

From: Scala, Mary Joy
Sent: Wednesday, May 30, 2012 4:42 PM
To: Gathright, Clark (cgathright@dgarchs.com)
Cc: 'Vlong@williamsmullen.com'
Subject: FW: 315 W Main Street

May 30, 2012

Clark Gathright
100 10th Street NE Suite 200
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 12-05-03
315 W Main Street
Tax Map 32 Parcels 197 and 198
Clark Gathright, Applicant/VIM, Inc., Owner
New 7-story hotel

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2012.

The following action was taken:

The BAR accepted (6-0-1) the applicant's request for deferral. The BAR requested further details on: the materials, wall sections, windows details, cornices, articulation of façades, lighting (cut sheets and photometrics), paving materials. Look at the plans along West Main Street. Do not necessarily propose white windows; part of the building may want to be monochromatic.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2012**



Certificate of Appropriateness Application

BAR 12-05-03

315 W Main Street

Tax Map 32 Parcels 197 and 198

Clark Gathright, Applicant/VIM, Inc., Owner

New 7-story hotel

Background

301 West Main Street (c. 1957) and 315 West Main Street (c. 1938; 1947; 1951) are located in the Downtown ADC District.

October 18, 2005 - BAR approves (8-0) demolition of 301 West Main Street. The applicant requested deferral of the 315 West Main Street application in order to have prepared a structural report.

November 15, 2005 - BAR approves (7-2) demolition of 315 West Main Street

September 18, 2006 - The Director of Neighborhood Development Services agreed to extend both certificates of appropriateness for one year as permitted by Sec. 34- 280 because the building tenant (RSC equipment rental) exercised their option to renew their lease for another year.

November 28, 2006 – BAR denied (9-0) CVS project based on standards and guidelines especially site plan, massing, scale, and materials.

October 16, 2007 - BAR approves (7-0) demolition of both buildings on consent agenda.

July 15, 2008 – BAR approved (6-2) a new mixed-use project including the concept of the massing, general articulation, and disposition of materials, but required the details to be re-studied and returned to the BAR for further approval.

September 25, 2008 - The Director of Neighborhood Development Services agreed to extend both demolition approvals for one year, until October 16, 2009.

May 19, 2009 - The BAR approved (8-1) the application for demolition of 301 and 315 West Main Street and asked staff to report back next month regarding the City Attorney's opinion as to when the permit will expire. (The applicant asked the BAR if the one-year approval could begin in October 2009, when the previous permit would expire, rather than the meeting date.) The City Attorney's opinion was that the permit would expire one year from the meeting date, or May 19, 2010.

June 15, 2010- The BAR approved demolition of 301 W Main (8-0); approved demolition of 315 W Main (6-2 with Brennan and Schoenthal opposed).

June 15, 2011 - The Director of Neighborhood Development Services agreed to extend the validity of the COA for one year, or until June 15, 2012.

February 21, 2012 – The BAR was generally supportive of the preliminary proposal. Suggestions made were to wrap the corner of Building C with Building B; landscaping and screening parking are important; pedestrian access to Main Street is important; give thought to courtyard (trees, access to hotel).

This property is located in the Downtown ADC District. The Guidelines describe the West Main Street sub-area as: *increasingly vital commercial district with strong definition of the street edge and moderate pedestrian activity typically medium scaled, turn of the century masonry structures, generally mixed use with commercial/service below and residential above, street parking with small off street lots.*

The current zoning is *Downtown Corridor Mixed Use District*, which requires a minimum height of 45 feet and allows a maximum height of 70 feet with stepback requirements. Up to 101 feet may be permitted with a special use permit. The parking zone is "Parking Modified Zone"

The minimum height of the streetwall must be 40 feet, and the maximum height of the streetwall must be 45 feet, containing exactly 3 interior floors. After 45 feet, there shall be a minimum stepback of 25 feet. At least 75% of the streetwall must be built to the property line adjacent a primary street (both Ridge-McIntire and West Main are primary streets). Up to 25% of the streetwall may be set back a maximum of 20 feet, except up to 50% may be set back up to 20 feet if streetscape trees are provided, or if City Council approves a special use permit.

Application

The applicants seeks approval for a new project on this site, a seven-story hotel with 133 rooms and parking for 122 vehicles, including one level of structured parking (87 spaces) and a surface parking lot (35 spaces). The surface parking lot and the drive-up lobby entrance are accessed from both Ridge-McIntire and 4th Street NW entrance/exits.

The West Main Street frontage includes a commercial area (Building A) and a hotel restaurant area with "flex" area (Building B), both with tall ceiling heights, and an interior courtyard. The top two floors of these three-story buildings are hotel rooms. On the Ridge-McIntire frontage there are windows that look into the "flex" area, but become raised above eye-level in the pool area. The top three floors along Ridge-McIntire are hotel rooms.

✓ Two entrances are proposed along West Main Street, in the center of Building A and near the center of Building B. New pedestrian entrances to the hotel have been added from the landscaped courtyard that connects to West Main Street. Since the preliminary discussion, Buildings A and B have been connected above the courtyard entrance. There are no pedestrian entrances along Ridge-McIntire.

The rear section of the hotel (Building C) is 7 stories in height. There is a drive-up/pedestrian entrance under a porte-cochere in the parking lot.

✓ The building materials are manufactured stone veneer, brick veneer, brick cornice (Building A), fiberglass cornice (on base and on Building B), ¾" stucco - smooth finish (Building C), single-hung aluminum windows, canvas awnings, some brick in-filled window openings.

Criteria 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 Design Review Guidelines for New Construction

P. 3.3

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 façade wall planes, differing materials, stepped-back upper levels, and irregular massing.

P. 3.4 Setback

- 1. Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
- 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.*

P. 3.5 Spacing

- 2. Commercial and office buildings in 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.*

P. 3.6 Massing & Footprint

- 4. Institutional and multilot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of 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 building, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

P. 3.7 Height and Width

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.*
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.*

P. 3.8 Scale and Orientation

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.*

P. 3.11 Windows and 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.*
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.*

P. 3.13 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.*
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.*

p. 3.14 – Foundation

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.*

Discussion and Recommendations

The BAR may wish to comment on the following general topics:

- Relationship to historic architecture
- Height and width in relation to nearby buildings
- Massing and footprint
- Scale and orientation
- Windows and Doors – rhythm, patterns, size and proportion
- Foundation and cornice articulation
- Site design including courtyard and parking lot landscape plans

- Setbacks and stepbacks
- Street-level design
- Materials preferences

The BAR was previously supportive of the strong preliminary concept. Providing pedestrian access to Main Street from the hotel lobby is a huge improvement.

The BAR will want to see more landscaping details, particularly in the parking area, which is currently under site plan review.

The BAR must review signage for new construction.

The BAR should discuss proposed materials, articulation details of the building facades, and the resolution of the cornice across the courtyard entrance.

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 hotel satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the massing and scale and materials, with the following details to return to the BAR for approval:....



P12-0070

RECEIVED

**Board of Architectural Review (BAR)
Certificate of Appropriateness**

APR 24 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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 VIM Inc (Contract purchaser) Applicant Name Clark Gathright
Project Name/Description West Main Residence Inn Parcel Number TM 32 Parcel 197
Property Address 315 West Main St.

Applicant Information

Address: 100 10th St NE Suite 200

Email: cgathright@dgarchs.com

Phone: (W) 971-8848 (H) _____

FAX: 296-3040

Property Owner Information (if not applicant)

Address: P.O. Drawer 359

Fayetteville, WV 25840

Email: wend1948@bellsouth.net

Phone: (W) 843-991-0396 (H) _____

FAX: _____

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] 4/24/12
Signature Date

Clark Gathright 4/24/12
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 4/24/12
Signature Date

Clark Gathright 4/24/12
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): 7-story hotel with one level of structured parking

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

- Plans & elevations
- Color rendering

For Office Use Only

Received by: BSW

Fee paid: 350.00 Cash Ck. # 1088

Date Received: 4/24/2012

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P12-0070

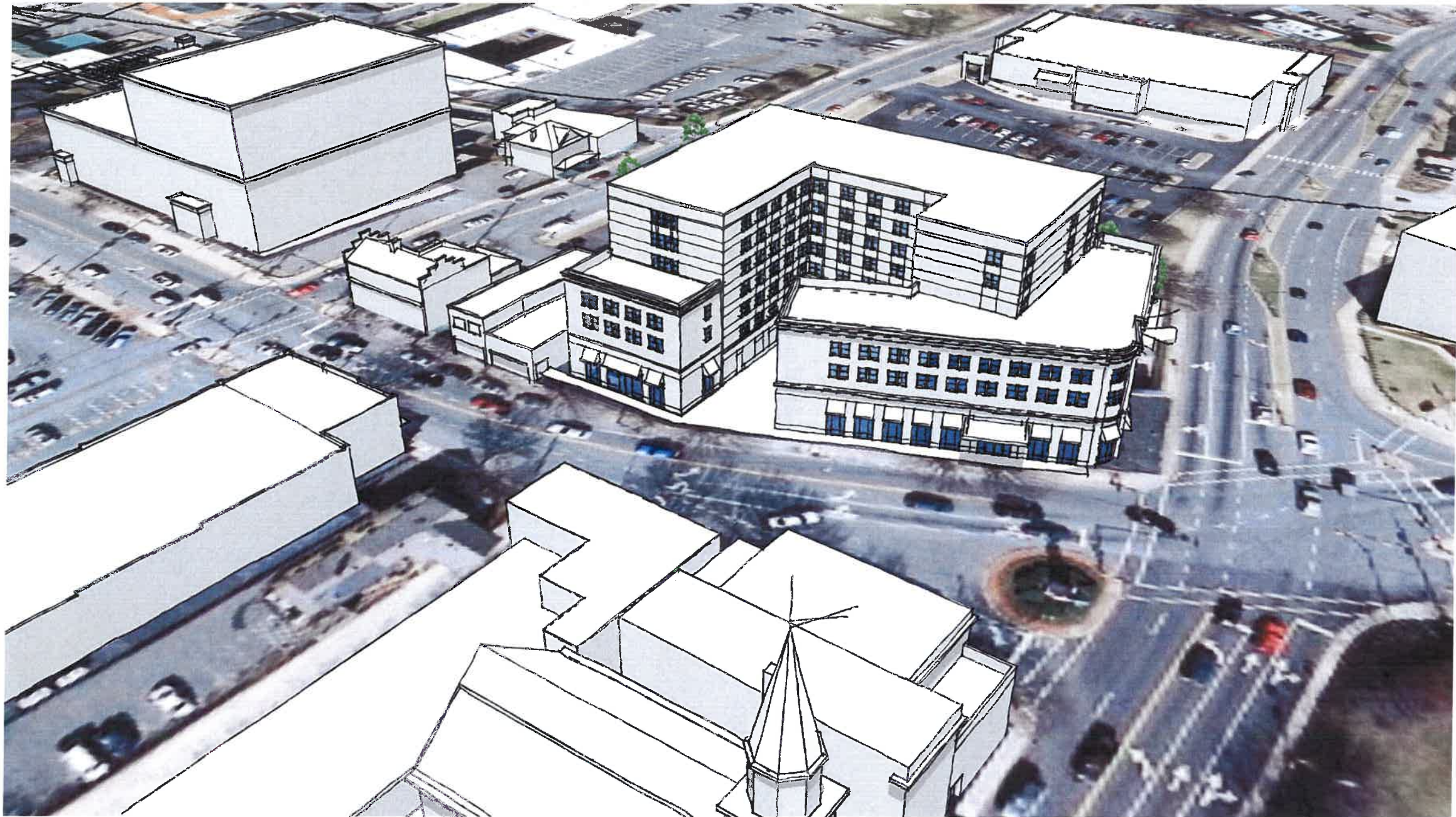


CHARLOTTESVILLE, VIRGINIA

SCALE AND MASSING SUBMITTAL PACKAGE

May 29, 2012

RECEIVED
MAY 29 2012
NEIGHBORHOOD DEVELOPMENT SERVICES



Aerial view looking north from Ridge St.



