



### Sign Application and Permit

Please return to: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, VA 22902  
Telephone (434) 970-3182 Fax (434) 970-3359

RECEIVED

MAR 04 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

For directional signs on the Downtown Mall, please include \$125 permit fee per sign. For all other signs, please include \$75 permit fee per sign. For an Optional Comprehensive Sign Package, please include a single fee of \$250.

Project Name/Description 1000 W. Main (Mixed Use) Parcel Number 10-68 & 10-70  
Address/Location 1000 W. Main St. Charlottesville, VA 22903  
Owner Name Campus Investors Charlottesville 1000 West Main, LLC Applicant Name Steve Bus

#### A. Property Owner Information

Address 161 N. Clark St. Suite 2050  
Chicago, IL 60601  
Phone Number 312-994-1871  
Email SBus@CA-Studentliving.com

See attached Comprehensive Signage Plan

#### D. Sign Description

Type: \*Freestanding  Projecting from wall   
Flat against wall  \*Monument  Other   
Size: Width  \* Height  \* Number of  
Faces  =  Total Sq. Ft.

#### B. Property Owner Permission

I, the undersigned, owner of the property on which this sign is to be erected, have read this application and hereby give my consent for this sign to be erected on my property/building.

Max height:  Min clearance:   
Lighted?  (Y/N) Internal  External

Signed PROPOSED BUILDING  
(NOT EXISTING)

Make a sketch of your sign on the back of this form, showing what the sign will look like. Include colors, wording, materials, dimensions, and clearances.

#### C. Applicant's Information

I, the undersigned, agree to abide by all conditions of the City Sign Ordinance and Building Code in the erection of this sign, and understand that my permit can be revoked at any time for just cause.

#### E. Sign Location Information

Street Address 1000 W. Main St.

Signed [Signature]  
Print Name Steve Bus  
Company Name Campus Investors Charlottesville 1000 W. Main, LLC  
Address 161 N. Clark St. Suite 2050  
Phone Number 312-994-1871  
Email SBus@CA-Studentliving.com

Is this sign replacing a previous sign, either for your business or a previous business? N (Y/N)

If yes, list on the back of this form the signs being replaced and the size of each.  
Where on the property is the sign to be located? See attached plans

Are there other signs on the property? N (Y/N)  
If yes, list these other signs and their sizes on the back of this form, even if they are not for your business.

\*New signs with concrete footings/foundations are required to get a building permit before any concrete placement. Contact NDS at 434-970-3182

For Office Use Only Sign Permit No. 0T14-00101 Approvals:  
Tax Map  Parcel  Zoning  Zoning Administrator   
BZA Case No  Date  Preservation & Design Planner (EC or ADC  
BAR No  Date  districts only)   
Conditions of Approval:  Date:   
Amt Paid: \$250.00 Cash/Check # 3883 Date paid: 3/4/14 Received by: S. Barmore

RECEIVED  
MAR 17 2014  
NEIGHBORHOOD DEVELOPMENT SERVICES

MARCH 14, 2014

**1000 WEST MAIN STREET**  
CAMPUS ACQUISITIONS HOLDINGS, LLC

**COMPREHENSIVE SIGNAGE PLAN**  
CHARLOTTESVILLE, VA

MITCHELL  MATTHEWS

 **STUDENT LIVING** *emArchitecture*

**ARCHITECT**  
**Erdy McHenry Architecture, LLC**  
915 North Orianna Street  
Philadelphia, PA 19123  
p. 215.925.7000  
f. 215.925.1990  
www.em-arc.com

**CONSULTING PLANNER & ARCHITECT**  
**Mitchell/Matthews Architects**  
P.O. Box 5603  
Charlottesville, VA 22905  
p. 434.979.7550  
f. 434.979.5220  
www.mitchellmatthews.com

**DEVELOPER / APPLICANT**  
**Campus Acquisitions Holdings, LLC**  
161 N Clark Street, Suite 4900  
Chicago, IL 60601  
p. 312.994.1880  
www.ca-ventures.com

Sec. 34-1045. Optional comprehensive signage plan responses:

34-1045 (c): CAUSE FOR COMPREHENSIVE SIGNAGE PLAN

(1) There is good cause for deviating from a strict application of the requirements of this division for the following reasons:

- a. The site is very unique with three street frontages, each of which requires way-finding signage to improve pedestrian and vehicular safety and clarify site circulation.
- b. Some of the retail space is located along Roosevelt Brown Boulevard, south of West Main Street which is the primary pedestrian artery between campus and downtown. As a result, additional signage is needed to attract the pedestrian traffic from West Main Street in order to make the more isolated retail spaces viable.
- c. The parking is not "obvious" and coupled with #1 below, directional and commercial/ retail tenant identification at all street frontages and building entrances is necessary to improve pedestrian and vehicular safety and clarify site circulation.

(2) Without the adoption of a comprehensive signage plan now that provides a "standard" with which future tenants may comply, the individual tenants would then need to submit signage for approval on a per-tenant basis. This could include signage that potentially neither coordinates with the building motif nor looks consistent across tenants. A comprehensive signage plan will serve to better protect and enhance the city's attractiveness to residents.

34-1045 (e):

(1) The overall signage strategy was created in response to the complexity of the site which has access (pedestrian and vehicular) from three different streets: West Main Street, Roosevelt Brown Boulevard and 11th Street. The signage plan proposes monument signs at the vehicular and pedestrian entrances to the site to promote general health, safety and welfare of those utilizing and/or circulating around the site. Site navigation signs are generally consolidated in locations to avoid saturation and confusion in the field of vision by those circulating around the site. Exterior retail signage is limited to signs over entryways though a continuous metal ribbon affords flexibility in the final location of the retail entrances. Retail signage along is cantilevered from the façade to promote visibility from West Main Street, the primary pedestrian circulation path. Signage is designed to be incorporated into site walls and planter areas in order to protect and enhance the city's attractiveness to residents, tourists and other visitors as well as to present a unified design for the project.

(2) See attached sheets 8.7 - 8.8 for color illustrations of each sign included within the plan.

(3) See attached sheets 8.2 - 8.8 for drawings indicating the type, size (dimensions), materials, and proposed location of each sign.

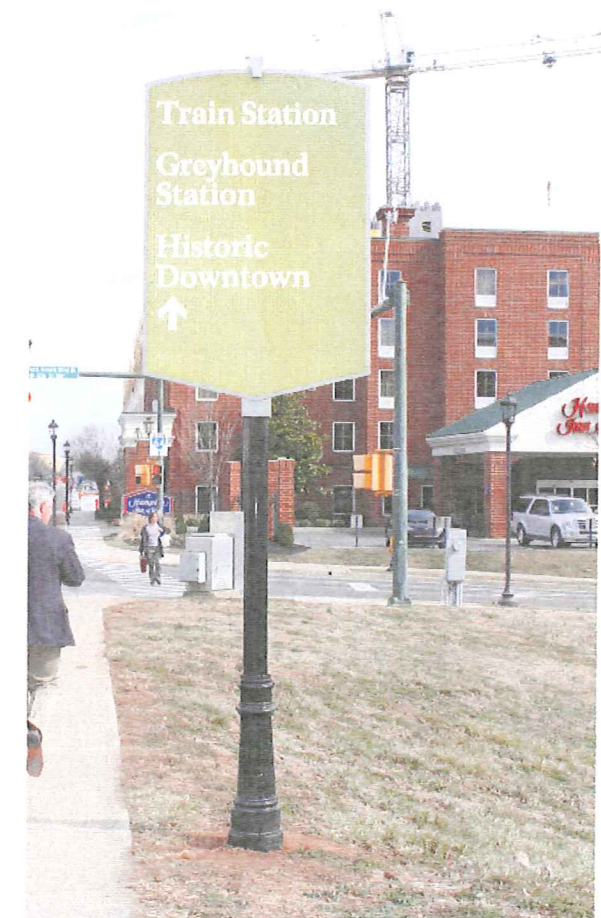
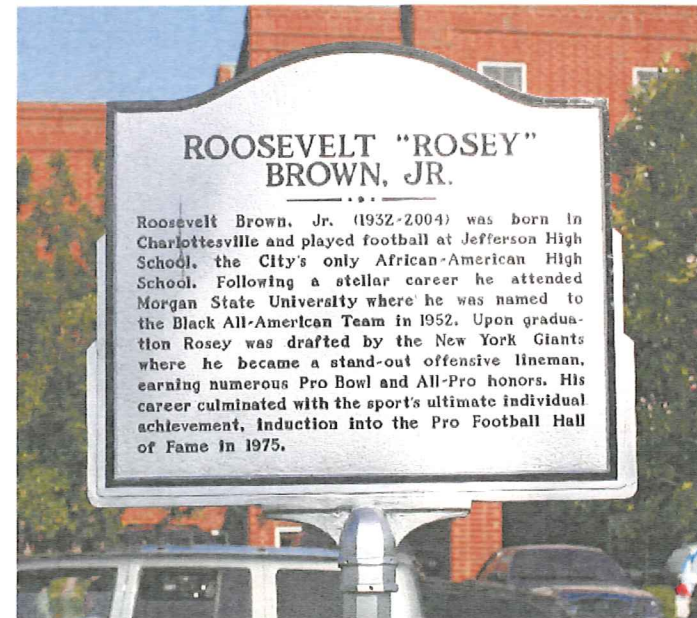
(4) Existing signage on the site is shown at right.

(5) See attached sheet 8.2 for photographs of signage existing on adjacent properties.

(6) Lighting of the monument signs shall be controlled by a time switch and shall be arranged so as to concentrate the illumination upon the area of the sign and to prevent glare towards any residential district or toward any adjacent street. Retail signage lighting shall be via recessed downlights within the soffit above and focused on the signage panels over the retail entrances and will be controlled by a time switch. It is anticipated that the building mounted signage located on the upper floors will be Halo-lit from behind. We have included images of similarly lit signs for reference on sheet 8.10.

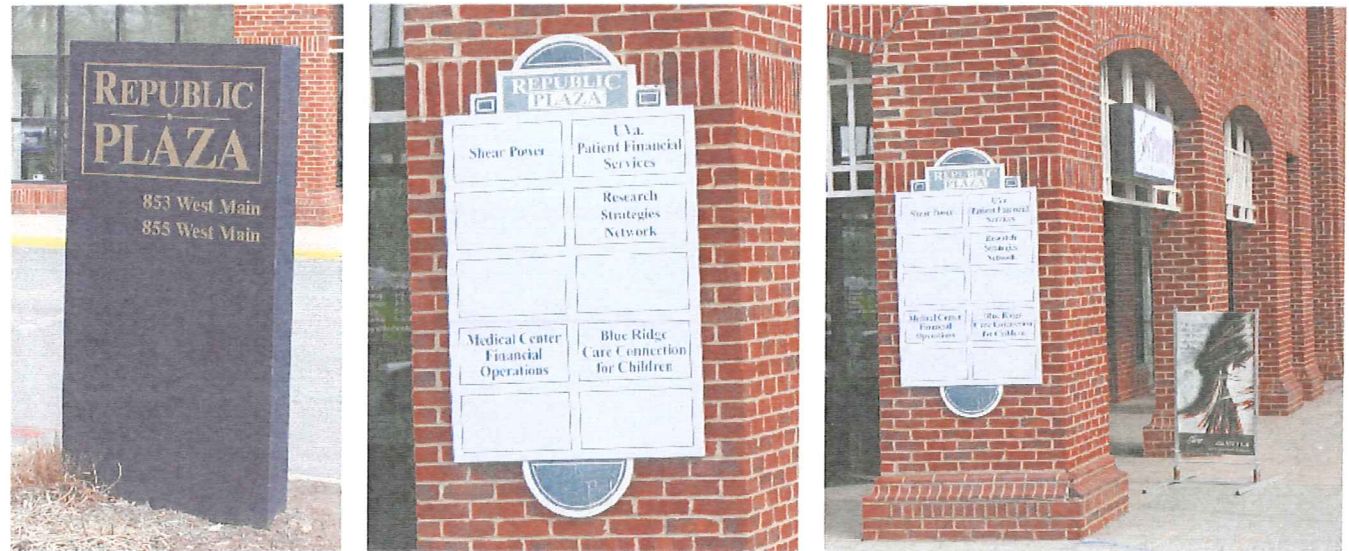
#### SIGNAGE ON THE SITE:

- 1) CITY DIRECTIONAL SIGNAGE, RIGHT
- 2) HISTORICAL MARKER, BELOW





ASIAN EXPRESS AND ARIANA KABOB HOUSE, 909 WEST MAIN



REPUBLIC PLAZA, 853 - 855 WEST MAIN



HABITAT FOR HUMANITY, 919 WEST MAIN



SYCAMORE HOUSE AND KANE FURNITURE, 1108 - 1200 WEST MAIN



UVA | STACY HALL, 1105 WEST MAIN



HAMPTON INN, 900 WEST MAIN



UVA | COMMUNITY CREDIT UNION, 1018 WEST MAIN



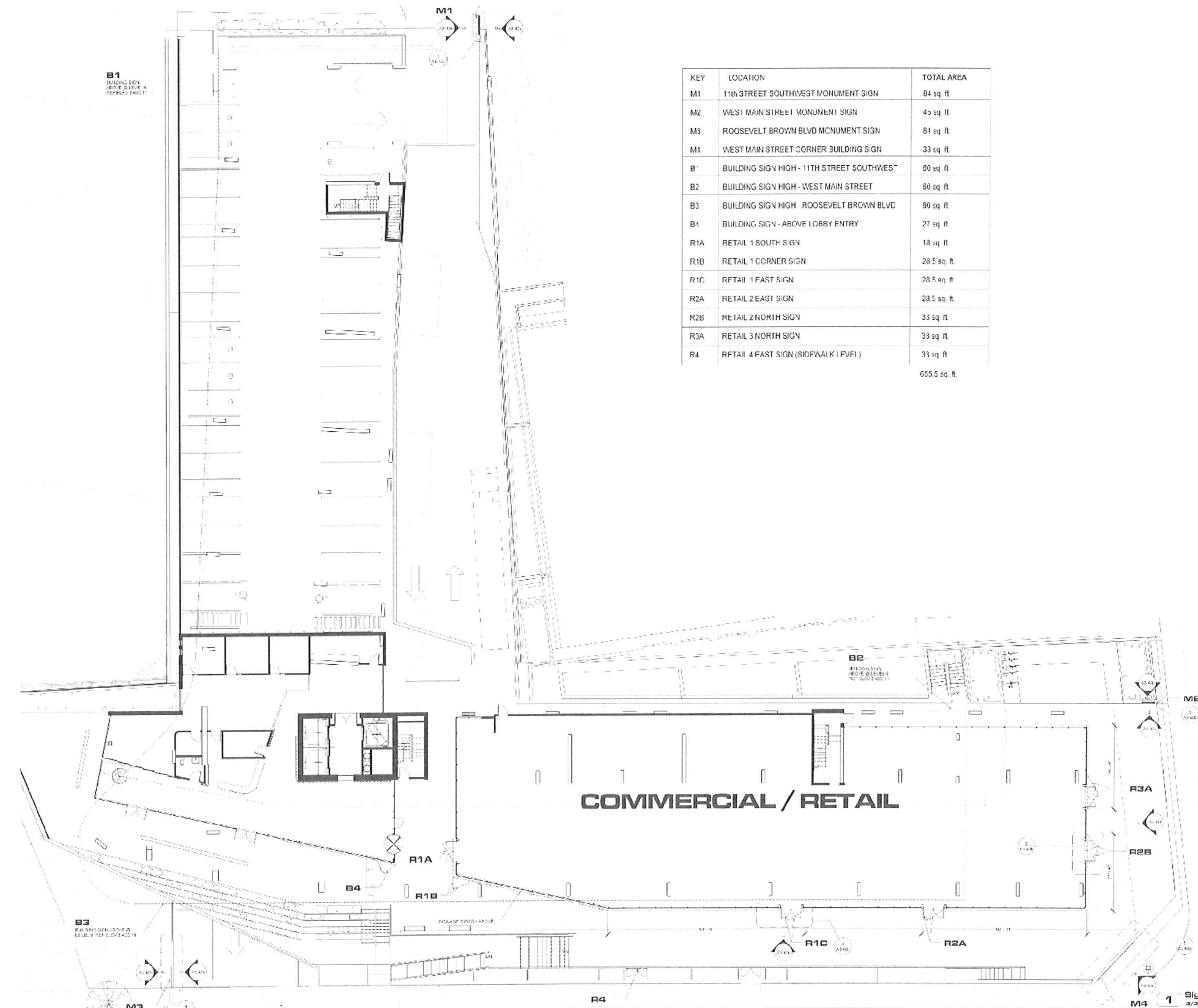
UVA | PARKING GARAGE, 117 11TH ST SW

COMPREHENSIVE SIGNAGE PLAN

MARCH 14, 2014

8.2 SIGNAGE ON ADJACENT PROPERTY

emArchitecture



KEY	LOCATION	TOTAL AREA
M1	11th STREET SOUTHWEST MONUMENT SIGN	84 sq. ft.
M2	WEST MAIN STREET MONUMENT SIGN	49 sq. ft.
M3	ROOSEVELT BROWN BLVD MONUMENT SIGN	84 sq. ft.
M4	WEST MAIN STREET CORNER BUILDING SIGN	33 sq. ft.
B1	BUILDING SIGN HIGH - 11TH STREET SOUTHWEST	60 sq. ft.
B2	BUILDING SIGN HIGH - WEST MAIN STREET	60 sq. ft.
B3	BUILDING SIGN HIGH - ROOSEVELT BROWN BLVD	60 sq. ft.
B4	BUILDING SIGN - ABOVE LOBBY ENTRY	27 sq. ft.
R1A	RETAIL 1 SOUTH SIGN	18 sq. ft.
R1B	RETAIL 1 CORNER SIGN	28.5 sq. ft.
R1C	RETAIL 1 EAST SIGN	28.5 sq. ft.
R2A	RETAIL 2 EAST SIGN	28.5 sq. ft.
R2B	RETAIL 2 NORTH SIGN	33 sq. ft.
R3A	RETAIL 3 NORTH SIGN	33 sq. ft.
R4	RETAIL 4 EAST SIGN (SIDEWALK / FVFI)	33 sq. ft.
		655.5 sq. ft.

Drawing Issue	Date

1000 West Main Street  
 Suite 1000, Dallas, TX 75201

**Client:**  
**CA STUDENT LIVING**  
 Campus Communities, Inc.  
 5010 Old Katy Road  
 Suite 100, Houston, TX 77054  
 281.461.1111

**Landscaps Architect:**  
 Hydroscapes  
 1101 Greenway Lane  
 Suite 100, Houston, TX 77057  
 281.461.1111

**MEP/FP/IT Engineer:**  
 ERM GROUP, INC.  
 2001 West Loop South  
 Suite 1000, Houston, TX 77056  
 281.461.1111

**Structural Engineer:**  
 O'Flaherty Associates  
 11115 Katy Road, Suite 100  
 Houston, TX 77058

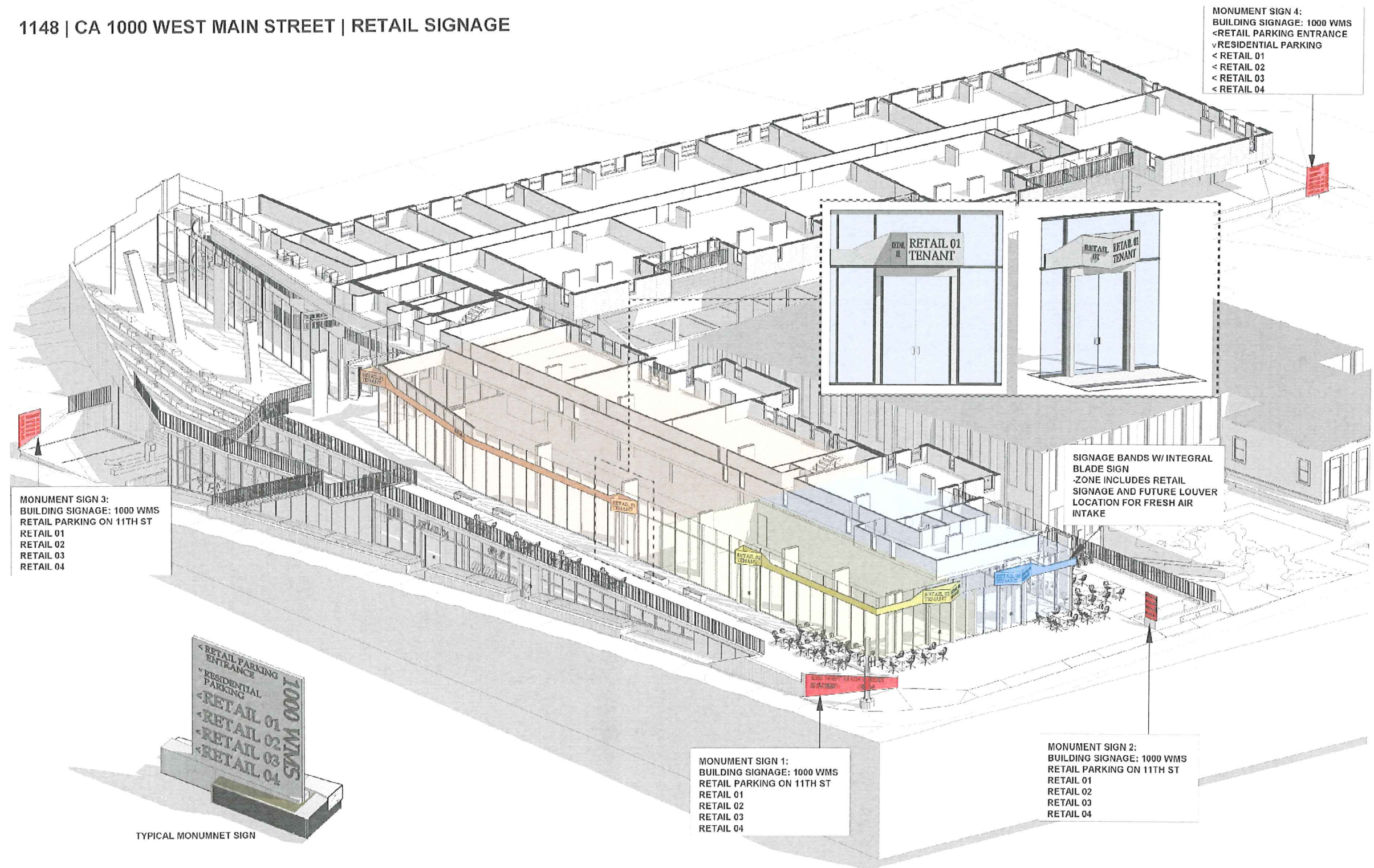
**Vertical Transportation:**  
 CSM Elevator Consultants & Associates, LLC  
 325 N. Saint Paul Street  
 Suite 1200  
 Dallas, TX 75201

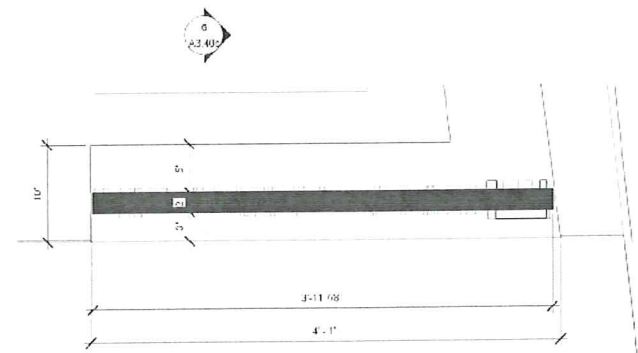
**Civil Consultants:**  
 Terra Engineering and Land Solutions, PC  
 2374 Stewart Drive, Highway  
 20000 Blvd., VA 24477

**Architect:** SCOTT & ERIN, ARCHITECTS, INC.  
 1000 West Main Street, Suite 1000  
 Dallas, TX 75201  
**emArchitecture**  
 Emily McHenry Architecture, LLC  
 1115 North University Street  
 1115 North University Street  
 Houston, Texas 77002  
 p: 281.525.7000 f: 281.525.1000  
 web: http://www.em-ac.com

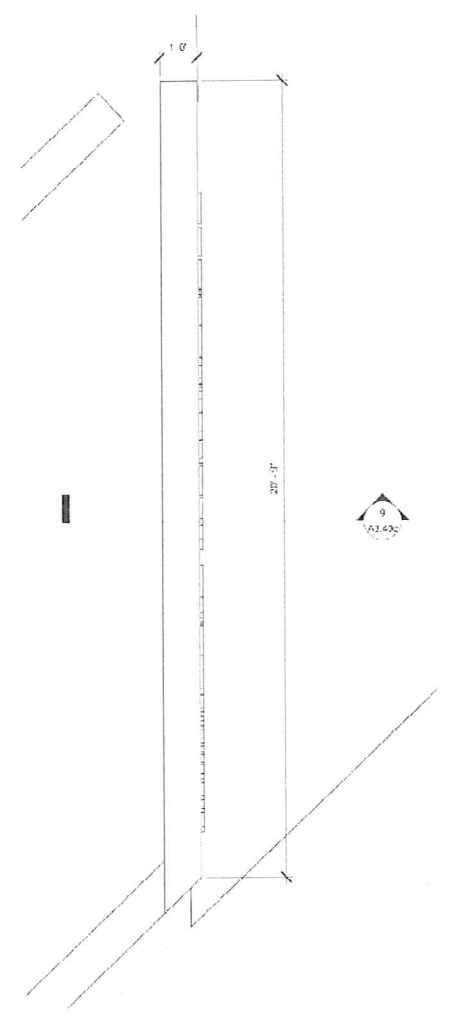
**Signage Plan**  
 1/2" = 1'-0" 3/16" = 1'-0"  
 1 Signage Plan  
 3/22 - 1/14

**A3.40a**  
 © 2014 Emily McHenry Architecture, LLC

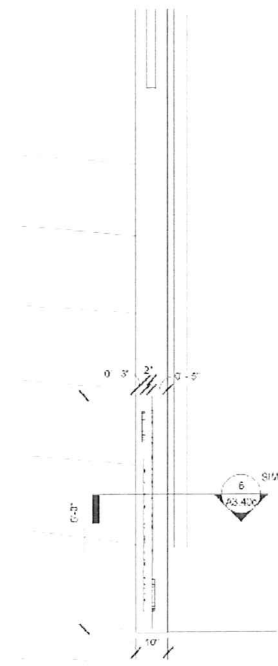




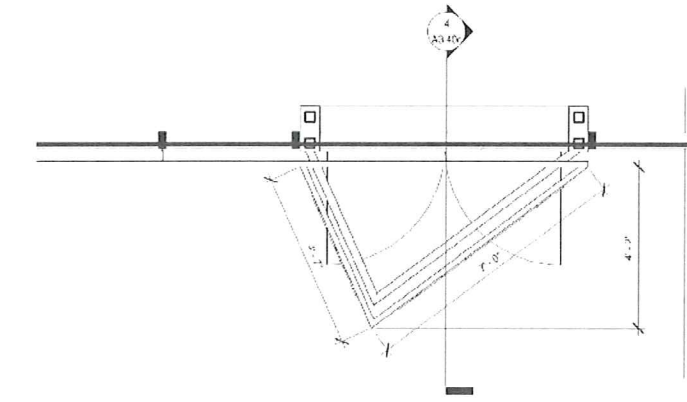
**6** WMS Sign @ Park Plan  
1 1/2" = 1'-0"



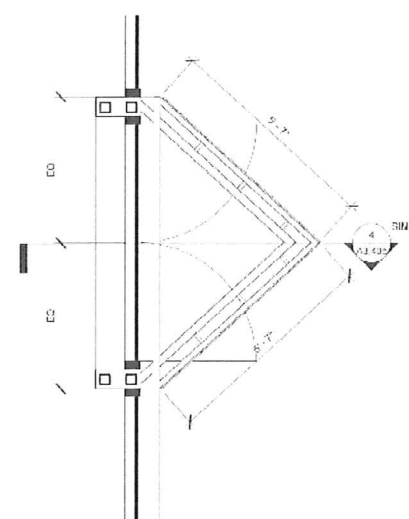
**5** WMS Corner Building Sign Plan  
1/2" = 1'-0"



**4** Plan Detail of Sign at Garage Entry  
1/2" = 1'-0"



**3** Plan Detail of Ribbon Signage RBB, Typ.  
1/2" = 1'-0"



**2** Plan Detail of Ribbon Signage on WMS, Typ.  
1/2" = 1'-0"



**1** Plan Detail of 11st SW Sign  
1/2" = 1'-0"

Drawing Issue	Date

1000 West Main Street  
1000 West Main Street, Suite 100

**Client:**  
**CA STUDENT LIVING**  
Carter-Kaplan & Partners, LLC  
1000 West Main Street  
Cherry Hill, NJ 08034

**Landscape Architect:**  
Landscape Architecture  
2100 Northampton Avenue  
Cherry Hill, NJ 08034

**MEP/FP/IT Engineer:**  
Professional Engineers  
1000 West Main Street  
Cherry Hill, NJ 08034

**Structural Engineer:**  
Graham & Associates  
131 E. Lancaster Avenue, 2nd Floor  
Philadelphia, PA 19106

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
125 N. 5th Street, Suite 1330  
Dallas, TX 75201

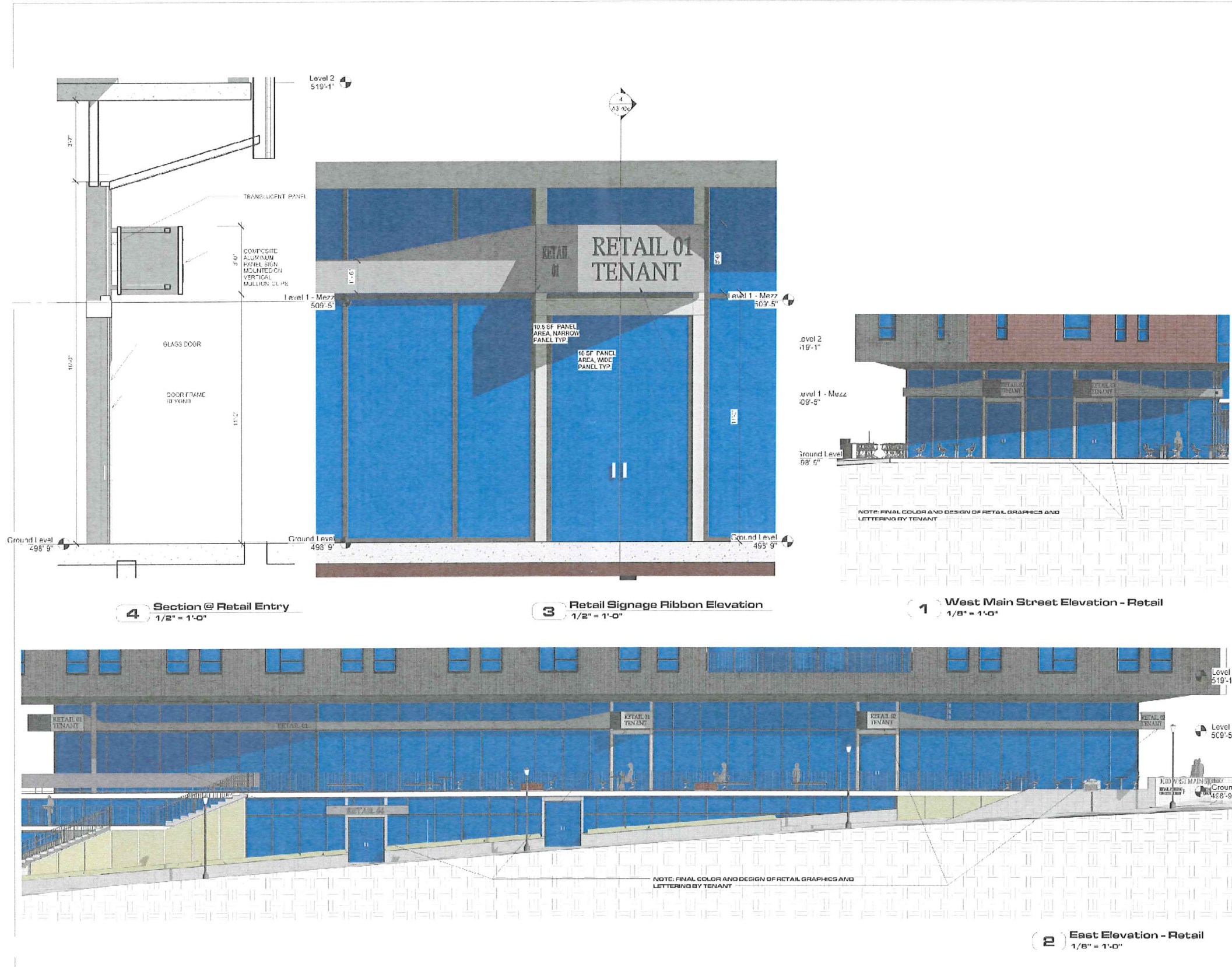
**Civil Consultants:**  
Etra Engineering and Land Solutions, PC  
2374 Glades Trail, Highway  
Cherry Hill, NJ 08034

**Architect:** Scott & Bern, Inc.  
1000 West Main Street  
**emArchitecture**  
Eddy McHenry Architecture, LLC  
20 South Orange Street  
Philadelphia, Pennsylvania 19123  
Tel: 215-925-7000 Fax: 215-925-6000  
Web: http://www.emac.com

**Signage Plan Details**

REV	DATE	BY	CHK

**A3.40b**  
1000 West Main Street



Drawing Issues	Date

1000 West Main Street  
1000 West Main Street, Overland Park, KS

**Client:**  
**CA STUDENT LIVING**  
 Campus Acquisition Holdings, LLC  
 1811 North State Street  
 Chicago, IL 60610  
 312.594.8011

**Landscape Architect:**  
 Landscape Architecture  
 2100 West 15th Street  
 Suite 200  
 Overland Park, KS 66211  
 781.342.7510

**MEP/FP/IT Engineer:**  
 Lennards Associates  
 The Renaissance  
 1801 North State Street  
 Overland Park, KS 66210  
 781.342.7510

**Structural Engineer:**  
 Structural Resources  
 1100 North State Street  
 Suite 110  
 Overland Park, KS 66210

**Vertical Transportation:**  
 CMH Elevator Consultants & Associates, LLC  
 322 W. South Paul Street  
 Suite 1350  
 Dallas, TX 75201

**Civil Consultants:**  
 Terra Engineering and Land Solutions, PC  
 2374 Courts Park Highway  
 Shreveport, LA 70472

**Architect:** Scott & Terry, Inc.  
 2000 West Main Street  
 Overland Park, KS 66210

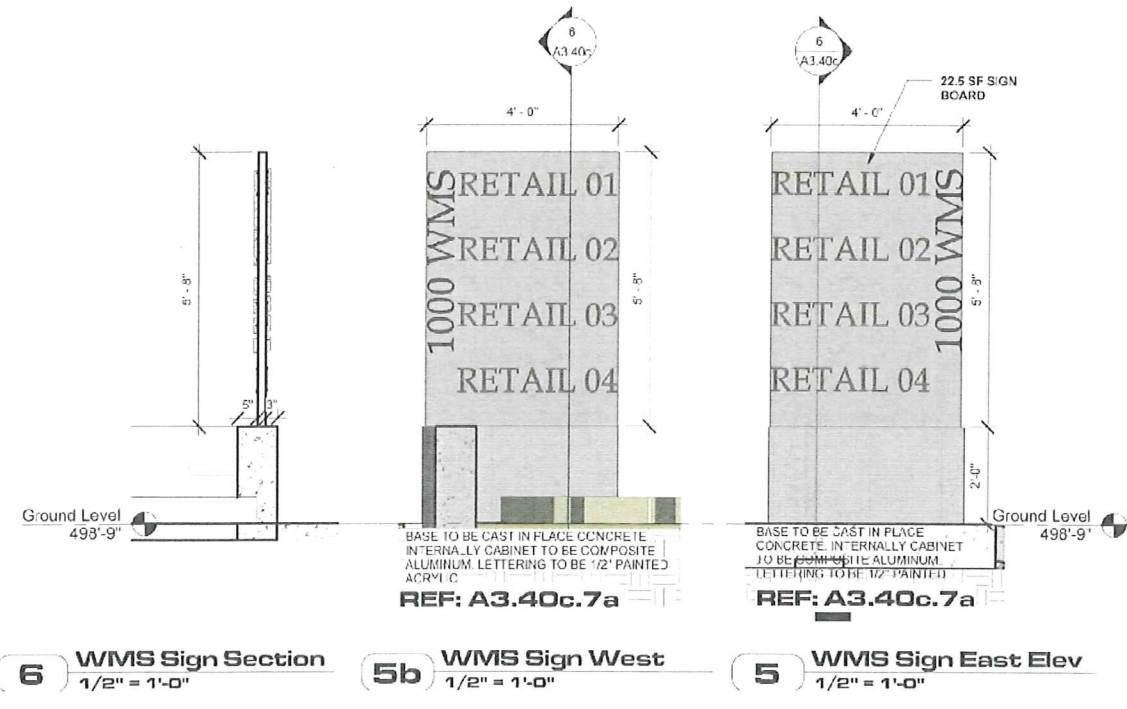
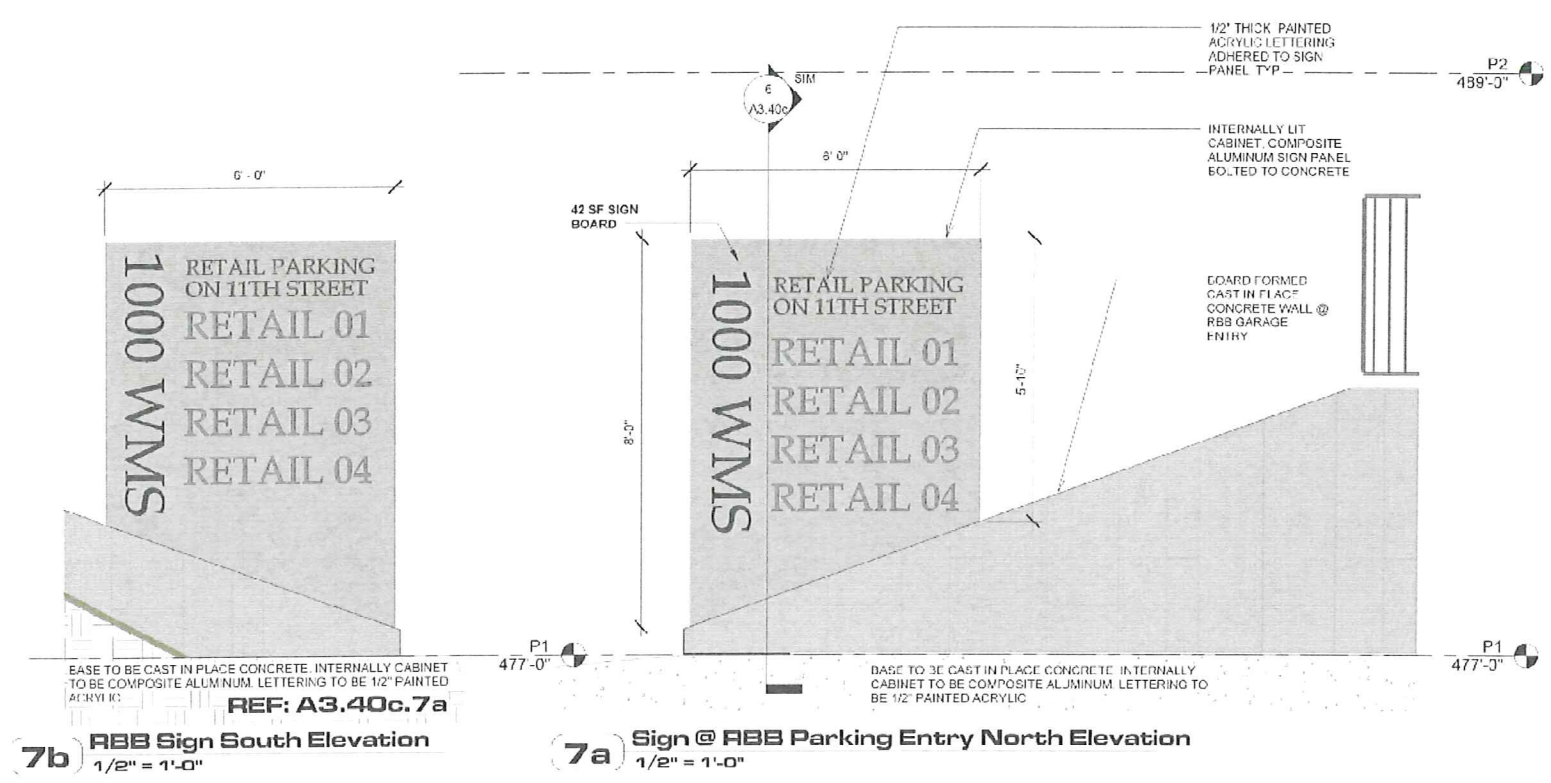
**emArchitecture**  
 Emily McHenry Architecture, LLC  
 515 South Ocean Street  
 Philadelphia, Pennsylvania 19123  
 (p) 215.921.7000 (f) 215.921.1025  
 web: http://www.emarc.com

**Signage Details**

EMARCHITECTURE

**A3.40c**  
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Drawing Issue	Date

**Client:**  
STUDENT LIVING  
1000 West Main Street  
1000 West Main Street, Suite 100  
Charlottesville, VA 22902  
Phone: 803.941.1074

**Landscape Architect:**  
Landscape Architecture  
215 South of Main Street  
Charlottesville, VA 22902  
Phone: 803.941.1074

**MEP/FP/IT Engineer:**  
Landscape Architecture  
215 South of Main Street  
Charlottesville, VA 22902  
Phone: 803.941.1074

**Structural Engineer:**  
Landscape Architecture  
215 South of Main Street  
Charlottesville, VA 22902  
Phone: 803.941.1074

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
325 N. Saint Paul Street  
Suite 1200  
Dallas, TX 75201

**Civil Consultants:**  
Terra Engineering and  
Land Solutions, P.C.  
2374 Shurtz Drive Highway  
Staunton, VA 22447

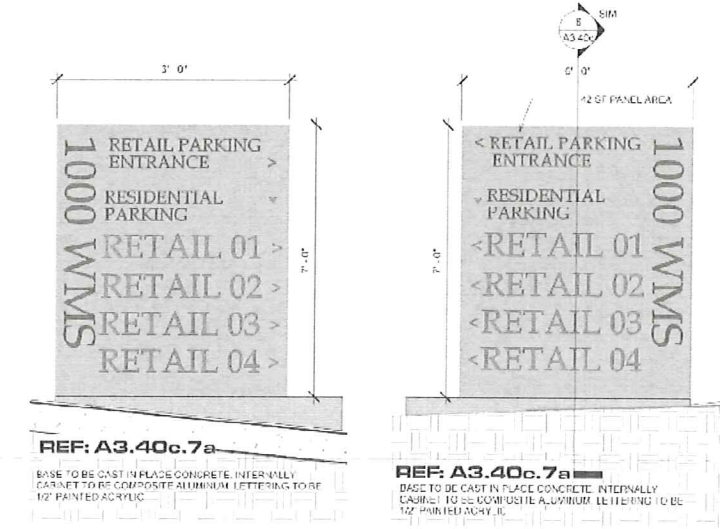
**Architect:** SCOTT & ERIN, AN  
OFFICE OF emArchitecture  
**emArchitecture**  
Erly McHenry Architecture, LLC  
815 South Ocean Avenue  
P.O. Box 1000, Charlottesville, VA 22902  
Phone: 803.941.1074 Fax: 803.941.1075  
web: http://www.em-arc.com

**Signage Details**

**A3.40c**  
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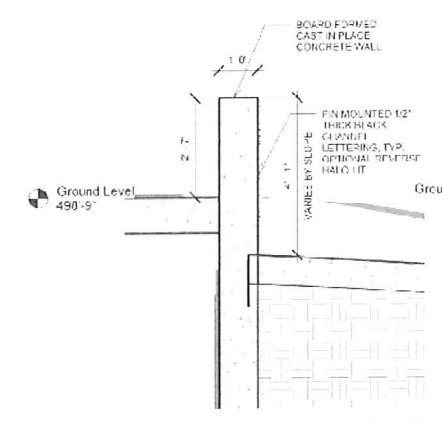


**11 Building Sign**  
1/4" = 1'-0"

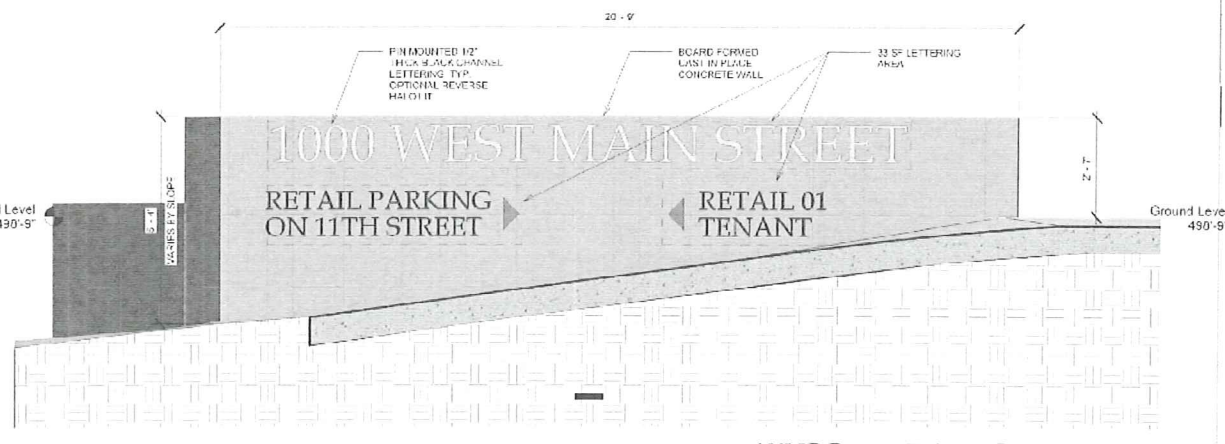


**10b 11th St SW South**  
1/2" = 1'-0"

**10a 11th St SW Sign N Elev**  
1/2" = 1'-0"



**9 WMS Corner Building Sign Section**  
1/2" = 1'-0"



**8 WMS Corner Building Sign Elevation**  
1/2" = 1'-0"

Drawing Issue	Date

1000 West Main Street  
200 W. Main Street, Suite 100  
Dallas, TX 75201

**Client:**  
STUDENT LIVING  
Corner Acquisition Partners, LLC  
101125th St, Suite 200  
Dallas, TX 75225  
214.595.1024

**Landscape Architect:**  
Landscape Architecture  
2017  
7000 W. 34th Street  
Dallas, TX 75241

**MEP/FP/IT Engineer:**  
Landscape Architecture  
1017 F. Ring St., Suite 1000  
Dallas, TX 75201

**Structural Engineer:**  
U.S. Steel  
115 E. 11th Street, Suite 1100  
Dallas, TX 75202

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
325 N. Sibley Street  
Suite 1200  
Dallas, TX 75201

**Civil Consultants:**  
Terra Engineering and  
Land Solutions, PC  
2374 South Loop Highway  
Shirley, VA 24477

**Architect:** SCOTT & BROWN  
2005 S. MOORE AVENUE  
DALLAS, TX 75201

**emArchitecture**  
Erdy McHenry Architects, LLC  
815 North Orenco Street  
Frisco, TX 75034, New York, NY 10123  
(214) 215-4747 FAX (214) 555-1027  
web: http://www.em-ar.com

**Signage Details**

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