From: Scala, Mary Joy
Sent: Thursday, February 19, 2015 12:56 PM
To: William H. Atwood (atwood@scscharlottesville.com)
Cc: btreakle@jetreakle.com; reachme33@gmail.com
Subject: BAR Action February 17, 2015 - 501 West Main Street

February 19, 2015

The Sutton group/Andie Levine
c/o William Atwood
214 W Water Street Suite 100
Charlottesville, VA 22902

Certificate of Appropriateness Application (Final Details)
BAR 14-07-03
501 West Main Street
Tax Parcel 320175000, 320176000, 320177000, and 320178000
The Sutton Group LLC and Andrew Levine, Owner/ Bill Atwood/Southern Cities Studio, Applicant
New mixed-use complex construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2015. The following action was taken:

The BAR denied (5-1 with Graves opposed) the project as submitted because:

1. **The exterior skin is not compatible with Commerce Street and West Main Street;**
2. **The scales of the elevations on Commerce Street and some of the details on West Main Street are not compatible with the historic buildings;**
3. **The intermediate levels of the residential block are not compatible with the project and district (The rhythm, patterns and ratio of solid to voids should relate to, and be compatible with adjacent historic facades);**
4. **This was a proposal for a final approval that seemed unresolved.**

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.

If you want to listen to the actual discussion and motion, I can email a link to the audio tape when I receive it.

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

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2015

Certificate of Appropriateness Application
BAR 14-07-03
501 West Main Street
Tax parcels 320175000, 320176000, 320177000, and 320178000
The Sutton Group, LLC, and Andrew Levine, Owners/
Southern Cities Studio, Agent, Applicant
New construction - mixed-use complex

Background

503 W Main Street known as "Paxton Place," is a contributing Federal style structure in the Downtown Architectural Design Control (ACD) District. It was built c 1824 as a dwelling by a Presbyterian clergyman on 33 acres. Federal era buildings are infrequent in Charlottesville.

In 1889 William Wheeler purchased the Paxton Place. In 1893 he built 501 W Main Street and the former 425 W Main Street as two identical brick dwellings east of the main house for use as rental properties. In 1924 Dr. J. C. Coulter added two rooms as his office to 501 W Main Street, using brick from an old Catholic church.

August 18, 2009 - The BAR denied (8-0) an application for demolition, after the fact, of two chimneys and connecting brick curtain wall. The BAR also stipulated that the applicant shall submit an application to the BAR to rebuild the demolished portion of the two chimneys and skirt wall...to attempt to match as closely as possible what was removed. The City Attorney's office opined that the BAR does not have the authority to require the property owner to rebuild the demolished chimneys and wall.

The applicant submitted a letter requesting an appeal, but later deferred the request. The applicant did not reschedule the appeal. Staff requested that the City Attorney's office take the applicant to court to pursue the maximum civil penalty for illegal demolition of a historic structure.

May 18, 2010 - The BAR appreciated the applicant's willingness to reconstruct the chimneys authentically and with attention to detail. The BAR approved (7-0) the reconstruction of the west chimneys and curtain wall as submitted with the condition that the mortar shall be [lime mortar or] high lime content; and that the chimney width in the north-south direction is aligned and based upon the old chimney stack; the chimney will be rectilinear in its proportion to match what originally existed. And the applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details. And shall match the color of the brick as closely as possible [in case the paint is removed in the future]. And shall look at the original chimneys on the photographs.

July 19, 2011 - Approved (7-0) with same conditions and recommendations as previous approval.
The conditions of the previous approval still need to be confirmed/submitted before the applicant can obtain a building permit:

1. The mortar shall be [lime mortar or] high lime content;
2. The chimney width in the north-south direction is aligned and based upon the old chimney stack;
3. The chimney will be rectilinear in its proportion to match what originally existed.
4. The applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details, and shall look at the original chimneys on the photographs.
5. The applicant shall match the color of the brick as closely as possible [in case the paint is removed in the future].

May 20, 2014 - The BAR held a preliminary discussion about the proposed new building. No action was taken.

July 15, 2014 – The BAR held a preliminary discussion about the proposed new buildings. No action was taken.

August 19, 2014 – The BAR accepted (7-0) the applicant's request for deferral.

September 16, 2014 – The BAR approved (5-3) the massing only, as submitted. The applicant must return to the BAR for approval of the demolitions of (the rear buildings) at 421 and 425 West Main Street, and for details of the new buildings and site design.

October 21, 2014 - The BAR approved (7-0) the application to demolish two buildings at rear of 421 and 425 W Main Street (Mel's Barber Shop and Atlantic Futon), as submitted, with the condition that the two buildings are thoroughly documented in plan and photographed prior to demolition.

December 16, 2014 – The BAR accepted (8-0) the applicant's request for deferral to revise the drawings.

The BAR had a discussion of the current design. They wanted to see more details on the landscape plans; made suggestions to reduce the number of materials and colors; make the design more unified; address the fenestration (add more glass) on the east side of the building – do not like the "fake" windows" nor the stucco frame around 6 openings; a suggestion to eliminate the different materiality (gray zones) on the center part of both the east and west sides of the office building; make the Commerce Street storefront more current, widen the storefront windows, do not like the dated details; there is disconnect between glass /steel buildings and faux 19th c. storefronts below; the project massing is relatively successful and scale is correct on Commerce Street but needs to be unified; suggested creating a small courtyard space in front of small storefront to east of stairs on Commerce; need a greater response to Jefferson School; in general the materials are fine, brick brings warmth, but simplify them; there was concern that there is not enough depth and square footage in commercial spaces on Commerce Street; design project so that most of parking accesses W Main Street.

Application

The applicant is now requesting final approval of the mixed-use buildings. The material palette has been revised to eliminate brick and cast stone; the color scheme is more simplified and subdued; the Commerce Street elevation has been made more similar to the rest of the building. The Main Street parking level (screening fence) comes closer to the two historic buildings.

Materials:

Stucco
- Color #1 Benjamin Moore Monroe Bisque
- Color #2 Benjamin Moore Gray Horse
- Color #3 Benjamin Moore Copley Gray

Metal Composite Material
- Color #8 Benjamin Moore Clydesdale Brown
- Color #9 Benjamin Moore Stunning
- Color #10 Benjamin Moore Sienna Clay

Windows	Window Frame Color #4 Charcoal and Color #5 Bone White Anodized Aluminum Kawneer Windows Frame Color #4 Charcoal Metal Shading Fins Color #4 Charcoal Painted Metal Spandrels Color #7 Charcoal Metal Panels Color # 7 Charcoal Clear Glass Dark Blue Spandrel Glass
Storefront	Storefront Color #5 Bone White and #7 Charcoal Metal Screen Garage Door Color #7 Charcoal Metal Canopy Color #7 Charcoal
Railings	Clear Glass Railing; Frame Color #4 and #7Charcoal Metal Railings Black
Fence	Screening Fence Color # 7 Charcoal

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions include:

A. INTRODUCTION
e. Multi-lot
Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques

to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.

7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1)Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.

2)Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

3)In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4)Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1)New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

2)New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

3)Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.

a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.

b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

4)Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.

a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.

b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. HEIGHT & WIDTH

1.Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3.In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4.When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5.Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6.In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE
1.Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF
1. Roof Forms and Pitches
a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
2. Roof Materials
Common roof materials in the historic districts include metal, slate, and composition shingles.
a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b. In some cases, shingles that mimic the appearance of slate may be acceptable.
c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.
3. Rooftop Screening
a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION
1.. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7. Avoid designing false windows in new construction.
8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES
1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. STREET-LEVEL DESIGN
1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE
1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.

