From: Scala, Mary Joy
Sent: Wednesday, April 26, 2017 4:28 PM
To: 'Jeff Dreyfus'
Cc: Levien Jeff
Subject: FW: BAR Action - 512-514, 600 West Main Street - April 18, 2017

April 26, 2017

RE: **Certificate of Appropriateness Application**
BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant
Final Details

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2017. The following action was taken:

Miller moved to find that the proposed final details satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves as submitted the following items:

- **Concrete paving as drawn on the landscape plan**
- **Lighting approved in concept (We need a final plan and to field test before final approval)**
- **Rehabilitation specifications which include:**
    - Interior changes and demolitions
    - Removal of the addition on the second floor of the mini mart building, and other exterior details
    - Repair of windows, brick walls, and the metal roof on the Blue Moon building
    - Repainting brick walls that are currently painted and the metal roof
    - New half-round gutters
    - Replacement of windows to match existing
    - New Corten wall on the back of the Blue Moon building
    - Addition of guard rails as needed
- **We are also asking for minor changes to the landscape plan by:**
    - Eliminating the blue fescue
    - Switching the specified Elm to a disease-resistant American Elm
    - Adding a tree grate
    - Verifying the proposed vine twines vs clings

Further, the BAR would like to defer the following items for further information:

- **Glazing [including a sample of the glass]**
- **Final layout and additional studies for mechanical units**
- **Bike racks**

The BAR also approves the window [in the east bay of house behind Blue Moon Diner]with specifications made to match the window above.

Mohr seconded. Motion passed (7-0).

Please note that the applicant must return for approval of final details for the deferred items and lighting plan before the final certificate of appropriateness for the project may be issued.

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
April 18, 2017

Certificate of Appropriateness Application
BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Heirloom West Main Development LLC, Applicant
New Construction- Landscape Plan

Background

512-514 West Main Street
The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.
The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street
The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it.
Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. It recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

November 17, 2015 –This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street s, as submitted.

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

February 17, 2016 - The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

July 19, 2016 – No action was taken; the BAR made comments, some of which are summarized here:
General

- Great presentation
- Generally, keep it simple.

Frontispiece needs work

- The box proper is great, but have reservations about the piece that comes forward.
- Needs to be more subtle in terms of scale. Rear building could be graphite but front building needs more life.
- The commercial streetfront needs more pizazz.
- Front building has a lot going on but lacks human understanding.
- Work on frontispiece- scale more subtle; more lively

Materials and color

- Too industrial and gloomy for W Main Street; sharp edges, cold materials
- Prefer light nighttime view but not sure it shows what you intended
- Like red Corten; not black; struggling with vertical metal panels; need to warm it up.
- Use darker color where you want it to recede, like on north wall
- Too much contrast; too busy and hard.
- Prefer current blue of Blue Moon Diner, and color of Gabe's buildings on West Main. This is multiple shades of graphite.
- Lean towards #16.2 – less contrast; like razor's edge between stories; like combination of perforated metal and fiber cement.
- Like it all the same color
- Less contrast reduces jarring effect
- 16.3 version is massive, brooding

Historic buildings

- The rear building should be a backdrop for the two historic buildings; like use of Corten
- Like historic buildings – creating backdrop

Windows and rooftop appurtenances

- Open to continuing discussion about vinyl or fiberglass but would set a precedent – prefer aluminum clad.
- Rooftop appurtenances a s shown not a problem.

September 20, 2016 - the BAR approved (7-2, with Schwarz and Earnst opposed) only the proposed zinc panels, metal rain screen, Corten metal entries, Hardie panels and substitute Hardie panel (for the first floor), and window frames as submitted. The following items must be reviewed for final approval to included, but not limited to, the glass in the windows, the final rail details, the cross sections, any signage, a lighting plan, and all site conditions. The BAR approves the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016.

November 15, 2016 - The BAR took no action. The applicant did not request a motion – discussion only.

- In general the BAR liked the direction of the courtyard with lots of greenery rather than a purely utilitarian use.
- The green walls are fine but they want assurance that it won't damage the historic structures.
- The zelcova tree could be replaced with something better such as a nice size street tree in that same spot or vicinity.
- Reconsider planters by front door – existing benches do a better job activating the street.
- They really like the idea of dining above the Blue Moon.

December 20, 2016 - The applicant requested feedback on the streetscape plan. The BAR members like the planters and benches, but there is a pinch point created, they recommended using a tree grate, or maybe narrower bench or shorter planters. They wanted to know what is West Main consultant's design minimum width for sidewalks? The BAR also suggested looking at changing swing of entry door and making specialty pavement permeable.

March 21, 2107- The BAR approved ((6-1, with Schwarz opposed) the proposed material changes to siding panels. They approved the substitution of zinc panels on all facades with the painted aluminum panel (the color and texture to be determined) and on the south façade also approved the substitution of the zinc metal panels with the light grey Hardie panel as presented.

Additional background information:
This is a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle–Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings were approved by the BAR in January to be removed: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The (non-contributing) rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed.

The West Main Street South zoning district was recently amended (to West Main Street East) to require lower 52' building heights and other modifications for the reason to better protect the smaller scale historic resources located there. However, the applicant received BAR approval for massing and siting, and also received preliminary site plan approval prior to the change in zoning. *The BAR should review this application under the previous West Main South Corridor zoning regulations.* West Main Street South Corridor zoning required 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall.

The new building will contain ground floor retail, mixed use, and residential units. (The rooftop lounge and appurtenance level has been eliminated, except for the elevator/ core; a newly added stair penthouse, and privacy wall for two rooftop terraces.) The new building consists of six stories (67'-8"). The building is set back approximately 18 feet from the Hartnagle–Witt House and 14'-3" from the Hawkins-Perry House. (Note: The Courtyard drawing is not dimensioned.)There is now an entrance to the residential lobby between the Hartnagle-Witt House and the new construction to the east. There is an entrance to the courtyard between the two historic houses.

On the West Main Street frontage there is a minimum required 15' building setback. The proposed 3-4 story streetwall is 34'- 11" and 45'-8' tall. There is an additional stepback after the fifth floor.

The building is built to the property lines on the east, west and south sides. The east and west facades at the property lines will be articulated with changes in materials and relief, and some fire rated windows have been added.

The basement parking level has 22 spaces. There is bike storage in the garage level and next to the lobby. The garage driveway entrance faces West Main Street.

Application

The massing and siting was approved in February 2016. Certain materials were approved in September 2016. Changes in materials were approved in March 2017.

The applicant is requesting approval for final details and has submitted the items recommended in the March 2017 Staff Report (excluding signage). The submission includes the following:

- Previously approved massing, dimensioned elevations, materials and colors, glazing specifications;
- Specifications on perforated metal railings, corten entries, and wall sections for each face of the building;
- Mechanical unit specifications and renderings
    - all units on the roof of both the new building and Blue Moon diner will not be visible from the street Blue Moon Diner will have a perforated metal screen to conceal rooftop units.
    - The mechanical unit for the mini mart building will be on the West side of the building and below street grade with plantings to screen the unit from view;
- Landscape plan and specifications for the courtyard and streetscape on West Main Street, including:
    - Concrete paving
    - Bike racks
    - Landscaped planting beds, and painted steel planter benches with teak wood slats;
    - Plant specifications for trees, shrubs, ground covers, and vines;
- Lighting plan with fixtures, concepts, placement, and schemes for each space; and
- Rehabilitation specifications, including:
    - Interior changes and demolitions
    - Removal of the addition on the second floor of the mini mart building, and other exterior details
    - Repair of windows, brick walls, and the metal roof on the Blue Moon building
    - Repainting brick walls that are currently painted and the metal roof
    - New half-round gutters
    - Replacement of windows to match existing
    - New Corten wall on the back of the Blue Moon building
    - Addition of guard rails as needed

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.

Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines

Please refer to the following sections of the ADC Guidelines, many of which apply to this project:

II Site Design and Elements
III New Construction and Additions
IV Rehabilitations
VI Public Design & Improvements
VII Demolition and Moving

Recommendations and Discussion

Since this COA is being considered incrementally, it is important that the BAR is clear in what is being approved, and what remains to be approved before a COA is issued. The applicant has compiled all materials requested last month with the exception of signage and signage lighting. The applicant has submitted excellent documentation of the historic buildings and proposed changes.

The BAR should review the checklists below for New construction and Rehabilitation:, and note any missing items or items that need to be revised and resubmitted. ✓

In staff opinion the following items remain to be addressed before a COA can be issued: Opt. 2

- The BAR should choose one of the three options presented for the east bay of Blue Moon building, or may approve all three options. In staff opinion, if a window replaces the door, it should look like the one located above it (Doors to house were originally located in 2nd and 5th bays.)
- Change glass specs to comply with minimum 70% VLT
- Confirm that uplighting and balcony lighting complies with dark sky requirements (under 3000 lumens).

The following items may be submitted at a later date:

Signage and signage lighting

BAR Checklist for New Construction

1. Massing drawings in context **(massing approved February 2016)**

2. Dimensioned elevation drawings and color perspectives in context
   (approved the direction in which the applicant has taken the elevations, in terms of dispositions of the screen and vertical tracking, dated 9/20/2016.)

3. Materials and colors (materials samples) for:
   Walls, roof, foundation, cornice, trim, windows (minimum 70 VLT specifications for clear glass), appurtenances, doors, garage doors, storefronts, balcony railings, canopies
   (approved September 2016 zinc panels, metal rain screen, Corten metal entries, Hardie panels and substitute Hardie panel for the first floor, and window frames as submitted. Substitute materials for the zinc panels were approved March 2017.) (Submitted for April 2017 meeting)

4. Details:
   Wall sections **(Submitted for April 2017 meeting)**

5. Site/landscape design:
   Site walls and fences (height, material), paving materials, species of trees and additional plantings, patio furniture including umbrellas, tents , patio railings, decking, pergolas, awnings
   (General siting approved February 2016) (Details submitted for April 2017 meeting)

6. Lighting: site and building (fixture cut sheets, mounting height, dark sky, color of light)
   (Submitted for April 2017 meeting)

7. Signage: Locations and general sizes for building name (1) and retail spaces (2 each)

8. Mechanical units: rooftop and ground locations; screening; transformer locations; restaurant vents **(Submitted for April 2017 meeting)**

Checklist for Rehabilitations

1. Metal roof details: pan width, seam height, no ridge vents, material, color or finish
   Philadelphia gutter repair **(April 2016 - No change proposed to metal roof)**
2. Brick: Do not paint unpainted masonry; correct mortar choice **(April 2016 Drawing correctly notes "paint to match existing colors; unpainted brick to remain unpainted")**
3. Window repair or replacement (cut sheets, light pattern, clear glass, opening size, trim) **(Submitted for April 2017 meeting)**
   Other repairs or replacements: Note any changes to design, materials, colors **(Submitted for April 2017 meeting)**
4. Additions or attachments (See new construction above) **(Submitted for April 2017 meeting)**

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Rehabilitations, and for Site Design and Elements, I move to find that the proposed final details satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves only the plan as submitted, (or with the following modifications...).


565 US-250 BUS
Charlottesville, Virginia
Street View - Oct 2015

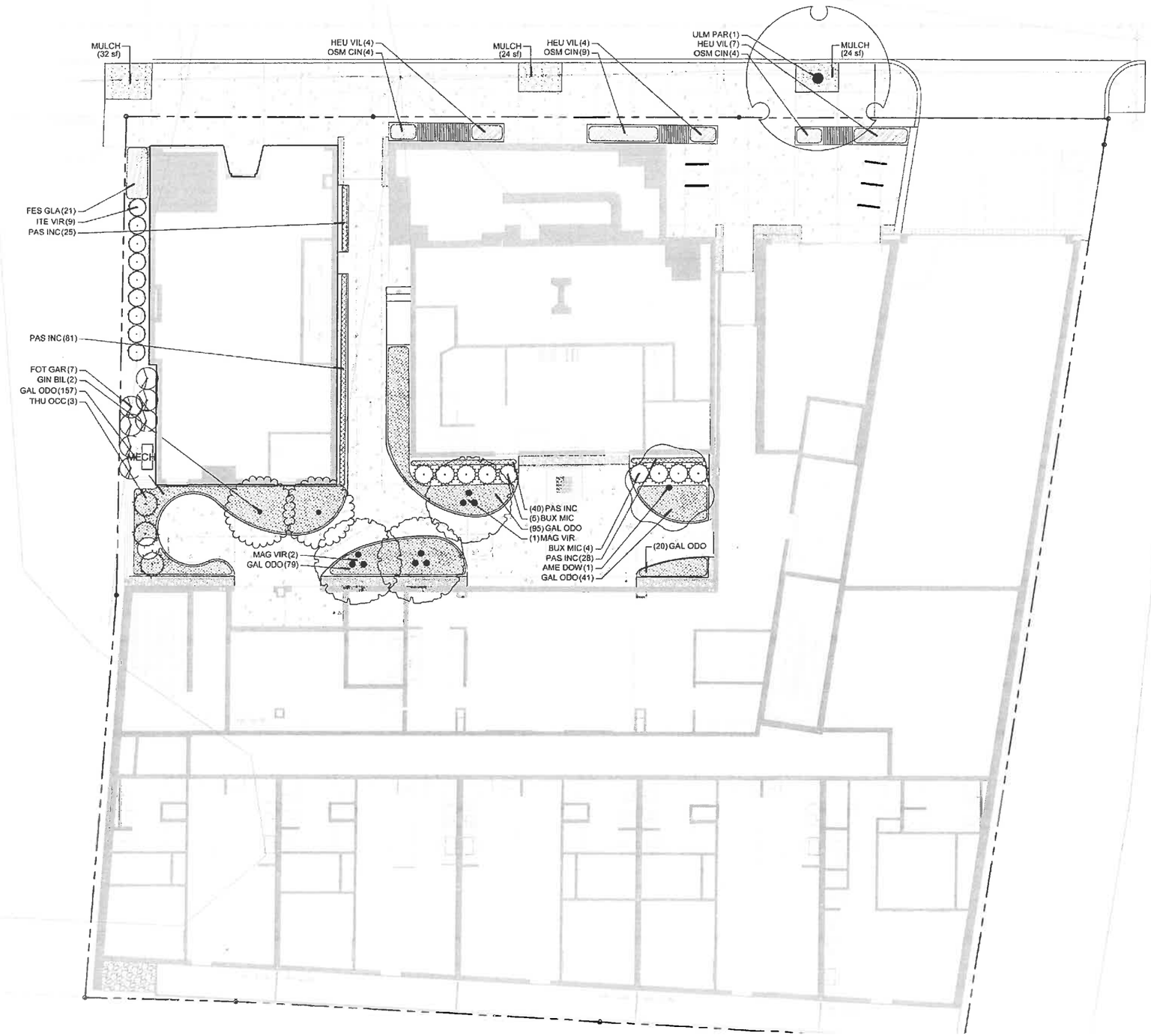
Scala, Mary Joy

From: Jeff Dreyfus <jd@bdarchitects.com>
Sent: Wednesday, April 12, 2017 12:40 PM
To: Scala, Mary Joy
Cc: Glick Whitney; Frank Hancock
Subject: 600 West Main Street - revised Landscape sheet L4.0 showing mechanical unit west of mini mart
Attachments: L4.0 LANDSCAPE PLAN revised 170412.pdf

Hi Mary Joy,

The attached revised L4.0 shows the location of the mechanical unit west of the mini mart. It is in a well that is at grade 484.0. The adjacent curb of the University tire parking lot is 488.5 - a difference of 54".
The mechanical unit is 52" high, and will be screened by the Fothergilla noted on the plans.

Thanks,
Jeff



PLANT KEY	
TREES	BOTANICAL NAME
AME DOW	AMELANCHIER ARBOREA
GIN BIL	GINKGO BILOBA 'PRINCETON SENTRY'
MAG VIR	MAGNOLIA VIRGINIANA
THU OCC	THUJA OCCIDENTALIS
ULM PAR	ULMUS PARVIFOLIA 'BOSQUE'
SHRUBS	BOTANICAL NAME
BUX MIC	BUXUS MICROPHYLLA 'GREEN MOUNTAIN'
FOT GAR	FOTHERGILLA GARDENII 'SUZANNE'
ITE VIR	ITEA VIRGINICA 'LITTLE HENRY' TM
GROUND COVERS	BOTANICAL NAME
FES GLA	FESTUCA GLAUCA
GAL ODO	GALIUM ODORATUM
HEU VIL	HEUCHERA VILLOSA 'AUTUMN BRIDE'
OSM CIN	OSMUNDA CINNAMOMEA
VINE	BOTANICAL NAME
PAS INC	PASSIFLORA INCARNATA

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
606 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

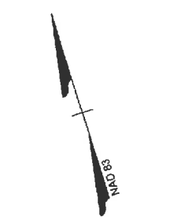
address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION



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

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.

LANDSCAPE PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM 3/2/17

L4.0

Scala, Mary Joy

From: Jeff Dreyfus <jd@bdarchitects.com>
Sent: Wednesday, April 12, 2017 12:54 PM
To: Scala, Mary Joy
Cc: Glick Whitney
Subject: 600 West Main Street - revised glass specification
Attachments: 088000 - glazing.pdf

Mary Joy,

The attached glass spec has been revised to meet the ADC guildelines for a minimum of .70 VLT. We intend to use the minimum .70 VLT glass on the north, east and west facades. We propose using a much more energy efficient glass on the south elevation. Given that the south facade is comprised of all hard-panel and will only be viewed from across the railroad tracks (at its closest), we feel this change to a different glass won't be jarring, and we'd really like to be as energy efficient as we can on the southern exposure.

Thanks,
Jeff

SECTION 088000 - GLAZING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Glass for doors, interior borrowed lites, and entrance and storefront framing.
2. Glazing sealants and accessories.

B. Related Requirements:

1. Section 081316 "Aluminum Terrace Doors" for factory-glazed doors.
2. Section 084126 "All-Glass Entrances and Storefronts" for glass for all-glass entrances.
3. Section 085113 "Aluminum Windows" for factory-glazed windows.
4. Section 088300 "Mirrors."
5. Section 088813 "Fire-Resistant Glazing."

1.2 DEFINITIONS

A. Glass Manufacturers: Firms that produce primary glass, fabricated glass, or both, as defined in referenced glazing publications.

B. Glass Thicknesses: Indicated by thickness designations in millimeters according to ASTM C 1036.

C. IBC: International Building Code.

D. Interspace: Space between lites of an insulating-glass unit.

1.3 COORDINATION

A. Coordinate glazing channel dimensions to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Glass Samples: For each type of glass product other than clear monolithic vision glass; 12 inches square.

C. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturers of insulating-glass units with sputter-coated, low-E coatings.

B. Preconstruction adhesion and compatibility test report.

C. Sample Warranties: For special warranties.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications for Insulating-Glass Units with Sputter-Coated, Low-E Coatings: A qualified insulating-glass manufacturer who is approved and certified by coated-glass manufacturer.

1.7 PRECONSTRUCTION TESTING

A. Preconstruction Adhesion and Compatibility Testing: Test each glass product, tape sealant, gasket, glazing accessory, and glass-framing member for adhesion to and compatibility with elastomeric glazing sealants.

1. Testing is not required if data are submitted based on previous testing of current sealant products and glazing materials matching those submitted.
2. Use ASTM C 1087 to determine whether priming and other specific joint-preparation techniques are required to obtain rapid, optimum adhesion of glazing sealants to glass, tape sealants, gaskets, and glazing channel substrates.
3. Test no fewer than four Samples of each type of material, including joint substrates, shims, sealant backings, secondary seals, and miscellaneous materials.
4. Schedule enough time for testing and analyzing results to prevent delaying the Work.
5. For materials failing tests, submit sealant manufacturer's written instructions for corrective measures including the use of specially formulated primers.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.9 FIELD CONDITIONS

A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1. Do not install glazing sealants when ambient and substrate temperature conditions are outside limits permitted by sealant manufacturer or are below 40 deg F.

1.10 WARRANTY

A. Manufacturer's Special Warranty, General: Manufacturer agrees to replace failed glass units that develop defects under normal use, for 10 years from date of Substantial Completion, for the following glass products:

1. Coated-Glass Products: Defects including peeling, cracking, and other indications of deterioration in coating.

2. Laminated Glass: Defects including edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.
3. Insulating Glass: Defects including failure of hermetic seal. Evidence of failure is the obstruction of vision by dust, moisture, or film on interior surfaces of glass.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations for Glass: Obtain from single source from single manufacturer for each glass type.

B. Source Limitations for Glazing Accessories: Obtain from single source from single manufacturer for each product and installation method.

2.2 PERFORMANCE REQUIREMENTS

A. General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.

B. Structural Performance: Glazing shall withstand the following design loads within limits and under conditions indicated determined according to the IBC and ASTM E 1300.

1. Design Wind Pressures: As indicated on Drawings.
2. Maximum Lateral Deflection: For glass supported on all four edges, limit center-of-glass deflection at design wind pressure to not more than 1/50 times the short-side length or 1 inch, whichever is less.
3. Differential Shading: Design glass to resist thermal stresses induced by differential shading within individual glass lites.

C. Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.

D. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:

1. For laminated-glass lites, properties are based on products of construction indicated.
2. U-Factors: Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F.
3. Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
4. Visible Reflectance: Center-of-glazing values, according to NFRC 300.

E. Color Variation of Coated Glass: Provide vacuum deposition coatings on glass complying with color variation limits specified in ASTM C 1376.

2.3 GLASS PRODUCTS, GENERAL

A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below unless more stringent requirements are indicated. See these publications for glazing terms not otherwise defined in this Section or in referenced standards.

1. GANA Publications: "Laminated Glazing Reference Manual" and "Glazing Manual."
2. IGMA Publication for Insulating Glass: SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."

B. Safety Glazing Labeling: Where safety glazing is indicated, permanently mark glazing with certification label of the SGCC or another certification agency acceptable to authorities having jurisdiction. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.

C. Insulating-Glass Certification Program: Permanently marked either on spacers or on at least one component lite of units with appropriate certification label of IGCC.

D. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass that complies with performance requirements and is not less than the thickness indicated.

1. Thickness of Tinted Glass: Provide same thickness for each tint color indicated throughout Project.

E. Strength: Where annealed float glass is indicated, provide annealed float glass, heat-strengthened float glass, or fully tempered float glass as needed to comply with "Performance Requirements" Article. Where heat-strengthened float glass is indicated, provide heat-strengthened float glass or fully tempered float glass as needed to comply with "Performance Requirements" Article. Where fully tempered float glass is indicated, provide fully tempered float glass.

2.4 GLASS PRODUCTS

A. Clear Annealed Float Glass: ASTM C 1036, Type I, Class 1 (clear), Quality-Q3.

B. Ultraclear Float Glass: ASTM C 1036, Type I, Class I (clear), Quality-Q3; and with visible light transmission of not less than 91 percent.

C. Fully Tempered Float Glass: ASTM C 1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.

1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.

D. Heat-Strengthened Float Glass: ASTM C 1048, Kind HS (heat strengthened), Type I, Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.

1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.

2.5 LAMINATED GLASS

A. Laminated Glass: ASTM C 1172. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.

1. Construction: Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written instructions.
2. Interlayer Thickness: Provide thickness not less than that indicated and as needed to comply with requirements.
3. Interlayer Color: Clear unless otherwise indicated.

2.6 INSULATING GLASS

A. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190. Provide insulating glass units free of skips or voids in the primary or secondary seals. Utilize an automated vertical insulating line for insulating glass unit assembly, sealing, and curing processes.

1. Sealing System: Dual seal, with polyisobutylene and silicone primary and secondary sealants.
2. Non-Metallic Spacer: Low-conductivity silicone laminate, high wind-load resistant warm edge spacer, with integrally incorporated dessicant and narrow sightline profile, meeting ASTM E 2190 when incorporated in glazing unit.
3. Edge Deletion: Delete low-E coating prior to fabrication of insulating units according to coated glass manufacturer's instructions.

2.7 GLAZING SEALANTS

A. General:

1. Compatibility: Compatible with one another and with other materials they contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.
3. Field-applied sealants shall have a VOC content of not more than 250 g/L.
4. Colors of Exposed Glazing Sealants: As selected by Architect from manufacturer's full range.

B. Glazing Sealant: One part non-acidic moisture curing neutral-curing silicone glazing sealant complying with ASTM C 920 Class A, Type S, Grade NS, Class 100/50, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

   a. Dow Corning Corporation; 790
   b. GE Advanced Materials - Silicones; SilPruf LM SCS2700
   c. Pecora Corporation; 890
   d. Tremco Incorporated; Spectrem 1

2. Applications: High movement joints at metal-to metal and glass to metal.

C. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 50, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Dow Corning Corporation; 795
b. GE Advanced Materials -Silicones; SilPruf NB SCS9000 or SilPruf SCS2000
c. Pecora Corporation; 864
d. Tremco Incorporated; Spectrem 2

2. Applications: General applications in glazing installation subject to high movement including perimeter; use non-staining formula at absorbent perimeter applications.

D. Structural Glazing Sealants: ASTM C 1184, chemically curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by structural-sealant manufacturer for use in curtain-wall assembly indicated.

1. Color: As selected by Architect from manufacturer's full range of colors.
2. Products: Subject to compliance with requirements, provide one of the following:

a. Dow Corning Corporation; 995.
b. GE Advanced Materials -Silicones; UltraGlaze SSG4000.
c. Pecora Corporation; 896.
d. Tremco Incorporated; Proglaze II.

2.8 GLAZING TAPES

A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:

1. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
2. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.

B. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:

1. AAMA 810.1, Type 1, for glazing applications in which tape acts as the primary sealant.
2. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

2.9 MISCELLANEOUS GLAZING MATERIALS

A. General: Provide products of material, size, and shape complying with referenced glazing standard, with requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.

B. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.

C. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.

D. Spacers: Elastomeric blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.

E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).

F. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

2.10 FABRICATION OF GLAZING UNITS

A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.

1. Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.

a. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

B. Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites to produce square edges with slight chamfers at junctions of edges and faces.

C. Grind smooth and polish exposed glass edges and corners.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine framing, glazing channels, and stops, with Installer present, for compliance with the following:

1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
2. Presence and functioning of weep systems.
3. Minimum required face and edge clearances.
4. Effective sealing between joints of glass-framing members.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.

B. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that leave visible marks in the completed Work.

3.3 GLAZING, GENERAL

A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.

B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass includes glass with edge damage or other imperfections that, when installed, could weaken glass, impair performance, or impair appearance.

C. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.

D. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.

E. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.

F. Provide spacers for glass lites where length plus width is larger than 50 inches.

1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.
2. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.

G. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.

H. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.

I. Set glass lites with proper orientation so that coatings face exterior or interior as specified.

3.4 TAPE GLAZING

A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.

B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.

C. Cover vertical framing joints by applying tapes to heads and sills first, then to jambs. Cover horizontal framing joints by applying tapes to jambs, then to heads and sills.

D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.

E. Do not remove release paper from tape until right before each glazing unit is installed.

F. Apply heel bead of elastomeric sealant.

G. Center glass lites in openings on setting blocks, and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.

H. Apply cap bead of elastomeric sealant over exposed edge of tape where fixed stop is indicated for exterior glazing.

3.5 GASKET GLAZING (DRY)

A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.

B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.

C. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.

D. Install gaskets so they protrude past face of glazing stops.

3.6 SEALANT GLAZING (WET)

A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.

B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.

C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.7 CLEANING AND PROTECTION

A. Immediately after installation remove nonpermanent labels and clean surfaces.

B. Protect glass from contact with contaminating substances resulting from construction operations. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains.

1. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended in writing by glass manufacturer. Remove and replace glass that cannot be cleaned without damage to coatings.

C. Remove and replace glass that is damaged during construction period.

D. Wash glass on both exposed surfaces not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.

3.8 MONOLITHIC GLASS SCHEDULE

A. Glass Type MG#2: Clear fully tempered float glass.

1. Minimum Thickness: 6 mm.
2. Safety glazing label required.

3.9 INSULATING GLASS SCHEDULE

A. Glass Type IG#1: Very high performance, low-E-coated, clear insulating glass.

1. Overall Unit Thickness: 1 inch.
2. Outdoor Lite: Clear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

    a. Minimum Thickness of Outdoor Glass Lite: 6 mm.
    b. Low-E Coating: Sputtered on second surface.
    c. Basis of Design Product: Guardian Industries, Inc., SunGuard SNX 51/23 on Clear.

3. Interspace Content: Air.
4. Indoor Lite: Clear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

    a. Minimum Thickness of Indoor Glass Lite: 6 mm.

5. Winter Nighttime U-Value: 0.29.
6. Visible Light Transmittance: 51 percent minimum.
7. Solar Heat Gain Coefficient: 0.23 maximum.
8. Outdoor Visible Light Reflectance: 14 percent maximum
9. Safety glazing label where required.

B. Glass Type IG#2: High performance, low-E-coated, clear insulating glass.

1. Overall Unit Thickness: 1 inch.
2. Outdoor Lite: UltraClear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

    a. Minimum Thickness of Outdoor Glass Lite: 6 mm.
    b. Low-E Coating: Sputtered on second surface.
    c. Basis of Design Product: Guardian Industries, Inc., SunGuard SNX 51/23 on UltraClear.

3. Interspace Content: Air.
4. Indoor Lite: UltraClear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

    a. Minimum Thickness of Indoor Glass Lite: 6 mm.

5. Summer Daytime U-Value: 0.28.
6. Visible Light Transmittance: 71 percent minimum.
7. Solar Heat Gain Coefficient: 0.39 maximum.
8. Outdoor Visible Light Reflectance: 11 percent maximum
9. Safety glazing label where required.
10. Application: At West Main side storefront openings.

3.10 INSULATING-LAMINATED-GLASS SCHEDULE

A. Glass Type ILG#2: Low-E-coated, clear insulating laminated acoustic glass.

1. Outdoor Lite: Two plies of annealed float glass, except heat-strengthened float glass where required.

    a. Minimum Thickness of Each Glass Ply: 3 mm, and as required to meet performance requirements.
    b. Interply: Clear 1.52 mm Saflex.
    c. Low-E Coating: Sputtered on fourth surface: Basis of Design Product: Guardian Industries, Inc., SunGuard SNX 51/23 on Clear.

2. Interspace Content: Air.
3. Indoor Lite: Two plies of annealed float glass, except heat-strengthened float glass where required.

    a. Minimum Thickness of Each Glass Ply: 3 mm, and as required to meet performance requirements.
    b. Interply: Clear 1.52 mm Saflex.

4. Winter Nighttime U-Value: 0.28.
5. Visible Light Transmittance: 50 percent minimum.
6. Solar Heat Gain Coefficient: 0.24 maximum.
7. Outdoor Visible Light Reflectance: 14 percent maximum.
8. Safety glazing label where required.
9. Application: Acoustic units at South Elevation residential units. Seal units against framing with continuous application of acoustic joint sealant prior to application of interior finishes.

END OF SECTION

Scala, Mary Joy

From: Jeff Dreyfus <jd@bdarchitects.com>
Sent: Tuesday, April 11, 2017 2:30 PM
To: Scala, Mary Joy
Cc: Mess, Camie; Glick Whitney; Lopez, L.J.
Subject: Re: 600 W Main questions
Attachments: Pages from 512-514 West Main Street_Historic Survey.pdf

Mary Joy,

Thank you very much for your email. I apologize for the delay in responding - I was out of town all day yesterday.

We're glad you're pleased with the direction we've taken with the contributing structures. Responses to your questions and some additional questions on our part are noted below in red:

> On Apr 10, 2017, at 12:18 PM, Scala, Mary Joy <scala@charlottesville.org> wrote:
>
> Jeff,
>
> First let me say I appreciate all the work you did on documenting the two historic buildings. In general, the final details look great. I have some questions and comments:
>
> Can you explain the options for Blue Moon HC access? It looks like you are seeking approval of all three options?
>
> (1) The version that keeps the door/sidelight and adds a HC ramp railing;
> (2) Replace door with a wide storefront window (then where is HC access?) I wonder if the new window should match that above it, since the house originally had a window in that location?
> (3) Creating a wheelchair lift – do you have an elevation drawing of that option ?

We are only seeking approval of option 2: replace door the with a wide storefront window. Handicap access will be handled inside the Blue Moon Diner - the current sidewalk is to be replaced, so we will provide an at grade threshold at the existing door on the 1 story addition.

Like you, we wondered if the window should match the window above it, but the attached notes from the historic documentation of the building notes that the 1896 Sandborn map showed the building as a duplex with the entry on the outer sides, not the center of the building. So it would have originally been a door there.

The attached photo of the existing door suggest that is is definitely not original. We felt we were being more sympathetic to the story of the building's evolution by inserting storefront in the existing masonry opening, rather than the false historicism of making it a smaller, punched window to match the second floor. We are open to any interpretation you might want to suggest instead.

The glass specs do not meet the BAR's VLT requirement of 0.70 minimum for clear glass. They incorrectly show 50% and 51%.

We are working on a revised spec to meet the guidelines now.

Sheet 4.1 still shows a perforated zinc screen; are you still using zinc? The window screens and guardrails are called out as perforated metal. Are they zinc or aluminum?

We are not using any zinc. All perforated screens, window screens and guardrails are to be aluminum. I apologize for the incorrect labeling.

Landscape plan on L 4.0 does not show mechanical unit for Mini Mart on west side as described.

The drawing is being revised now.

p. A2.51 top drawing should say "east" not west wall

Noted and corrected. Thank you.

All uplighting must comply with dark sky requirements (less than 3000 lumens).

I forwarded your note and the lighting section of the ADC Guidelines about lighting to our lighting designer; he sent the following response:

> Here is my interpretation of the language. It states that any fixture over 3000 lumens must have full cutoff. This is somewhat (too) simply expressed language, but it would seem to apply specifically to point sources and not necessarily linear elements.
>
> By the language provided (for example), we could, conceivably, place 100 point source fixtures of 2900 lumens each in an upward direction at each terrace and meet the language provided in the document. That would be 300 fixtures at 2900 lumens or 870,000 upward directed lumens. This is obviously a silly possibility but one that meets the criteria language as provided.
>
> The fixtures specified for the balcony produce 360 lumens per foot. Over the course of the run, it will exceed 3000 lumens but it will take (nominally) 10 feet of length to do so. (we could have 10 fixtures of 2900 lumens in the same location and meet the language).
>
> The upward directed lights at the Corten entry points are significantly higher but the light will be captured by the portal.
>
> The uplighting in the courtyard is all sub 3000 lumens per unit.

Lighting mounted above 20 feet in height (balcony lighting) must be less than 3000 lumens. (34-1003(c)(2)

The section you noted in the zoning ordinance would seem to imply that no lighting is allowed on the building above 20' - that would seem to include an area light for general lighting of a balcony, or the grazing light shown on the balcony rail.

I hope I'm misreading this, and that the 3,000 lumens are required above 20'. Help?!?

As always, please call or email - whichever is easiest in sorting through all of this.
With appreciation,
Jeff

jeff dreyfus
bushman dreyfus architects pc

820 east high street • suite b
charlottesville va 22902

work
434.295.1936 x 234
web
www.bdarchitects.com


NEXT TIME
orderup.com
VISA
SESAC
Saturday
& Sunday
9am-3pm
NO PUBLIC

3/28/2017 VIA PDF

Ms. Mary Joy Scala
City of Charlottesville Neighborhood Development Services
City Hall
PO Box 911
Charlottesville VA 22902

Subject: 510-600 West Main Street, Certificate of Appropriateness

Dear Mary Joy,

The attached submission addresses the outstanding issues requiring BAR approval for the Certificate of Appropriateness with the exception of signage and signage lighting. We would like to defer on those issues for a separate BAR presentation. Otherwise, we hope to receive approval of the COA at the BAR's April 18 meeting. A couple of notes to this submission:

mechanical units
- all mechanical units on the roof of the new building are relatively low (21"-33"); one unit is 67" tall; all are set close to the middle of the building; hence, they will not be seen from the street in any direction.
- the 2 mechanical units for the Blue Moon diner will be located on the east end of the flat roof of the one story addition to the building. The largest is 42" high; the units will not be visible from the street due to the existing roof parapet and the 42" high guardrail made of perforated metal.
- the outdoor mechanical unit for the existing mini mart building (600 WMS) will be located on the west side of the building in a well that is below street grade. It's 52"h x 41" x 13". This side of the site will be heavily planted, screening the low unit from view.

transformer
- the transformer will be located in a vault, below the parking garage driveway. There is a full sheet of details on this. We will bring sample of the drive grate.

we will bring samples of the following to the BAR meeting:
- approved exterior materials
- glass
- drive grating at the transformer vault

We look forward to the April 18 meeting.

