

From: Scala, Mary Joy
Sent: Thursday, April 21, 2016 10:05 AM
To: Ryan Doody
Cc: 'Lauren Noe'; Tj Ronayne (tronayne@gropen.com)
Subject: BAR Action - 1000 West Main Street - April 19, 2016

April 21, 2016

Ryan Doody
Campus Investment, C'ville 100o W Main, LLC
130 East Randolph St., Suite 2100
Chicago, IL 60601

RE: Certificate of Appropriateness Application

BAR 16-04-03
1000 West Main
Tax Parcel 100068000 & 1000700
Campus Investors C'ville 1000 W Main, LLC, Owner/Applicant
Comprehensive signage plan

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 19, 2016. The following action was taken:

Schwartz moved to find that the proposed comprehensive signage plan satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR *recommends* this application as submitted with the following modifications: the applicant will resubmit the sign concept for the glass on retail spaces, to be administratively approved. Knott seconded. The motion passed (8-0).

After the revised plan has been administratively approved, the Comprehensive Signage Plan will be scheduled before City Council for approval.

This certificate of appropriateness shall expire in 18 months (October 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

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 19, 2016**



Comprehensive Signage Plan

BAR 16-04-03

1000 West Main

Tax Parcel 100068000 & 1000700

Campus Investors C'ville 1000 W Main, LLC, Owner/Applicant

Comprehensive signage plan

Background

The property at 1000 West Main Street (formerly 1002-1006 West Main Street) is currently under construction for a six-story, by-right, mixed use building. The zoning was recently changed from West Main South Corridor (WMS) to West Main West (WMW) with ADC historic district overlay.

November 12, 2013 – The Planning Commission had preliminary discussion on the proposed SUP. Campus Acquisitions Holdings, LLC previously requested a special use permit (SUP) for: increased density from 43 units per acre to 188 dwelling units per acre (DUA); and additional building height from 70 feet to 101 feet (plus 16 foot appurtenance) for the new construction of a mixed use building on 1.277 acres.

November 19, 2013 - The BAR made a recommendation on the special use permit, and had a preliminary discussion. The BAR recommended (7-0) that the proposed Special Use Permit will not have an adverse impact on the West Main Street ADC District. The BAR commended the applicant for a very accomplished design. They felt the additional density and height were appropriate; they liked the articulated voids and use of outdoor areas; that the building does not loom over adjacent neighborhoods, it is sufficiently deferential to the Patton House; sympathetic with the hospital district; the direction they are heading with bike and community uses along Roosevelt Brown is fine; the setbacks and stepbacks are a delight to see as a response to context in a formal way; they like the use here of different materials and non-traditional forms; they like the way they started with the site, then moved to the zoning.

January 14, 2014 - The Planning Commission recommended approval with conditions at a joint public hearing.

January 21, 2014 - The BAR had a second preliminary discussion, and continued to be very pleased with the project. Some suggestions were: Bring the terra cotta color down in places; present some alternatives for handling the corner (traffic control elements a problem) working with the W Main Street consultant; retail is wonderful; exterior bike racks should prohibit overnight parking; like moving the bike room toward W Main Street; like recessed balconies.

January 27, 2014 - City Council approved the SUP with conditions.

February 18, 2014 - The BAR approved (8-0-1 with Hogg recused) the massing and site layout.

March 18, 2014 – The BAR approved (5-0) the following details: materials to include recycled cementitious panels, terra cotta, board-formed concrete base, window arrangement and design, lighting as submitted, picket and glass railings, landscaping to be reviewed by email, and conceptually approved per staff comments the comprehensive signage plan for future consideration.

April 25, 2014 – Staff approved landscape plan, except any references to signage, which was not yet approved.

December 16, 2014 - The BAR had a preliminary discussion of a new, reduced height proposal. The BAR liked the new open space /corten steel wall treatment at the railroad end of Roosevelt Brown Blvd; there was disagreement over the new location of the garage entrance but decided the applicant should look into moving it further to the south; the applicant should continue to revise the W. Main Street elevation, which had more energy previously, and the corner as discussed. In general, the BAR was still pleased with the new proposal.

The BAR approved (8-0) the massing and general site layout with the details and next version of drawings to come back to the BAR for final approval.

January 20, 2015

Approved project (7-0) subject to further BAR review of the following:

- Alignment of outdoor seating area final colors for fiber cement
- Cut sheets for storefront windows
- Additional information on rooftop sightlines
- Parking Garage screening
- Railings
- Lighting

July 31, 2015 - Administrative approval of horizontal steel railings in all locations on the podium level and lower (not balconies).

August 18, 2015 - The BAR denied the application to modify from aluminum to vinyl the approved windows at the interior North and West Elevations as submitted (7-0) because it did not meet the standards and guidelines. On this prominent site the two types of windows with markedly different profiles would both be visible from one point, and the vinyl material is not sustainable.

Application

The applicant is seeking approval of a Comprehensive Signage Plan, including the following; H1-1 and H1-2 and W1: Private parking garage signage on Roosevelt Brown Boulevard (p. 8 and 12). Not lighted.

V1: Parking Vane sign on 11th Street. Internally lit. 3.14 sq ft (p. 6, 7 and 13)

L3: Retail parking sign on 11th Street, push-through lit letters. 4 sq ft. (p. 6, 7, and 13)

M1: Monument (directory) sign, push-through lit letters. 16 sq. ft. ;6 ft high. (p. 4 and 13)

1000: Monument (address) sign. Not lit. (p. 4 and 13)

Res1-5: Window signage - residential and address, not lit (p. 9, 10, 12, 13)

Ret1-6: Window signage - retail - not shown (p. 12,13)

D1: Directory - 46 sq. ft., 8 feet tall (p. 11, 13)

L1: Monument (Uncommon) Halo-lit letters, wall is approx. 80 sq ft; sign area is 11.5 sq ft. (p. 1,3, 13)

L2: Wall sign (Uncommon) Halo-lit letters, sign area is 11.5 sq ft. (p. 2, 3, 13)

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Review of Signs include:

A. Signs

Signs are a vital part of commercial areas. A balance should be struck between the need to call attention to individual businesses and the need for a positive image of the entire district. The character of signs shall be harmonious to the character of the structure on which they are placed. Consider the relationship of surrounding buildings, compatible colors, appropriate materials, the style and size of the lettering and graphics, and the type of lighting. Signs can complement or detract from the character of a building depending on their design, placement, number, and condition. Historically significant signs on buildings should be retained if possible, even if the business is no longer in existence. See the Zoning Ordinance for specific sign regulations in each historic district. The following are recommended guidelines.

1. Types of Signs and Typical Locations

2. Placement

a. Place signs so that they do not obstruct architectural elements and details that define the design of the building.

b. Projecting signs for commercial buildings are limited to one per storefront. They should be no lower than 7 feet from the sidewalk, and no more than 3 feet from the surface of the building. They should not be placed above the second story sill line. For residential buildings, small projecting signs attached to the wall at the first floor or porch column are appropriate.

c. Window signs should be approximately 5.5 feet above the sidewalk at the center point for good pedestrian visibility. Optional locations could include 18 inches from the top or bottom of the display window glass. Window signs are also appropriate on the glazing of doors.

d. Flat wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames the display windows or generally on flat, unadorned surfaces of the façade or in areas clearly designed as sign locations. Flat wall signs for residential buildings can be appropriate if attached to the wall at the first floor or between porch columns.

e. Awning and canopy signs should be placed on the valance area only. The minimum spacing between the edge of the letter and the top and bottom of the valance should be 1.5 inches.

f. Freestanding signs, in general, are not an appropriate sign type in commercial areas of Downtown and the West Main Street corridor except for use in the front yard of a residence that has been converted to commercial or office use on a site where the building is set back deeply on the lot. In this case, freestanding signs should be no higher than 12 feet.

3. Respect the signs of adjacent businesses.

4. Number of permanent signs

a. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.

b. In commercial areas, signs should be limited to two total, which can be different types.

c. A buildings should have only one wall sign per street frontage.

d. In addition to the existing permitted signs, each business in a building with rear entrances may have one small flat mounted sign not to exceed 6 square feet.

5. Size

a. All the signs on a commercial building should not exceed 50 square feet.

b. Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.

c. Projecting signs should be a maximum of 10 square feet per face.

d. Window signs should obscure no more than 20 percent of the window glass.

e. Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.

6. Design

a. Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.

7. Shape

a. Shape of signs for commercial buildings should conform to the area where the sign is to be located.

b. Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.

8. Materials

a. Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.

b. Newer products, such as painted MDO may also be used.

c. Do not use shiny plastic products.

d. Window signs should be painted or have decal flat letters and should not be three-dimensional.

9. Color

a. Use colors that complement the materials and color of the building, including accent and trim colors.

b. A maximum of three colors are recommended, although more colors can be appropriate.

10. Illumination

a. Generally, signs should be indirectly lit with a shielded incandescent light source.

b. Internally lit translucent signs are not permitted.

11. Buildings with Multiple Tenants

- a. A comprehensive sign plan should be submitted for multi-tenant buildings.
- b. Upper-floor tenants should be represented at each primary entrance by a flat, wall-mounted directory sign.

12. Other Signs

- a. Banners should be temporary and wall murals should be carefully reviewed for compatibility with district character.

13. Neon Signs

- a. Neon signs are often associated with early- to mid- twentieth century commercial design and are currently prohibited within the historic districts unless mounted inside windows.

- 14. Halo-lit signs with opaque letters may be appropriate.

15. Sign Maintenance

- a. Signs that are not properly maintained should be removed.
- b. Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

West Main Street ADC district special sign regulations include:

In addition to other applicable regulations set forth within this article, the following regulations shall apply to certain signs within the West Main Street Architectural Design Control district (see section 34-272), except as approved with an optional comprehensive sign plan:

- (a) One (1) projecting sign is permitted for each separate storefront fronting on a public right-of-way at ground level. One (1) additional projecting sign may be permitted for a doorway entrance that provides primary access to a business located on an upper floor or basement level.*
- (b) No single sign face of any projecting sign shall have an area greater than ten (10) square feet.*
- (c) Projecting signs shall have a projection of not more than thirty-six (36) inches beyond the facade of the building to which it is attached, except marquees, which shall be subject to regulations as provided in section 34-1038(c).*
- (d) No internally lit signs, except internally lit channel letters, or neon signs shall be permitted.*
- (e) The character of all signs shall be harmonious to the character of the structure on which they are to be placed. Among other things, consideration shall be given to the location of signs on the structure in relation to the surrounding buildings, the use of compatible colors, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting.*
- (f) Except in the case of new construction, all signs in this district shall be subject to administrative review by the director neighborhood development, with appeals to the board of architectural review. The board of architectural review shall review all signs for new construction.*
- (g) Notwithstanding any contrary provisions of this article, the restoration or reconstruction of an original sign associated with a protected property is permitted, if the establishment identified in the sign is still in operation at that location.*

Zoning Regulations Regarding Comprehensive Signage Plans include:

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

- (a) For a proposed development subject to site plan review, and for any development that is subject to architectural review under Article II, Divisions 2, 3, or 5 of this chapter, **city council may modify requirements of this division by approving a comprehensive signage plan** for such development or project.*

*(b) For the purposes of this section, the term "comprehensive signage plan" refers to a written plan detailing the type, quantity, size, shape, color, and location of all signs within the development that is the subject of the plan, **where the number, characteristics and/or locations of one (1) or more signs referenced within the plan do not comply with the requirements of this division.***

(c) City council may approve a comprehensive signage plan, upon a determination that:

(1) There is good cause for deviating from a strict application of the requirements of this division, and

(2) The comprehensive signage plan, as proposed, will serve the public purposes and objectives set forth within section 34-1021 of this division at least as well, or better, than the signage that would otherwise be permitted for the subject development.

Discussion and Recommendations

A Comprehensive Signage Plan is permitted in design control districts, to allow modifications from sign ordinance requirements for good cause, but is not intended to allow excessive signage. The signage is still expected to meet the purposes of the sign ordinance. As future tenants submit sign applications for individual signs, staff will use this plan to determine the number and size of permitted signs.

Previously, a Comprehensive Signage Plan could be approved administratively or by the BAR. Current procedure requires the BAR to make a recommendation on a Comprehensive Signage Plan to City Council. City Council will consider this plan at a later date.

Restrained signage is very important to the character of a historic district. Guidance may be provided by: the ADC district sign guidelines; special zoning sign regulations for the West Main Street ADC district, and the general zoning sign regulations that allow: 75 square feet aggregate area limitation in the West Main Street ADC; two signs per business, commonly a maximum 10 sq. ft. projecting sign, and a wall sign (generally maximum one sq. ft. area per linear foot of building frontage within aggregate limits). No signage may be placed higher than 20 feet, or the second floor sill line, whichever is less. A monument sign may not exceed 24 sq. ft., and 6 feet in height. On West Main Street, internally lit signs are no longer permitted. Channel letters and neon signs are permitted. Internally lit push-through letters have been interpreted as a type of channel letter.

Previously for this site, staff noted that a comprehensive signage plan may be provided in the future, and recommended a monument sign at the intersection with only the name of the building; two additional monument signs (one at each garage entrance); and retail signage contained in a sign band.

In staff opinion, the signage is reasonable except for the directory sign on West Main Street. No other building along West Main has this type of feature. In addition, the site plan was amended in December 2015 to locate an electrical switch box in that location. The proposed lighting on the vane sign on 11th Street needs clarification whether it is internally lit. The tenant signage needs to be confirmed that it is limited to white vinyl window signage. Push-through lighting and halo-lit lighting are appropriate.

Suggested Motions:

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, I move to find that the proposed comprehensive signage plan satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR recommends this application as submitted (or with the following modifications...).



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

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

RECEIVED
MAR 29 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Campus Investors C'ville 1000 W Main, LLC Applicant Name Campus Investors C'ville 1000 W Main, LLC
Project Name/Description 1000 West Main Parcel Number TMP 10-68 & TMP 10-70
Project Property Address 1000 West Main Street (100068000)

Applicant Information

Address: 130 East Randolph St., Suite 2100
Chicago, IL 60601
Email: rdooddy@ca-ventures.com
Phone: (W) 312-994-0880 (C) _____

Property Owner Information (if not applicant)

Campus Investors C'ville 1000 W Main, LLC
Address: 130 East Randolph St., Suite 2100
Chicago, IL 60601
Email: rdooddy@ca-ventures.com
Phone: (W) 312-994-0880 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature], OWNER REP 03/29/16
Signature Date

Ryan Doody 3/29/16
Print Name Date

Property Owner Permission (if not applicant)

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

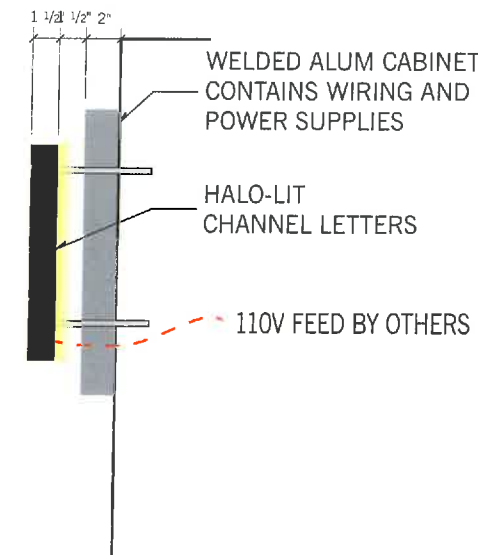
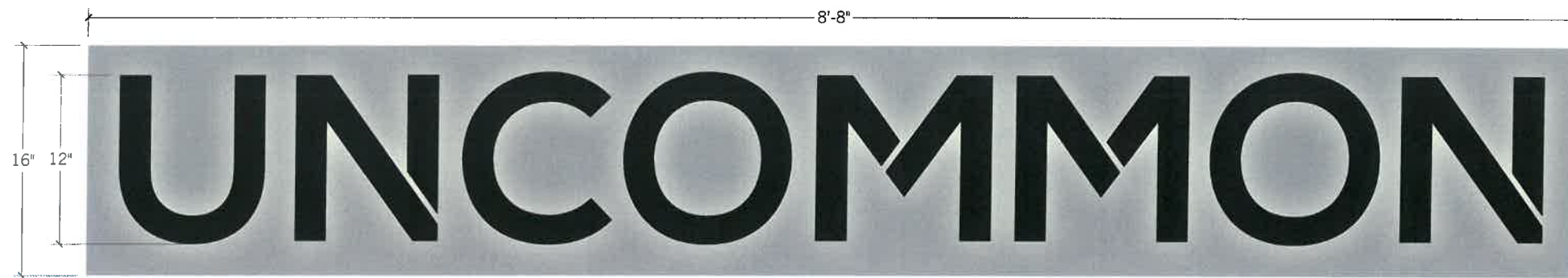
[Signature], OWNER REP 03/29/16
Signature Date

Ryan Doody 3/29/16
Print Name Date

Requested revision to existing approved plans: Comprehensive Signage Plan

10 hard copies of a 14 page submittal and digital copy of submittal included.

For Office Use Only
Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



1144 East Market St
Charlottesville, VA 22902
(434) 295-1924
www.gropen.com

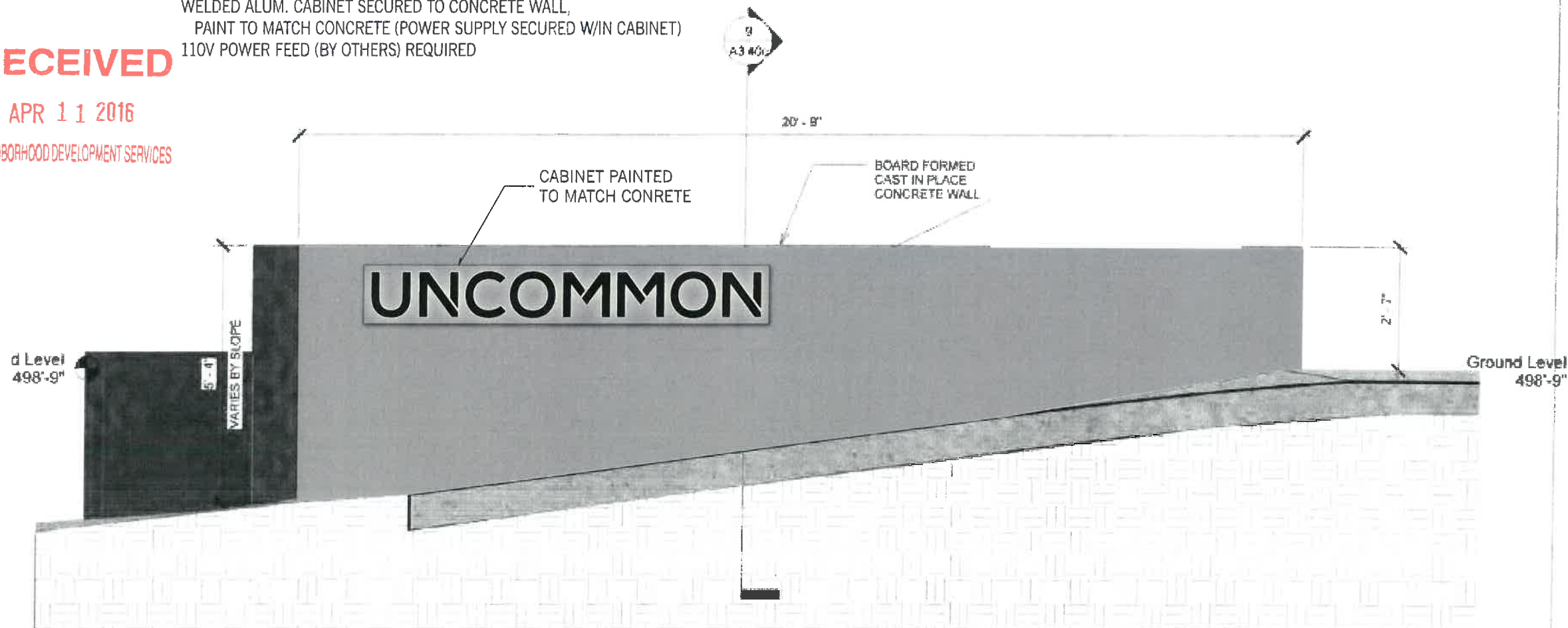
1 Front/Side Elevation HALO-LIT LETTERING L1
Scale: 1" = 10" **Quan: (1)**

STAINLESS STEEL CHANNEL LETTERS, 1-1/2" RETURNS
FACES AND RETURNS PAINTED BLACK, SATIN CLEAR
REMOVABLE CANS, LED PACKAGE WITH CLEAR LEXAN BACKS
BLIND STUD MOUNT, 1-1/2" OFFSET, SECURE W/ HILTI 2-PART EPOXY
WELDED ALUM. CABINET SECURED TO CONCRETE WALL,
PAINT TO MATCH CONCRETE (POWER SUPPLY SECURED W/IN CABINET)
110V POWER FEED (BY OTHERS) REQUIRED

RECEIVED

APR 11 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



2 Front Elevation HALO-LIT LETTERING L1
Dimensions as noted

8 WMS Corner Building Sign Elevation

CLIENT
CA Student Living
Travis Gilfix
312-800-5377
tgilfix@ca-studentliving.com

PROJECT
Uncommon Charlottesville
Exterior Signage

COLORS
PMS 640 C
PMS 317 C
PMS 3945 C
PMS 1365 C
White
Black
Gray (50%)

FONTS
Nexa Bold
Nexa Slab Heavy

PROJECT LEAD
T. Ronayne

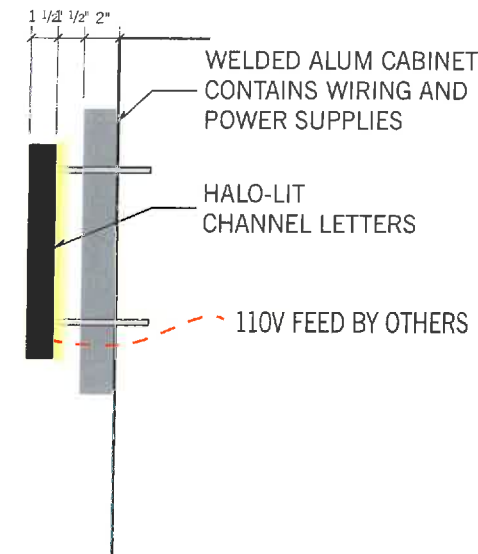
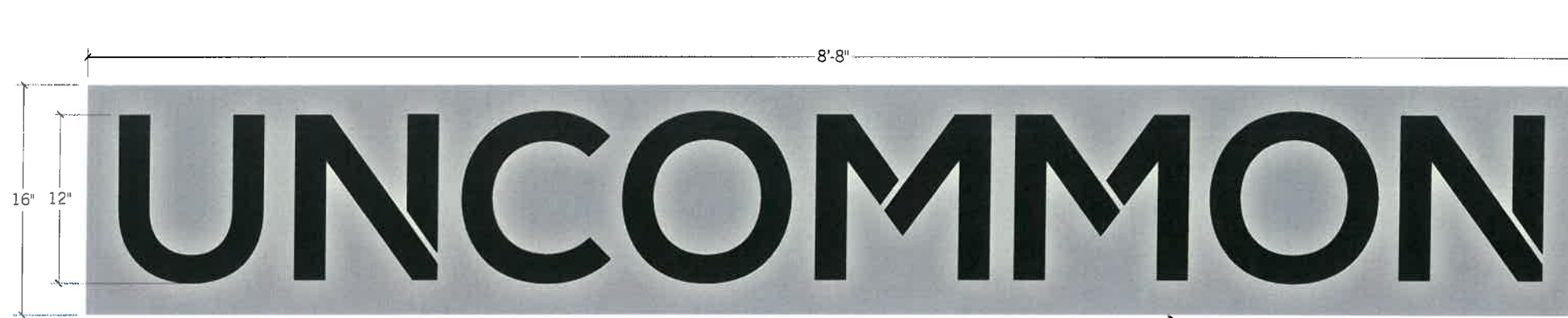
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L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

RE-ISSUE DATES		
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

1 of 13



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1 Front/Side Elevation HALO-LIT LETTERING L2
Scale: 1" = 10" **Quan: (1)**

STAINLESS STEEL CHANNEL LETTERS, 1-1/2" RETURNS
FACES AND RETURNS PAINTED BLACK, SATIN CLEAR
REMOVABLE CANS, LED PACKAGE WITH CLEAR LEXAN BACKS
BLIND STUD MOUNT, 1-1/2" OFFSET, SECURE W/ HILTI 2-PART EPOXY
WELDED ALUM. CABINET SECURED TO CONCRETE WALL,
PAINT TO MATCH CONCRETE (POWER SUPPLY SECURED W/IN CABINET)
110V POWER FEED (BY OTHERS) REQUIRED

CABINET PAINTED TO MATCH WALL COLOR

CLIENT
CA Student Living
Travis Gilfix
312-800-5377
tgilfix@ca-studentliving.com

PROJECT
Uncommon Charlottesville
Exterior Signage

COLORS
PMS 640 C
PMS 317 C
PMS 3945 C
PMS 1365 C
White
Black
Gray (50%)

FONTS
Nexa
Nexa Slab

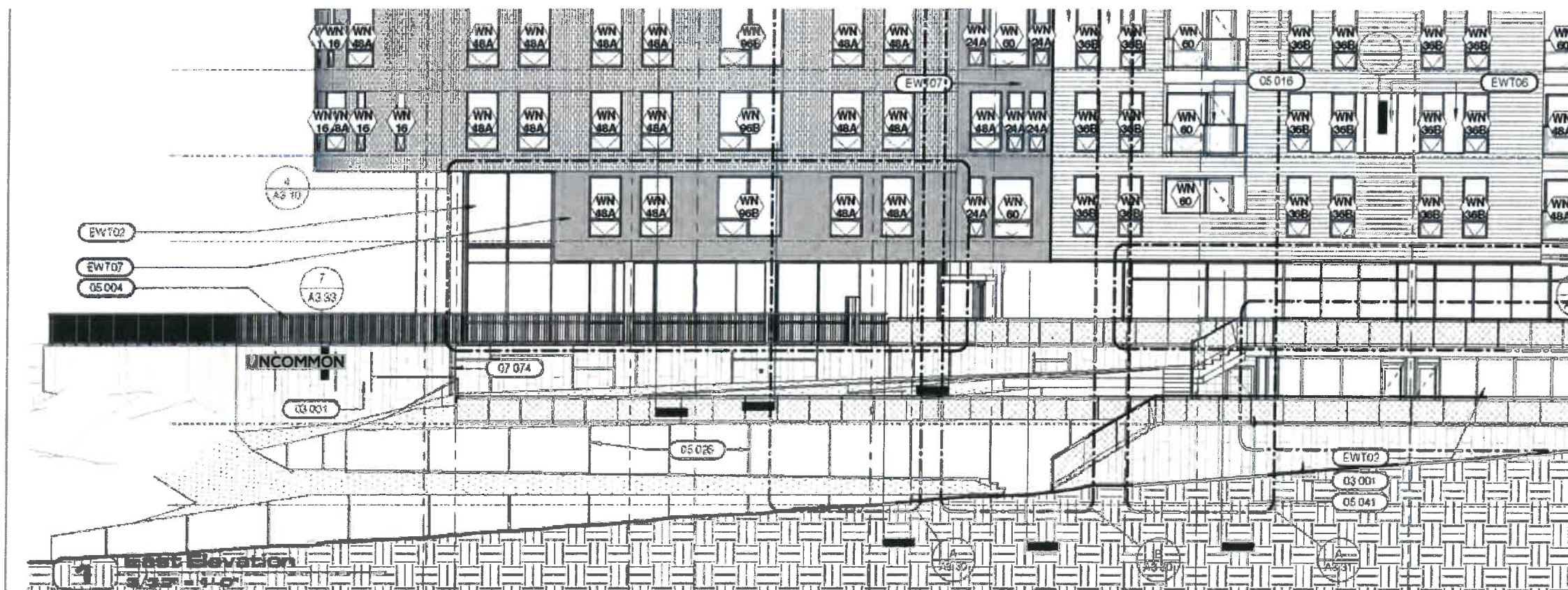
PROJECT LEAD
T. Ronayne

DRAWN BY
L. Noe

ORIGINAL ISSUE	PROOF	HOURS
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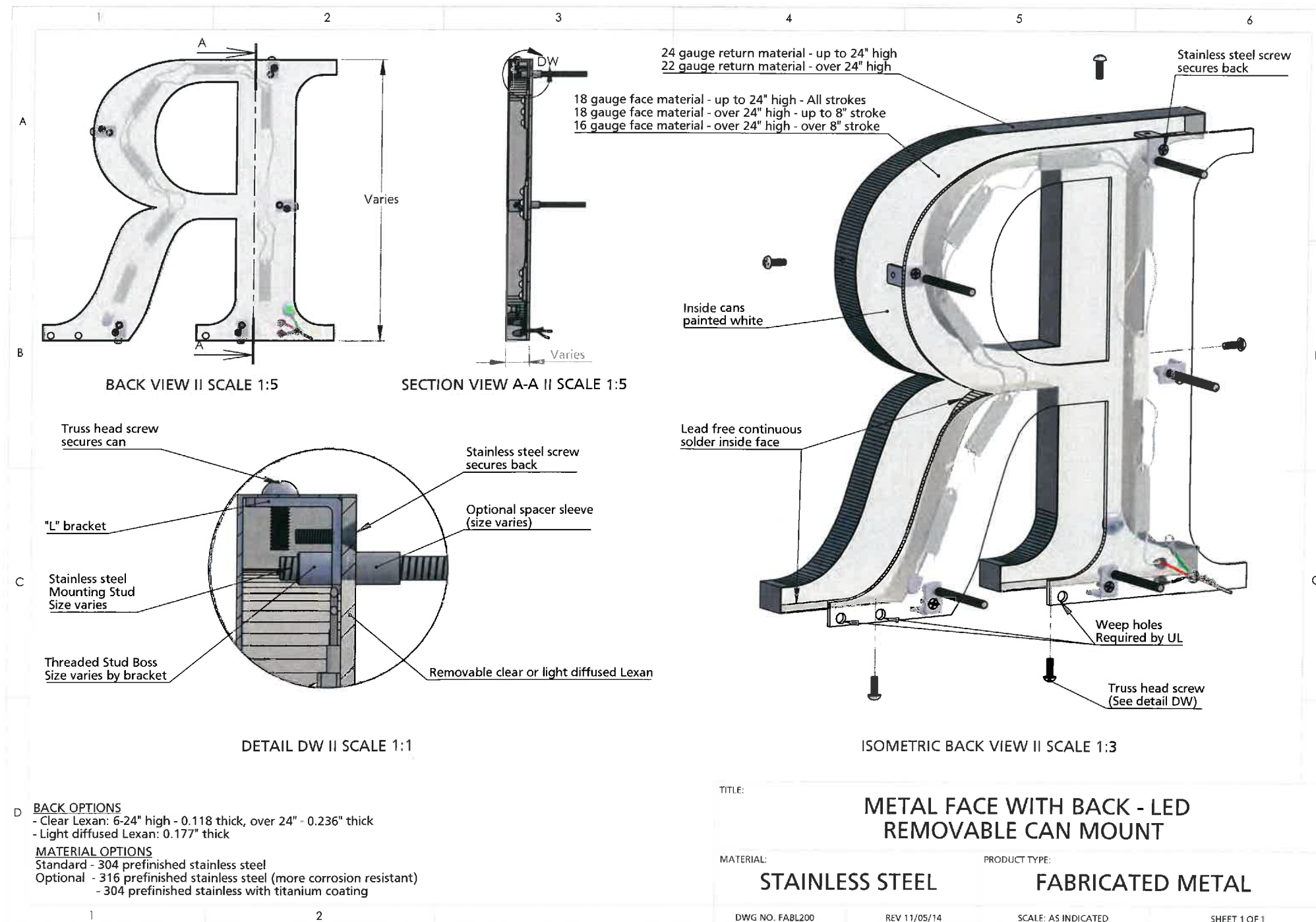
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CLIENT
CA Student Living
 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

COLORS

PMS 640 C	
PMS 317 C	
PMS 3945 C	
PMS 1365 C	
White	
Black	
Gray (50%)	

FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

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 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

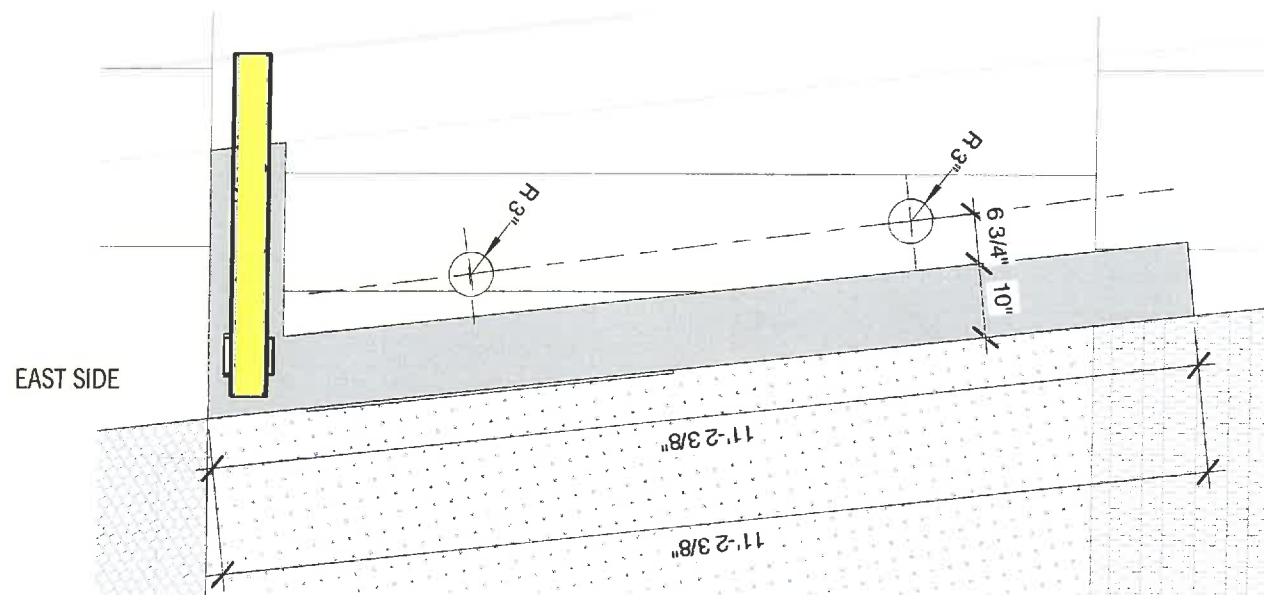
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03/15/16	2	6
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04/08/16	4	1

PAGE NUMBER

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2 PLAN, BY OTHERS
 Scale: 1/2" = 1'

CLIENT
CA Student Living
 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

COLORS
 PMS 640 C
 PMS 317 C
 PMS 3945 C
 PMS 1365 C
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 Black
 Gray (50%)

FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

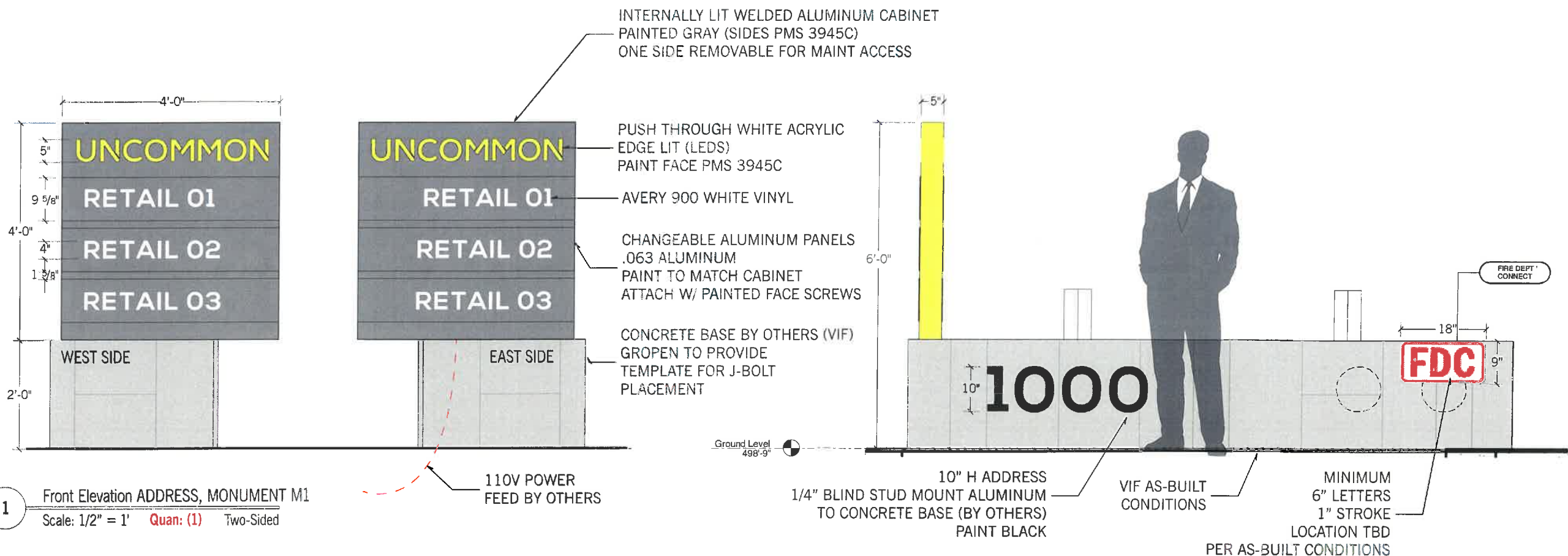
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 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
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RE-ISSUE DATES	PROOF	HOURS
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

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1 Front Elevation ADDRESS, MONUMENT M1
 Scale: 1/2" = 1' Quan: (1) Two-Sided



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LOCAL EXAMPLE:
 ALUMINUM CABINET, PUSH THROUGH ACRYLIC CHARACTERS WITH INTERNAL ILLUMINATION.
 FABRICATED AND INSTALLED BY GROPEN



LOCAL EXAMPLE:
 ALUMINUM CABINET, PUSH THROUGH ACRYLIC CHARACTERS WITH INTERNAL ILLUMINATION.
 FABRICATED AND INSTALLED BY GROPEN

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 PMS 1365 C 
 White 
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 Gray (50%) 

FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

DRAWN BY
 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

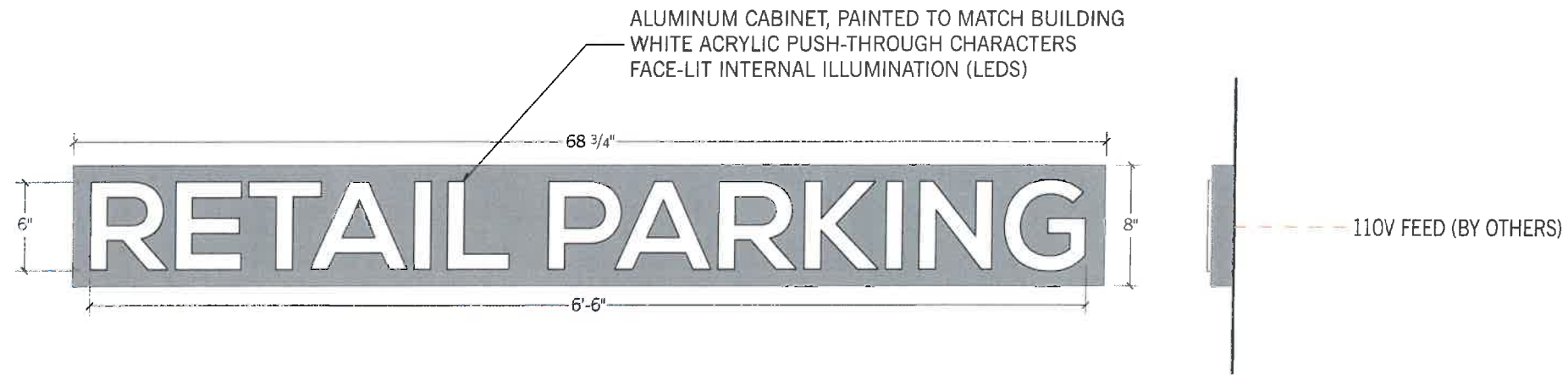
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03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

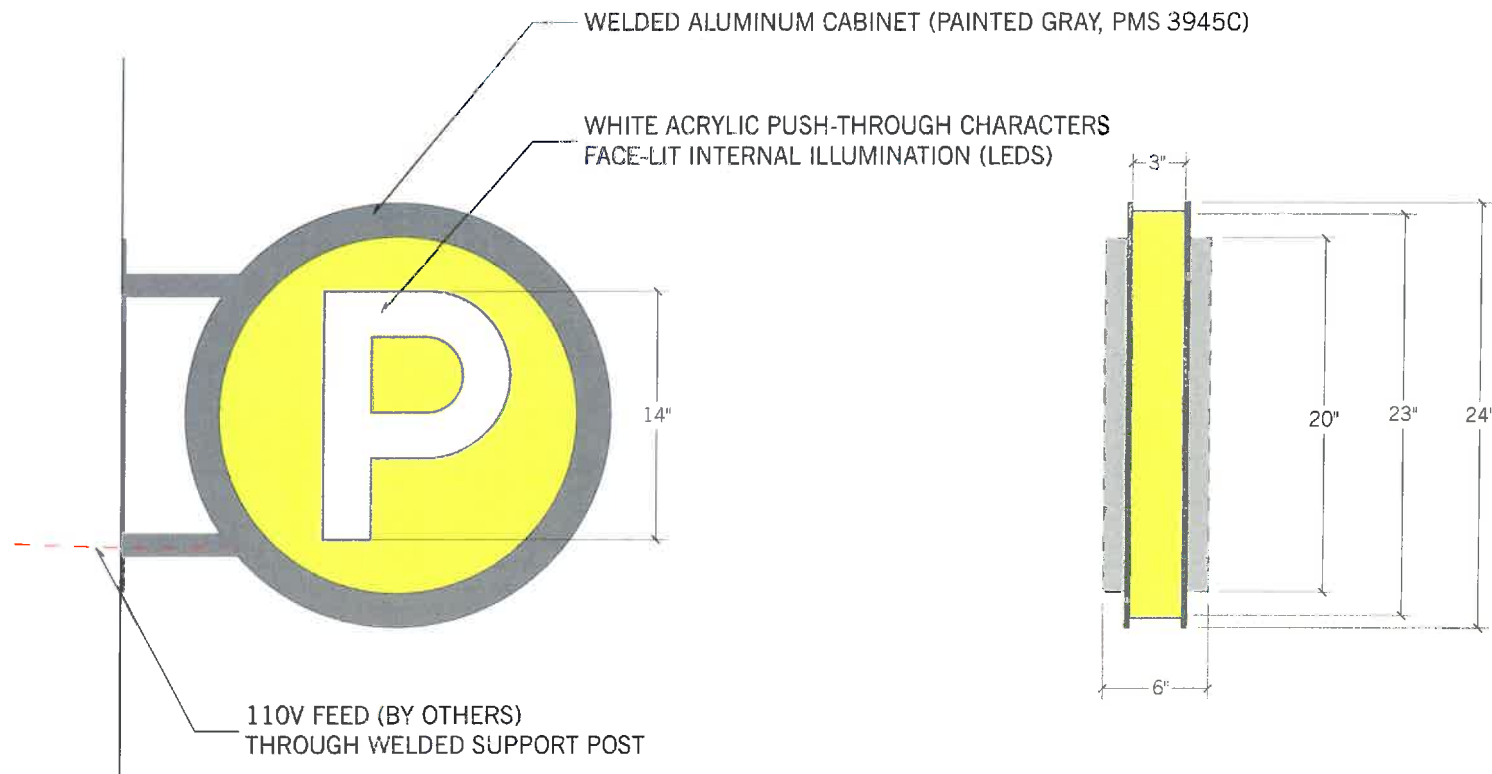
5 of 13



1144 East Market St
 Charlottesville, VA 22902
 (434) 295-1924
 www.gropen.com



1 Front/Side Elevation LETTERING L3
 Scale: 1" = 10"



2 Front Elevation VANE: V1
 Scale: 1" = 10" **Quan: (1)** Two-Sided

CLIENT
CA Student Living
 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

COLORS
 PMS 640 C
 PMS 317 C
 PMS 3945 C
 PMS 1365 C
 White
 Black
 Gray (50%)



FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

DRAWN BY
 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

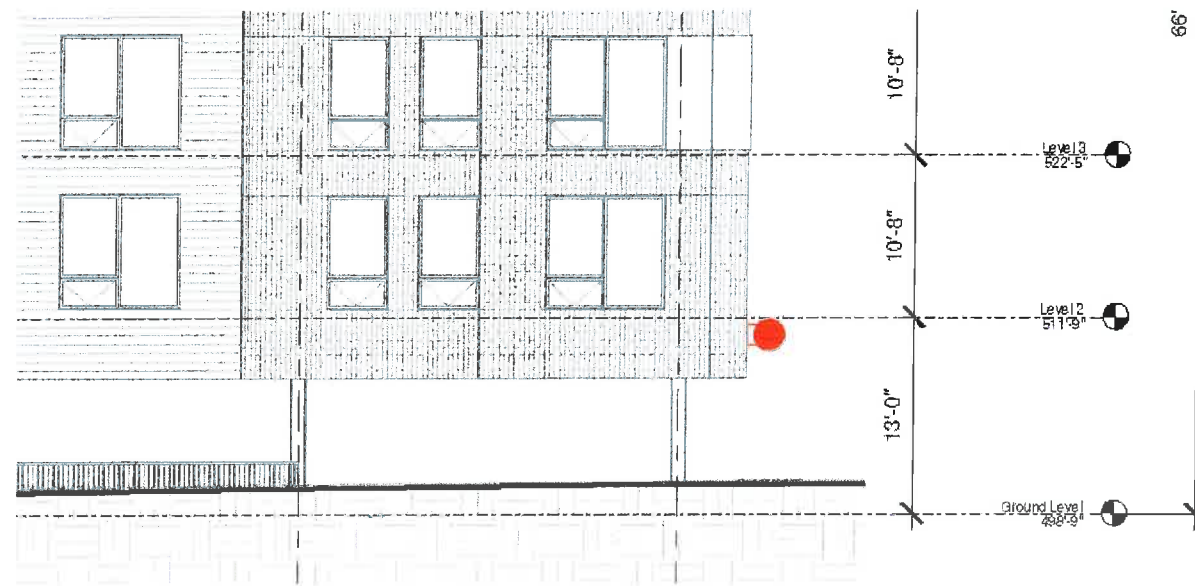
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03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

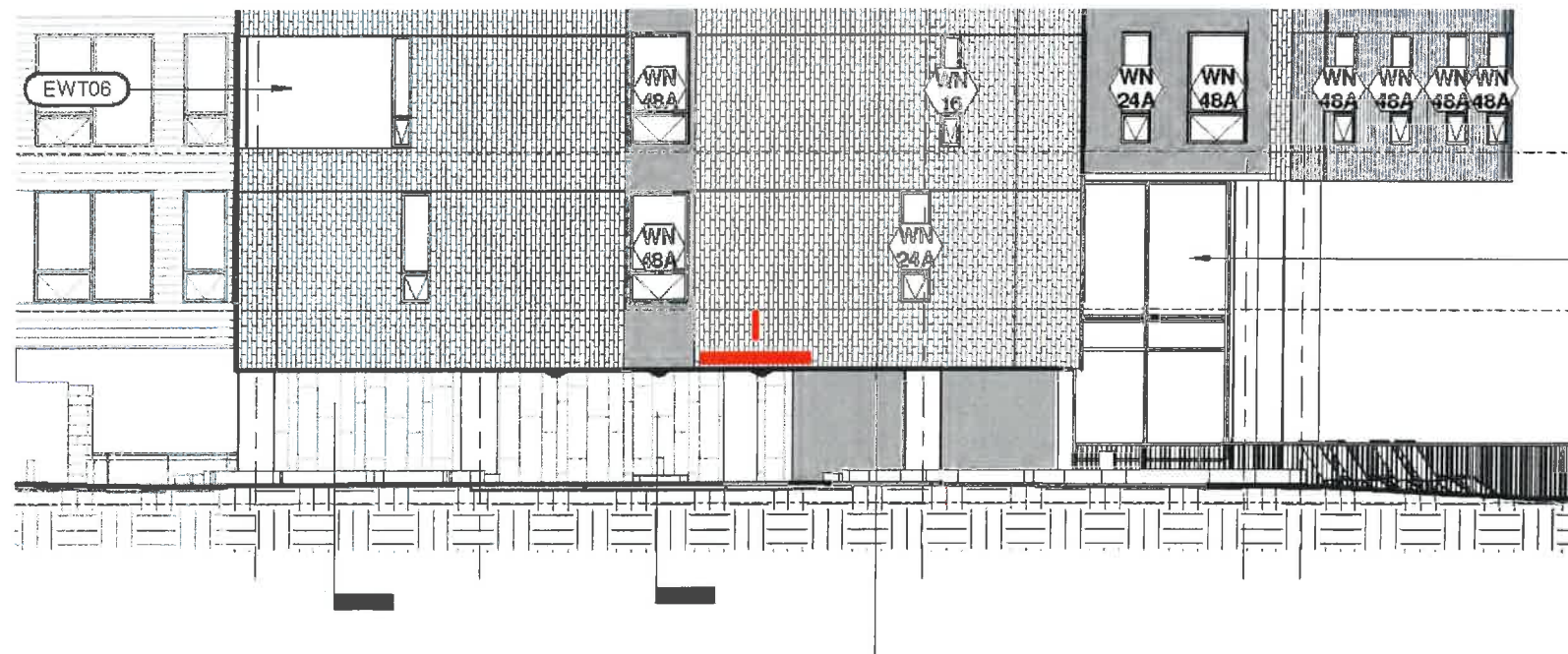
6 of 13



1144 East Market St
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1 Side Elevation VANE: V1
 Scale: 3/32" = 1'-0"



2 Front Elevation LETTERING L3 & VANE: V1
 Scale: 3/32" = 1'-0"

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 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

COLORS
 PMS 640 C
 PMS 317 C
 PMS 3945 C
 PMS 1365 C
 White
 Black
 Gray (50%)



FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

DRAWN BY
 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8
RE-ISSUE DATES		
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

7 of 13



.080 ALUMINUM
PAINT GRAY TO MATCH BUILDING
INSTALL WITH DOUBLE SIDED FOAM
TAPE TO UNDERSIZED ALUMILITE
BACKER FASTENED TO WALL
WITH THRU-SCREWS

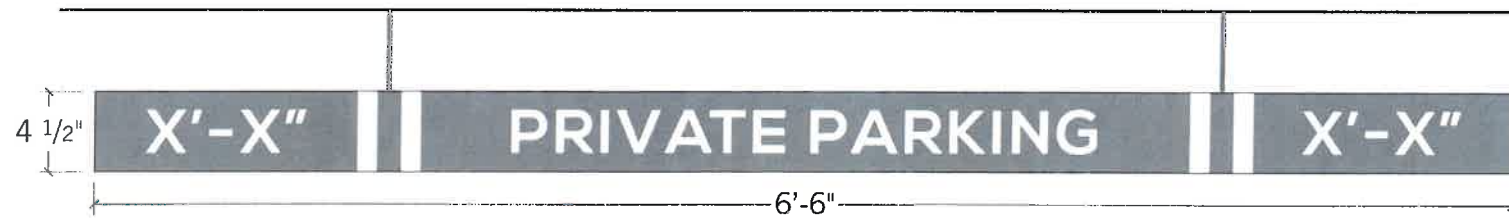
REFLECTIVE WHITE VINYL DECORATION
(AVERY 1200)

NOTE: SIGN LOCATION PER ARCH CD'S, BUT
LOCATION IS NOT SUITABLE FOR VISIBILITY
FOR THOSE ENTERING PARKING GARAGE.
ALTERNATE LOCATION SUGGESTED, ITEM
#2/3.

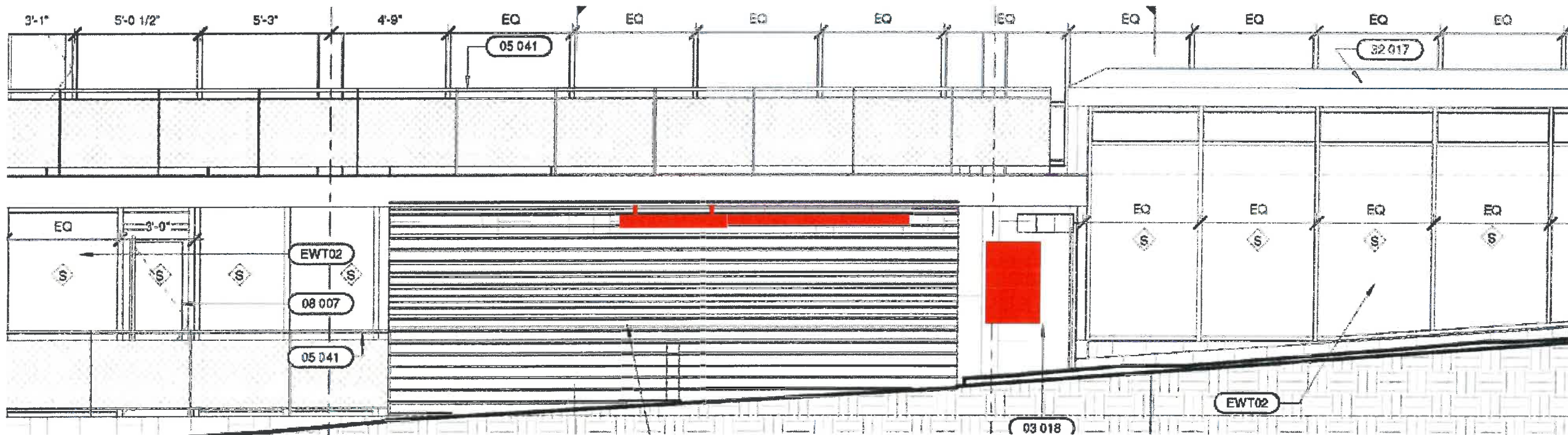
1 Front Elevation WALL SIGN W1
Scale: 1" = 10"



2 Front/Side Elevation HANGING SIGN, H1 (OPT 1)
Scale: 1" = 10"
ALUMINUM CABINET W/ PAINTED AND REFLECTIVE WHITE VINYL DECORATION



3 Front/Side Elevation HEADACHE BAR, H1 (OPT 2)
Scale: 1" = 10"
PVC TUBE W/ PAINTED AND REFLECTIVE WHITE VINYL DECORATION



2 Front Elevation W1
Scale: 1/4" = 1'



1144 East Market St
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CLIENT
CA Student Living
Travis Gilfix
312-800-5377
tgilfix@ca-studentliving.com

PROJECT
Uncommon Charlottesville
Exterior Signage

COLORS
PMS 640 C
PMS 317 C
PMS 3945 C
PMS 1365 C
White
Black
Gray (50%)

FONTS
Nexa
Nexa Slab

PROJECT LEAD
T. Ronayne

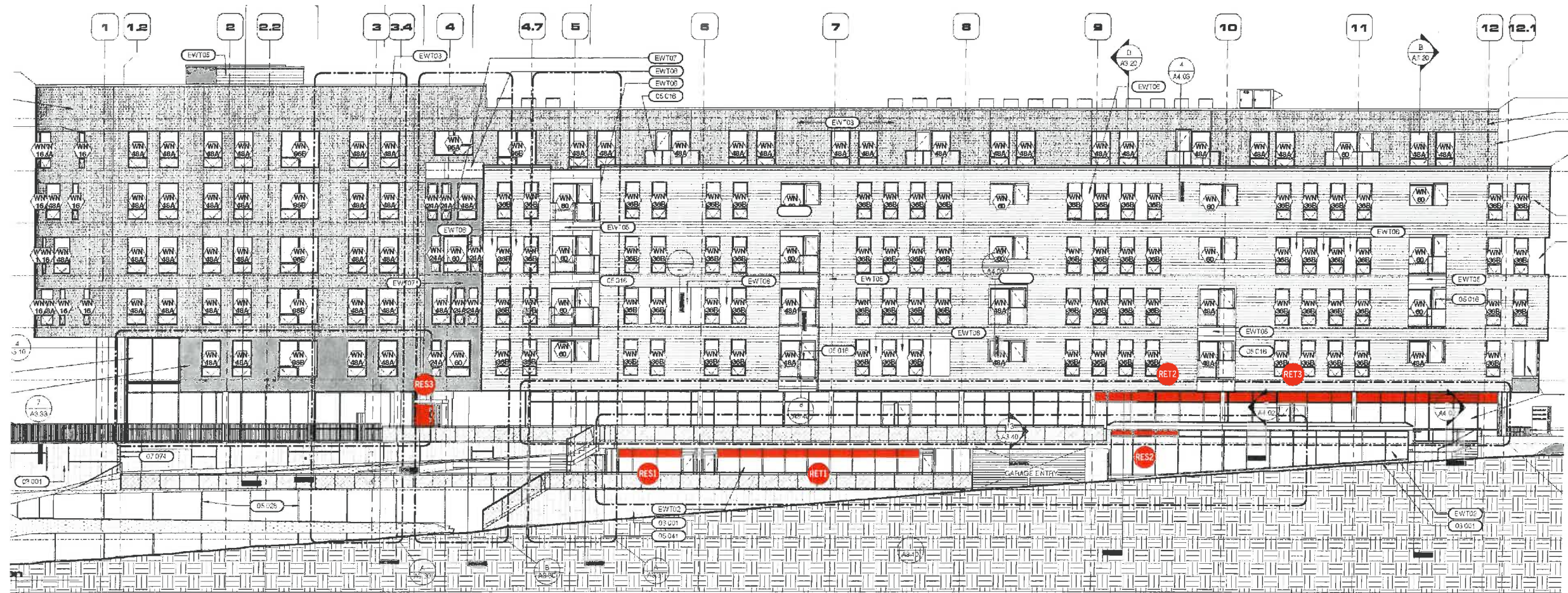
DRAWN BY
L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

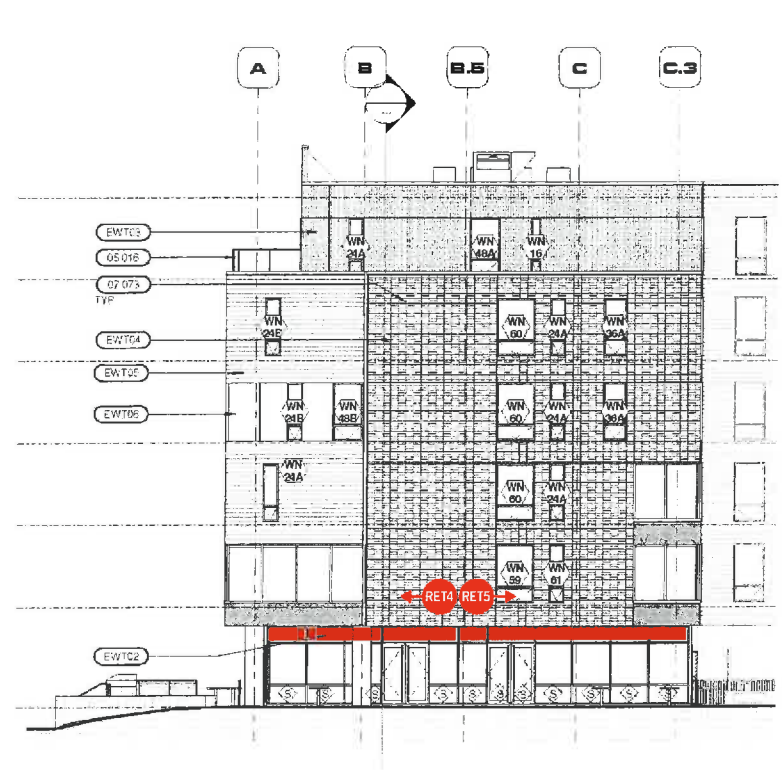
RE-ISSUE DATES	PROOF	HOURS
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

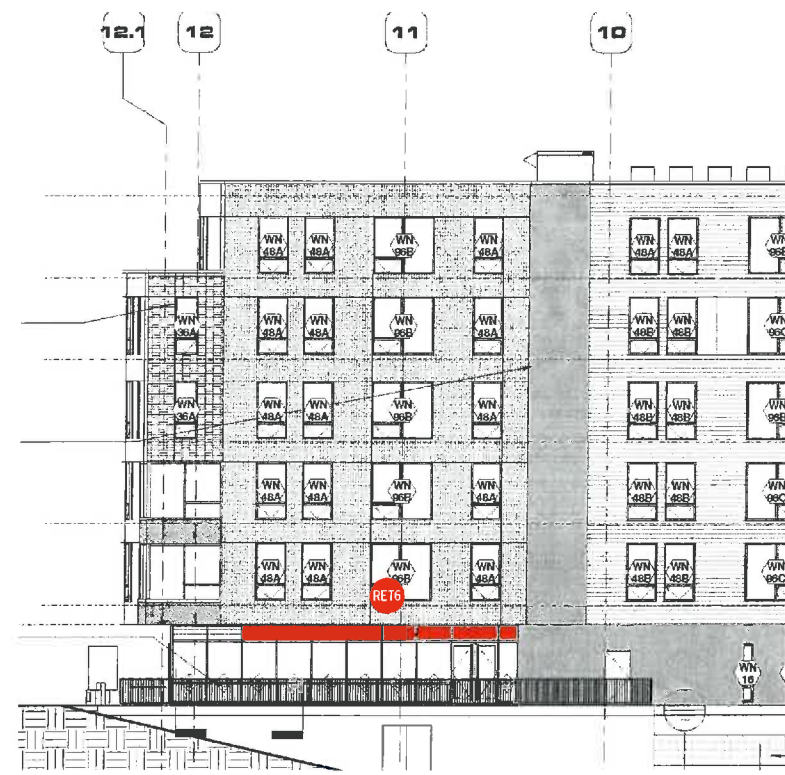
8 of 13



1 East Elevation
Scale: 3/32" = 1'



2 North Elevation
Scale: 3/32" = 1'



3 West Elevation
Scale: 3/32" = 1'

- | | |
|---|------------------------------------|
| RESIDENTIAL ZONE 1
13' W X 20' H | RETAIL ZONE 1
38' W X 20' H |
| RESIDENTIAL ZONE 2
32'-6" W X 12" H | RETAIL ZONE 2
23'-6" W X 20" H |
| RESIDENTIAL ZONE 3
EAST SIDE OF ENTRY VESTIBLE
FULL ELEVATION NOT AVAILABLE
ESTIMATE 48" X 60" | RETAIL ZONE 3
50'-9" W X 20" H |
| RESIDENTIAL ZONE 4
4' W X 4'-5" H | RETAIL ZONE 4
22'-4" W X 20" H |
| RESIDENTIAL ZONE 5
GYM AND CLUB ROOM ENTRY
GLASS TRANSOM OVER DOOR
ELEVATION NOT AVAILABLE
ESTIMATE 36" X 12" | RETAIL ZONE 5
26'-11" W X 20" H |
| | RETAIL ZONE 6
32'-6" W X 20" H |

NOTE:

ALL DIMENSIONS ARE APPROXIMATE

RESIDENTIAL AREA EXTERIOR SIGNAGE WILL BE WINDOW VINYL, WHITE CAST VINYL, LESS THAN 50% GLAZING COVERAGE SECOND SURFACE (INTERIOR) APPLICATION

ALL RETAIL AREA SIGNAGE IS IN WINDOW GLAZING SIGNAGE ZONES AS SHOWN THIS PAGE INDIVIDUAL RETAIL SIGNS TO BE DESIGNED AND PERMITTED BY TENANTS, COVERAGE TO BE LIMITED TO LESS THAN 50% GLAZING AREA COVERAGE

CLIENT
CA Student Living
Tina G. Goff
312.470.9377
tgg@ca-studentliving.com

PROJECT
Uncommon Oakland/Levee
Exterior Signage

CC:005
PMS 640 C
PMS 317 C
PMS 3945 C
PMS 1365 C
White
Black
Gray (50%)

POINTS
None
New Slab

PROJECT LEAD
T. Ransbyne
DRAWN BY
L. Nee

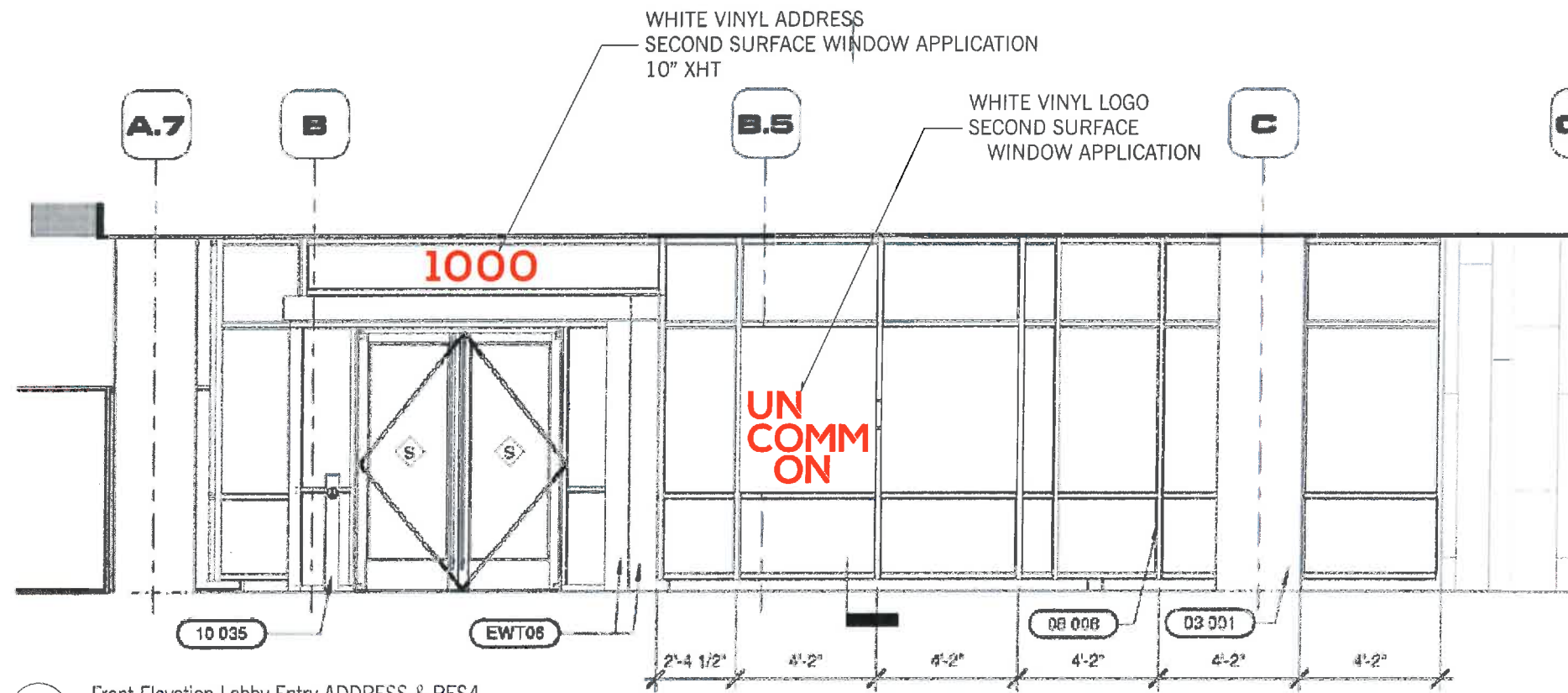
ORIGINAL ISSUE	PROOF	HOURS
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REVISION DATES	2	5
03/22/16	1	3
04/08/16	4	1

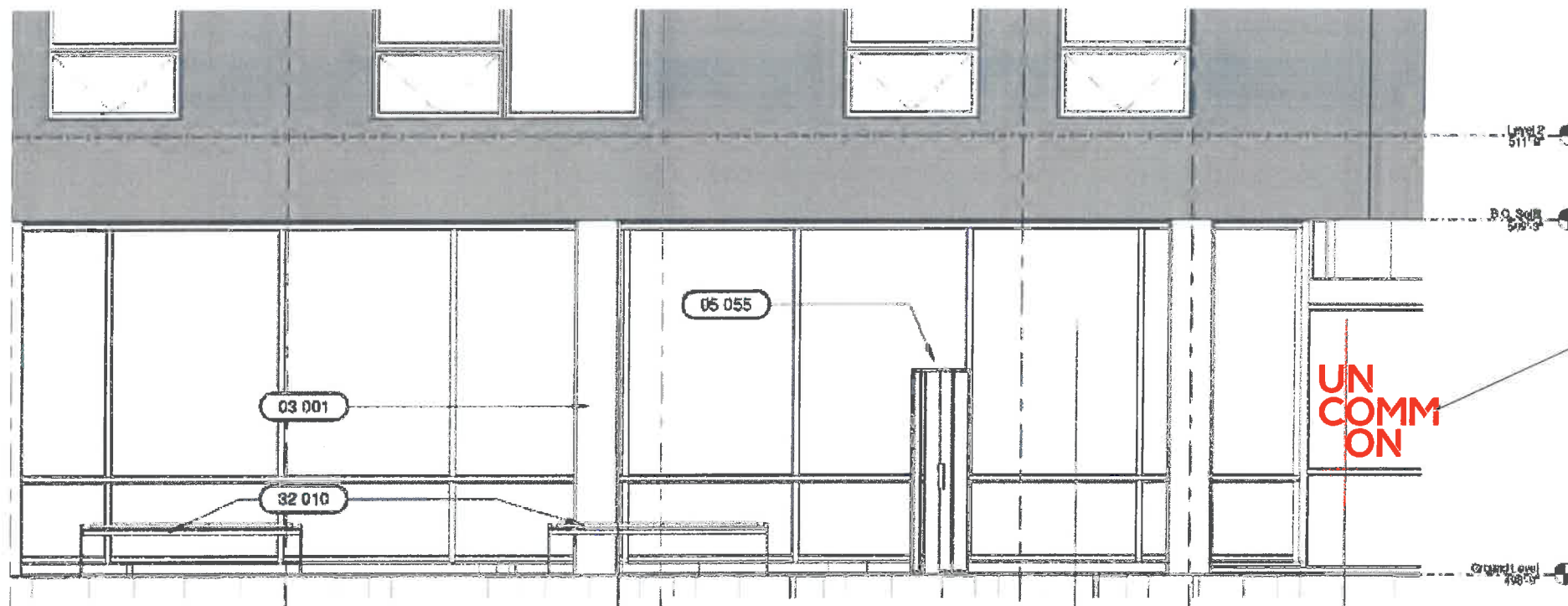
PAGE NUMBER
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1144 East Market St
 Charlottesville, VA 22902
 (434) 295-1924
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1 Front Elevation Lobby Entry ADDRESS & RES4
 Scale: 1/4" = 1'



2 Front Elevation-Lobby East RES3
 Scale: 1/4" = 1'

CLIENT
CA Student Living
 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

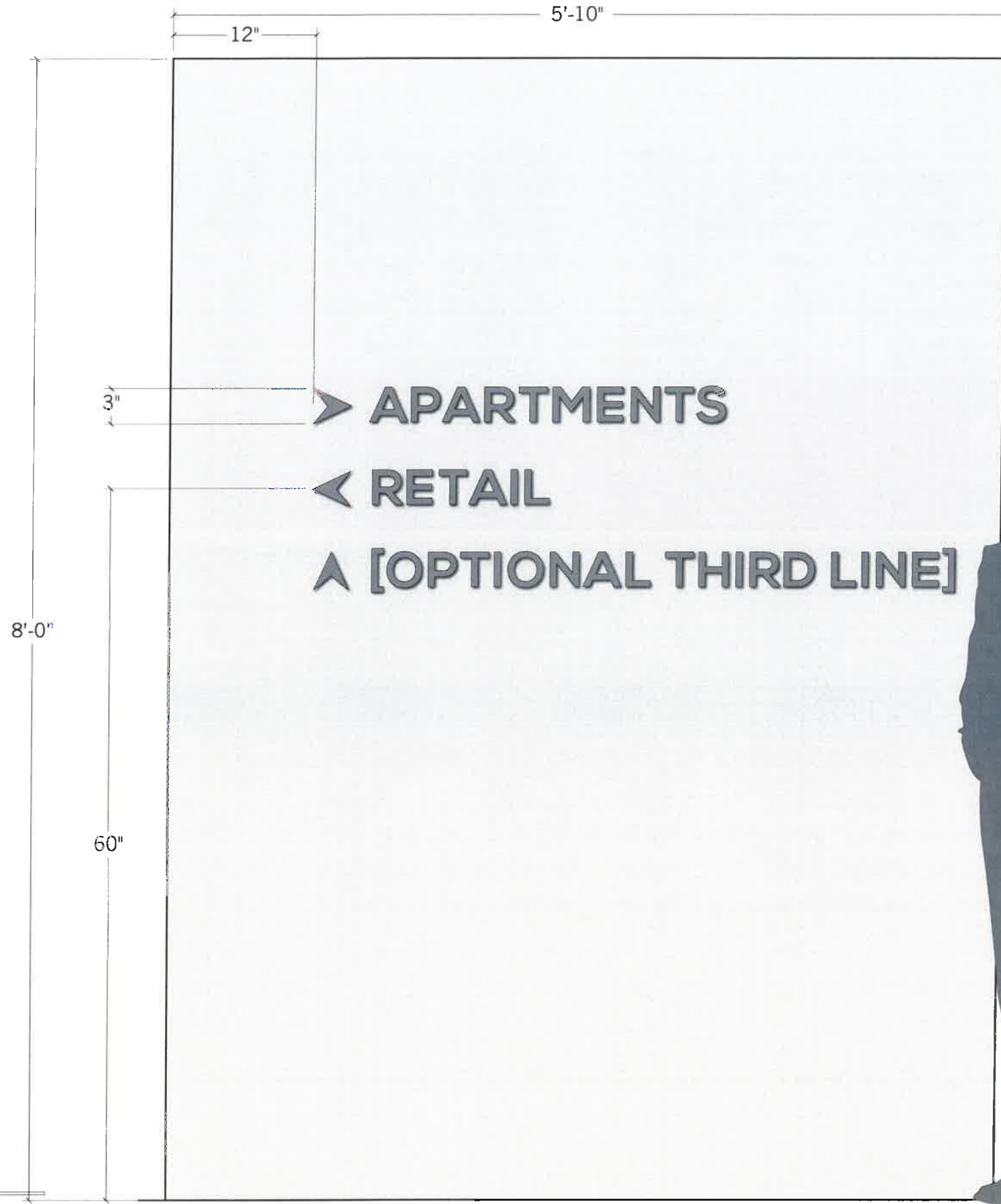
COLORS
 PMS 640 C
 PMS 317 C
 PMS 3945 C
 PMS 1365 C
 White
 Black
 Gray (50%)

FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne
 DRAWN BY
 L. Noe

ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8
RE-ISSUE DATES		
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER
 10 of 13



1/4" ALUMINUM LETTERING
 BLIND STUD MOUNT
 1/4" OFFSET FROM WALL SURFACE
 PAINTED CONTRASTING COLOR WITH WALL SURFACE
 (BLACK, WHITE, 50% BLACK, OR HORIZ BRUSHED ALUM)

WALL IS CEMENT BOARD FLAT MOUNT PANEL SYSTEM



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 Charlottesville, VA 22902
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 Travis Gilfix
 312-800-5377
 tgilfix@ca-studentliving.com

PROJECT
 Uncommon Charlottesville
 Exterior Signage

COLORS
 PMS 640 C
 PMS 317 C
 PMS 3945 C
 PMS 1365 C
 White
 Black
 Gray (50%)



FONTS
 Nexa
 Nexa Slab

PROJECT LEAD
 T. Ronayne

DRAWN BY
 L. Noe

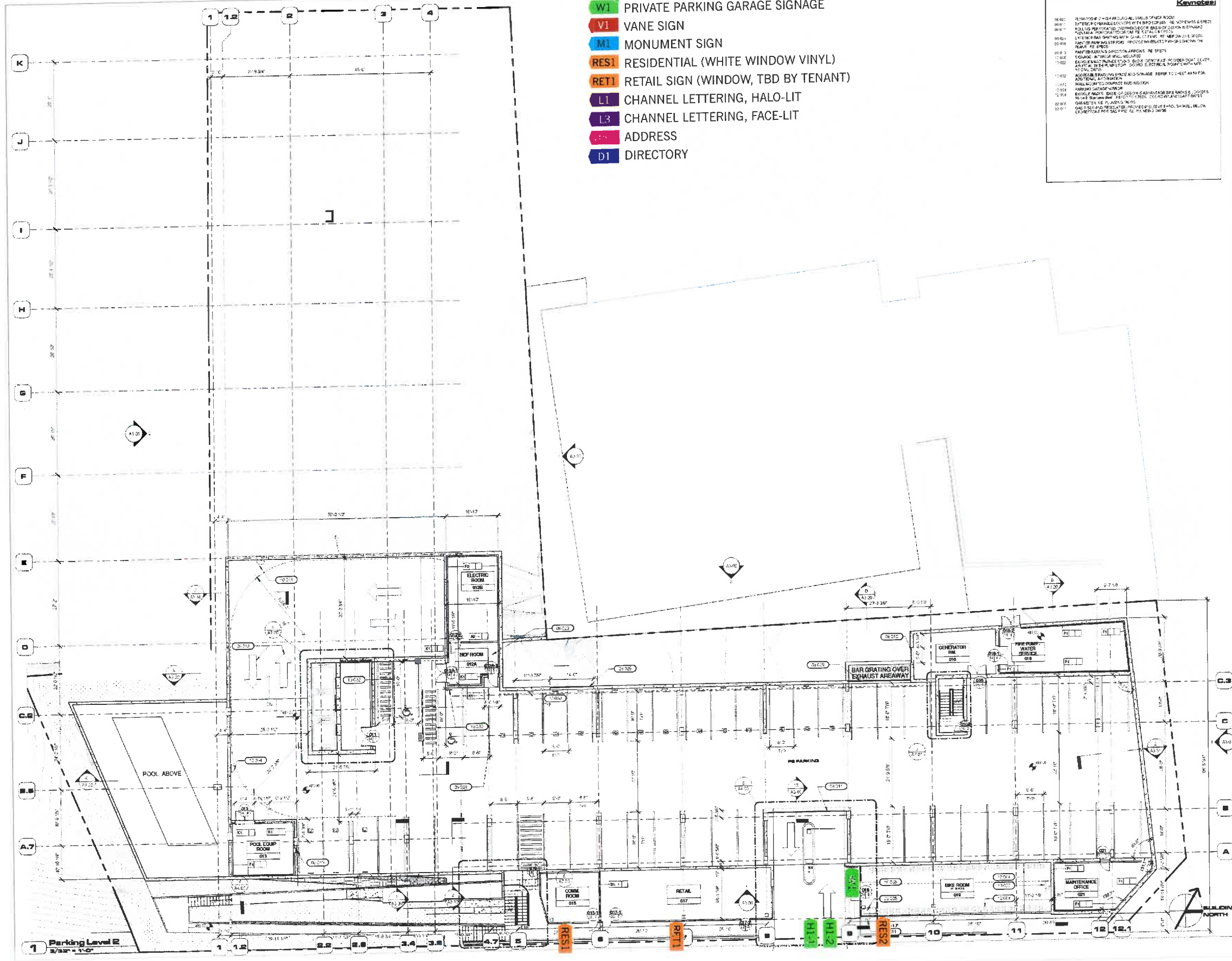
ORIGINAL ISSUE	PROOF	HOURS
03/04/16	1	8

RE-ISSUE DATES	PROOF	HOURS
03/15/16	2	6
03/22/16	3	3
04/08/16	4	1

PAGE NUMBER

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1 Front Elevation DIRECTORY D1
 Scale: 1" = 10"



- W1 PRIVATE PARKING GARAGE SIGNAGE
- V1 VANE SIGN
- M1 MONUMENT SIGN
- RES1 RESIDENTIAL (WHITE WINDOW VINYL)
- RET1 RETAIL SIGN (WINDOW, TBD BY TENANT)
- L1 CHANNEL LETTERING, HALO-LIT
- L3 CHANNEL LETTERING, FACE-LIT
- ADDRESS
- D1 DIRECTORY

Keynotes:

00.00 PLUMBING 2" x 4" RIGID ALUMINUM DUCT INSULATED
 00.01 EMERGENCY IRRADIATION SHIELDING SYSTEM - 10' x 10' x 10' SPECT
 00.02 SOLUBLE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.03 POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.04 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.05 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.06 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.07 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.08 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.09 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.10 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.11 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.12 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.13 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.14 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.15 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.16 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.17 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.18 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.19 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL
 00.20 1" x 1" x 1" POLYURETHANE POLYMER CONCRETE REPAIR SYSTEM DESIGN & INSTALL

Drawing Issue	Date
001	02-11-12
002	02-15-12
003	02-15-12
004	02-15-12
005	02-15-12
006	02-15-12
007	02-15-12
008	02-15-12
009	02-15-12
010	02-15-12
011	02-15-12
012	02-15-12
013	02-15-12
014	02-15-12
015	02-15-12
016	02-15-12
017	02-15-12
018	02-15-12
019	02-15-12
020	02-15-12

1000 West Main Street
 1000 West Main Street, Philadelphia, PA 19107

Clients:
 STUDENT LIVING
 Campus Acquisitions Holdings, LLC
 161 N. Oak Lane Suite 2000
 Chicago, IL 60601
 312.894.1874

Landscape Architects:
 1100 Generation Avenue
 2nd Fl.
 Philadelphia, PA 19110

MEP / FP / IT Engineers:
 Environmental Design, Inc.
 One Penn Center
 1917 JFK Blvd. Suite 1000
 Philadelphia, PA 19103

Structural Engineer:
 O'Donnell & Neenan
 111 S. Independence Mall East
 Suite 500
 Philadelphia, PA 19106

Vertical Transportation:
 QM Elevator Consultants & Associates, LLC
 200 N. 5th Street
 Suite 1200
 Dallas, TX 75201

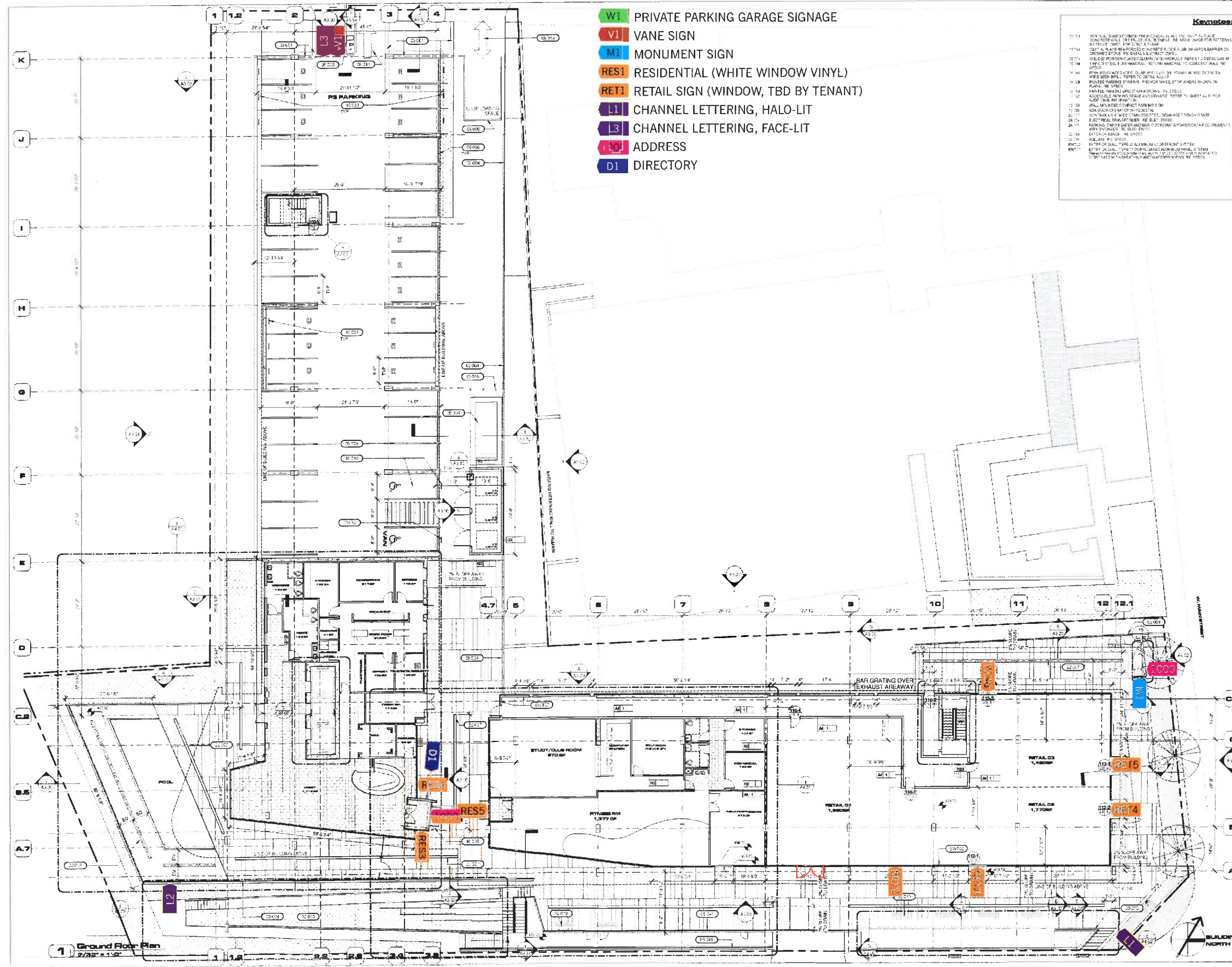
Civil Consultants:
 Terra Engineering and Land Solutions, P.C.
 2374 Sycamore Road Highway
 Greensboro, VA 24027

Architect: SCOTT A. EROD, AIA
 DAVID S. MCHENRY, AIA
emArchitecture
 Erod McHenry Architecture, LLC
 915 North Orange Street
 Philadelphia, Pennsylvania 19123
 ph: 215.525.7000 fax: 215.525.1990
 web: http://www.em-arc.com

Parking Level P2

Area	Area	Area
1.1A	22,110 SF	200 SF
1.1B	22,110 SF	200 SF
1.1C	22,110 SF	200 SF
1.1D	22,110 SF	200 SF
1.1E	22,110 SF	200 SF
1.1F	22,110 SF	200 SF
1.1G	22,110 SF	200 SF
1.1H	22,110 SF	200 SF
1.1I	22,110 SF	200 SF
1.1J	22,110 SF	200 SF
1.1K	22,110 SF	200 SF
1.1L	22,110 SF	200 SF
1.1M	22,110 SF	200 SF
1.1N	22,110 SF	200 SF
1.1O	22,110 SF	200 SF
1.1P	22,110 SF	200 SF
1.1Q	22,110 SF	200 SF
1.1R	22,110 SF	200 SF
1.1S	22,110 SF	200 SF
1.1T	22,110 SF	200 SF
1.1U	22,110 SF	200 SF
1.1V	22,110 SF	200 SF
1.1W	22,110 SF	200 SF
1.1X	22,110 SF	200 SF
1.1Y	22,110 SF	200 SF
1.1Z	22,110 SF	200 SF

A2.00b
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- W1 PRIVATE PARKING GARAGE SIGNAGE
- V1 VANE SIGN
- M1 MONUMENT SIGN
- RES1 RESIDENTIAL (WHITE WINDOW VINYL)
- RET1 RETAIL SIGN (WINDOW, TBD BY TENANT)
- L1 CHANNEL LETTERING, HALO-LIT
- L3 CHANNEL LETTERING, FACE-LIT
- A1 ADDRESS
- D1 DIRECTORY

Notes:

10101 VERTICAL SIGN SUPPORT FROM CONCRETE TO HOLLOW CHUTE PLACE CONCRETE CURB IN PLACE OF EA. ELEMENT RE ARCH VARIOUS PATTERNS EXTERIOR FINISH TO BE DETERMINED.

10102 CAST IN PLACE REINFORCED CONCRETE FLOOR SLAB ON VARIOUS BARBERS ON CONCRETE TO BE DETERMINED BY ARCHITECT.

10103 WELDED POWER COATED ALUMINUM HANDRAILS REFER TO DETAIL 10103 FOR FINISHES & INSTALLATION. RETURN HANDRAIL TO CURBENT WALL THE SPACE.

10104 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10104.

10105 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10105.

10106 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10106.

10107 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10107.

10108 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10108.

10109 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10109.

10110 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10110.

10111 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10111.

10112 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10112.

10113 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10113.

10114 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10114.

10115 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10115.

10116 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10116.

10117 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10117.

10118 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10118.

10119 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10119.

10120 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10120.

10121 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10121.

10122 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10122.

10123 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10123.

10124 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10124.

10125 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10125.

10126 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10126.

10127 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10127.

10128 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10128.

10129 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10129.

10130 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10130.

10131 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10131.

10132 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10132.

10133 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10133.

10134 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10134.

10135 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10135.

10136 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10136.

10137 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10137.

10138 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10138.

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10141 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10141.

10142 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10142.

10143 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10143.

10144 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10144.

10145 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10145.

10146 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10146.

10147 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10147.

10148 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10148.

10149 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10149.

10150 FINISH CONTRACTORS QUANTITY BY ITEM IN ARCHITECTURAL WIRE WITH BPL. REFER TO DETAIL 10150.

Drawing Issue	Date
Project Start	10/14/10
Schematic Design	10/14/10
Design Development	10/14/10
Permitting	10/14/10
Construction	10/14/10

1000 West Main Street
 Philadelphia, PA 19104

Client:
 STUDENT LIVING

Landscaper/Architects:
 Campus Access Home Holdings, LLC
 101 N. Clark Street, 200
 Chicago, IL 60601
 312.994.1014

MSP/FP/IT Engineers:
 Environmental Design, Inc.
 One Penn Center
 1817, EX Bldg, Suite 1800
 Philadelphia, PA 19103

Structural Engineers:
 O'Donnell & Neumann
 111 S. Independence Mall East
 Suite 1500
 Philadelphia, PA 19106

Vertical Transportation:
 OPM Elevator Consultants & Associates, LLC
 225 N. East Paul Street,
 Suite 1300
 Dallas, TX 75201

Civil Consultants:
 Terra Engineering and Land Solutions, PC
 2074 Shady Side Highway
 Shady Side, VA 24177

Architect: SCOTT A. EDDY, AIA
 DAVID S. MCKENRY, AIA
emArchitecture
 Eddy McKenry Architecture, LLC
 915 North Onanna Street
 Philadelphia, Pennsylvania 19123
 ph: 215.925.7000 fax: 215.925.1990
 web: http://www.em-arc.com

Ground Level

SCALE	DATE
1/8" = 1'-0"	04/15/10

DATE: 04/15/10
 DRAWN BY: EDDY, S.A.
 CHECKED BY: MCKENRY, D.S.
 DATE: 04/15/10

A2.01
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