2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

Pertinent Guidelines for Public Design and Improvements include:

K. PARKING FACILITIES

1) *Ensure that the design of any new parking structure follows the design guidelines in Chapter 3 for new multi-lot buildings and street-level design.*
2) *The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.*
3) *Avoid demolishing historic buildings to construct new parking facilities.*
4) *Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.*
5) *Parking at the ground level should not be visible from the street.*
6) *Reduce the scale of the openings by providing separate entrances and exits.*
7) *Consider the impact of interior and roof lighting.*

Discussion and Recommendations

The BAR should determine if any additional information is needed to complete the approval. The BAR previously requested the following changes and additional details:

1. More details on the landscape plans;
2. Reduce the number of materials and colors; make the design more unified;
3. Address the fenestration (add more glass) on the east side of the building – do not like the "fake" windows" nor the stucco frame around 6 openings;
4. Eliminate the different materiality (gray zones) on the center part of both the east and west sides of the office building;
5. Make the Commerce Street storefront more current, not dated details, widen the storefront windows, there is disconnect between glass /steel buildings and faux 19th c. storefronts below; brick is fine but simplify materials; the massing and scale are correct on Commerce Street but needs to be unified;
6. Create a small courtyard space in front of small storefront to east of stairs on Commerce;
7. Need a greater response to Jefferson School;
8. Not enough depth and square footage in commercial spaces on Commerce Street;
9. Most of the parking should access W Main Street.

These items may be submitted later:
Overall Lighting Plan: Photometric and cut sheets for the lighting fixtures must be submitted to the BAR.
Signage plan: A comprehensive signage plan may be submitted at any time for BAR, then City Council approval.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new buildings satisfy the BAR's criteria and guidelines, and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the following final details as submitted: ....

The applicant should return to the BAR for further approval of the following design details: ....
Signage plan and lighting plan.

THE ATLANTIC

501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

The Atlantic
C.O.A. BAR Hearing
2/17/2014

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STUDIO
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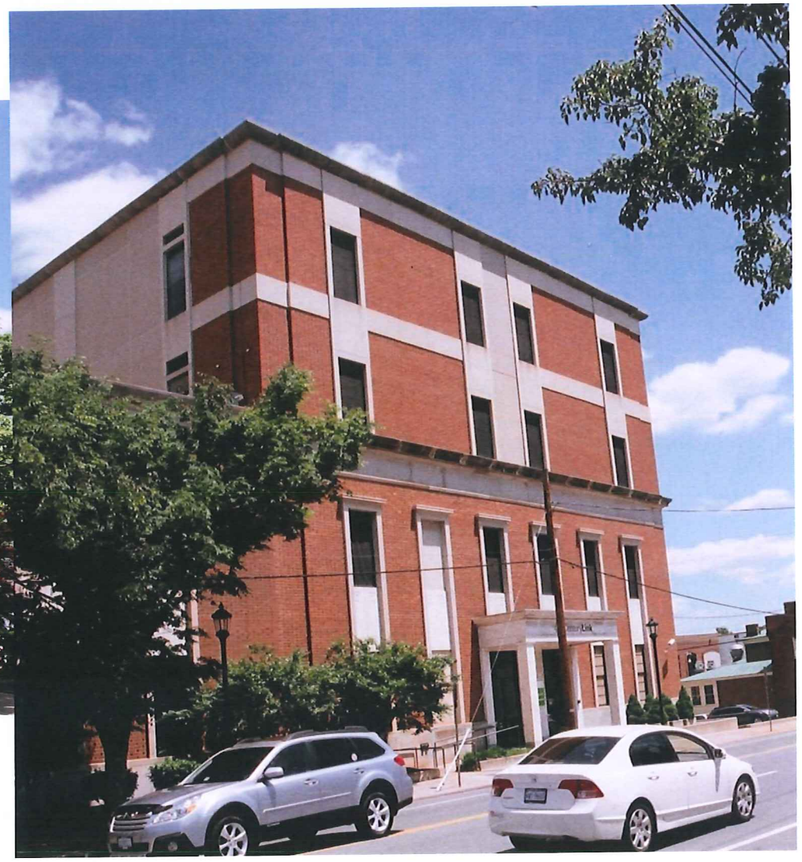
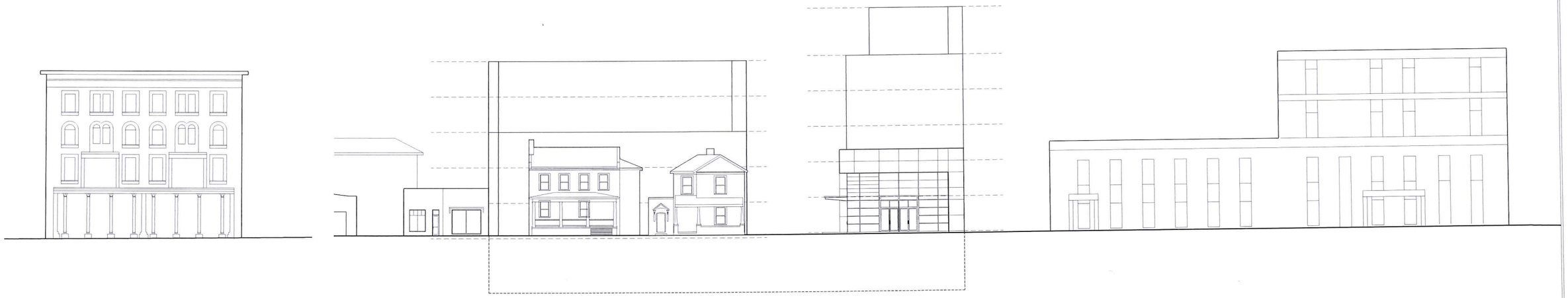
Commerce St East End:

Commerce St at Site



West Main Context

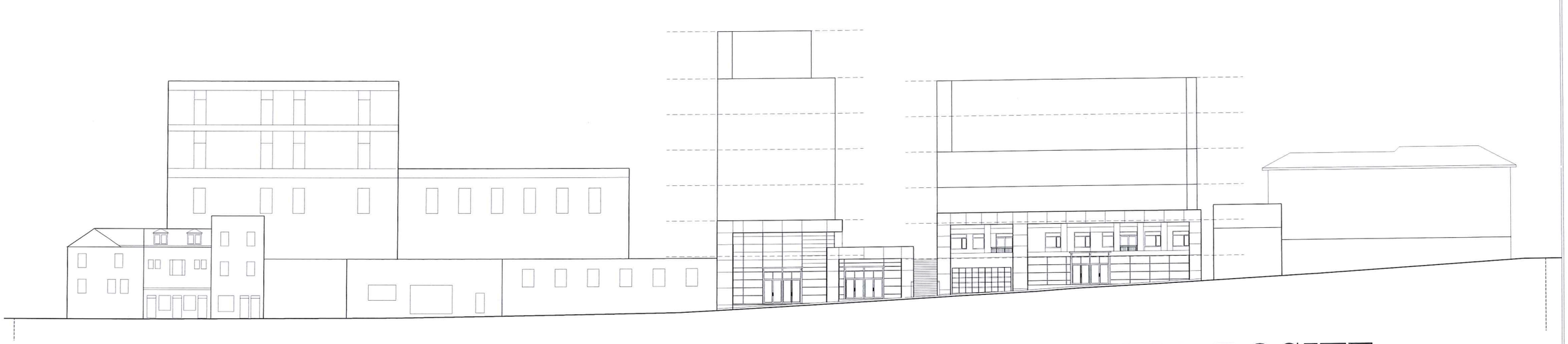


ALBEMARLE HOTEL

ATLANTIC

CENTURYLINK

WEST MAIN ARCHITECTURAL COMPOSITE



COMMERCE STREET ARCHITECTURAL COMPOSITE

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WILLIAM H. ATWOOD, ARCHITECT
214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