View from West Main/Ridge St. intersection

100 10TH STREET NE, SUITE 200
CHARLOTTESVILLE, VA 22902

T 434 971 8848

F 434 296.3040

www.daggettgrigg.com



View from West Main/Ridge St. intersection



West Main Elevation



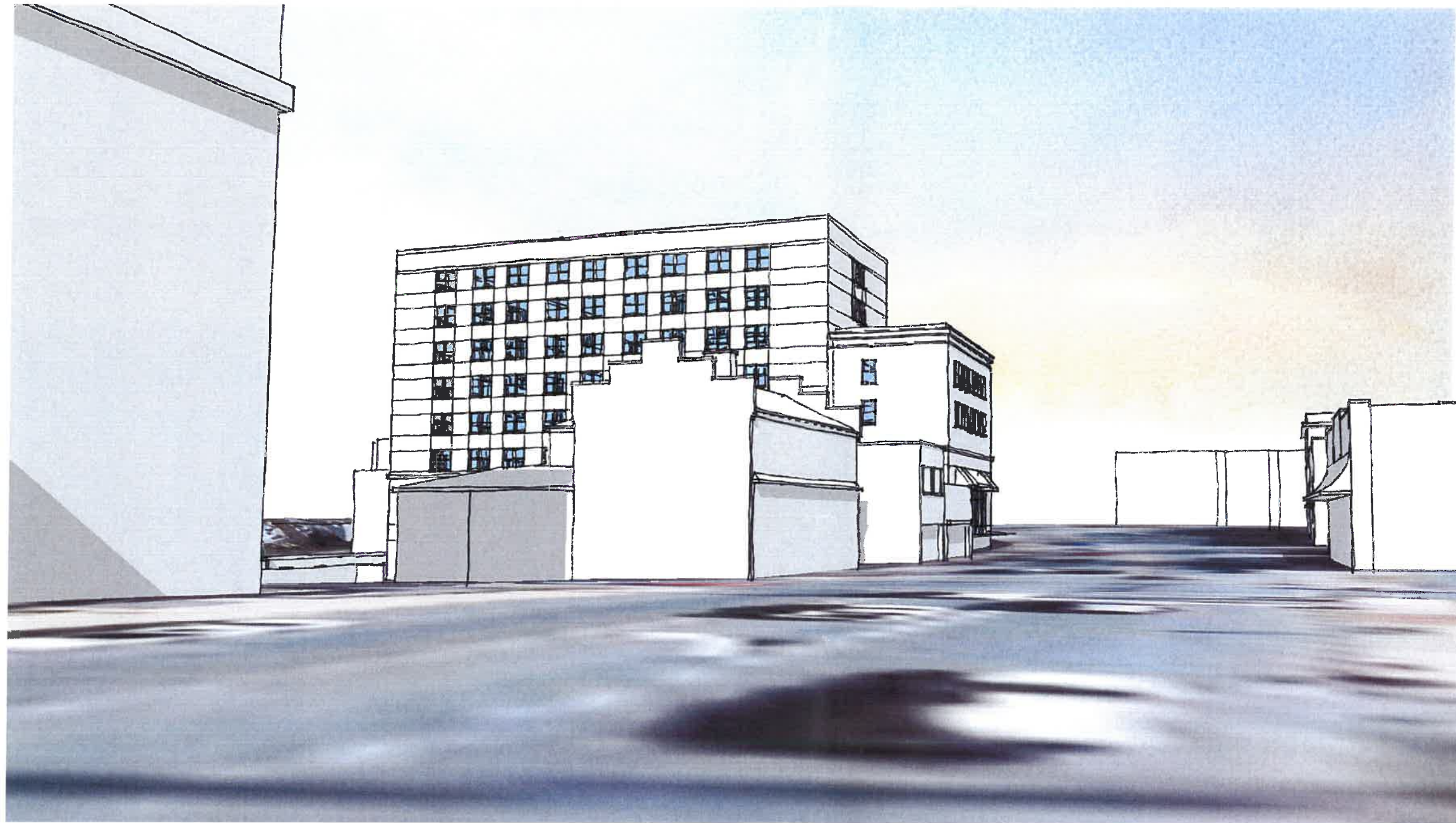
View looking west on West Main St.



View looking east on West Main St.

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F 434 296 3040

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View looking east on West Main St.

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View looking south on Fourth St.

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View from northeast

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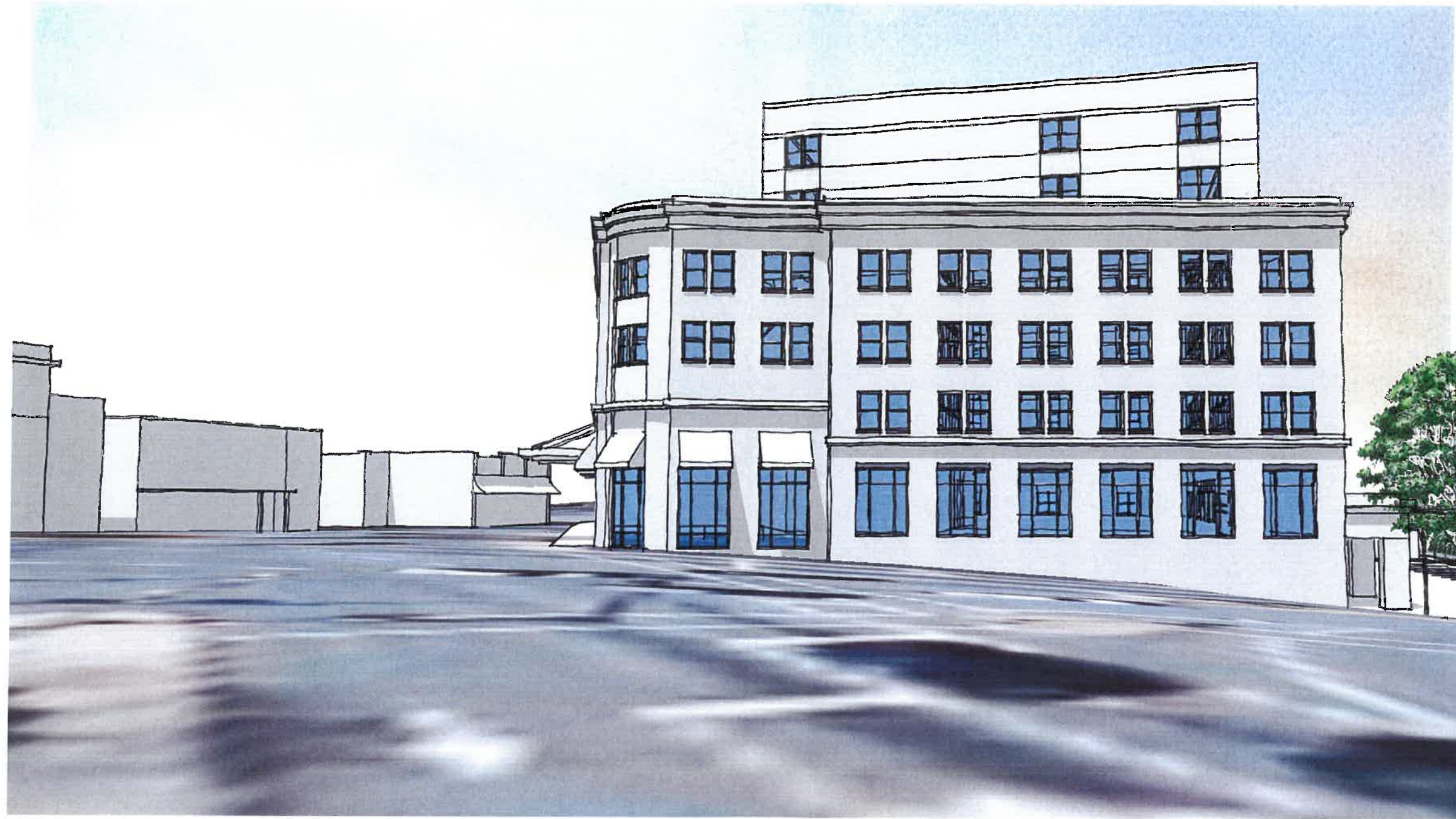
View looking south on Ridge St.

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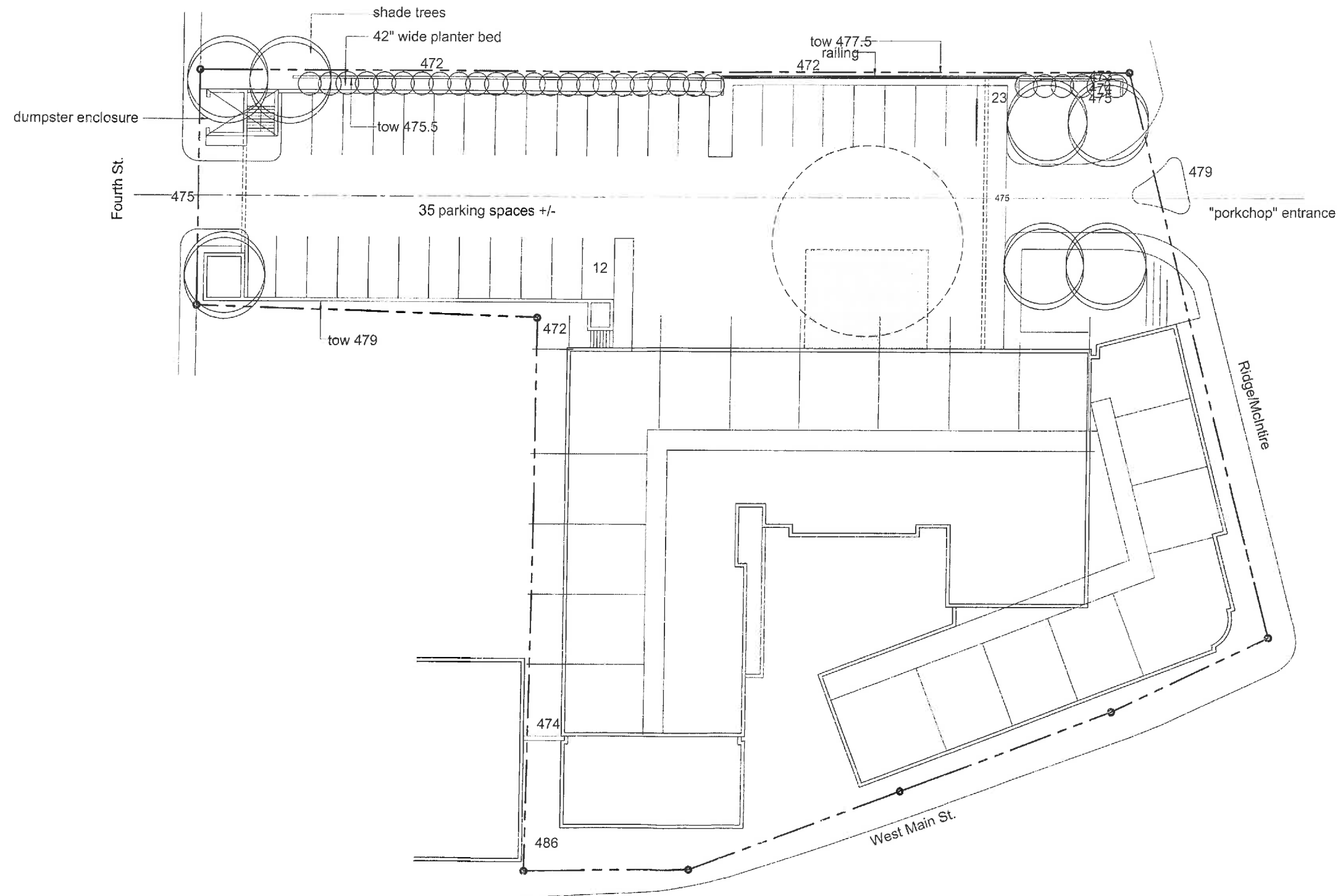
View looking west from Water St.

100 10TH STREET NE, SUITE 200
CHARLOTTESVILLE, VA 22902

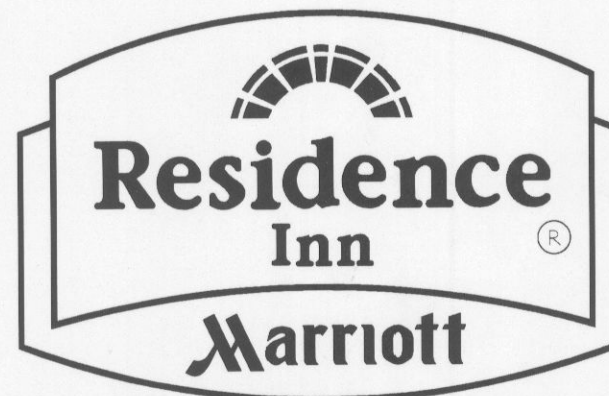
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Site Plan



CHARLOTTESVILLE, VIRGINIA

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ARCHITECTURAL

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A7.1	Building Section
	Architectural Rendering - West Main St. & Ridge McIntire Rd.

Project Data

SQUARE FOOTAGE:

FLOOR	GROSS SQ. FOOTAGE	
LOWER LEVEL PARKING PLAN	31,769 SQ. FT.	
ARRIVAL LEVEL PLAN		6,130 SQ. FT.
GROUND FLOOR PLAN		21,734 SQ. FT.
SECOND FLOOR / MEZZANINE PLAN		14,690 SQ. FT.
THIRD FLOOR PLAN		20,358 SQ. FT.
FOURTH FLOOR PLAN		20,358 SQ. FT.
FIFTH FLOOR PLAN		11,957 SQ. FT.
SIXTH FLOOR PLAN		11,957 SQ. FT.
SEVENTH FLOOR PLAN		11,957 SQ. FT.
TOTAL	31,769 SQ. FT.	119,141 SQ. FT.



803 S. MOUNT MORIAH
SUITE 100B
MEMPHIS, TN 38117
(901) 683-7175 p.
(901) 683-2385 f.
llw@llwarchitects.com

ISSUED	DATE

NO.	REVISIONS	DATE

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CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

COVER SHEET
WITH PROJECT
DATA

DATE	2/3/12
DRAWN BY	PEL
CHECKED BY	PEL
FILE NAME	1611-A000
SCALE	NONE
PROJECT NO.	1611
DRAWING	

A0.0



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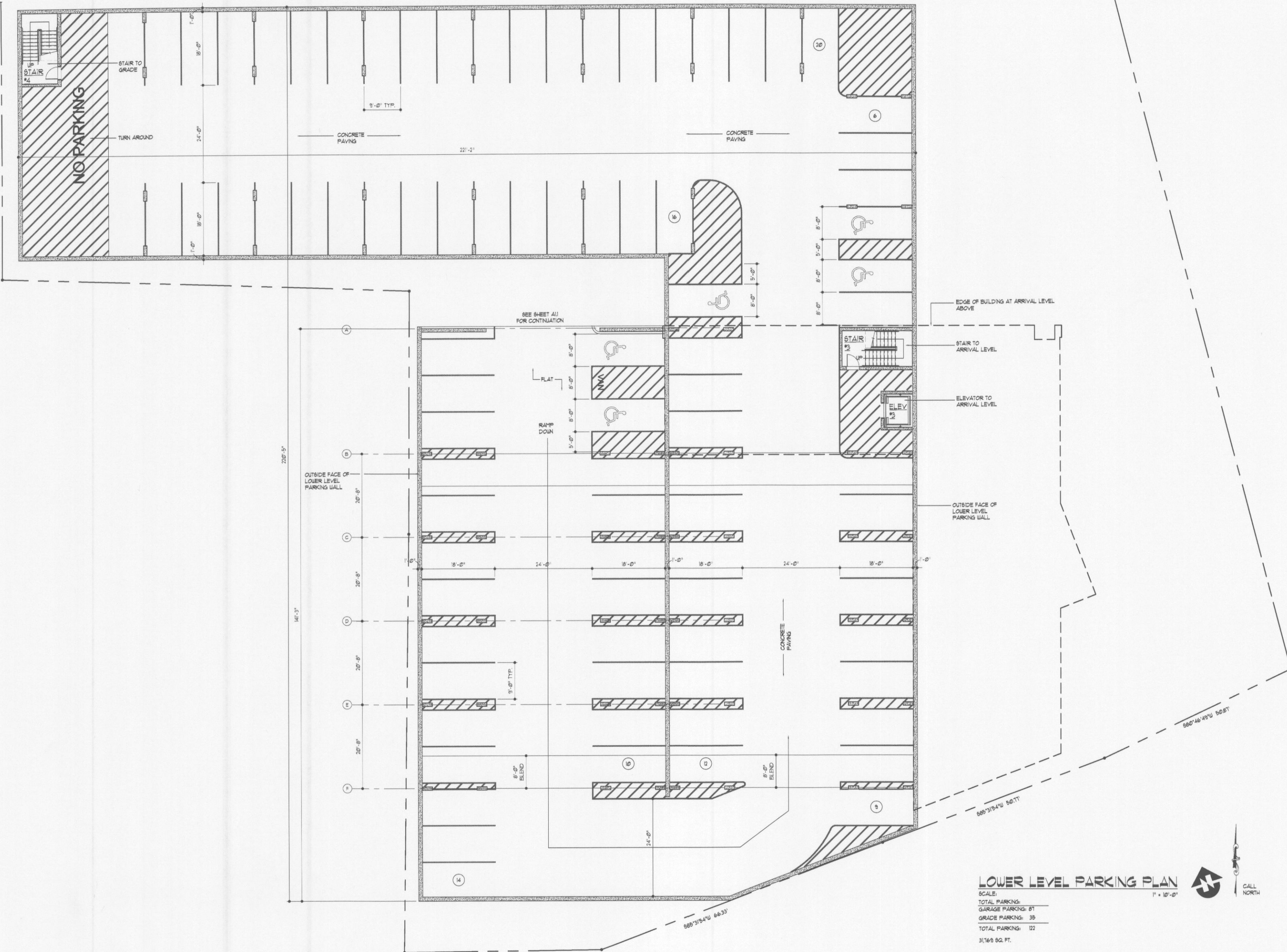
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SHEET NAME

LOWER LEVEL
PARKING PLAN

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A100
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A1.0



LOWER LEVEL PARKING PLAN
SCALE:
TOTAL PARKING:
GARAGE PARKING: 81
GRADE PARKING: 35
TOTAL PARKING: 116
31,168 SQ. FT.



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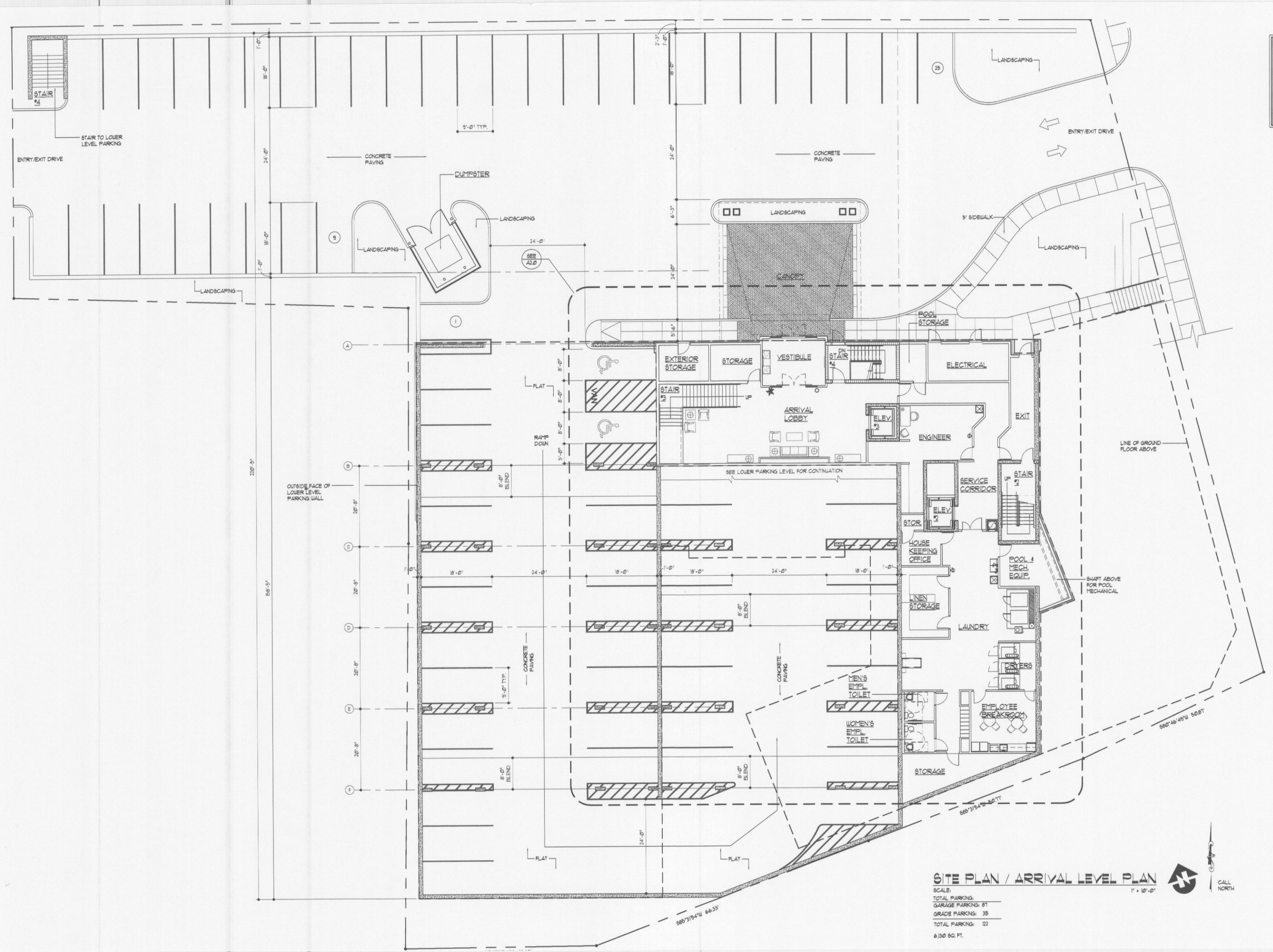
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SHEET NAME

SITE PLAN /
ARRIVAL LEVEL
PLAN

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A101
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A1.1



SITE PLAN / ARRIVAL LEVEL PLAN

SCALE:
TOTAL PARKING:
GARAGE PARKING: 81
GRADE PARKING: 35
TOTAL PARKING: 122
6,130 SQ. FT.

1" = 10'-0"



CALL
NORTH



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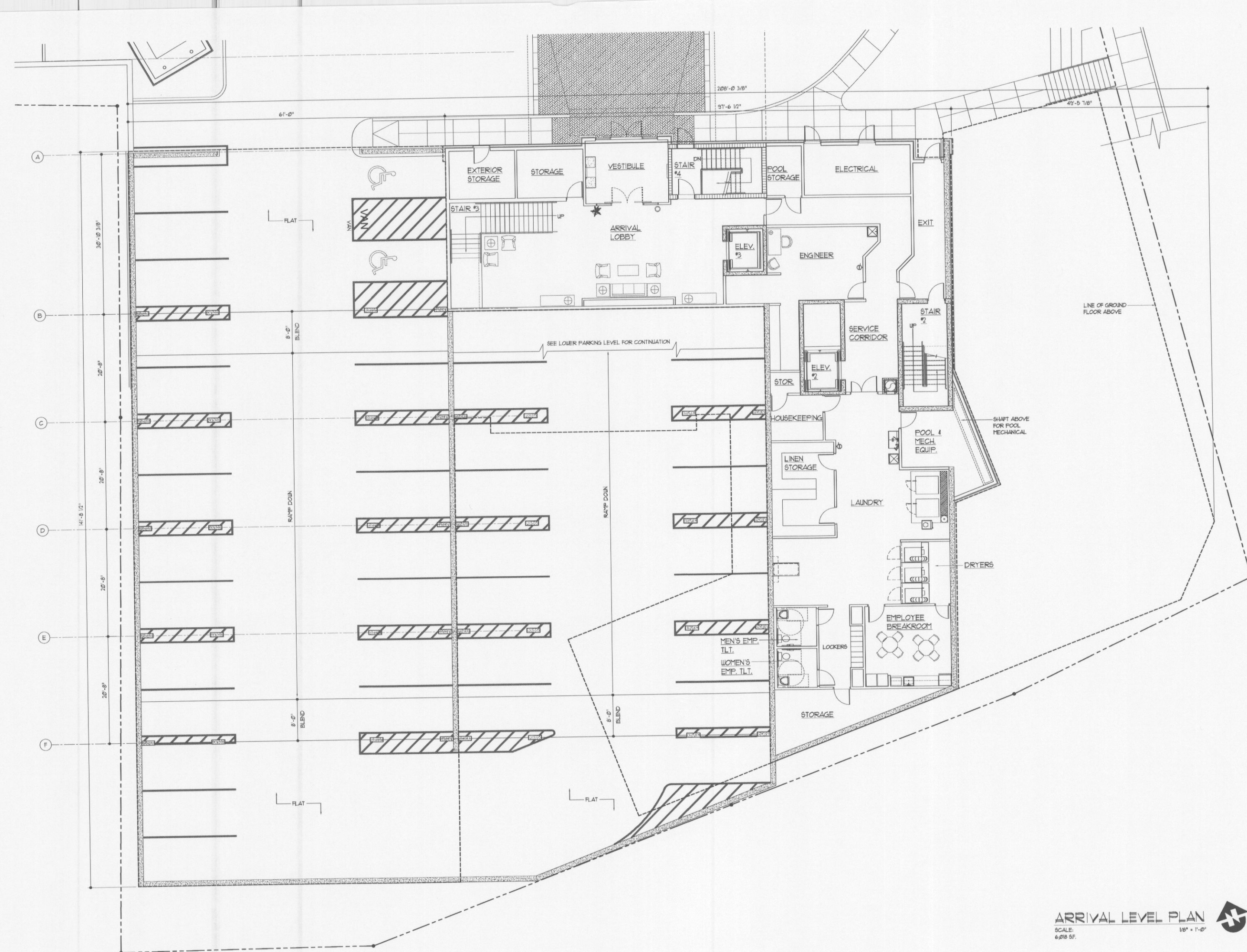
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SHEET NAME

ARRIVAL LEVEL
PLAN

DATE	2/3/12
DRAWN BY	ICB
CHECKED BY	PEL
FILE NAME	1611-A200
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A2.0



ARRIVAL LEVEL PLAN
SCALE:
6,016 SF.

1/8" = 1'-0"



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CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

GROUND FLOOR
(MAIN LEVEL)
FLOOR PLAN

DATE
2/3/12

DRAWN BY
ICB

CHECKED BY
PEL

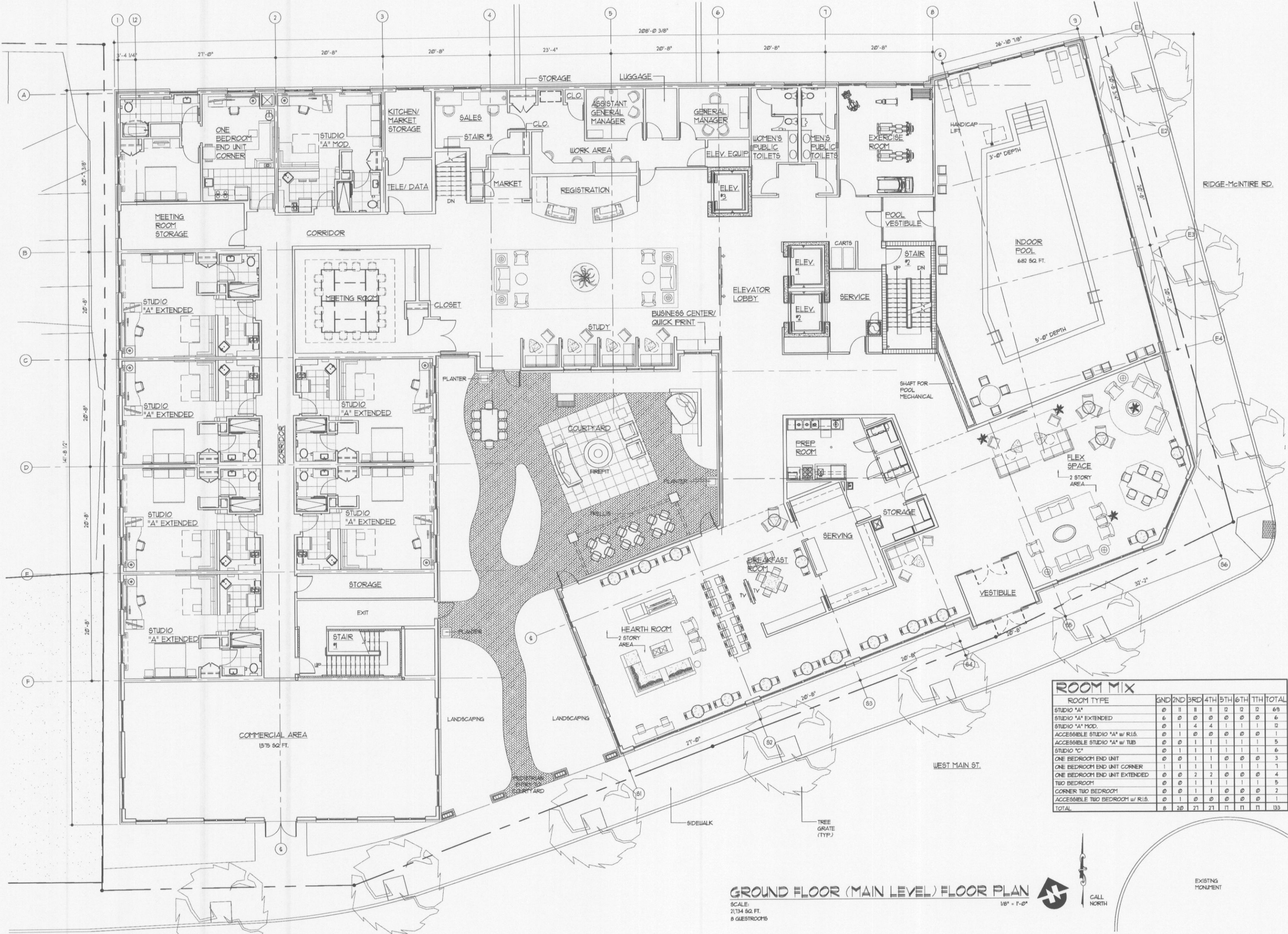
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SCALE
AS NOTED

PROJECT NO.
1611

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A2.1





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SHEET NAME

SECOND & MEZZANINE FLOOR PLAN

DATE 2/3/12

DRAWN BY ICB

CHECKED BY PEL

FILE NAME 1611-A202

SCALE AS NOTED

PROJECT NO. 16

DRAWING



SECOND & MEZZANINE FLOOR PLAN
SCALE:
1/8" = 1'-0"
14,690 SQ. FT.
20 GUESTROOMS

A2.2



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CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

THIRD AND FOURTH
FLOOR PLANS

DATE	2/3/12
DRAWN BY	ICB
CHECKED BY	PEL
FILE NAME	1611-A203
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	



CALL
NORTH

A2.3



THIRD AND FOURTH FLOOR PLANS
SCALE:
20,350 SF. PER FLOOR
21 GUESTROOMS PER FLOOR
1/8" = 1'-0"



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SUITE 100B
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CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

EXTERIOR
ELEVATIONS

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A301
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A3.1



SOUTH ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



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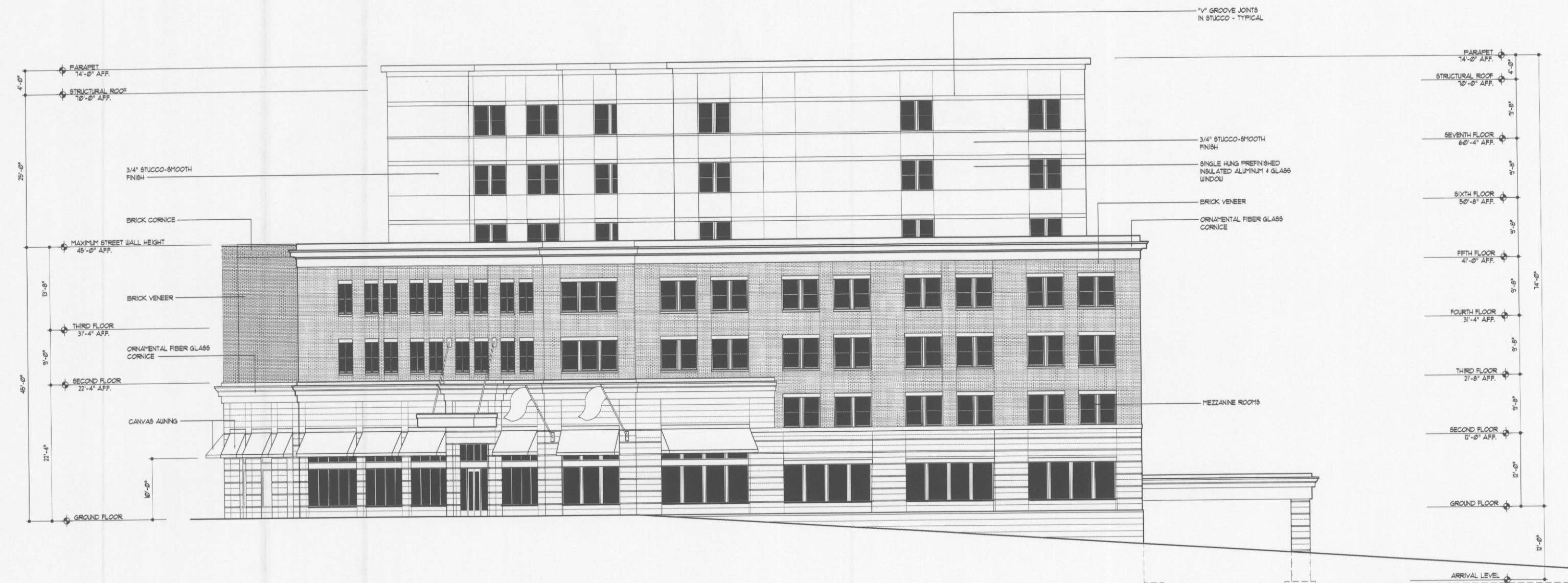
CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

EXTERIOR
ELEVATIONS

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A302
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A3.2



EAST ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



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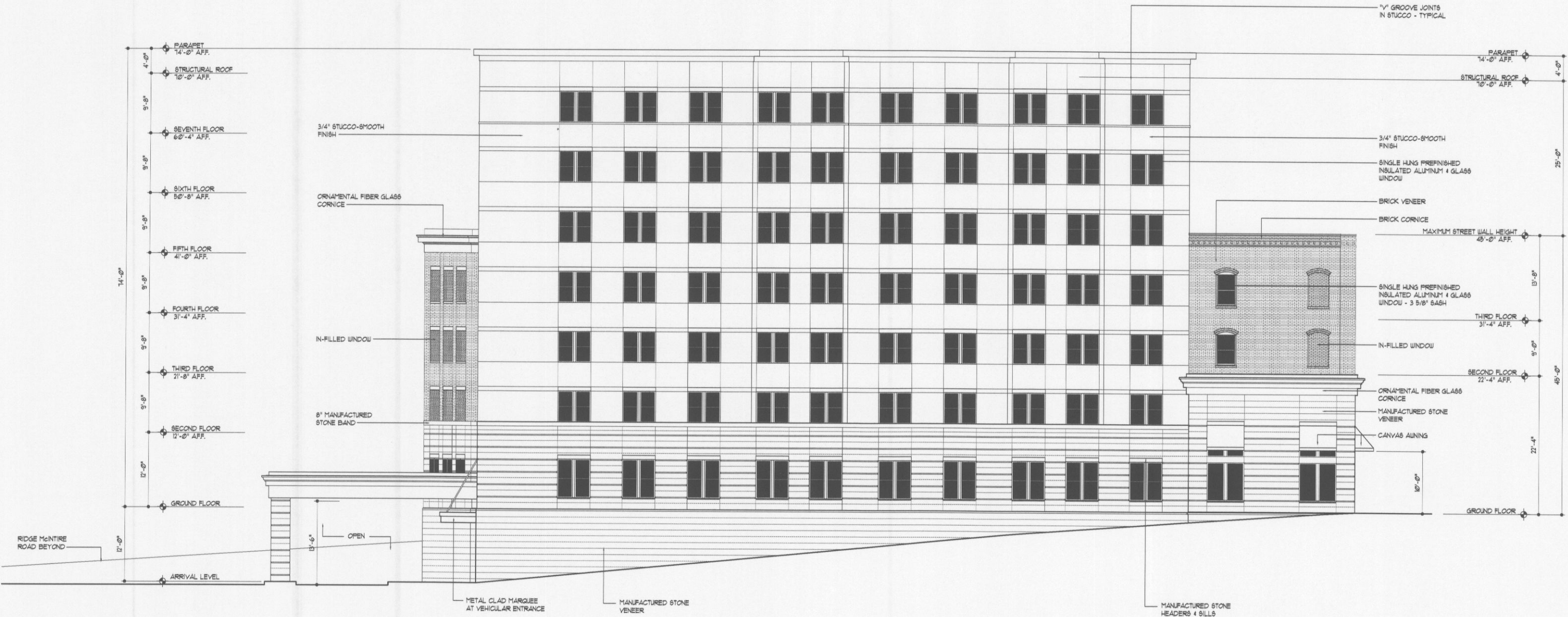
CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

EXTERIOR
ELEVATIONS

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A303
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A3.3



WEST ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



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VIRGINIA

SHEET NAME

EXTERIOR
ELEVATIONS

DATE	2/3/12
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CHECKED BY	PEL
FILE NAME	1611-A304
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A3.4



NORTH ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



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CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

ALTERNATE
NORTH
ELEVATION

DATE	2/3/12
DRAWN BY	AP
CHECKED BY	PEL
FILE NAME	1611-A304A
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A3.4A



ALTERNATE NORTH ELEVATION

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



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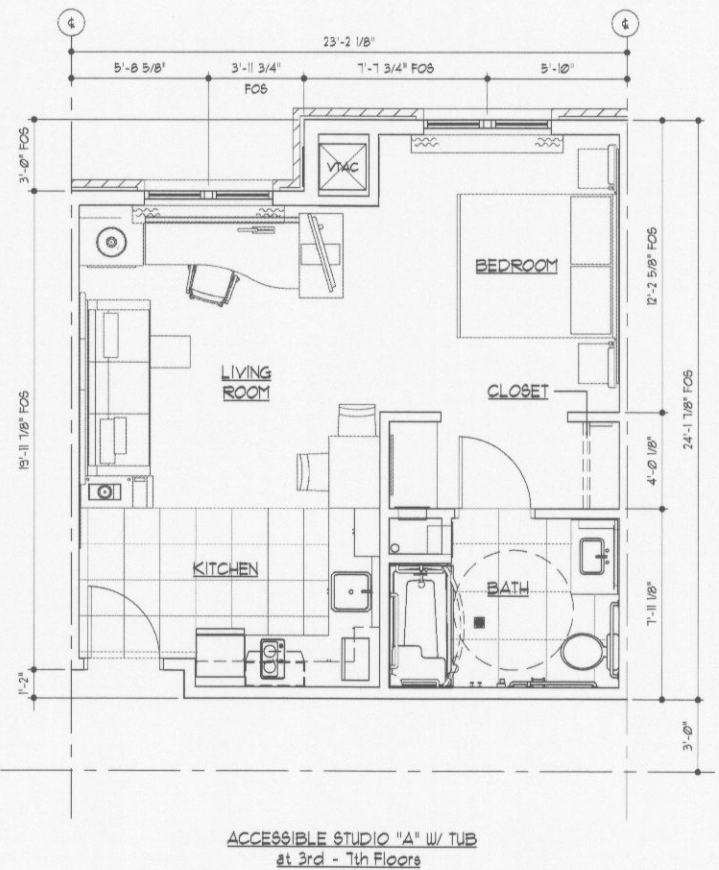
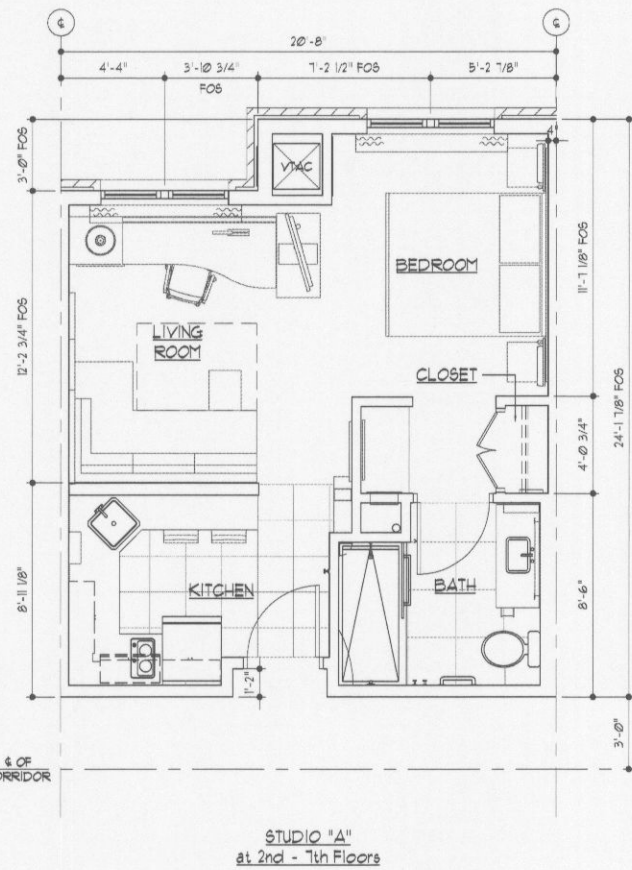
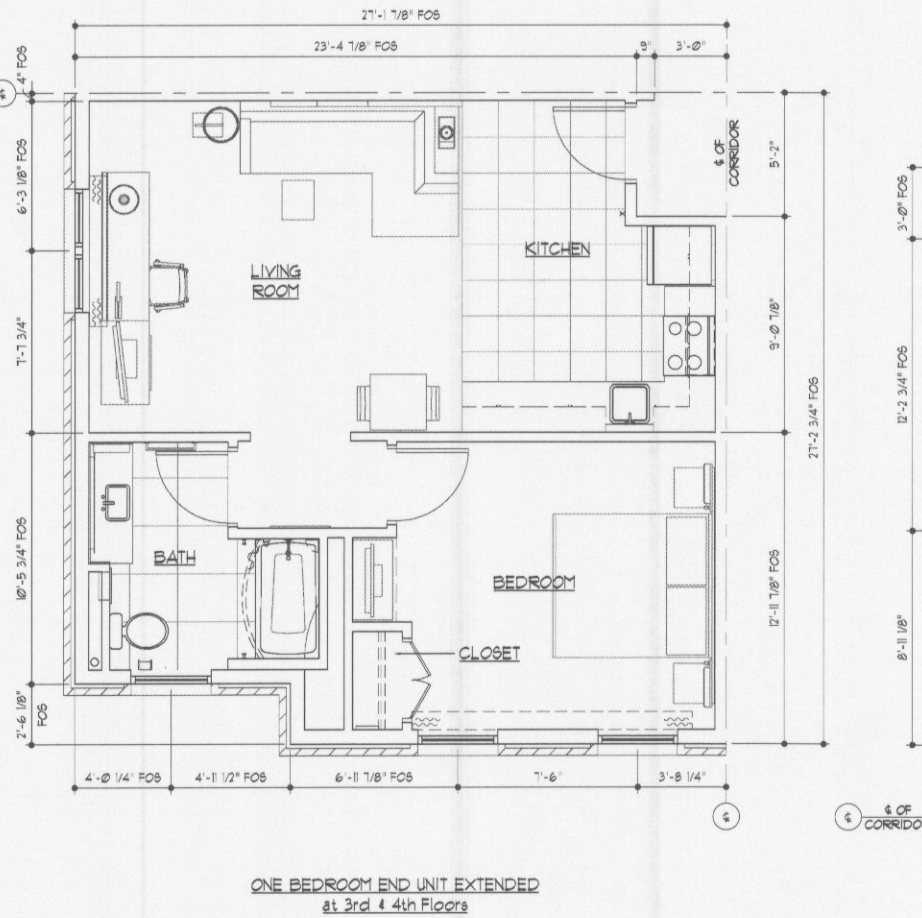
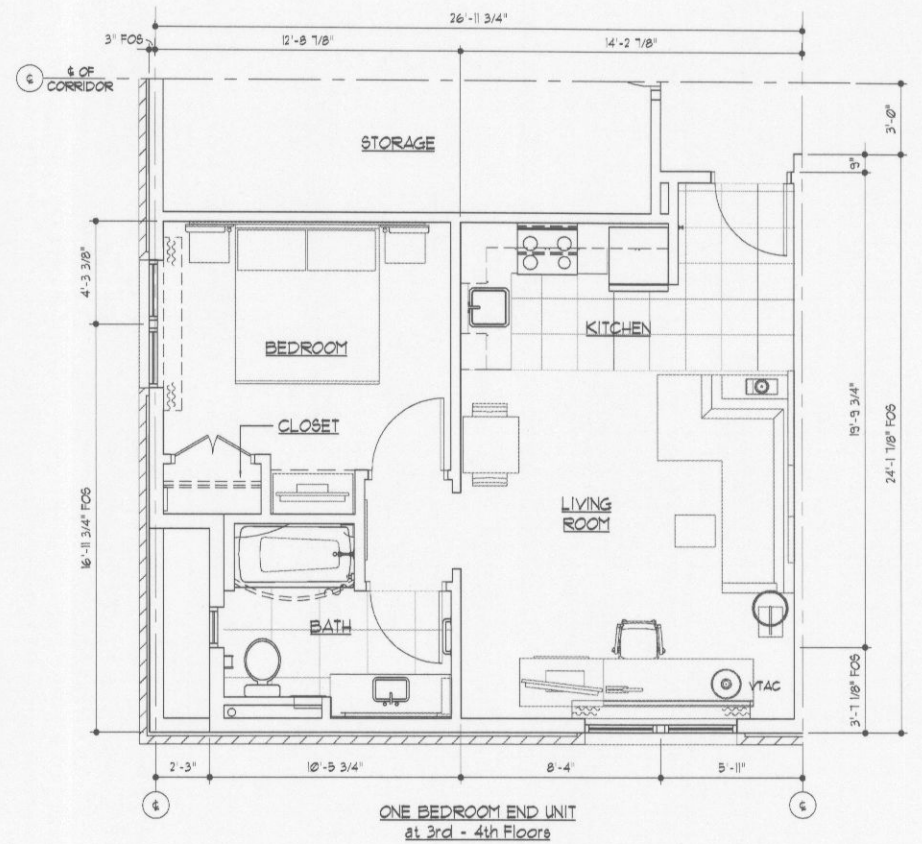
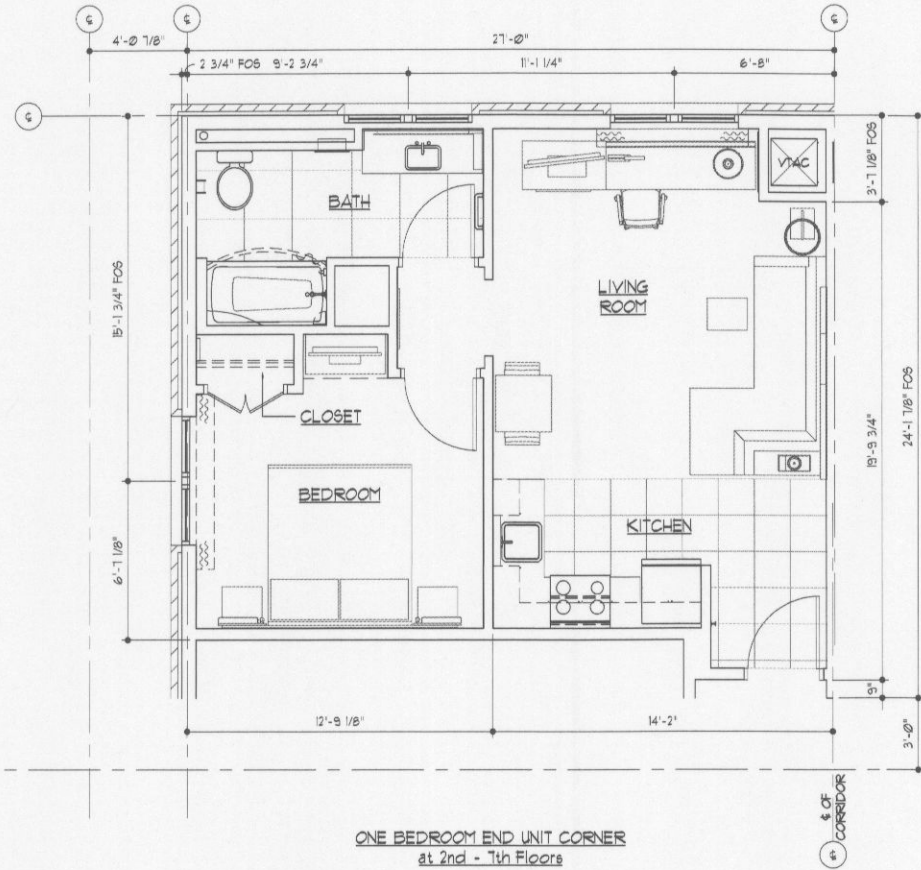
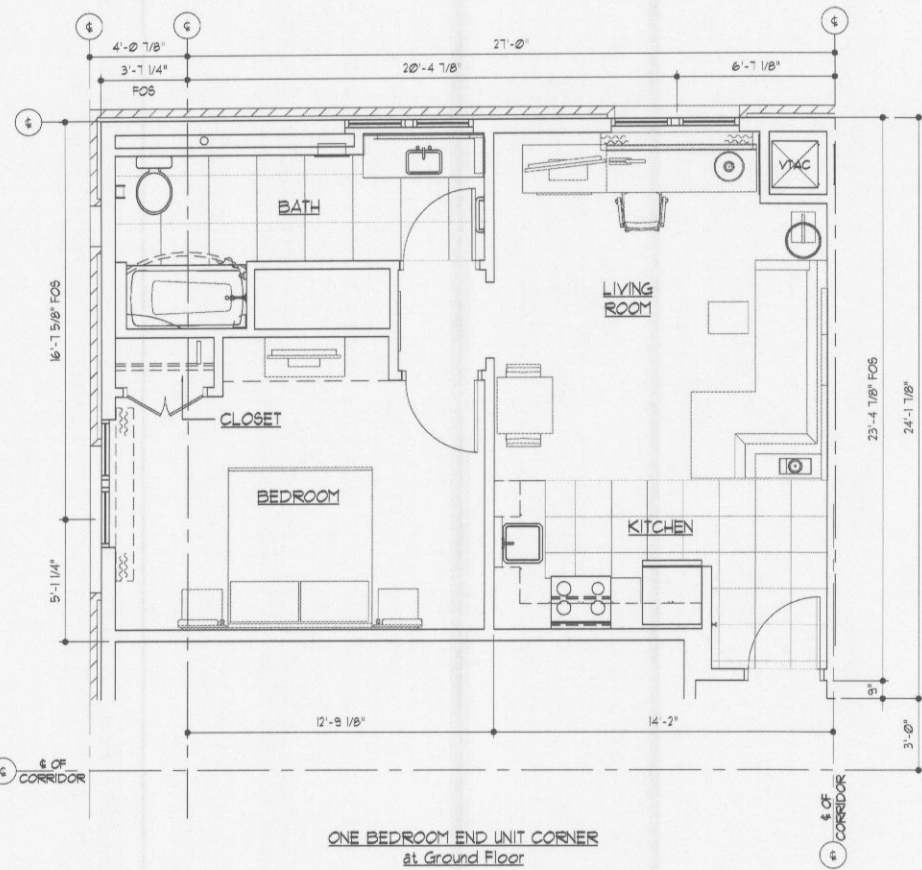
CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

LARGE SCALE
GUESTROOM
LAYOUTS

DATE 2/3/12
DRAWN BY AM
CHECKED BY PEL
FILE NAME 1611-A401
SCALE AS NOTED
PROJECT NO. 1611
DRAWING

A4.1



LARGE SCALE GUESTROOM LAYOUTS
SCALE: 1/4"=1'-0"



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EET NAME

LARGE SCALE CLASSROOM LAYOUTS

TE

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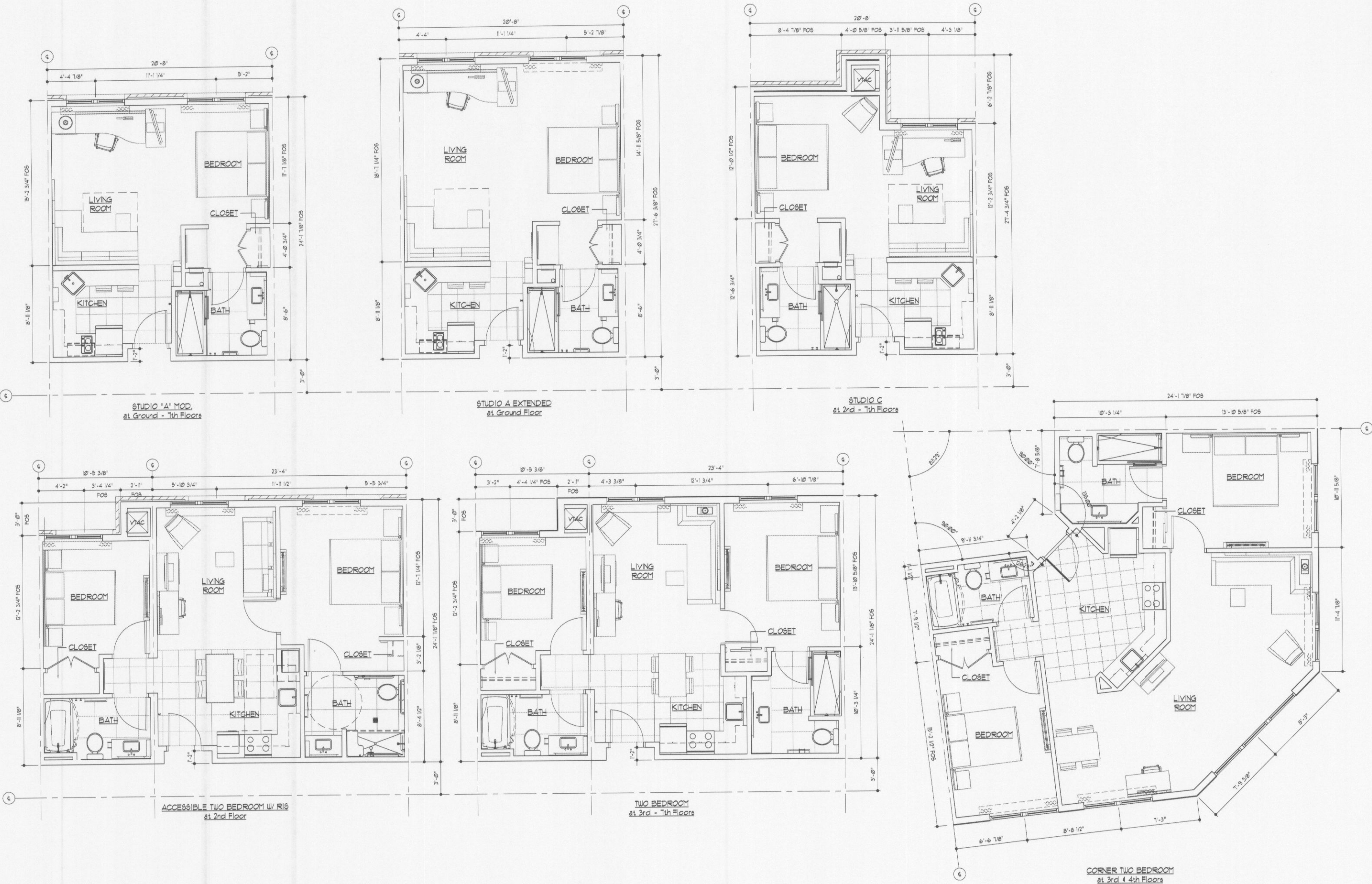
NAME _____

SALE

PROJECT NO. _____

DRAWING

A4.2



LARGE SCALE GUESTROOM LAYOUTS



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VIRGINIA

SHEET NAME

LARGE SCALE
ARRIVAL LEVEL
AREA "A" PLAN

DATE
2/3/12

DRAWN BY
AM

CHECKED BY
PEL

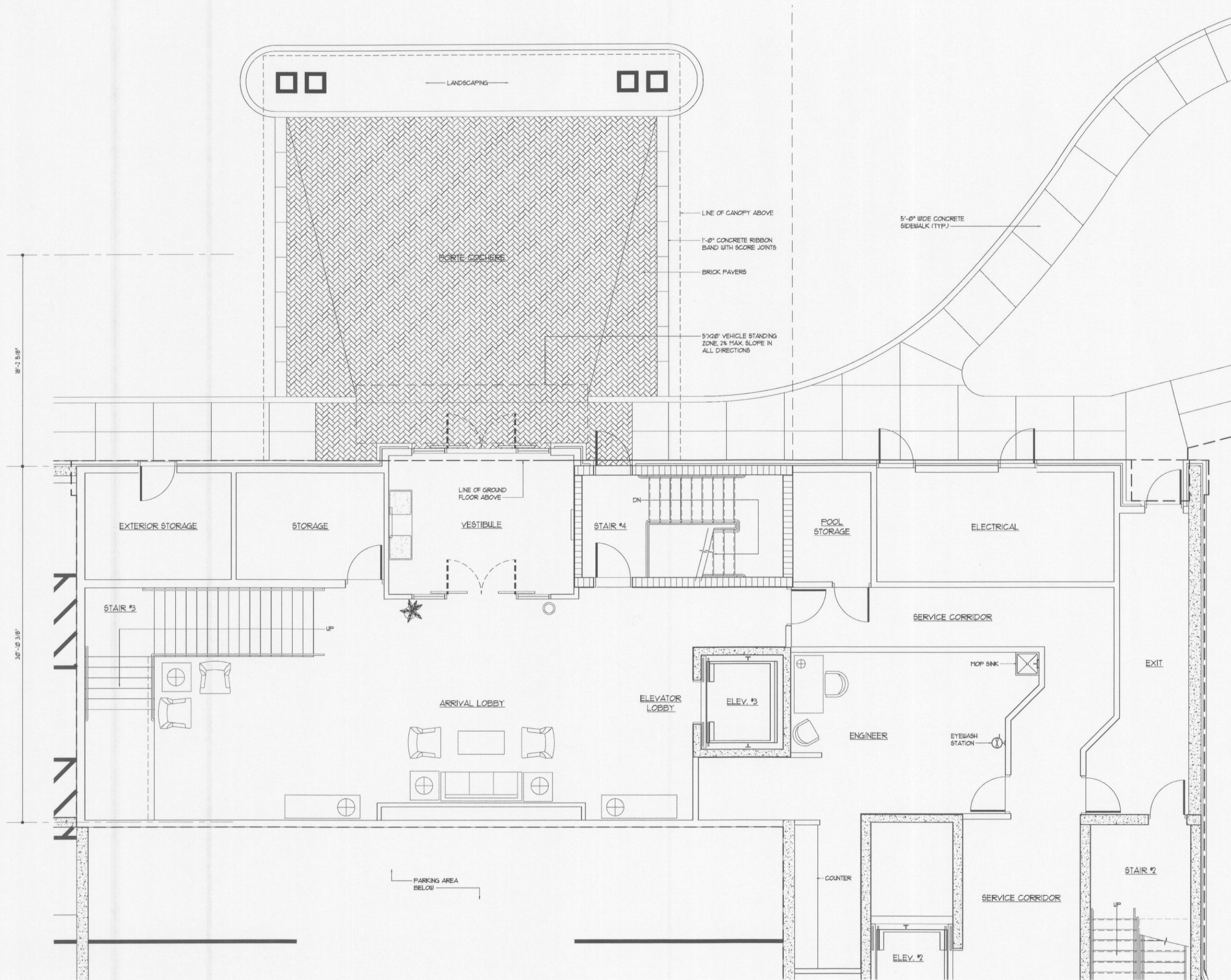
FILE NAME
1611-A403

SCALE
AS NOTED

PROJECT NO.
1611

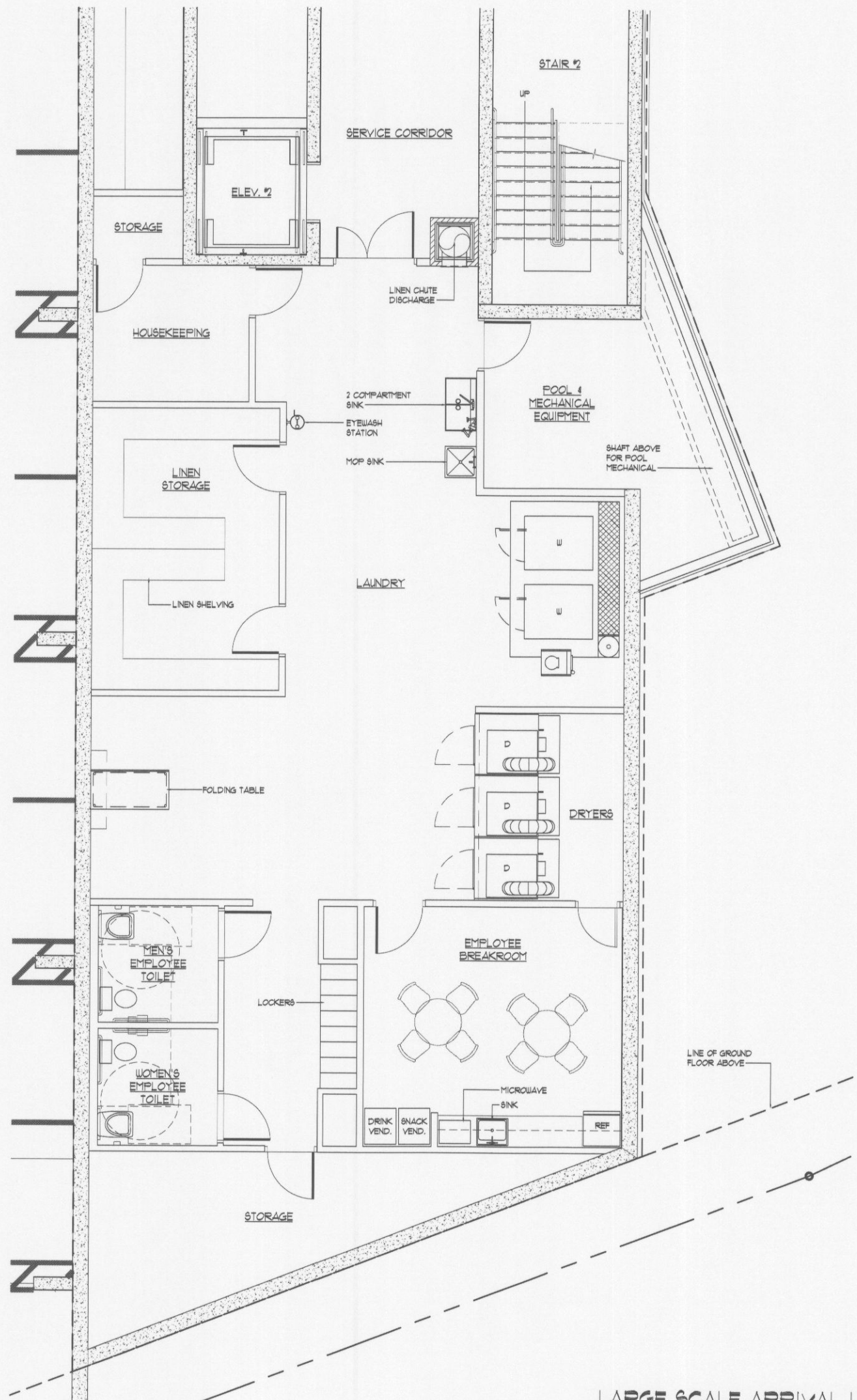
DRAWING

A4.3



LARGE SCALE ARRIVAL LEVEL AREA "A" PLAN
SCALE: 1/4" = 1'-0"





LARGE SCALE ARRIVAL LEVEL AREA "B" PLAN
SCALE: 1/4" = 1'-0"



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VIRGINIA

SHEET NAME

**LARGE SCALE
ARRIVAL LEVEL
AREA "A" PLAN**

DATE	2/3/12
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FILE NAME	1611-A404
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A4.4





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SHEET NAME

LARGE SCALE
GROUND FLOOR
AREA "A" PLAN

DATE

2/3/12

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AM

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PEL

FILE NAME

1611-A405

SCALE

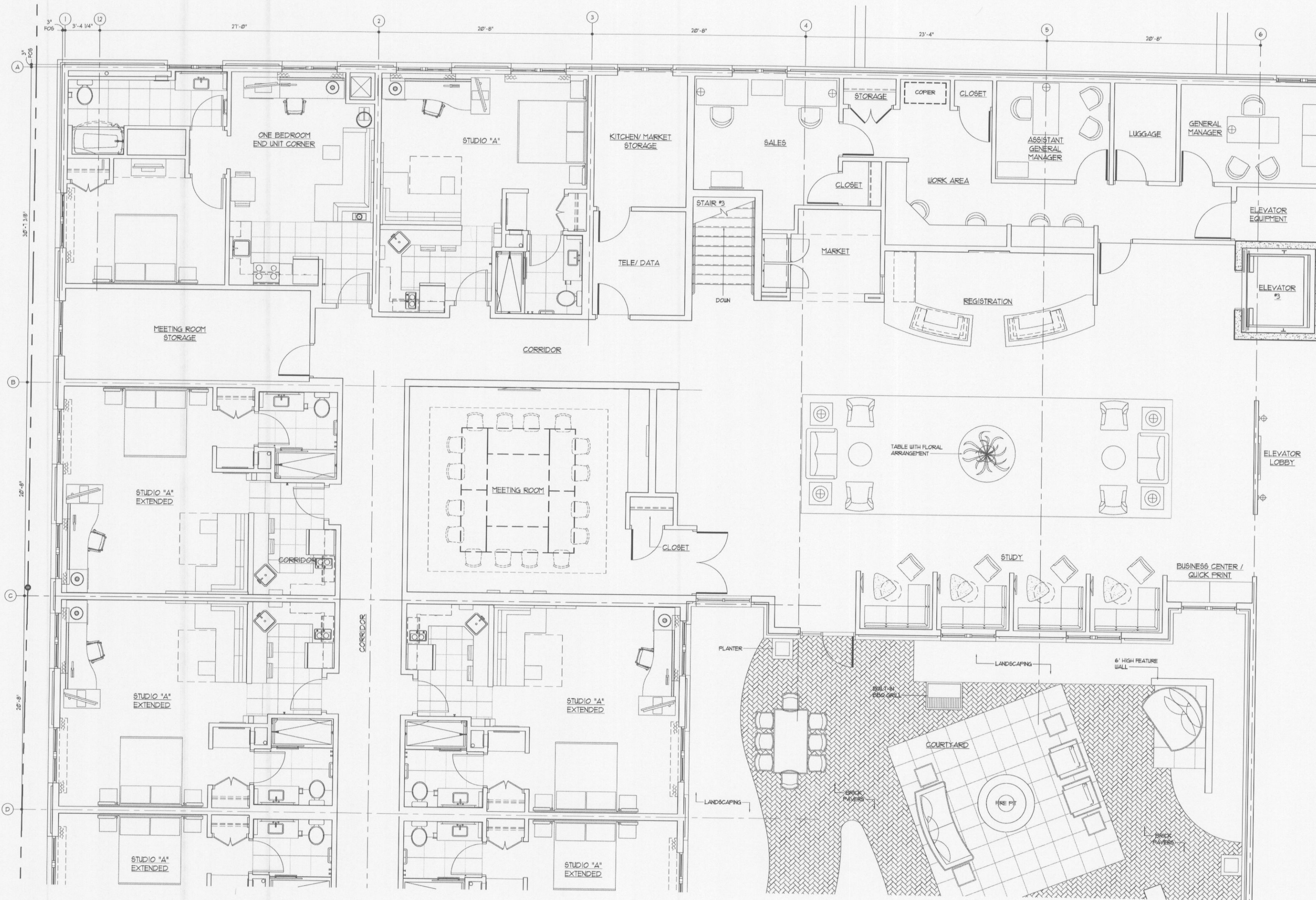
AS NOTED

PROJECT NO.

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A4.5



LARGE SCALE GROUND FLOOR AREA "A" PLAN
SCALE: 1/4" = 1'-0"





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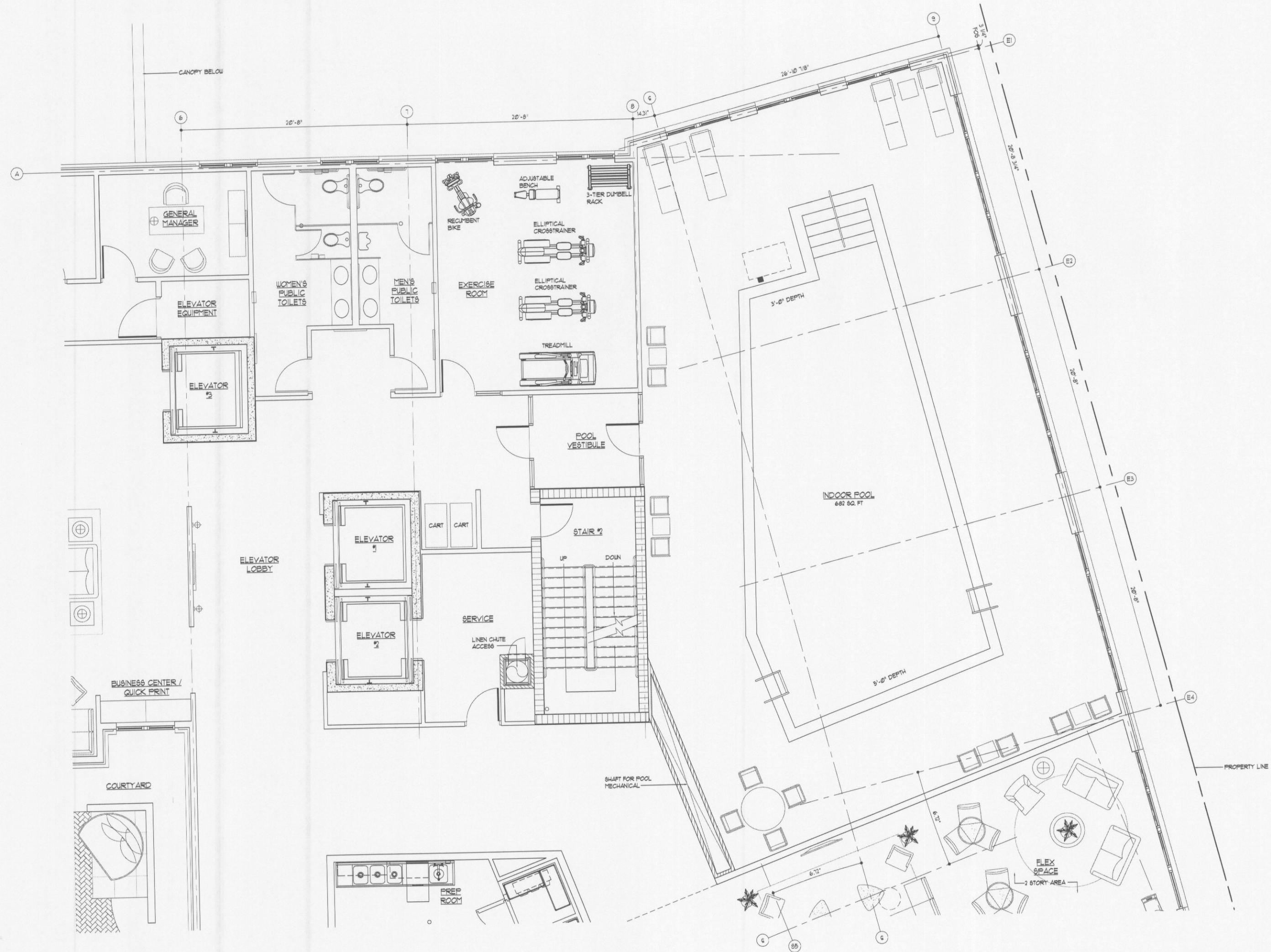
CHARLOTTESVILLE,
VIRGINIA

SHEET NAME

LARGE SCALE
GROUND FLOOR
AREA "B" PLAN

DATE	2/3/12
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CHECKED BY	PEL
FILE NAME	1611-A406
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	

A4.6



LARGE SCALE GROUND FLOOR AREA "B" PLAN
SCALE: 1/4" = 1'-0"



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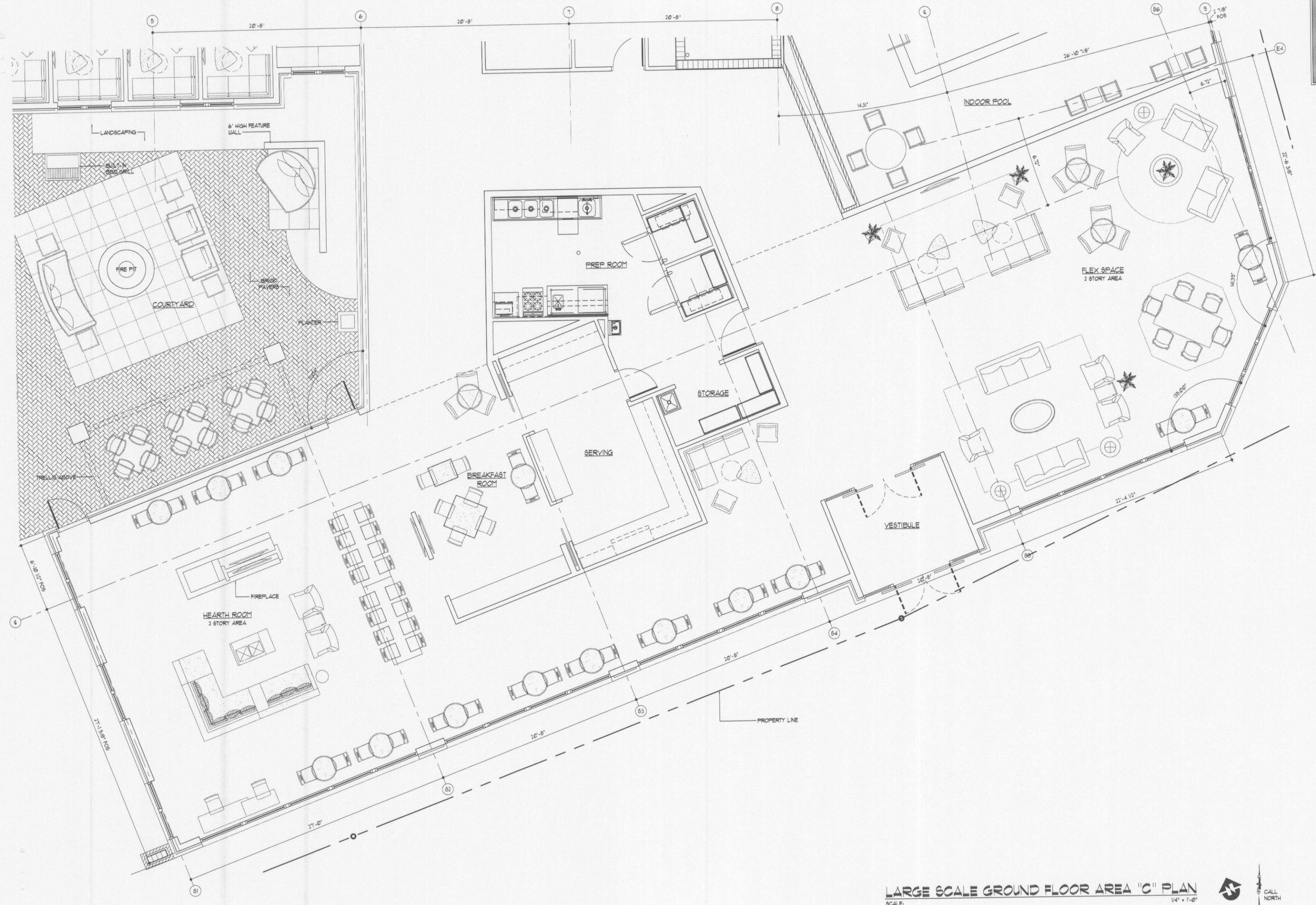
SHEET NAME

LARGE SCALE
GROUND FLOOR
AREA "C" PLAN

DATE	2/3/12
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CHECKED BY	PEL
FILE NAME	1611-A407
SCALE	AS NOTED
PROJECT NO.	1611
DRAWING	A4.7



LARGE SCALE GROUND FLOOR AREA "C" PLAN
SCALE: 1/4" = 1'-0"



[illegible]

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SHEET NAME

BUILDING
SECTION

DRAWING

A7.1



BUILDING SECTION
SCALE: 1/8" = 1'-0"