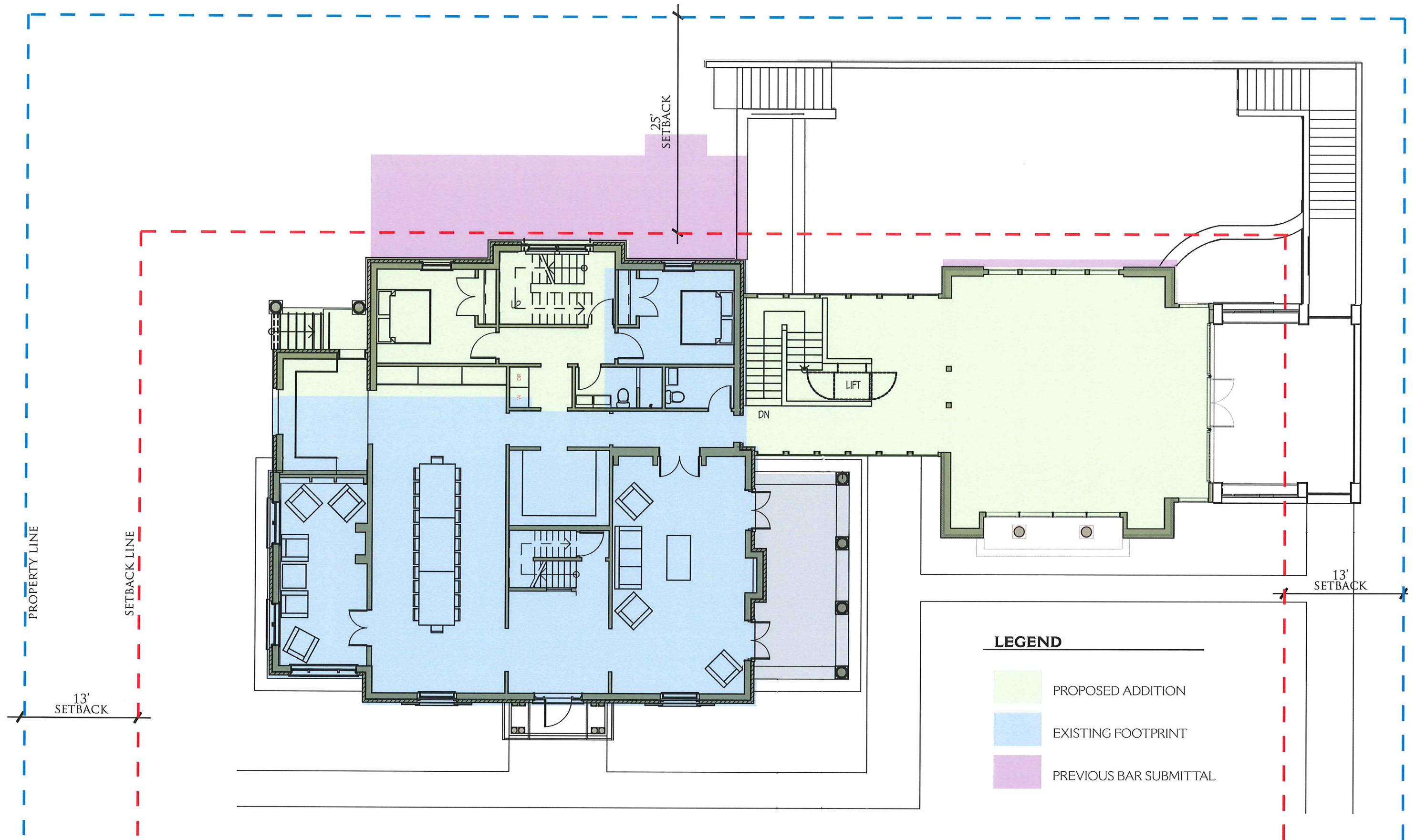
TMP 5-107
PAUL AND MARILYN WRIGHT
612 PRESTON PLACE
D.B. 1162 P. 59
D.B. 319 P. 147
D.B. 34 P. 478 PLAT
W.B. 45 P. 245

TMP 5-109
IX CHAPTER THETA CHI
ALUMNI CORP
600 PRESTON PLACE
D.B. 299 P. 53
D.B. 34 P. 478 PLAT
LOT 18

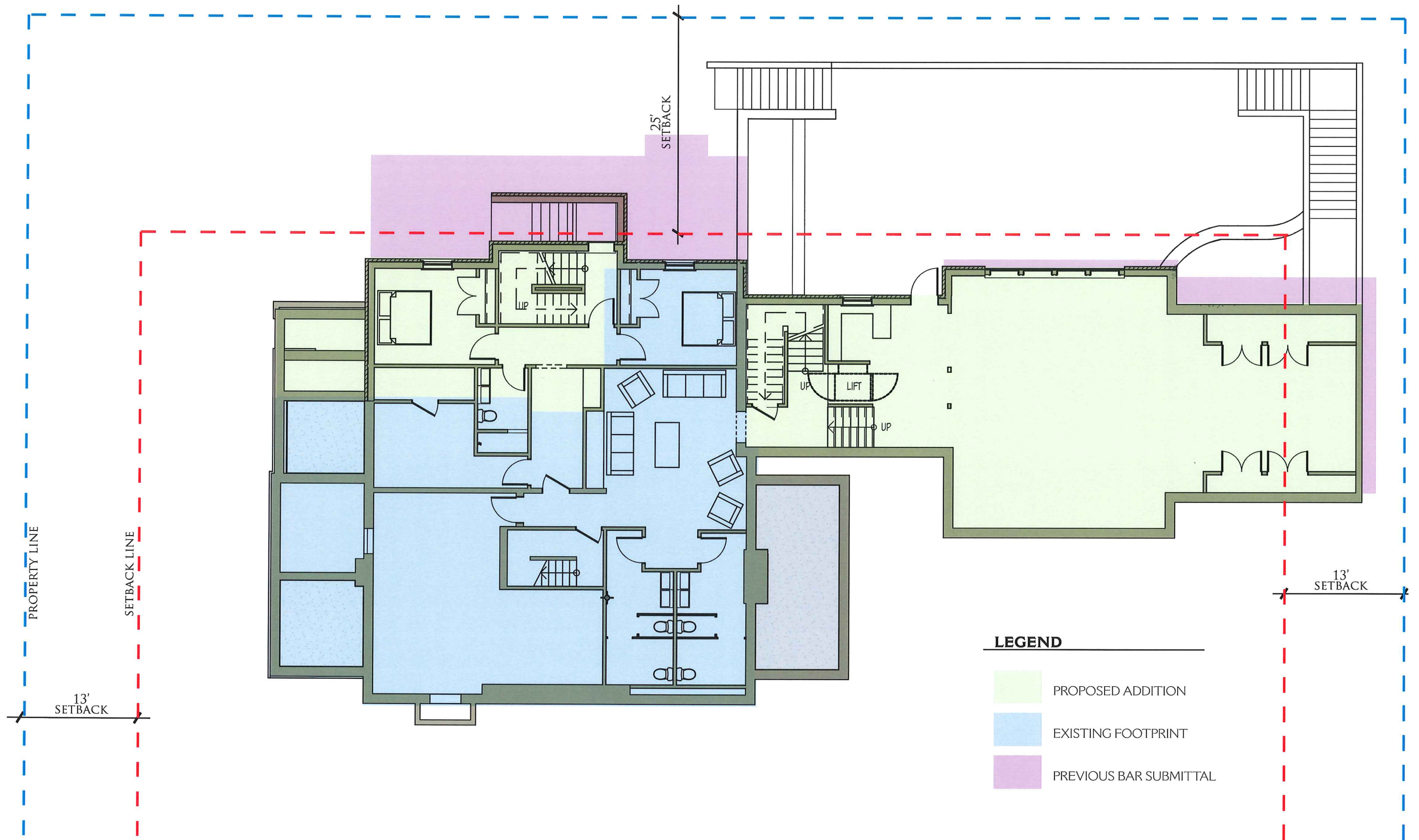


EXISTING HEDGE TO REMAIN - PROVIDE
ADDITIONAL PLANTINGS TO MATCH
EXISTING AS REQD TO PROVIDE A
CONTINUOUS HEDGE AS SHOWN & AS
NEEDED TO SUPPLEMENT EX. HEDGE

PRESTON PLACE (40')
FORMERLY WYNDHURST CIRCLE



ABOVE GRADE FOOTPRINT COMPARISON



BELOW GRADE FOOTPRINT COMPARISON



FRONT (WEST) ELEVATION

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



SIDE (SOUTH) ELEVATION

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



REAR (EAST) ELEVATION

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



SIDE (NORTH) ELEVATION

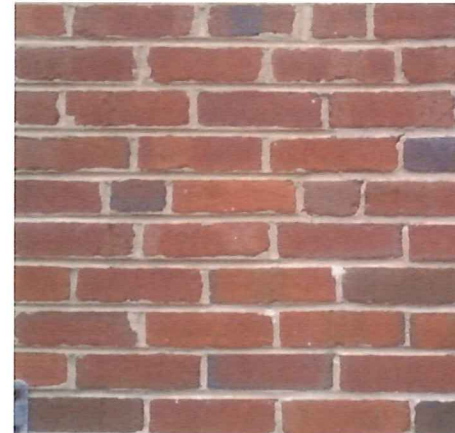
PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

EXTERIOR FINISHES



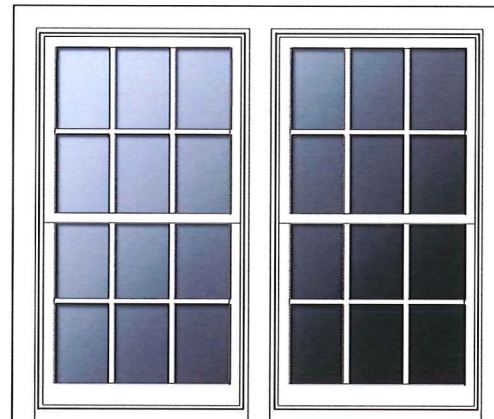
ASPHALT ROOF SHINGLES
BLACK PEARL



BRICK
NEW BRICK TO MATCH EXISTING



4 FT. WOOD FENCE (FRONT YARD)
P.T. WOOD



ALUMINUM CLAD WOOD WINDOW
WHITE

WOOD OR CEMENTITIOUS
TRIM AND PANELS
SMOOTH FINISH, COLOR TO MATCH EXISTING



6 FT. WOOD PRIVACY FENCE (SIDE & REAR)
MATCH EXISTING

PROPOSED MATERIALS



VIEW FROM PRESTON PLACE

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

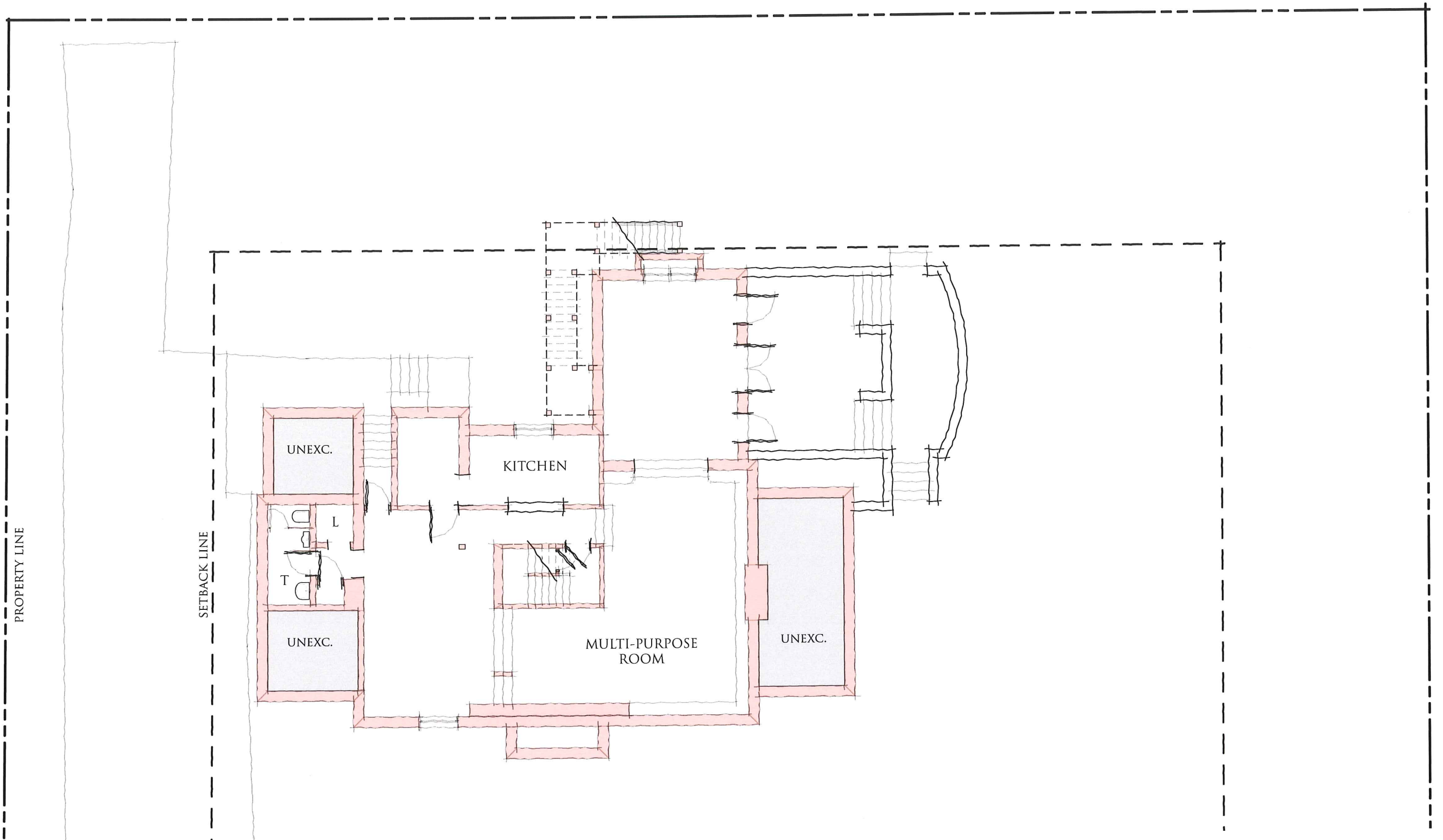
MITCHELL/MATTHEWS © 2014
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550



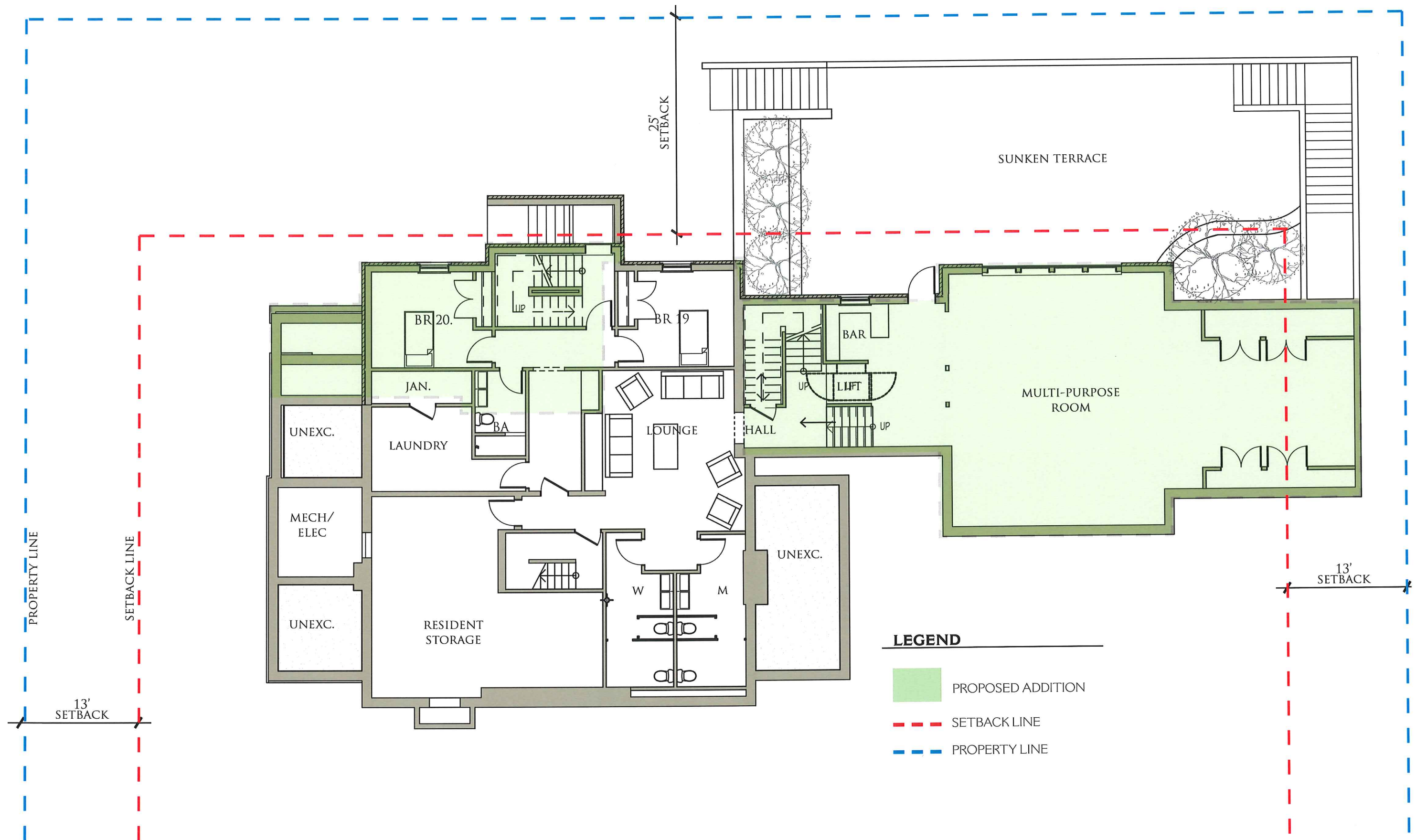
VIEW FROM PRESTON PLACE (SOUTHERN VIEW)

APPENDIX

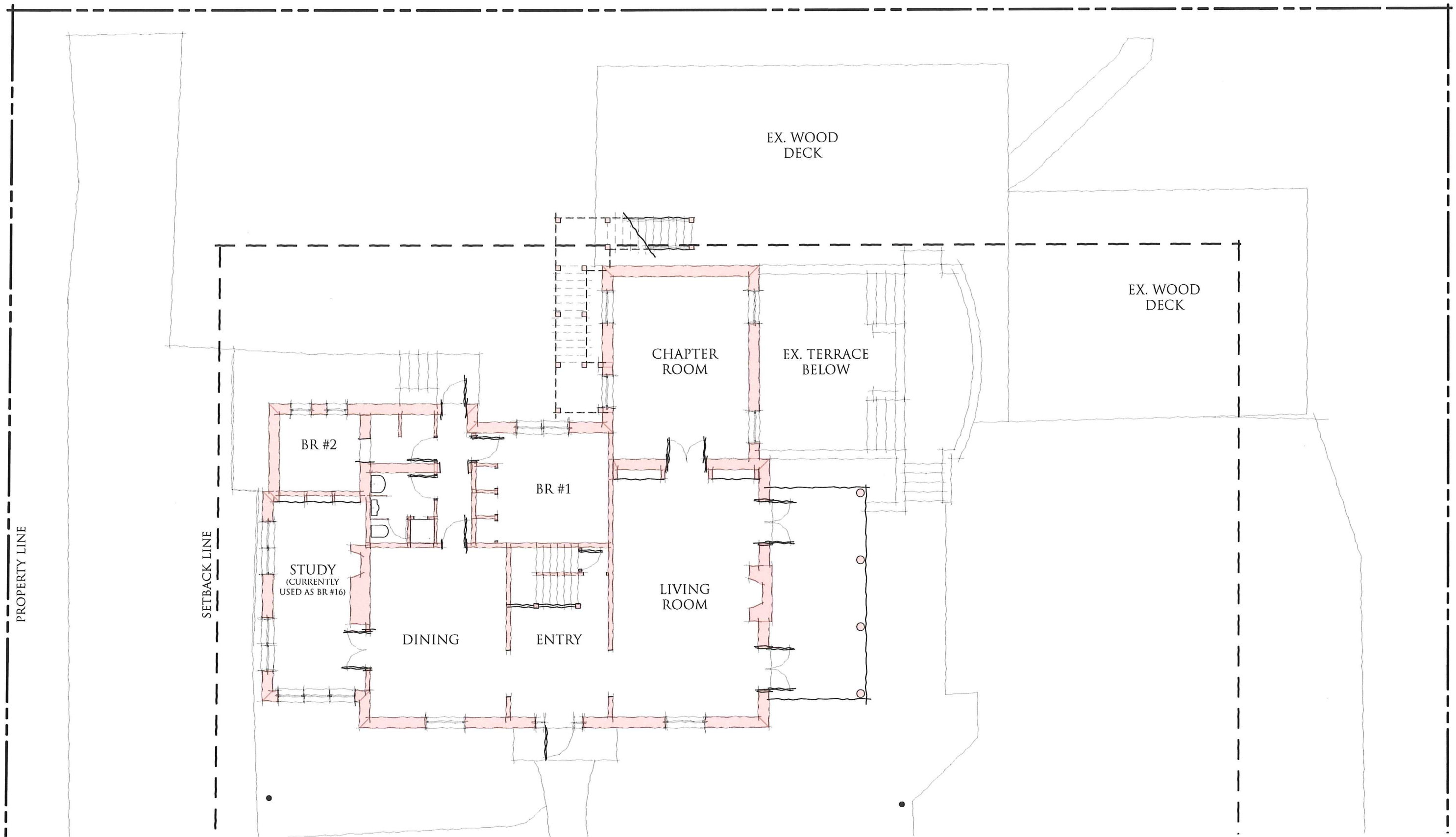
A1	EXISTING BASEMENT PLAN
A2	PROPOSED BASEMENT PLAN
A3	EXISTING FIRST FLOOR PLAN
A4	PROPOSED FIRST FLOOR PLAN
A5	EXISTING SECOND FLOOR PLAN
A6	PROPOSED SECOND FLOOR PLAN
A7	EXISTING ATTIC PLAN
A8	PROPOSED ATTIC PLAN



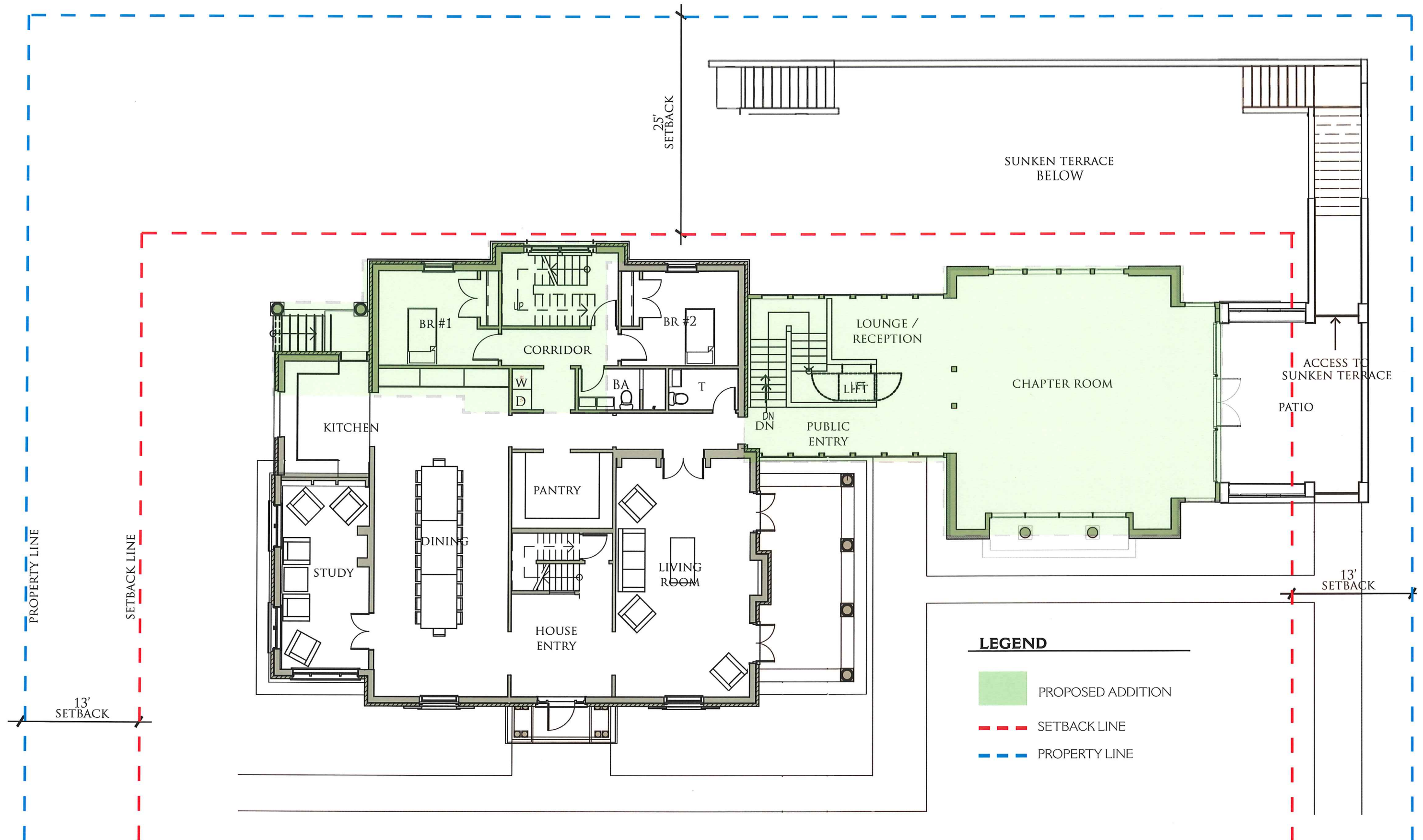
BASEMENT - EXISTING



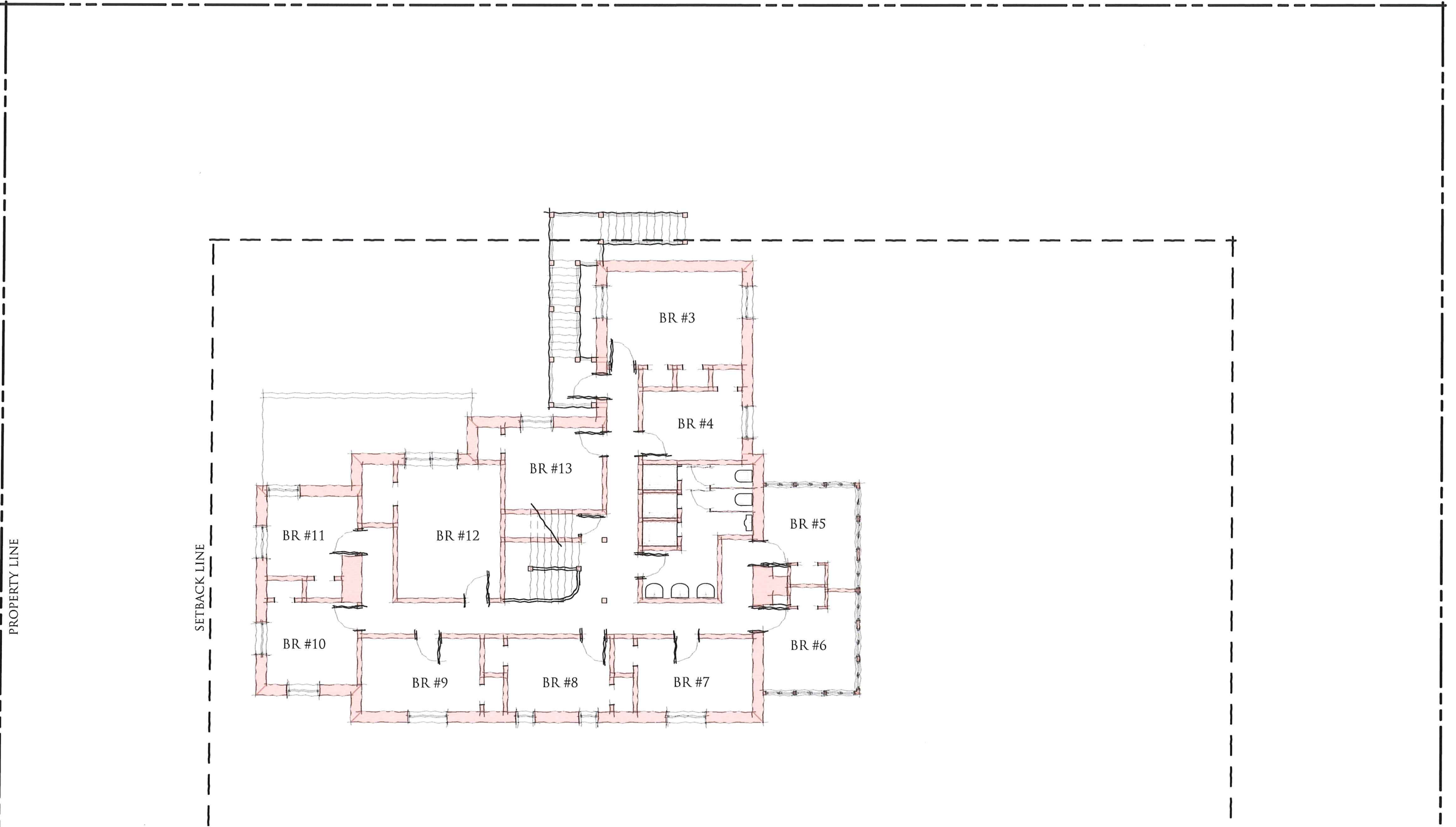
BASEMENT - PROPOSED



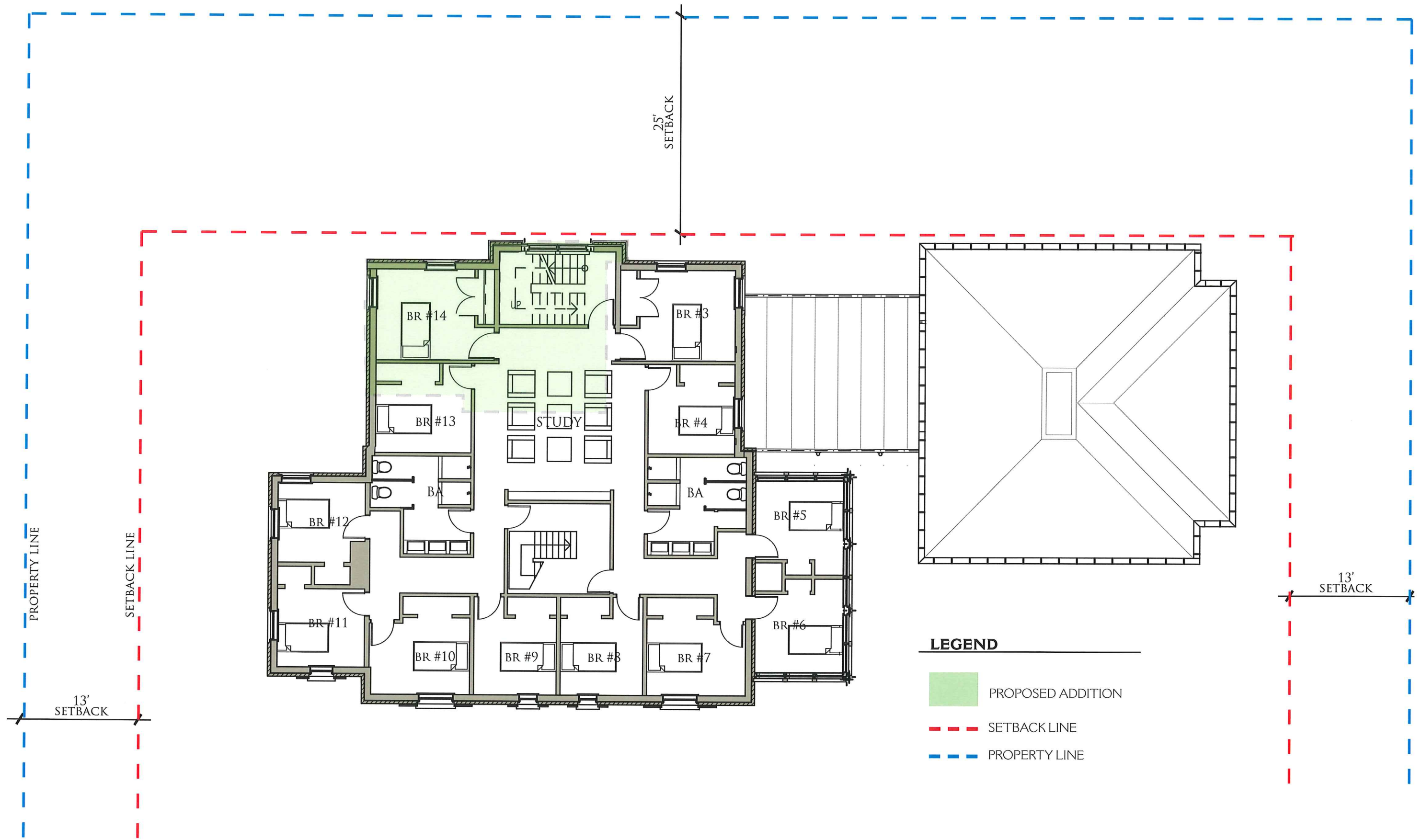
FIRST FLOOR - EXISTING



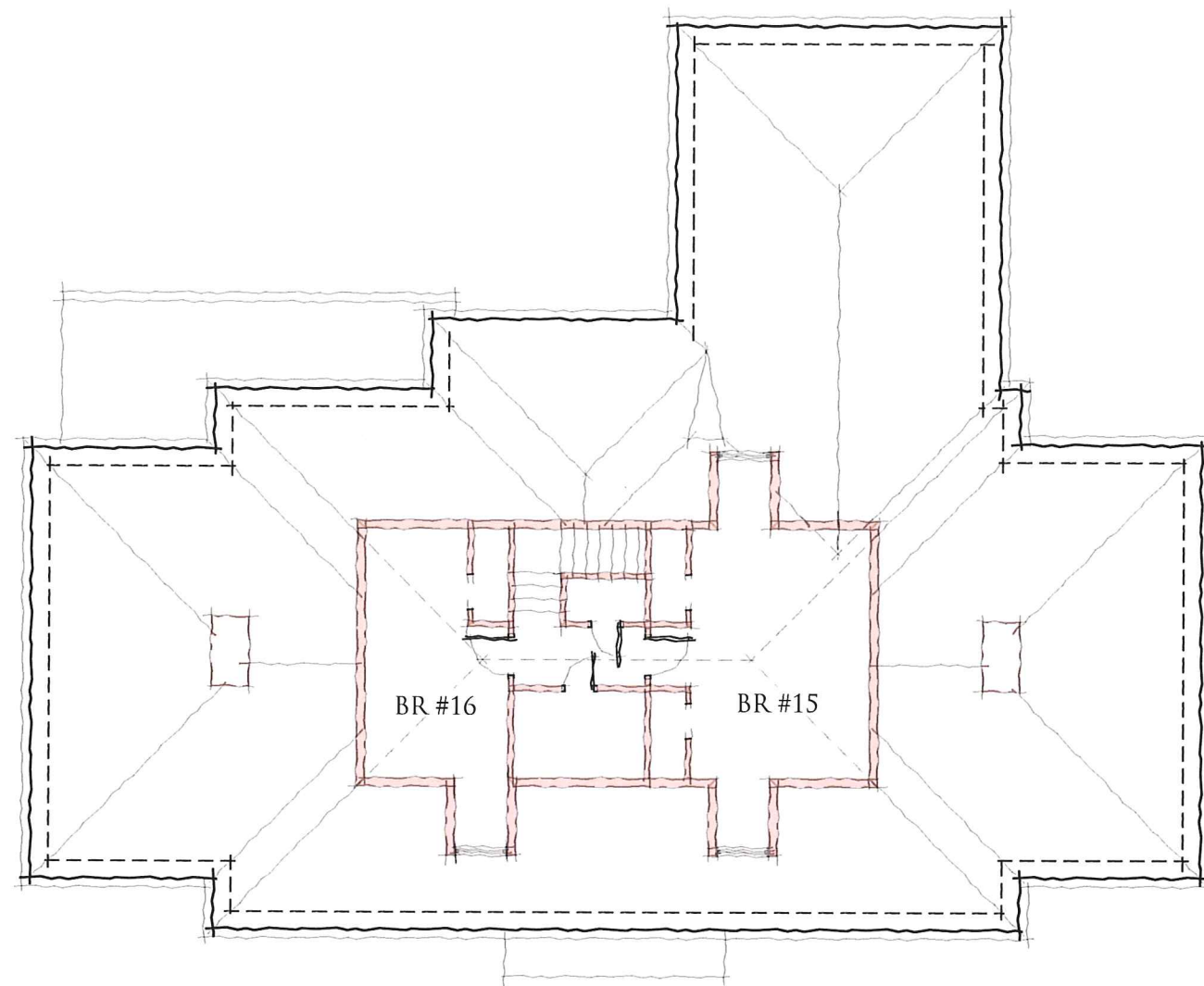
FIRST FLOOR - PROPOSED



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

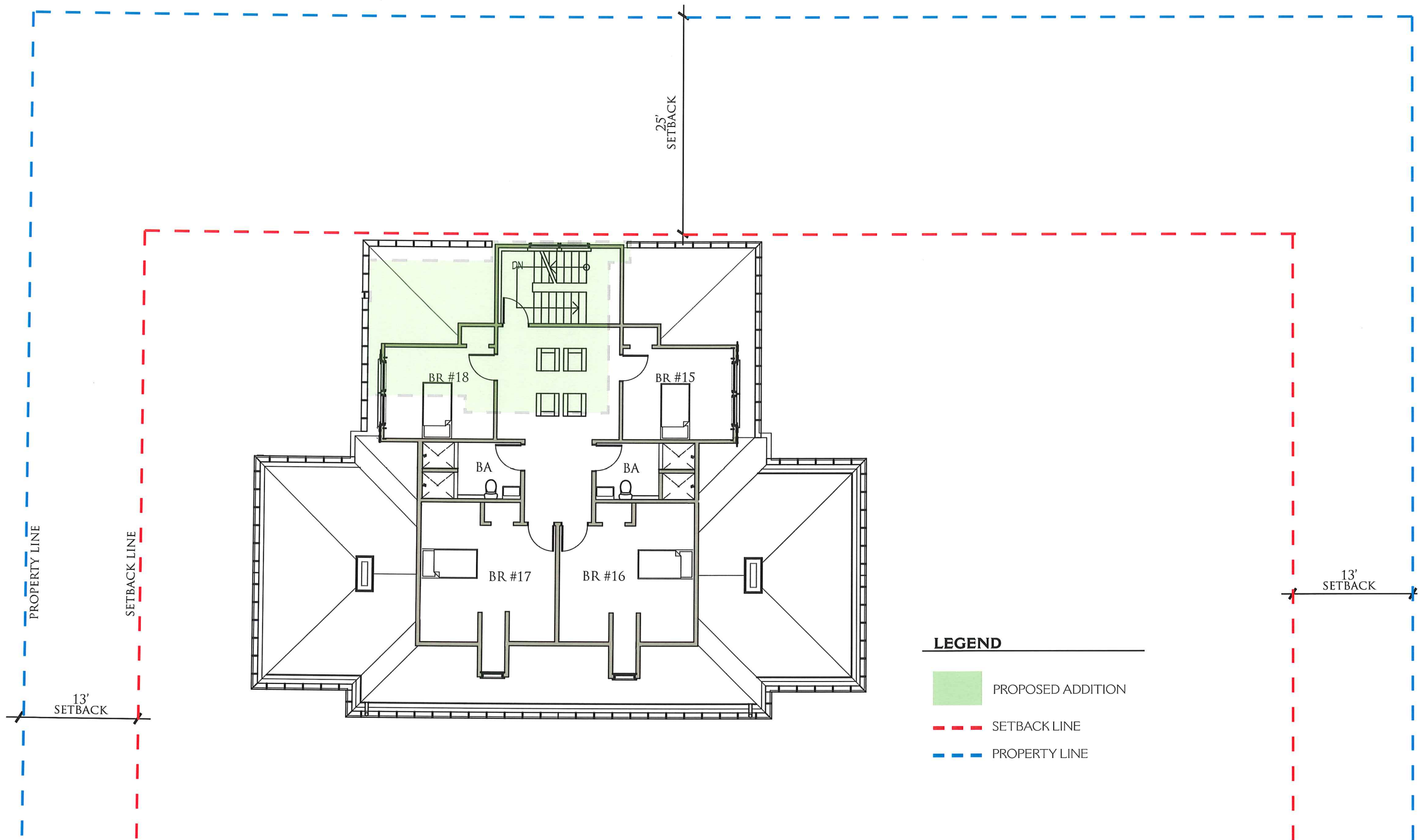


ATTIC - EXISTING

PSI CHAPTER OF SIGMA CHI
CHARLOTTESVILLE, VIRGINIA
FEBRUARY 25, 2014

MITCHELL/MATTHEWS © 2014
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434 979 7550

A7



ATTIC - PROPOSED