WEST MAIN STREET CONTEXT

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

A2.0

SHEET #:

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214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S1.1

SHEET #:

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CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE

PARKING

RESIDENTIAL

COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL -1

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.0

SHEET #:

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214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE

PARKING

RESIDENTIAL

COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 0

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.1

SHEET #:

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CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE

PARKING

RESIDENTIAL

COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 1

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.2

SHEET #:

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CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

- OFFICE
- PARKING
- RESIDENTIAL
- COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 2

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.3

SHEET #:

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214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE

PARKING

RESIDENTIAL

COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 3

SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.4

SHEET #:

1 S2.1 SITE PLAN
1" = 20'-0" 0 20'

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WILLIAM H. ATWOOD, ARCHITECT
214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE
PARKING
RESIDENTIAL
COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 4

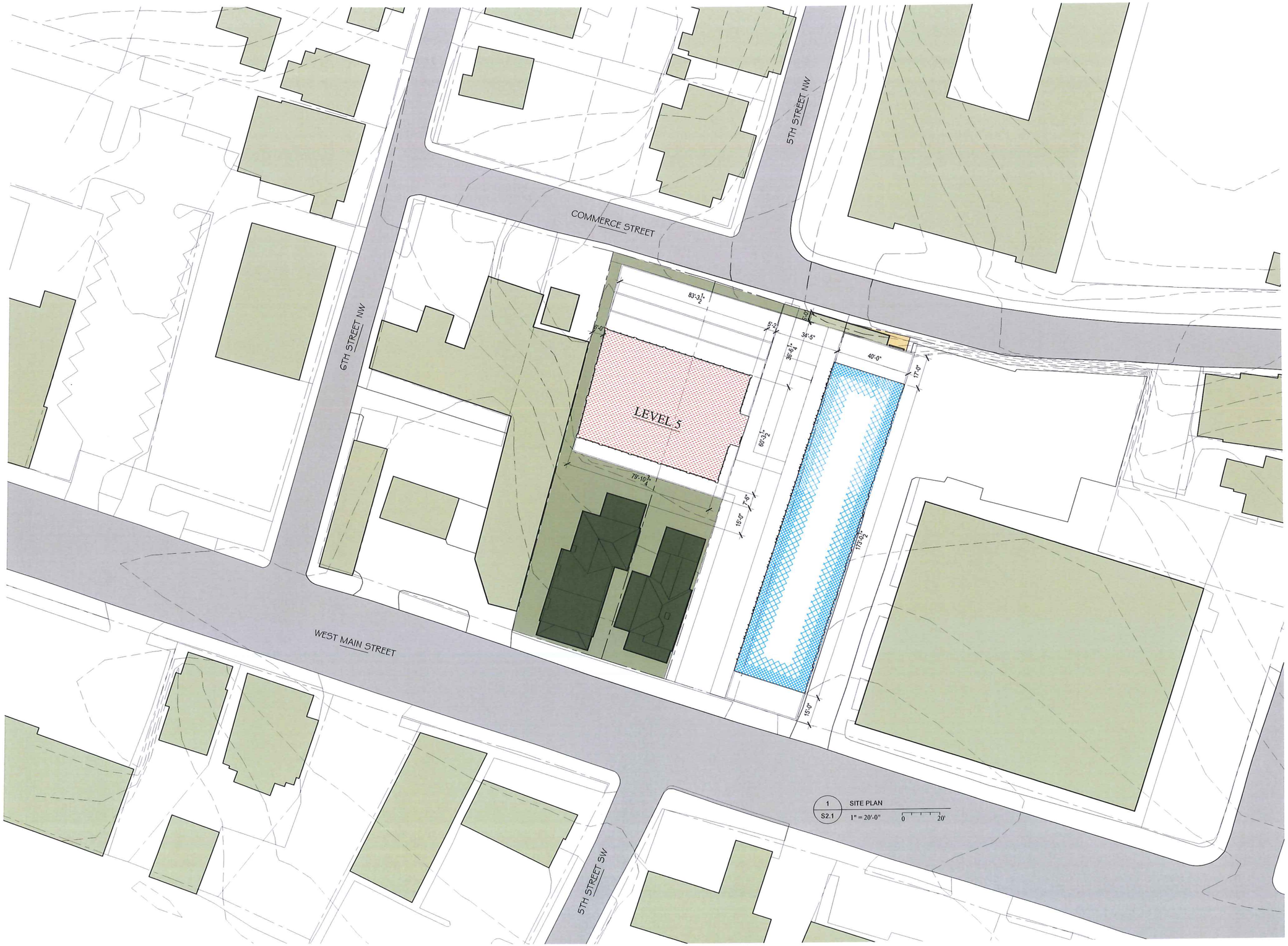
SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.5

SHEET #:



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214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

OFFICE

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THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 5

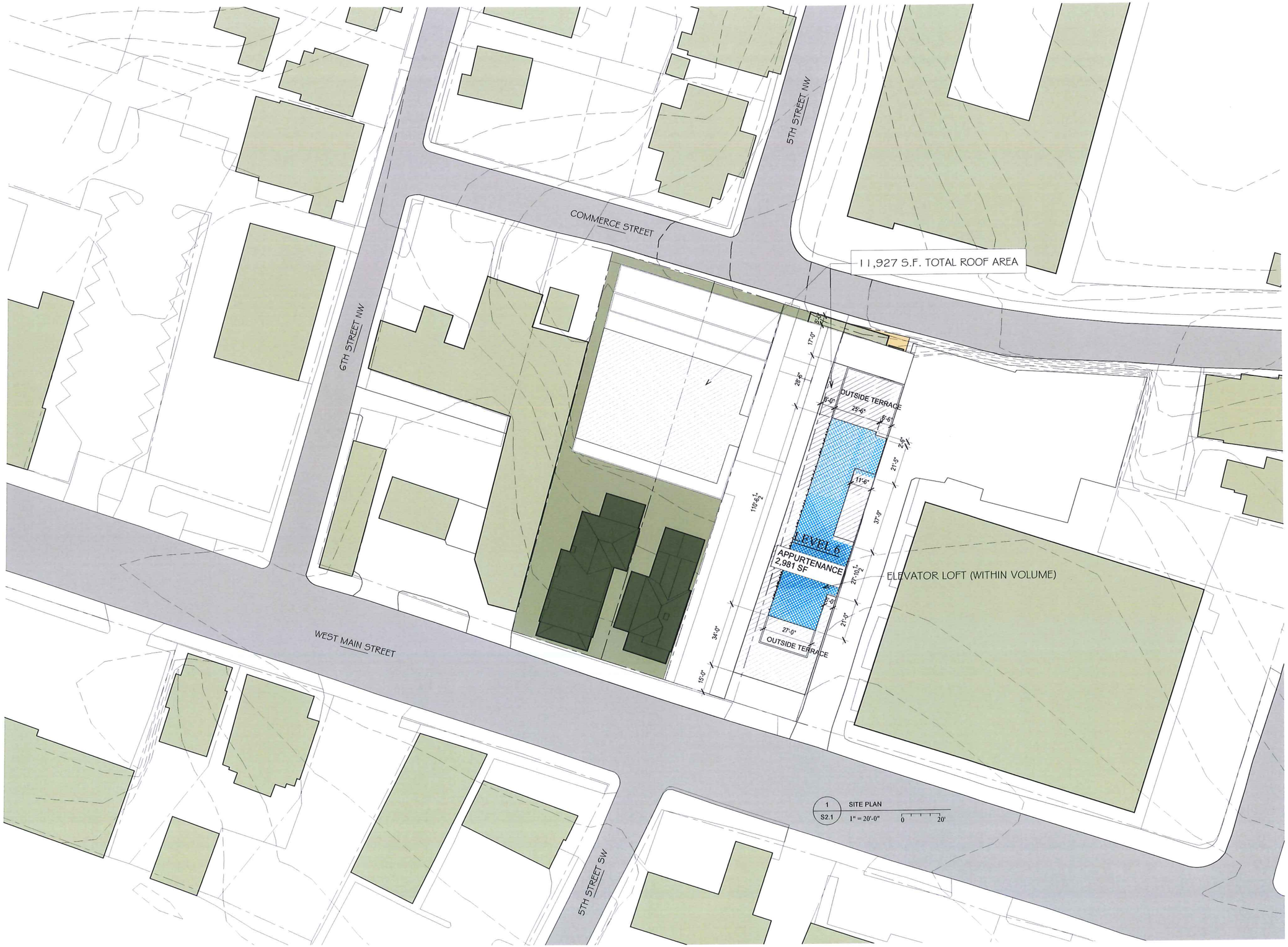
SHEET NAME:

ISSUE: REVIEW

DATE: 01/26/2015

S2.6

SHEET #:



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GENERAL NOTES:

1. NOTE

OFFICE

PARKING

RESIDENTIAL

COMMERCIAL

THE ATLANTIC

LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN LEVEL 6

SHEET NAME:

ISSUE: REVIEW

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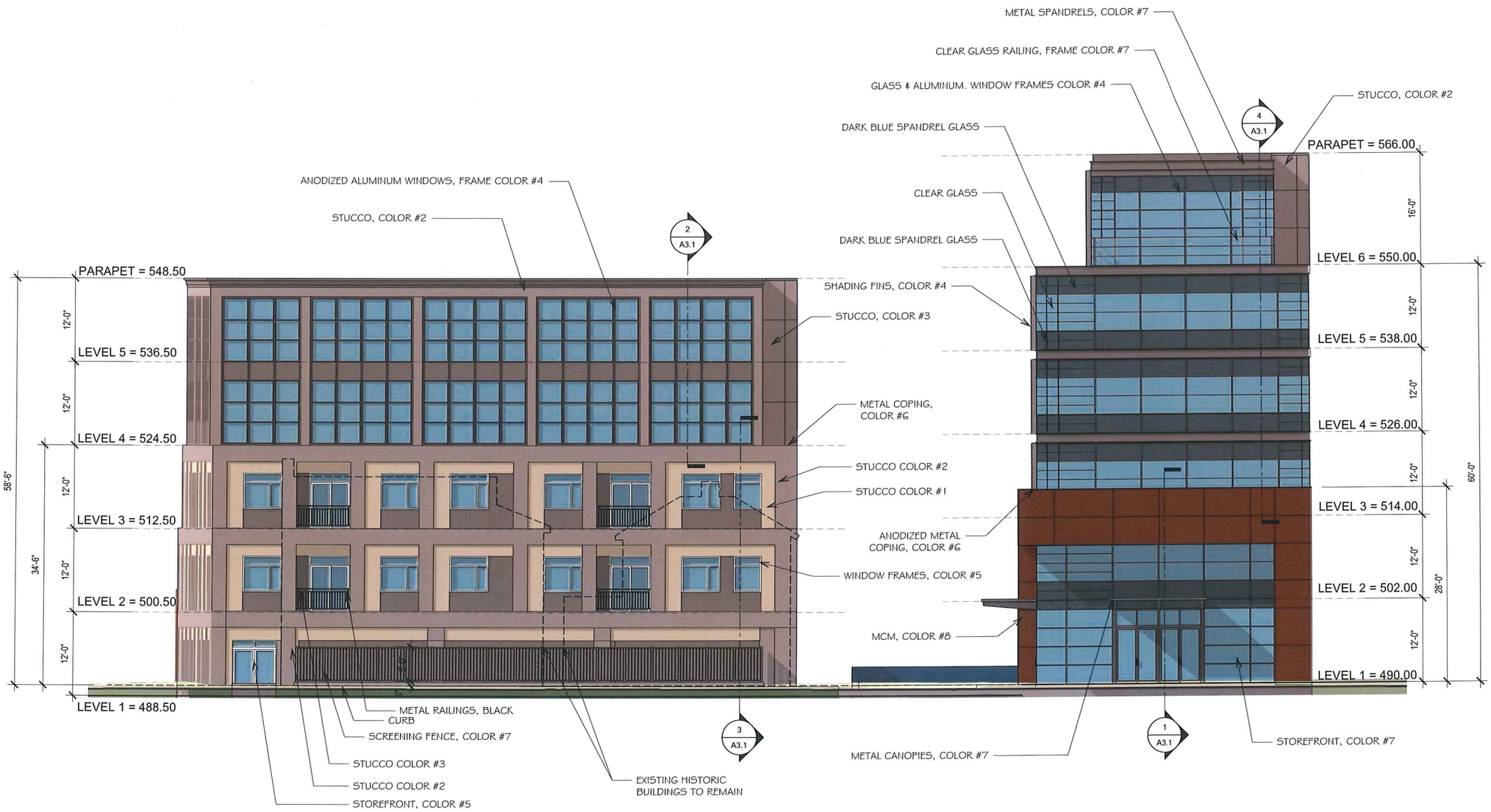
S2.7

SHEET #:



1 / A2.1 SOUTH ELEVATION (WEST MAIN STREET)

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

1. NOTE

THE ATLANTIC

LOCATION:
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W MAIN STREET ELEVATION

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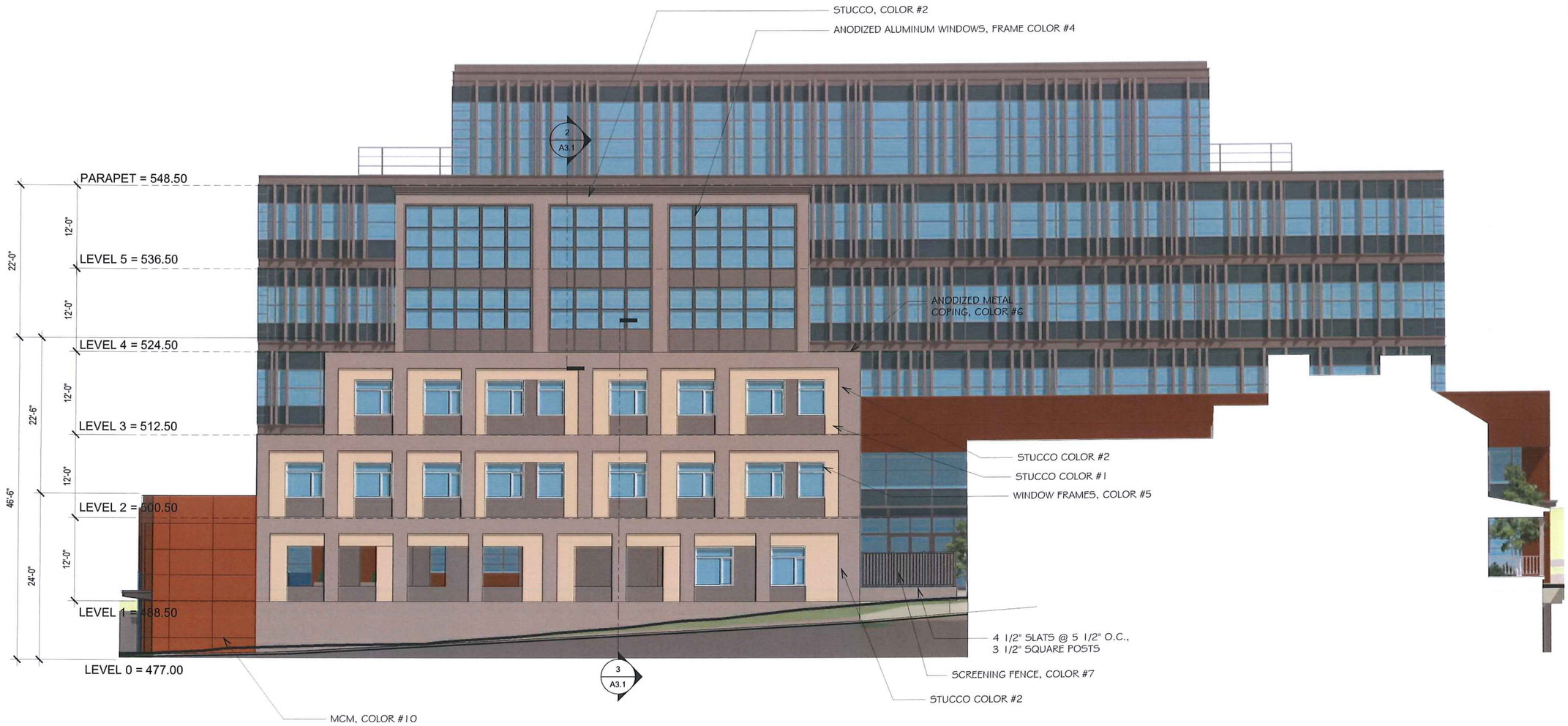
A2.1

