From: Scala, Mary Joy
Sent: Wednesday, November 16, 2016 11:50 AM
To: AP (andrew@purcellconstruction.com); 'djmeagher@khmhotels.com'
Cc: Andrew Garlock (agarlock@TheBCGroup.com)
Subject: BAR Action - 401 Cherry Avenue- November 15, 2016

November 16, 2016

KHM Hotels
840 West Market Street
Kingston, PA 18704
ATTN: DJ Meagher

RE: Certificate of Appropriateness Application
BAR 16-11-01
401 Cherry Avenue
Tax Parcel 290150000
KHM Hotels, DJ Meagher, Owner/Purcell Construction, Andrew Purcell, Applicant
Proposed changes to materials for retaining wall

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2016. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, Mr Schwarz moved to find that the only change that satisfies the BAR's criteria and guidelines and is generally compatible with this property and other properties in the Ridge Street ADC district, is the change from stucco to siding, and that the BAR approves only that change. The BAR does not approve the site wall change, the change from brick to stucco, the removal of the awnings, or the stamped concrete in lieu of pavers. Mr Sarafin seconded. The motion passed (6-1 with Ms Miller opposed).

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 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
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CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 15, 2016

Certificate of Appropriateness Application
BAR 16-11-01
401 Cherry Avenue
Tax Parcel 290150000
KHM Hotels, DJ Meagher, Owner/Purcell Construction, Andrew Purcell, Applicant
Proposed changes to materials for retaining wall

Background

All the parcels fronting on Ridge Street are located within the Ridge Street ADC district. The parcels fronting on Cherry Avenue are not in a design control district. However, the recently approved Planned Unit Development included a requirement that "The entire William Taylor Plaza Planned Unit Development (PUD), all phases, shall be subject to the Board of Architectural Review (BAR) as it applies all pertinent design standards and guidelines to this project in keeping with the Ridge Street Architectural Design Control (ADC) District."

Previous BAR reviews on this property

May 18, 2004 – On the same parcels but different applicant: Preliminary Discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

July 20, 2004 – Preliminary discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

October 6, 2008 - City Council agreed to convey two parcels of City-owned land to the developer.

January 20, 2009 – Preliminary discussion with BAR and current applicant.

July 21, 2009 Preliminary – Preliminary discussion with the BAR. The Chair requested that staff summarize the BAR's discussion.

September 9, 2009 – The Planning Commission recommended approval of the PUD with proffers. The proffers will be revised prior to City Council's consideration. Please note that the landscaped pedestrian median that is shown on the plan in Ridge Street is not required by the proffers.

September 15, 2009 - The BAR accepted (5-0-1 with Adams recusing) applicant's deferral. The application was not properly before the BAR since the rezoning is still pending.

November 2, 2009 – City Council approved the rezoning to Planned Unit Development (PUD) with proffers.

November 17, 2009 - The BAR approved the application (6-1-1 with Brennan against and Adams recused) in concept, with the stipulation that detailed architectural designs, building materials, colors, and detailed site/landscaping design shall come back to the BAR for approval, also the BAR voiced strong support for a landscaped median on Ridge Street.

William Taylor Plaza Phase I (Marriott Hotel)

July 20, 2015 – City Council approved amendments to the 2009 William Taylor Plaza PUD.

August 19, 2015 – The BAR had a preliminary discussion on the proposed Marriott Hotel. Consensus was the proposal was too suburban; lacked pedestrian engagement along Ridge and Cherry; lacked inviting design at plaza/ important intersection corner and at rear retaining wall; lacked quality building materials; the design of the Ridge Street entrance was incompatible; and the building needs to relate in massing and scale to context of neighborhood and surrounding buildings in historic district.

September 14, 2015 – The BAR held a work session on a revised design. Consensus was the design was moving in a better direction; need larger spatial break at Cherry Avenue entrance; modulate fenestration; resolve corner space to engage Ridge Street; need a good landscape design; re-design the rear retaining wall; large, shared vehicle entrance on Ridge is problematic; historicist design less important than quality materials, details, and construction.

October 20, 2015- Schwarz moved to find that the proposed new construction, including massing, and general site layout generally satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that **the BAR approves only the massing and general site layout**, with the following modifications: that the applicant look at the lobby entryway and the corner at Ridge and Cherry, and continue to explore color. Mohr seconded. (8-0).

November 17, 2015- Miller moved to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that **the BAR approves (6-0) the proposed new building [including building materials]** with the following items and details to come back to the BAR for approval:

- Ridge Street corner [including glass canopies] and plaza;
- Further site plan and planting plan development;
- Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]
- Exterior lighting plan and signage.

Additional work was recommended on the rear retaining wall, such as more terracing or landscaping.

December 15, 2015 - Miller moved to find that **the BAR approves the proposed new building and site design details** as submitted with the following modifications:

- **eliminate the sidewalk-colored pavers and floating seat wall from the plaza;**
- change Redbuds on plaza back to Red Maples;
- raise the canopy on the plaza side, and continue to refine, submitting any changes via email;
- institute lighting controls;
- replace upright shrubs on retaining walls with leafing or draping ones; and
- replace the Japanese Beauty Berry with the American Beauty Berry.

Seconded by Schwartz. Motion passes (8-0). [Final elevations, site plan and landscape plan drawings with the requested changes to be submitted in digital form for circulation to the BAR.]

March 15, 2016 – **The BAR affirmed that all the remaining conditions of approval had been satisfied except two: The corner plaza brick façade and the related signage.**

April 19, 2016 - Schwarz moved, and Mohr seconded, to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves (7-1 with Knott opposed) Option B for the plaza façade design as submitted, except with the modification that all windows [and doors] on the far east block either have muntins [SDL's with exterior- and interior -applied muntins with spacer bars], or none have muntins, exclusive of the storefront doors going into the retail space under the main canopy [which should not have muntins]. *(The applicant opted not to have muntins.)*

William Taylor Plaza Phase 2 (Apartments)

July 18, 2016 – The BAR held a work session on William Taylor Plaza Phase 2 along Ridge Street.

August 16, 2016 – The BAR made preliminary comments.

September 20, 2016 - Balut asks for variation in windows and finishes, including the color scheme. The windows are really important as well as the pergolas and other decoration in making the building cohesive. The courtyard is too big and the buildings are far apart, so perhaps the details can solve some problems and make the space more inviting. Balut suggests the building needs a cohesive identity even though it's using a lot of different styles. Alteration of the roof might also break up the center massing; roof lines will help the building unify. The stone base should also be wrapped all the way around the building.

October 18, 2016 – The BAR approved (5-3 with Balut, Miller and Earnst opposed) the massing and scale only in order to allow the applicant to proceed with confidence to another submittal. This is not a COA.

Application

This request is for amendments to the BAR approvals for the Phase I (Marriott Hotel) development of the mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue.

On December 15, 2015, the following materials and colors were approved. (Staff has attached drawings from the March 15, 2016 submittal to supplement the applicant's submittal.)

Layer 1: Brick running bond, Cushwa Redland (corble every other course below water table)
Storefronts and windows are Milk White aluminum.

Layer 2: Fine texture stucco in Sherwin Williams Anonymous or Camelback.
Storefronts and windows are Night Hawk Gray.

Layer 3: Hardie fibercement clapboard (smooth face with bead) in color Cobblestone
Windows are color Sea Wolf Gray.

Precast stone watertables, lintels – Arctic White (smooth)
Perforated decorative metal panels on garage openings – Grecian pattern, color- Milk White
Porous concrete pavers- Umbriano style, color Winter Marvel (color changed to Summer Wheat and Belpasso March 15, 2016)
PTAC exterior grilles – linear louvres, color to match window frame
Marquee canopy/porte cochere cladding - beige
Cherry Avenue areaway railings – agate gray with stainless steel cable
Retaining wall guardrail – matte black aluminum
Picket fence and vehicle guardrail – dark walnut stain
Segmental retaining wall system – AB Fieldstone Europa – Abbey blend
Light fixtures – matte black
Awnings – Sunbrella Sapphire (stripe)

The following changes are currently proposed:

1. Replace Allan Block (AB) Fieldstone Europa Collection Abbey Blend with Anchor Vertica Stone Cut because the approved material "doesn't lend itself well to taller retaining walls." There is an example locally at the Chick-Fil-A on Pantops.

2. Eliminate all fabric awnings from the Cherry Avenue facades due to proximity of power lines over 200 kVwithin 20 feet.

3. Replace the brick pavers (Unilock's promenade plank paver, Umbriano mottled finish, in color Summer Wheat , miscellaneous sized and color Belpasso, 8" X16") at the corner plaza and building entrances with stamped or brushed concrete finish because it would "give the high traffic areas a more durable and long lasting finish."

4. Replace portions of the brick veneer on Cherry Avenue with painted stucco, color Pennywise, previously approved at the parking garage, due to proximity of power lines over 200 kV within 20 feet. The brick would require scaffolding and staging that the stucco would not. The stucco would have horizontal V joints at 2 ft on center.

5. Replace portions of the stucco at Northeast elevation (rear façade) with clapboard.

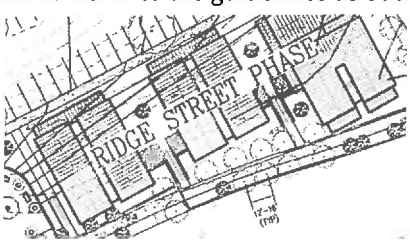
Zoning

The property is now zoned PUD (amendments approved by City Council July 20, 2015) with the Ridge Street ADC District historic overlay remaining on the property where it was located previous to the rezoning of the underlying R-2 district in 2009. Note 8 on page 3 of the development plan states that all phases are subject to BAR review.

Two phases are proposed, the 2.4 acre Cherry Avenue Phase (Phase One) and the 0.4 acre Ridge Street Phase (Phase Two). Since the developer is choosing to develop the Cherry Avenue Phase first, the plan stipulates that existing trees in the Ridge Street phase shall remain undisturbed until site plan approval has been granted for the Ridge Street phase, except invasive species may be removed. Phase One includes a proposed hotel, retail space, parking, and the arboretum area. No residential units are proposed in Phase One. Phase Two may be residential or mixed use.

City Planner, Matt Alfele, notes that as the BAR reviews WTP2 they need to be aware of the approved development plan and proffers. He has highlighted a few things from page 3 of the development plan they need to pay close attention to:

- Phase 1 used 62,801 square feet of the allowable 100,000. Phase 2 will need to stay under 37,199 square feet (see note 2).
- Phase 2 will need to incorporate at minimum 10 residential units and at maximum 50 residential units (page 4 of the development plan). Within in the residential units, a variety of housing sizes need to be provided, including studio, 1 bedroom, and 2 bedroom units (see note 3). Phase 2 may have up to 40,000 square feet of commercial.
- Minimum width of sidewalk needs to be 6' (note 6), but they may take into account wider sidewalks as desirable in the SIA plan section under T4 and T5 transect zones (note 9 and page W-2 in the SIA Plan book). Having said that, the sidewalk width for Ridge was approved as part of phase 1 and a change will require a site plan amendment to phase 1.
- The planting strip between the road and sidewalk needs to be 5' minimum and the planting strip between sidewalk and the building needs to be 12' to 15' typical (note 7). The site also has a 0' front setback (page 3 of the development plan). The 0' setback and the 12' to 15' planning strip need not conflict with each other, but work together to create articulation along Ridge Street. The red line on the below document represents the property line in relation to the buildings and planting areas. As you can see the building to the right comes right up to the property line and the center building set back from the property line (the example provided below is from page 3 of the development plan). Phase 1 of the development (the hotel) follows the same pattern of varying setbacks on Cherry to create articulation and still conform to the guidelines as outlined in the development plan.



In addition to the hotel garage parking, there is a surface parking lot below the level of the future Ridge Street buildings. Additional structured parking is proposed under the Ridge Street buildings. The proffers state that a minimum of 60% of the total project parking will be accommodated in structured parking under the buildings, and that parked cars will not be visible from Ridge Street or Cherry Avenue.

Street trees are proffered along Ridge Street and Cherry Avenue as shown on the PUD Development Plan. The Tree Commission previously recommended large canopy trees, 40 ft on center, on all adjacent streets, with adequate soil volumes.

The maximum building height is 40 feet in Phase 2, however, within 75 feet of a property line abutting low-density zoning, the height may not exceed 35 feet (the north property line is impacted by this rule).

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 Design Guidelines for New Construction

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

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

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

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. *In*

Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

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.*
2. *As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.*

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

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

Orientation refers to the direction that the front of the building faces.

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

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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
Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

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.*

M. MATERIALS & TEXTURES
1. *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
2. *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
3. *In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
4. *Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
5. *Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
6. *Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
7. *Concrete or metal panels may be appropriate.*
8. *Metal storefronts in clear or bronze are appropriate.*
9. *The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
10. *The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
11. *All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

Pertinent Design Guidelines for Site Design

B. PLANTINGS
Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
3) *Use trees and plants that are indigenous to the area.*
4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
5) *Replace diseased or dead plants with like or similar species if appropriate.*

6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3) *Match old fencing in material, height, and detail.*
4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5) *For new fences, use materials that relate to materials in the neighborhood.*
6) *Take design cues from nearby historic fences and walls.*
7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8) *Traditional concrete block walls may be appropriate.*
9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
13) *Fence structures should face the inside of the fenced property.*
14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
15) *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*

7) *Consider motion-activated lighting for security.*

E. WALKWAYS &DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3) *Gravel or stone dust may be appropriate, but must be contained.*
4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5) *Limit asphalt use to driveways and parking areas.*
6) *Place driveways through the front yard only when no rear access to parking is available.*
7) *Do not demolish historic structures to provide areas for parking.*
8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. *Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
2. *Screen utilities and other site elements with fences, walls, or plantings.*
3. *Encourage the installation of utility services underground.*
4. *Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
5. *Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

The BAR should focus their review on this site as a major gateway to the City, in addition to the neighborhood context, and whether the design meets the pertinent design guidelines and is compatible with the Ridge Street ADC historic district.

Regarding the proposed changes, the BAR had a conversation with the architects when the design was originally approved about not value engineering the building in the future, and the architects said that would not happen. The BAR needs to determine if there are valid reasons for the proposed changes, and if the proposed materials and design would still meet the criteria of the Ridge Street ADC district.

1. In staff opinion, the proposed retaining wall may have an advantage of having a more vertical angle, but the appearance of the larger scored blocks is not as attractive. The justification for the replacement material is that the original block does not lend itself to taller installations, however, photos of the original wall material show a very tall installation.
2. Staff does not know how to address this request and #4 other than to discuss with an OSHA representative to determine if there are any other options. As approved there were 11 awnings along Cherry Avenue, and two on Ridge.
3. Staff cannot recommend this change in paving material.

4. Staff has requested a color drawing so the proposed change from brick to stucco. Again, Staff does not know how to address this request and #2 other than to discuss with an OSHA representative to determine if there are any other options. Staff does not understand why stucco can be safely installed, but not brick.
5. In staff opinion stucco is more appropriate. The rear elevation is very visible.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, I move to find that the following changes --- satisfy the BAR's criteria and guidelines and are generally compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves only the following changes --- as submitted (or with the following modifications...).

3/15/2016

3/15/2016

3/15/2016

3/15/2016

3/15/2016

3/15/2016

sunbrella

3/15/2016

WINDOW AWNING FABRIC

46" Sapphire Vintage Bar Stripe
4948-0000

WIDTH: 46" / 116.84 cm
REPEAT: 7.63"
CONTENT: 100% Sunbrella® Acrylic

SELVEDGE POSITION: Left / Right

RECOMMENDED USES:
Fixed Awnings / Retractable Awnings / Shade Sails / Umbrellas

SWATCH SIZE SHOWN ~ 46" x 46"

CARE AND CLEANING:
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit
www.sunbrella.com/cleaning

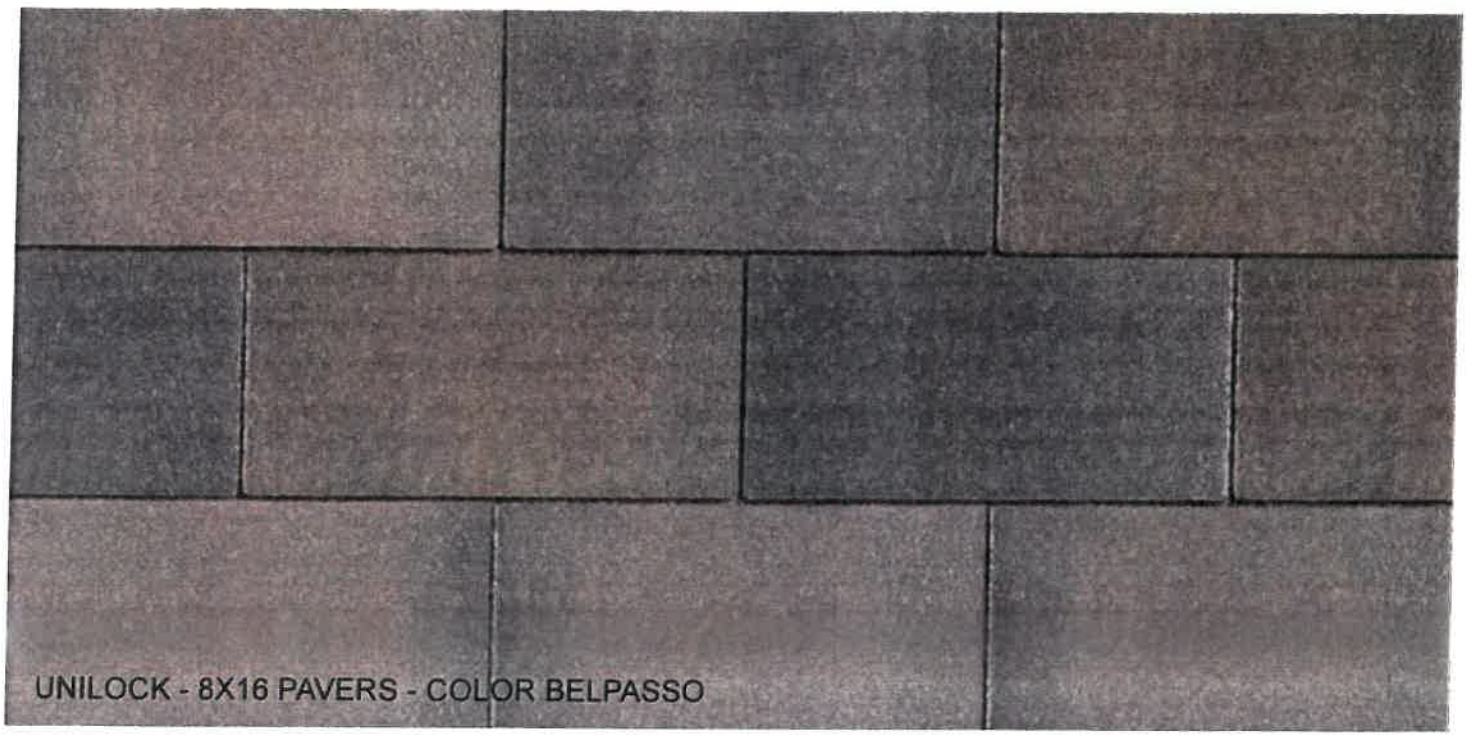
WARRANTY: For warranty information visit
www.sunbrella.com/warranty

NONE AT
CORNER PLAZA

UNILOCK - PLANK PAVERS (MODERN) - COLOR UMBRIANO

3/15/2016

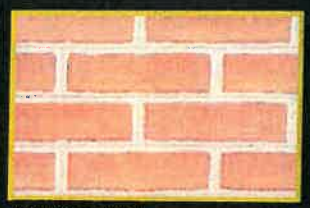
UNILOCK - MISC. SIZE PAVERS - COLOR SUMMER WHEAT

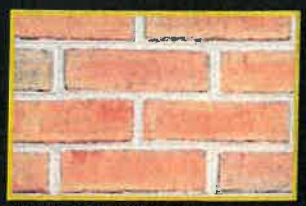


UNILOCK - 8X16 PAVERS - COLOR BELPASSO

Machine Moulded

The rich texture, color and appeal of Cushwa machine moulded brick enhances the appearance of any building, and creates a classic look that will stand the test of time. Moulded brick have characteristics that give both residential and commercial exteriors a unique warmth and depth. Cushwa's modern manufacturing processes make machine moulded brick a lasting value for any project.

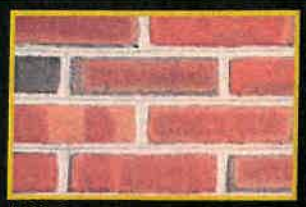

#10 Rose Red

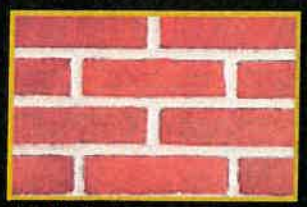

#30 Rose Full Range


#40 Santa Fe


#60 Cameo Rose

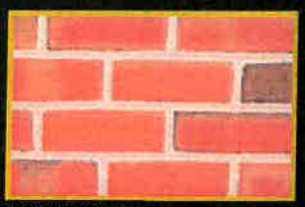

#82 Pastel Rose


#103 Georgian

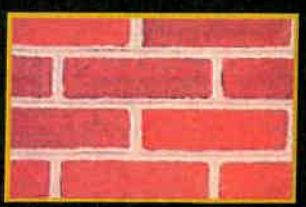

#104 Victorian


#115 Shenandoah


#150 Antietam Blend


#151 Somerset


#154 Montgomery

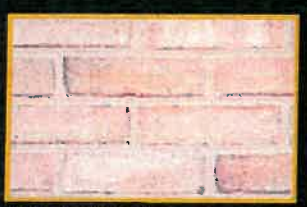

#170 Camden Blend


#340 English Manor Handmade


#237 Cambridge


#238 Lexington


#250 Terra Blend


#312 Provincial


#450 Hunt Valley


#500 Tiber Island

SHERWIN-WILLIAMS.

SW 6122 Camelback

Color Details

Color Family: Yellows

RGB Value: R-197 | G-170 | B-133

Hexadecimal Value: #C5AA85

LRV: 42

SW6349 Pennywise - Sherwin-Williams

SHERWIN-WILLIAMS.

3/15/2016

SW 6349 Pennywise

~~Interior / Exterior~~

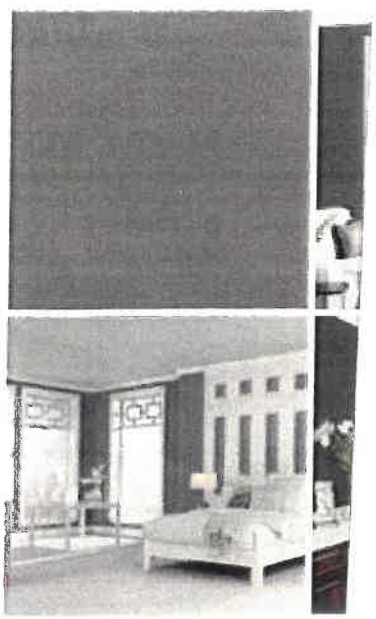
Locator Number: 125-C6

STUCCO COLOR AT PARKING GARAGE (SEE RENDERINGS)

SW7046 Anonymous - Sherwin-Wi

SHERWIN-WILLIAMS

SW 7046 Anonymous



STORE NEAR YOU

491 FACTORY ST
Watertown, NY 13601-2765
(315) 788-3130

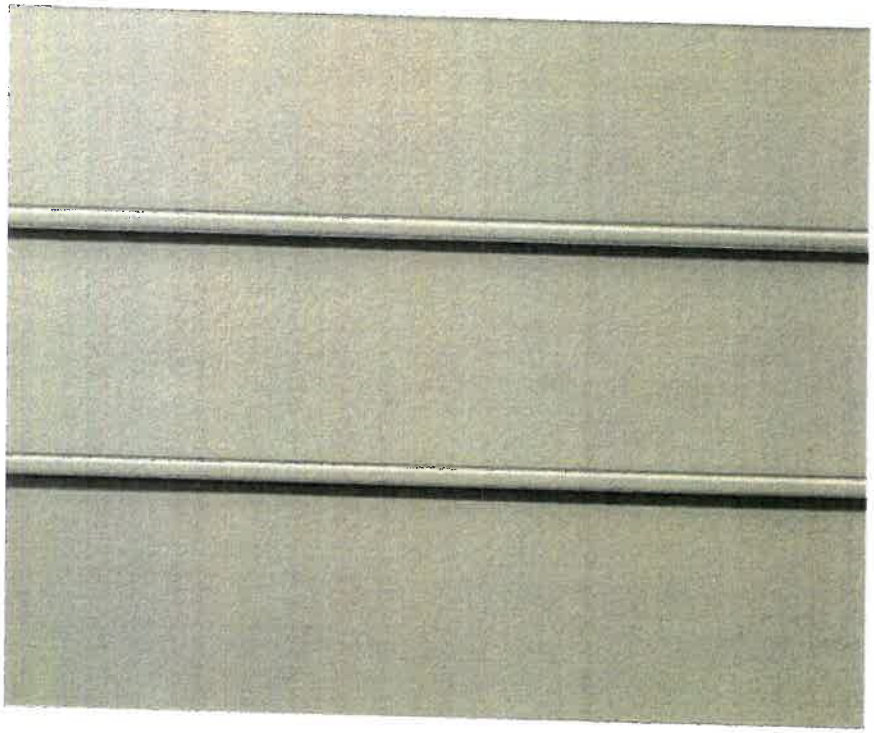
NOTES:

STORE NEAR YOU

491 FACTORY ST

FAVORITE STORE

491 FACTORY ST
Watertown, NY 13601-2765
(315) 788-3130



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

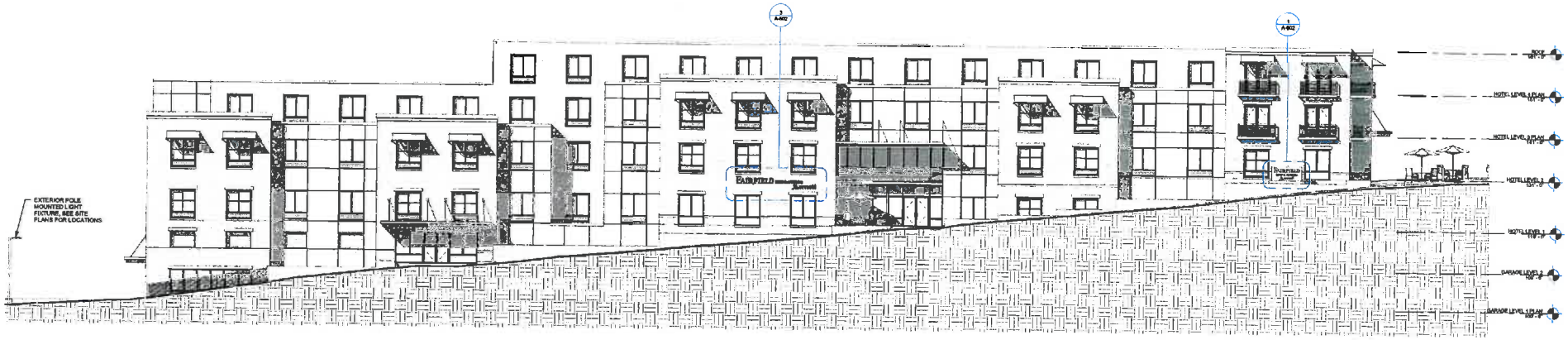
COLOR - COBBLESTONE

Available Colors

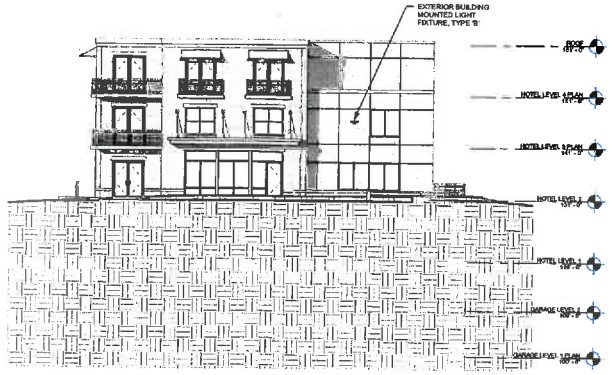
View all HardiePlank Lap Siding Products

*Beaded Smooth not available primed in Pittsburgh, Philadelphia and New England.

3/15/2016



1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

Plaza facade details

FINAL

Approved April 19, 2016

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

A-500 PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

FINAL BAR DOCUMENTS - APRIL 20, 2016

PRELIMANARY LANDSCAPE CALCULATIONS:*

CANOPY REQUIRED: 10% X 2.847 AC. (SITE AREA) X 43,560 SF.= 12,402 SF
APPROXIMATELY 16,000 SF. OF EXISTING CANOPY WILL BE PRESERVED.
TOTAL CANOPY PROVIDED = 9,828 + 16,000 SF. = 25,828 CANOPY PROVIDED.

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS:

TREES REQUIRED: 1 TREE PER 8 SPACES:
31 SPACES / 8 = 3.88 -> 4 TREES REQUIRED.
PARKING LOT TREES PROVIDED: 5
SHRUBS REQUIRED: 3 SHRUBS PER 8 SPACES:
(31 SPACES / 8) X 3 = 11.63 -> 12 SHRUBS REQUIRED.
PARKING LOT SHRUBS PROVIDED: 13

LANDSCAPE NOTE:

ALL TREES ARE TO BE MAINTAINED BY THE LOT OWNER AND/OR HOA, AND SHALL NOT BE MAINTAINED BY THE CITY.

LANDSCAPE OPEN SPACE PER Z.O.34-502(a):

CANOPY REQUIRED: AT LEAST 20% OF GROSS FLOOR AREA OF COMMERCIAL USES: 20%x(62,801sf) = 12,560 sf REQUIRED 25,932 sf PROVIDED OK

*REFER TO FINAL SITE PLAN FOR FINAL LANDSCAPE CALCULATIONS

STREET TREES:

THIS PLAN IS IN GENERAL CONFORMANCE WITH THE APPROVED PUD PLAN PER PROFFER #11, EXCEPT THAT TREE SPACING IS IN CONFORMANCE WITH Z.O.34-870(b) WHICH STATES LARGE DECIDUOUS TREE SPACING AT 40' O.C. AND MEDIUM DECIDUOUS TREE SPACING AT 25' O.C.

STEEP SLOPE WAIVER APPROVAL CONDITION - AUGUST 11, 2009,
"ATTEMPTING TO PRESERVE TREES IN THE ARBORETUM AS NOTED, BUT REPLACE EXISTING LIVE TREES 2:1 IF LOST OR DAMAGED WITH SIMILAR TREES THAT ARE AT LEAST 2" CALIPER."

SEE SHEET SP13A FOR ALL BIOFILTER PLANTING LAYOUTS AND SCHEDULES.

3/15/2016

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (o)
434.979.1681 (f)
dominionpe.com

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS			
NO.	DESCRIPTION	DATE	
1	CITY COMMENTS	10/29/15	
2	CITY COMMENTS	12/29/15	

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: MFM
SCALE: 1" = 20'
FILE NAME:

FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LANDSCAPE PLAN

DOM. PROJECT NO: 15.0062
INDEX TITLE: SP13
SHEET NO: 13 OF 20
DATE: 07/29/15

SCALE: 1"=20'

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 Email scala@charlottesville.org

RECEIVED
OCT 25 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. 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 3:30 p.m.

Owner Name KHM Hotels, DJ Meagher Applicant Name Purcell Construction, Andrew Purcell
Project Name/Description William Taylor Plaza, Fairfield Inn Parcel Number 290150000
Project Property Address 401 Cherry Avenue

Applicant Information

Address: 7730 Whitepine Rd.
Richmond, VA 23237
Email: andrew@PurcellConstruction.com
Phone: (W) 804-743-4615 (C) 315-778-3920

Property Owner Information (if not applicant)

Address: 840 West Market St.
Kingston, PA 18704
Email: DJMeagher@KHMhotels.com
Phone: (W) 570-419-7348 (C) _____

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 10/24/16 Date

Andrew Purcell 10/24/16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Donald J. Meagher
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): We propose an alternate and equal block substitution for our projects retaining wall. We also propose changes to the awnings on Cherry Ave, Brick Pavers, and exterior finishes.

List All Attachments (see reverse side for submittal requirements):
Details and Photos for each requested change

For Office Use Only
Received by: L. Barnes
Fee paid: $125.00 Cash/Ck. # 1351
Date Received: 10/25/2016
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P16-0167

October 25, 2016

Charlottesville Board of Architectural Review

Re: William Taylor Plaza, Fairfield Inn & Suites, BAR Amendment

Greetings Board Members:

Since our final BAR approval last spring, we have been finalizing the design and construction documents for the building construction to begin as quickly as possible. As you may know, the site work has already commenced, and we are ready to begin the building construction as soon the proper permits are in place.

The foundation permit set has been submitted to the city for review, and we expect to have the foundation permit very shortly. Before we submit the whole building permit package to the city, we would like to introduce a few material changes to the project, which thus involves a BAR amendment to the original approved design. Below, please find the proposed changes outlined.

Material Changes

- *Change Request #1 – Block Retaining Wall Product*
  - The approved product for the segmental retaining wall was a multipiece configured wall with geotextile reinforcement. Structurally, this product doesn't lend itself well to taller retaining walls, as there are many break points within the wall itself. Our proposed block substitution is an aesthetically equal product, only that it is a larger block configuration with joints in each block that give the appearance of a multipiece wall system. The overall design and layout of the retaining walls has not changed.

- *Change Request #2 – Eliminate the fabric awnings from the upper portion of the façades*
  - For reasons mentioned in change request #4: the awnings encroach the safe limit line of the adjacent power lines.

- *Change Request #3 – Provide stamped concrete in lieu of pavers @ corner plaza and building entrances*
  - We would like to have the durability of concrete yet with the same appearance and look as provided by the pavers. Pouring these as stamped concrete slabs will eliminate any differential heaving or settlement that can occur with pavers, and provides a more maintenance free surface. The pattern, texture, and color of the stamped concrete will match the approved paver appearance.

- *Change Request #4 – Portions of brick veneer to become stucco, painted color pennywise (previously approved for stucco at parking garage)*
  - While working with the GC, Purcell Construction, it has become apparent that the powerlines running adjacent to Cherry Avenue create a safety concern during construction. Installing the brick veneer requires ample scaffolding and staging of material. Providing this scaffolding and staging would encroach the safe limit line of these power lines. If we change the brick veneer at these portions to stucco, it eliminates the need for this type of scaffolding, and thus alleviates the safety concern. We are proposing to change portions of the brick veneer to stucco, with horizontal v-joints at 2' on center. The stucco

would be painted color Pennywise, which was the paint color that had been approved for the stucco over the parking garage. Painting these stucco portions this color will maintain the overall façade concept without compromising the integrity of the brick facades below. See building elevations for locations.

- *Change Request #5 – Portions of stucco at Northeast Elevation (rear façade) to become clapboard, painted the same color as the approved stucco*
  - The original approved design was to break up the building as much as possible through the use of building mass and material. We feel this concept was successfully implemented on the Cherry Avenue and Ridge Street facades, but could be executed better on the back façade of the building. Our proposal is to replace portions of the stucco with clapboard, as to break up the long stucco façade that was approved. The clapboard will be painted the same color as the approved stucco in these locations. See building elevations for locations.

We believe these proposed changes will help create a more successful project, both functionally and architecturally.

Very truly yours,

BCA ARCHITECTS & ENGINEERS

Andrew Garlock, A.I.A., NCARB
Project Architect

Purcell
Construction
Corporation

7730 Whitepine Road
Richmond, VA 23237
PH: 804.743.4615 FX: 804.743.4619

William Taylor Plaza, Fairfield Inn

Board Of Architectural Review
Certificate of Appropriateness

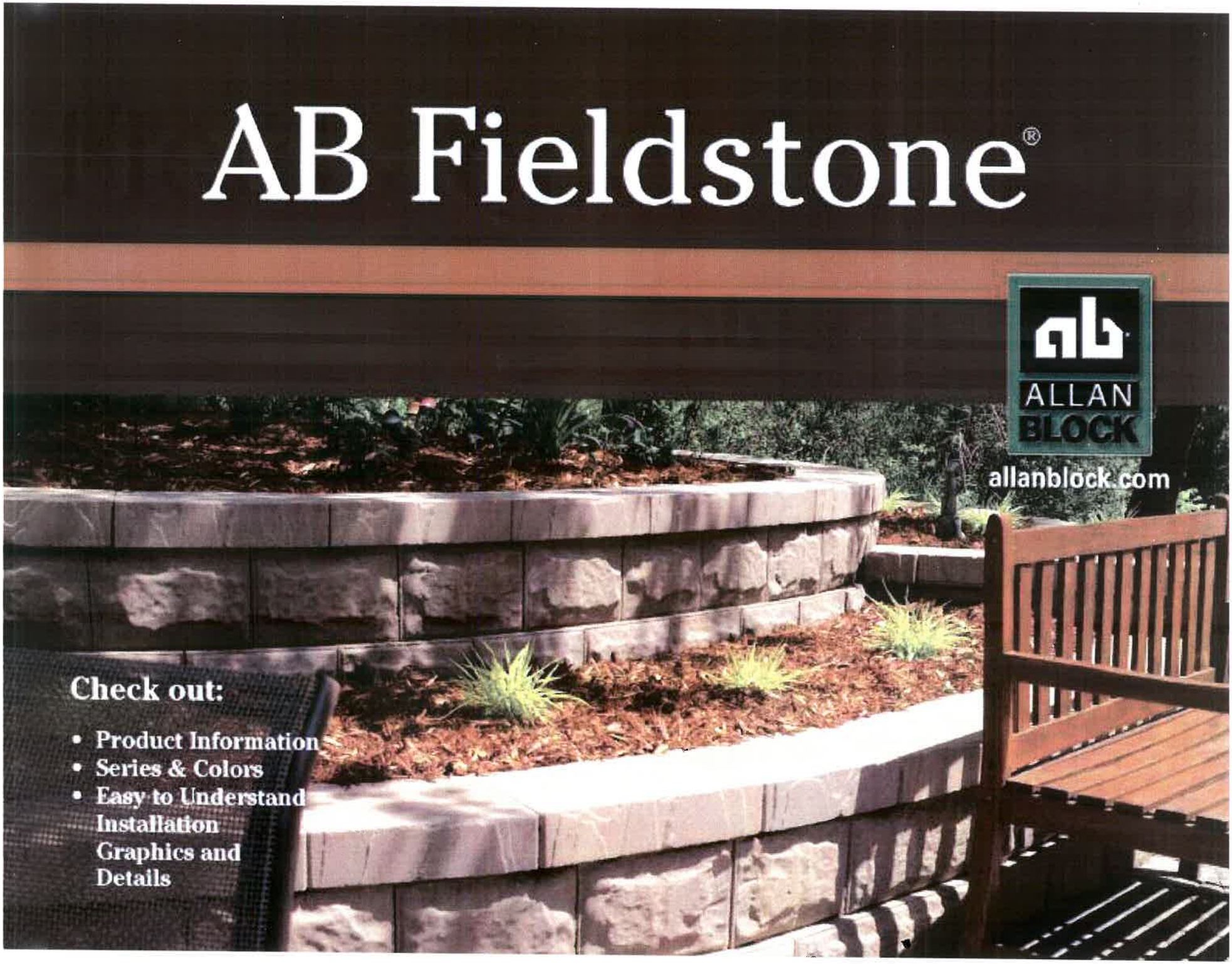
Purcell Construction, along with BCA Architects and project owner KHM Hotels request the following material and design changes for the William Taylor Plaza Fairfield Inn Hotel project:

1. We propose an alternate and equal block substitution for our projects retaining wall. We are working with a retaining wall contractor who would like to provide a locally made block that is more appropriately suited for our tall (10'+) retaining wall. The Vertica Split System we propose cuts the required inward slop of the wall by 50%, providing for more flat, stable area on the site. Also, this block is made locally as opposed to the original block, which is produced in Pennsylvania. The proposed new block can be made to match the color or "desired look" that was initially selected by the BAR.

Attachments: Original Block product data, Proposed Block product data, Picture of Proposed block system at the Charlottesville Chick-fil-a on Route 250.

Original Block

AB Fieldstone®



More from Allan Block - Retaining Walls

AB Europa Collection

The ***AB Europa Collection*** captures the hand-laid stone effect that brings distinction to any project. The blocks can be used separately or blended together for outstanding results. The unique texture creates a stunning look and gives old world charm to any landscape.

AB Dover

Approx. 1 blk/ft² (11 blk/m²)
8 in. H x 10.5 in. D x 18 in. L
(200 mm H x 265 mm D x 460 mm L)
80 lbs (36 kg)

AB Palermo

Approx. 2 blk/ft² (22 blk/m²)
8 in. H x 9.5 in. D x 9 in. L
(200 mm H x 240 mm D x 230 mm L)
35 lbs (16 kg)

AB Barcelona

Approx. 2 blk/ft² (22 blk/m²)
4 in. H x 10.5 in. D x 18 in. L
(100 mm H x 265 mm D x 460 mm L)
40 lbs (18 kg)

AB Bordeaux

Approx. 4 blk/ft² (44 blk/m²)
4 in. H x 10.5 in. D x 9 in. L
(100 mm H x 265 mm D x 230 mm L)
20 lbs (9 kg)

Specifications are approximate, contact local representative for availability, exact specifications, sizes and colors for all Allan Block products.

See allanblock.com for more information

Desired Look - Allan Block
Fieldstone Europa - Abbey Blend

A Complete Family of Wall Products

The Allan Block Collections give you a choice of styles to meet your site and design requirements. Use the basic gravity wall system for smaller wall projects. For taller wall projects use geogrid to reinforce the wall, or consider optional techniques using masonry, no-fines, rock bolts, soil nails, or earth anchors.

AB® Collection - Classic Cut Style

The **AB® Collection** has been a favorite of wall builders for years and offers the perfect blend of performance and style with maximum results.

AB Europa® Collection - Old World Antique

The **AB Europa® Collection** captures the hand-laid stone effect that brings old world charm and distinction to any project in beautiful marbled colors.

AB Fieldstone® Collection - Green, Natural, Friendly

The **AB Fieldstone® Collection** is a "Green/Eco-Friendly" retaining wall product that maintains the beautiful look and feel of natural stone. Installing and performing like our other Collections, AB Fieldstone truly is a friendly product.

Proposed Block

ANCHOR®
BUILD SOMETHING BEAUTIFUL

Vertica Stone Cut®

VIRTUAL JOINT RETAINING WALL SYSTEM

PRODUCT INFORMATION

The Vertica® retaining wall systems are the perfect choice for maximizing valuable land space while providing strength, durability and a near-vertical appearance. The Vertica Stone Cut® virtual joint product provides an appealing rough-hewn, multipiece look with the installation speed of a single-piece system.

- Available with a 2° or 4° system batter — check with local manufacturer
- Pinless, patented locator lug provides a uniform setback with quick installation for reduced labor costs
- Product is palletized ready to install — no need to flip or rotate each block
- Can be used to build gravity walls up to 3 feet 4 inches high, including buried course, but excluding the cap
- Taller walls can be built using geosynthetic reinforcement or the Anchorplex™ system when designed by a qualified engineer
- Minimum inside radius, measured on the base course to the front of the units: 7 feet
- Minimum outside radius, measured on the top course to the front of the units: 5 feet 3 inches
- Complementary cap and corner units complete the system

**This height assumes insets are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge.*

Vertica Stone Cut®

VIRTUAL JOINT RETAINING WALL SYSTEM

PRODUCT INFORMATION

1:1 ratio of virtual joint units to solid-face units creates the look of a multipiece system while providing the installation speed of a single-piece system.

Units	Virtual Joint Left	Virtual Joint Right	Solid-face	Cap	Corner
Approximate Dimensions*	8" x 18" x 11"	8" x 18" x 11"	8" x 18" x 11"	Front, 4" x 17¼" x 10⅜" Back, 4" x 12" x 10⅜"	Front, 8" x 18" x 9" End, 8" x 9" x 9"
Approximate Weight*	80 lbs.	80 lbs.	81 lbs.	41 lbs.	101 lbs.
Coverage	1.0 sq. ft.	1.0 sq. ft.	1.0 sq. ft.	1.2 lin. ft.	1.5 sq. ft.
Setback/System Batter	9/32"/2°	9/32"/2°	9/32"/2°		
	9/16"/4°	9/16"/4°	9/16"/4°		

See anchorwall.com for installation instructions.

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for additional information.

Anchor Wall Systems, Inc., 5959 Baker Road, Suite 390, Minnetonka, MN 55345.

73.3922.1 09/14 4015

Proposed Block System @ Chick-fil-a in Charlottsville.

Purcell
Construction
Corporation

7730 Whitepine Road
Richmond, VA 23237
PH: 804.743.4615 FX: 804.743.4619

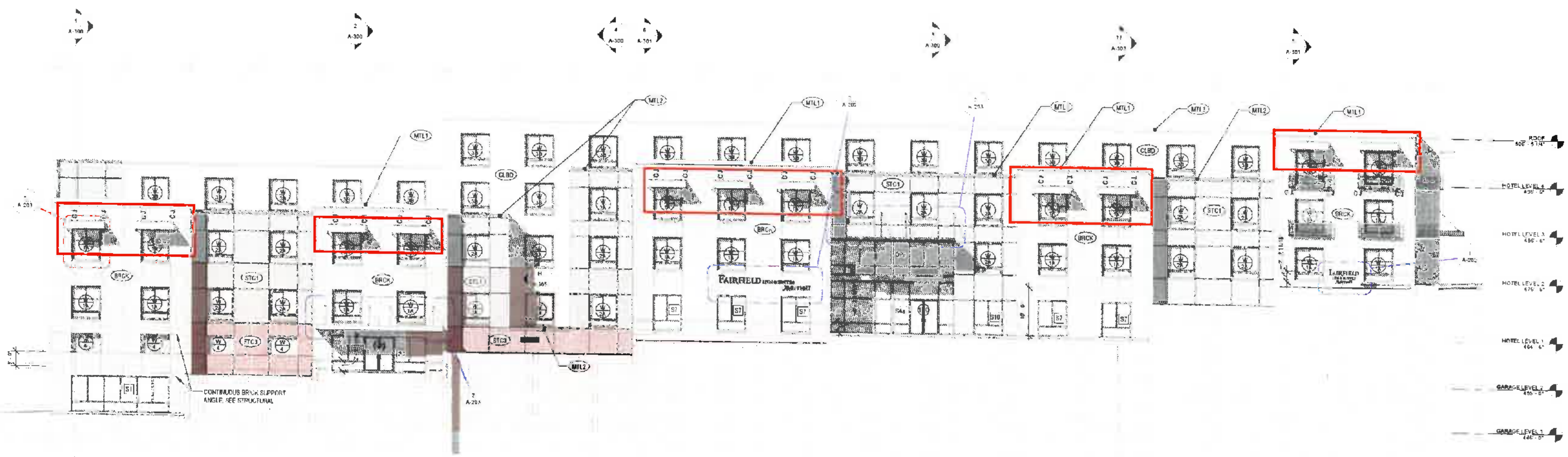
William Taylor Plaza, Fairfield Inn

Board Of Architectural Review
Certificate of Appropriateness

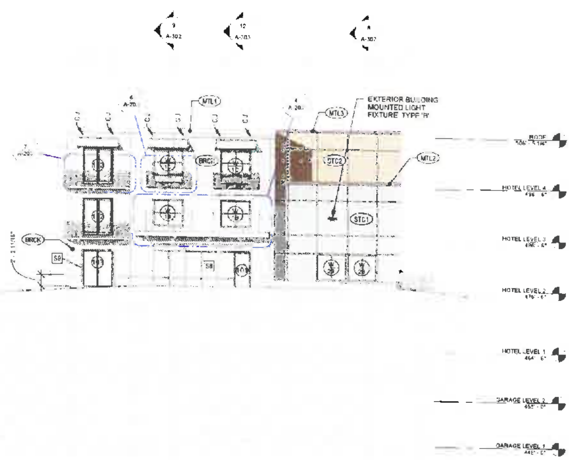
Purcell Construction, along with BCA Architects and project owner KHM Hotels request the following material and design changes for the William Taylor Plaza Fairfield Inn Hotel project:

2. We propose to eliminate the awnings on the 3rd and 4th floors along Cherry Ave due to the proximity of the overhead power lines. Per OSHA "Safety and Health Regulations for Construction", sections "CC 1926.1408(a)(2)(ii)" (attached), we cannot work within 20' of the power lines. As the attached drawings show, we are well within that limit. In addition to the safety of our employees, we also would like to refrain from moving the lines so that we do not affect the power supply to the local community.

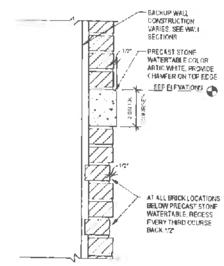
Attachments: Elevation drawing showing proposed awnings for removal, OSHA regulations regarding working next to power lines, Civil drawing depicting distance from overhead power lines to edge of building.



1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PRECAST STONE WATERTABLE
SCALE: 1 1/2" = 1'-0"

EXTERIOR FINISH KEY

STC1	STUCCO · COLOR SW 7046 ANONYMOUS
STC2	STUCCO · COLOR SW 6122 CAMELBACK
STC3	STUCCO · COLOR SW 6349 PENNYWISE
BRCK	CUSHWA BRICK · COLOR #103 GEORGIAN
CLBD	CLAPBOARD · COLOR COBBLESTONE
MTL1	METAL - COLOR MILK WHITE (MATCH)
MTL2	METAL - COLOR NIGHT HAWK GRAY (MATCH)
MTL3	METAL - COLOR SEA WOLF (MATCH)

BCA ARCHITECTS & ENGINEERS

BCA ARCHITECTS ENGINEERS

ANDREW THOMAS GARDOCKI
COMMONWEALTH OF VIRGINIA
ARCHITECT
9/6/16

BUILDING ELEVATIONS

MARRIOTT FAIRFIELD INN & SUITES
WILLIAM TAYLOR PLAZA PUD (PH 1)
CORNER OF RIDGE STREET AND CHERRY AVENUE
CITY OF CHARLOTTESVILLE, VIRGINIA

TJW	ATG
As indicated	09/09/2016
2015-016	

A-200

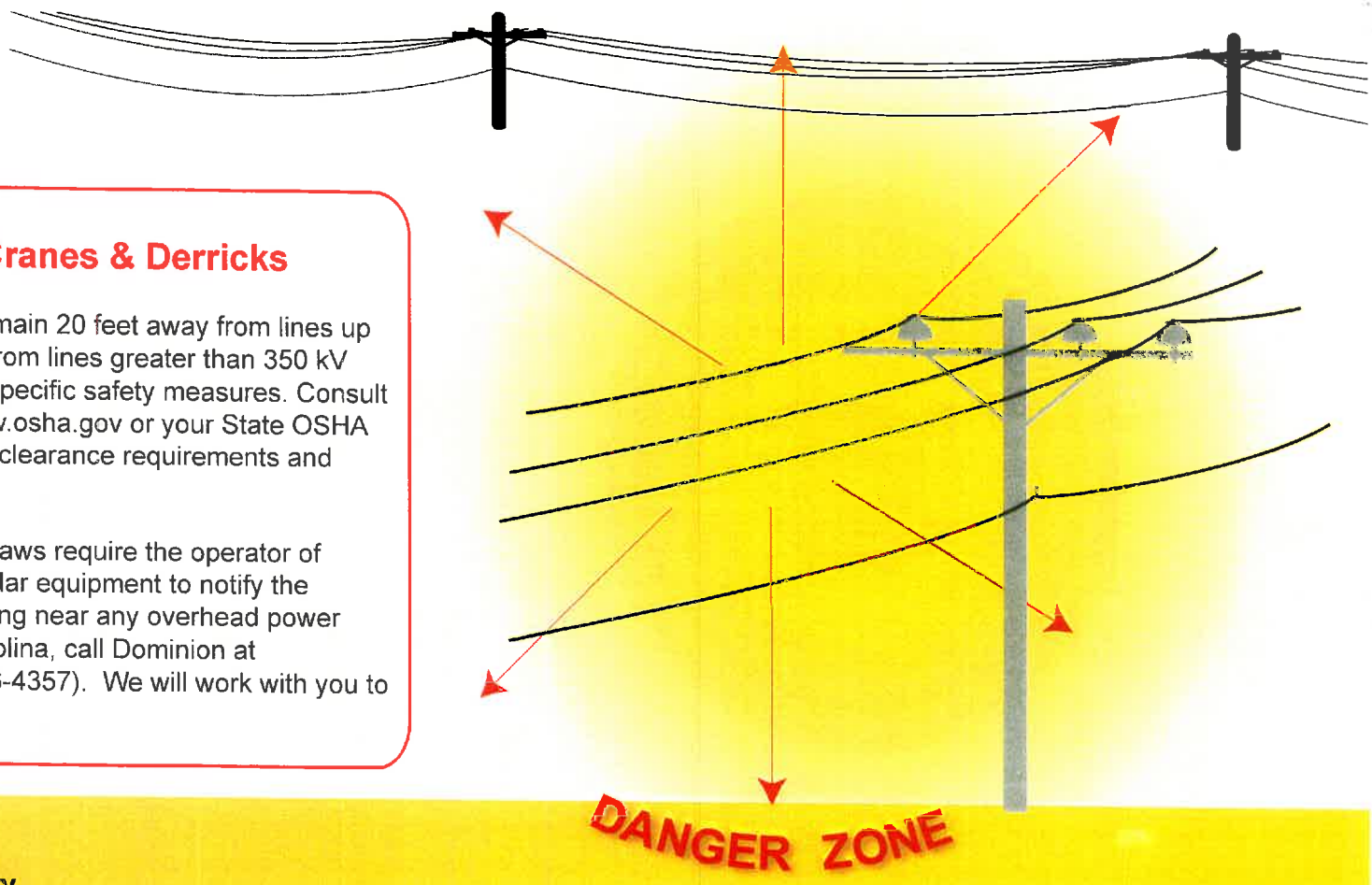
CONSTRUCTION SET

Dominion

The Danger Zone - Cranes & Derricks

Cranes and derricks must remain 20 feet away from lines up to 350 kV and 50 feet away from lines greater than 350 kV until the operator has taken specific safety measures. Consult the OSHA regulations at www.osha.gov or your State OSHA Program website for specific clearance requirements and encroachment precautions.

OSHA regulations and state laws require the operator of cranes, derricks or other similar equipment to notify the power company before working near any overhead power line. In Virginia or North Carolina, call Dominion at 1-866-DOMHELP (1-866-366-4357). We will work with you to help keep things safe.



Power and Responsibility

If you're planning to use anything that will extend your reach, always check for nearby power lines before you start the job. Consider all overhead lines energized. Overhead power lines have no insulation and are surrounded by an energized field. You don't have to actually touch a power line to cause a short or be injured. It is your responsibility to avoid the Danger Zone.

Trimming Trees

Before trimming any tree, check to make sure there are no power lines in or near the tree. If you see power lines, **STOP**. Call **1-866-DOM-HELP (1-866-366-4357)**. Tree limbs can conduct electricity. Climbing or trimming trees near power lines is unsafe.

- **Part Number:** 1926
- **Part Title:** Safety and Health Regulations for Construction
- **Subpart:** CC
- **Subpart Title:** Cranes & Derricks in Construction
- **Standard Number:** 1926.1408
- **Title:** Power line safety (up to 350 kV)--equipment operations.
- **GPO Source:** e-CFR

1926.1408(a)

Hazard assessments and precautions inside the work zone. Before beginning equipment operations, the employer must:

1926.1408(a)(1)

Identify the work zone by either:

1926.1408(a)(1)(i)

Demarcating boundaries (such as with flags, or a device such as a range limit device or range control warning device) and prohibiting the operator from operating the equipment past those boundaries, or

1926.1408(a)(1)(ii)

Defining the work zone as the area 360 degrees around the equipment, up to the equipment's maximum working radius.

1926.1408(a)(2)

Determine if any part of the equipment, load line or load (including rigging and lifting accessories), if operated up to the equipment's maximum working radius in the work zone, could get closer than 20 feet to a power line. If so, the employer must meet the requirements in Option (1), Option (2), or Option (3) of this section, as follows:

1926.1408(a)(2)(i)

Option (1)--Deenergize and ground. Confirm from the utility owner/operator that the power line has been deenergized and visibly grounded at the worksite.

1926.1408(a)(2)(ii)

Option (2)--20 foot clearance. Ensure that no part of the equipment, load line, or load (including rigging and lifting accessories), gets closer than 20 feet to the power line by implementing the measures specified in paragraph (b) of this section.

1926.1408(a)(2)(iii)

Option (3)--Table A clearance.

1926.1408(a)(2)(iii)(A)

Determine the line's voltage and the minimum approach distance permitted under Table A (*see* § 1926.1408).

1926.1408(a)(2)(iii)(B)

Subject: WTP pole/line survey

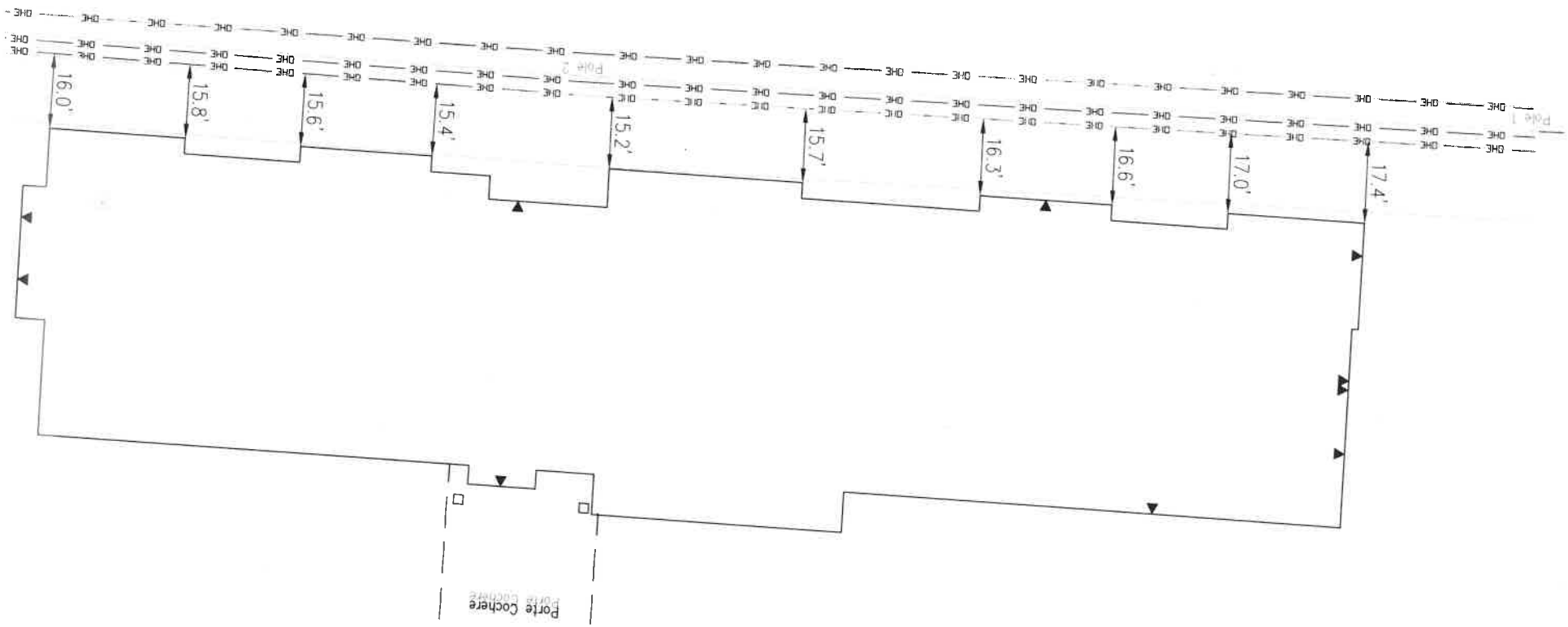
Date: Wednesday, June 22, 2016 at 1:37:24 PM Eastern Daylight Time

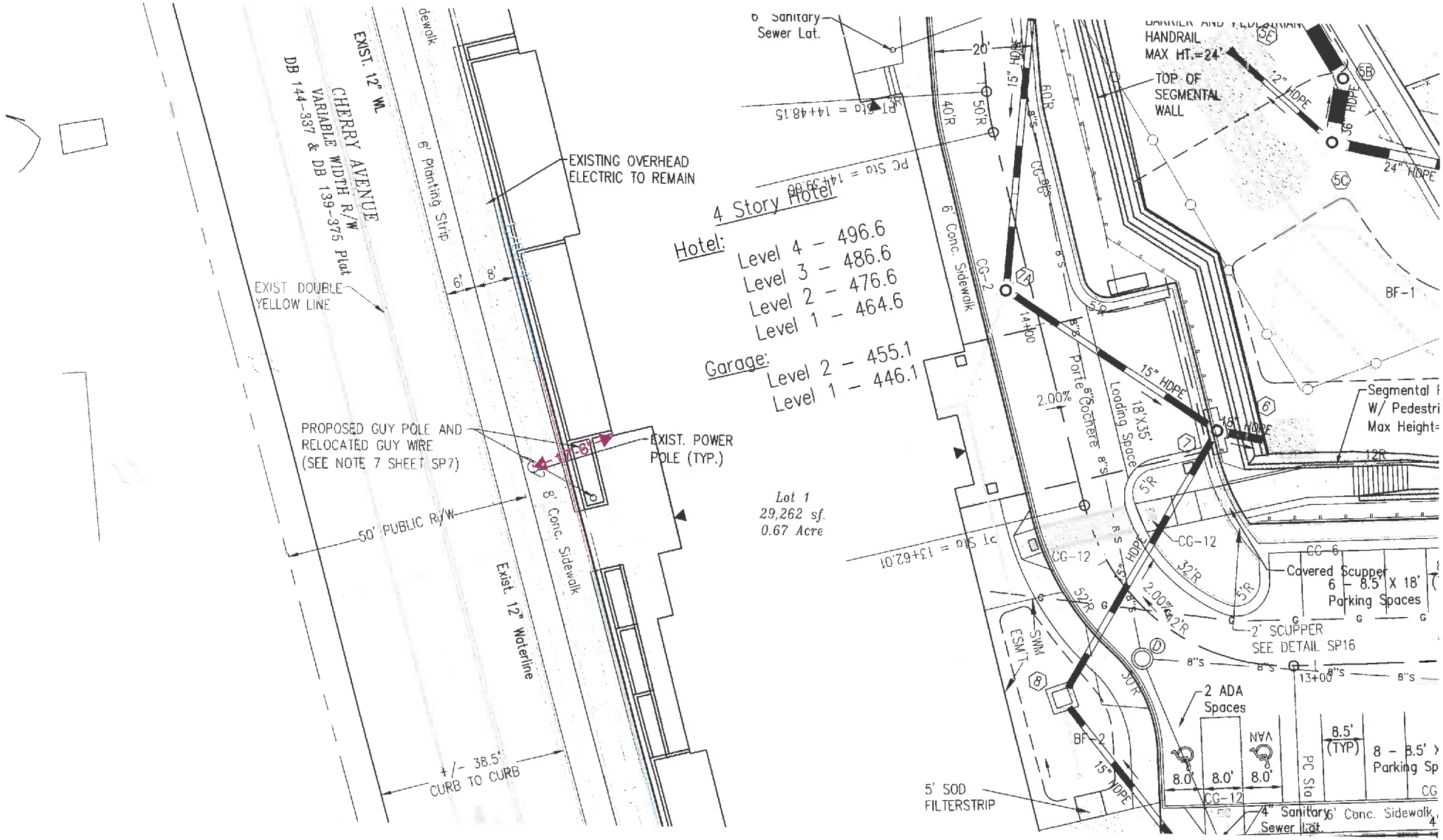
From: Mike Myers

To: Patrick Coe, AP, Andrew Garlock, Kevin Lewis

Gents, we re-surveyed the 230kV overhead lines on Cherry yesterday, and the result was very close to what was shown on the approved site plan. See attached detailed plan with dimensions to building and pole schematic detail. In the schematic detail, the pole location is where we surveyed the pole at ground level. As you can see, there is some lean and kinks in the poles themselves. Also see attached pic of Pole 2 top. Let's discuss at 3:30, thanks! Mike

Michael F. Myers, P.E., C.F.M.
President - Director of Engineering
Dominion Engineering and Design, LLC
434.906.3161 (mobile)


16.0'
15.8'
15.6'
15.4'
15.2'
15.7'
16.3'
16.6'
17.0'
17.4'
Porte Cochere


EXIST. 12" WL
CHERRY AVENUE
VARIABLE WIDTH R/W
DB 144-937 & DB 139-375 Plat
dewalk
6' Planting Strip
6'
8'
EXISTING OVERHEAD
ELECTRIC TO REMAIN
EXIST. DOUBLE
YELLOW LINE
PROPOSED GUY POLE AND
RELOCATED GUY WIRE
(SEE NOTE 7 SHEET SP7)
EXIST. POWER
POLE (TYP.)
50' PUBLIC R/W
8' Conc. Sidewalk
Exist. 12" Waterline
+/- 38.5'
CURB TO CURB
Sanitary
Sewer Lat.
4 Story Hotel
Hotel:
Level 4 - 496.6
Level 3 - 486.6
Level 2 - 476.6
Level 1 - 464.6
Garage:
Level 2 - 455.1
Level 1 - 446.1
Lot 1
29,262 sf.
0.67 Acre
6' Conc. Sidewalk
Porte Cochere
Loading Space
18'X35'
Segmental
W/ Pedestri
Max Height=
Covered Scupper
6 - 8.5' X 18'
Parking Spaces
2' SCUPPER
SEE DETAIL SP16
2 ADA
Spaces
8.5'
(TYP)
5' SOD
FILTERSTRIP
4" Sanitary
Sewer Lat.
6' Conc. Sidewalk

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Board Of Architectural Review
Certificate of Appropriateness

Purcell Construction, along with BCA Architects and project owner KHM Hotels request the following material and design changes for the William Taylor Plaza Fairfield Inn Hotel project:

3. We propose to supersede the brick pavers at the recessed planters and community plaza area with stamped or brush finished concrete. We believe this will give the high traffic areas a more durable and long lasting finish while maintaining the aesthetic value.

Attachments: Original Plank Paver product data, Example of stamped concrete finish, example of brushed concrete finish.

Original Plank Pavers

PROMENADE™ PLANK PAVER

Clean, sleek lines are essential to any modern design. Choose the size, finish and color from Unilock's Promenade™ Plank Paver series for long narrow paving 'planks' to create a dynamic linear aesthetic to complement any design.

CUSTOM FINISH OPTIONS

BELPASSO®
Enamel Finish

UMBRIANO®
Mottled Finish

SERIES 3000®
Exposed Aggregate Finish

IL CAMPO®
Brushed Finish

SMOOTH/PREMIER
Finish

CUSTOM COLOR OPTIONS*

Ask your Unilock Representative about locally stocked colors.

PRODUCT SPECIFICATIONS

8 x 24 x 4"
(20 x 60 x 10cm)

6 x 24 x 6"
(15 x 60 x 15cm)

4 x 16 x 4"
(10 x 40 x 10cm)

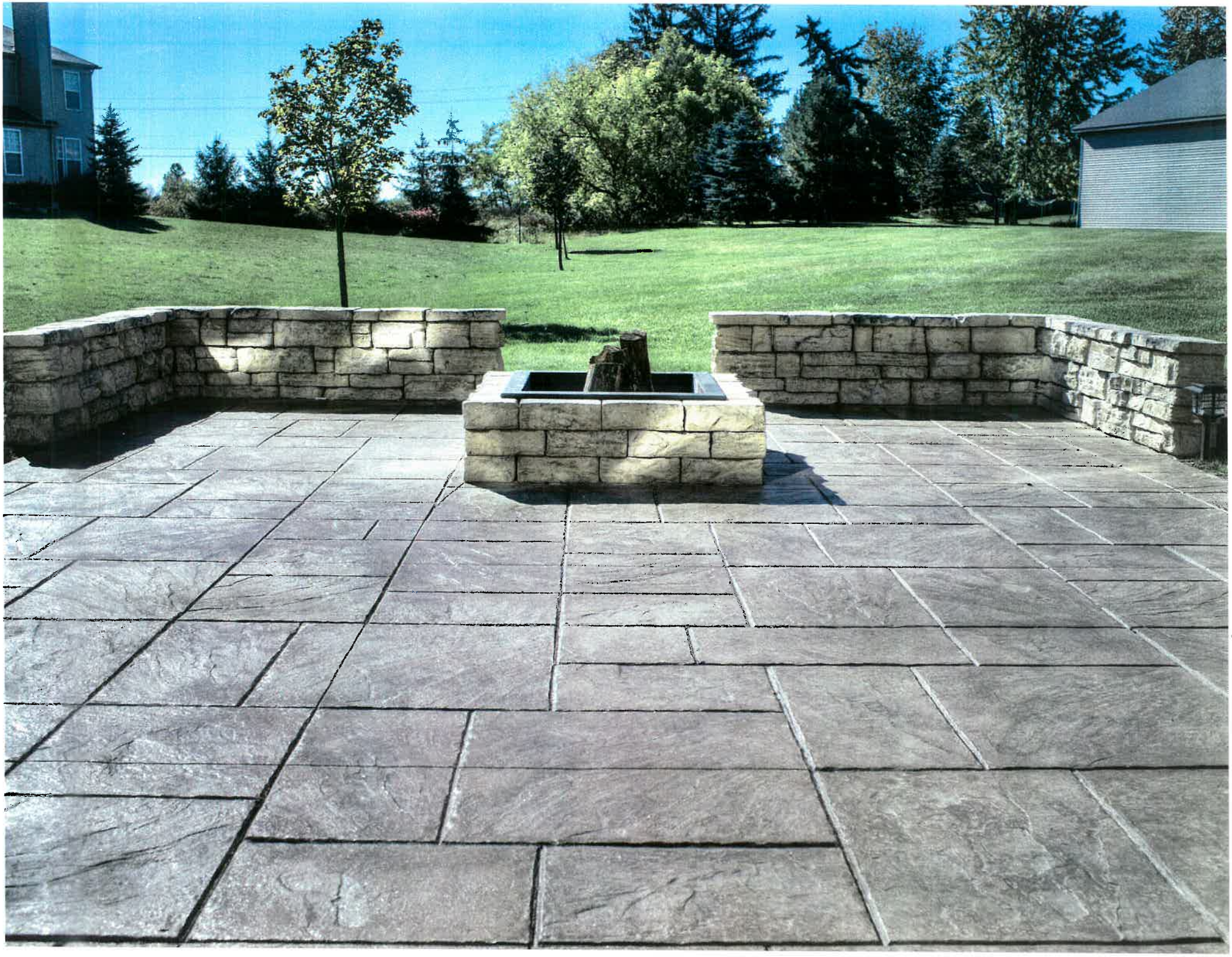
4 x 12 x 4"
(10 x 30 x 10cm)

3 x 12 x 4"
(7 x 30 x 10cm)

Promenade can be manufactured in a variety of custom colors and textures. Minimum quantities will apply. Please contact your Unilock Representative for more details.

Permeable version (4 x 12" Eco-Promenade™) is available on special order, see page 33.

Stamped Concrete



Brushed Finished Concrete

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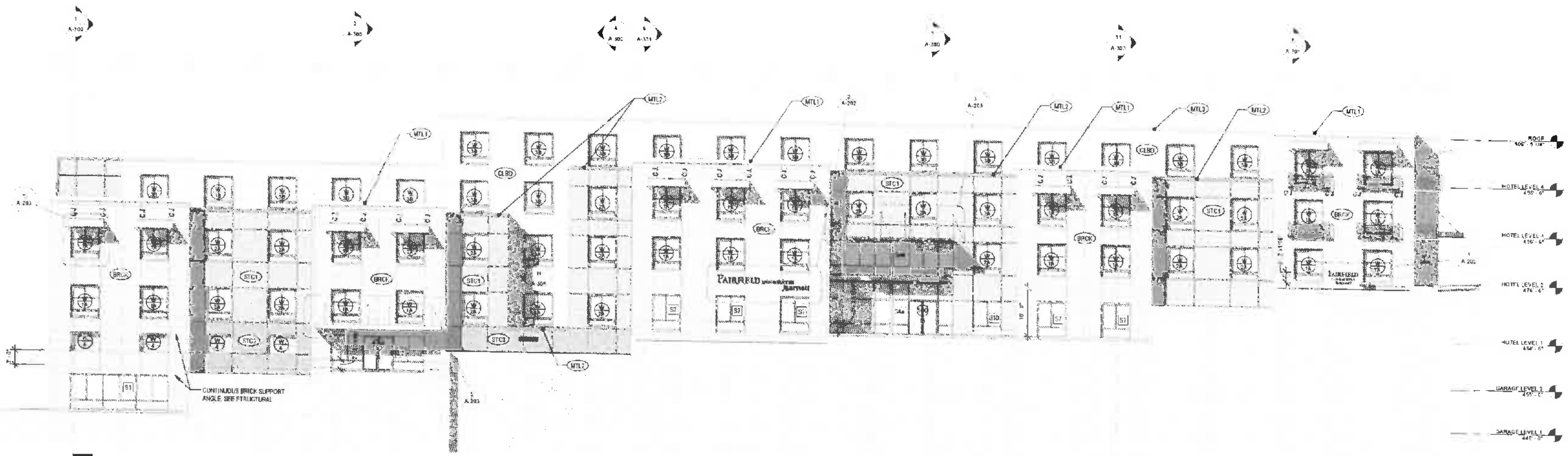
Purcell Construction, along with BCA Architects and project owner KHM Hotels request the following material and design changes for the William Taylor Plaza Fairfield Inn Hotel project:

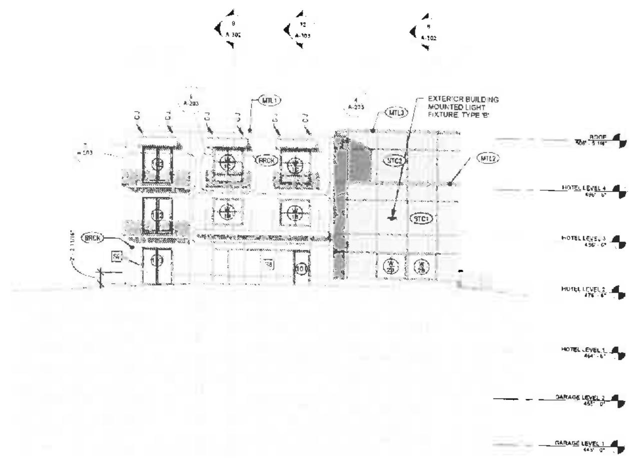
4. We propose to change portions of the brick veneer to a painted stucco. Please see architects explanation and rendering.

Attachments: Architects rendering.

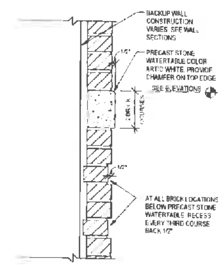
Original Elevation



1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PRECAST STONE WATERTABLE
SCALE: 1 1/2" = 1'-0"

EXTERIOR FINISH KEY

STC1	STUCCO - COLOR SW 7046 ANONYMOUS
STC2	STUCCO - COLOR SW 6122 CAMELBACK
STC3	STUCCO - COLOR SW 6349 PENNYWISE
BRCK	CUSHWA BRICK - COLOR #103 GEORGIAN
CLBD	CLAPBOARD - COLOR COBBLESTONE
MTL1	METAL - COLOR MILK WHITE (MATCH)
MTL2	METAL - COLOR NIGHT HAWK GRAY (MATCH)
MTL3	METAL - COLOR SEA WOLF (MATCH)

BCA ARCHITECTS & ENGINEERS

BCA ARCHITECTS ENGINEERS

NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

MARRIOTT FAIRFIELD INN & SUITES
WILLIAM TAYLOR PLAZA PUD (PH 1)
CORNER OF RIDGE STREET AND CHERRY AVENUE
CITY OF CHARLOTTESVILLE, VIRGINIA

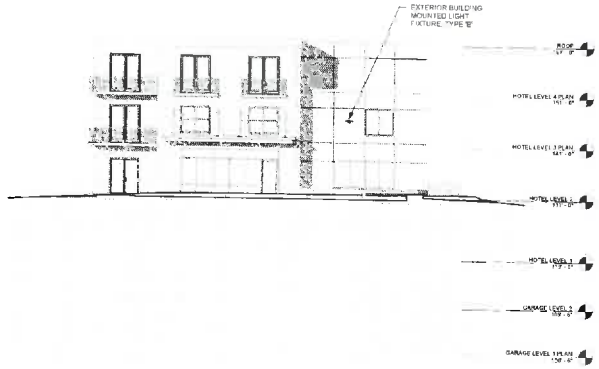
TJW	ATG
As indicated	8/25/2016
2015-016	

A-200

PRINTED FOR REVIEW

New Elevation

1 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

A-500 PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR AMENDMENT - NOVEMBER 15, 2016

Purcell
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William Taylor Plaza, Fairfield Inn

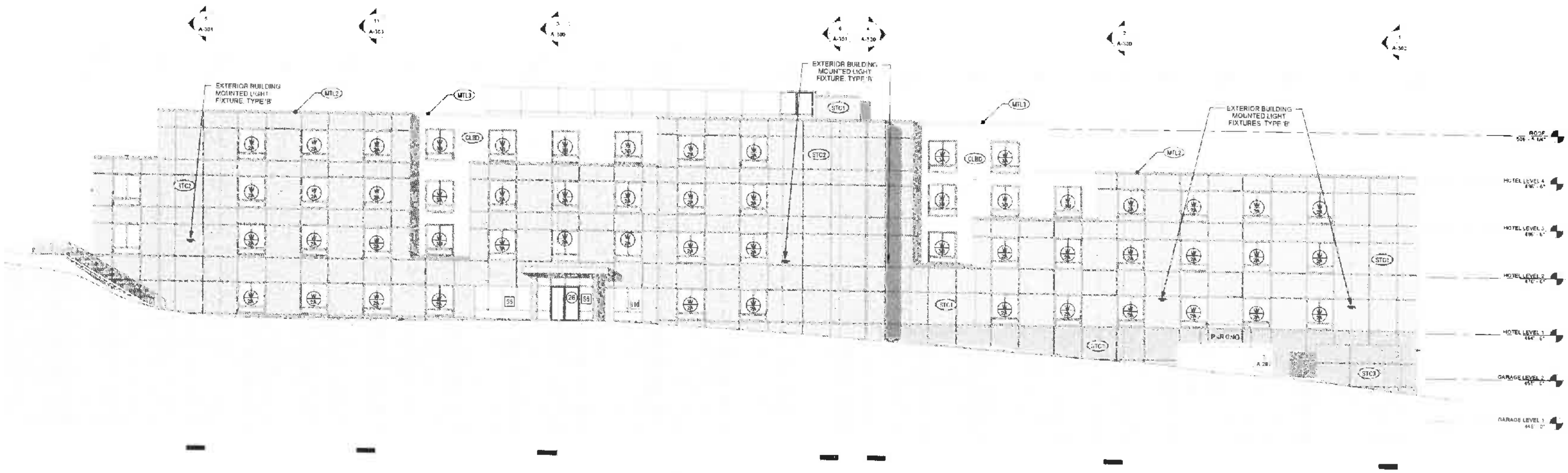
Board Of Architectural Review
Certificate of Appropriateness

Purcell Construction, along with BCA Architects and project owner KHM Hotels request the following material and design changes for the William Taylor Plaza Fairfield Inn Hotel project:

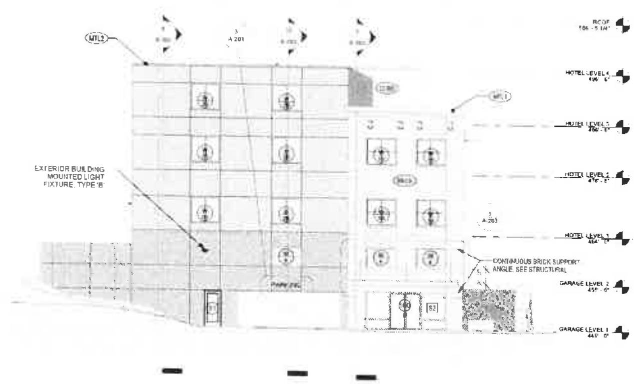
5. We propose to change portions of the stucco at the northeast elevation (rear Façade) to painted clapboard. Please see architects explanation and rendering.

Attachments: Architects rendering.

Original Elevation



1 NORTHEAST ELEVATION



2 NORTHWEST ELEVATION

3 PARKING GARAGE SIGNAGE

EXTERIOR FINISH KEY

STC1	STUCCO - COLOR SW 7046 ANONYMOUS
STC2	STUCCO - COLOR SW 6122 CAMELBACK
STC3	STUCCO - COLOR SW 6346 PENNYWISE
BRCK	CUSHWA BRICK - COLOR #103 GEORGIAN
CLBD	CLAPBOARD - COLOR COBBLESTONE
MTL1	METAL - COLOR MILK WHITE (MATCH)
MTL2	METAL - COLOR NIGHT HAWK GRAY (MATCH)
MTL3	METAL - COLOR SEA WOLF (MATCH)

BCA ARCHITECTS & ENGINEERS

BCA ARCHITECTS ENGINEERS

NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

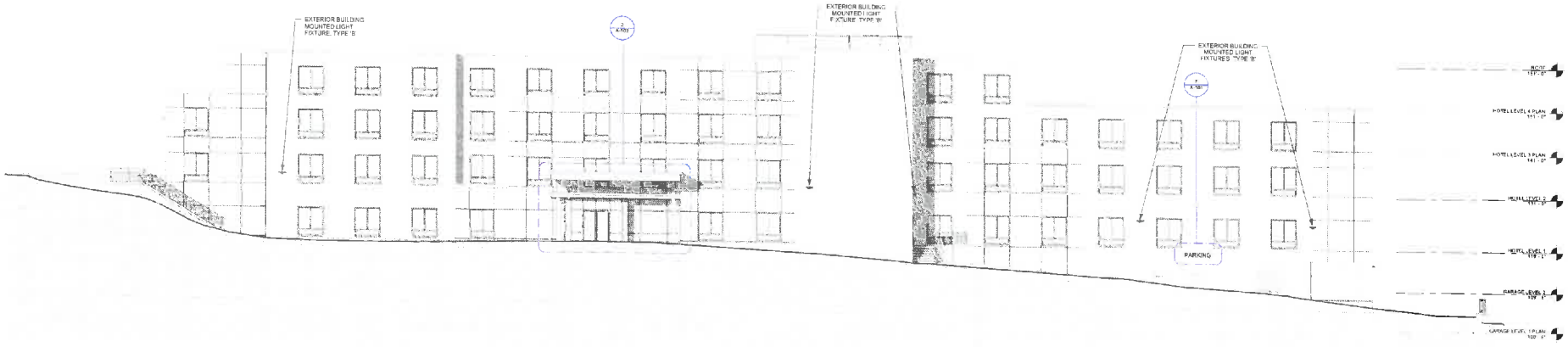
MARRIOTT FAIRFIELD INN & SUITES
WILLIAM TAYLOR PLAZA PUD (PH 1)
CORNER OF RIDGE STREET AND CHERRY AVENUE
CITY OF CHARLOTTESVILLE, VIRGINIA

ATG	ATG
As indicated	8/25/2016
2015.015	

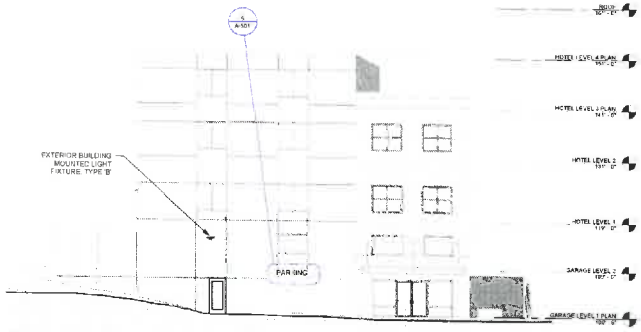
A-201

PRINTED FOR REVIEW

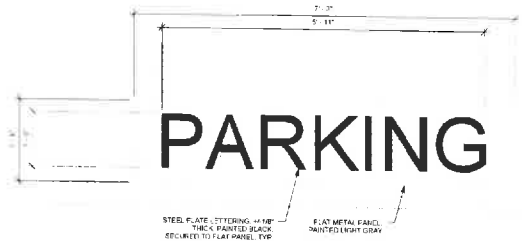
New Elevation



3 NORTHEAST ELEVATION



4 NORTHWEST ELEVATION



5 PARKING GARAGE SIGNAGE

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

A-501 PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR AMENDMENT - NOVEMBER 15, 2016


FAIRFIELD
INN & SUITES
Marriott


PARKING