Sincerely,

Bushman Dreyfus Architects PC
820b East High Street Charlottesville, Virginia 22902 Telephone 434.295.1936 Fax 434.297.1436

SIX HUNDRED WEST MAIN

510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

BUSHMAN DREYFUS

BAR SUBMISSION FOR APRIL MEETING
SUBMITTED: 03.28.2017

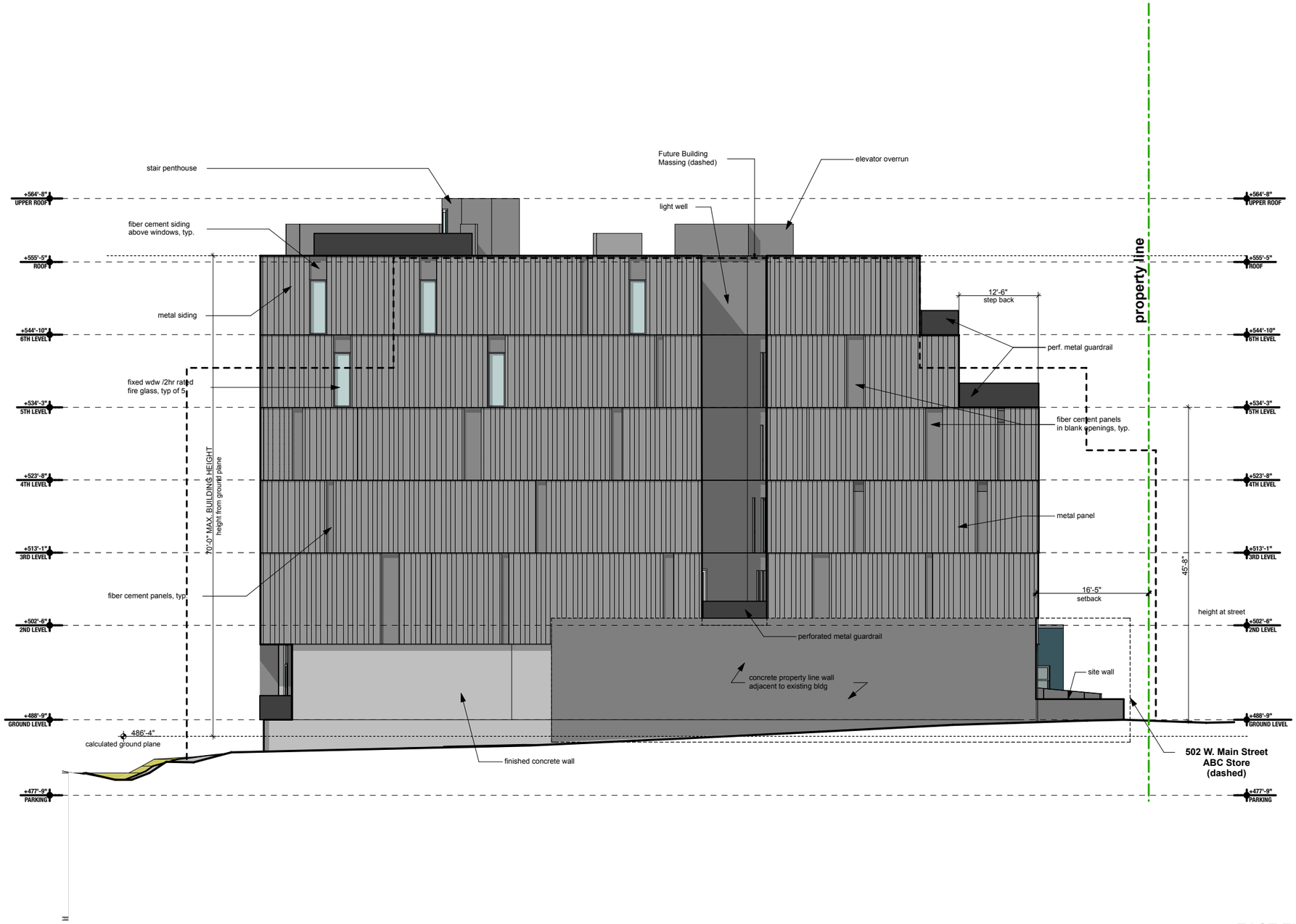
CONTENTS:

ELEVATIONS/MASSING

MASSING APPROVED FEBRUARY 2016
ELEVATIONS APPROVED SEPTEMBER 2016
UPDATED ELEVATION APPROVAL MARCH 2017

WEST MAIN STREET ELEVATION

NORTH ELEVATION - COURTYARD



EAST ELEVATION

SOUTH ELEVATION - REVISED DESIGN

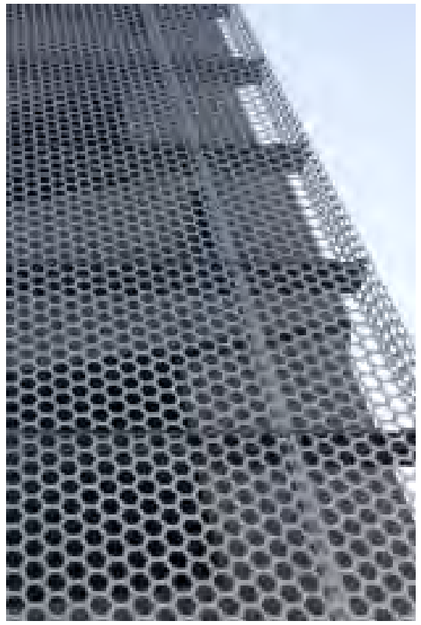
WEST ELEVATION

MATERIALS

APPROVED SEPTEMBER 2016
UPDATED MATERIALS APPROVAL MARCH 2017
(PENDING COLOR SELECTION FOR ALUMINUM AND GLASS SAMPLE SUBMISSION)

ZINC PANELS - VERTICAL STAGGERED PATTERN

CORTEN ENTRY SURROUNDS
+ LANDSCAPE ELEMENTS

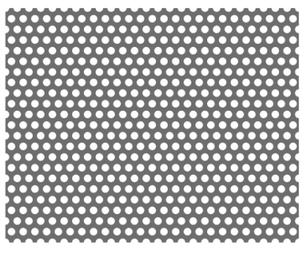


PERFORATED ZINC SCREEN TO
MATCH PANELS

COURTYARD - GREEN WALLS

CUT METAL SIGNAGE - CORTEN

PAINTED ALUMINUM
CLADDING

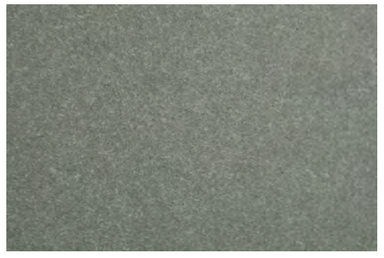


PERFORATED METAL

HARDIE PANEL 1

HARDIE PANEL 2

CORTEN



FIBER CEMENT - 1ST FLOOR

SECTION 088000 - GLAZING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Glass for doors, interior borrowed lites, and entrance and storefront framing.
2. Glazing sealants and accessories.

B. Related Requirements:

1. Section 081316 "Aluminum Terrace Doors" for factory-glazed doors.
2. Section 084126 "All-Glass Entrances and Storefronts" for glass for all-glass entrances.
3. Section 085113 "Aluminum Windows" for factory-glazed windows.
4. Section 088300 "Mirrors."
5. Section 088813 "Fire-Resistant Glazing."

1.2 DEFINITIONS

A. Glass Manufacturers: Firms that produce primary glass, fabricated glass, or both, as defined in referenced glazing publications.

B. Glass Thicknesses: Indicated by thickness designations in millimeters according to ASTM C 1036.

C. IBC: International Building Code.

D. Interspace: Space between lites of an insulating-glass unit.

1.3 COORDINATION

A. Coordinate glazing channel dimensions to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Glass Samples: For each type of glass product other than clear monolithic vision glass; 12 inches square.

C. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturers of insulating-glass units with sputter-coated, low-E coatings.

B. Preconstruction adhesion and compatibility test report.

C. Sample Warranties: For special warranties.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications for Insulating-Glass Units with Sputter-Coated, Low-E Coatings: A qualified insulating-glass manufacturer who is approved and certified by coated-glass manufacturer.

1.7 PRECONSTRUCTION TESTING

A. Preconstruction Adhesion and Compatibility Testing: Test each glass product, tape sealant, gasket, glazing accessory, and glass-framing member for adhesion to and compatibility with elastomeric glazing sealants.

1. Testing is not required if data are submitted based on previous testing of current sealant products and glazing materials matching those submitted.
2. Use ASTM C 1087 to determine whether priming and other specific joint-preparation techniques are required to obtain rapid, optimum adhesion of glazing sealants to glass, tape sealants, gaskets, and glazing channel substrates.
3. Test no fewer than four Samples of each type of material, including joint substrates, shims, sealant backings, secondary seals, and miscellaneous materials.
4. Schedule enough time for testing and analyzing results to prevent delaying the Work.
5. For materials failing tests, submit sealant manufacturer's written instructions for corrective measures including the use of specially formulated primers.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.9 FIELD CONDITIONS

A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1. Do not install glazing sealants when ambient and substrate temperature conditions are outside limits permitted by sealant manufacturer or are below 40 deg F.

1.10 WARRANTY

A. Manufacturer's Special Warranty, General: Manufacturer agrees to replace failed glass units that develop defects under normal use, for 10 years from date of Substantial Completion, for the following glass products:

1. Coated-Glass Products: Defects including peeling, cracking, and other indications of deterioration in coating.

2. Laminated Glass: Defects including edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.
3. Insulating Glass: Defects including failure of hermetic seal. Evidence of failure is the obstruction of vision by dust, moisture, or film on interior surfaces of glass.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations for Glass: Obtain from single source from single manufacturer for each glass type.

B. Source Limitations for Glazing Accessories: Obtain from single source from single manufacturer for each product and installation method.

2.2 PERFORMANCE REQUIREMENTS

A. General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.

B. Structural Performance: Glazing shall withstand the following design loads within limits and under conditions indicated determined according to the IBC and ASTM E 1300.

1. Design Wind Pressures: As indicated on Drawings.
2. Maximum Lateral Deflection: For glass supported on all four edges, limit center-of-glass deflection at design wind pressure to not more than 1/50 times the short-side length or 1 inch, whichever is less.
3. Differential Shading: Design glass to resist thermal stresses induced by differential shading within individual glass lites.

C. Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.

D. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:

1. For laminated-glass lites, properties are based on products of construction indicated.
2. U-Factors: Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F.
3. Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
4. Visible Reflectance: Center-of-glazing values, according to NFRC 300.

E. Color Variation of Coated Glass: Provide vacuum deposition coatings on glass complying with color variation limits specified in ASTM C 1376.

2.3 GLASS PRODUCTS, GENERAL

A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below unless more stringent requirements are indicated. See these publications for glazing terms not otherwise defined in this Section or in referenced standards.

1. GANA Publications: "Laminated Glazing Reference Manual" and "Glazing Manual."
2. IGMA Publication for Insulating Glass: SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."

B. Safety Glazing Labeling: Where safety glazing is indicated, permanently mark glazing with certification label of the SGCC or another certification agency acceptable to authorities having jurisdiction. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.

C. Insulating-Glass Certification Program: Permanently marked either on spacers or on at least one component lite of units with appropriate certification label of IGCC.

D. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass that complies with performance requirements and is not less than the thickness indicated.

1. Thickness of Tinted Glass: Provide same thickness for each tint color indicated throughout Project.

E. Strength: Where annealed float glass is indicated, provide annealed float glass, heat-strengthened float glass, or fully tempered float glass as needed to comply with "Performance Requirements" Article. Where heat-strengthened float glass is indicated, provide heat-strengthened float glass or fully tempered float glass as needed to comply with "Performance Requirements" Article. Where fully tempered float glass is indicated, provide fully tempered float glass.

2.4 GLASS PRODUCTS

A. Clear Annealed Float Glass: ASTM C 1036, Type I, Class 1 (clear), Quality-Q3.

B. Fully Tempered Float Glass: ASTM C 1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.

1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.

C. Heat-Strengthened Float Glass: ASTM C 1048, Kind HS (heat strengthened), Type I, Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.

1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.

2.5 LAMINATED GLASS

A. Laminated Glass: ASTM C 1172. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.

1. Construction: Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written instructions.
2. Interlayer Thickness: Provide thickness not less than that indicated and as needed to comply with requirements.
3. Interlayer Color: Clear unless otherwise indicated.

2.6 INSULATING GLASS

A. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190. Provide insulating glass units free of skips or voids in the primary or secondary seals. Utilize an automated vertical insulating line for insulating glass unit assembly, sealing, and curing processes.

1. Sealing System: Dual seal, with polyisobutylene and silicone primary and secondary sealants.
2. Non-Metallic Spacer: Low-conductivity silicone laminate, high wind-load resistant warm edge spacer, with integrally incorporated dessicant and narrow sightline profile, meeting ASTM E 2190 when incorporated in glazing unit.
3. Edge Deletion: Delete low-E coating prior to fabrication of insulating units according to coated glass manufacturer’s instructions.

2.7 GLAZING SEALANTS

A. General:

1. Compatibility: Compatible with one another and with other materials they contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.
3. Field-applied sealants shall have a VOC content of not more than 250 g/L.
4. Colors of Exposed Glazing Sealants: As selected by Architect from manufacturer's full range.

B. Glazing Sealant: One part non-acidic moisture curing neutral-curing silicone glazing sealant complying with ASTM C 920 Class A, Type S, Grade NS, Class 100/50, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

    a. Dow Corning Corporation; 790
    b. GE Advanced Materials - Silicones; SilPruf LM SCS2700
    c. Pecora Corporation; 890
    d. Tremco Incorporated; Spectrem 1

2. Applications: High movement joints at metal-to metal and glass to metal.

C. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 50, Use NT.

1. Products: Subject to compliance with requirements, provide one of the following:

a. Dow Corning Corporation; 795
b. GE Advanced Materials -Silicones; SilPruf NB SCS9000 or SilPruf SCS2000
c. Pecora Corporation; 864
d. Tremco Incorporated; Spectrem 2

2. Applications: General applications in glazing installation subject to high movement including perimeter; use non-staining formula at absorbent perimeter applications.

D. Structural Glazing Sealants: ASTM C 1184, chemically curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by structural-sealant manufacturer for use in curtain-wall assembly indicated.

1. Color: As selected by Architect from manufacturer's full range of colors.
2. Products: Subject to compliance with requirements, provide one of the following:

a. Dow Corning Corporation; 995.
b. GE Advanced Materials -Silicones; UltraGlaze SSG4000.
c. Pecora Corporation; 896.
d. Tremco Incorporated; Proglaze II.

2.8 GLAZING TAPES

A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:

1. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
2. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.

B. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:

1. AAMA 810.1, Type 1, for glazing applications in which tape acts as the primary sealant.
2. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

2.9 MISCELLANEOUS GLAZING MATERIALS

A. General: Provide products of material, size, and shape complying with referenced glazing standard, with requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.

B. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.

C. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.

D. Spacers: Elastomeric blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.

E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).

F. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

2.10 FABRICATION OF GLAZING UNITS

A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.

1. Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.

a. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

B. Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites to produce square edges with slight chamfers at junctions of edges and faces.

C. Grind smooth and polish exposed glass edges and corners.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine framing, glazing channels, and stops, with Installer present, for compliance with the following:

1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
2. Presence and functioning of weep systems.
3. Minimum required face and edge clearances.
4. Effective sealing between joints of glass-framing members.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.

B. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that leave visible marks in the completed Work.

3.3 GLAZING, GENERAL

A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.

B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass includes glass with edge damage or other imperfections that, when installed, could weaken glass, impair performance, or impair appearance.

C. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.

D. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.

E. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.

F. Provide spacers for glass lites where length plus width is larger than 50 inches.

1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.
2. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.

G. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.

H. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.

I. Set glass lites with proper orientation so that coatings face exterior or interior as specified.

3.4 TAPE GLAZING

A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.

B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.

C. Cover vertical framing joints by applying tapes to heads and sills first, then to jambs. Cover horizontal framing joints by applying tapes to jambs, then to heads and sills.

D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.

E. Do not remove release paper from tape until right before each glazing unit is installed.

F. Apply heel bead of elastomeric sealant.

G. Center glass lites in openings on setting blocks, and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.

H. Apply cap bead of elastomeric sealant over exposed edge of tape where fixed stop is indicated for exterior glazing.

3.5 GASKET GLAZING (DRY)

A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.

B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.

C. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.

D. Install gaskets so they protrude past face of glazing stops.

3.6 SEALANT GLAZING (WET)

A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.

B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.

C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.7 CLEANING AND PROTECTION

A. Immediately after installation remove nonpermanent labels and clean surfaces.

B. Protect glass from contact with contaminating substances resulting from construction operations. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains.

1. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended in writing by glass manufacturer. Remove and replace glass that cannot be cleaned without damage to coatings.

C. Remove and replace glass that is damaged during construction period.

D. Wash glass on both exposed surfaces not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.

3.8 MONOLITHIC GLASS SCHEDULE

A. Glass Type MG#2: Clear fully tempered float glass.

1. Minimum Thickness: 6 mm.
2. Safety glazing label required.

3.9 INSULATING GLASS SCHEDULE

A. Glass Type IG#4: Very high performance, low-E-coated, clear insulating glass.

1. Overall Unit Thickness: 1 inch.
2. Outdoor Lite: Clear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

a. Minimum Thickness of Outdoor Glass Lite: 6 mm.
b. Low-E Coating: Sputtered on second surface.
c. Basis of Design Product: Guardian Industries, Inc., SunGuard SNX 51/23 on Clear.

3. Interspace Content: Air.
4. Indoor Lite: Clear annealed float glass, except heat-strengthened float glass where required, and fully tempered float glass where safety glass is indicated.

a. Minimum Thickness of Indoor Glass Lite: 6 mm.

5. Winter Nighttime U-Value: 0.29.
6. Visible Light Transmittance: 51 percent minimum.
7. Solar Heat Gain Coefficient: 0.23 maximum.
8. Outdoor Visible Light Reflectance: 14 percent maximum
9. Safety glazing label where required.

3.10 INSULATING-LAMINATED-GLASS SCHEDULE

A. Glass Type ILG#2: Low-E-coated, clear insulating laminated acoustic glass.

1. Outdoor Lite: Two plies of annealed float glass, except heat-strengthened float glass where required.

a. Minimum Thickness of Each Glass Ply: 3 mm, and as required to meet performance requirements.
b. Interply: Clear 1.52 mm Saflex.
c. Low-E Coating: Sputtered on fourth surface: Basis of Design Product: Guardian Industries, Inc., SunGuard SNX 51/23 on Clear.

2. Interspace Content: Air.

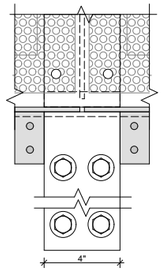
3. Indoor Lite: Two plies of annealed float glass, except heat-strengthened float glass where required.

    a. Minimum Thickness of Each Glass Ply: 3 mm, and as required to meet performance requirements.
    b. Interply: Clear 1.52 mm Saflex.

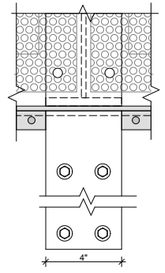
4. Winter Nighttime U-Value: 0.28.
5. Visible Light Transmittance: 50 percent minimum.
6. Solar Heat Gain Coefficient: 0.24 maximum.
7. Outdoor Visible Light Reflectance: 14 percent maximum.
8. Safety glazing label where required.
9. Application: Acoustic units at South Elevation residential units. Seal units against framing with continuous application of acoustic joint sealant prior to application of interior finishes.

END OF SECTION

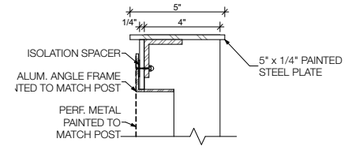
DETAILS
RAILINGS
CORTEN ENTRIES
WALL SECTIONS



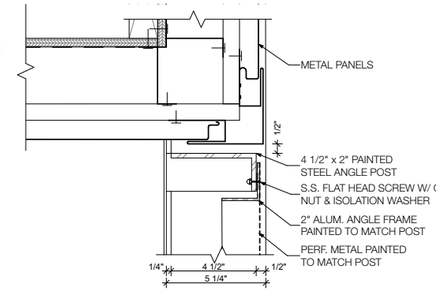
ELEVATION - RAILING POST ON NORTH 3" = 1'-0" — 16 / A6.12



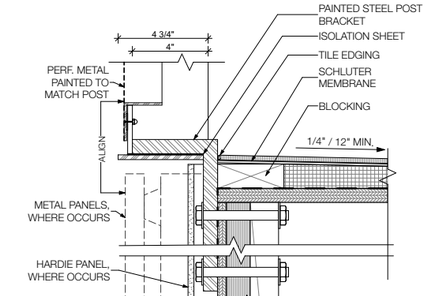
ELEVATION - RAILING POST ON EAST 3" = 1'-0" — 12 / A6.12



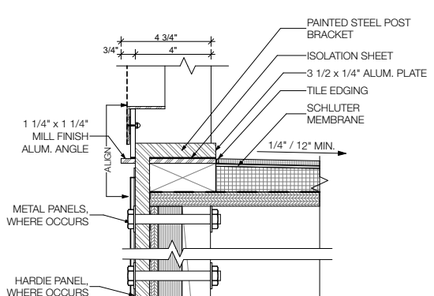
TYP. RAILING 3" = 1'-0" — 8 / A6.12



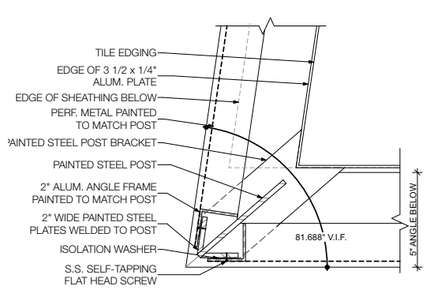
TYP. RAILING END @ METAL PANEL 3" = 1'-0" — 4 / A6.12



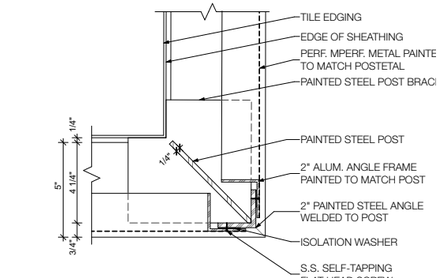
SEC - RAILING ON NORTH THRU POST 3" = 1'-0" — 15 / A6.12



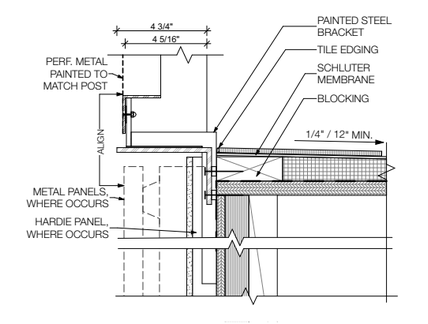
SEC - RAILING ON EAST THRU POST 3" = 1'-0" — 11 / A6.12



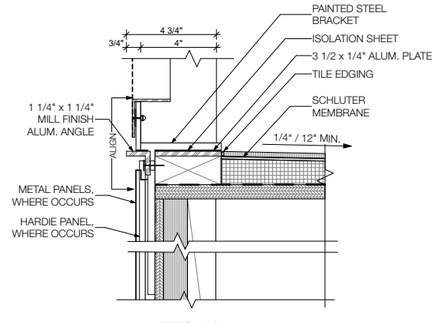
ACUTE RAILING CORNER 3" = 1'-0" — 7 / A6.12



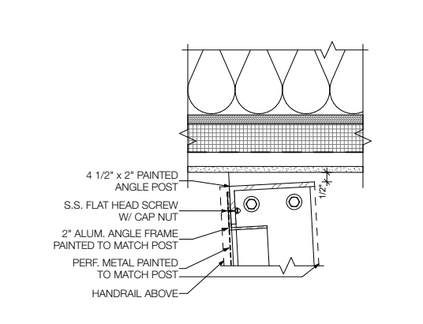
TYP. RAILING 90 DEG. CORNER 3" = 1'-0" — 3 / A6.12



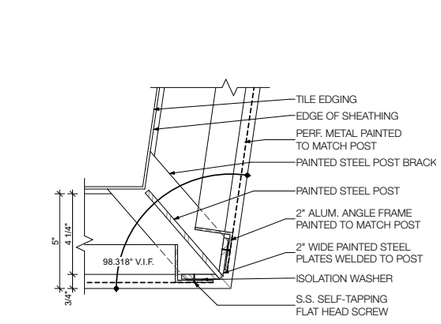
SEC - RAILING ON NORTH 3" = 1'-0" — 14 / A6.12



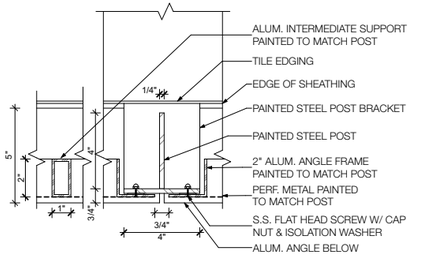
SEC - RAILING ON EAST 3" = 1'-0" — 10 / A6.12



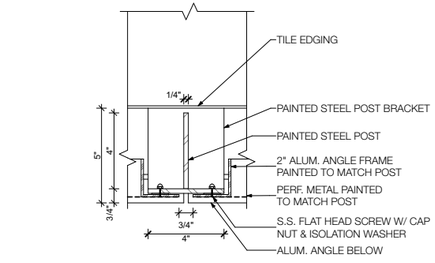
SW BALCONY END 3" = 1'-0" — 6 / A6.12



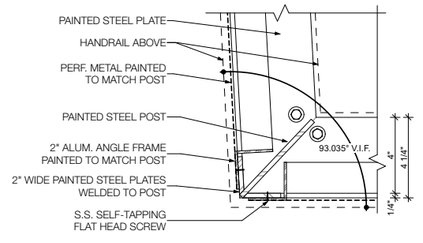
OBTUSE RAILING CORNER 3" = 1'-0" — 2 / A6.12



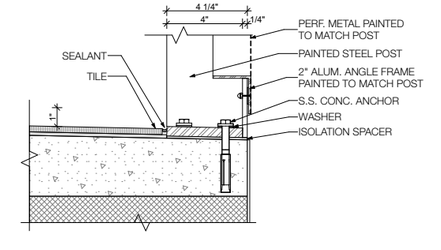
PLAN - RAILING POST ON NORTH 3" = 1'-0" — 13 / A6.12



PLAN - RAILING POST ON EAST 3" = 1'-0" — 9 / A6.12



SW BALCONY CORNER 3" = 1'-0" — 5 / A6.12



TYP. RAILING BASE @ SOUTH BALCONY 3" = 1'-0" — 1 / A6.12

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

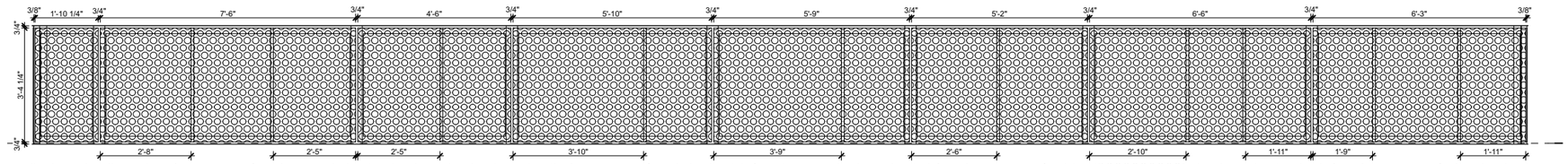
MARK	DATE	DESCRIPTION

RAILING DETAILS

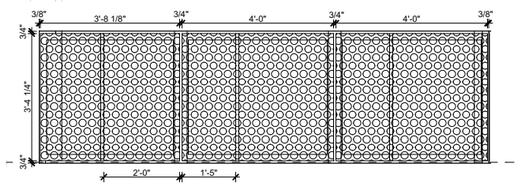
BIDDING & PERMIT SET
04.17.2017

printed 11:55 AM, 3/28/17

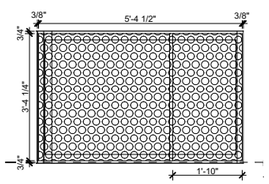
A6.12



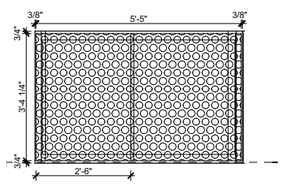
R07
6TH FL | NORTH RAILING



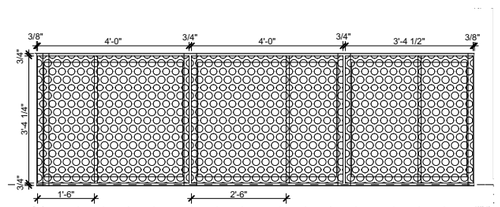
R05
5TH FL | EAST RAILING



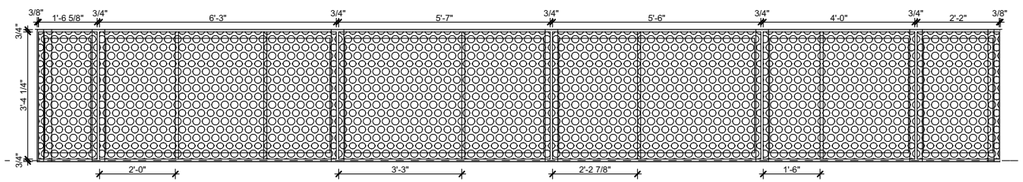
R06
6TH FL | WEST RAILING



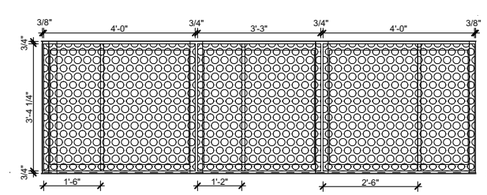
R08
6TH FL | EAST RAILING



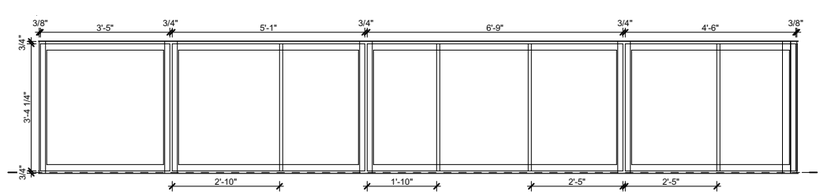
R03
5TH FL | WEST RAILING



R04
5TH FL | NORTH RAILING



R01
4TH FL | WEST RAILING



R02
4TH FL | NORTH RAILING

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

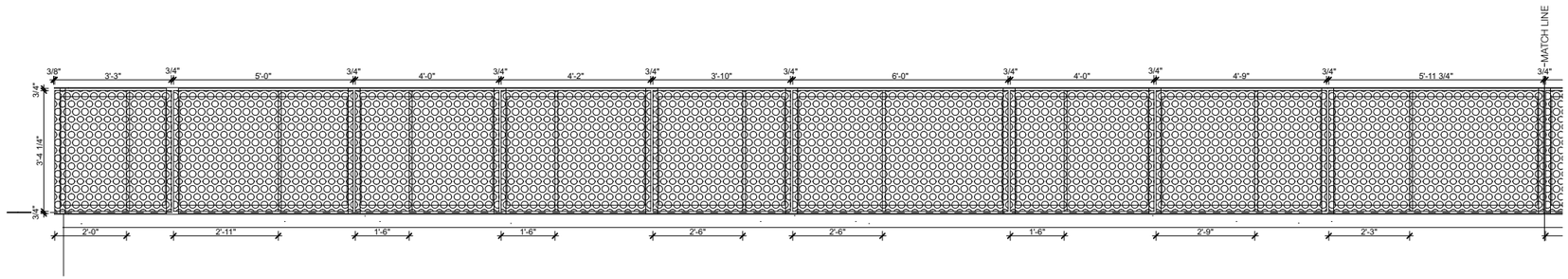
MARK	DATE	DESCRIPTION

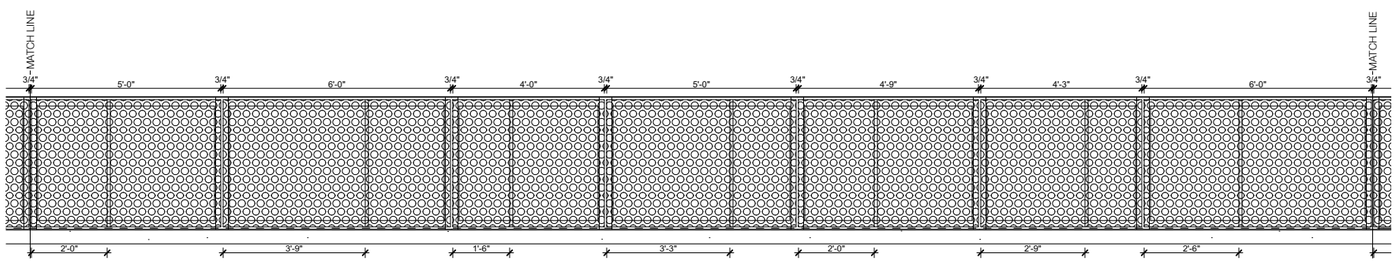
RAILING ELEVATIONS ON NORTH

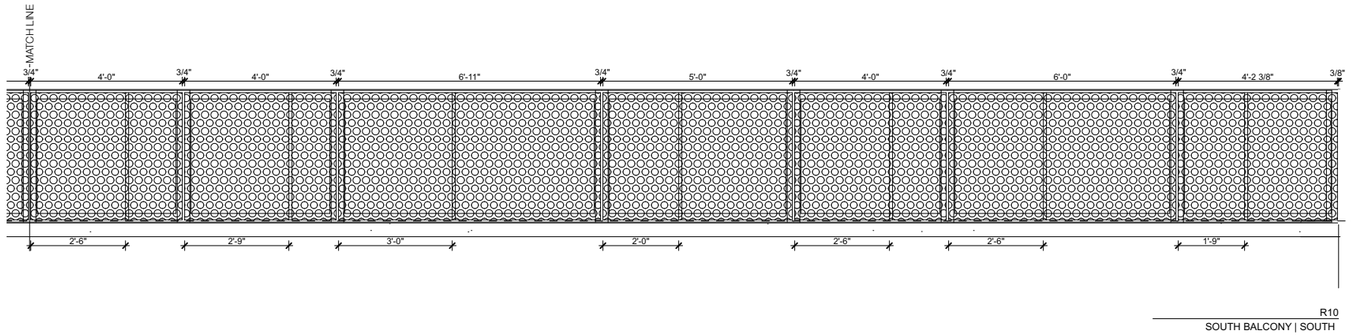
BIDDING & PERMIT SET
04.17.2017

printed 11:56 AM, 3/28/17

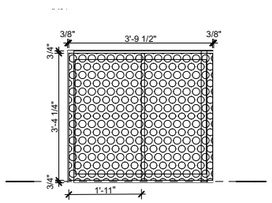
A6.13



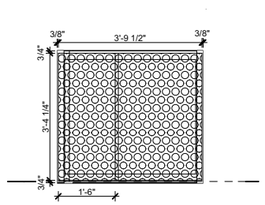




R10
SOUTH BALCONY | SOUTH



R9
SOUTH BALCONY | WEST



R11
SOUTH BALCONY | EAST

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

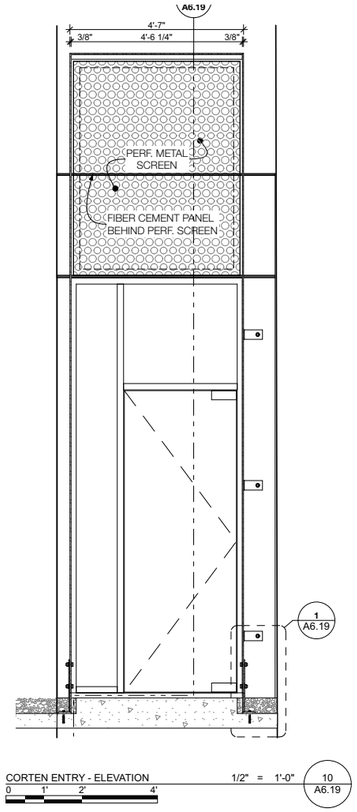
MARK	DATE	DESCRIPTION

RAILING ELEVATIONS ON SOUTH

BIDDING & PERMIT SET
04.17.2017

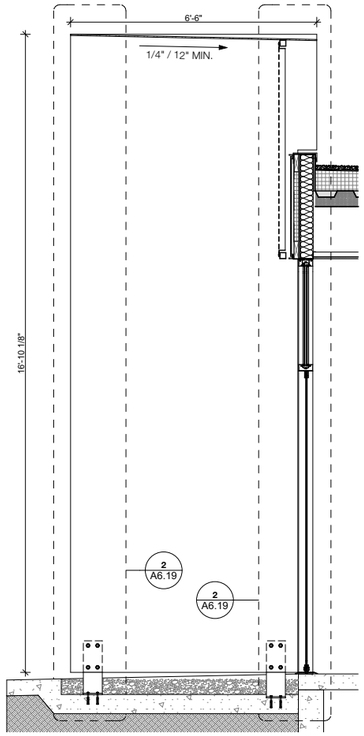
printed 11:56 AM, 3/28/17

A6.14



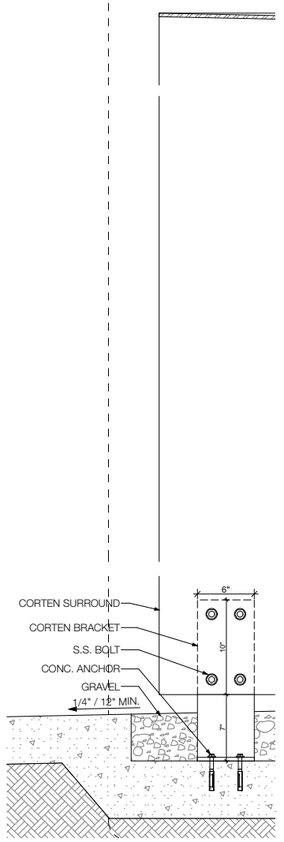
CORTEN ENTRY - ELEVATION 1/2" = 1'-0" 10 A6.19

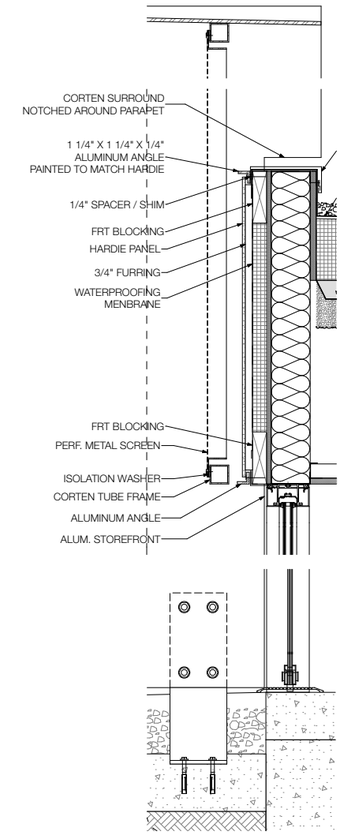
0 1' 2' 4'



CORTEN ENTRY - SECTION 1/2" = 1'-0" 6 A6.19

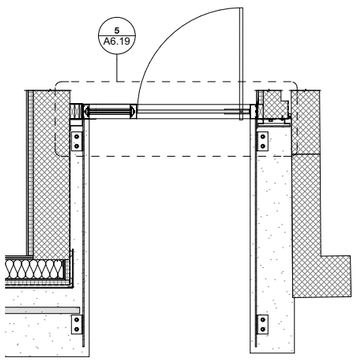
0 1' 2' 4'





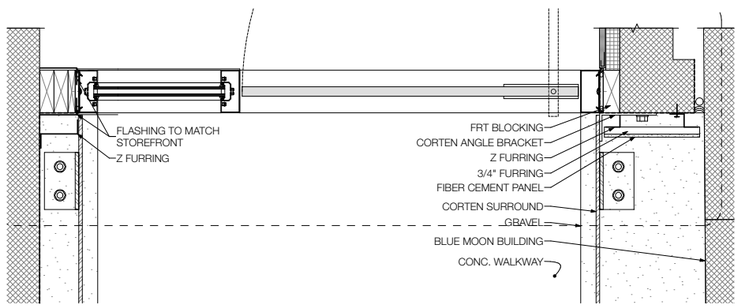
SECTION DETAIL 1 1/2"= 1'-0" 2 A6.19

0 6" 12" 18"



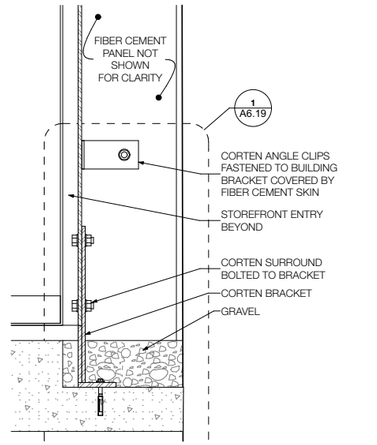
CORTEN ENTRY - PLAN 1/2" = 1'-0" 9 A6.19

0 1' 2' 4'



PLAN DETAIL 1 1/2"= 1'-0" 5 A6.19

0 6" 12" 18"



ELEVATION DETAIL 1 1/2"= 1'-0" 1 A6.19

0 6" 12" 18"

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

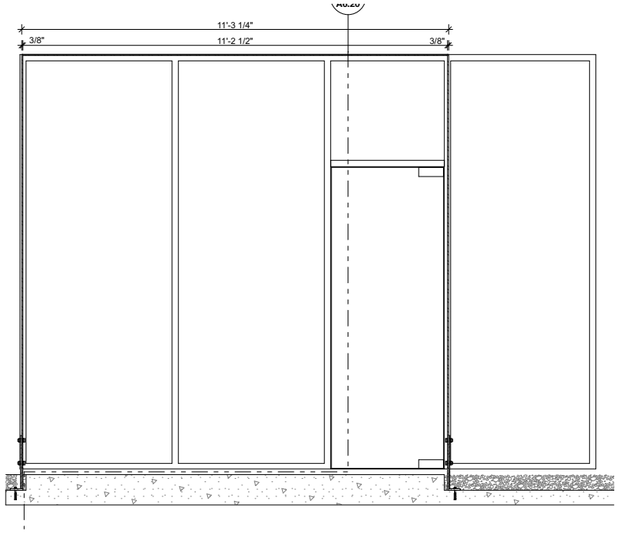
MARK	DATE	DESCRIPTION

CORTEN SURROUND - MAIN ENTRY

BIDDING & PERMIT SET
04.17.2017

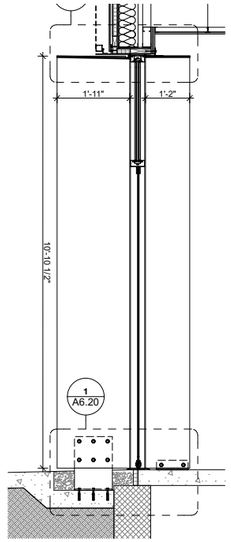
printed 11:56 AM, 3/28/17

A6.19



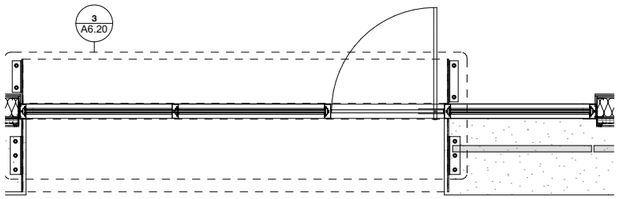
RETAL CORTEN SURROUND - ELEVATION 1/2" = 1'-0" (4 / A6.20)

0 1' 2' 4'



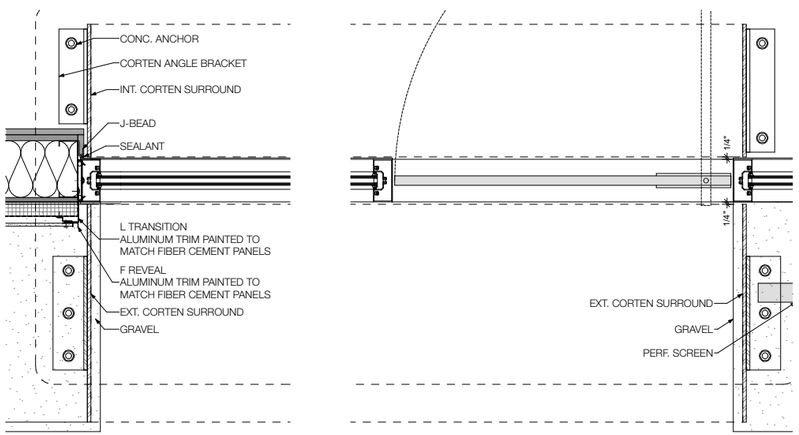
RETAL CORTEN SURROUND - SECTION 1/2" = 1'-0" (2 / A6.20)

0 1' 2' 4'



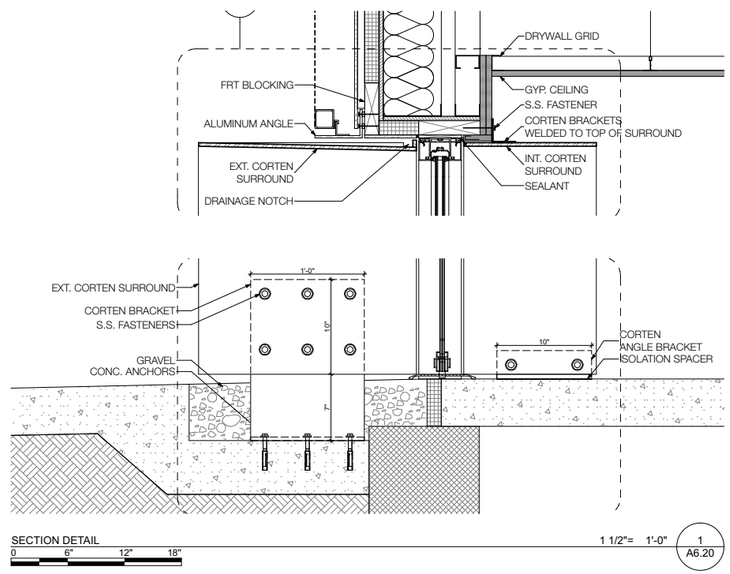
RETAL CORTEN SURROUND - PLAN 1/2" = 1'-0" (3 / A6.20)

0 1' 2' 4'



PLAN DETAIL 1 1/2"= 1'-0" (3 / A6.20)

0 6" 12" 18"



SECTION DETAIL 1 1/2"= 1'-0" (1 / A6.20)

0 6" 12" 18"

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

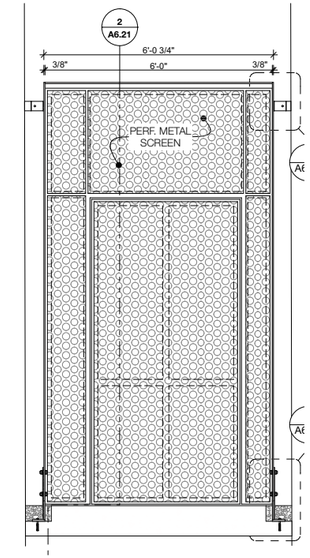
MARK	DATE	DESCRIPTION

CORTEN SURROUND - RETAIL

BIDDING & PERMIT SET
04.17.2017

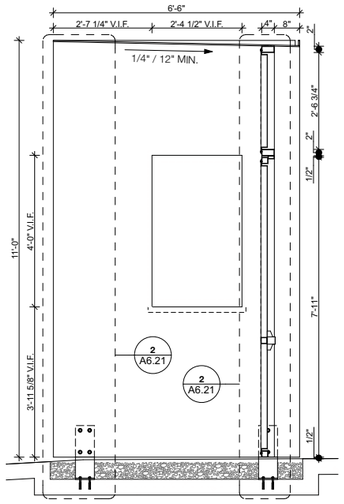
printed 11:56 AM, 3/28/17

A6.20



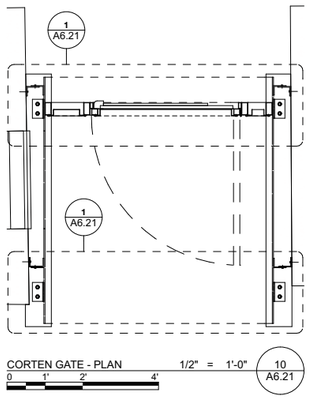
CORTEN GATE - ELEVATION 1/2" = 1'-0" (11 A6.21)

0 1' 2' 4'



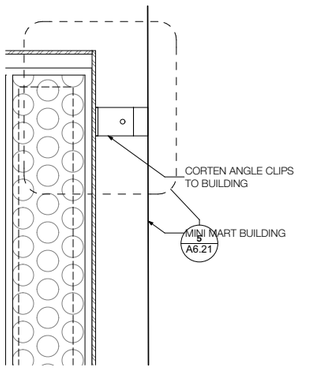
CORTEN GATE - SECTION 1/2" = 1'-0" (8 A6.21)

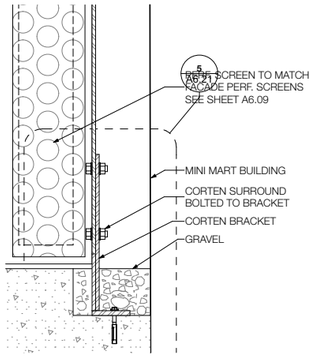
0 1' 2' 4'



CORTEN GATE - PLAN 1/2" = 1'-0" (10 A6.21)

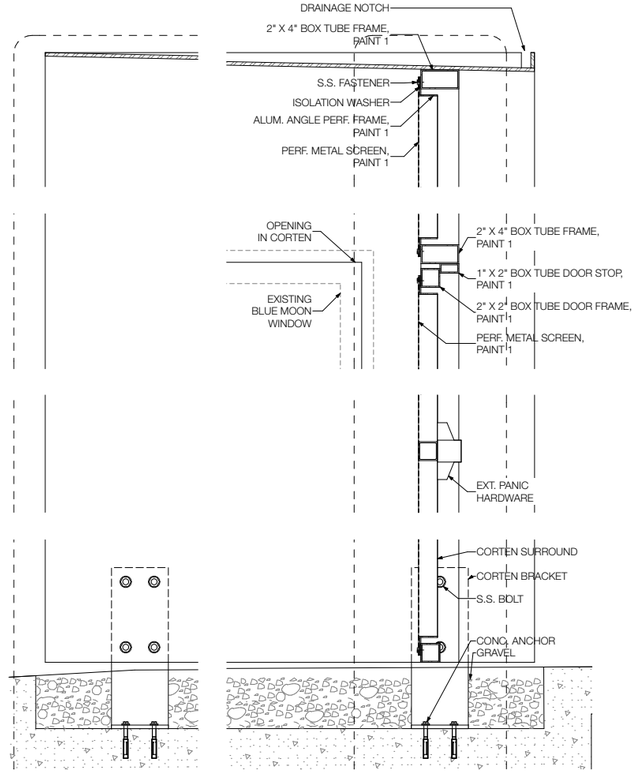
0 1' 2' 4'





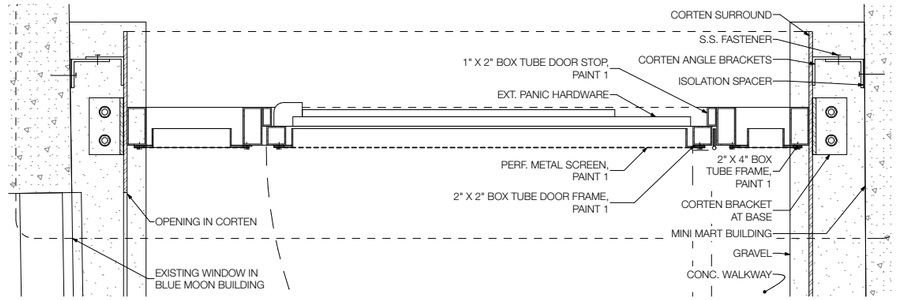
ELEVATION DETAIL 1 1/2"= 1'-0" (5 A6.21)

0 6" 12" 18"



SECTION DETAIL 1 1/2"= 1'-0" (2 A6.21)

0 6" 12" 18"



PLAN DETAIL 1 1/2"= 1'-0" (1 A6.21)

0 6" 12" 18"

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

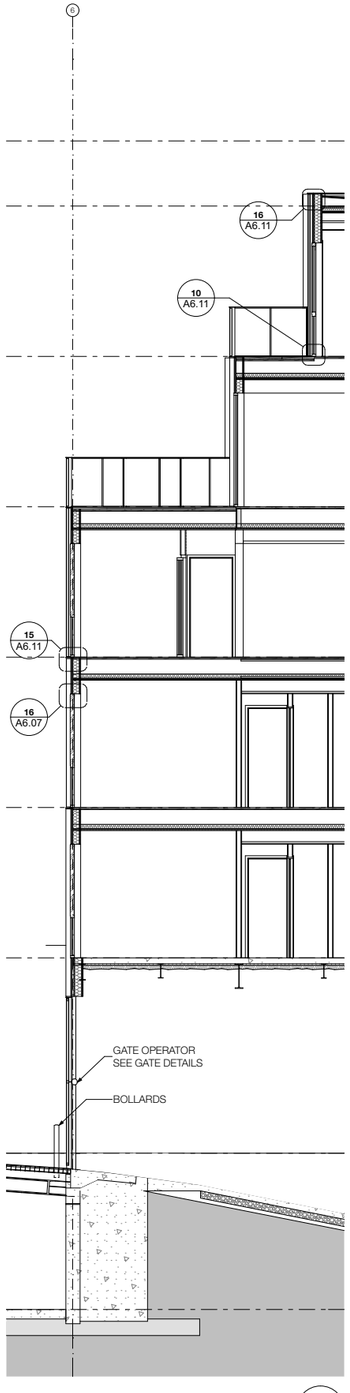
COURTYARD GATE

BIDDING & PERMIT SET
04.17.2017

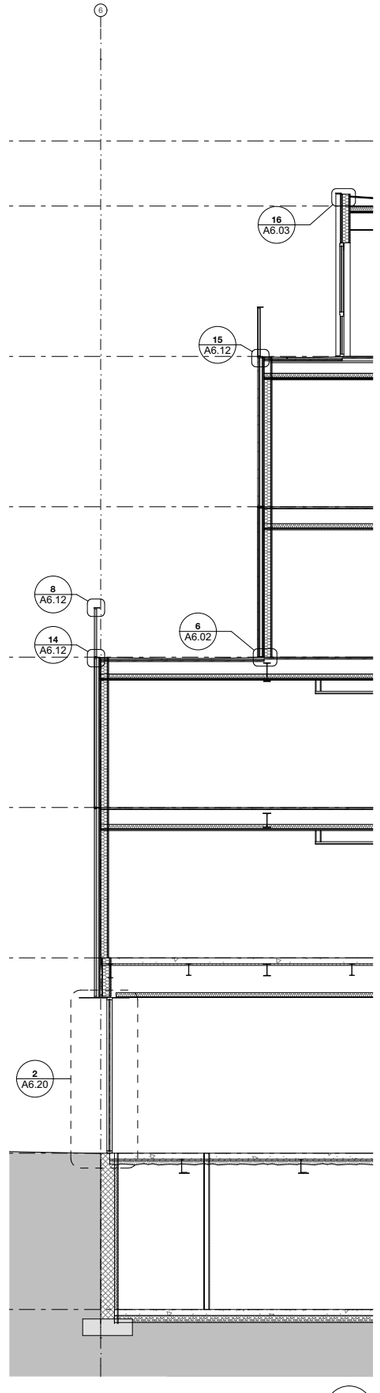
printed 11:56 AM, 3/28/17

A6.21

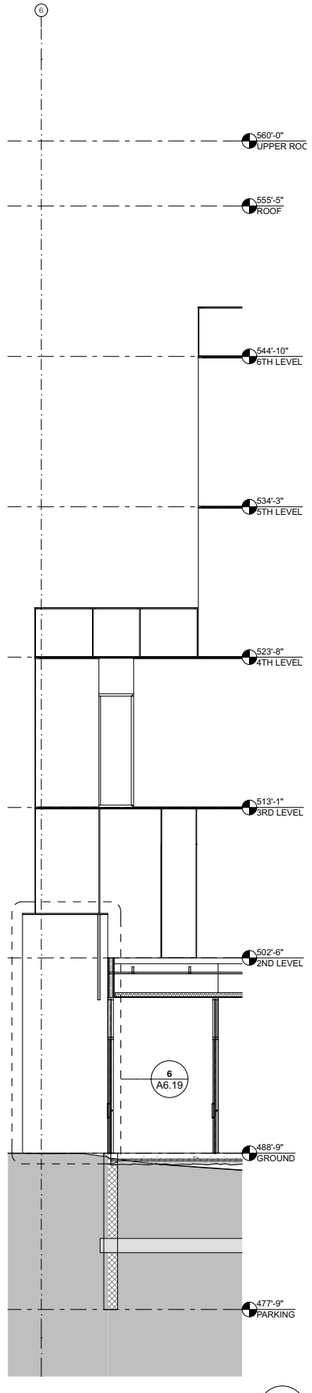
WEST MAIN STREET ELEVATION 3/16" = 1'-0" 4 A4.00



N-S Garage Door Wall 3/16" = 1'-0" 3 A4.00



N-S Retail Storefront 3/16" = 1'-0" 2 A4.00



N-S MAIN ENTRY 3/16" = 1'-0" 1 A4.00

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

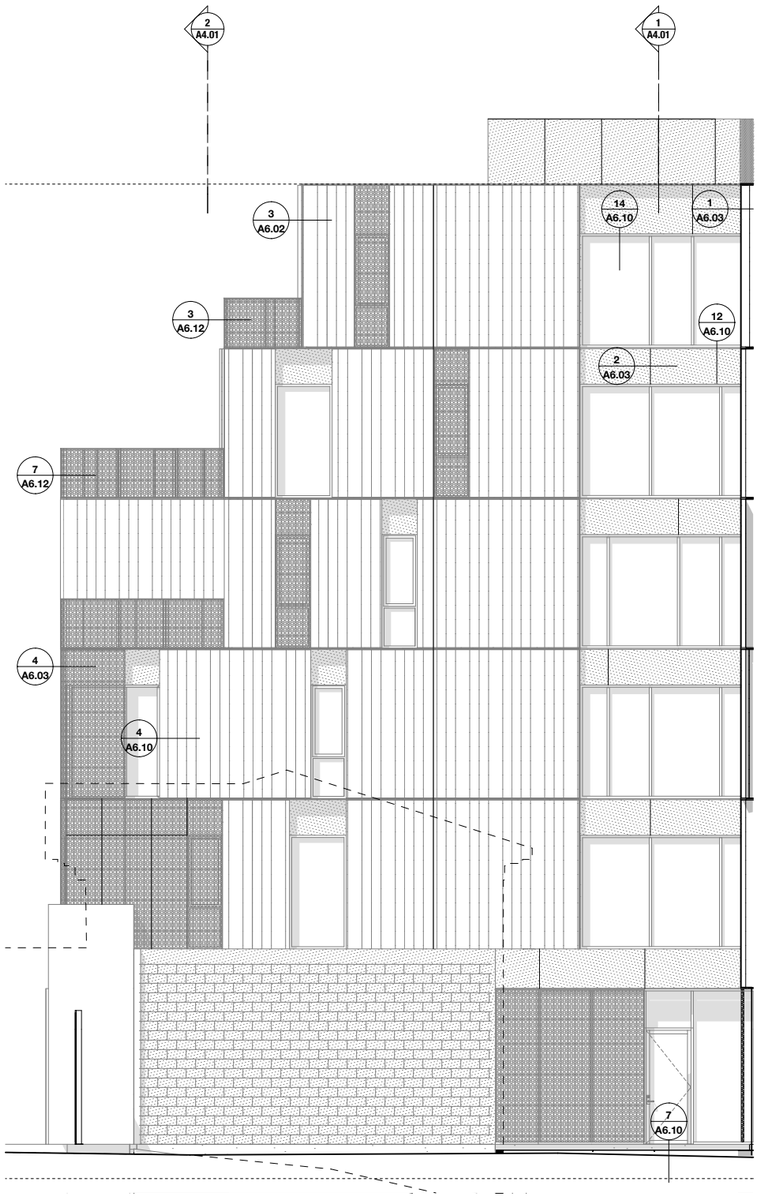
MARK	DATE	DESCRIPTION

NORTH WALL SECTIONS

BIDDING & PERMIT SET
04.17.2017

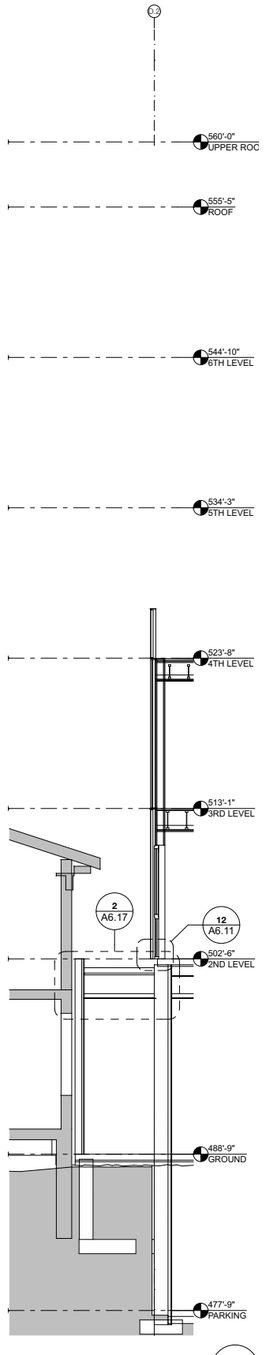
printed 11:45 AM, 3/28/17

A4.00



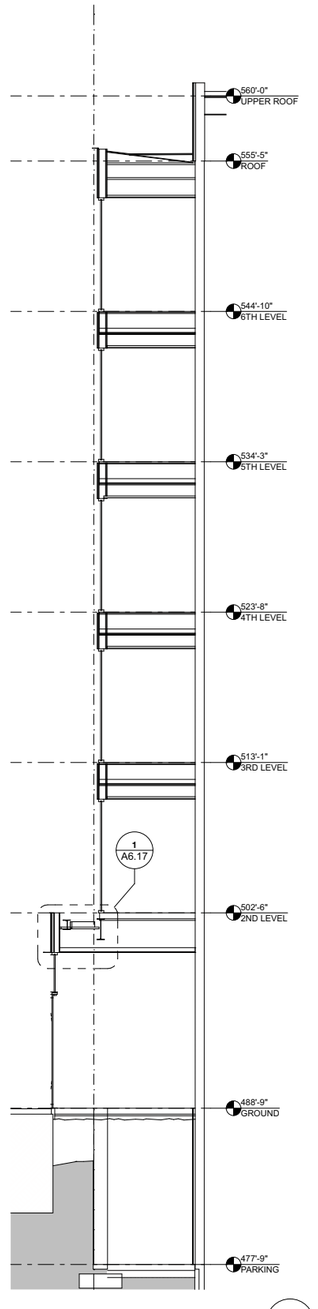
WEST ELEVATION 3/16" = 1'-0" — 3 / A4.01

0 4' 8' 12'



E-W MAIN ENTRANCE 3/16" = 1'-0" — 2 / A4.01

0 4' 8' 12'



E-W COURTYARD 3/16" = 1'-0" — 1 / A4.01

0 4' 8' 12'

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

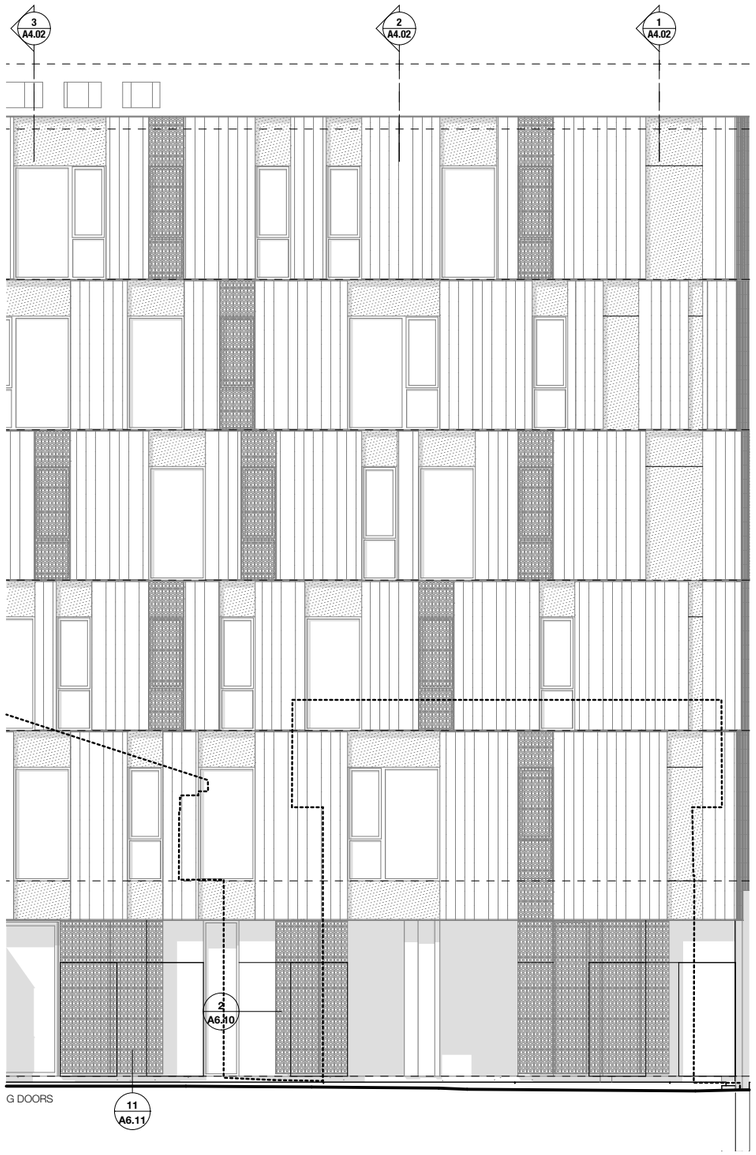
MARK	DATE	DESCRIPTION

NORTH WALL SECTIONS

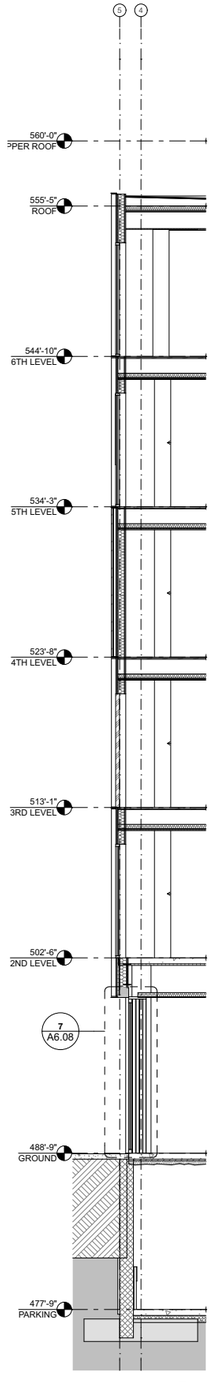
BIDDING & PERMIT SET
04.17.2017

printed 11:45 AM, 3/28/17

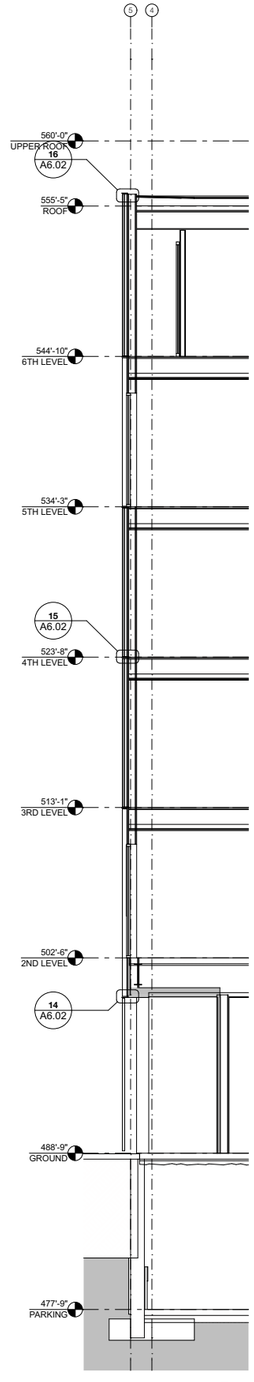
A4.01



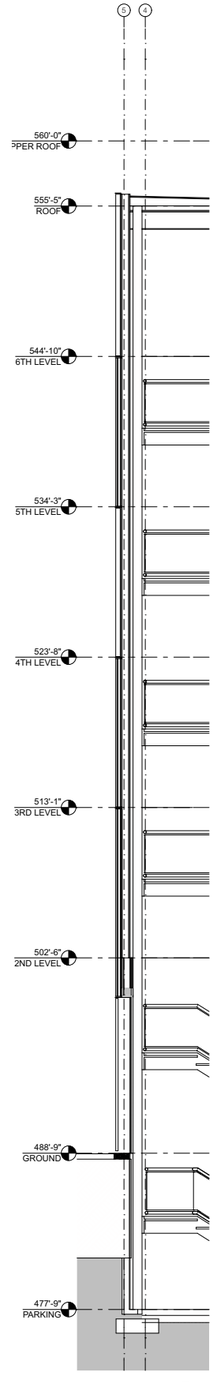
WEST MAIN STREET ELEVATION 3/16" = 1'-0" 4 A4.02



N-S COURTYARD SLIDERS 3/16" = 1'-0" 3 A4.02



N-S COURTYARD VESTIBULE 3/16" = 1'-0" 2 A4.02



N-S COURTYARD STAIR SHAFT 3/16" = 1'-0" 1 A4.02

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

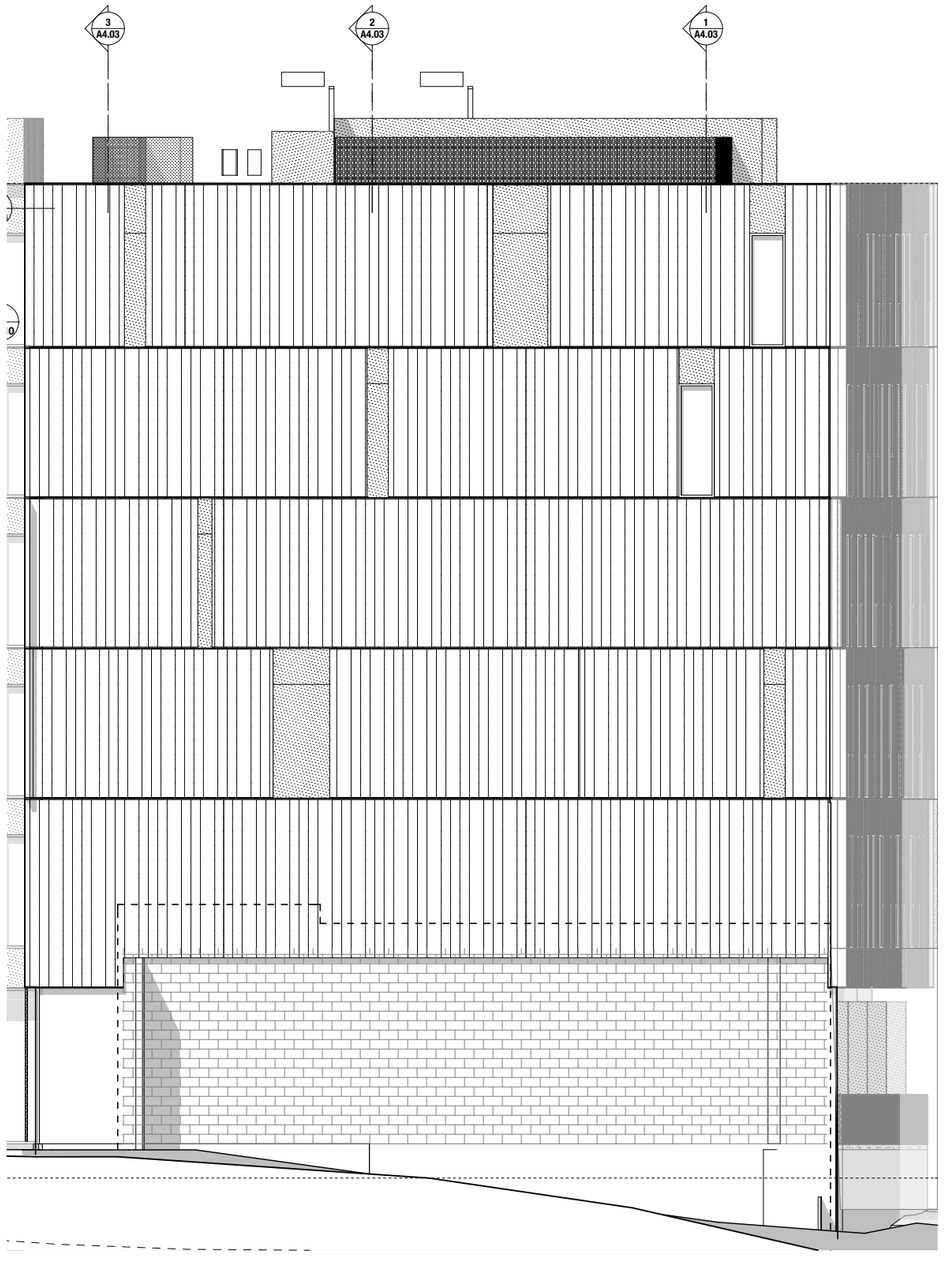
MARK	DATE	DESCRIPTION

NORTH WALL SECTIONS

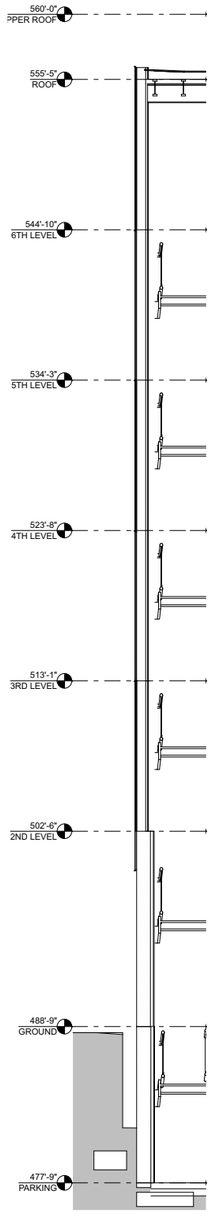
BIDDING & PERMIT SET
04.17.2017

printed 11:45 AM, 3/28/17

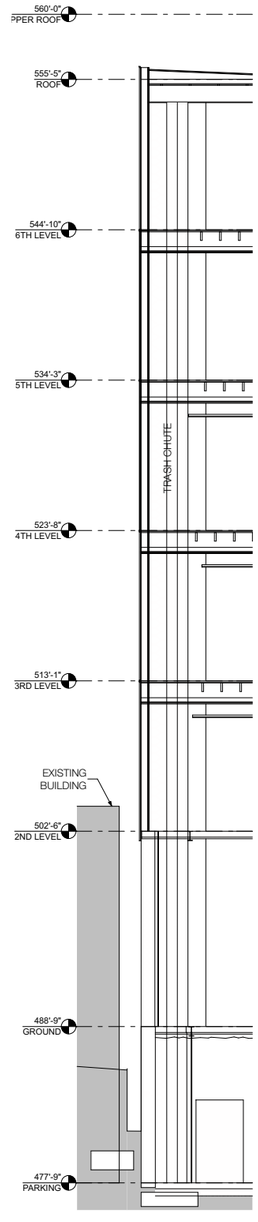
A4.02



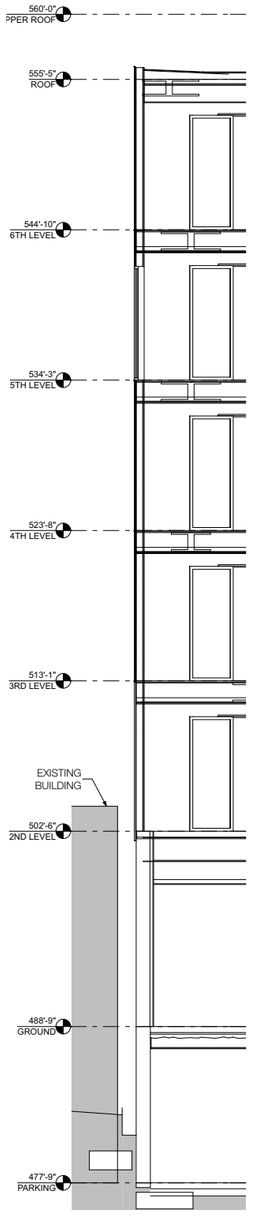
WEST ELEVATION 3/16" = 1'-0" 4 A4.03
0 4' 8' 12'



E-W 3/16" = 1'-0" 3 A4.03
0 4' 8' 12'



E-W TRASH SHAFT 3/16" = 1'-0" 2 A4.03
0 4' 8' 12'



E-W UNIT 3/16" = 1'-0" 1 A4.03
0 4' 8' 12'

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

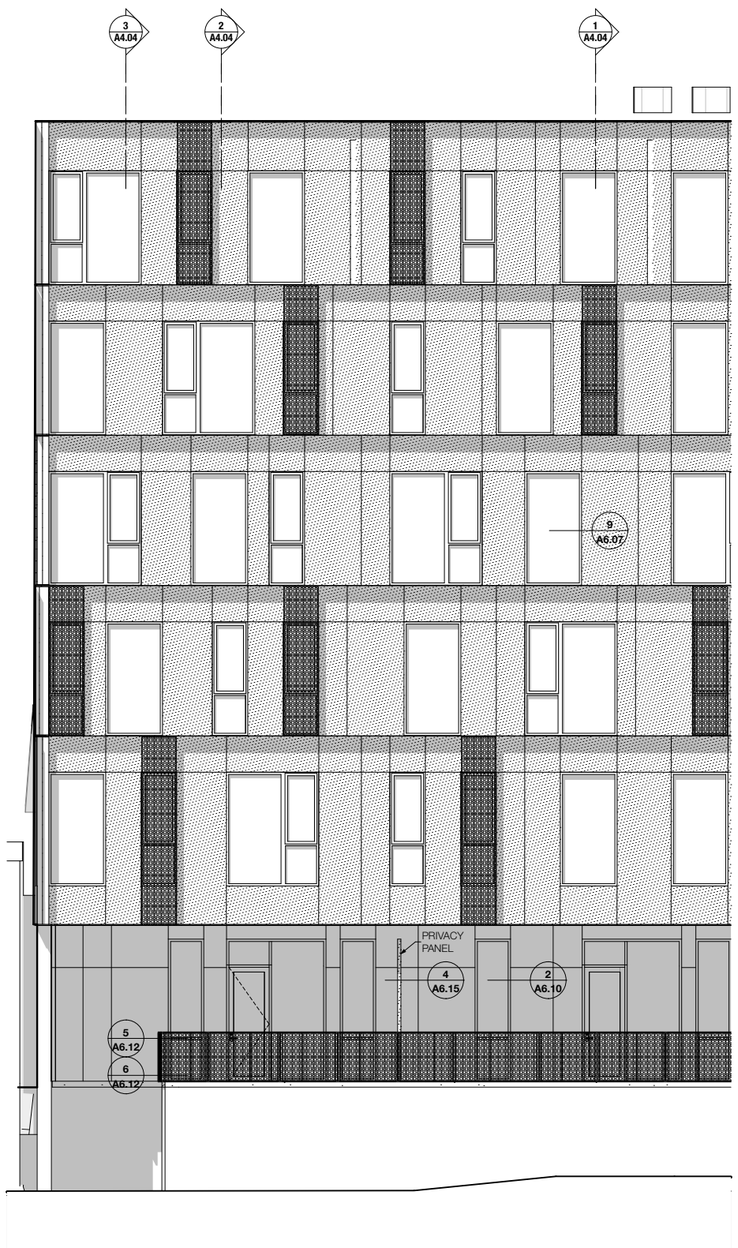
MARK	DATE	DESCRIPTION

WEST WALL SECTIONS

BIDDING & PERMIT SET
04.17.2017

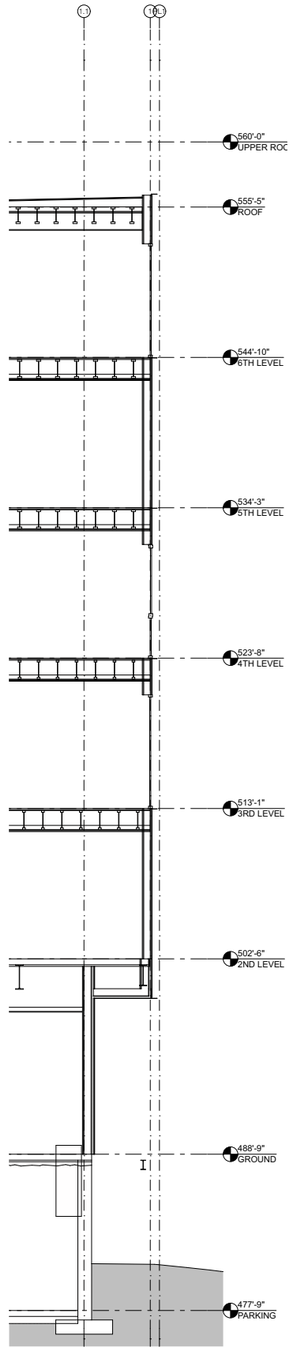
printed 11:46 AM, 3/28/17

A4.03



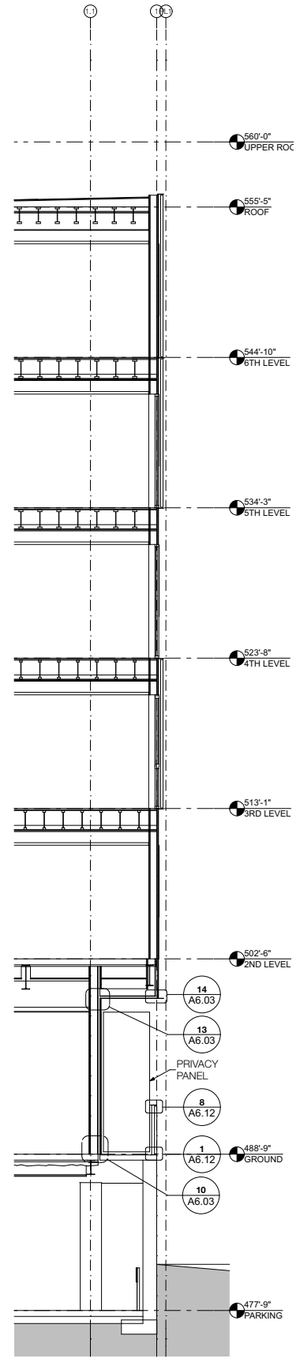
SOUTH ELEVATION 3/16" = 1'-0" 4 A4.04

0 4' 8' 12'



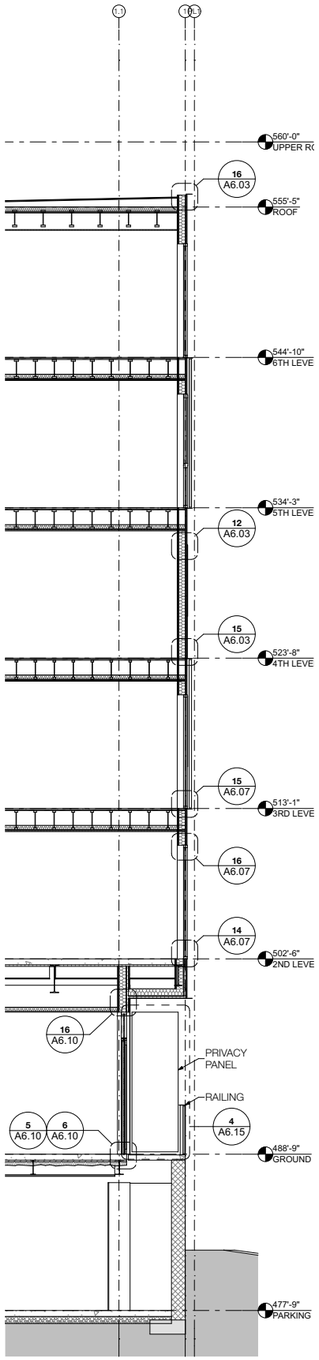
N-S WALL 3/16" = 1'-0" 3 A4.04

0 4' 8' 12'



N-S BALCONY WALL 3/16" = 1'-0" 2 A4.04

0 4' 8' 12'



N-S BALCONY DOOR 3/16" = 1'-0" 1 A4.04

0 4' 8' 12'

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:

510-600 WEST MAIN STREET

CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

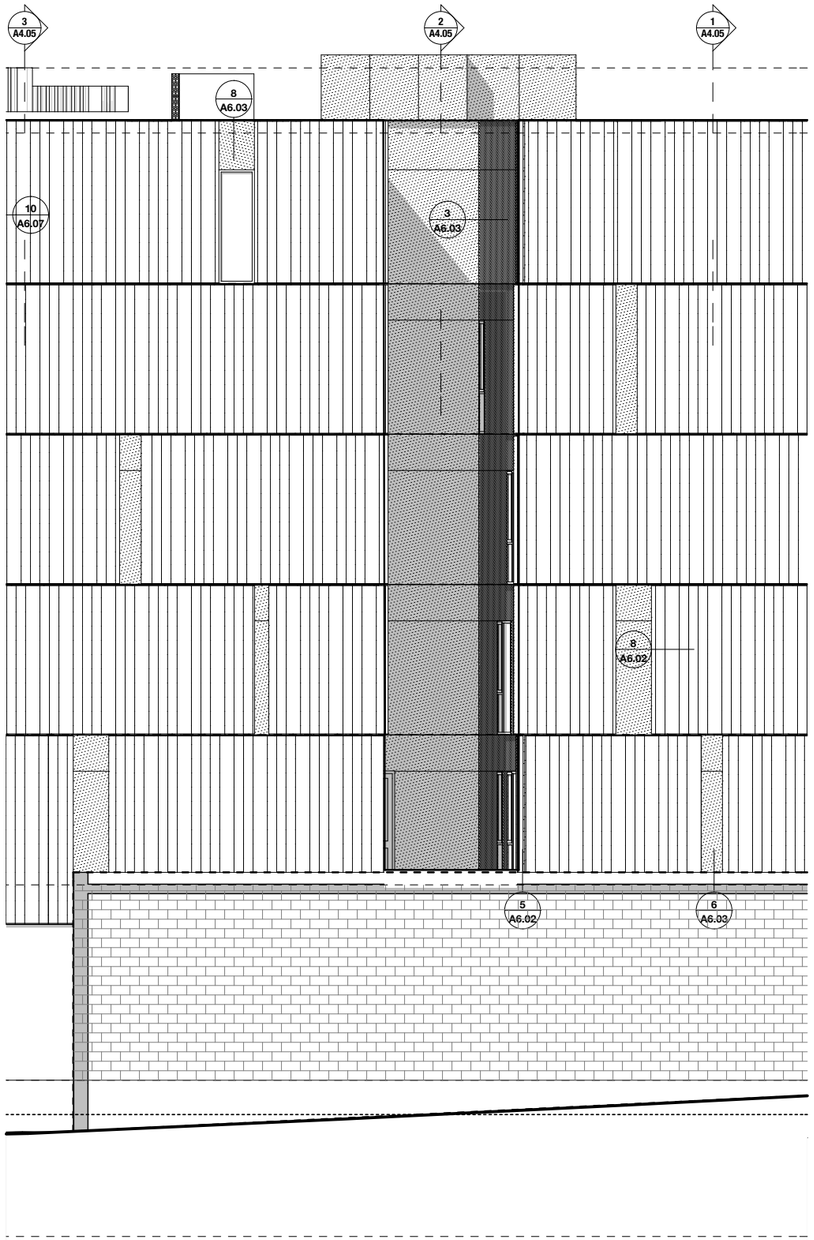
MARK	DATE	DESCRIPTION

SOUTH WALL SECTIONS

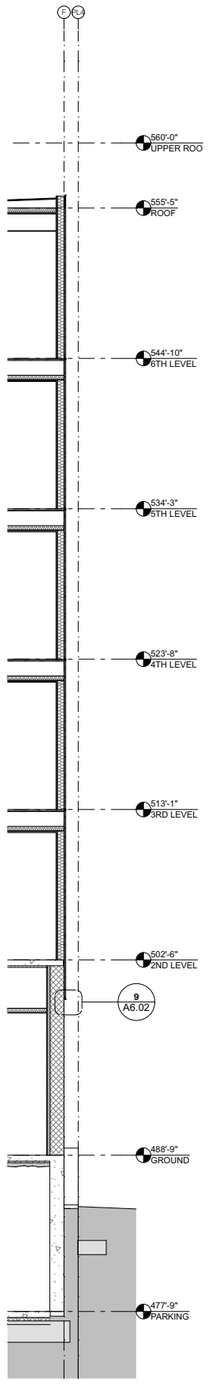
BIDDING & PERMIT SET
04.17.2017

printed 11:46 AM, 3/28/17

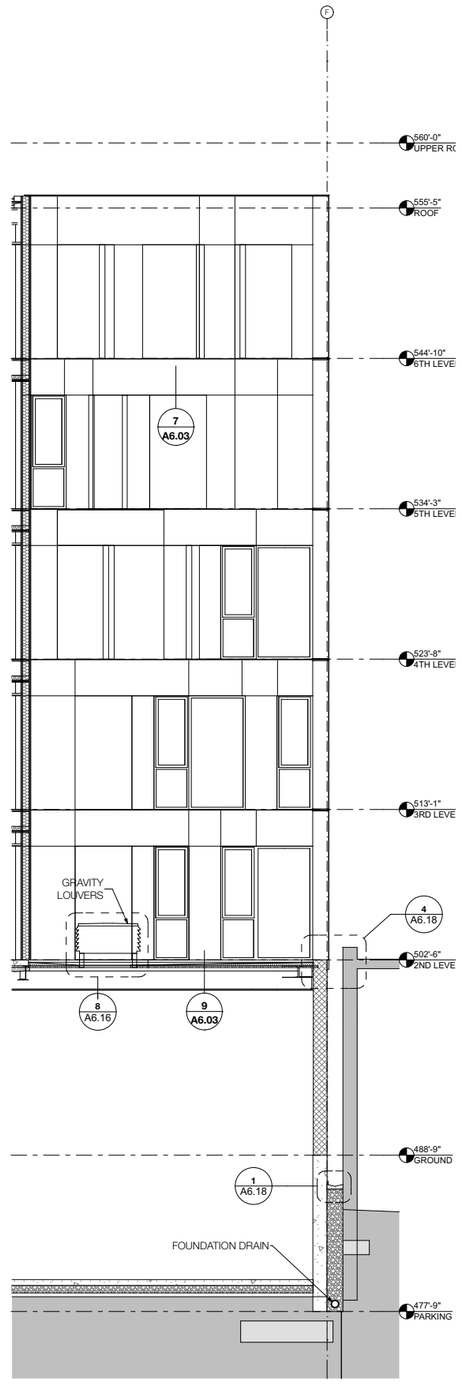
A4.04



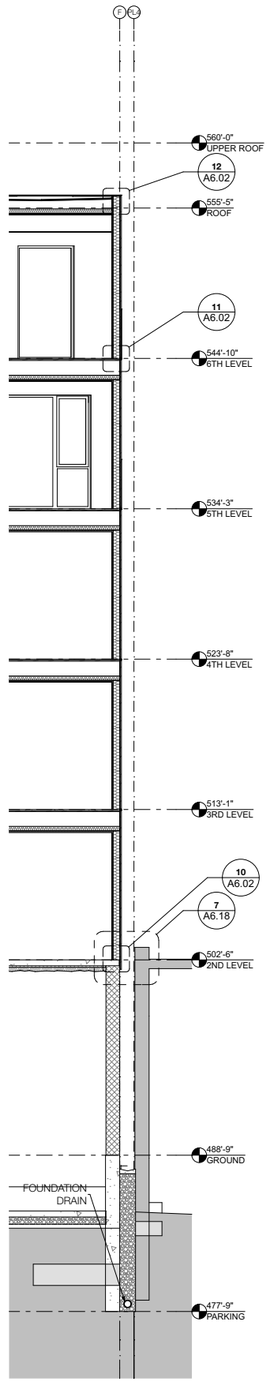
EAST ELEVATION 3/16" = 1'-0" 4 A4.05



E-W East Wall 3/16" = 1'-0" 3 A4.05



E-W LIGHT WELL 3/16" = 1'-0" 2 A4.05



E-W East Wall CIP 3/16" = 1'-0" 1 A4.05

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS
MARK DATE DESCRIPTION

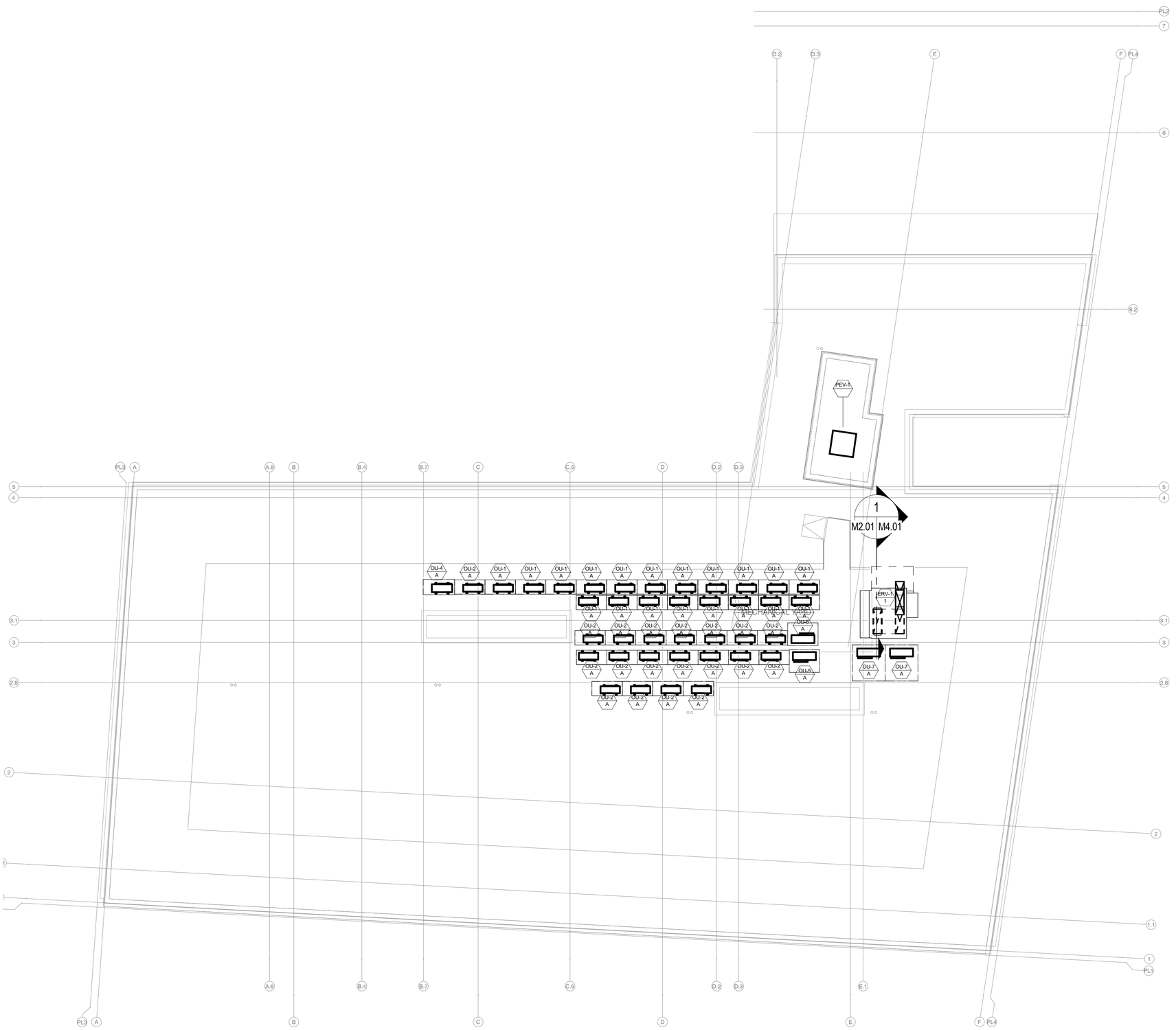
EAST WALL SECTIONS

BIDDING & PERMIT SET
04.17.2017

printed 11:46 AM, 3/28/17

A4.05

MECHANICAL UNITS
ROOF PLAN
RENDERINGS
VAULT



PLAN NORTH

ROOF MECHANICAL PLAN

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

0 4' 8' 16'

1
M2.08

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

STAENGL ENGINEERING

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
www.bdarchitects.com

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT LLC
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
919 2nd Street S.E.
Charlottesville VA 22902

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
DMWPV
Charlottesville, VA

NOT FOR CONSTRUCTION

510-600 WEST MAIN STREET

CHARLOTTESVILLE, VA

PROJECT # 15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

PROGRESS SET NOT FOR CONSTRUCTION

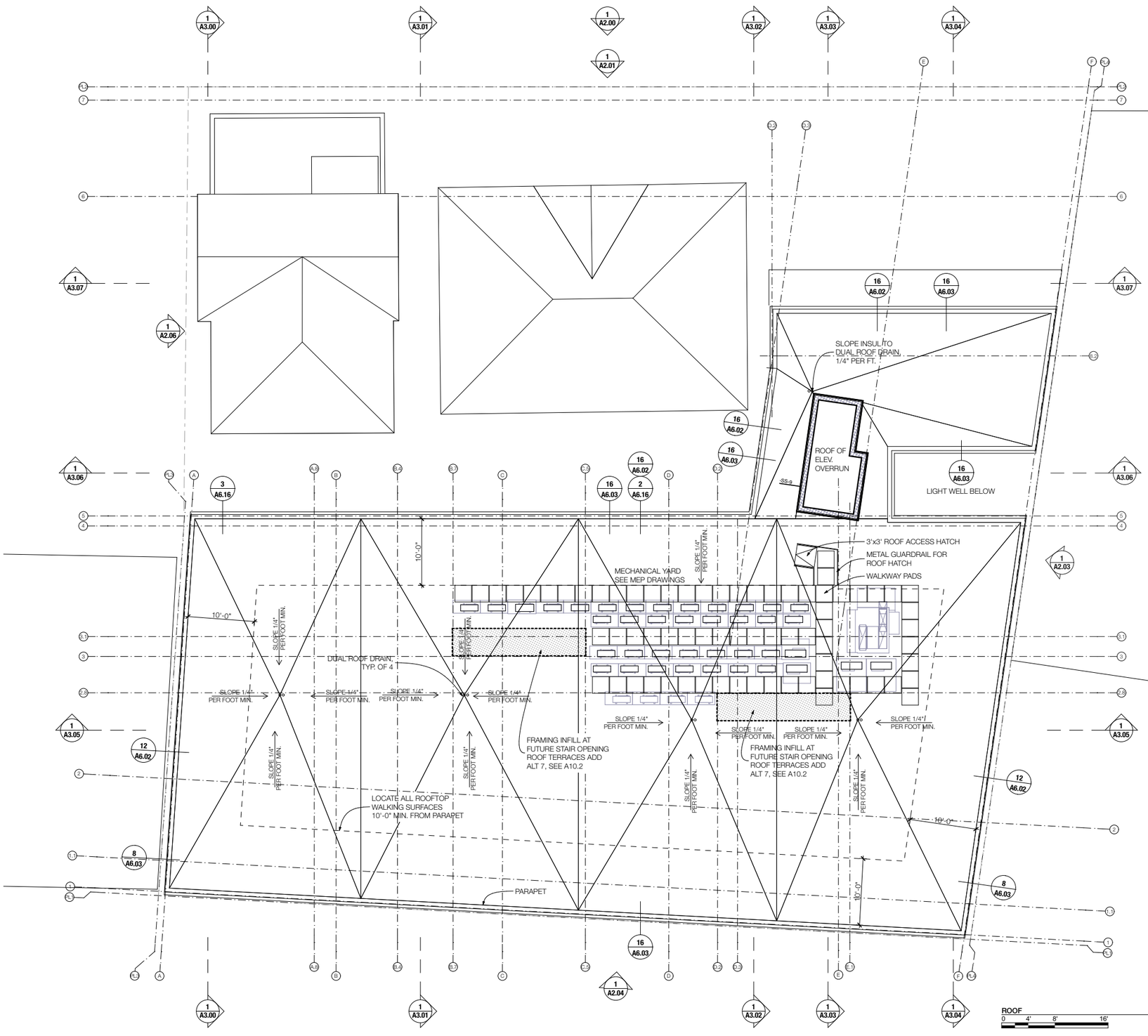
ROOF MECHANICAL PLAN

COORDINATION SET

03/13/2017

printed 3/14/2017 4:45:48 PM

M2.08



BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

ROOF PLAN

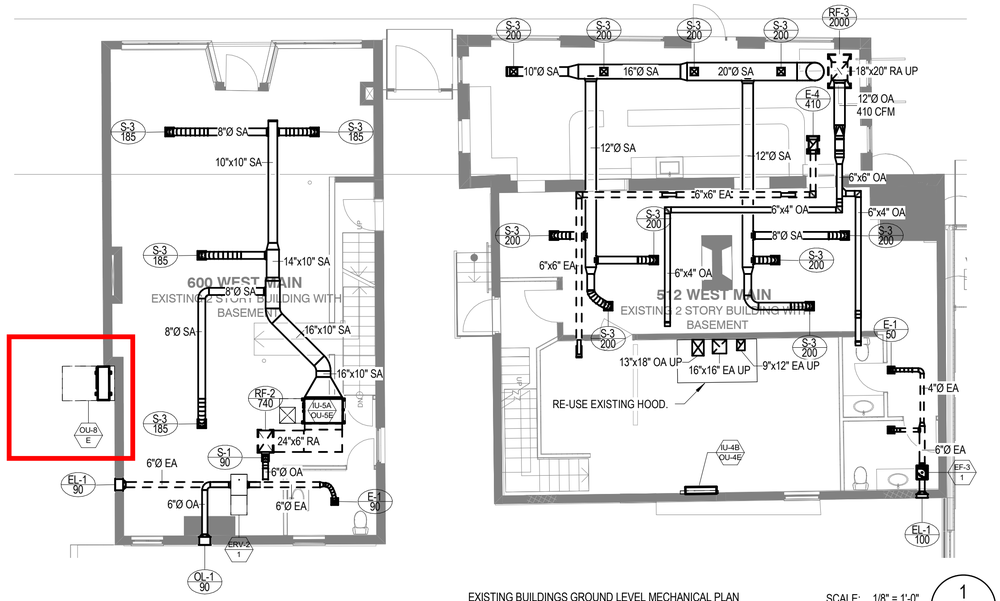
BIDDING & PERMIT SET
04.17.2017

printed 12:03 PM, 3/28/17

A1.17

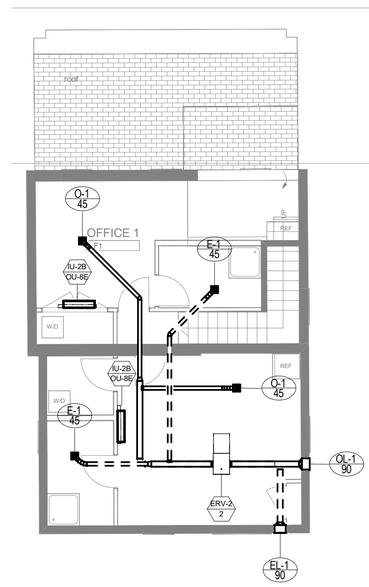
PLAN NORTH

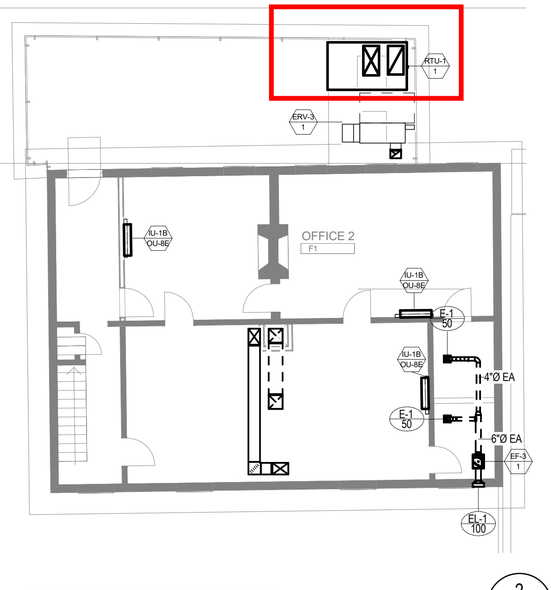
ROOF 1/8" = 1'-0"
0 4' 8' 16'



EXISTING BUILDINGS GROUND LEVEL MECHANICAL PLAN SCALE: 1/8" = 1'-0"

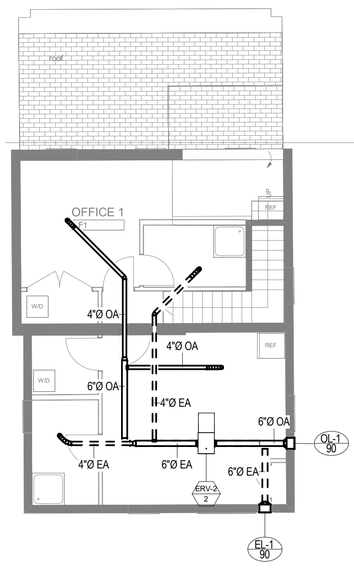
1 | E8.00 | M3.07

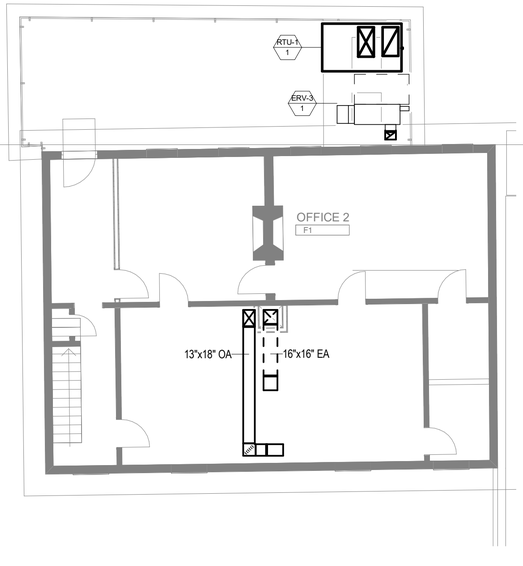




2ND LEVEL MECHANICAL PLAN - EXISTING BUILDINGS SCALE: 1/8" = 1'-0"

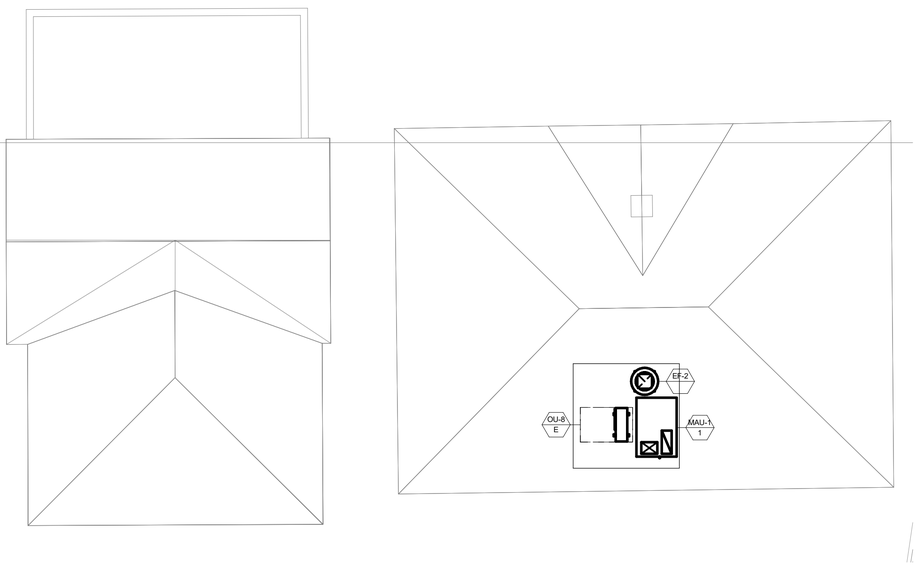
2 | E9.01 | M3.07





EXISITING BUILDINGS ATTIC MECHANICAL PLAN SCALE: 1/8" = 1'-0"

3 | M3.07



EXISTING BUILDINGS ROOF MECHANICAL PLAN SCALE: 1/8" = 1'-0"

4 | M3.07

PLAN NORTH

0 4' 8' 16'

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

STAENGL ENGINEERING

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
www.bdarchitects.com

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT LLC
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
919 2nd Street S.E.
Charlottesville VA 22902

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
DMWPV
Charlottesville, VA

NOT FOR CONSTRUCTION

510-600 WEST MAIN STREET

CHARLOTTESVILLE, VA

PROJECT # 15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION
00	12.2.16	DD ADDENDUM 2

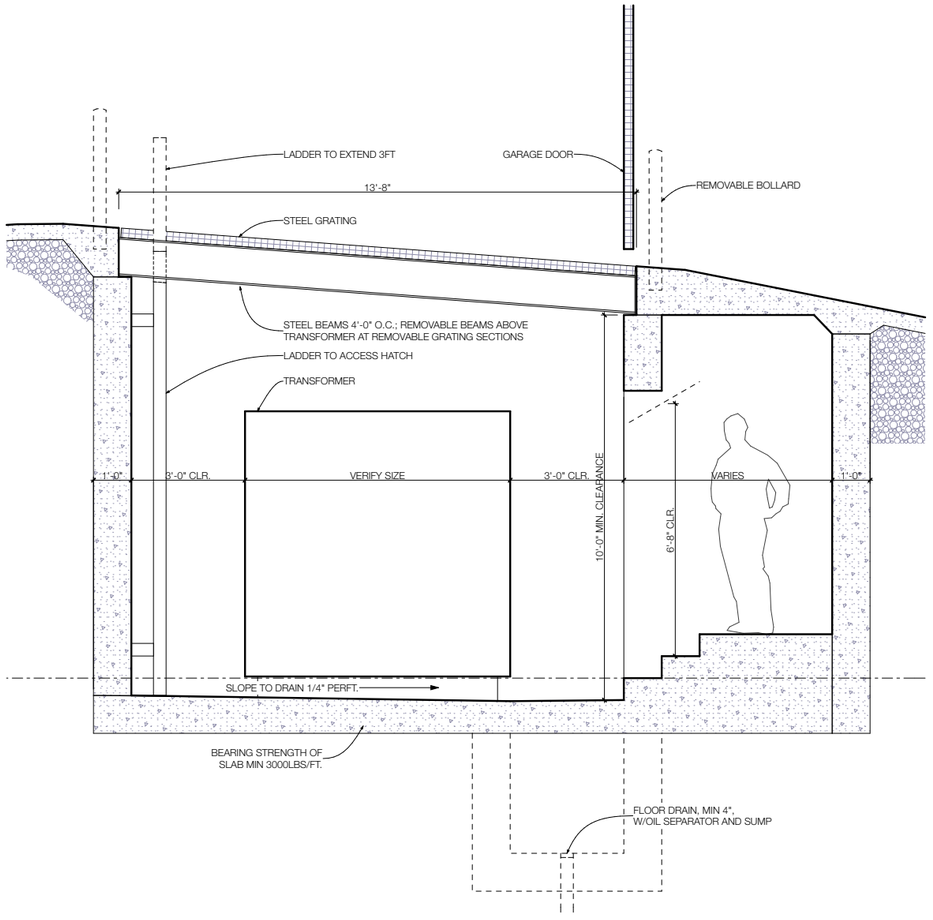
PROGRESS SET NOT FOR CONSTRUCTION

EXISTING BUILDING MECHANICAL PLANS

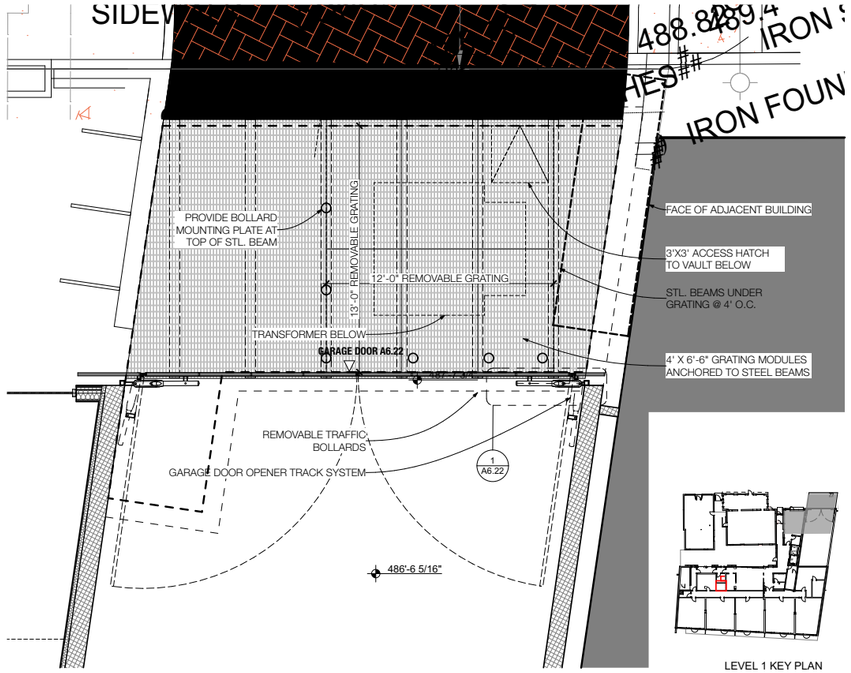
COORDINATION SET
03/13/2017

printed 3/14/2017 4:46:08 PM

M3.07

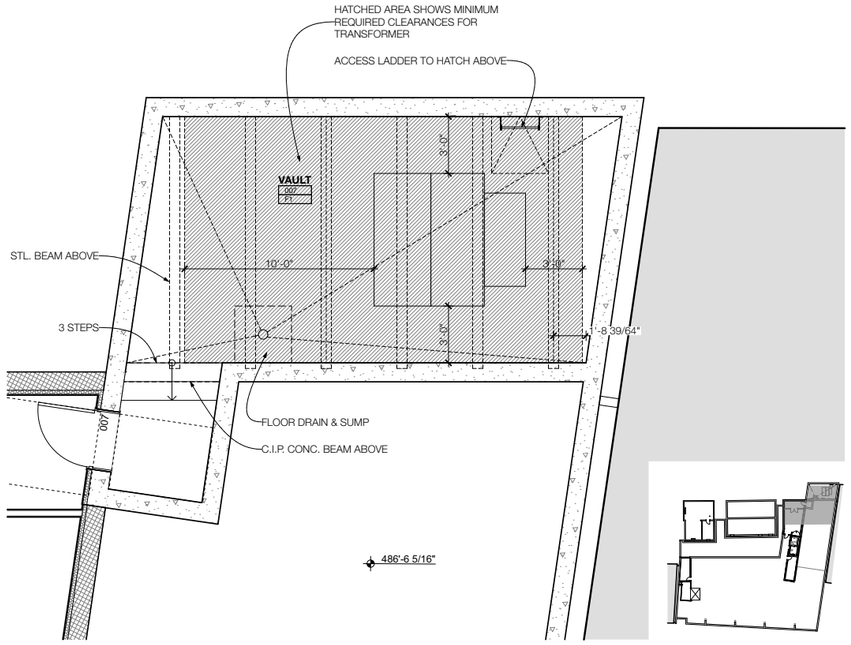


VAULT SECTION 1/2" = 1'-0" 3 A6.00



LEVEL 1 KEY PLAN

VAULT GRATING PLAN 1/4" = 1'-0" 2 A6.00



BASEMENT LEVEL KEY PLAN

VAULT PLAN 1/4" = 1'-0" 1 A6.00

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

VAULT DETAILS

BIDDING & PERMIT SET
04.17.2017

printed 12:08 PM, 3/28/17

A6.00

LANDSCAPE

WEST MAIN STREET

STREETSCAPE DETAIL LAYOUT AND MATERIALS PLAN 1 L2.0

COURTYARD DETAIL LAYOUT AND MATERIALS PLAN 1 L2.2

STREETSCAPE DETAIL LAYOUT AND MATERIALS PLAN 1 L2.1

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

NAD 83

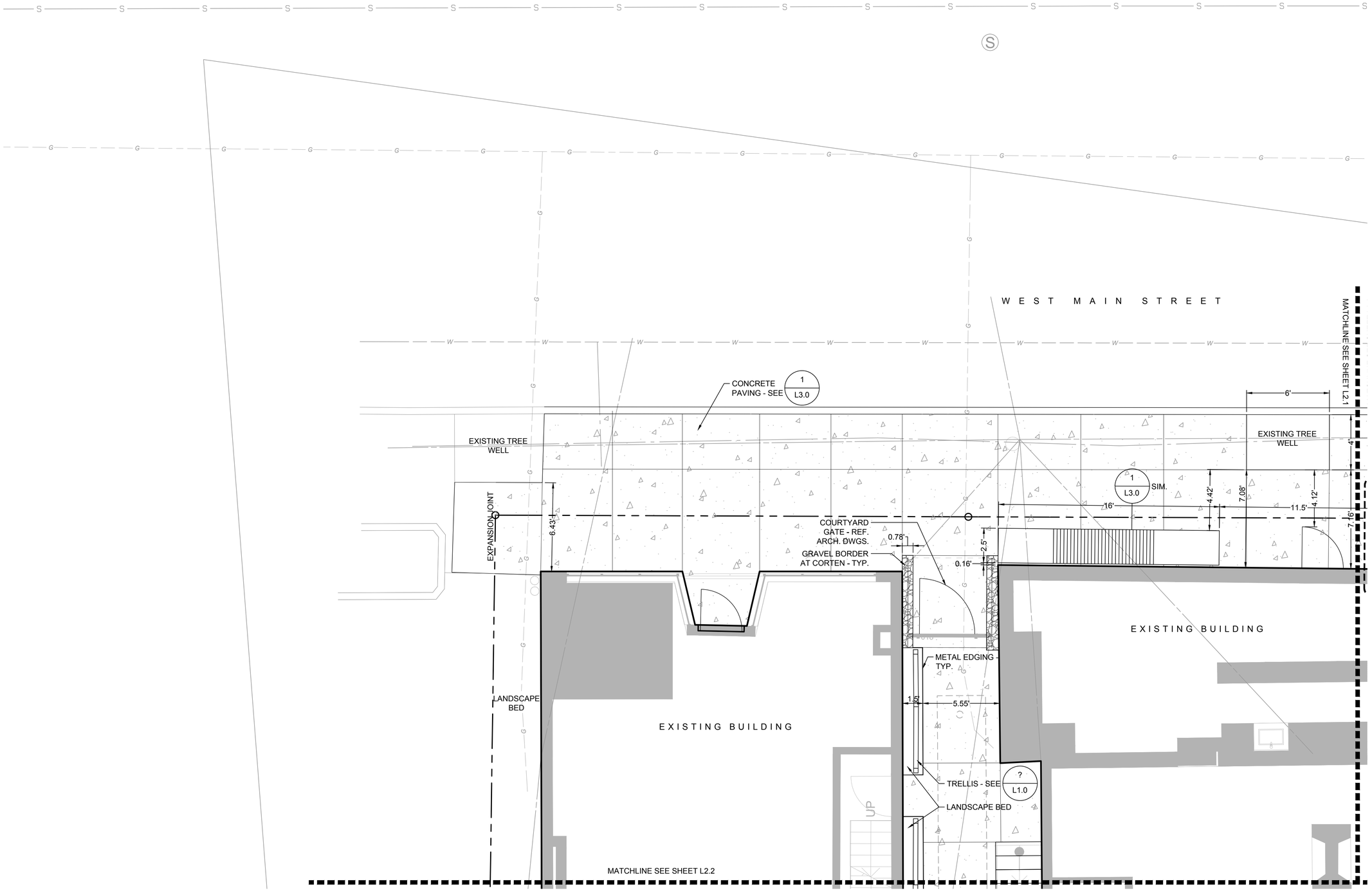
0 8 16
4 12
SCALE: 1/8" = 1'-0"

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.

OVERALL PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L1.0



BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

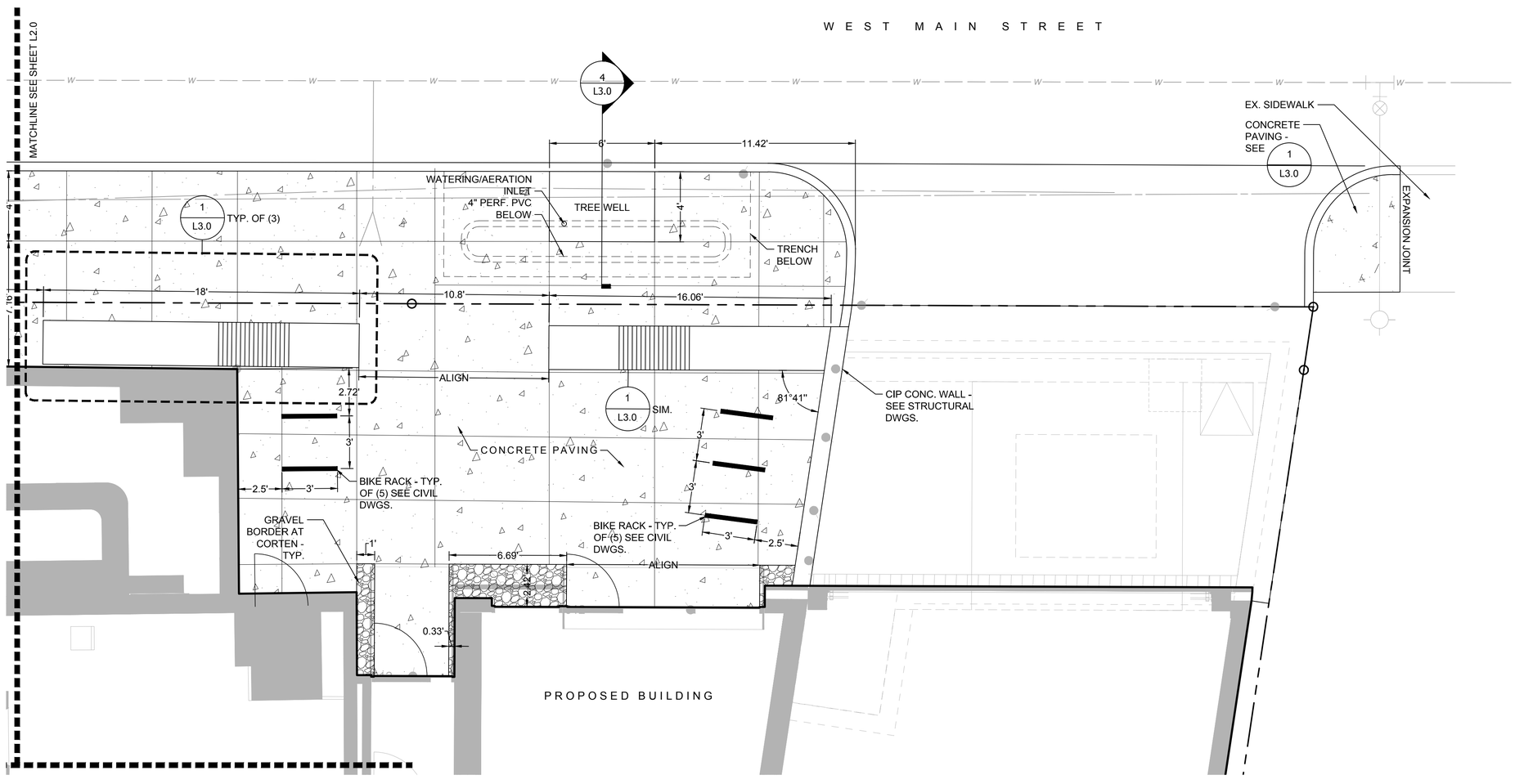
MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

STREETSCAPE DETAIL LAYOUT AND MATERIALS PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L2.0



SCALE: 1/4" = 1'-0"

NAD 83

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

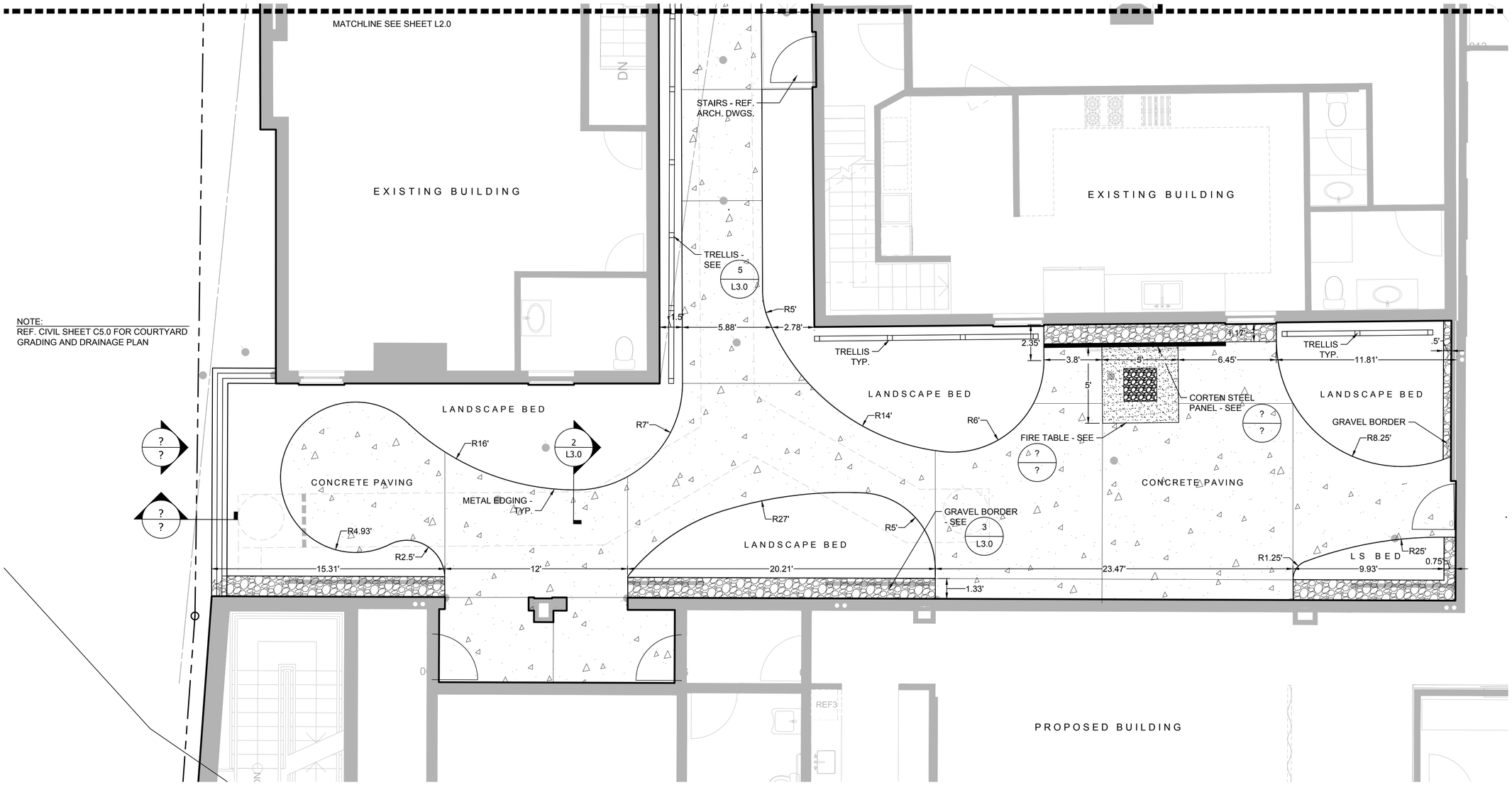
MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

STREETSCAPE DETAIL LAYOUT AND MATERIALS PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L2.1



0 4 8
2 6

SCALE: 1/4" = 1'-0"

NAD 83

TIMMONS GROUP

BUSHMAN DREYFUS

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

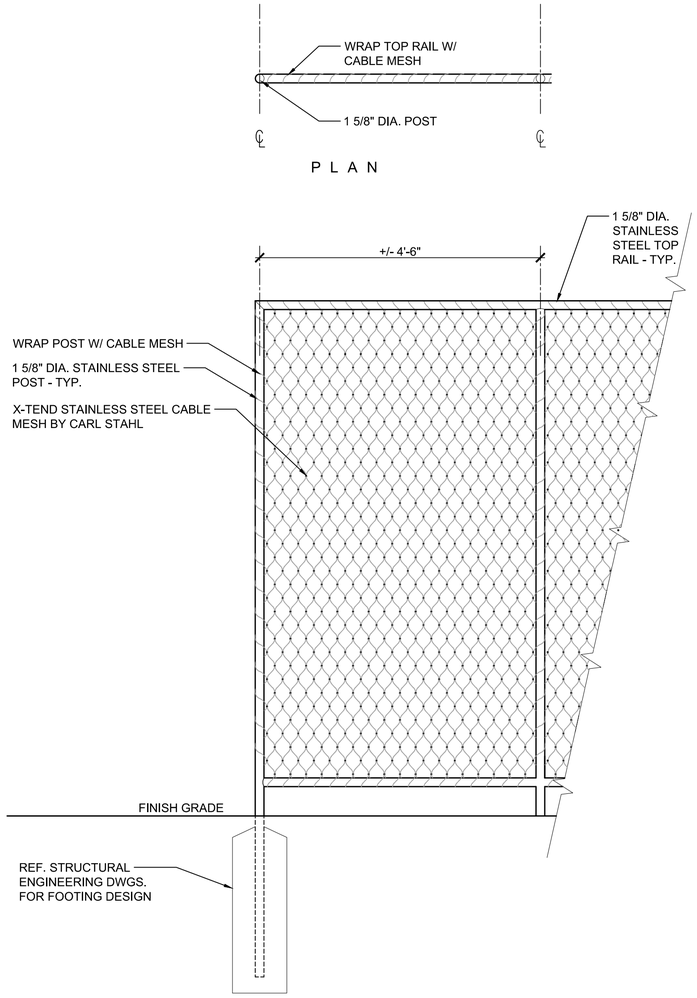
MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

COURTYARD DETAIL LAYOUT AND MATERIALS PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

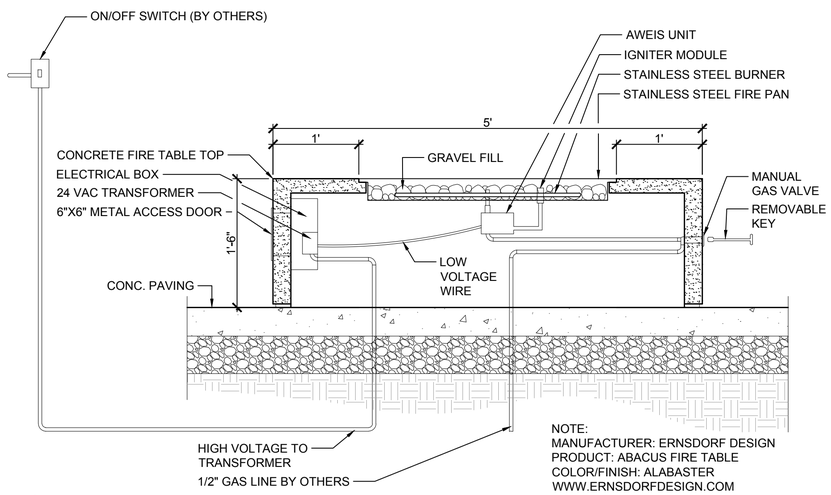
L2.2



5 TRELLIS

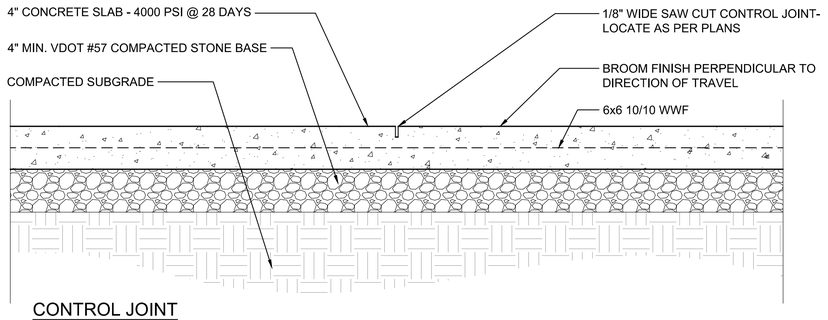
ELEVATION

3/4" = 1'-0"

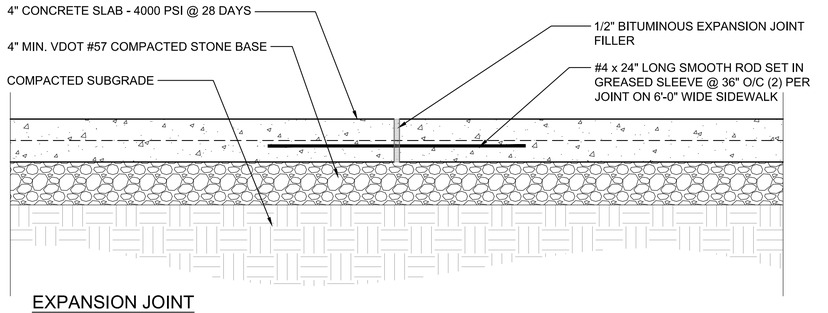


6 FIRE TABLE - SECTION

1" = 1'-0"



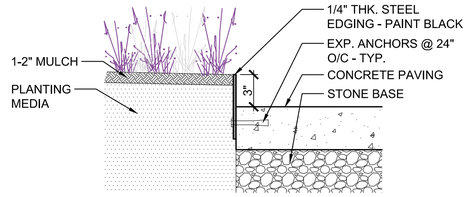
CONTROL JOINT



EXPANSION JOINT

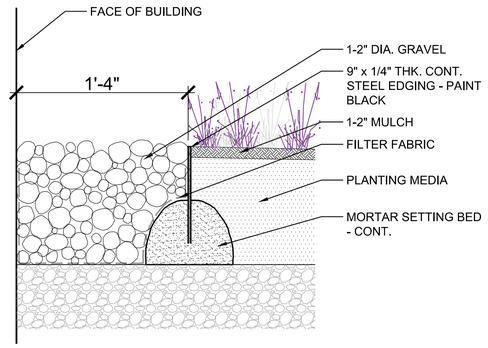
1 CONCRETE PAVING - SECTION

1 1/2" = 1'-0"



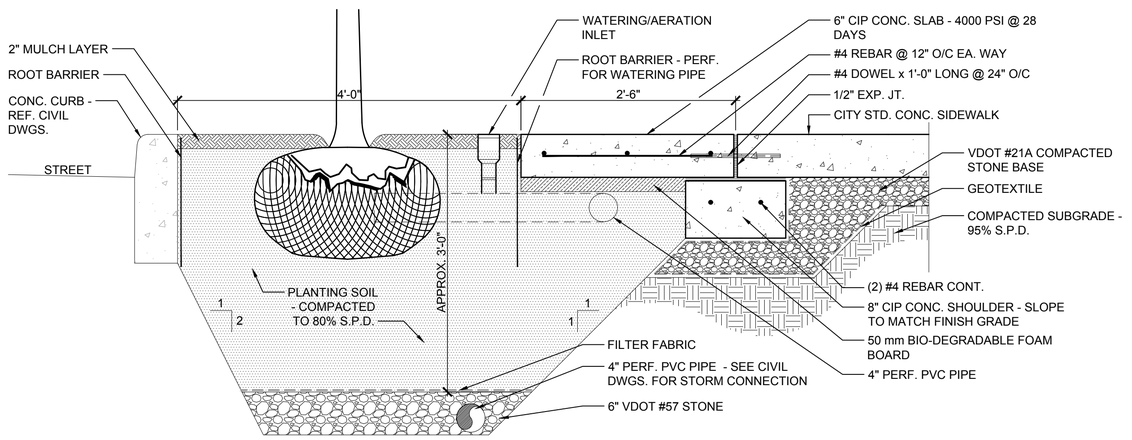
2 STEEL EDGING - SECTION

1 1/2" = 1'-0"



3 GRAVEL BORDER - SECTION

1 1/2" = 1'-0"



4 TREE WELL - SECTION

1" = 1'-0"

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

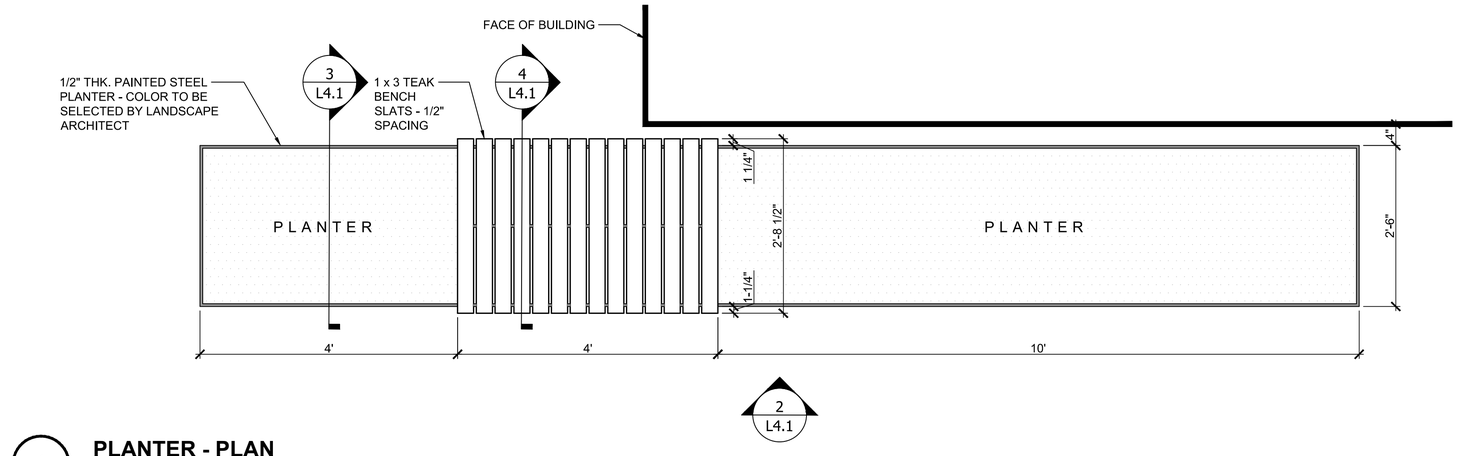
MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

DETAILS

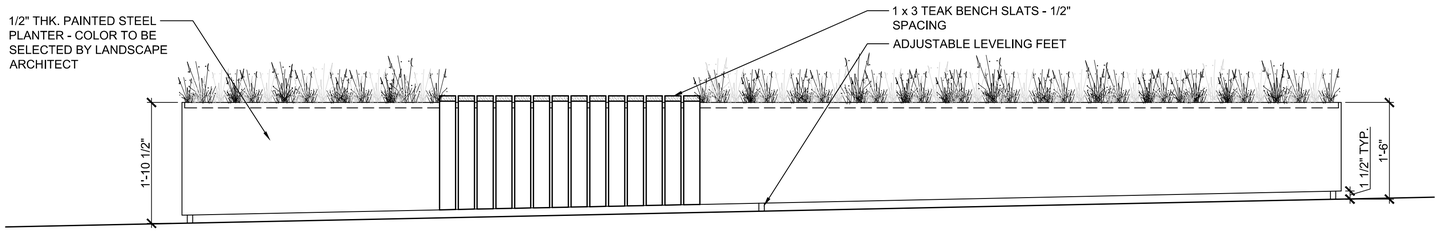
COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L3.0



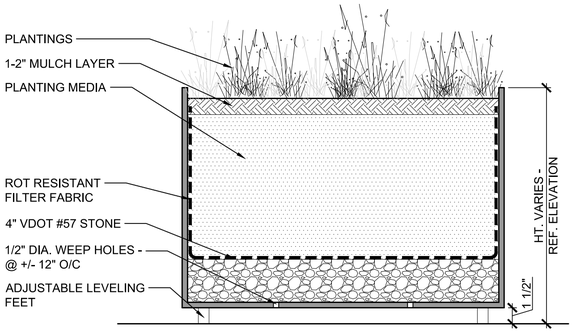
1 PLANTER - PLAN

3/4" = 1'-0"



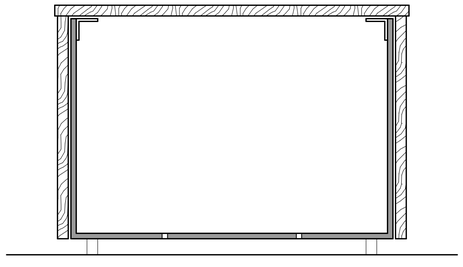
2 PLANTER - ELEVATION

3/4" = 1'-0"



3 PLANTER - SECTION

1 1/2" = 1'-0"



4 PLANTER WITH BENCH - SECTION

1 1/2" = 1'-0"

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

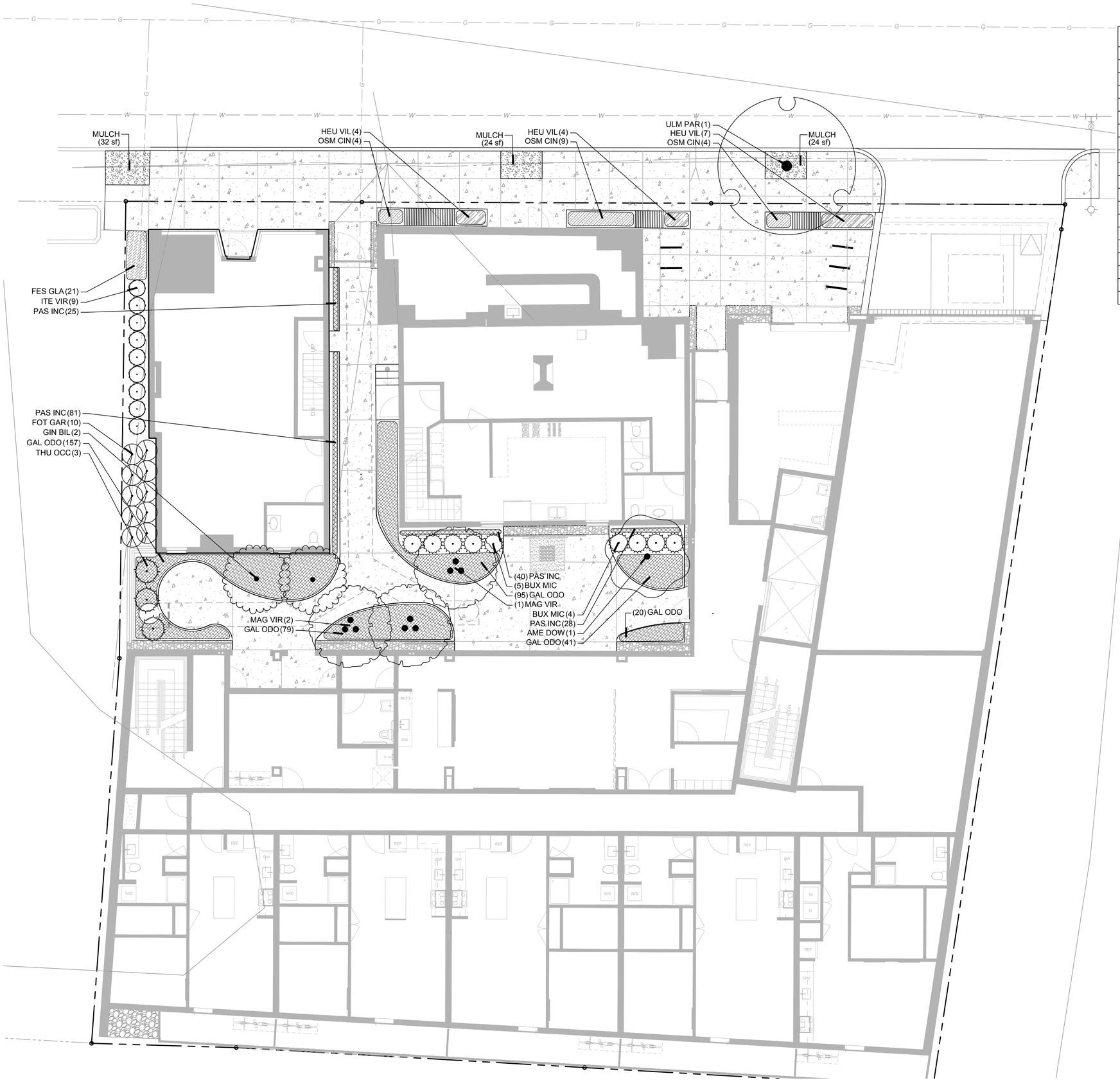
MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

DETAILS

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L3.1



PLANT KEY	
TREES	BOTANICAL NAME
AME DOW	AMELANCHIER ARBOREA
GIN BIL	GINKGO BILOBA `PRINCETON SENTRY`
MAG VIR	MAGNOLIA VIRGINIANA
THU OCC	THUJA OCCIDENTALIS
ULM PAR	ULMUS PARVIFOLIA `BOSQUE`
SHRUBS	BOTANICAL NAME
BUX MIC	BUXUS MICROPHYLLA `GREEN MOUNTAIN`
FOT GAR	FOTHERGILLA GARDENII `SUZANNE`
ITE VIR	ITEA VIRGINICA `LITTLE HENRY` TM
GROUND COVERS	BOTANICAL NAME
FES GLA	FESTUCA GLAUCA
GAL ODO	GALIUM ODORATUM
HEU VIL	HEUCHERA VILLOSA `AUTUMN BRIDE`
OSM CIN	OSMUNDA CINNAMOMEA
VINE	BOTANICAL NAME
PAS INC	PASSIFLORA INCARNATA

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

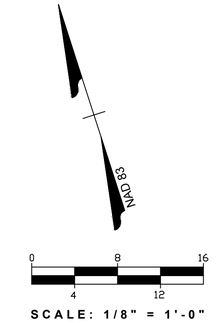
address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

NOT FOR CONSTRUCTION



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

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.

LANDSCAPE PLAN

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L4.0

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS	
AME DOW	1	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2.5" CAL.	B&B		
GIN BIL	2	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINKGO	8` HT.	B&B		
MAG VIR	3	MAGNOLIA VIRGINIANA	SWEET BAY	8` HT.	B&B	MULTI-STEM	
THU OCC	3	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6` HT.	B&B		
ULM PAR	1	ULMUS PARVIFOLIA `BOSQUE`	BOSQUE ELM	2.5" CAL.	B&B		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS	SPACING
BUX MIC	9	BUXUS MICROPHYLLA `GREEN MOUNTAIN`	GREEN MOUNTAIN BOXWOOD	24" HT/SPRD	CONTAINER		36" o.c.
FOT GAR	10	FOTHERGILLA GARDENII `SUZANNE`	DWARF FOTHERGILLA	24" HT/SPRD	CONTAINER		36" o.c.
ITE VIR	9	ITEA VIRGINICA `LITTLE HENRY` TM	VIRGINIA SWEETSPIRE	24" HT/SPRD	CONTAINER		30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING	SPACING
FES GLA	21	FESTUCA GLAUCA	BLUE FESCUE	18"	CONTAINER		12" o.c.
GAL ODO	400	GALIUM ODORATUM	SWEET WOODRUFF	18" SPREAD	CONTAINER		12" o.c.
HEU VIL	15	HEUCHERA VILLOSA `AUTUMN BRIDE`	AUTUMN BRIDE HEUCHERA	24" SPREAD	CONTAINER		18" o.c.
OSM CIN	17	OSMUNDA CINNAMOMEA	CINNAMON FERN	24" SPREAD	CONTAINER		18" o.c.
VINE	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING	SPACING
PAS INC	174	PASSIFLORA INCARNATA	PASSION FLOWER VINE	36" SPREAD	CONTAINER		6" o.c.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

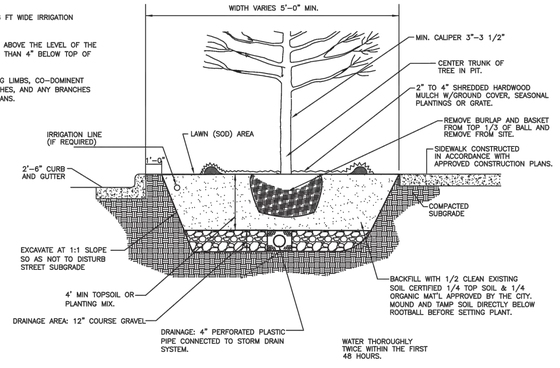
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

NOTES:

1. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES
2. REMOVE COMPACTED SOIL AND ADD 4" MIN NEW TOPSOIL WITH PLANT MIX OR UNCOMPACT AND AMMEND TO 4" OF EXISTING SOIL TO MEET TOPSOIL WITH PLANTING MIX STANDARDS FOR TREES. (SEE DETAIL)
3. IF PLANTING STRIP IS LESS THAN 8 FT WIDE IRRIGATION AND SUBDRAIN ARE REQUIRED.
4. TOP OF BALL TO BE SET 2" TO 3" ABOVE THE LEVEL OF THE SURROUNDING SOIL AND NOT MORE THAN 4" BELOW TOP OF SIDEWALK.
5. AT PLANTING PRUNE ONLY CROSSING LIMBS, CO-DOMINENT LEADERS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS.

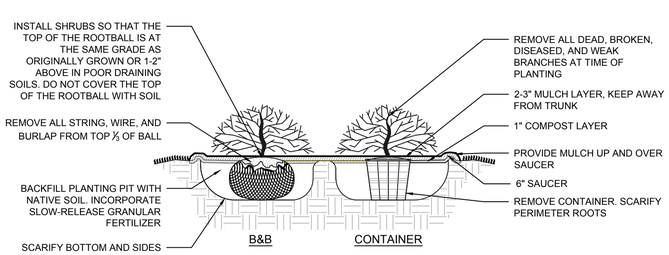


CITY OF CHARLOTTESVILLE

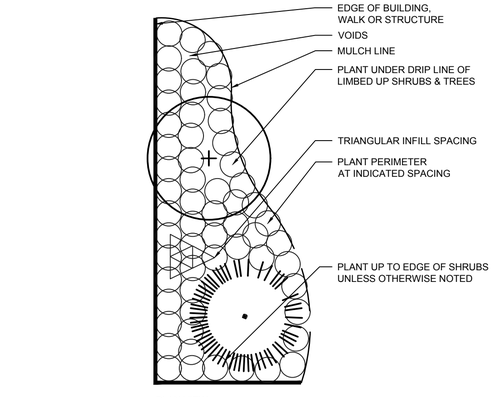
CITY STANDARDS

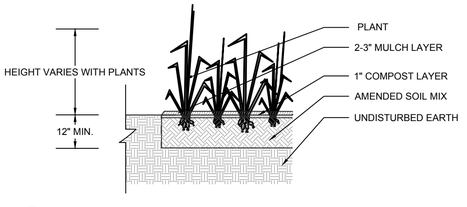
TREE PLANTING DETAIL FOR STREET TREE IN PIT

REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: XX-4

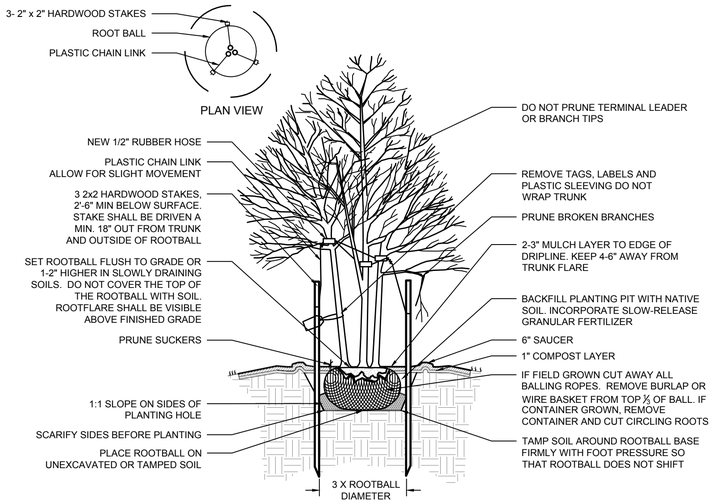


3 SHRUB PLANTING
NOT TO SCALE

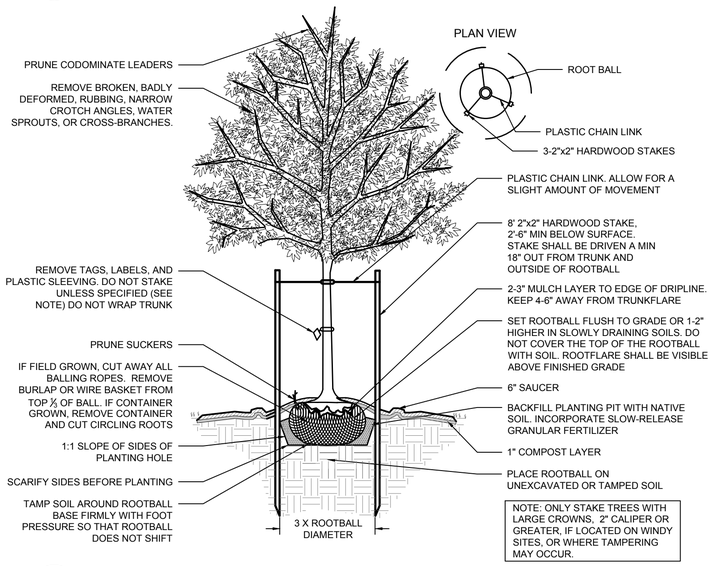




4 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE



1 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.

2 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

BUSHMAN DREYFUS

TIMMONS GROUP

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughn
110 Third Street
Charlottesville, VA 22902

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

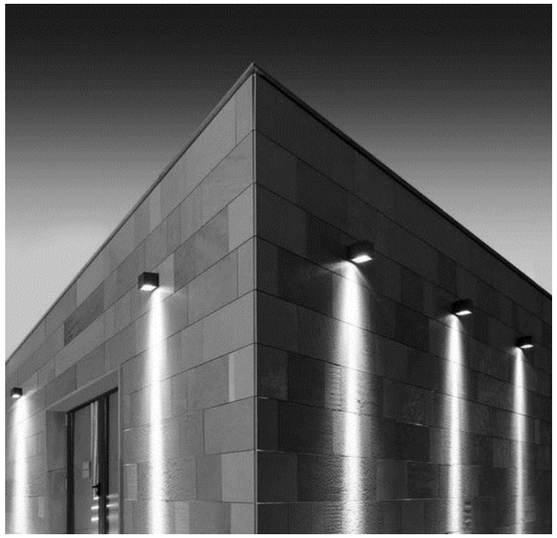
NOT FOR CONSTRUCTION

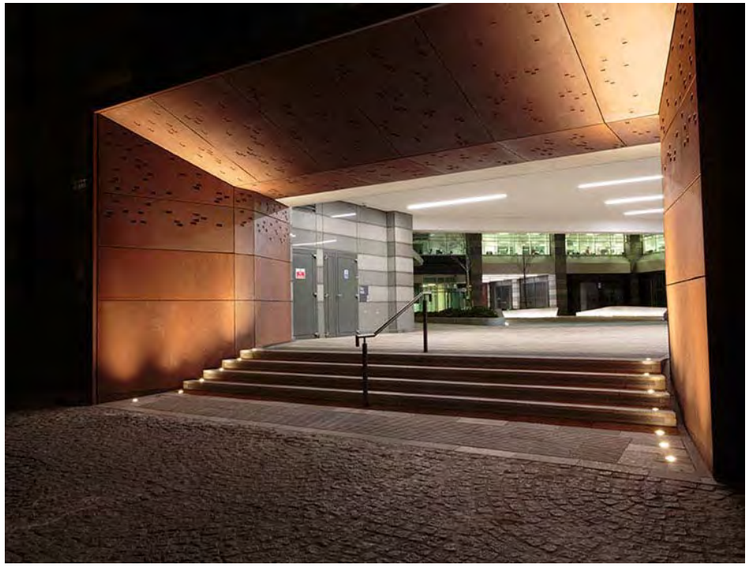
LANDSCAPE NOTES AND DETAILS

COORDINATION DRAWINGS
03.13.2017
printed 3:08 PM, 3/2/17

L4.1

LIGHTING

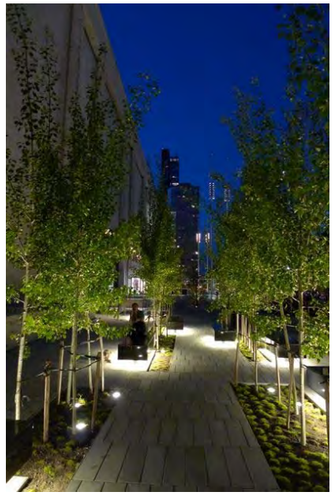


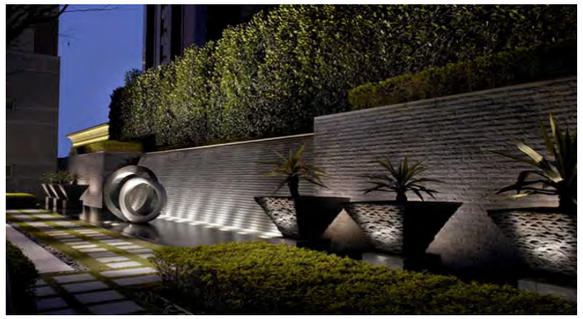


Entry Portals

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA

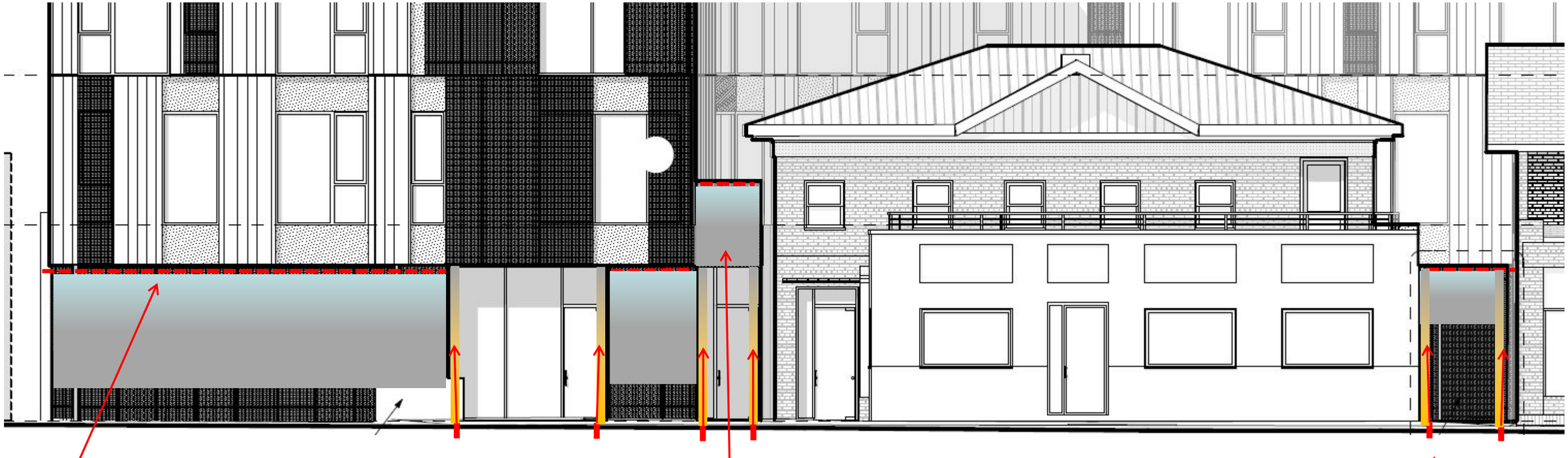




Courtyard and Courtyard Entry Concepts

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA



High output surface mounted linear LED down light at first floor/second floor break- line.

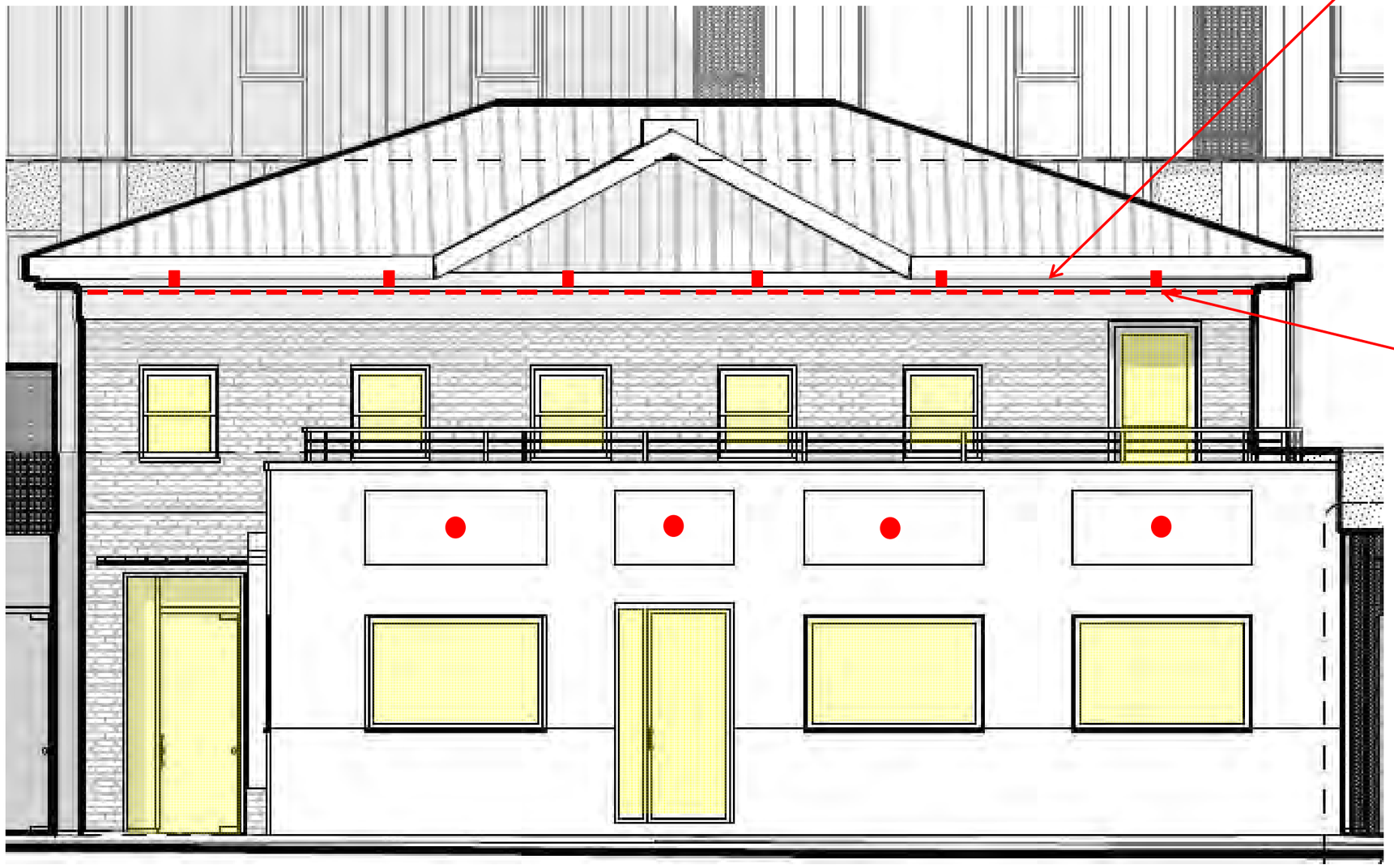
Low output surface mounted linear LED down light at perf panels above entry door and gate.

Linear in-grade uplight at corten portals.

Main Elevation

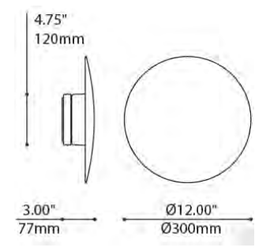
RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA



Option 1
Linear LED wall washer along roof line.

Option 2
Recessed LED downlight



Surface mounted area light with halo lighting effect.

Blue Moon

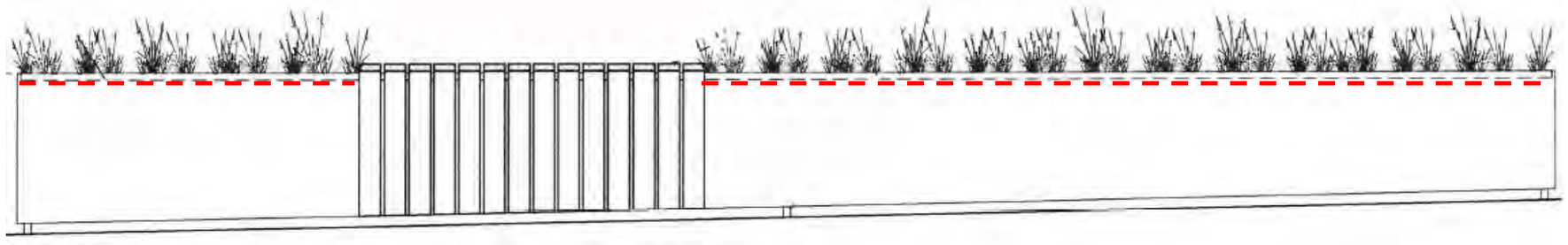
RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA

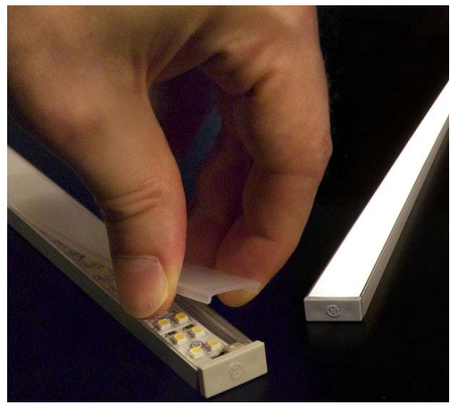
Base Scheme

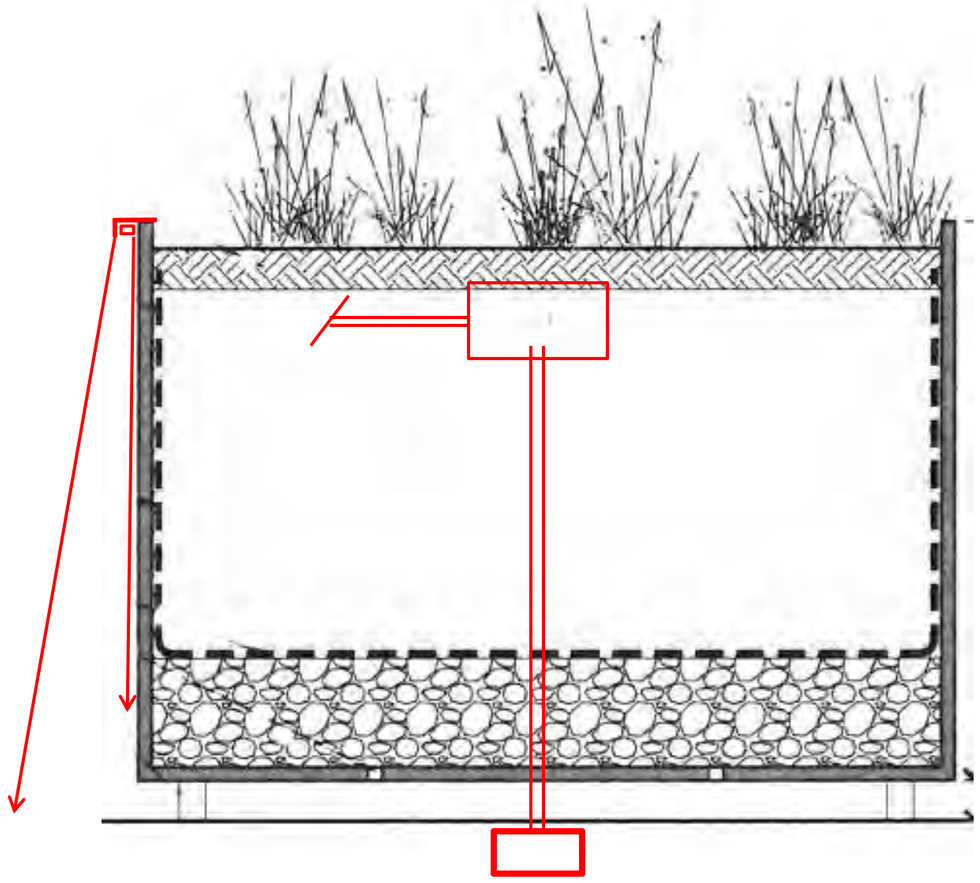
Base Scheme + Balconies

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com



Integrated linear LED area light at edge of planter

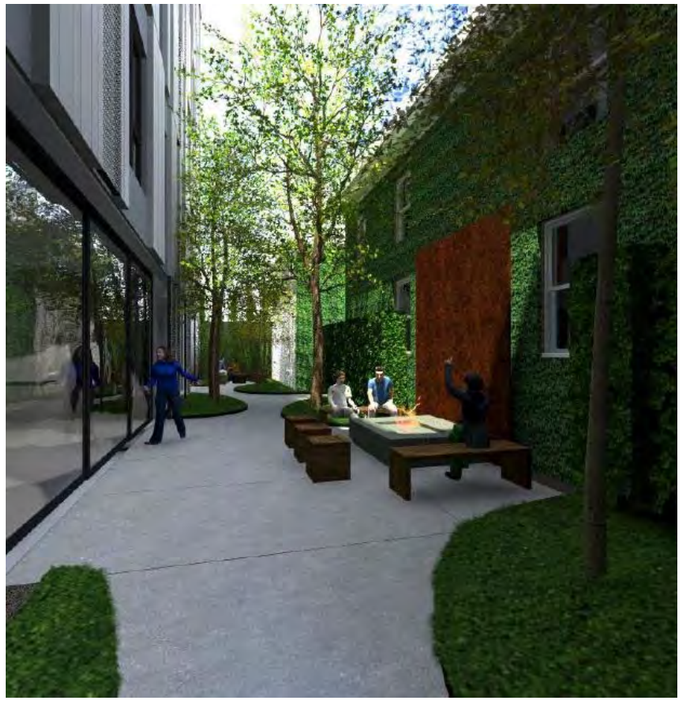


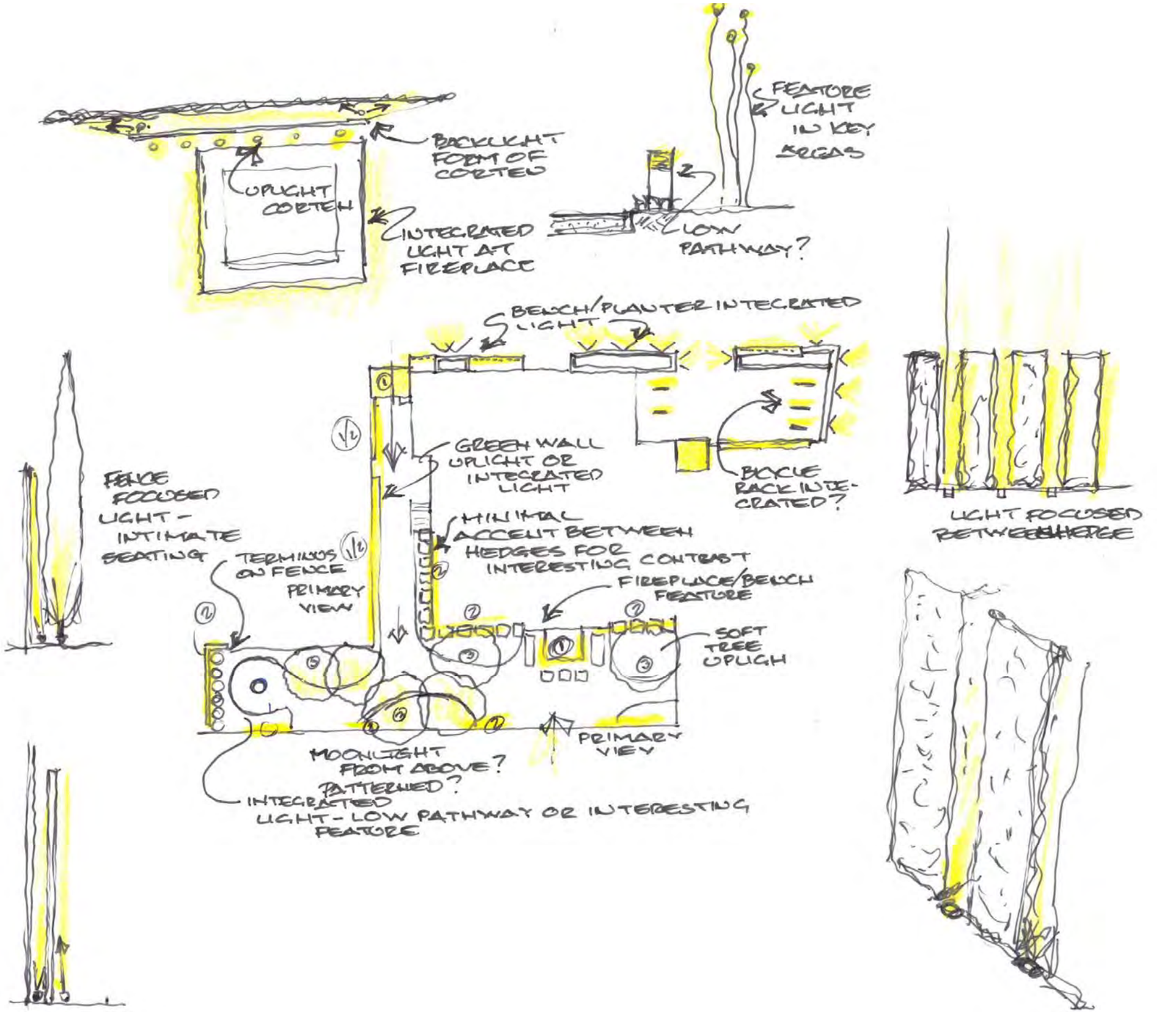


Planters

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA

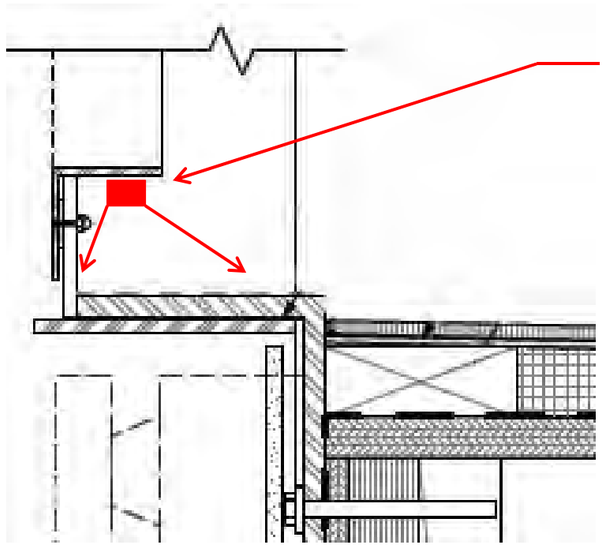




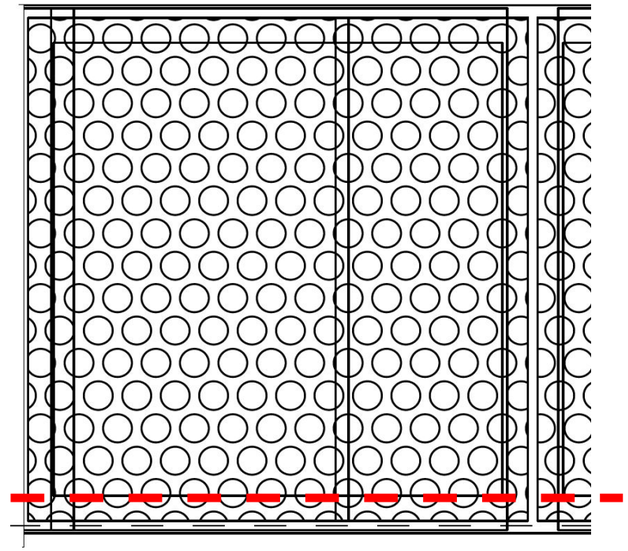
Courtyard and Courtyard Entry Concepts

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA



Channel mounted linear LED strip continuously at base of perf panel.

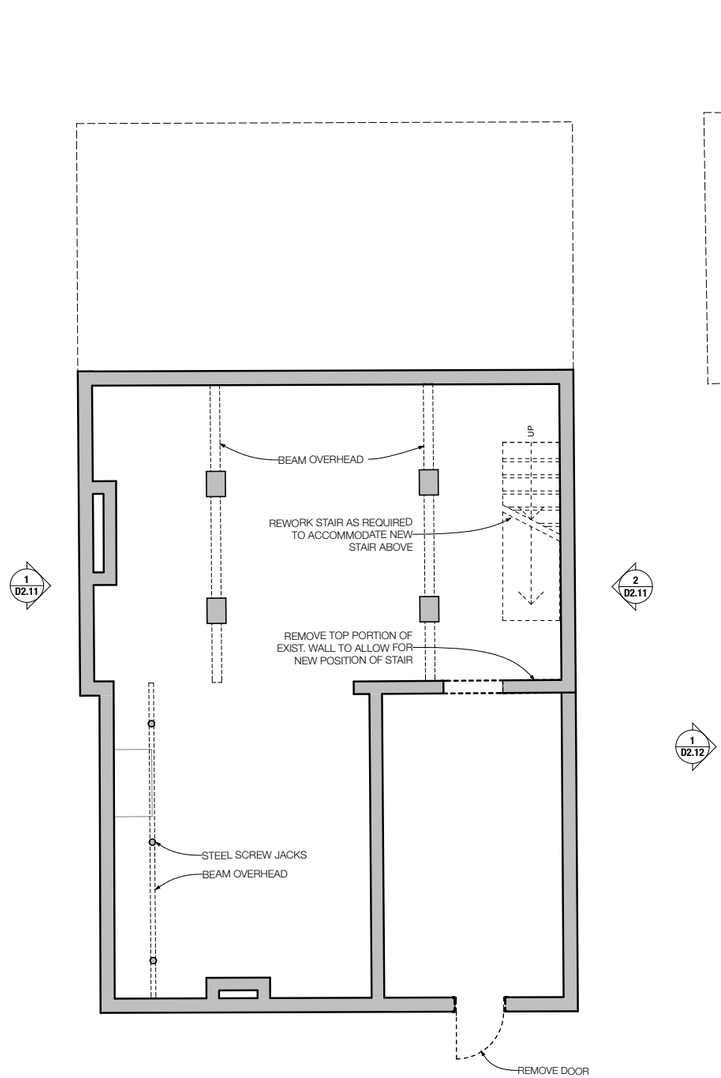


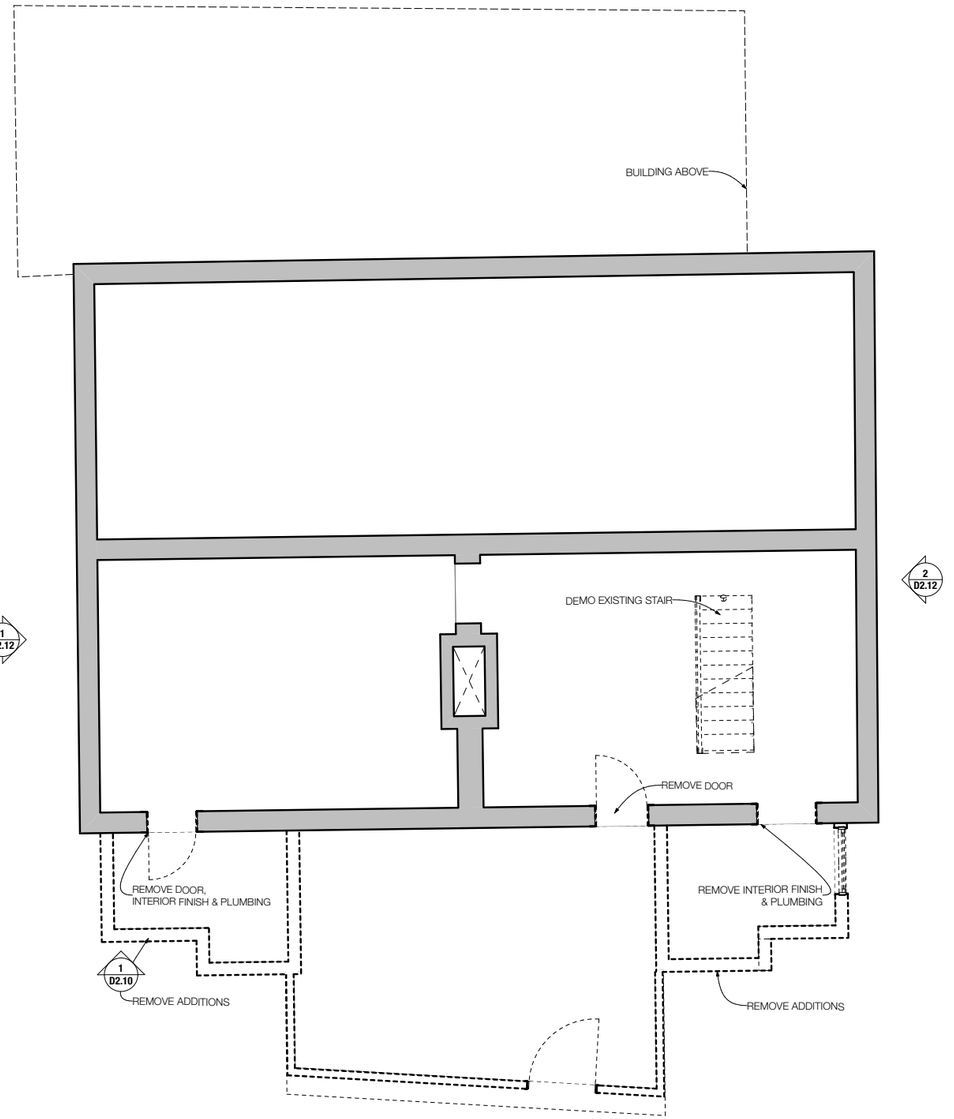
Residential Terrace Lighting

RANDY BURKETT LIGHTING DESIGN
609 East Lockwood Ave.
Suite 201
St. Louis, MO 63119
Tel: (314) 961-6650
Fax: (314) 9617640
www.rbldi.com

600 West Main Street
Charlottesville, VA

EXISTING BUILDING RENOVATIONS





GENERAL DEMOLITION NOTES

1) VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS IMMEDIATELY.
2) REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION WORK.
3) EXISTING SERVICES, CONDUITS, LIGHTING, DUCTS AND PIPING ON EXTERIOR OF BUILDING TO BE REMOVED.
4) SEE STRUCTURAL DRAWINGS FOR EXTENT OF CRAWL SPACES UNDER COURTYARD. REMOVE SITE ELEMENTS THAT CONFLICT WITH FUTURE FRAMING OF COURTYARD.

PLAN NORTH

BASEMENT FLOOR PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'
1 D1.10

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

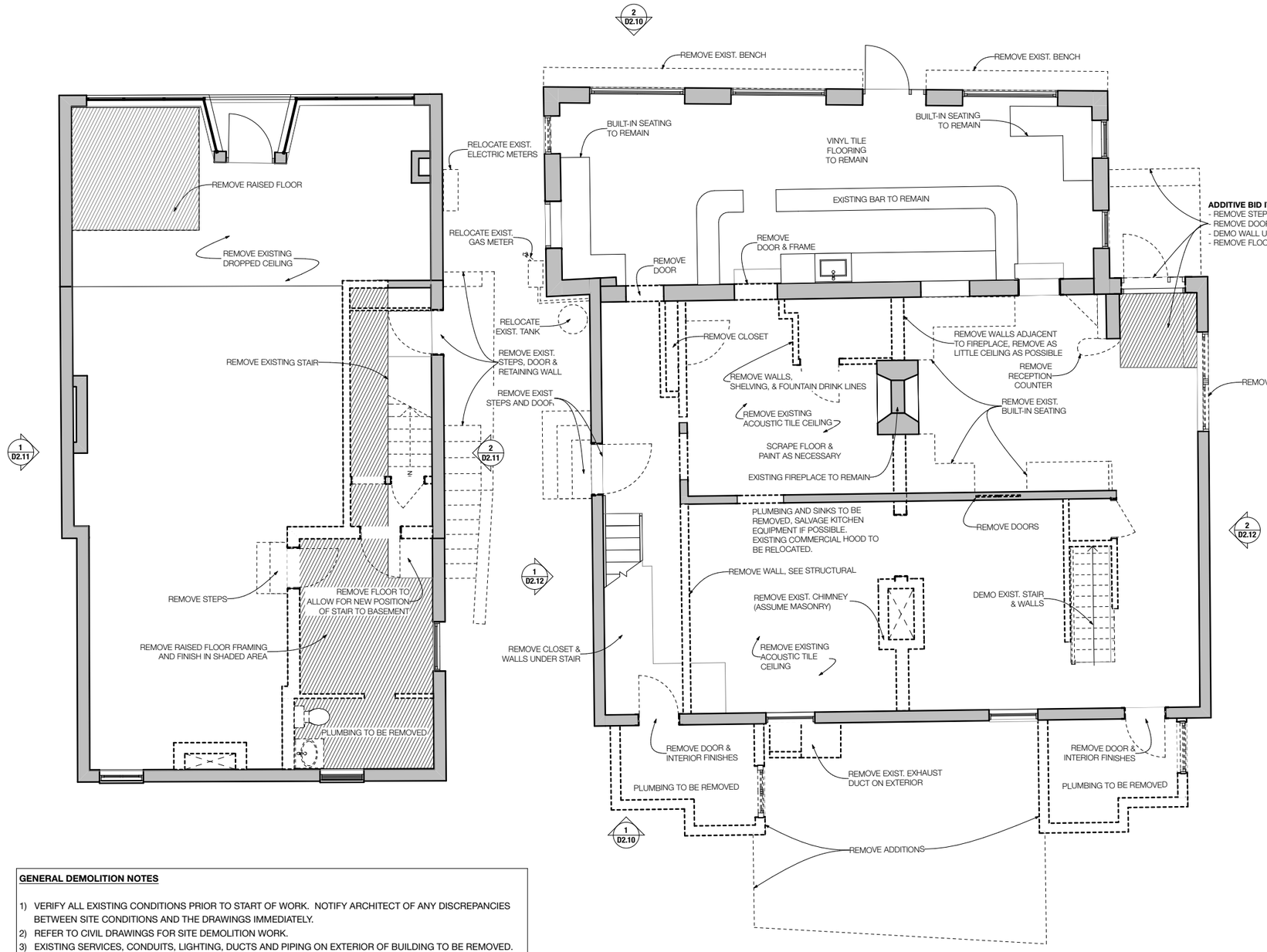
MARK	DATE	DESCRIPTION

DEMO PLAN OF EXSTG BLDGS - BASEMENT

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D1.10



ADDITIVE BID ITEM #8:
- REMOVE STEPS & LANDING
- REMOVE DOOR & SIDE LIGHT
- DEMO WALL UNDER DOOR TO GRADE
- REMOVE FLOORING FOR WHEELCHAIR

GENERAL DEMOLITION NOTES

1) VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS IMMEDIATELY.
2) REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION WORK.
3) EXISTING SERVICES, CONDUITS, LIGHTING, DUCTS AND PIPING ON EXTERIOR OF BUILDING TO BE REMOVED.
4) SEE STRUCTURAL DRAWINGS FOR EXTENT OF CRAWL SPACES UNDER COURTYARD. REMOVE SITE ELEMENTS THAT CONFLICT WITH FUTURE FRAMING OF COURTYARD.

GROUND FLOOR PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'
1 D1.11

PLAN NORTH

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

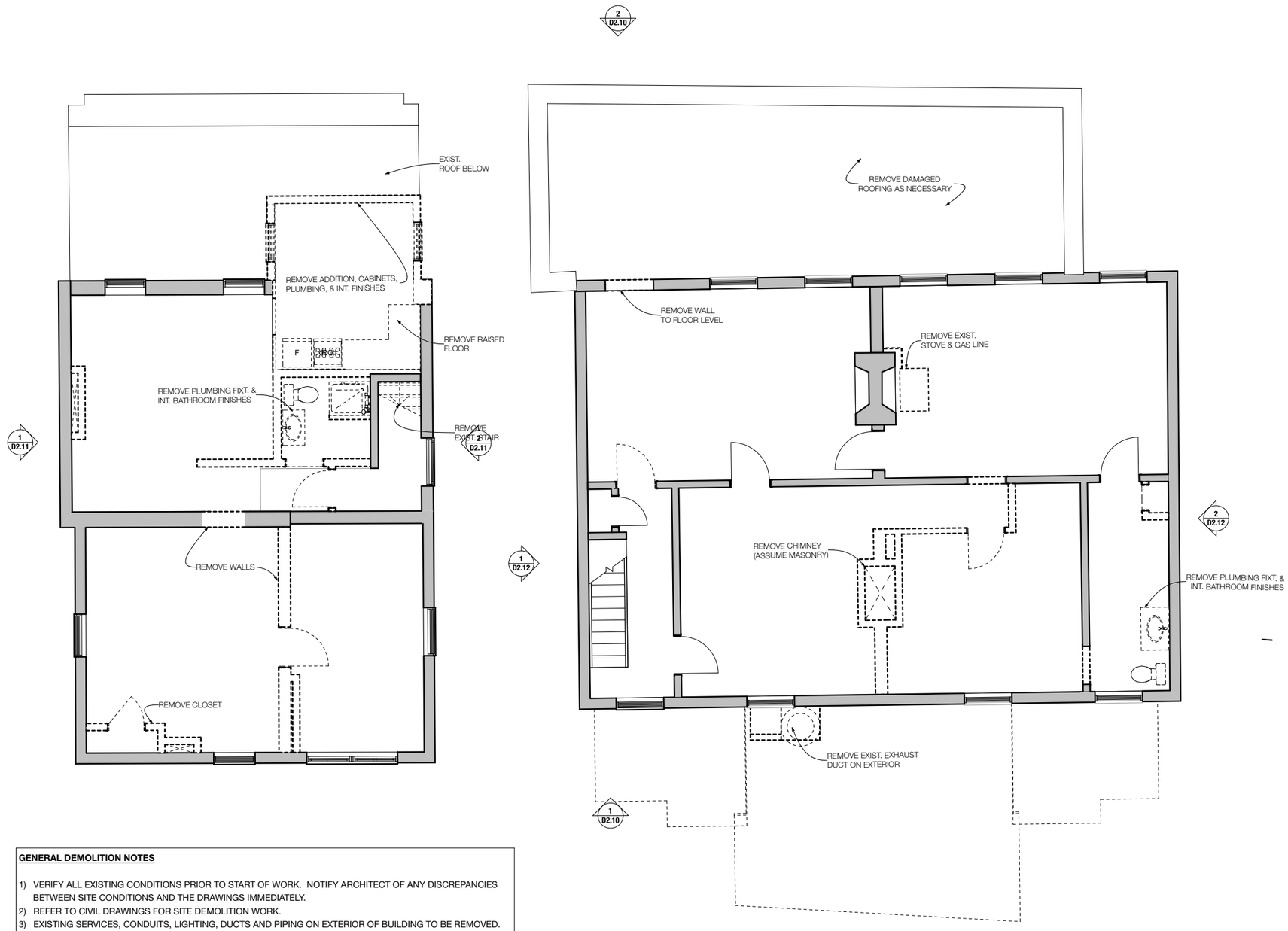
EDITIONS/REVS
MARK DATE DESCRIPTION

DEMO PLAN OF EXSTG BLDGS - GROUND

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D1.11



GENERAL DEMOLITION NOTES

1) VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS IMMEDIATELY.
2) REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION WORK.
3) EXISTING SERVICES, CONDUITS, LIGHTING, DUCTS AND PIPING ON EXTERIOR OF BUILDING TO BE REMOVED.
4) SEE STRUCTURAL DRAWINGS FOR EXTENT OF CRAWL SPACES UNDER COURTYARD. REMOVE SITE ELEMENTS THAT CONFLICT WITH FUTURE FRAMING OF COURTYARD.

2ND LEVEL PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

PLAN NORTH

1 D1.12

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

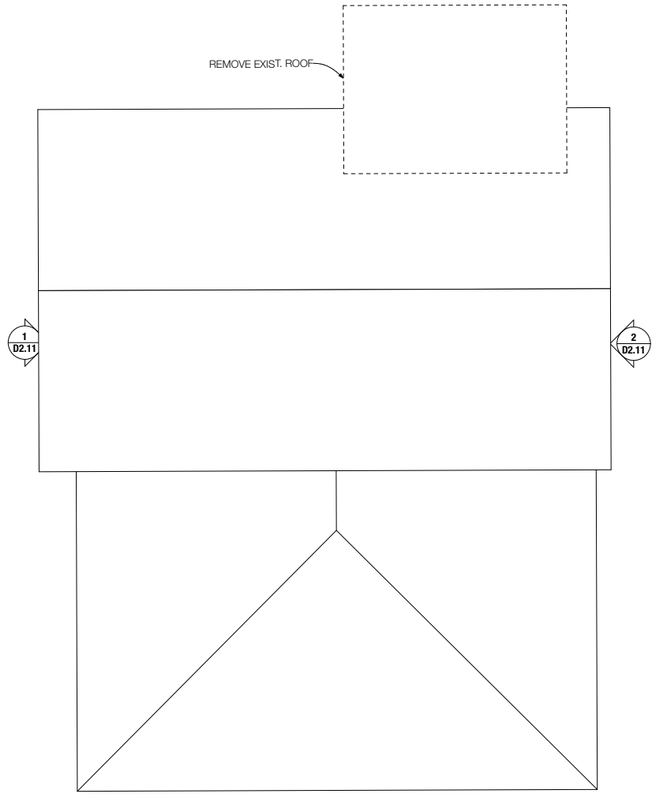
EDITIONS/REVS
MARK DATE DESCRIPTION

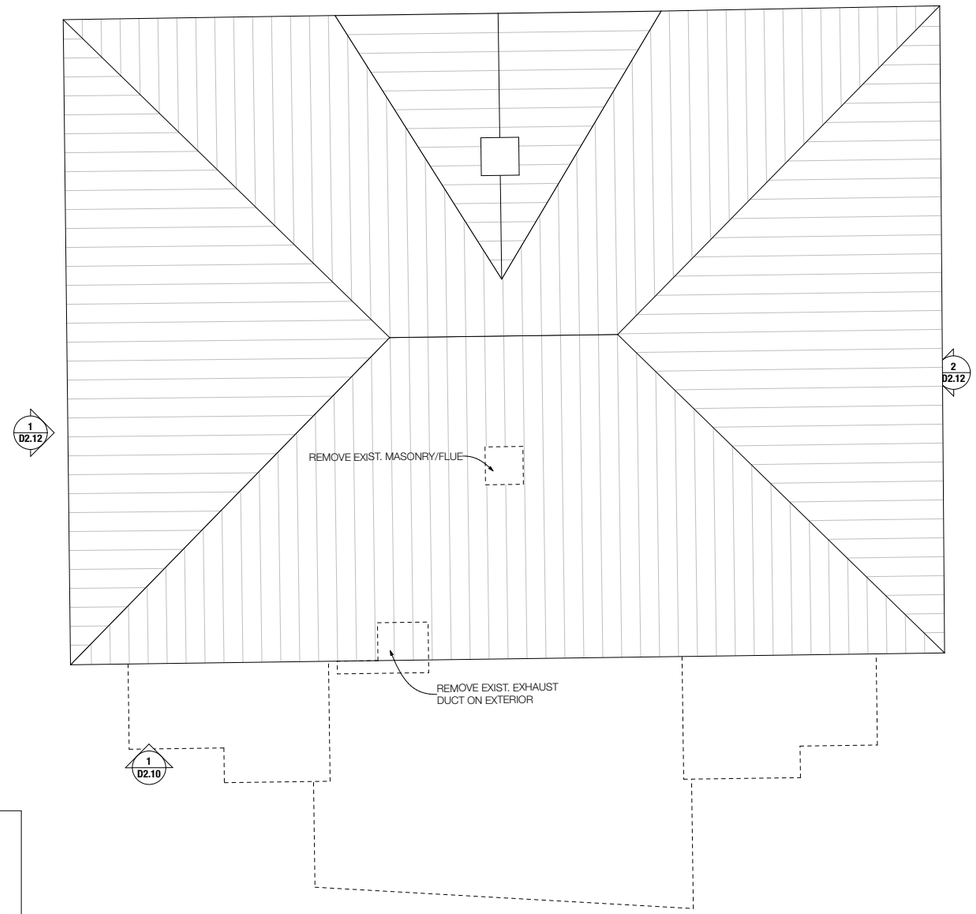
DEMO PLAN OF EXSTG BLDGS - SECOND FLOOR

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D1.12





GENERAL DEMOLITION NOTES

1) VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS IMMEDIATELY.
2) REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION WORK.
3) EXISTING SERVICES, CONDUITS, LIGHTING, DUCTS AND PIPING ON EXTERIOR OF BUILDING TO BE REMOVED.
4) SEE STRUCTURAL DRAWINGS FOR EXTENT OF CRAWL SPACES UNDER COURTYARD. REMOVE SITE ELEMENTS THAT CONFLICT WITH FUTURE FRAMING OF COURTYARD.

ROOF PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

PLAN NORTH

1
D1.13

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

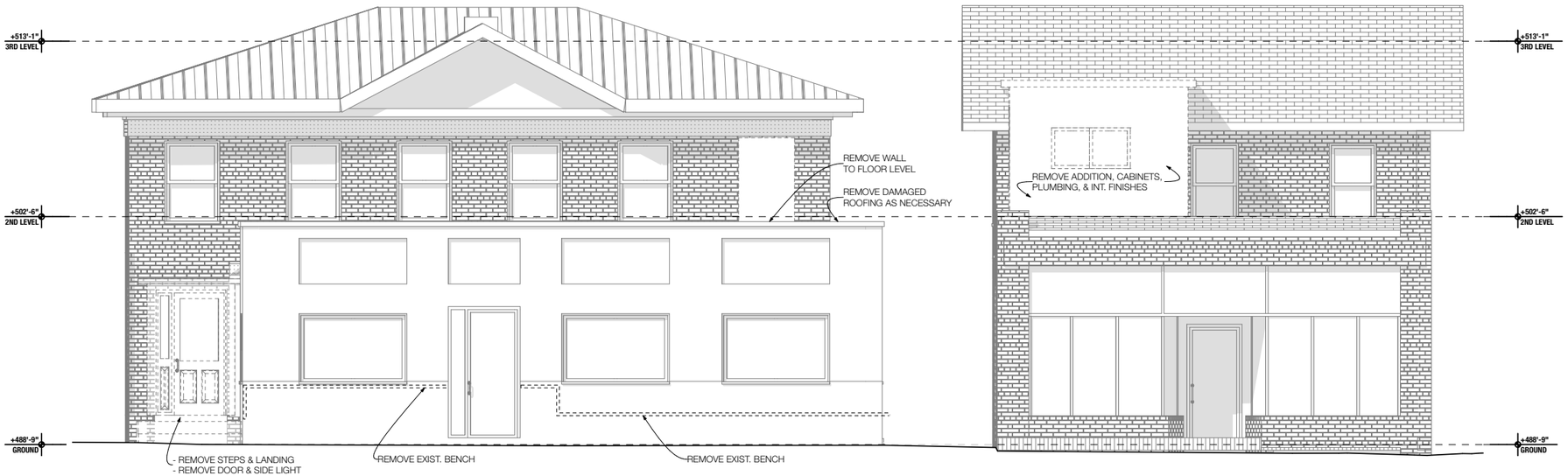
EDITIONS/REVS
MARK DATE DESCRIPTION

DEMO PLAN OF EXSTG BLDGS - ROOF

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D1.13

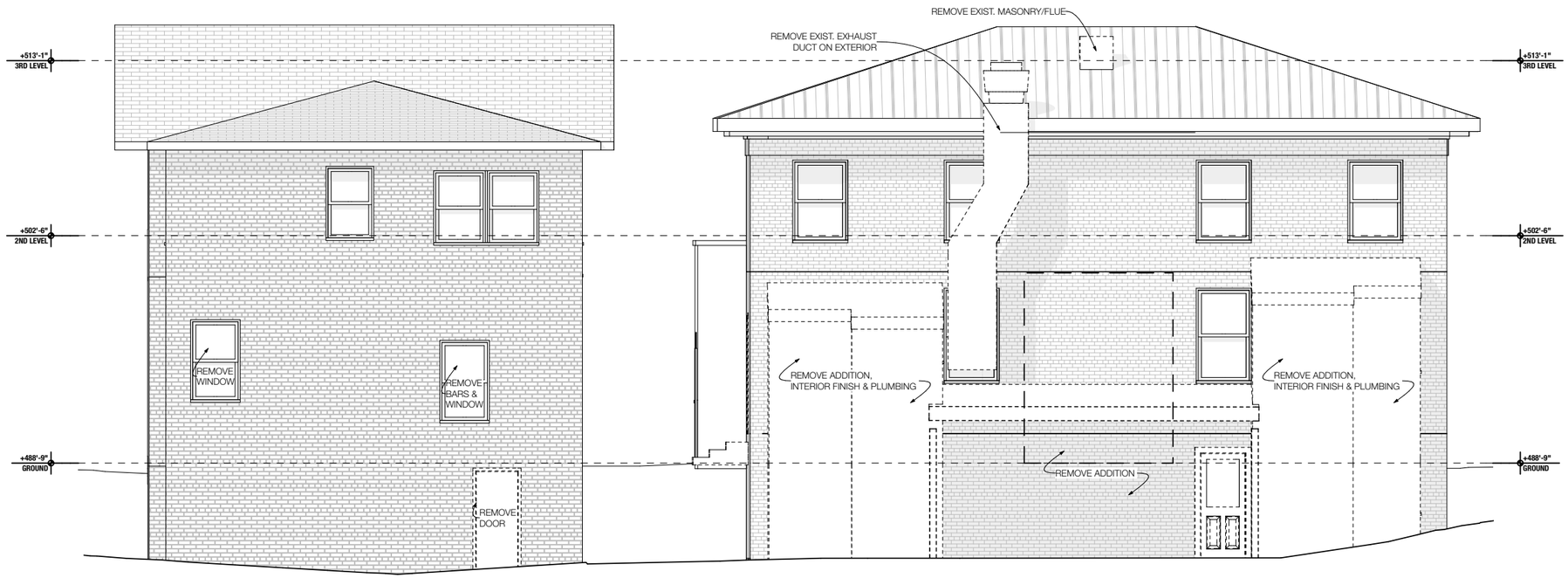


DEMO ELEVATION OF EXISTING BUILDINGS - NORTH

0 2' 4' 8'

1/4" = 1'-0"

2
D2.10



DEMO ELEVATION OF EXISTING BUILDINGS - SOUTH

0 2' 4' 8'

1/4" = 1'-0"

1
D2.10

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

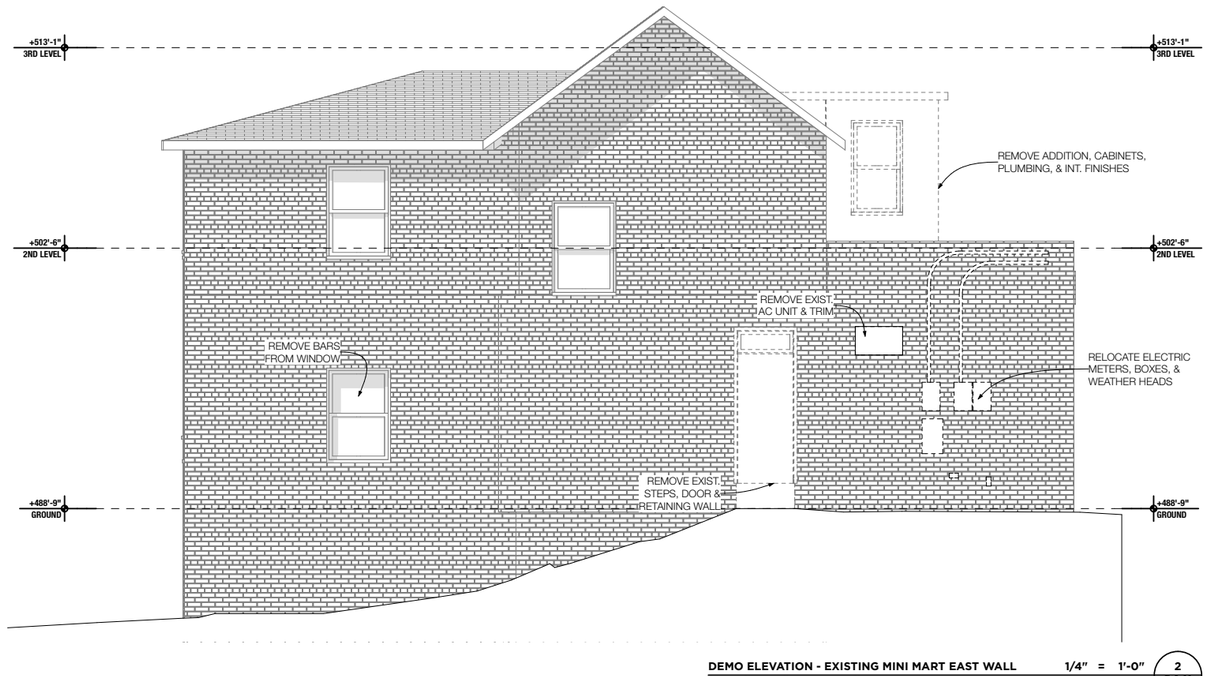
MARK	DATE	DESCRIPTION

DEMO ELEVATIONS OF EXSTG BLDGS

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D2.10



DEMO ELEVATION - EXISTING MINI MART EAST WALL 1/4" = 1'-0" (2 / D2.11)

0 2' 4' 8'

DEMO ELEVATION - EXISTING MINI MART WEST WALL 1/4" = 1'-0" (1 / D2.11)

0 2' 4' 8'

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

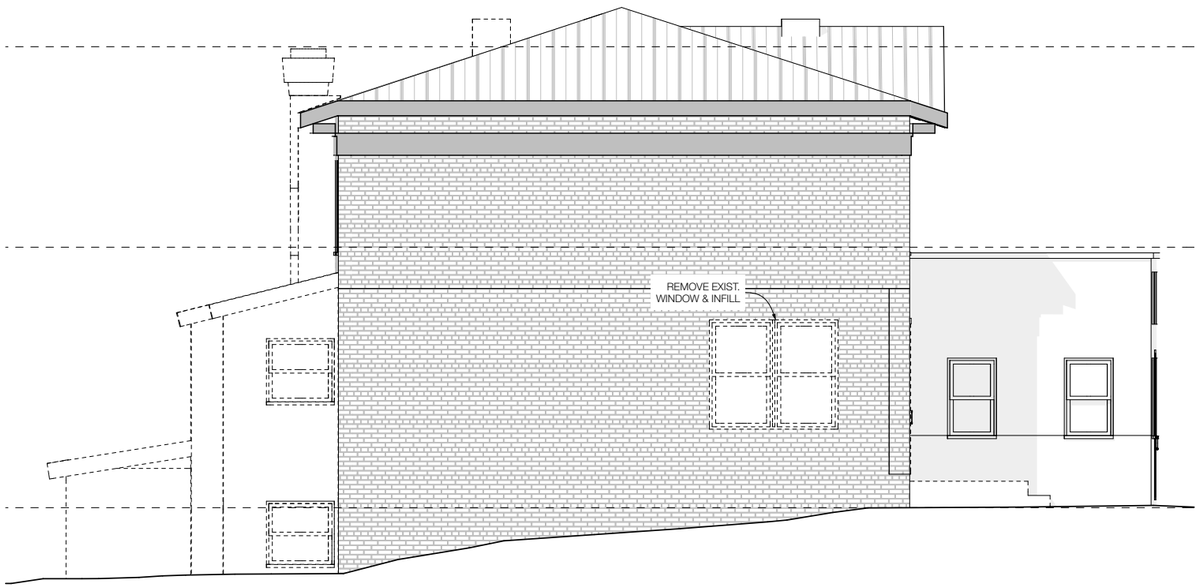
MARK	DATE	DESCRIPTION

DEMO ELEVATIONS OF MINI MART

BIDDING & PERMIT SET
04.17.2017

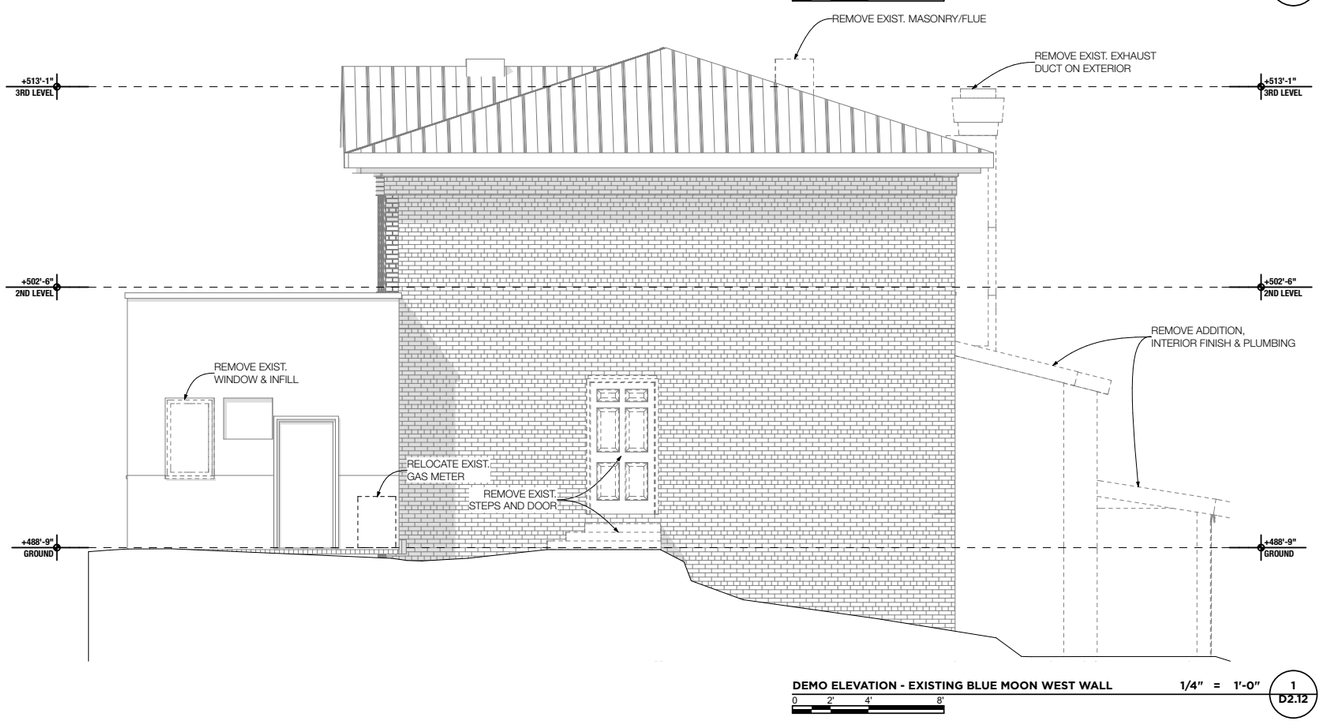
printed 12:42 PM, 3/28/17

D2.11



DEMO ELEVATION - EXISTING BLUE MOON EAST WALL 1/4" = 1'-0" 2 D2.12

0 2' 4' 8'



DEMO ELEVATION - EXISTING BLUE MOON WEST WALL 1/4" = 1'-0" 1 D2.12

0 2' 4' 8'

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

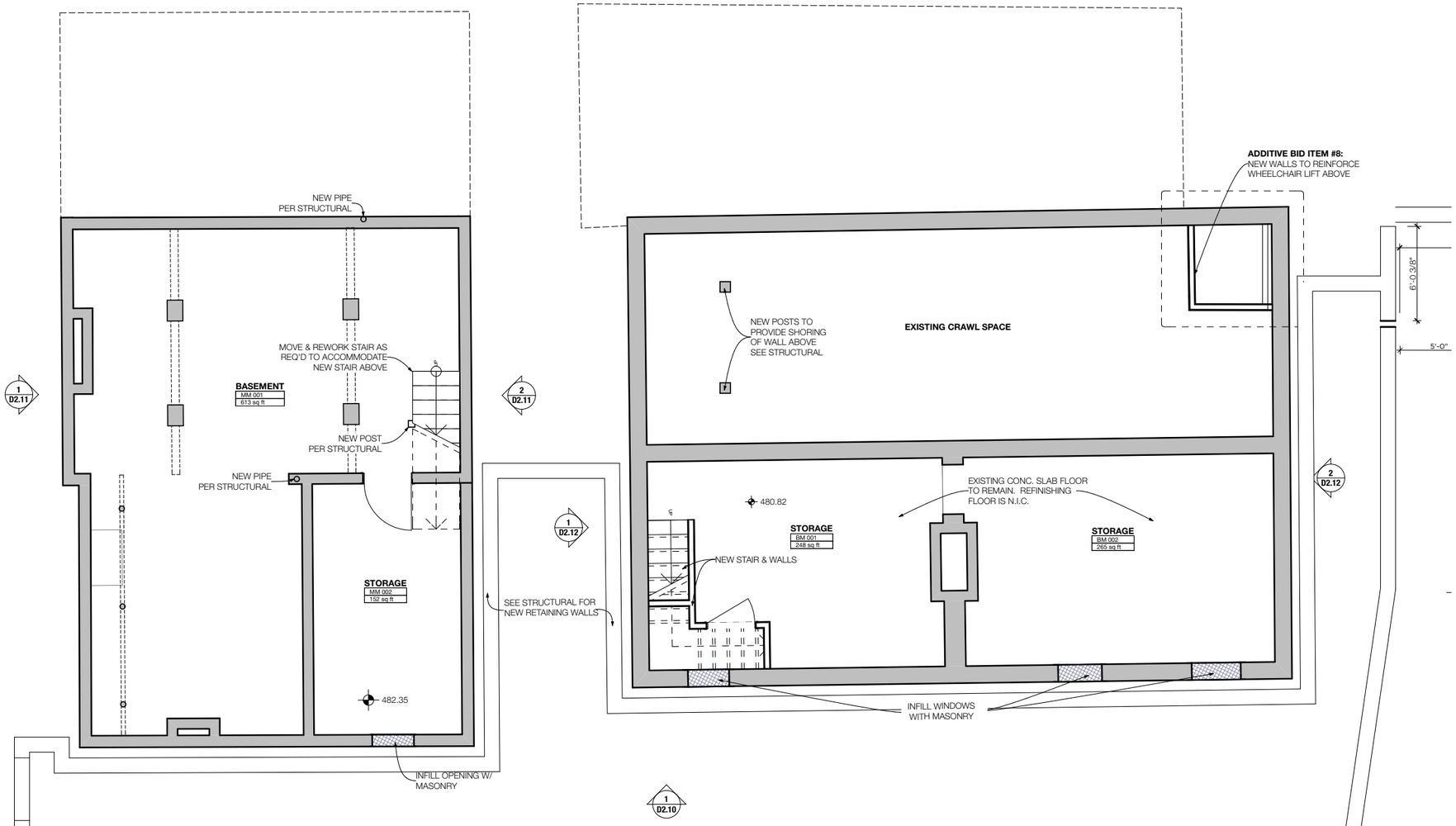
MARK	DATE	DESCRIPTION

DEMO ELEVATIONS OF BLUE MOON

BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

D2.12



PLAN NOTES

Structural
1. Reinforce ceiling joists of Dining 01 as required to support outdoor dining occupancy and mechanical equipment above.
2. Provide new walls in basement and crawl space only as required.

Mechanical
1. Provide new mechanical throughout building per landlord determined specification and submeter tenant space.
2. Relocate commercial kitchen exhaust hood at ground floor kitchen. Route new duct as shown on second floor and jog duct in attic to exit the building through roof at location of existing chimney (chimney to be demolished). As duct rises vertically above roof, enclose in fire retardant treated wood framing with galvalume flat seam metal. Duct enclosure to be topped by exhaust vent.

Electrical
1. Provide new electrical service and wiring throughout building per landlord determined specifications.
2. Add 3 outlets in main dining room & stub power to 2 locations in kitchen.
3. Basement & 1st floor lighting by tenant.

Plumbing
1. Provide plumbing fixtures where indicated on plans.
2. Provide gas & plumbing stubs in kitchen where noted on plans.

Fire Protection
1. Sprinkler entire building, including basement and attic.

Exterior Modifications
1. Re-putty, repair and repaint existing windows, as required due to work to building. Replace badly damaged windows.
2. Repair and repoint all brick walls.
3. Repaint brick walls that are currently painted.
4. Repair and repaint existing metal roof, on Blue Moon building.
5. Tie downspouts into underground storm detention system.
6. Provide new rubber membrane roof over one-story north wing of Blue Moon. Provide wood walking pallets at outdoor dining terrace.
7. Patch, repair and repaint all existing wood trim, cornice and moulding per landlord determined specifications.
8. Provide new half-round gutters, downspouts, & scupper boxes on BM building. All to be pre-finished aluminum w/galvalume finish.

BASEMENT FLOOR PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

1 A1.50

PLAN NORTH

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

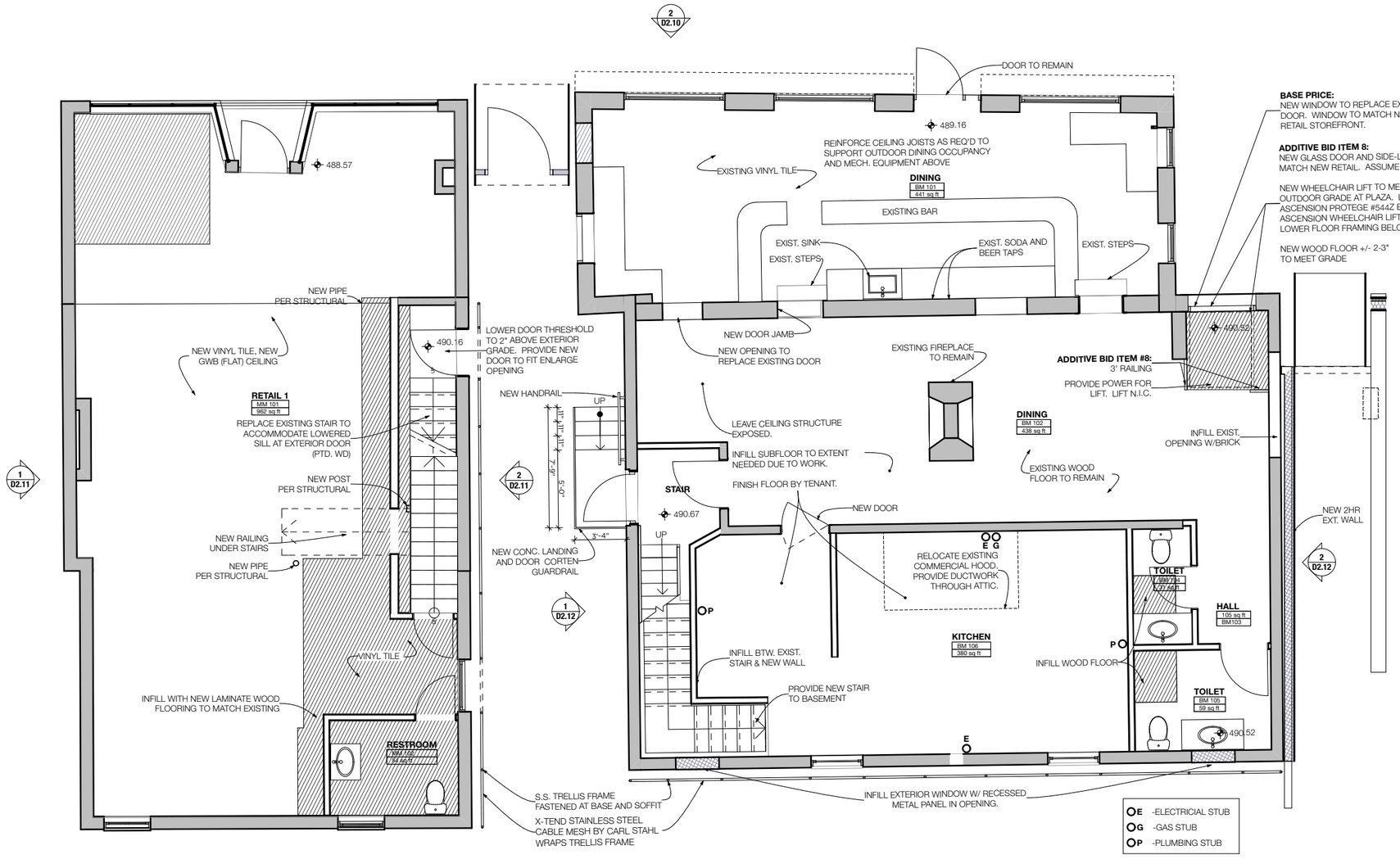
MARK	DATE	DESCRIPTION

BASEMENT FLOOR PLAN OF EXISTING BUILDINGS

BIDDING & PERMIT SET
04.17.2017

printed 12:40 PM, 3/28/17

A1.50



PLAN NOTES

Structural
1. Reinforce ceiling joists of Dining 01 as required to support outdoor dining occupancy and mechanical equipment above.
2. Provide new walls in basement and crawl space only as required.

Mechanical
1. Provide new mechanical throughout building per landlord determined specification and submeter tenant space.
2. Relocate commercial kitchen exhaust hood at ground floor kitchen. Route new duct as shown on second floor and jog duct in attic to exit the building through roof at location of existing chimney (chimney to be demolished). As duct rises vertically above roof, enclose in fire retardant treated wood framing with galvalume flat seam metal. Duct enclosure to be topped by exhaust vent.

Electrical
1. Provide new electrical service and wiring throughout building per landlord determined specifications.
2. Add 3 outlets in main dining room & stub power to 2 locations in kitchen.
3. Basement & 1st floor lighting by tenant.

1 D2.10

Plumbing
1. Provide plumbing fixtures where indicated on plans.
2. Provide gas & plumbing stubs in kitchen where noted on plans.

Fire Protection
1. Sprinkler entire building, including basement and attic.

Exterior Modifications
1. Re-putty, repair and repaint existing windows, as required due to work to building. Replace badly damaged windows.
2. Repair and repoint all brick walls.
3. Repaint brick walls that are currently painted.
4. Repair and repaint existing metal roof, on Blue Moon building.
5. Tie downspouts into underground storm detention system.
6. Provide new rubber membrane roof over one-story north wing of Blue Moon. Provide wood walking pallets at outdoor dining terrace.
7. Patch, repair and repaint all existing wood trim, cornice and moulding per landlord determined specifications.
8. Provide new half-round gutters, downspouts, & scupper boxes on BM building. All to be pre-finished aluminum w/galvalume finish.

GROUND FLOOR PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

1 A1.51

PLAN NORTH

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

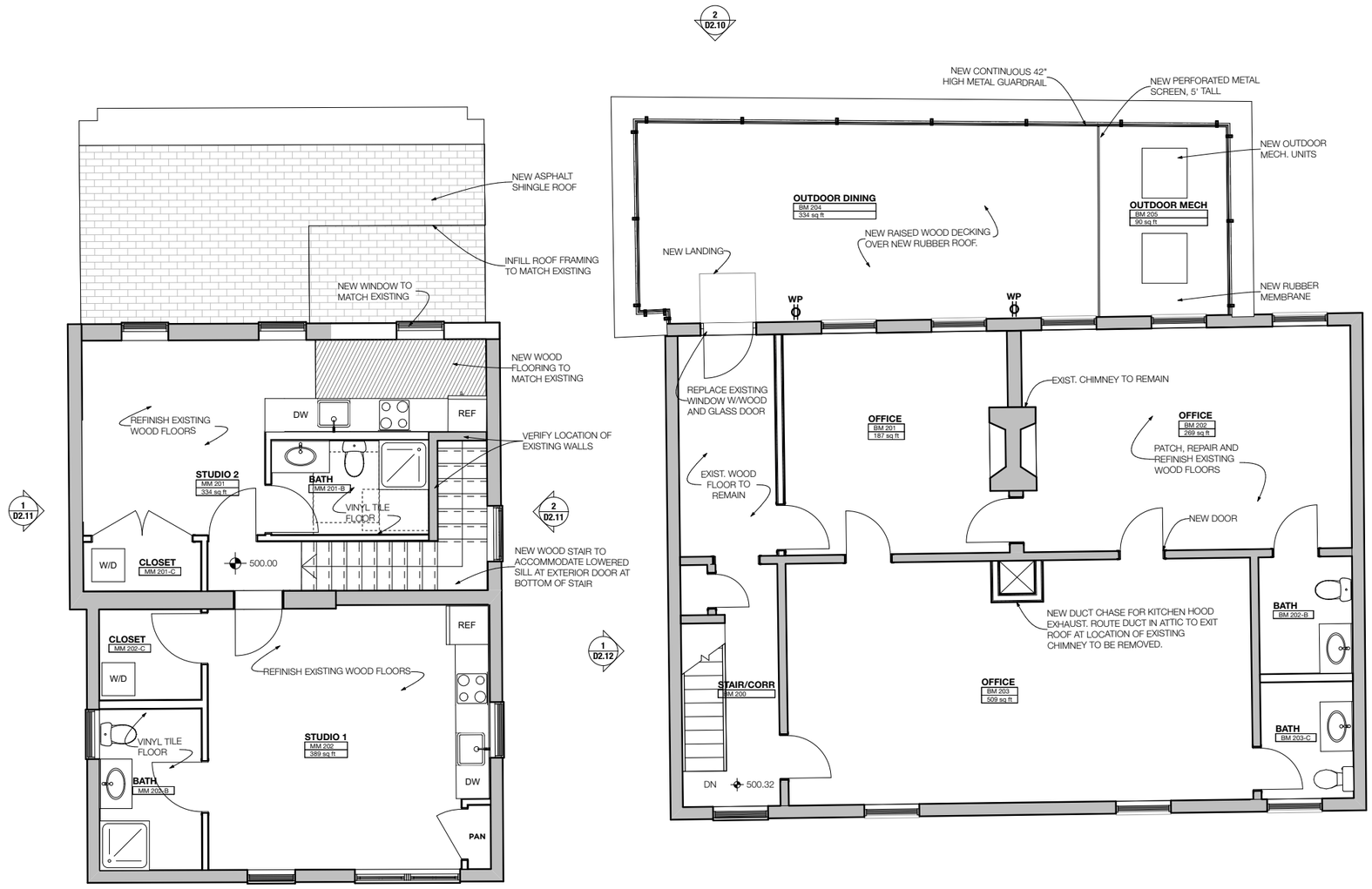
MARK	DATE	DESCRIPTION

GROUND FLOOR PLAN OF EXSTG BLDGS

BIDDING & PERMIT SET
04.17.2017

printed 12:40 PM, 3/28/17

A1.51



PLAN NOTES

Structural
1. Reinforce ceiling joists of Dining 01 as required to support outdoor dining occupancy and mechanical equipment above.
2. Provide new walls in basement and crawl space only as required.

Mechanical
1. Provide new mechanical throughout building per landlord determined specification and submeter tenant space.
2. Relocate commercial kitchen exhaust hood at ground floor kitchen. Route new duct as shown on second floor and jog duct in attic to exit the building through roof at location of existing chimney (chimney to be demolished). As duct rises vertically above roof, enclose in fire retardant treated wood framing with galvalume flat seam metal. Duct enclosure to be topped by exhaust vent.

Electrical
1. Provide new electrical service and wiring throughout building per landlord determined specifications.
2. Add 3 outlets in main dining room & stub power to 2 locations in kitchen.
3. Basement & 1st floor lighting by tenant.

Plumbing
1. Provide plumbing fixtures where indicated on plans.
2. Provide gas & plumbing stubs in kitchen where noted on plans.

Fire Protection
1. Sprinkler entire building, including basement and attic.

Exterior Modifications
1. Re-putty, repair and repaint existing windows, as required due to work to building. Replace badly damaged windows.
2. Repair and repoint all brick walls.
3. Repaint brick walls that are currently painted.
4. Repair and repaint existing metal roof, on Blue Moon building.
5. Tie downspouts into underground storm detention system.
6. Provide new rubber membrane roof over one-story north wing of Blue Moon. Provide wood walking pallets at outdoor dining terrace.
7. Patch, repair and repaint all existing wood trim, cornice and moulding per landlord determined specifications.
8. Provide new half-round gutters, downspouts, & scupper boxes on BM building. All to be pre-finished aluminum w/galvalume finish.

2ND LEVEL PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

PLAN NORTH

1
A1.52

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

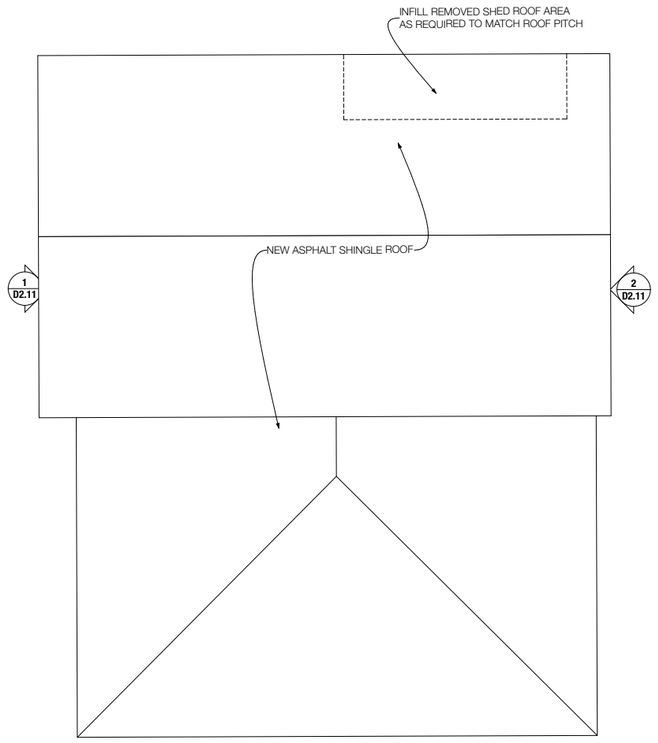
EDITIONS/REVS
MARK DATE DESCRIPTION

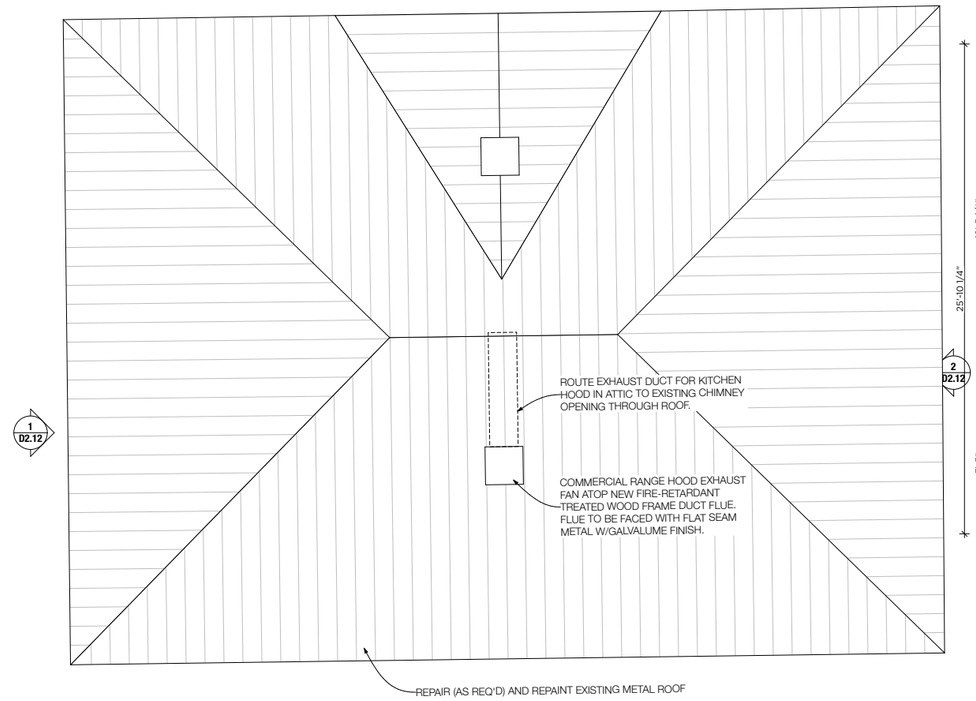
SECOND FLOOR PLAN OF EXSTG BLDGS

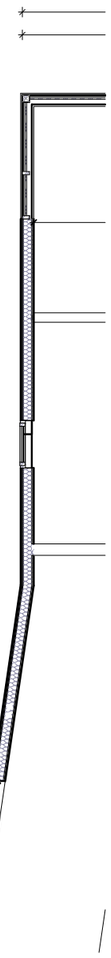
BIDDING & PERMIT SET
04.17.2017

printed 12:40 PM, 3/28/17

A1.52







PLAN NOTES

Structural
1. Reinforce ceiling joists of Dining 01 as required to support outdoor dining occupancy and mechanical equipment above.
2. Provide new walls in basement and crawl space only as required.

Mechanical
1. Provide new mechanical throughout building per landlord determined specification and submeter tenant space.
2. Relocate commercial kitchen exhaust hood at ground floor kitchen. Route new duct as shown on second floor and jog duct in attic to exit the building through roof at location of existing chimney (chimney to be demolished). As duct rises vertically above roof, enclose in fire retardant treated wood framing with galvalume flat seam metal. Duct enclosure to be topped by exhaust vent.

Electrical
1. Provide new electrical service and wiring throughout building per landlord determined specifications.
2. Add 3 outlets in main dining room & stub power to 2 locations in kitchen.
3. Basement & 1st floor lighting by tenant.

Plumbing
1. Provide plumbing fixtures where indicated on plans.
2. Provide gas & plumbing stubs in kitchen where noted on plans.

Fire Protection
1. Sprinkler entire building, including basement and attic.

Exterior Modifications
1. Re-putty, repair and repaint existing windows, as required due to work to building. Replace badly damaged windows.
2. Repair and repoint all brick walls.
3. Repaint brick walls that are currently painted.
4. Repair and repaint existing metal roof, on Blue Moon building.
5. Tie downspouts into underground storm detention system.
6. Provide new rubber membrane roof over one-story north wing of Blue Moon. Provide wood walking pallets at outdoor dining terrace.
7. Patch, repair and repaint all existing wood trim, cornice and moulding per landlord determined specifications.
8. Provide new half-round gutters, downspouts, & scupper boxes on BM building. All to be pre-finished aluminum w/galvalume finish.

ROOF PLAN OF EXISTING BUILDINGS 1/4" = 1'-0"
0 2' 4' 8'

1 A1.53

PLAN NORTH

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

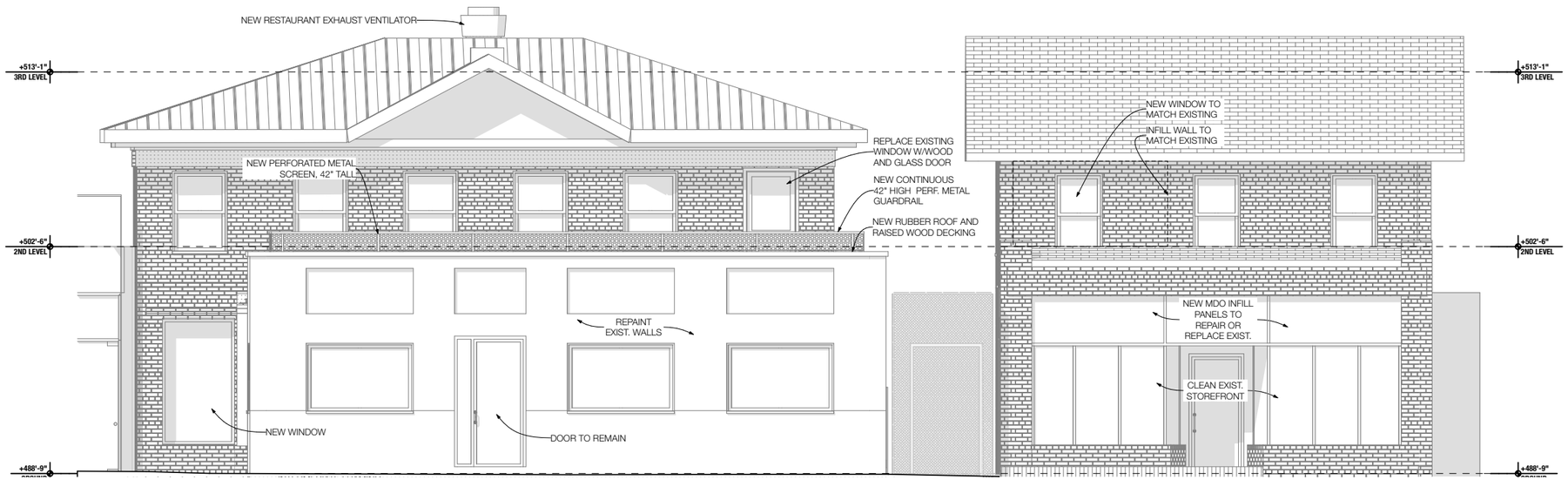
MARK	DATE	DESCRIPTION

ROOF PLAN OF EXSTG BLDGS

BIDDING & PERMIT SET
04.17.2017

printed 12:40 PM, 3/28/17

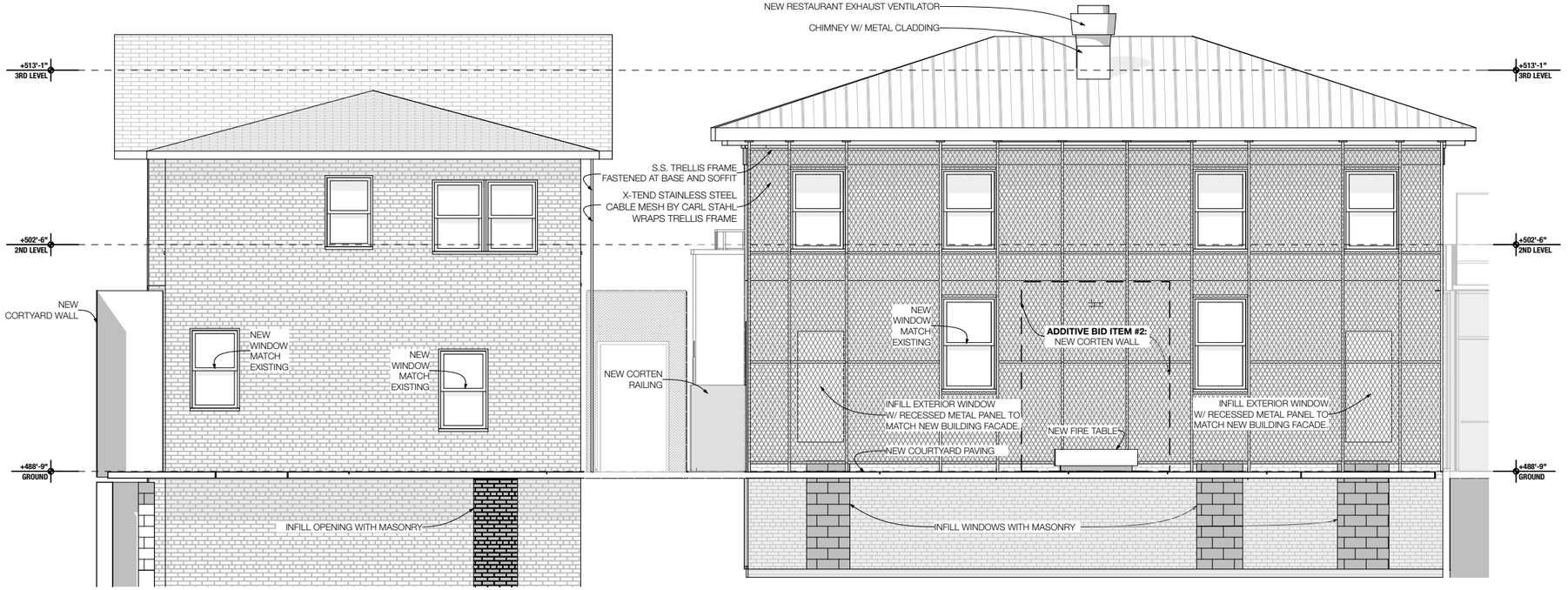
A1.53



NORTH ELEVATION OF EXISTING BUILDINGS

0 2' 4' 8'

1/4" = 1'-0" (2 / A2.50)



SOUTH ELEVATION OF EXISTING BUILDINGS

0 2' 4' 8'

1/4" = 1'-0" (1 / A2.50)

NOTE:
PAINT TO MATCH EXISTING COLORS
UNPAINTED BRICK TO REMAIN UNPAINTED

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

NORTH & SOUTH ELEVATIONS OF EXSTG BLDGS

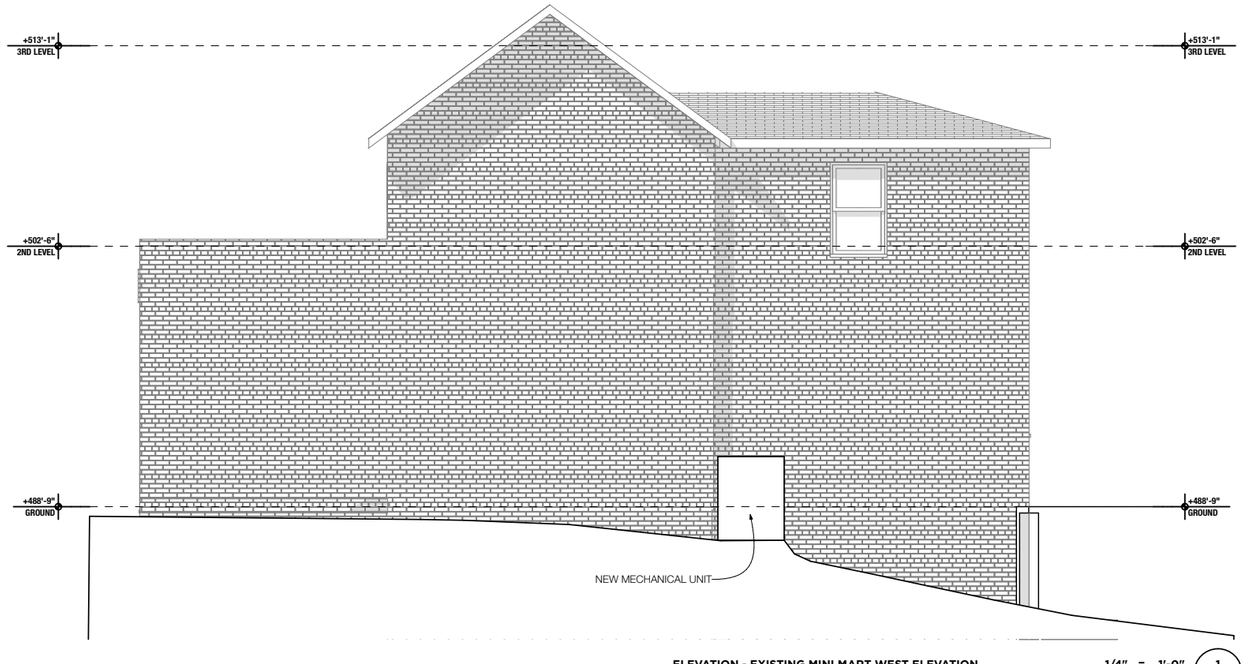
BIDDING & PERMIT SET
04.17.2017

printed 12:42 PM, 3/28/17

A2.50

ELEVATION - EXISTING MINI MART WEST WALL 1/4" = 1'-0" 2 A2.51

0 2' 4' 8'



ELEVATION - EXISTING MINI MART WEST ELEVATION 1/4" = 1'-0" 1 A2.51

0 2' 4' 8'

NOTE:
PAINT TO MATCH EXISTING COLORS
UNPAINTED BRICK TO REMAIN UNPAINTED

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

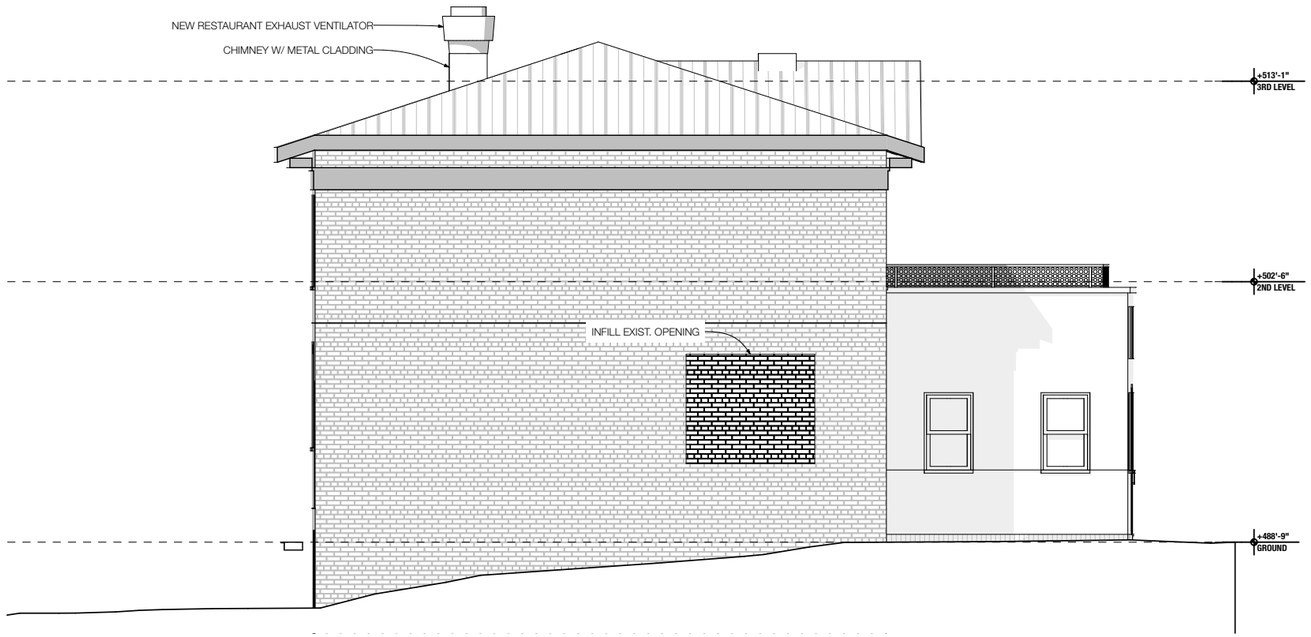
MARK	DATE	DESCRIPTION

EAST & WEST ELEVATIONS OF MINI MART

BIDDING & PERMIT SET
04.17.2017

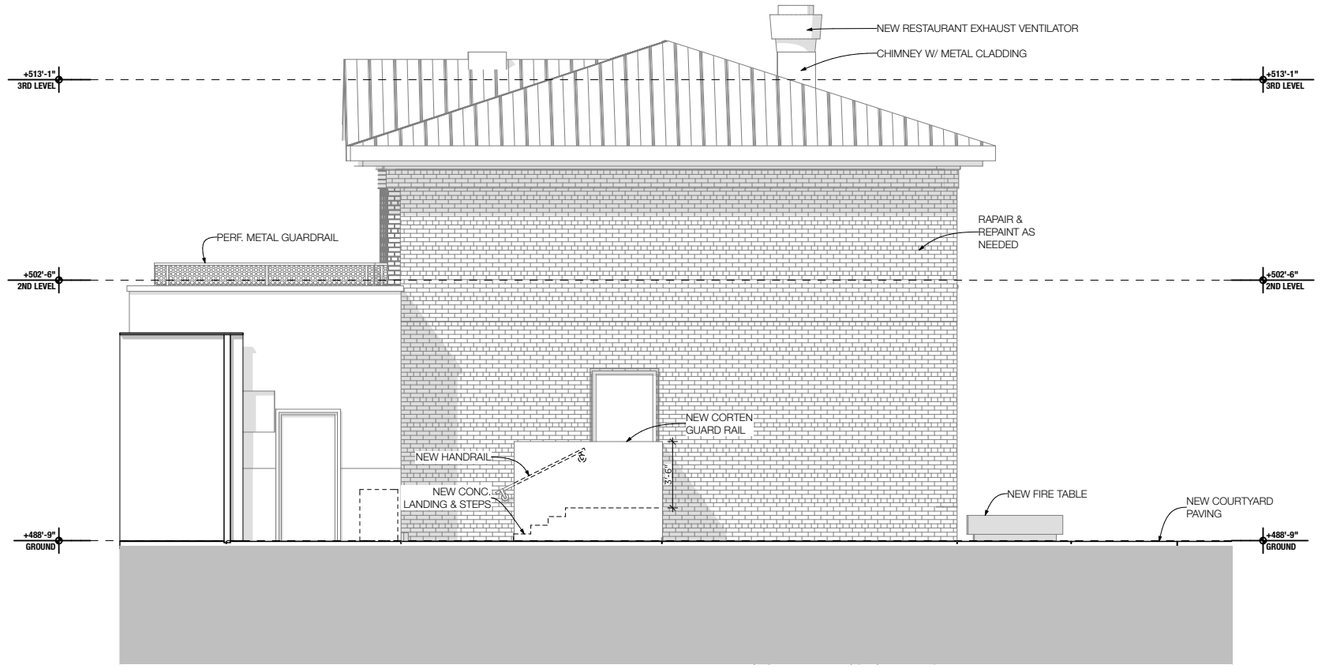
printed 12:42 PM, 3/28/17

A2.51



ELEVATION - EXISTING BLUE MOON EAST WALL 1/4" = 1'-0" (2 / A2.52)

0 2' 4' 8'



ELEVATION - EXISTING BLUE MOON WEST WALL 1/4" = 1'-0" (1 / A2.52)

0 2' 4' 8'

NOTE:
PAINT TO MATCH EXISTING COLORS
UNPAINTED BRICK TO REMAIN UNPAINTED

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

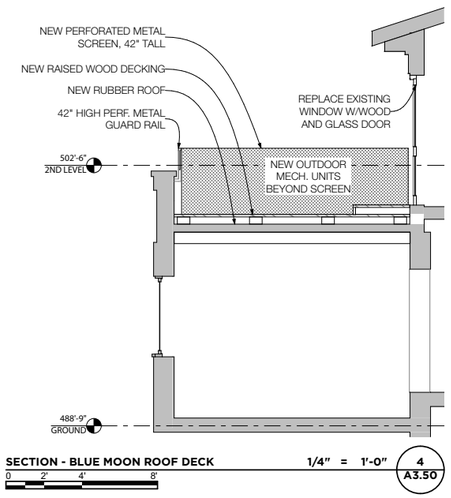
MARK	DATE	DESCRIPTION

EAST & WEST ELEVATIONS OF BLUE MOON

BIDDING & PERMIT SET
04.17.2017

printed 12:43 PM, 3/28/17

A2.52



SECTION - BLUE MOON ROOF DECK 1/4" = 1'-0" (4 / A3.50)

0 2" 4" 8"

SIX HUNDRED WEST MAIN

ARCHITECT
BUSHMAN DREYFUS ARCHITECTS PC
820 East High Street
Charlottesville VA 22902
434.295.1936

DEVELOPER
HEIRLOOM WEST MAIN DEVELOPMENT
c/o Grayson Consulting
2093 Goodling Road
North Garden VA 22959

CIVIL ENGINEER/LANDSCAPE
TIMMONS GROUP
608 Preston Avenue, Suite 200
Charlottesville VA 22903

MEP, FP ENGINEERS
STAENGL ENGINEERING
1159 Crozet Avenue, Suite A
Crozet, VA 22932

STRUCTURAL ENGINEER
Dunbar Milby Williams Pittman & Vaughan
110 Third Street
Charlottesville, VA 22902

NOT FOR CONSTRUCTION

address:
510-600 WEST MAIN STREET
CHARLOTTESVILLE, VA

PROJECT #15171

EDITIONS/REVS

MARK	DATE	DESCRIPTION

BLUE MOON SECTION

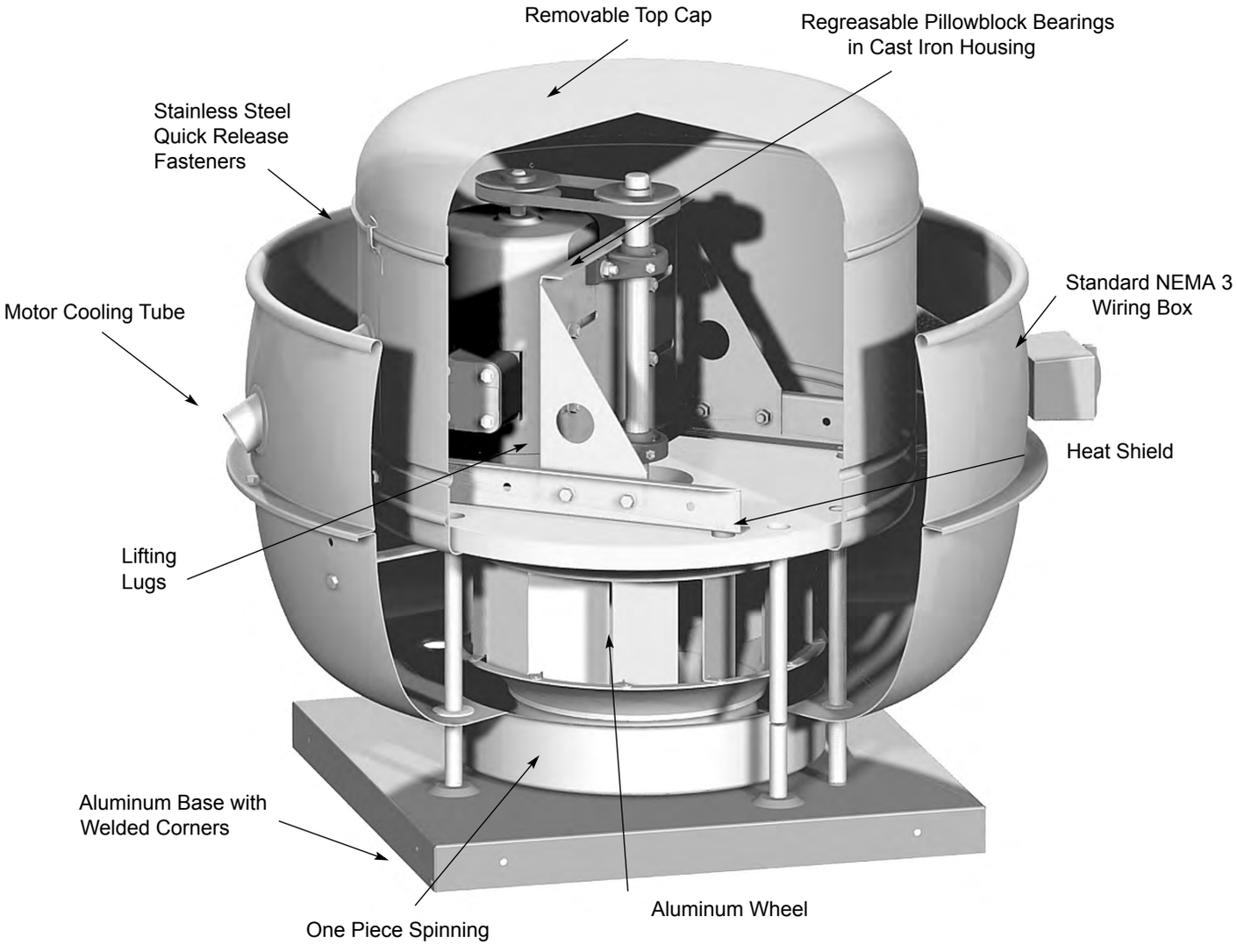
BIDDING & PERMIT SET
04.17.2017

printed 12:43 PM, 3/28/17

A3.50

VCR

Upblast Centrifugal Restaurant Exhaust Ventilator



Model Number Chart

Direct Drive Models

100 V 15 D EC

Fan Size
100 through 180

Model
V = VCRD
VH = VCRD-HP
VX = VCRD-XP

Motor RPM
10=1075
11=1140
13=1300
15=1550
17=1725

Direct Drive

Electronically Commutated Motor

Belt Drive Models

150 V 4 B

Fan Size
100 through 490

Model
V = VCR
VH = VCR-HP
VX = VCR-XP

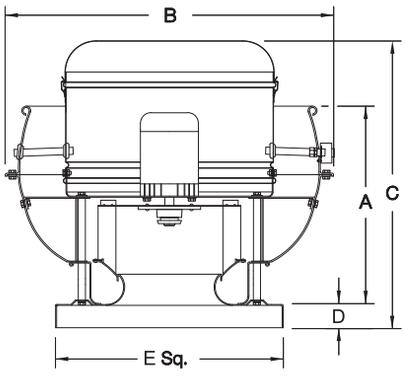
Motor HP
2=1/6 8=1-1/2
3=1/4 9=2
4=1/3 10=3
5=1/2 11=5
6=3/4 12=7-1/2
7=1 13=10

Belt Drive

Upblast Centrifugal Restaurant Exhaust Ventilator Roof Mounted Direct Drive

LOREN COOK COMPANY certifies that the VCRD, VCRD-EC, VCRD-HP, VCRD-XP, VCRDEC-HP, VCRDEC-XP shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program.

Type VCRD, VCRD-EC, VCRD-HP, VCRD-XP, VCRDEC-HP ,VCRDEC-XP are furnished standard with UL 762 and $_{C}$UL 762 listings (Power Ventilator for Restaurant Exhaust Appliances/YZHW) when furnished with factory supplied motor.



Description: Fan shall be a spun aluminum, roof mounted, direct driven, upblast centrifugal exhaust ventilator.

Certifications: Fan shall be manufactured at an ISO 9001 certified facility. Fan shall be listed by Underwriters Laboratories (UL 762) and UL listed for Canada (Power Ventilator for Restaurant Exhaust Appliances). Fan shall bear the AMCA Certified Ratings Seal for Sound and Air Performance.

Construction: Fan shall be of bolted and welded construction utilizing corrosion resistant fasteners. The spun aluminum structural components shall be constructed of minimum 16 gauge marine alloy aluminum, bolted to a rigid aluminum support structure. The aluminum base shall have a one piece inlet spinning and continuously welded curb cap corners for maximum leak protection. The windband shall have a rolled bead for added strength. A two piece top cap shall have stainless steel quick release latches to provide access into the motor compartment without the use of tools. An external wiring compartment with integral conduit chase shall be provided into the motor compartment to facilitate wiring connections. The motor shall be enclosed in a weather-tight compartment, separated from the exhaust airstream. Unit shall bear an engraved aluminum nameplate. Nameplate shall indicate design CFM and static pressure. Unit shall be shipped in ISTA Certified Transit Tested Packaging.

Wheel: Wheel shall be centrifugal backward inclined, constructed of 100 percent aluminum, including a precision machined cast aluminum hub. Wheel inlet shall overlap an aerodynamic aluminum inlet cone to provide maximum performance and efficiency. Wheel shall be balanced in accordance with AMCA Standard 204-05, Balance Quality and Vibration Levels for Fans.

Motor: Motor shall be heavy duty type with permanently lubricated sealed bearings and furnished at the specified voltage, phase and enclosure.

Motor EC: Motor shall be an electronically commutated motor rated for continuous duty and furnished either with internally mounted potentiometer speed controller or with leads for connection to 0-10 VDC external controller.

Product: Fan shall be model VCRD, VCRD-HP or VCRD-XP as manufactured by LOREN COOK COMPANY of Springfield, Missouri.

VCRD / VCRD-HP / VCRD-XP Dimension Data

Size	A	B	C			D	E Sq.	Roof Opening Square*	Ship. Wt.
			VCRD	VCRD-HP	VCRD-XP				
101	12-1/2	25-1/4	20-3/16	-	-	2	18	13-1/2	30
120	19-1/16	30-3/16	28-1/4	-	-	2	20	15-1/2	61
135	19-1/16	30-3/16	28-5/8	-	-	2	20	15-1/2	66
150	20-15/16	34-11/16	30-1/4	27-1/2	-	2	24	19-1/2	77
165	20-15/16	34-11/16	30-3/4	27-3/4	26-11/16	2	24	19-1/2	83
180	24-13/16	39-7/16	35-7/8	33-3/8	31-9/16	3	30	25-1/2	100
195	24-13/16	39-7/16	-	33-1/2	32-1/8	3	30	25-1/2	110

All dimensions in inches. *Roof opening size for curbs supplied by LOREN COOK COMPANY only. Weights in pounds, less motor.

MITSUBISHI ELECTRIC
COOLING & HEATING

ENERGY STAR

M-SERIES

SUBMITTAL DATA: MXZ-8C48NAHZ

4-TON MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:

GENERAL FEATURES

- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- M-Net adaptor kits are available as an option*
- Limited warranty: five years parts and seven years compressor

*Included standard in PAC-MKA30/50BC Branch Box

ACCESSORIES

- □ Three-port Branch Box (PAC-MKA30BC)
- □ Five-port Branch Box (PAC-MKA50BC)
- □ Distribution Pipe for Flare Connection (MSDD-50AR; necessary for installing two branch boxes)
- □ Distribution Pipe for Brazed Connection (MSDD-50BR; necessary for installing two branch boxes)
- □ 3/8" x 1/2" Port Adapter (MAC-A454JP)
- □ 1/2" x 3/8" Port Adapter (MAC-A455JP)
- □ 1/2" x 5/8" Port Adapter (MAC-A456JP)
- □ 1/4" x 3/8" Port Adapter (PAC-493PI)
- □ 3/8" x 5/8" Port Adapter (PAC-SG76RJ)
- □ M-NET Adapter (PAC-IF01MNT-E)
- □ Drain Socket (PAC-SH71DS-E)
- □ Airflow Guide (AC-SH96SG-E)

Outdoor Unit: MXZ-8C48NAHZ

INVERTER

R410A

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specification			Model Name
Unit Type			MXZ-8C48NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	48,000 / 48,000
	Capacity Range	Btu/h	6,000 - 48,000
	Rated Total Input	W	4,000 / 5,050
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	54,000 / 54,000
	Capacity Range	Btu/h	7,200 - 54,000
	Rated Total Input	W	4,220 / 4,990
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	40,000 / 43,000
	Maximum Capacity	Btu/h	54,000 / 54,000
	Rated Total Input	W	4,340 / 5,250
Heating at 5°F*	Maximum Capacity	Btu/h	54,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	50
	MCA	A	42
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			Hermetic
Fan Motor (ECM)		F.L.A.	0.4+0.4
Sound Pressure Level	Cooling	dB(A)	51
	Heating		54
External Dimensions (H x W x D)		In / mm	52-11/16 x 41-11/32 x 13+1 1338 x 1050 x 330+25
Net Weight		Lbs / kg	276 / 125
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	3/8 / 9.52
	Gas (Low Pressure)		5/8 / 15.88
Max. Refrigerant Line Length		Ft / m	492 (150)
Max. Piping Length for Each Indoor Unit		Ft / m	262 (80)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	131 (40)
	If IDU is Below ODU		164 (50)
Connection Method			Flared/Flared
Refrigerant			R410A

*** Rating Conditions per AHRI Standard:**

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 75° F (24° C) WB

Heating at 47°F | Indoor: 70° F (21° C) DB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

Specifications are subject to change without notice