SHEET #:



1 / A2.2 WEST ELEVATION

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

1. NOTE

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LOCATION:
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WEST ELEVATION

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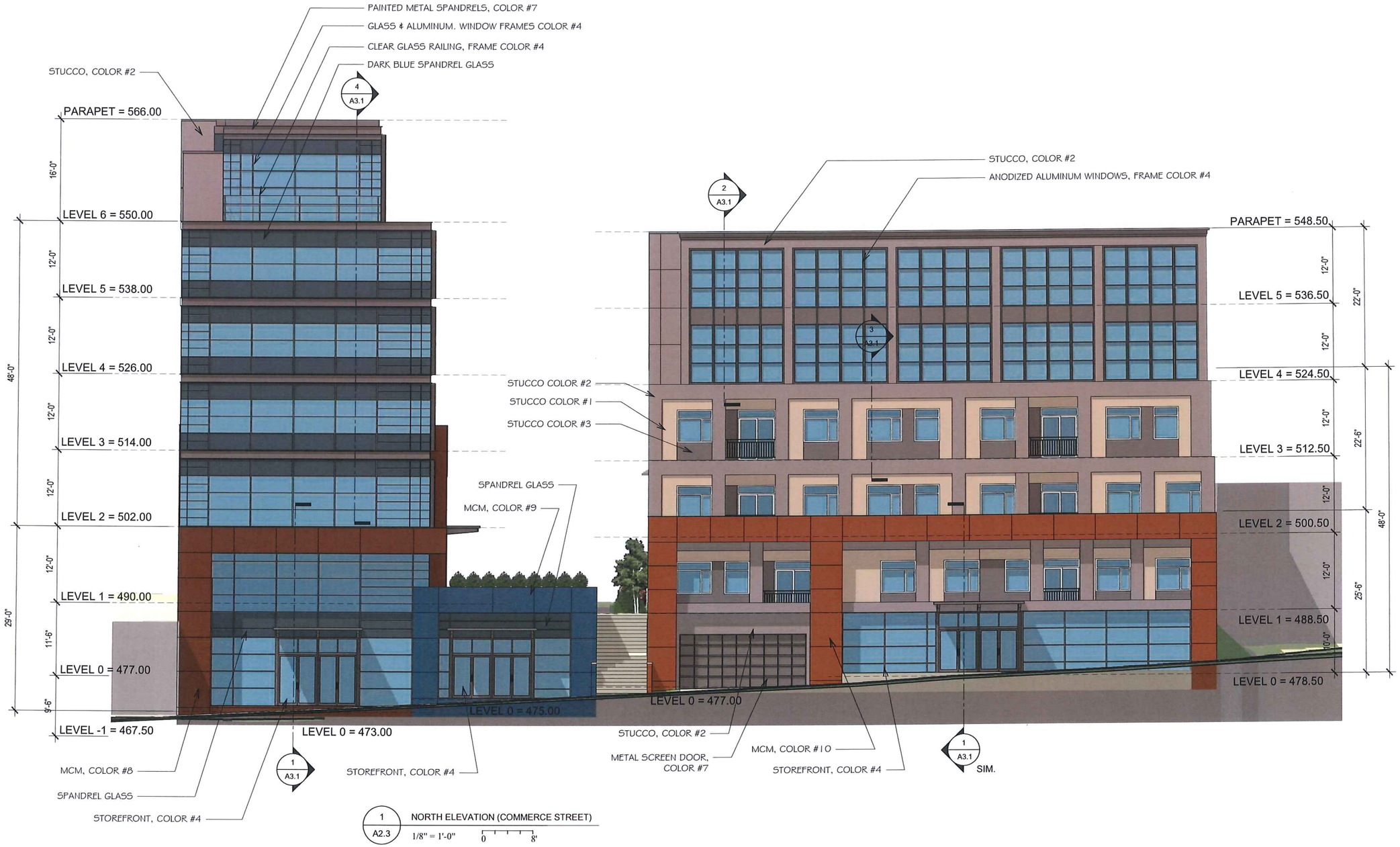
A2.2

SHEET #:



1 / A2.3 NORTH ELEVATION (COMMERCE STREET)

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

1. NOTE

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LOCATION:
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COMMERCE STREET ELEVATION

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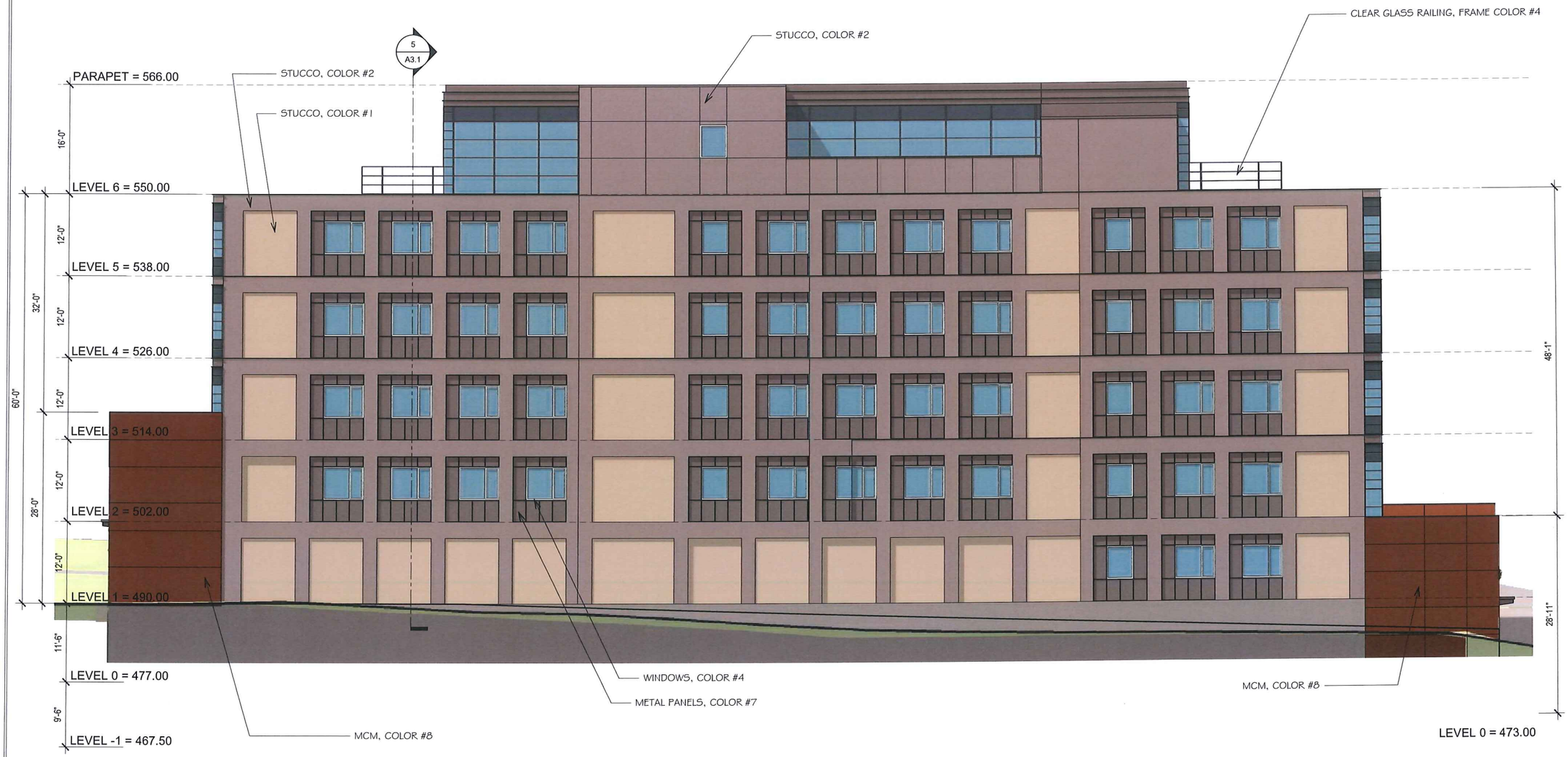
A2.3

SHEET #:



1 / A2.4 EAST ELEVATION

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

1. NOTE

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LOCATION:
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EAST ELEVATION

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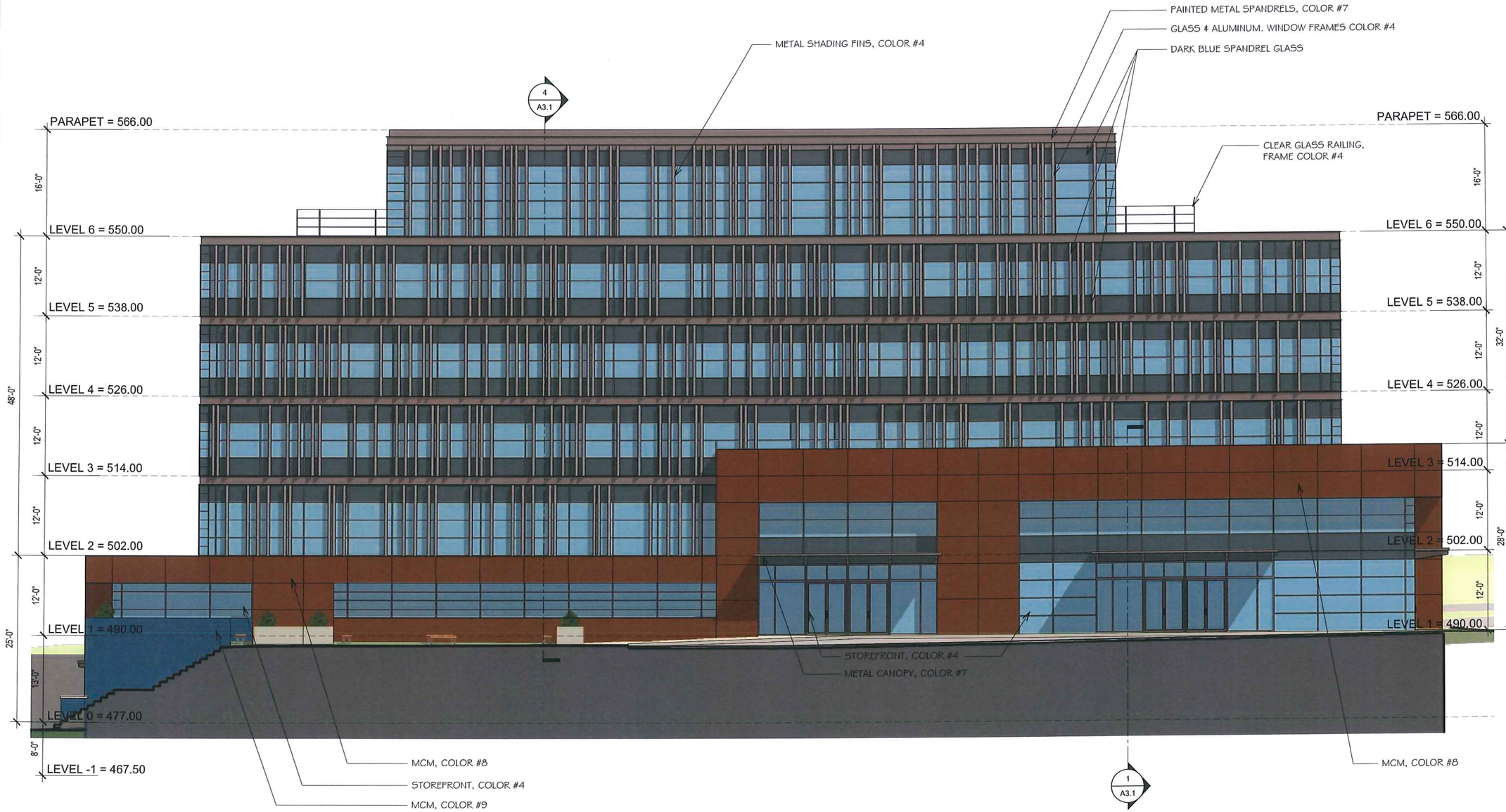
A2.4

SHEET #:



1 A2.5 SITE/ BUILDING SECTION

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

1. NOTE

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WEST ELEVATION

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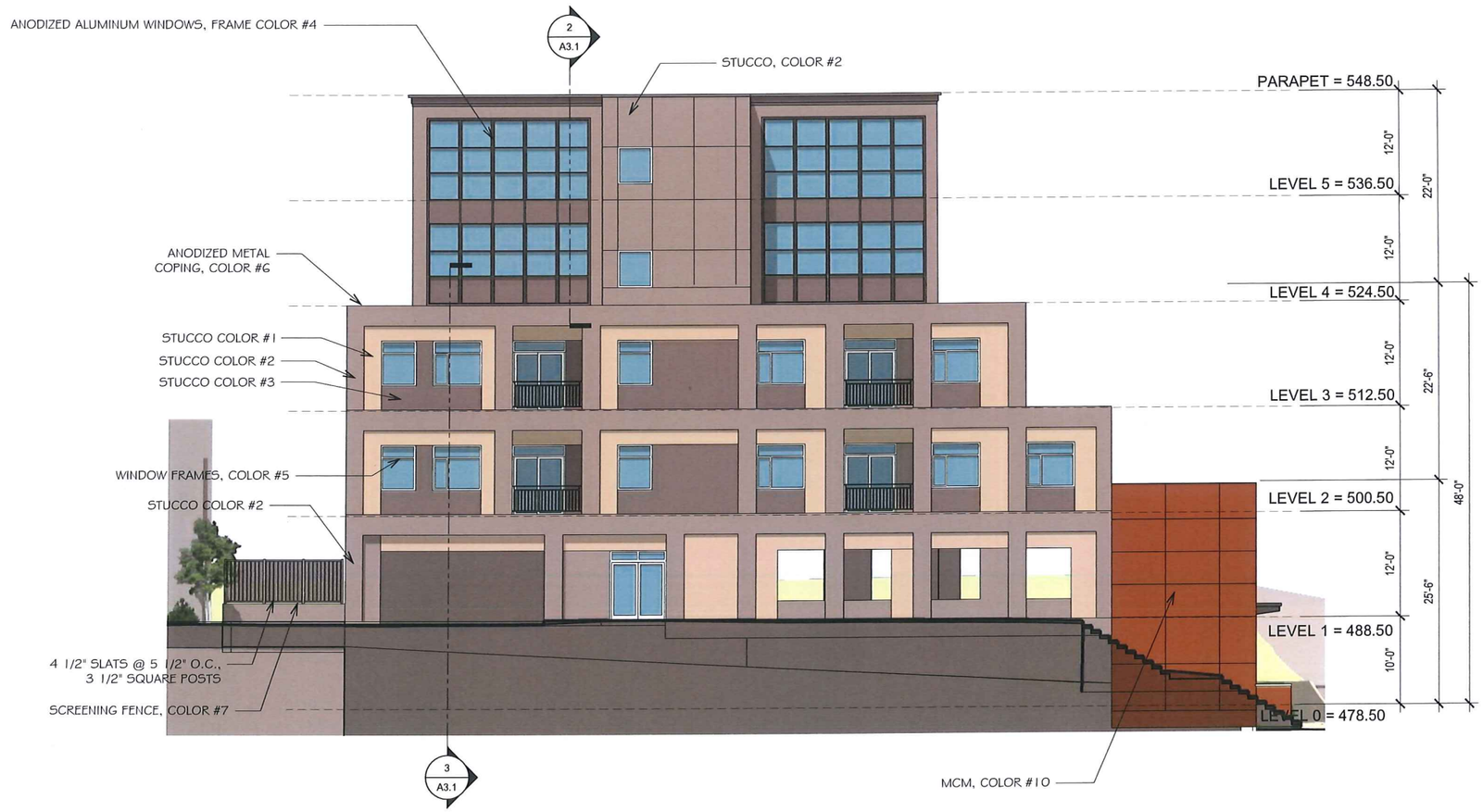
A2.5

SHEET #:



1 / A2.6 EAST ELEVATION/ SITE SECTION

1/8" = 1'-0" 0 8'

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GENERAL NOTES:

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EAST ELEVATION

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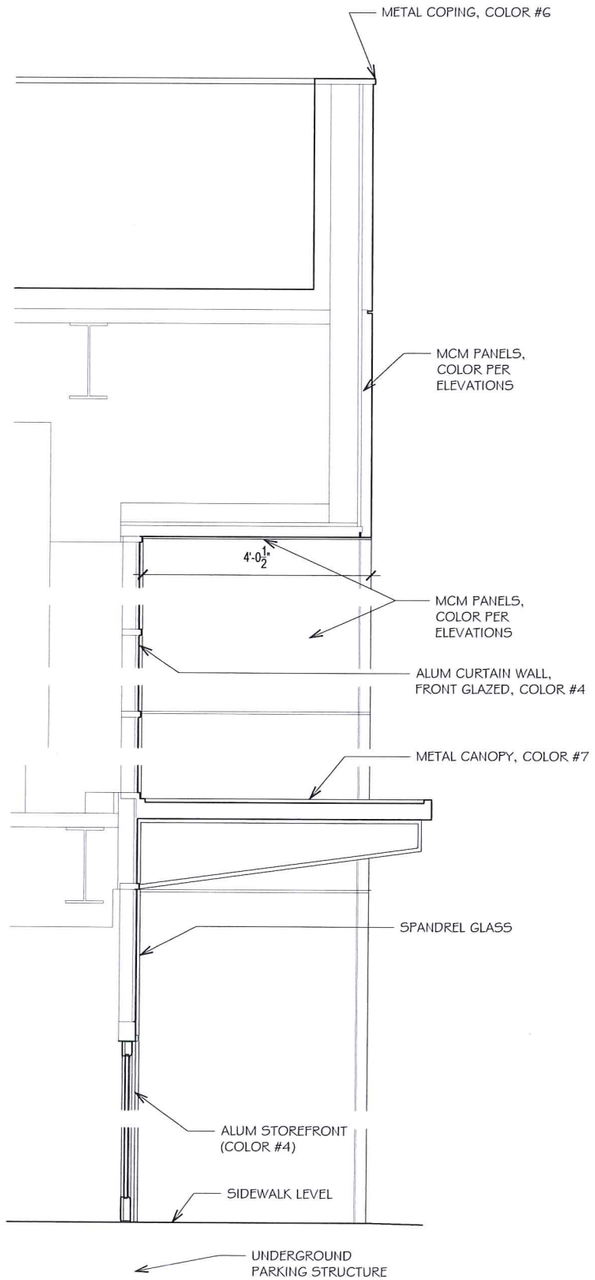
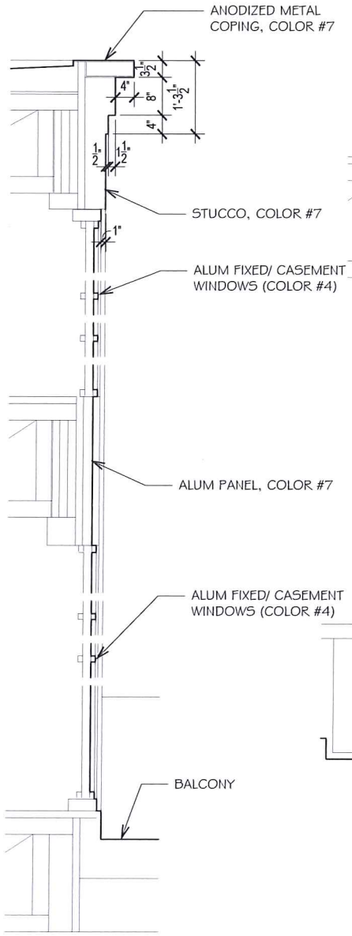
A2.6

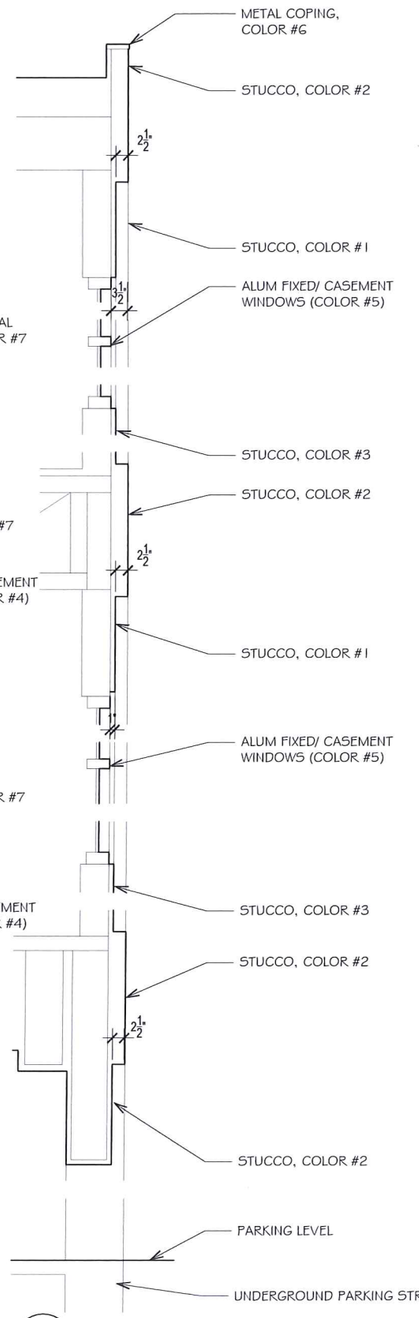
SHEET #:



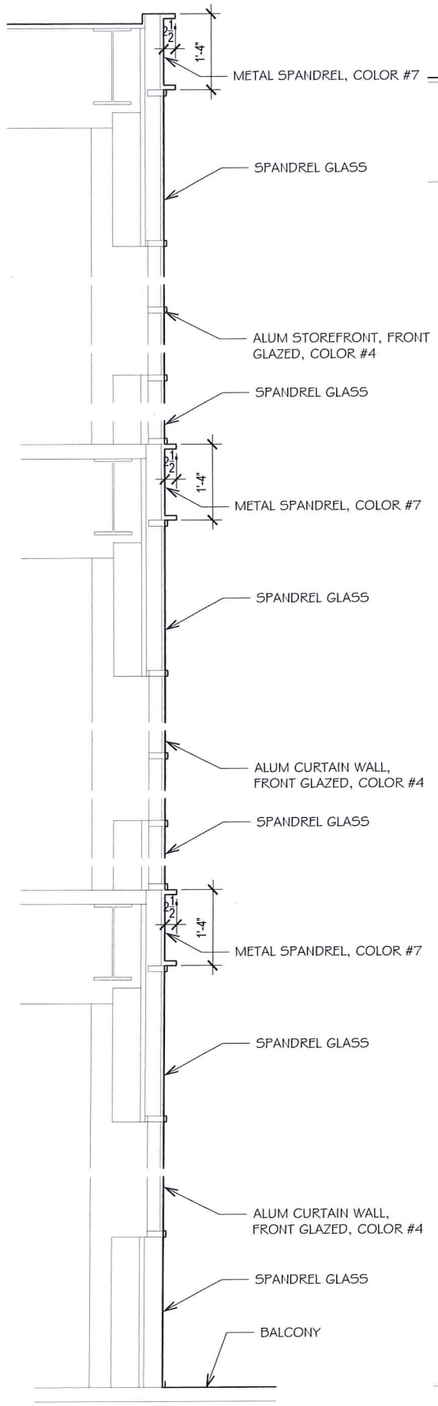
1 A3.1 WALL SECTION, TYPE 1
3/4" = 1'-0" 0 1'



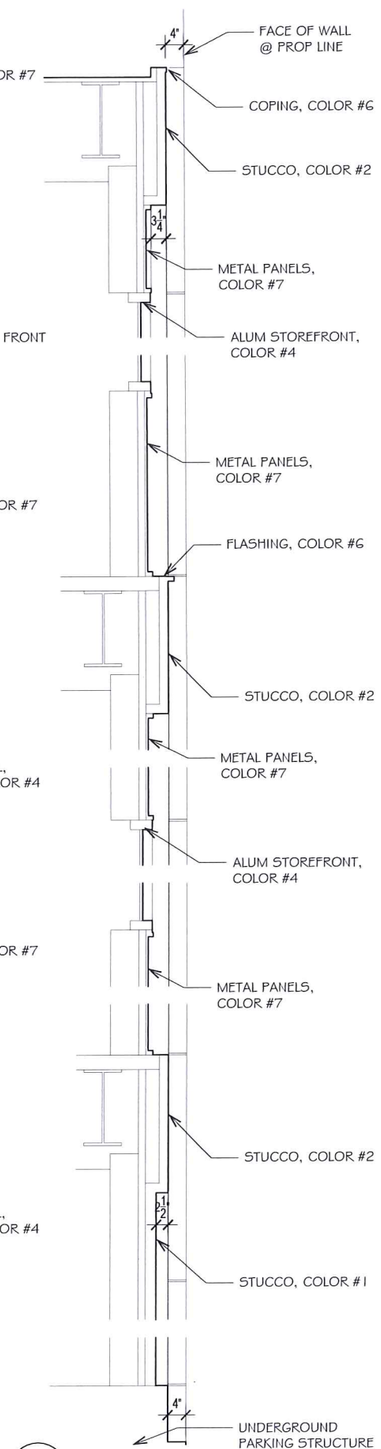
2 A3.1 WALL SECTION, TYPE 2
3/4" = 1'-0" 0 1'



3 A3.1 WALL SECTION, TYPE 3
3/4" = 1'-0" 0 1'



4 A3.1 WALL SECTION, TYPE 4
3/4" = 1'-0" 0 1'



5 A3.1 WALL SECTION, TYPE 5
3/4" = 1'-0" 0 1'

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GENERAL NOTES:

1. NOTE

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WALL SECTIONS

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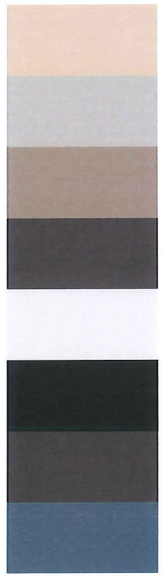
COLOR/ MATERIAL REFERENCE	COLOR SELECTION	SPECIFICATION
STUCCO, COLOR #1	BENJAMIN-MOORE #HC-26 "MONROE BISQUE"	
STUCCO, COLOR #2	BENJAMIN-MOORE #2140-50 "GRAY HORSE"	
STUCCO, COLOR #3	BENJAMIN-MOORE #HC-104 "COPLEY GRAY"	
ANODIZED ALUMINUM STOREFRONT COLOR #4	CHARCOAL	KAWNEER 1620 CURTAIN WALL SYSTEM (PERMAFLOUR ARCHITECTURAL FINISHES)
ANODIZED ALUMINUM STOREFRONT, COLOR #5	BONE WHITE	KAWNEER TRIFAB VG 451T SERIES STOREFRONT (PERMAFLOUR ARCHITECTURAL FINISHES)
ANODIZED ALUMINUM COPING & FLASHING, COLOR #6	BLACK	
ANODIZED ALUMINUM PANELS COLOR #7	CHARCOAL	
SPANDREL GLASS	SPANDREL GLASS	



METAL COMPOSITE MATERIAL, CUSTOM COLOR #8	BENJAMIN-MOORE #2092-10 "CLYDESDALE BROWN"
METAL COMPOSITE MATERIAL, CUSTOM COLOR #9	BENJAMIN-MOORE #826 "STUNNING"
METAL COMPOSITE MATERIAL, CUSTOM COLOR #10	BENJAMIN-MOORE #104 "SIENNA CLAY"

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GENERAL NOTES:

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EXTERIOR MATERIAL SPECIFICATIONS

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GENERAL NOTES:

1. NOTE

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PHOTO CONTEXT RENDERINGS

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GENERAL NOTES:

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TREE SCHEDULE AND CANOPY VALUES

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	O.C.	COMMENTS	CANOPY CALC SF/PLANT	SF TOTAL
TREES								
Acer rubrum 'Armstrong'	Red Maple (Armstrong)	5	2" cal	B&B		Single leader, specimen	44	220
Zelkova serrata	Zelkova	1	2" cal	B&B		Single leader, specimen	350	350
Amelanchier canadensis	Serviceberry	7	2" cal	B&B		Single leader, specimen	130	910
							Total =	1,480

Calculations

Street Frontage: 150'
Street Req'd: 1 large tree per 40' frontage = 4 large trees
Provided: 4 Existing.

Parcel Area: 0.78ac = 33,976.8 sq ft.
Zoning: West Main North Historic District
Combined Building Footprint : 29,093 sq ft
Drive Aisle: 967 sq ft
Canopy Calcuation: [Parcel Area - (Building Footprint + Drive Aisle)] x 0.1 = 391.6 sq ft

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GENERAL NOTES:

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LANDSCAPE PLAN

SHEET NAME:

ISSUE: REVIEW

DATE: 09/29/2014

L1.0

SHEET #: