From: Scala, Mary Joy
Sent: Wednesday, October 25, 2017 5:10 PM
To: 'Jennifer Mullen'
Cc: 'Mitch Crowder'; 'Danny MacNelly'; Haluska, Brian
Subject: BAR Action - 425, 501, 503 West Main Street - October 17, 2017

October 25, 2017

Quirk Charlottesville, LLC
c/o Jennifer D. Mullen
919 E Main Street, Suite 2110
Richmond, VA 23219-4624

RE: **Certificate of Appropriateness Application**
BAR 16-09-01
425, 501, and 503 West Main Street
Tax Parcel 320175000, 320176000, and 320177000
Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant
New Construction: materials, massing, and design approval

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 17, 2017. The following action was taken:

Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that, contingent upon zoning compliance, the massing; materials; warm, dimmable lighting; and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials, lighting, and landscape plan only as submitted with the following modifications: that there's consideration for the soil volume of the ginkgo adjacent to the parking garage on Commerce Street, consideration of an alternative to the privet [hedge on the front elevation of West Main Street], and coordination with the street scape project along West Main.

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

1. **Historic building details, including exterior stair details**
2. **Site furnishings**
3. **Glass specifications with a physical sample**
4. **Window and wall sections**
5. **Signage**
6. **Final information on mechanical units.**

Sarafin seconded. Motion was approved (7-0).

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
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scala@charlottesville.org

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 17, 2017

Certificate of Appropriateness Application
BAR 16-09-01
425, 501, and 503 West Main Street
Tax Parcel 320175000, 320176000, and 320177000
Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant
New Construction- Massing Approval

Background

425, 501 and 503 West Main Street are contributing structures in the Downtown Architectural Design Control (ADC) historic district.

There have been several recent approvals for mixed use projects on these properties that were not pursued:

March 17, 2015 - A previous applicant received conditional BAR approval for a mixed use building at 421, 425, 501 and 503 West Main Street. No site plan was submitted, and that approval has expired.

April 19, 2016 – A previous applicant received conditional BAR approval for a mixed use building at 425, 501, 503 West Main Street. No site plan was submitted, and there was no follow-up on the conditions.

August 30, 2016 Work Session – The BAR had a preliminary discussion with the current applicant for the upcoming Quirk boutique arts-based hotel project.

April 25, 2017 – The applicants met with the neighborhood to discuss the proposed development.

May 16, 2017- The BAR moved to find that the massing of the proposed building satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted, it was approved 9-0.

The BAR moved to find that the demolition of the (Mel's Barber Shop) structure at the rear of 425 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, it was approved 9-0.

The BAR moved to find that the demolition of the rear additions of 503 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, it was approved 9-0.

The BAR moved to find that the demolition of the rear addition and the re-opening of the enclosed sleeping porches on the west side of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. The BAR did not approve the demolition of the 1924 side brick addition, it was approved 7-2 with Graves and Clayborne opposed.

Application

The applicant is requesting approval of a revised massing plan, materials, and the landscape plan for a new hotel. The property is zoned West Main Street East (WME) Mixed Use Corridor.

The BAR previously approved several demolitions on site (425 West Main Street, which is a small concrete block building on Commerce Street, and rear additions to 501 and 503 West Main Street). 501 and 503 West Main Street are proposed to be rehabilitated and incorporated into the scheme. The BAR also approved the massing in May 2017, which is being revised by this application.

The current design consists of four levels (52 ft.) above Main Street, and five levels above Commerce Street, with a rooftop level (max 18 feet in height and 25% of roof area) that includes a rooftop bar, restrooms, stairs, elevators, and screened mechanical.

With the rear demolitions, the building will be set back approximately 7 feet and 34 feet from rear facades of the two historic buildings. There will be no connection to the rear or east side of 501 West Main Street, as original proposed. Both 501 and 503 West Main Street are intended to stand alone.

The hotel will be built to the property line on the east side. The top three floors will be stepped back to allow windows. On the west side there is an open walkway adjacent the Eloise building that connects West Main Street and Commerce Street.

On the West Main Street façade there is a 10 foot required setback, and a 3-story (40 ft. high) streetwall, with the first floor having a 16 ft. height. Level 4 is stepped back 10 feet.

On Commerce Street, also a primary street, there is a required 10 foot setback. A 2-story streetwall is shown, with the three levels above stepped back 20 feet.

One level of structured parking, and an interior service area are accessed from Commerce Street. The hotel plans valet parking.

Massing

Changes to massing since the May submittal include:
(1) deleting any new physical connections to 501 West Main Street at the side or rear. The building will connect on the east to the hotel with a bluestone paver terrace.
(2)to accommodate required egress of floors 2 through4, the west side of the frontpiece on West Main Street will bump out slightly.
(3) adding a new external stair to the rear of 503 West Main Street.

Materials

White brick with white mortar
White pre-cast concrete
Light bronze metal
Cedar window reveals.

Landscape Plan

Remove one street tree on West Main Street
Six canopy trees on Commerce Street
Eight understory trees on site
Additional shrubs, groundcover, perennials and vines on site
Bluestone paving
Sumac plants on roof
Hicks yew on Commerce Street terrace

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;
(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 New Construction and Additions include:

A. INTRODUCTION
e. Multi-lot
Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. SPACING
Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.
1)Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2)Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
3)In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4)Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT
While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1)New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
2)New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
3)Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
4)Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. HEIGHT & WIDTH

1.Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3.In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

4.When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5.Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6.In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1.Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.

d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.

e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.

b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION
1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS
1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7. Avoid designing false windows in new construction.
8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES
1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

K. STREET-LEVEL DESIGN
1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.

3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE
1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

Discussion and Recommendations

The applicant is requesting revised massing approval, approval of materials and landscape plan.

- The BAR should view actual samples of the materials.
- The proposed landscape plan matches what is currently under concurrent site plan review. The BAR must approve the landscape plan before the applicant can receive preliminary site plan approval.
- Preliminary lighting designs have been submitted for comment.
- Approval of the revised massing plan is subject to zoning requirements regarding the rooftop structure. It may cover no more than 25% of the roof area.
- The BAR should specify what additional items it needs to review (see checklist below) before it can issue a final COA, such as dimensioned elevation drawings for all sides of the buildings, and the restoration of the "sleeping porch" on 501 West Main Street.

BAR Checklist for New Construction

1. Massing drawings
2. Dimensioned elevation drawings for all four elevations, and color perspectives in context
3. Materials and colors (materials samples and/or cut sheets as appropriate) for:
   Walls, roof, foundation, cornice, trim, windows (minimum 70 VLT specifications for clear glass), appurtenances, doors, garage doors, storefronts, balcony railings, canopies
4. Details:
   Wall sections
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

6. Lighting: site and building (fixture cut sheets, mounting height, dark sky, color of light)
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; solar energy systems

Checklist for Rehabilitations

1. Metal roof details: pan width, seam height, no ridge vents, material, color or finish
   Philadelphia gutter repair
2. Brick: Do not paint unpainted masonry; correct mortar choice
3. Window repair or replacement (cut sheets, light pattern, clear glass, opening size, trim)
4. Other repairs or replacements: Note any changes to design, materials, colors
5. Additions or attachments (See new construction above)

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the massing, materials and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials and landscape plan only as submitted (or with the following modifications…).

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

1.---
2.---
3.---

Quirk Charlottesville (QRC)

501 W. Main St.
Charlottesville, VA 22902

Board of Architectural Review

Design Updates from May 16, 2017 Meeting

17 October 2017

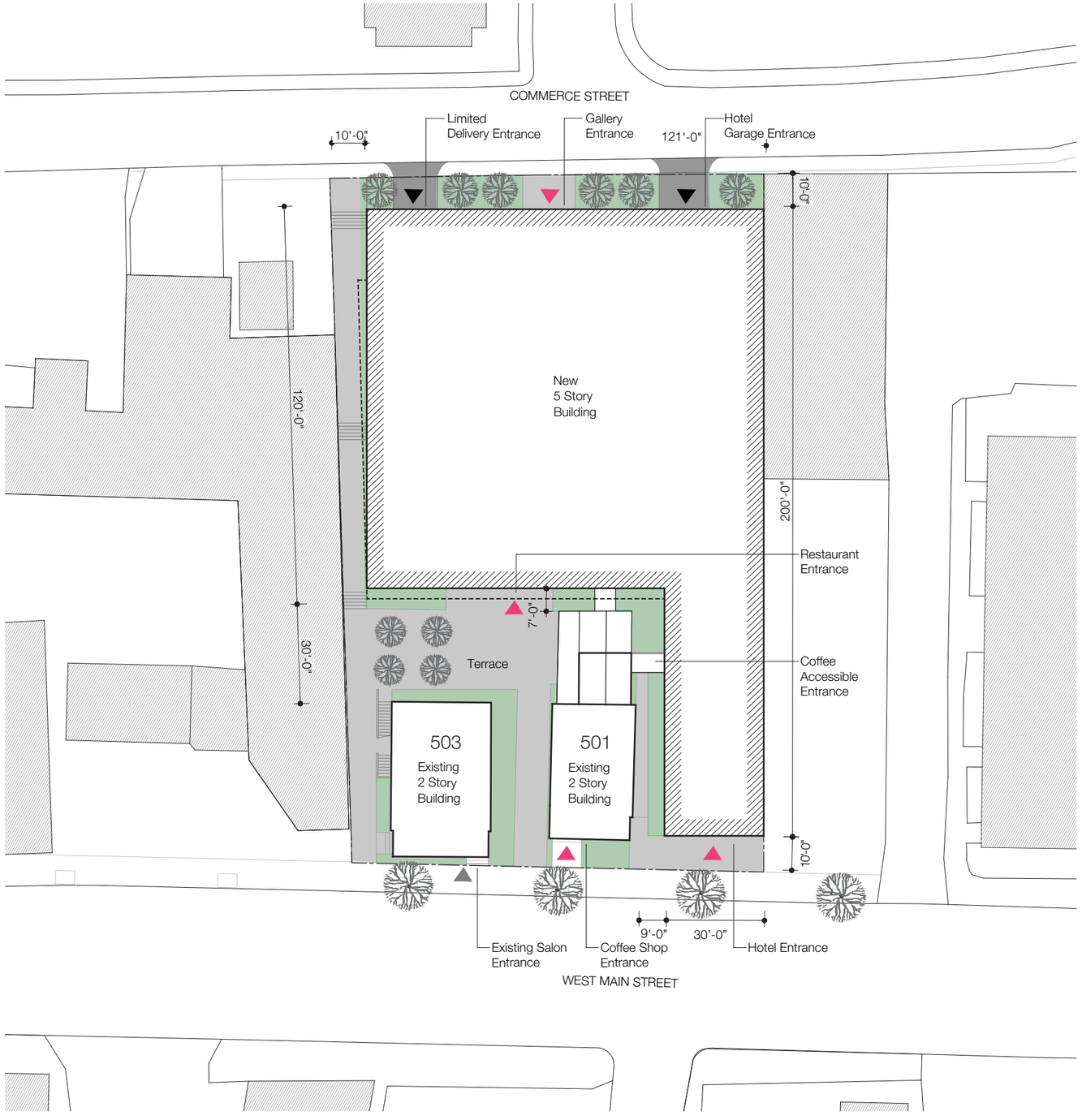
RICHMOND, VA

QUIRK

HOTEL

ARCHITECTUREFIRM

Previously Approved Floor Plans

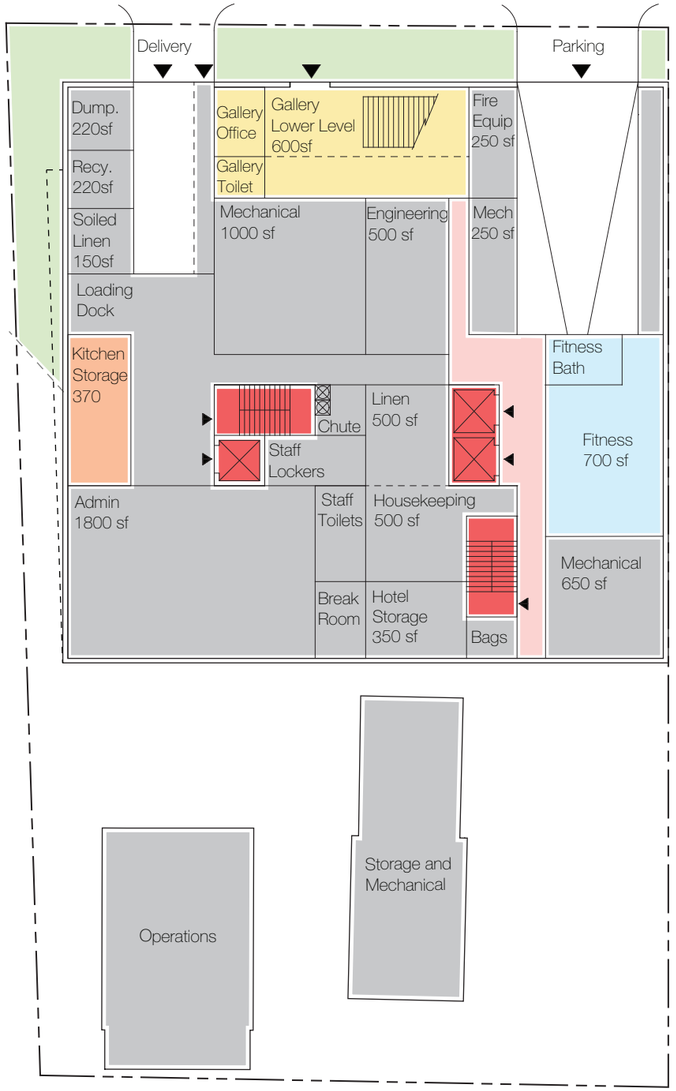


Proposed Site Plan

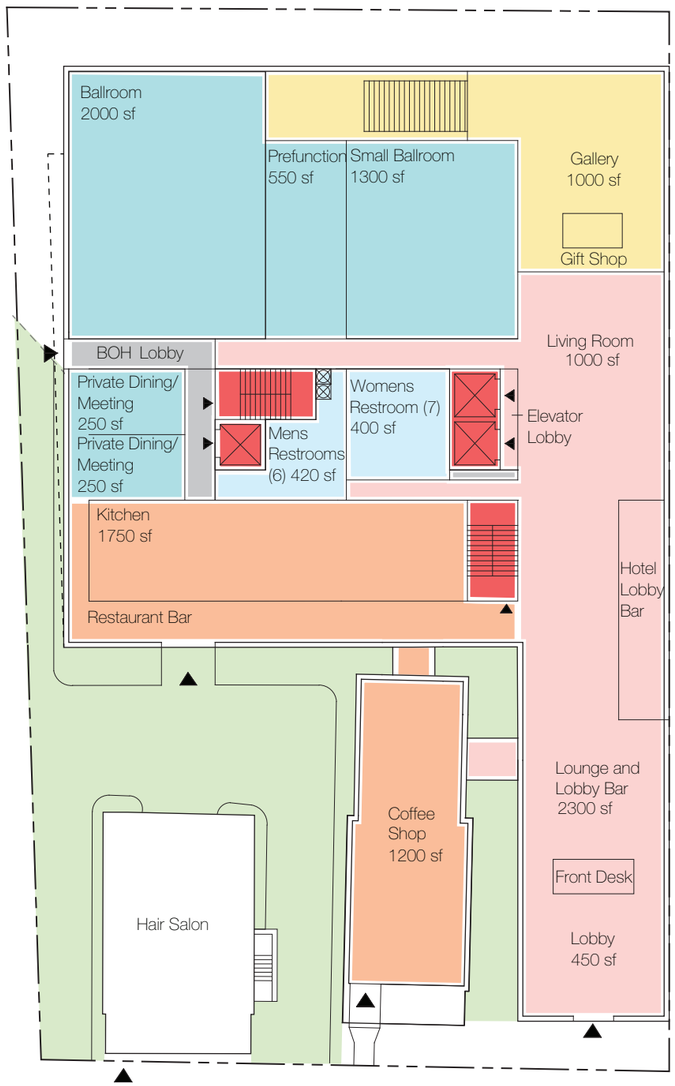
PREVIOUSLY APPROVED

0 15' 30'

0 BOH



1 Lobby



KEY

- Public Space
- Food and Beverage
- Art Gallery
- Assembly Areas
- Amenities
- Service Area
- Vertical Circulation
- Green Space

Proposed Programming
PREVIOUSLY APPROVED

2 & 3 Guestrooms

4 Guestrooms

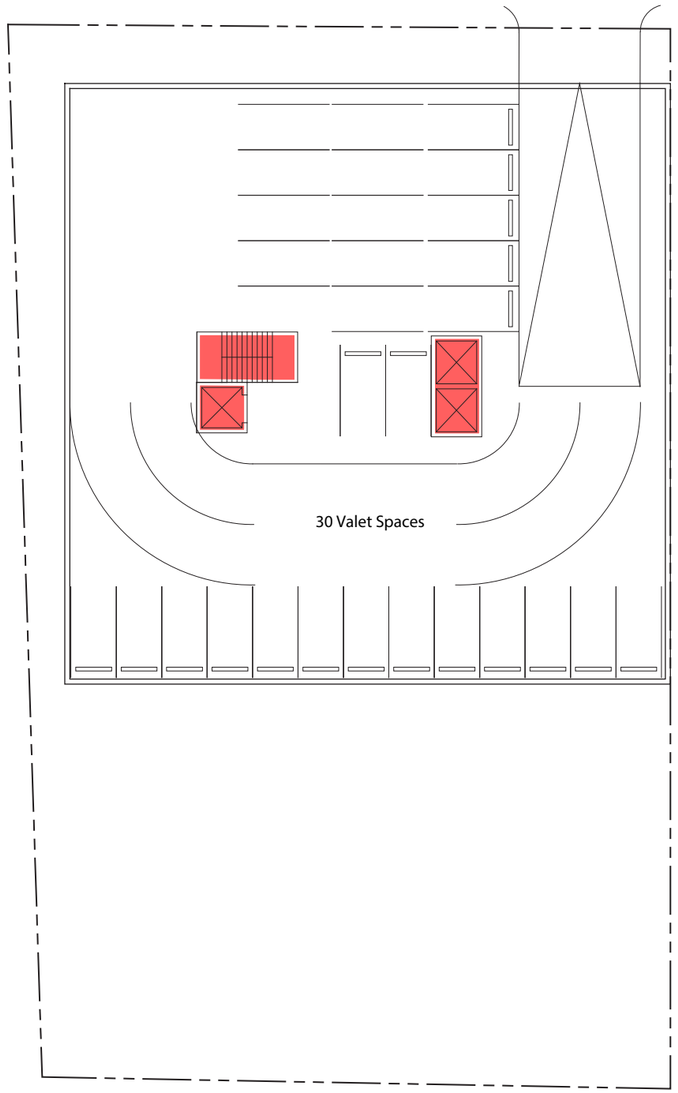
KEY

- Public Space
- Food and Beverage
- Guestrooms
- Service Area
- Vertical Circulation

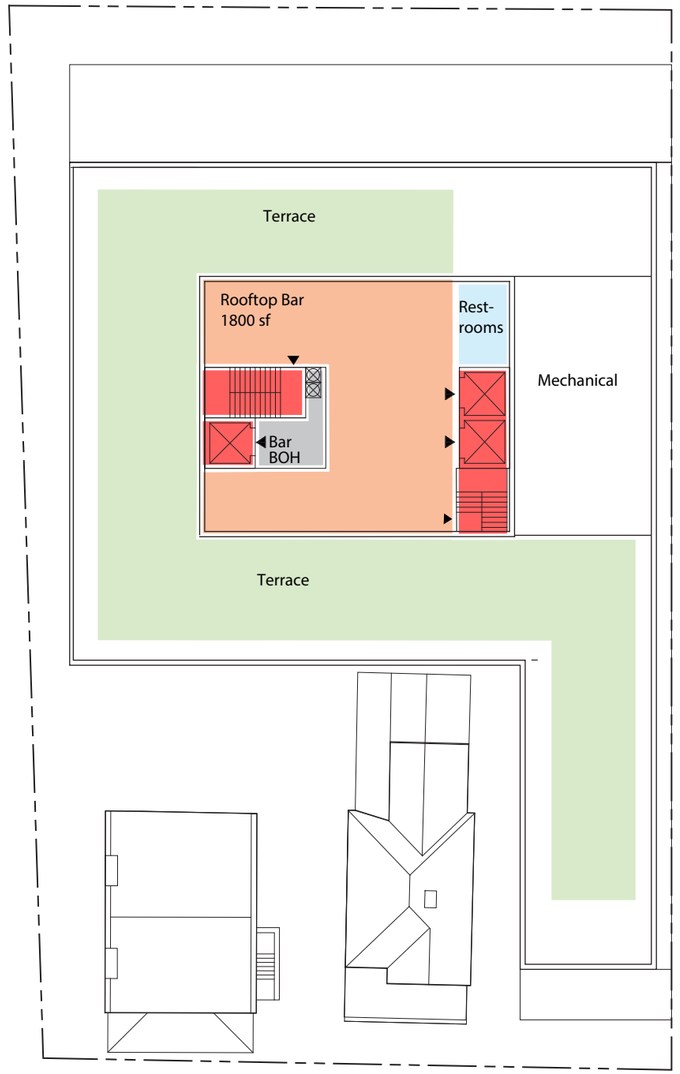
TYPE	SF	COUNT
A1 Guestroom	300 sf	27
A2 Guestroom	305 sf	21
B1 Jr. Suite	400 sf	24
B2 Jr. Suite	550 sf	4
C1 Suite	700 sf	2
	Total:	78

Proposed Programming
PREVIOUSLY APPROVED

-1 Parking



5 Rooftop

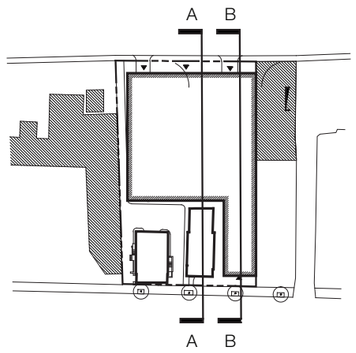


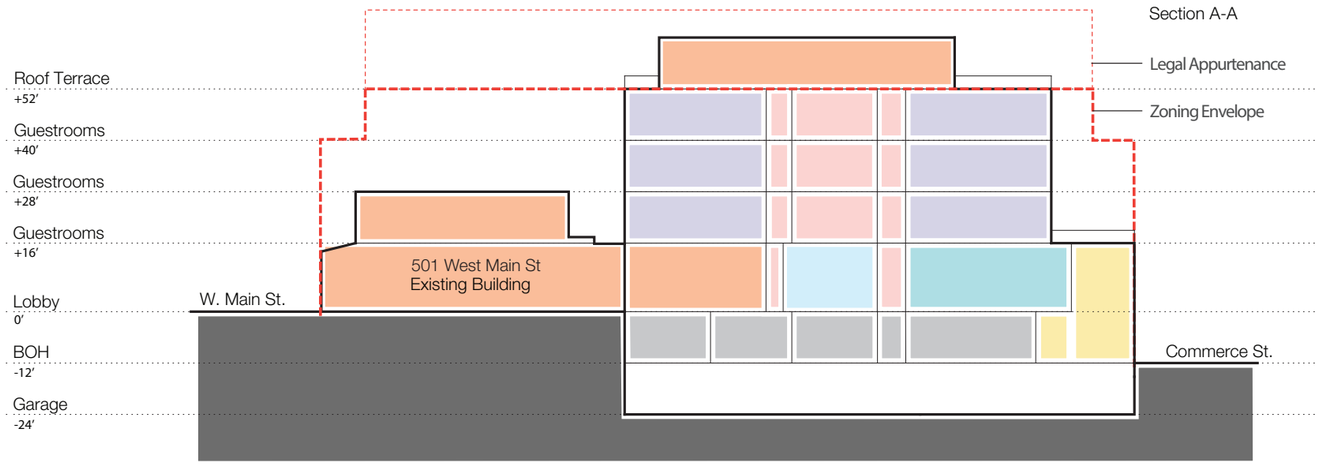
KEY

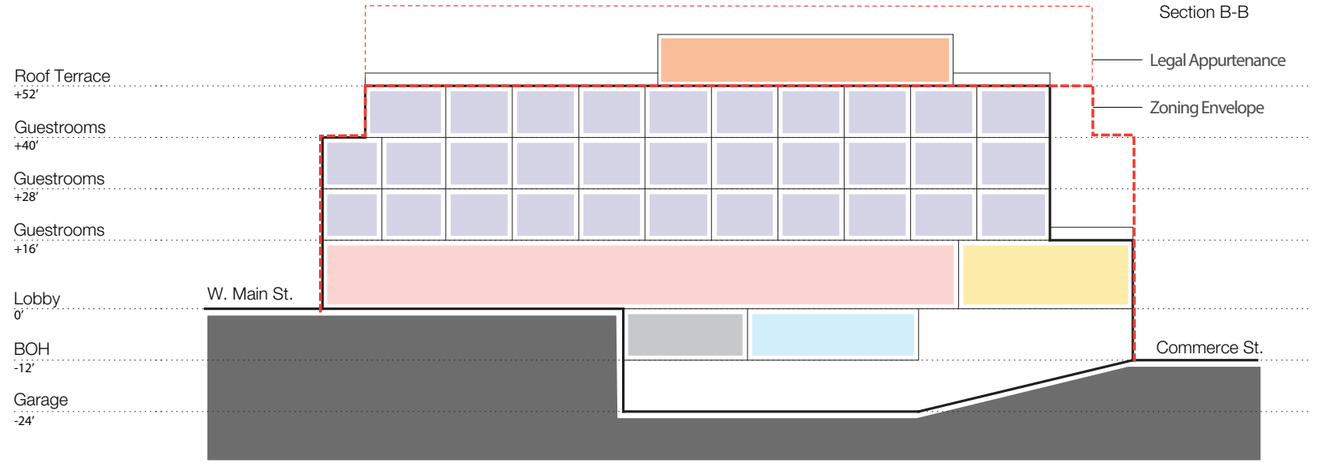
- Food and Beverage
- Service Area
- Vertical Circulation
- Amenities
- Green Space

Proposed Programming
PREVIOUSLY APPROVED

Previously Approved Zoning Envelope





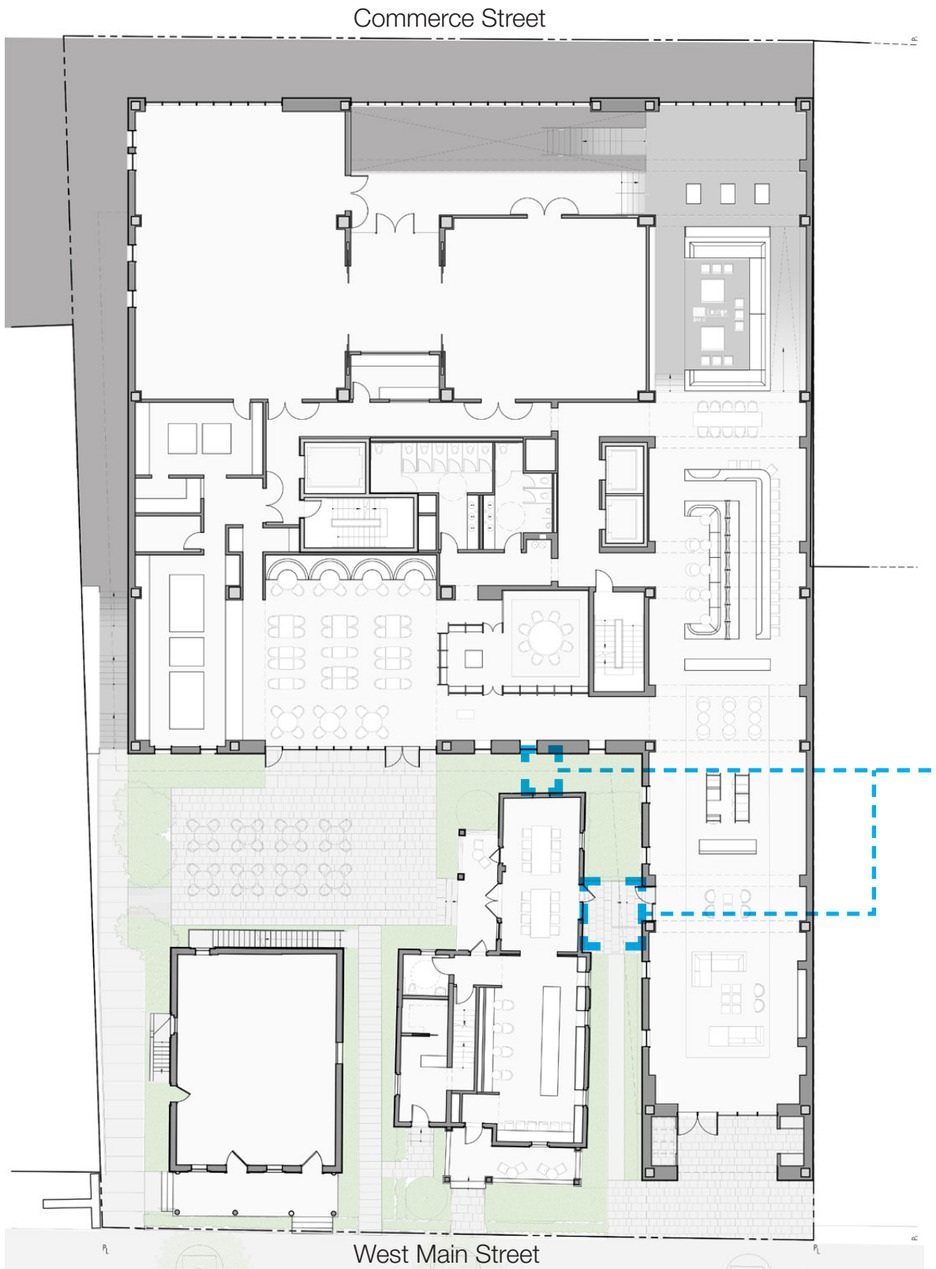


Programming Sections
PREVIOUSLY APPROVED

Floor Plan and Massing Updates

Floor 0 - BOH and Gallery Entrance

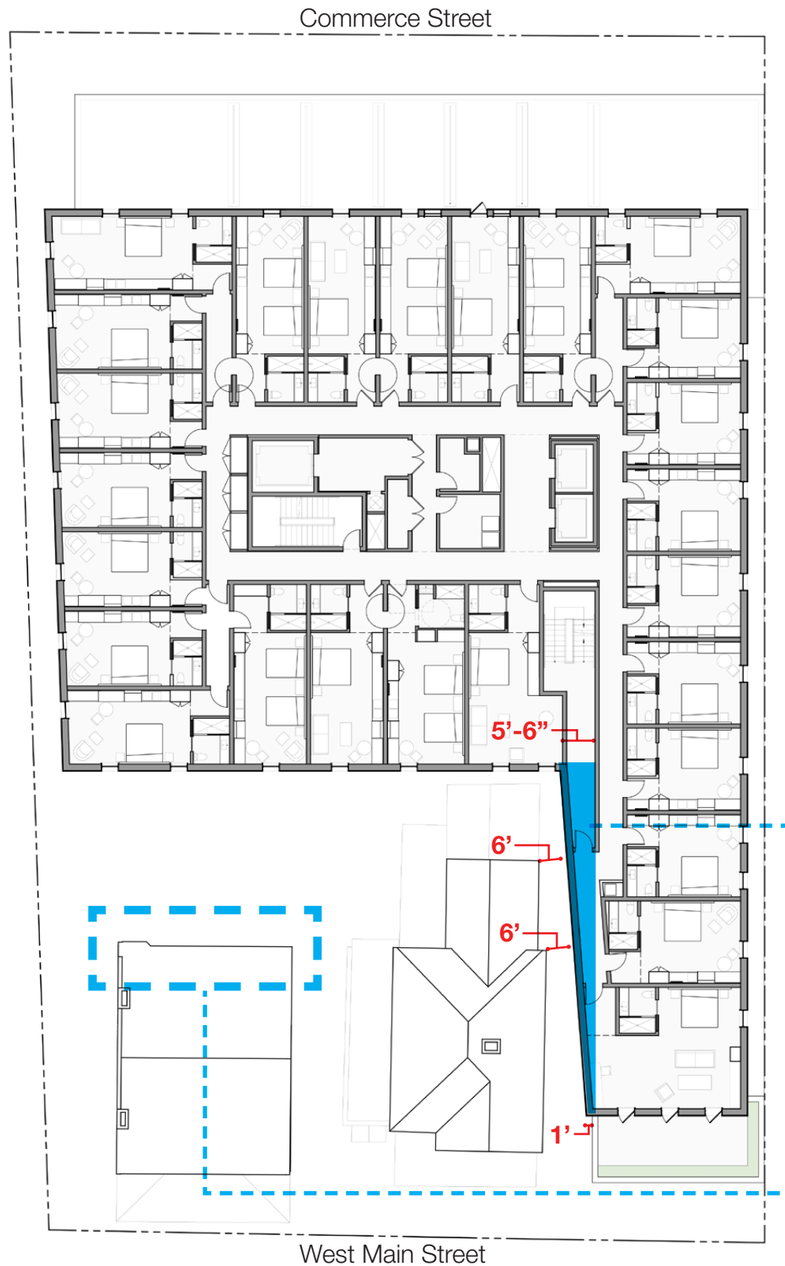
Floor 1 - Hotel Lobby and Restaurant



No physical connection between the new building and building 501. Replaced with a bluestone paver terrace and garden

UPDATED PROGRAM

Floors 2 thru 4 - Guestrooms



Massing Revision to accommodate required egress of floors 2 thru 4

Relocate new stair to the north side of building 503.
New windows in restored 503 facade.

UPDATED PROGRAM

No physical connection between the new building and building 501. Replaced with a bluestone paver terrace and garden

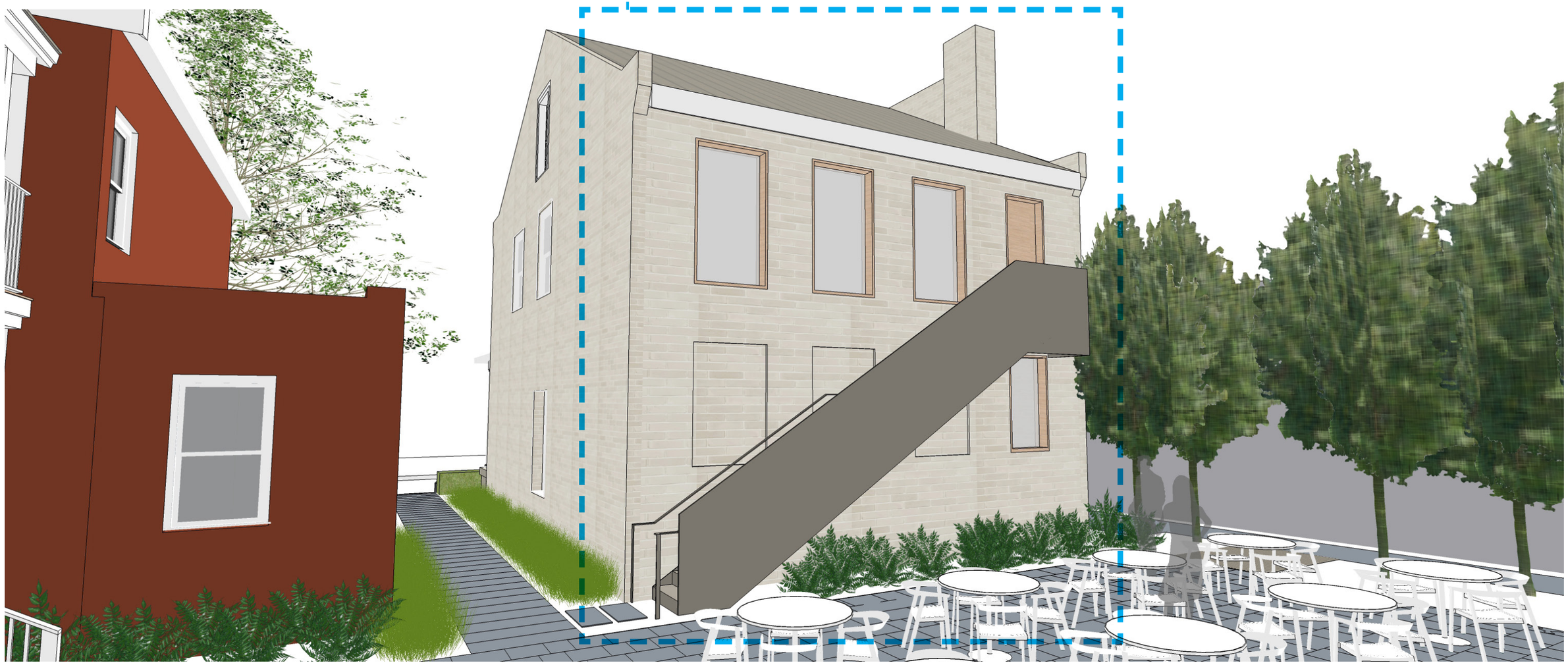
West Main Street

MASSING REVISION

West Main Street

MASSING REVISION

Relocate new stair to the north side of building 503.
New windows in restored 503 facade.

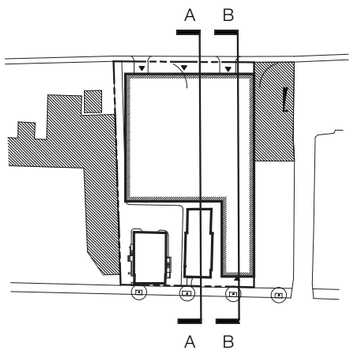


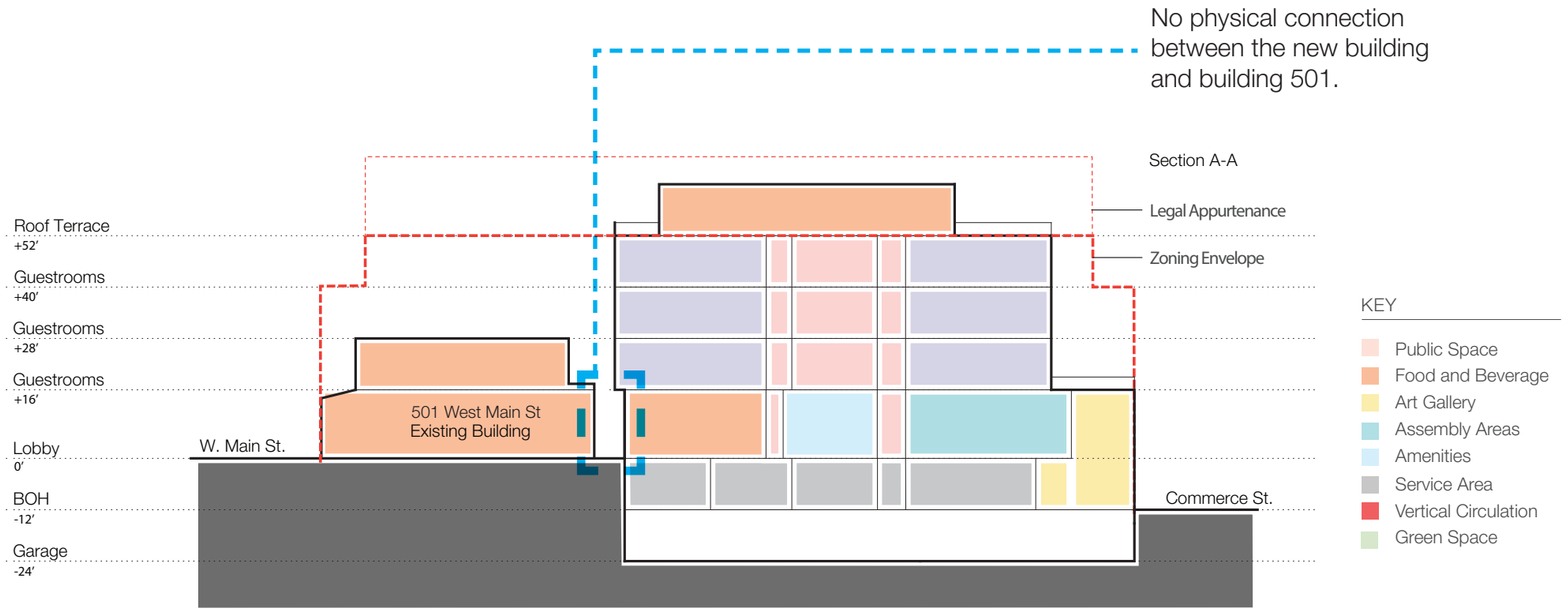
Building 501 West Main Street

Building 503 West Main Street

503 WEST MAIN STREET

Zoning Envelope Updates



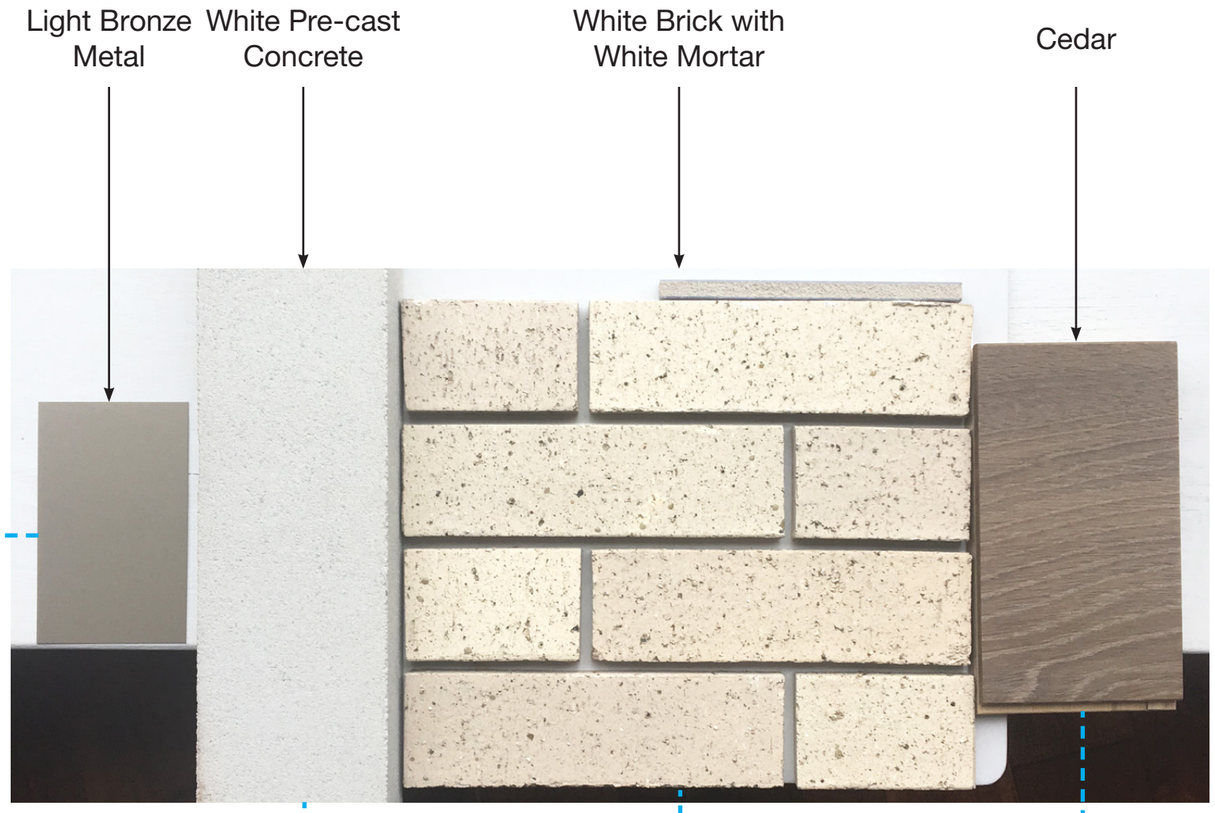


PROGRAMMING SECTION

Exterior Materials Update

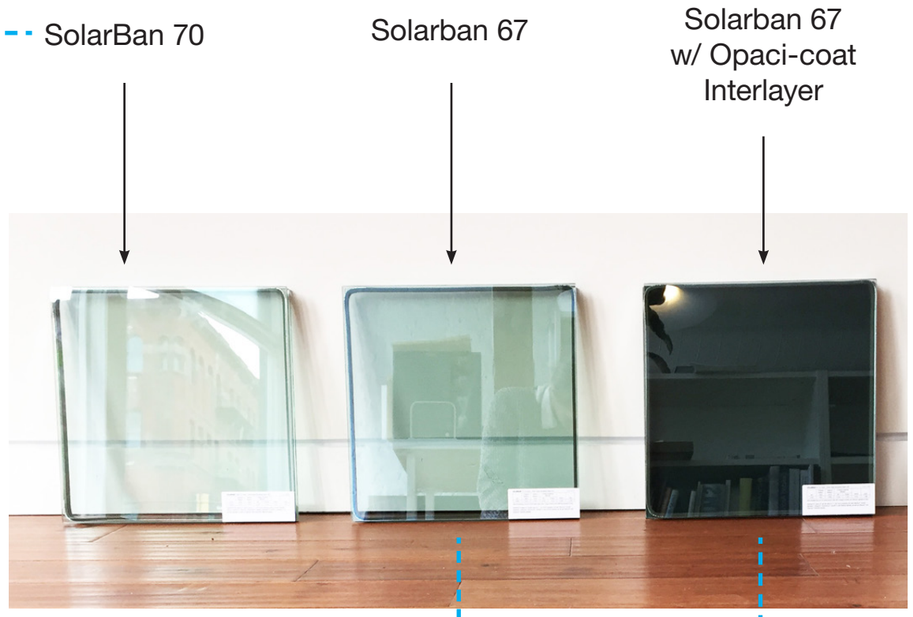
FACADE PRECEDENT IMAGES

West Main Street



EXTERIOR MATERIALS

West Main Street



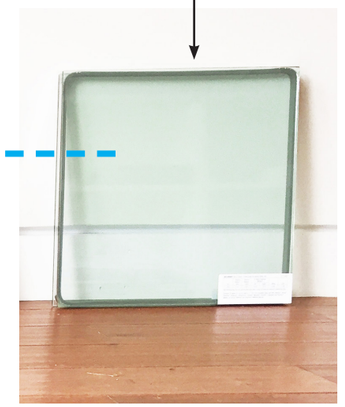
GLASS TYPES

Commerce Street

EXTERIOR MATERIALS

Commerce Street

Solarban 70

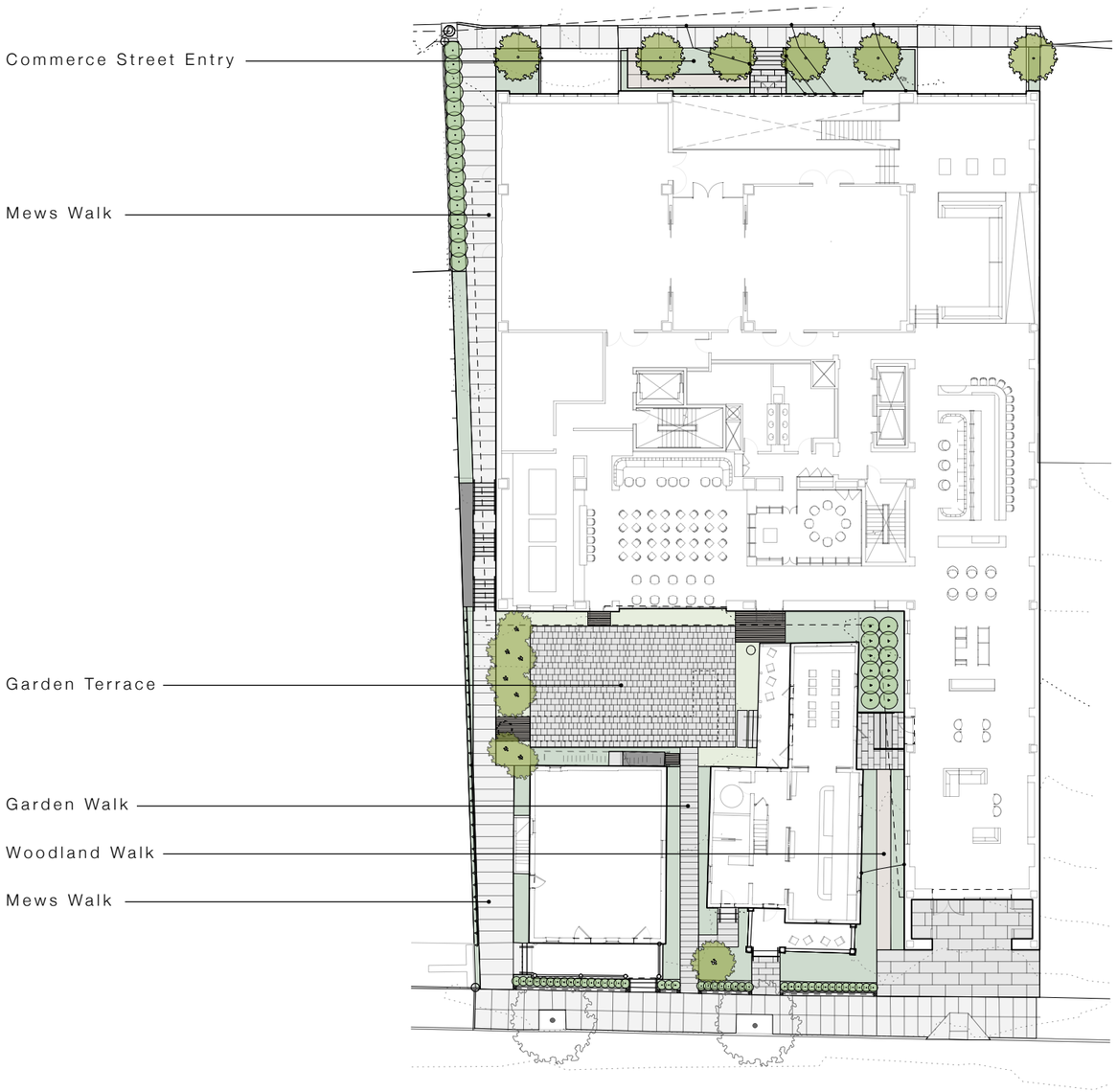


Solarban 60

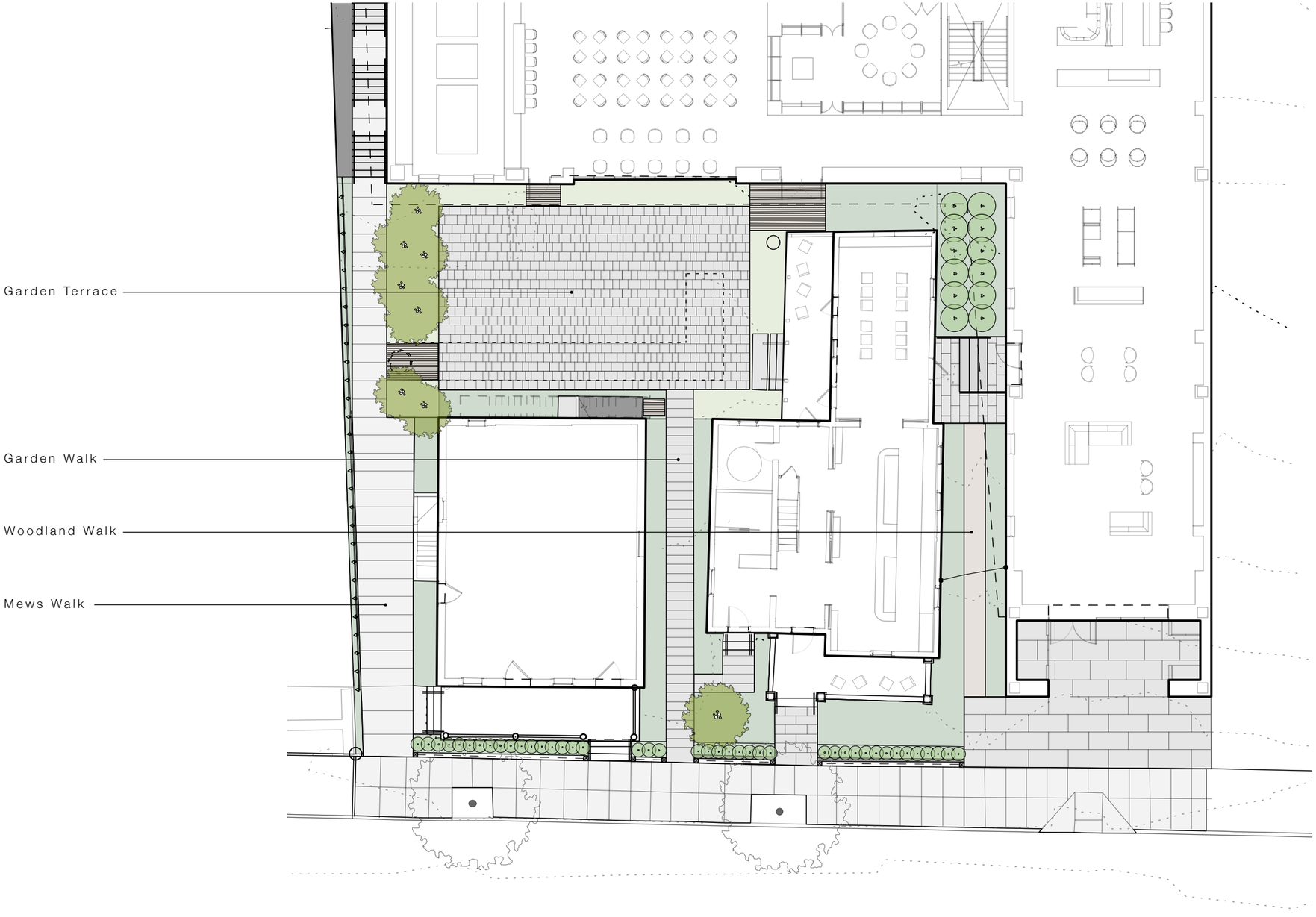
GLASS TYPES

Landscape Design Update

Site Plan Update



LANDSCAPE SITE PLAN 1/32” = 1’ - 0”



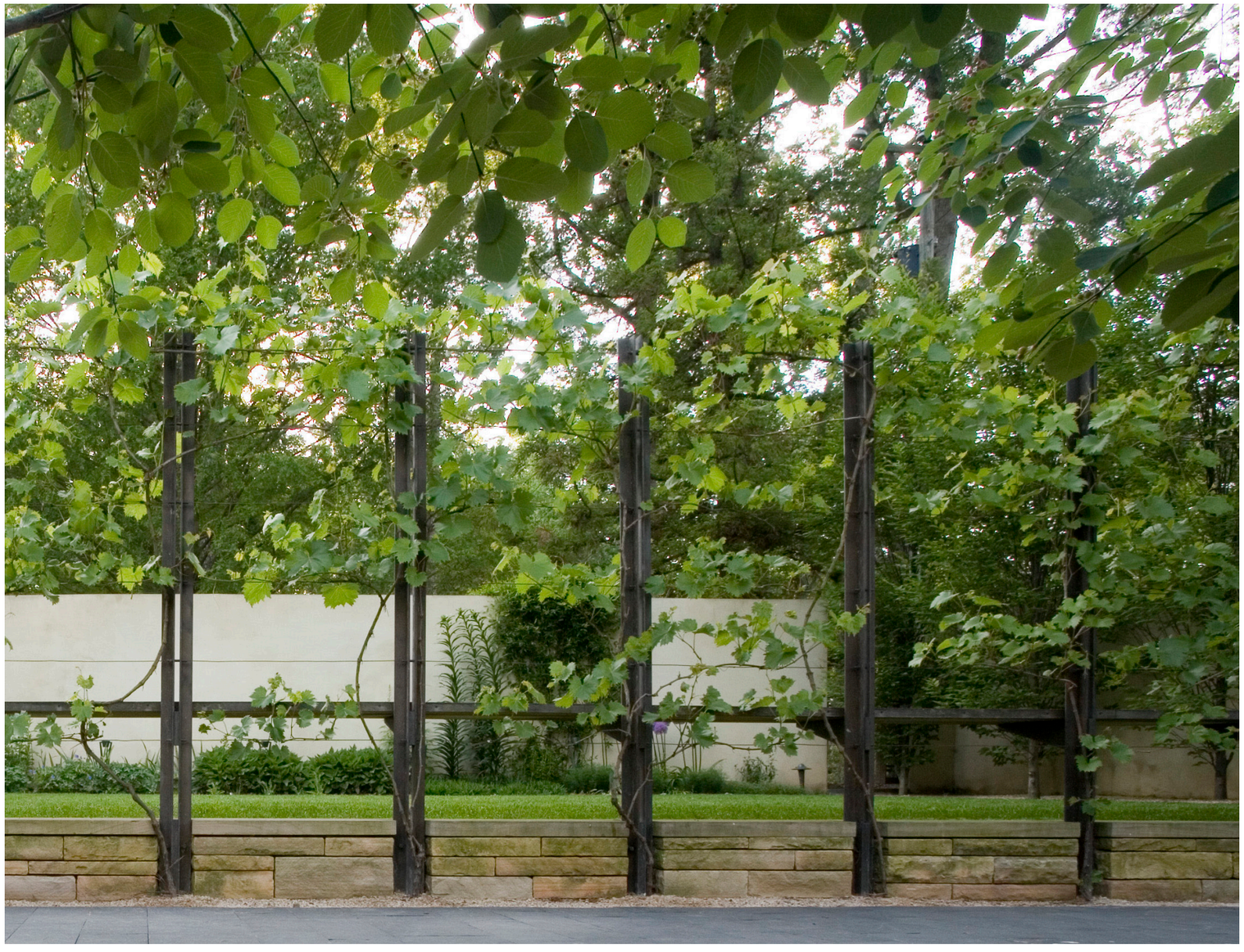
LANDSCAPE SITE PLAN 1/16” = 1’ - 0”

SITE SECTION

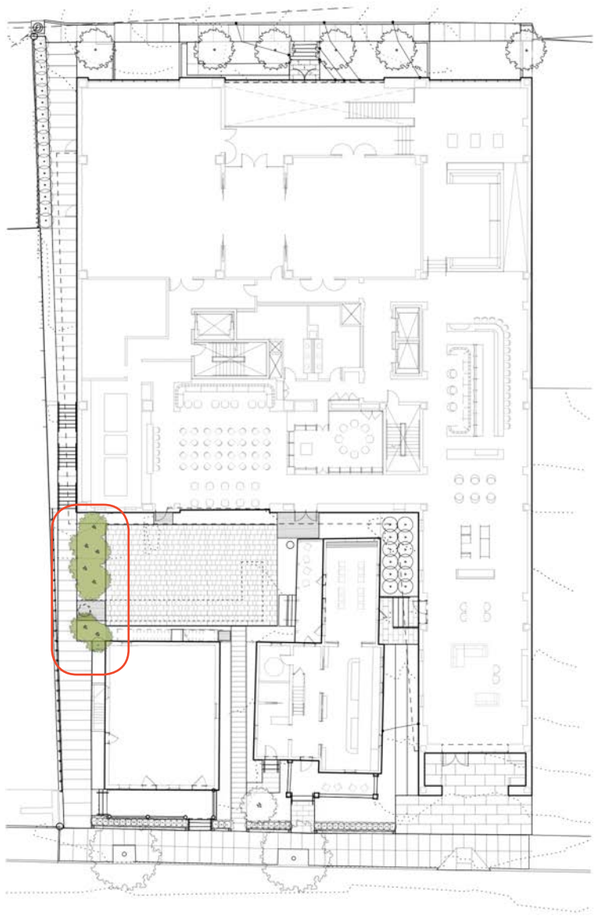
SITE SECTION -GARDEN TERRACE

SITE SECTION

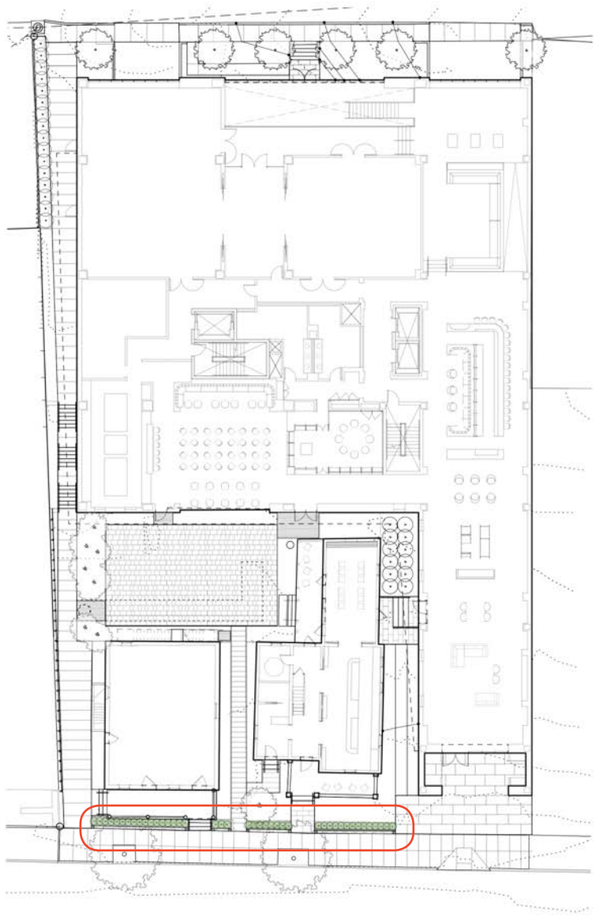
BLUESTONE PAVING



SCRIM

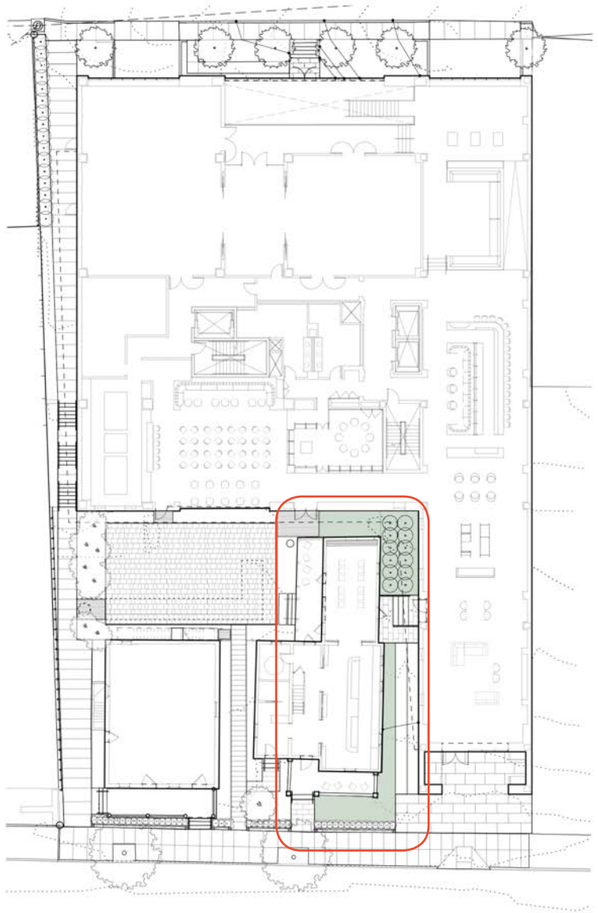


Sweetbay Magnolia
Magnolia virginiana



California Privet
Ligustrum ovalifolium

HEDGES



Christmas Fern
Polystichum acrostichoides

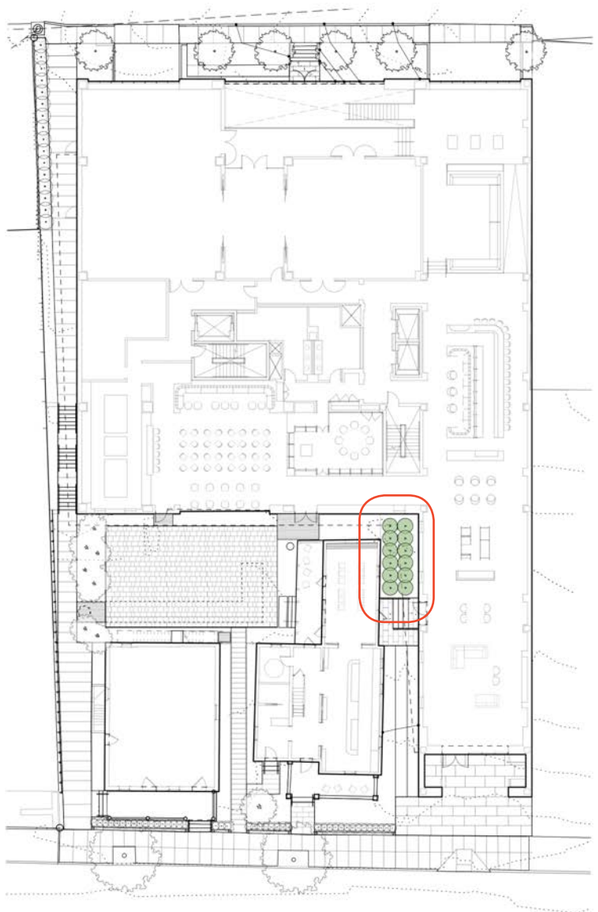
Sweet White Violet *(evergreen; Apr-June & Fall)*
Viola odorata 'Alba'

Pennsylvania Sedge
Carex pensylvanica

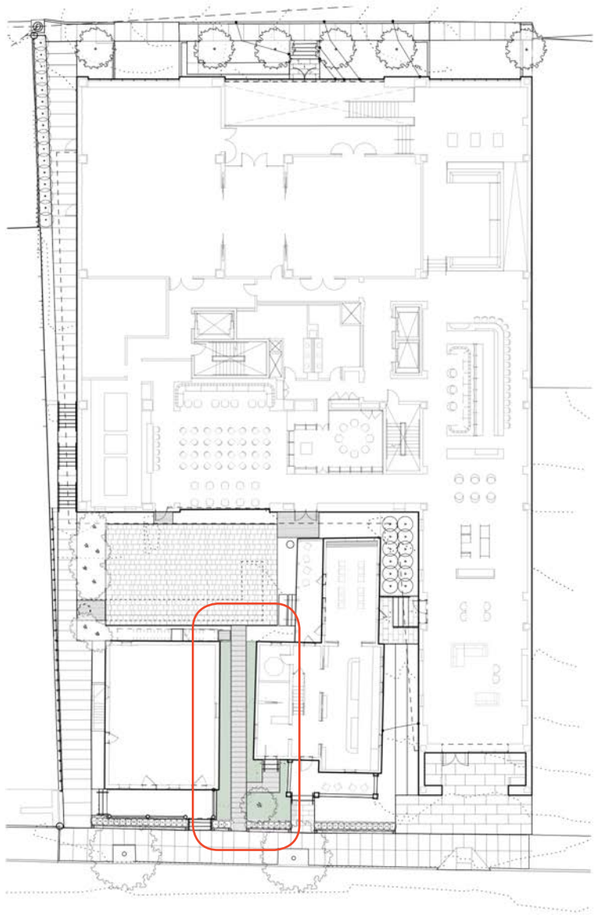
White Wood Aster *(August-October)*
Aster divaricatus (syn. Eurybia divaricata)

Witchalder *(Apr-May)*
Fothergilla gardenii

WOODLAND WALK GARDEN



Carolina allspice *(April-July)*
Calycanthus floridus 'Athens'



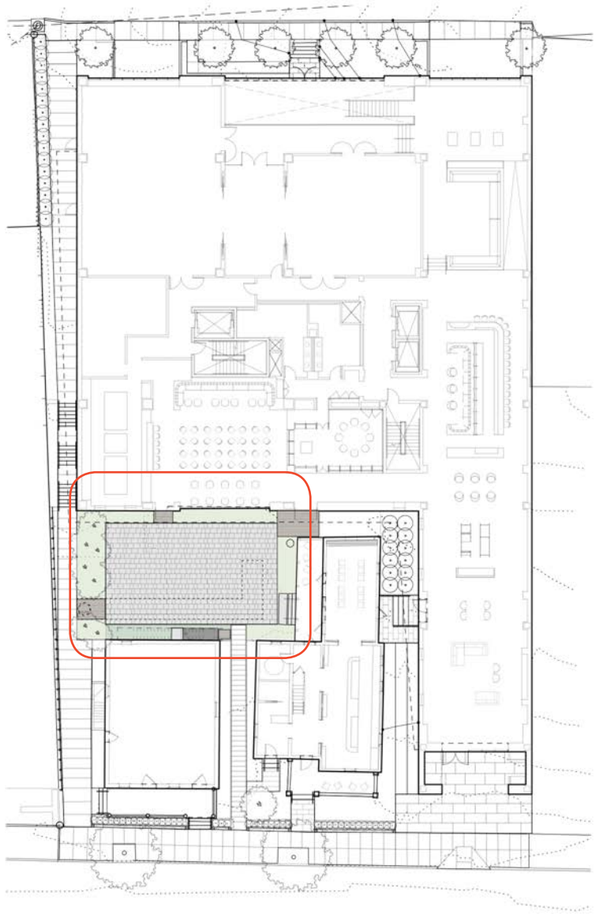
Christmas Fern
Polystichum acrostichoides

Lenten Rose *(evergreen, Feb-May)*
Helleborus x hybridus 'Double Ellen White' & Helleborus niger

Snowdrop Windflower *(Apr-June)*
Anemone sylvestris

Windflower *(Aug-Oct)*
Anemone x hybrida 'Honorine Jobert'

GARDEN WALK

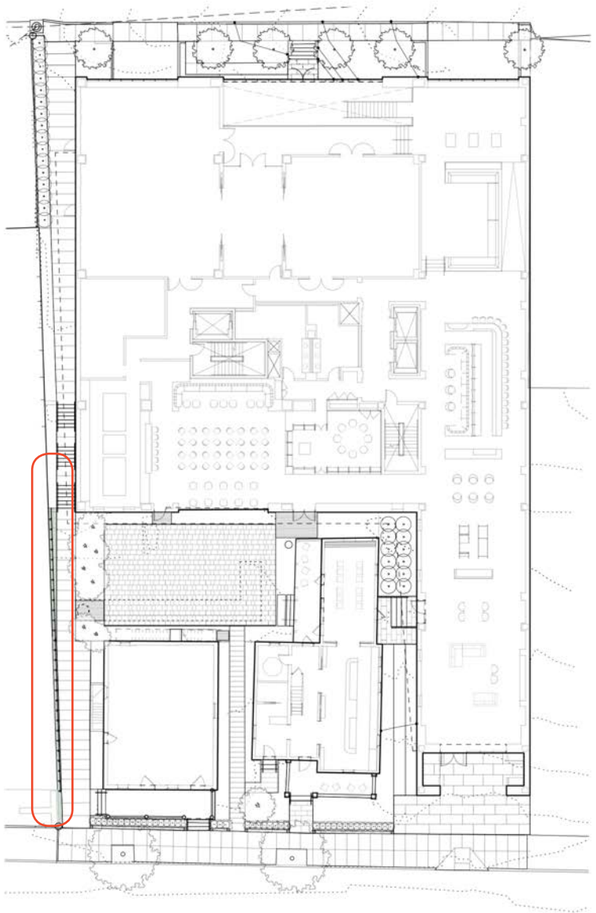


Sweet White Violet *(evergreen; Apr-June & Fall)*
Viola odorata 'Alba'

Dwarf Crested Iris *(April)*
Iris cristata 'Tennessee White'

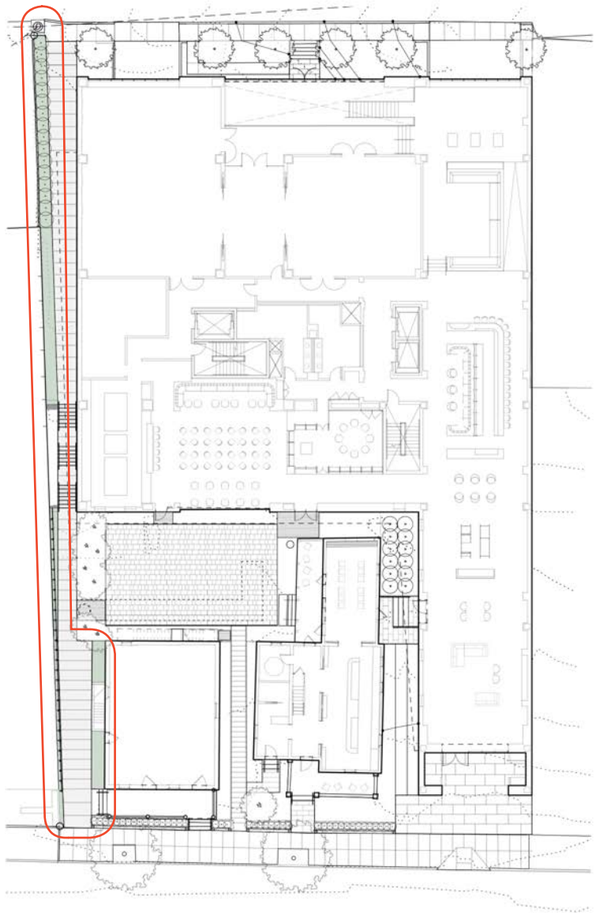
Pennsylvania Sedge
Carex pensylvanica

GARDEN TERRACE



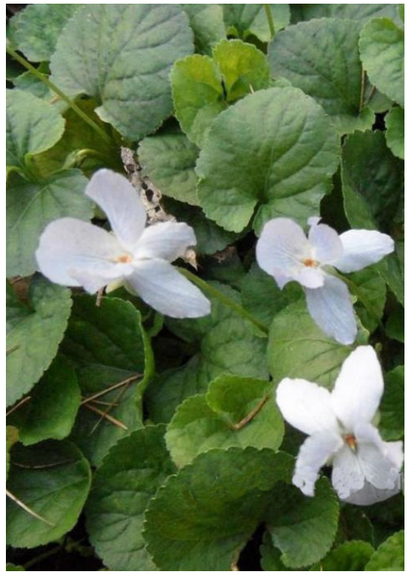
Hop Vine
Humulus lupulus

VINES - SCRIM



Christmas Fern
Polystichum acrostichoides

White False Indigo *(Apr-May)*
Baptisia alba

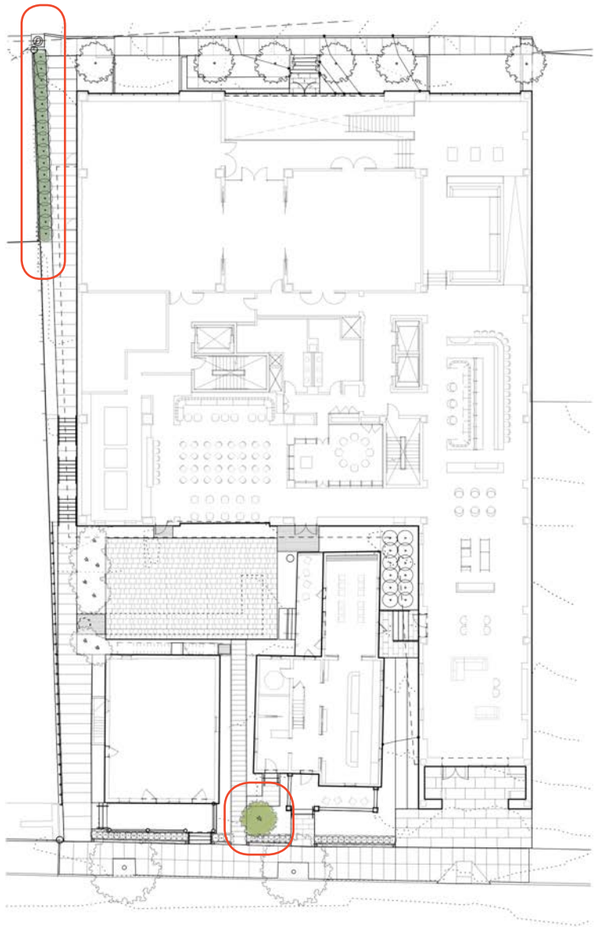


Sweet White Violet *(Apr-June)*
Viola odorata 'Alba'

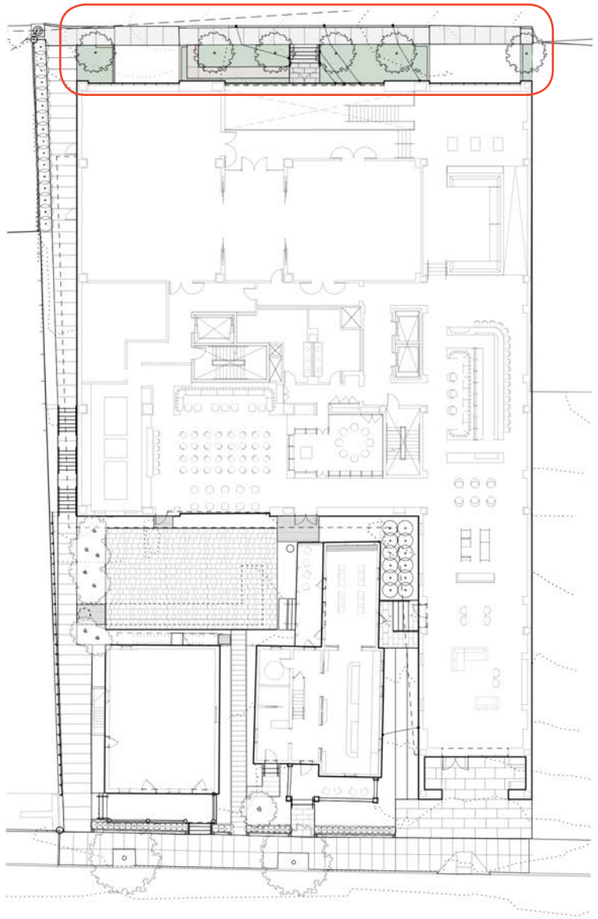
Turtlehead *(blooms Aug-Oct)*
Chelone glabra

Pennsylvania Sedge
Carex pensylvanica

MEWS WALK



Serviceberry
Amelanchier canadensis

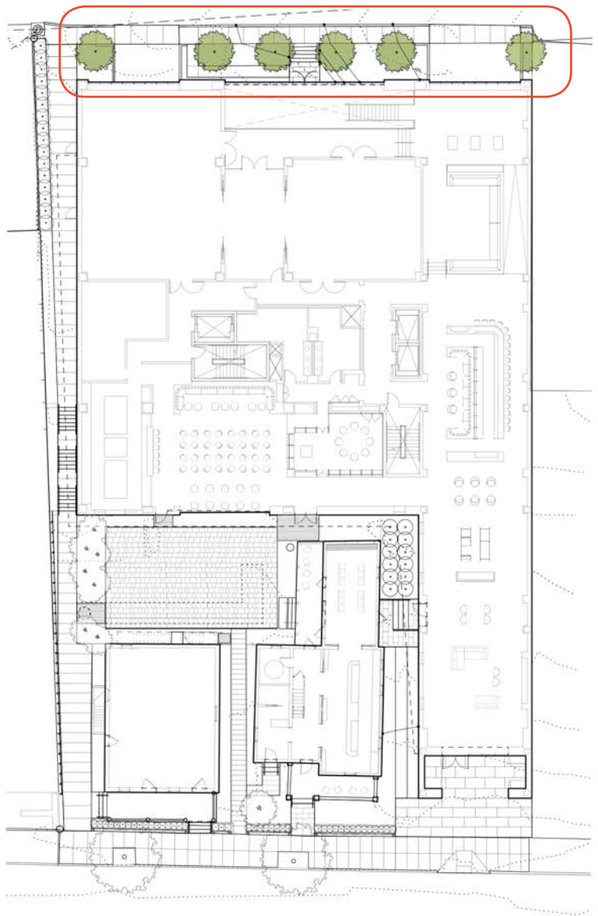


Sweet White Violet *(evergreen; Apr-June & Fall)*
Viola odorata 'Alba'

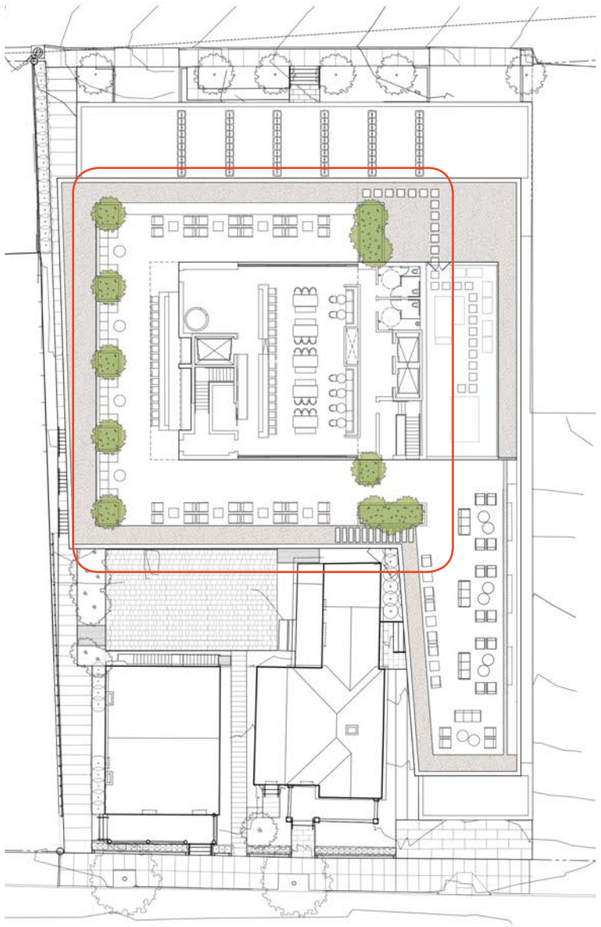
Pennsylvania Sedge
Carex pensylvanica

Snowdrop *(Feb-March)*
Galanthus nivalis

COMMERCE STREET ENTRY



Sentry Ginkgo
Ginkgo biloba 'Princeton Sentry'



Smooth Sumac
Rhus glabra

Coastal Strawberry *(evergreen groundcover)*
Fragaria chiloensis

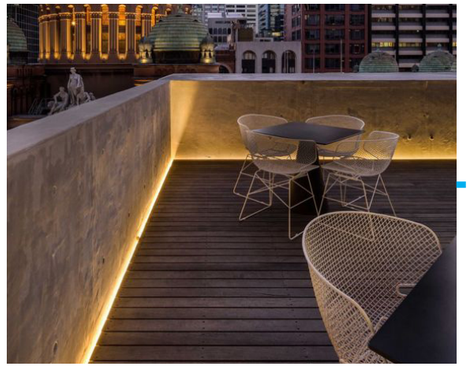
ROOFTOP TERRACE

Second Floor Guestroom Terraces

Commerce Street

Hicks Yew (Taxus x media ‘Hicksii')

Guestroom Terraces



Low Parapet Lighting

Hicks Yew (Taxus x media ‘Hicksii’)

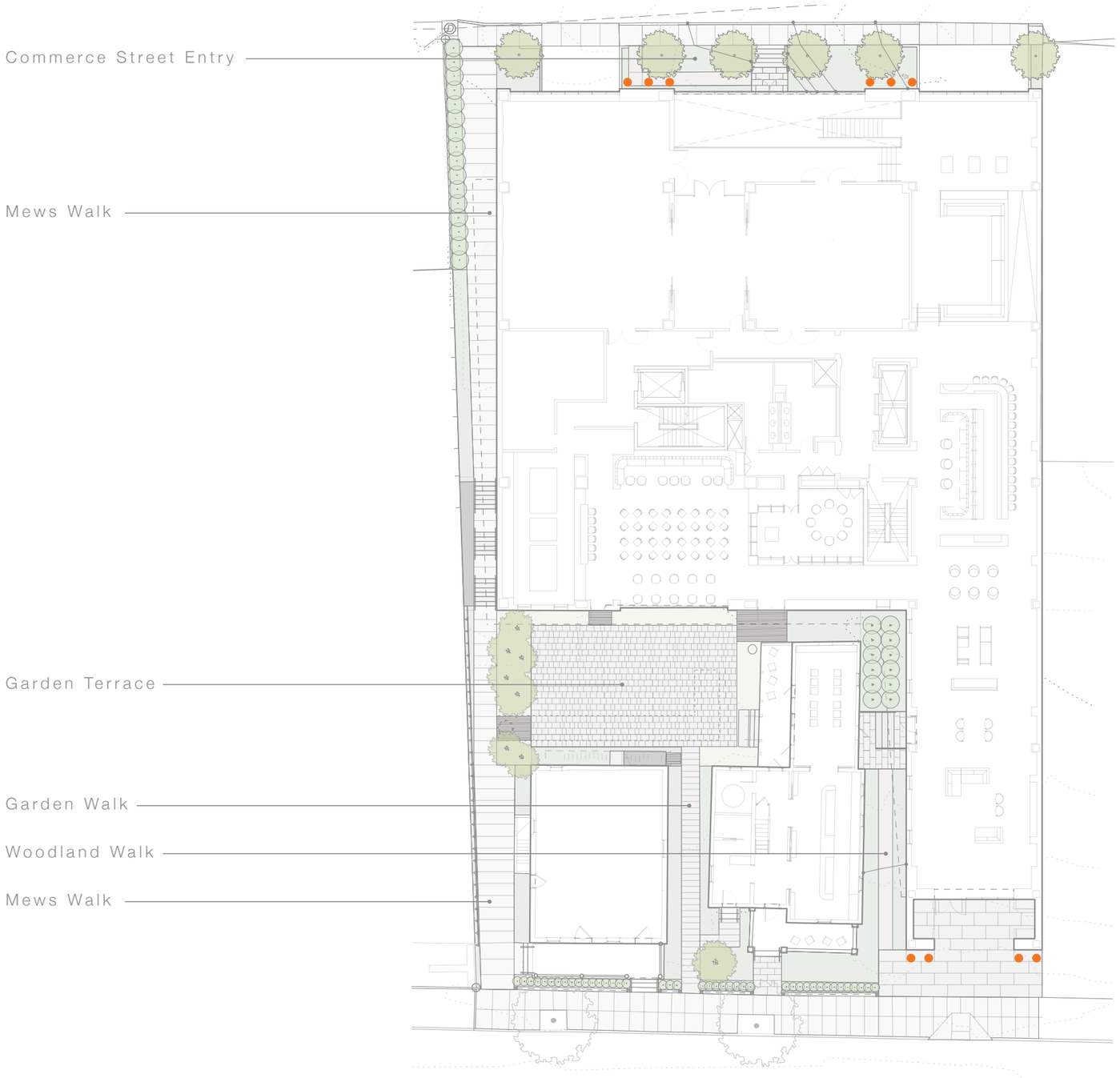
Guestroom Terraces

Hicks Yew (Taxus x media ‘Hicksii')

Guestroom Terraces

Site Lighting Design

LIGHTING STRATEGY FOR PRIMARY ENTRANCES



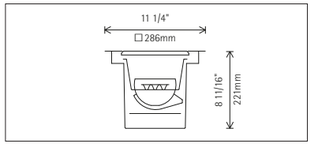
RANDY BURKETT LIGHTING DESIGN

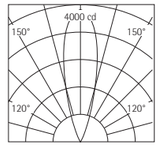
TYPE L8

ERCO

Tesis In-ground luminaire

Directional luminaire





h(ft)	E(fc)	D
		2'7"
15	17	7'2"
12	27	5'9"
9	48	4'4"
6	107	2'11"
3	429	1'5"

35138.023
LED 12W 1260lm 3000K warm white
0-10V dimmable
Version 8
Covered mounting detail
Spherolit lens, flood

Product description
Housing: polymer, black.
Control gear 120V/277V, 60Hz, dimmable. Longitudinally watertight cable 5xAWG14, L 31 1/2" / 800mm.
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer. 0-30° tiltable, rotatable through ±45°.
Optical cut-off 40° from horizontal.
Screw-fastened cover frame with flush safety glass: stainless steel. Safety glass: 9/16" / 15mm, clear.
Installation with separate connection sleeve.
Mounting in recessed housing: can be driven over in vehicles with pneumatic tyres. Load 11240lb.wt / 50kN.
Mounting in hollow floor: mounting kit to be ordered separately.
Dimming with external dimmers possible (0-10V).
Suitable for wet location (IP68): dustproof.
Weight 13.98lbs / 6.34kg
Available from 2nd quarter 2017

Technical data

Luminous flux of the luminaire	960lm
Connected load	16W
Luminaire efficacy	60lm/W
Color deviation	2 SDCM
Color rendition index	CRI>90
Lumen maintenance	L90/B10 ≤50000h
LED failure rate	0.1‰ ≤50000h
LMF	E
Temperature on the cover glass	90°F / 32°C

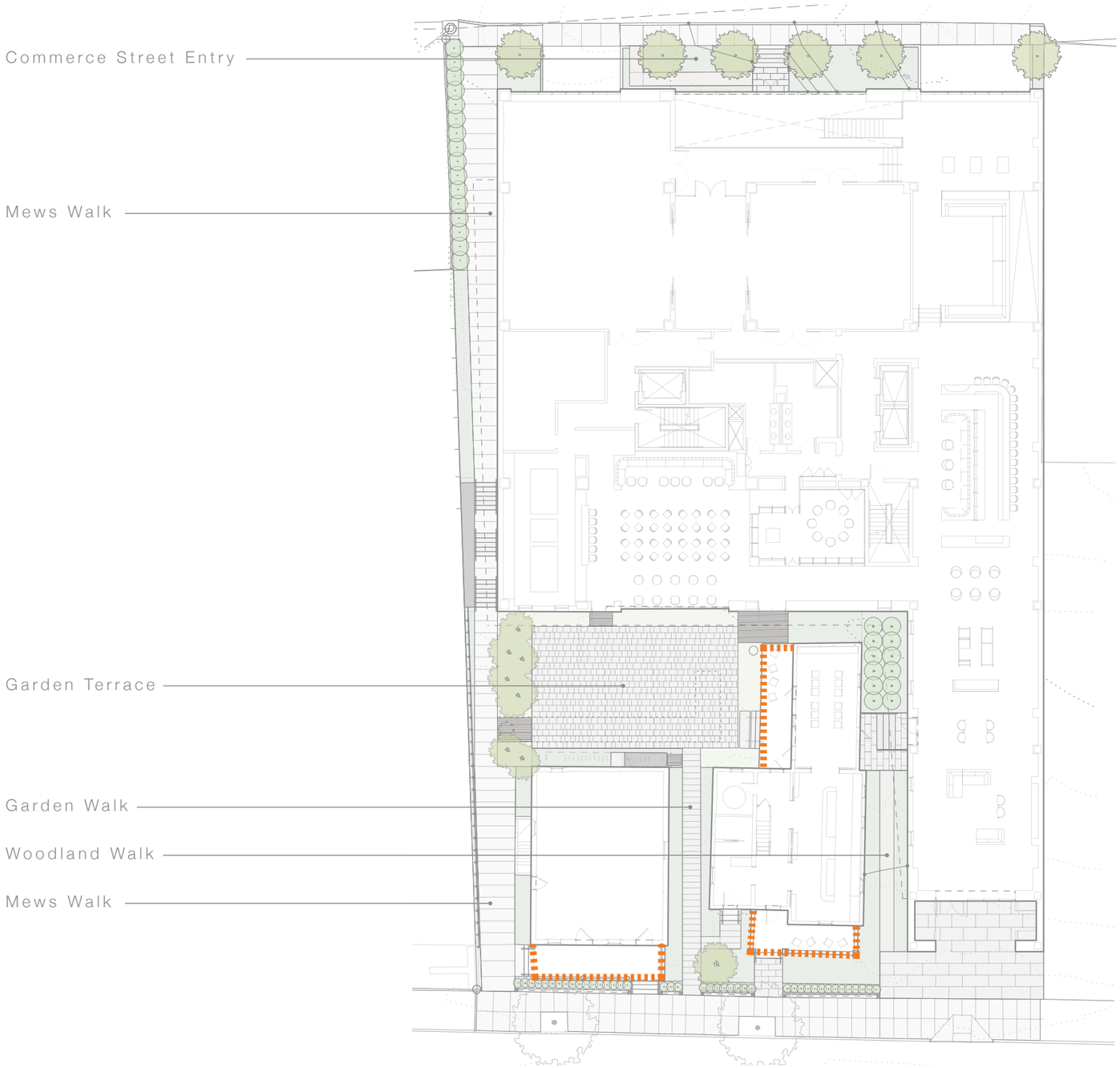
For your regional contact in the ERCO Sales network click here
www.erco.com/contact

© ERCO GmbH 2017

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 11.04.2017
Current version under
www.erco.com/35138.023

LIGHTING STRATEGY FOR PRIMARY ENTRANCES

501 AND 503 WEST MAIN STREET



RANDY BURKETT LIGHTING DESIGN

TYPE L20

PRIMUS LIGHTING

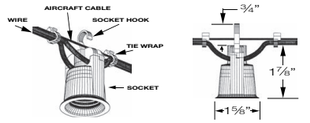
DECOSTRING SERIES

LED / INCANDESCENT

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

PROJECT:

TYPE:



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectual design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
WIRE	12/2 G. Black flexible wire rated for 25A max, uv rated for outdoor use and long lasting.
SUPPORT CABLE	1/16" aircraft catenary cable supports the system, 480# test. Heavier cable available.
LAMPS	LED and incandescent medium base A, G or S style lamps. Maximum recommended rating per socket is 80W @ 120V, 25W @ 12 and 24V. See lamp chart for lamp options.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades not shown in catalog.
PHOTOMETRY	Bare lamp and shielded "BUG" rated IES files available. (Consult Factory)
CERTIFICATION	ETL listed for wet and permanent installation. Both 120 and low voltage. 2001431

MADE IN THE USA

MAXIMUM RUNS

VOLTAGE	MAXIMUM RUNS	AMPS	EXAMPLE
120 VOLTS	2400 WATTS	20 AMPS	96 LAMPS X 25W 2400W ÷ 120V = 20A
24 VOLTS	CONSULT FACTORY		
12 VOLTS			

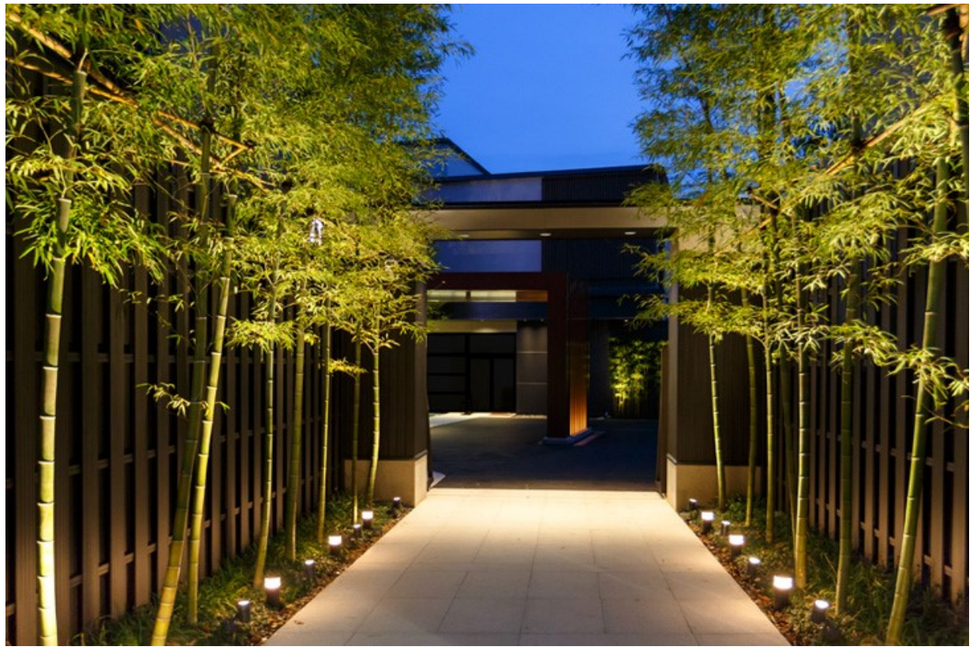
PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	LENGTH
DSD DECOSTRING DRY **DSW** DECOSTRING WET	**12** 12"O/C **18** 18"O/C **24** 24"O/C **36** 36"O/C **48** 48"O/C (OTHER, SPECIFY)	**120** 120V	SELECT FROM LAMP PAGE	**OPTIONAL** SELECT SHADE AND FINISH OR LEAVE BLANK	SPECIFY

3570 LEXINGTON AVE. EL MONTE, CA 91731 • PH. 626.442.4600 FAX 626.442.4900 • primuslighting.com

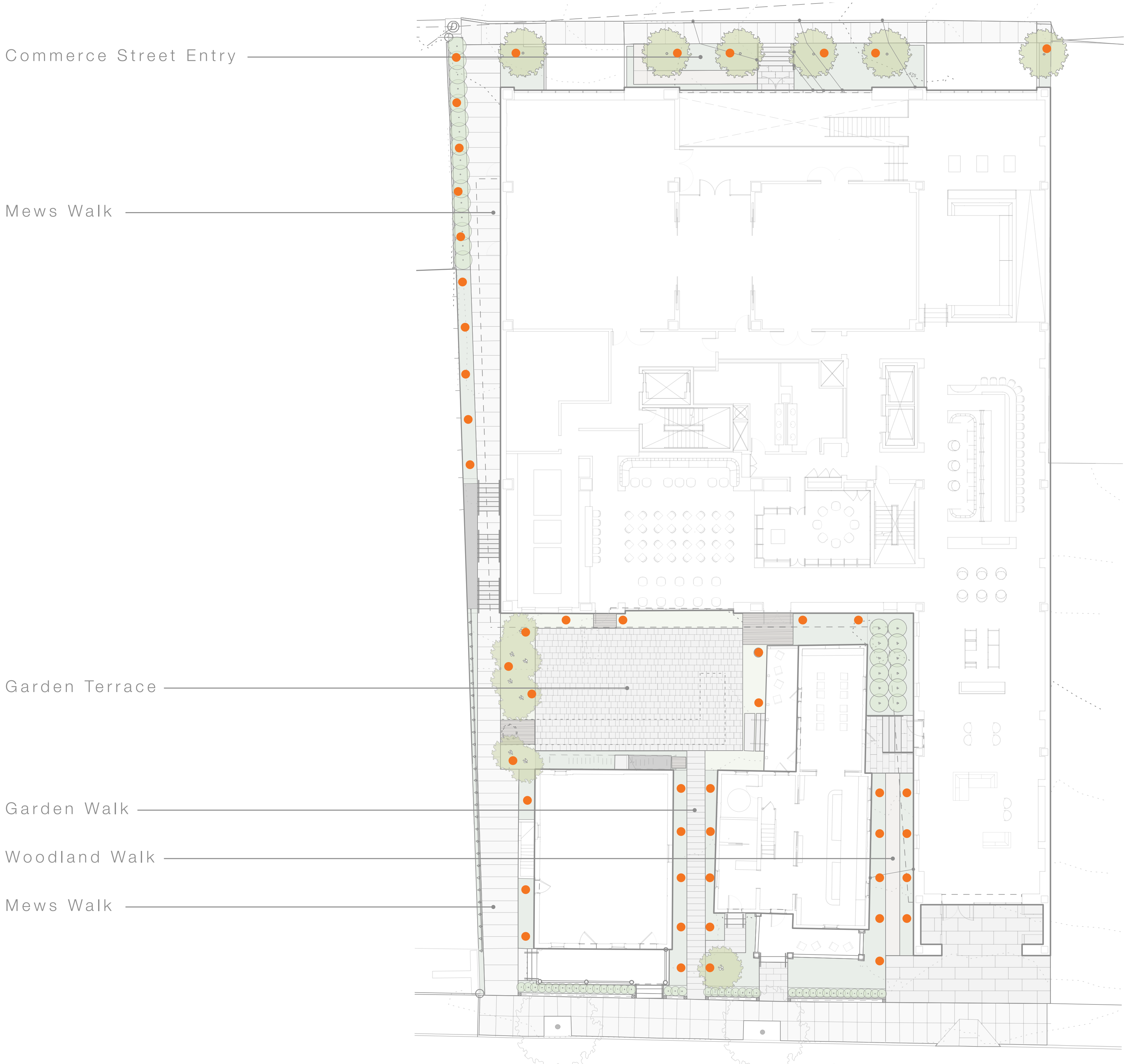
V-2 10/15

LIGHTING STRATEGY FOR EXISTING STRUCTURES



SITE PATH LIGHTING

DINING TERRACE LIGHTING



RANDY BURKETT LIGHTING DESIGN

TYPE L65

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE USA INC.

LS393LED

Ingrade

humantouch™ gripglass™ OPTIONAL opticlear™ OPTIONAL microantileach™

Dimmable OPTIONAL PWM DIM OPTIONAL IP68 IK9 Intertek

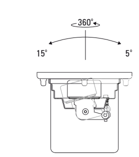
The LS393LED is a compact ingrade option featuring a 6 W LED module with output similar to a 50 W MR16. With options for line voltage input and dimming via Lumascape d5 driver technology, this inherently protected, compact luminaire is suitable for use in many locations where MR16-based luminaires cannot be used due to heat. Internal rotation and tilt adjustability ensures the most efficient light delivery can be set according to the site conditions.

Specifications

Lamp Source	3 W or 6 W LED ☐ White (4 300 K typical) Warm white (3 000 K typical) Blue (470 nm) *Other colors by request* RGB
Approved Use	Suitable for wet locations Suitable for use in poured concrete Inherently protected
Lumen Maintenance (L70)	>60,000 hrs *Limited by TM-21 x6 rule*
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP68
Construction	316 marine grade stainless steel
Installation Types	**Pre-Installation Blockout** Concrete pour, drive-over & general use applications **Direct Burial** Landscapes, planters & special applications *(consult factory)*
Drive-over	With **OptiClear™** lens and pre-installation blockout (LS637-K or LS637-K-SP)
Static Load Rating	4 400 lb (2 000 kg) with **OptiClear™** lens and pre-installation blockout (LS637-K or LS637-K-SP) *(Load applied to center of glass across a 2" diameter area)*
Impact Rating	IK9 with **OptiClear™** lens
Standard Inclusions	Teflon coated cover screws **MicroAntiLeach™** wire entry Internal glare control louver
Accessories	**LS637-K/LS637-K-SP** pre-installation blockout *For other options, or U*
Remote Transformers / Power Supplies *Order separately*	Refer to Technical Data section for application specific options
Ambient Operating Temperature	-22 °F to 122 °F (-30 °C to +50 °C)
Surface Temperature	≤113 °F (45 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

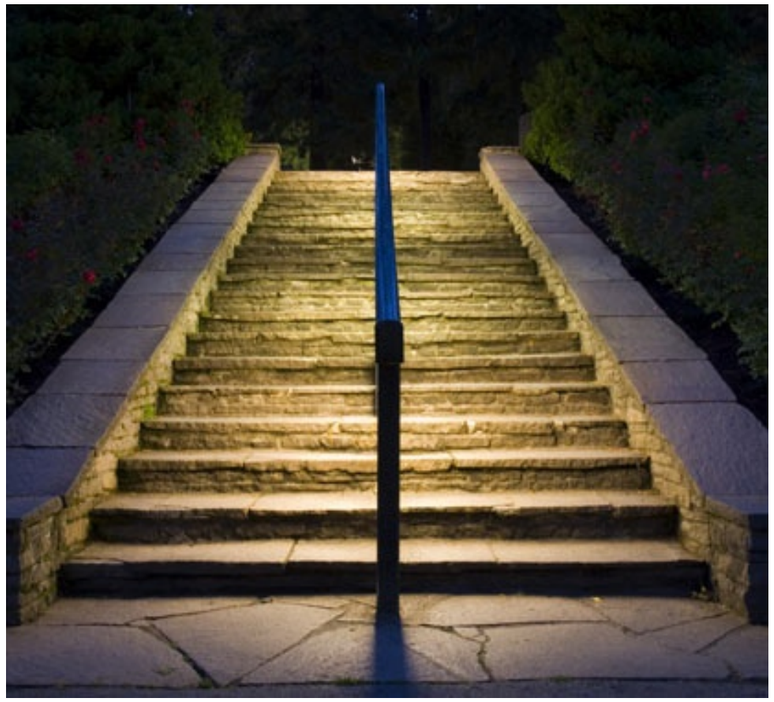
LS393LED
with round flush cover



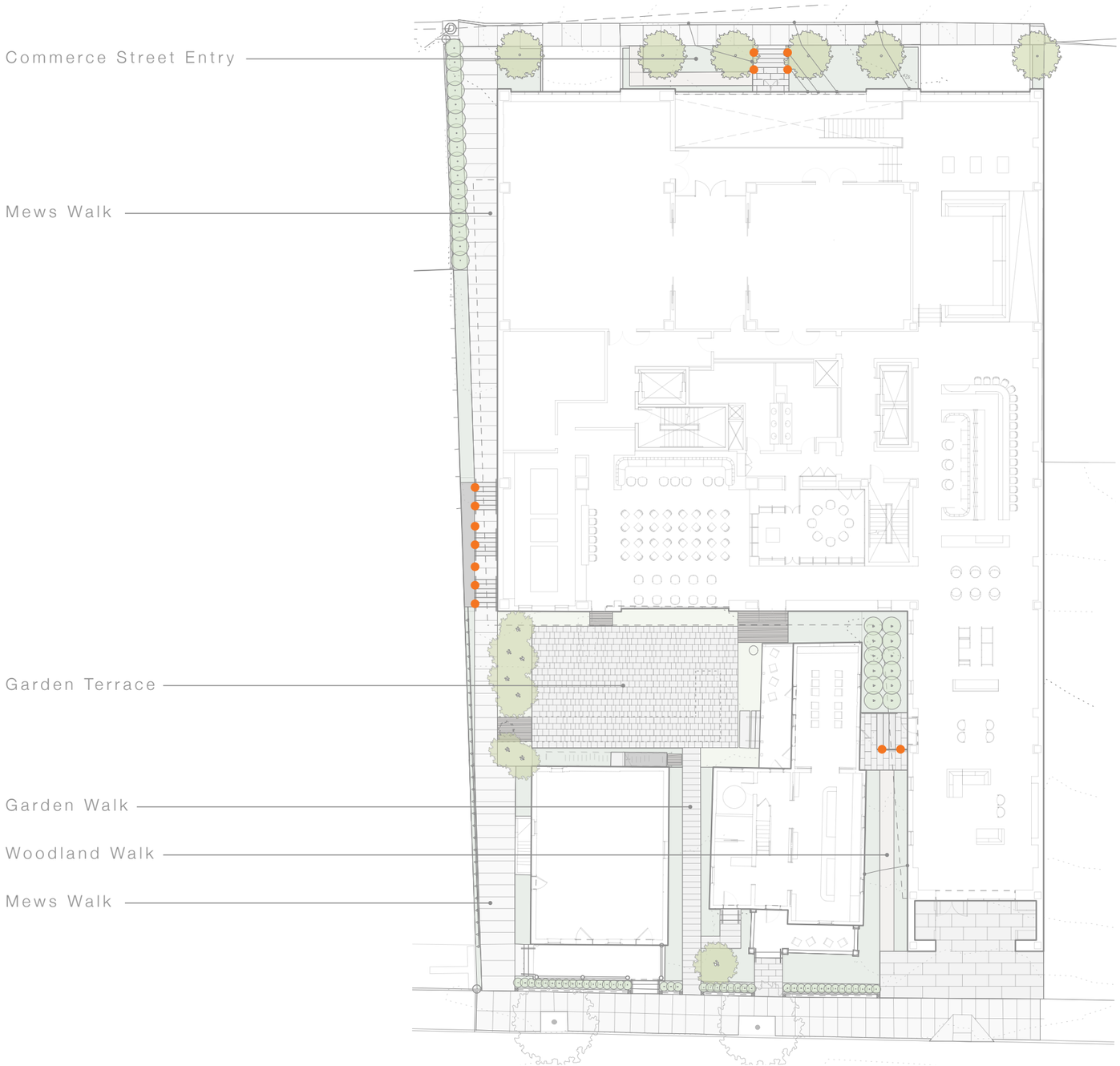
www.lumascape.com

C1878US 6 Sep 2013

LIGHTING STRATEGIES FOR PATHS AND LANDSCAPE ELEMENTS



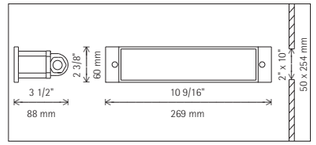
LIGHTING STRATEGIES FOR EXTERIOR STAIRS



RANDY BURKETT LIGHTING DESIGN

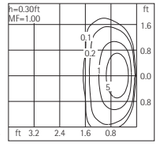
TYPE L47

ERCO Axis Walklight



33733.023 Graphit m
LED 1.7W 120V AC 64lm 3000K warm white
Version 2

Product description
Housing: corrosion-resistant, cast aluminum, No-rinse surface treatment. Graphit m, double powder-coated. Mounting bracket: polymer. Clamp extension 9/32" - 25/32" / 7-20mm. 2 cable entries. Through-wiring possible. 3-pole terminal block. Asymmetric reflector lens system: aluminum, silver anodized. Optimized screening for the LEDs ensures no direct light emission. LED module. Cover frame with Softec lens: corrosion-resistant cast aluminum, graphit m double powder-coated. Suitable for wet location (IP65): dust-proof and water jet-proof. Weight 1.87lbs / 0.85kg



Technical data

Luminous flux of the luminaire	16lm
Connected load	2W
Luminaire efficacy	8lm/W
Color deviation	--
Color rendition index	--
Lumen maintenance	L70/B50 ≤50000h
LED failure rate	0.1% ≤50000h
LMF	E

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

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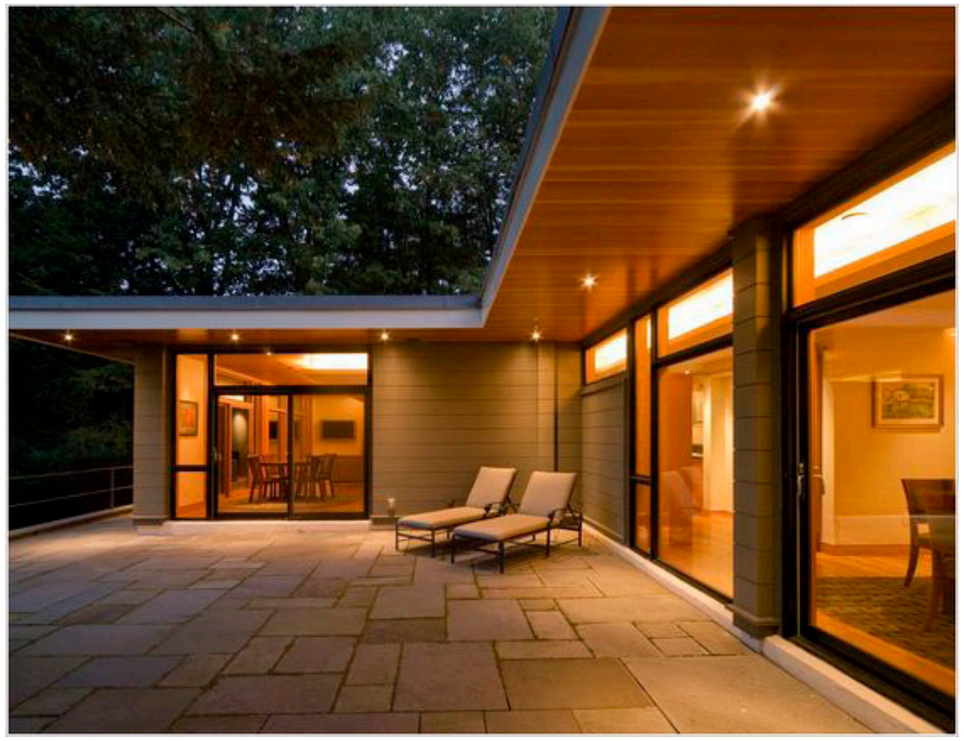
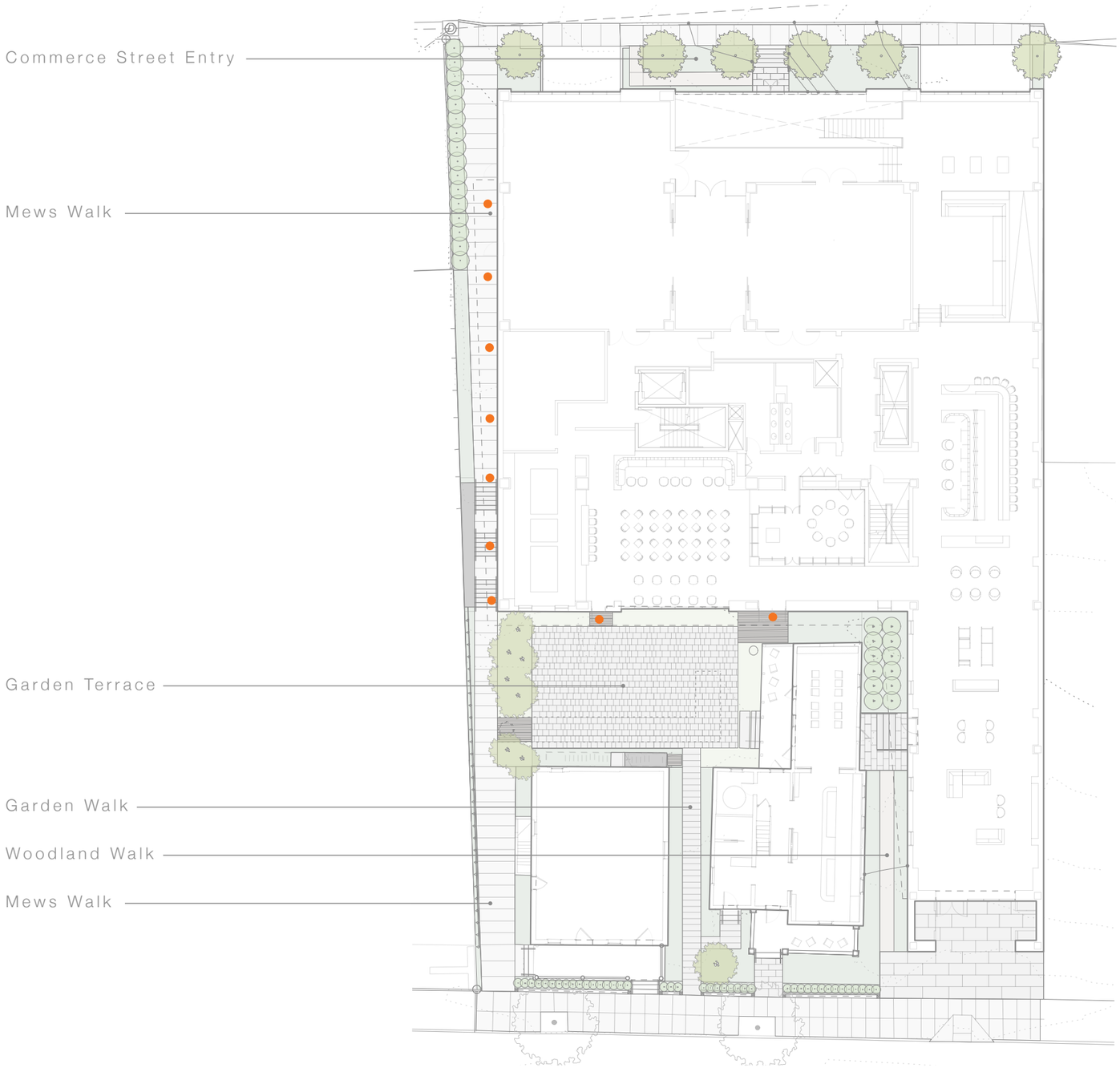
Technical region: 120V/60Hz
We reserve the right to make technical and design changes.
Edition: 11.04.2017
Current version under
www.erco.com/33733.023

1/3

LIGHTING STRATEGIES FOR EXTERIOR STAIRS



LIGHTING STRATEGY FOR MEWS WALK & RESTAURANT ENTRY



RANDY BURKETT LIGHTING DESIGN

TYPE L5

4" LED
FIXED DOWNLIGHT

ELEMENT by Tech Lighting

LED 5 YEAR WARRANTY

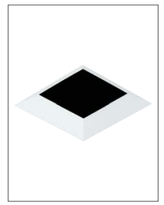
This specification grade LED downlight offers high performance with an architectural ceiling appearance.This specification grade LED downlight offers a wide selection of LED module options to address design requirements in the spaces it illuminates.

- Patented high-low lamp positioning
- Five LED module options to meet all performance requirements
- Trims are die cast aluminum and match ELEMENT 4" series
- Lensed and shower aperture includes Solite™ soft focus lens
- Includes integral junction box approved for branch circuit through wiring

SPECIFICATIONS

	CITIZEN			CITIZEN WARM DIM		XICATO		LUMENETIK WARM COLOR DIMMING	LUMENETIK PROGRAMMABLE WHITE
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES		
DELIVERED LUMENS	3300 / 2640	3157 / 2584	2090 / 1670	2374	1320	2195	1927	1075	1075
WATTS	32	32	18	32	18	24	25	23	23
EFFICACY	103 / 83	99 / 81	116 / 93	74	73	91	77	29	29
CRI	80+ / 90+	80+ / 90+	80+ / 90+	90+		80+	95+	90+	90+
CBCP	10° - 15,531 (low) 18° - 8192 25° - 6907 40° - 4517			18° - N/A 25° - N/A 40° - 2381		21° - 5346 43° - 2740 60° - 1690		21° - N/A 43° - N/A 60° - 992	21° - N/A 43° - N/A 60° - 992
CCT OPTIONS	2700K, 3000K or 3500K			3000K-1800K Warm Dim		2700K, 3000K or 3500K***		3000K-1800K Warm Dim	1600K-4000K
VOLTAGE	120V or 277V								
DIMMING*	TRIAC, ELV, 0-10V (Down to 5%) Lutron Hi-Lume Ecosystem Fade-To-Black or PWM (Down to 1%) eldoLED 0-10V or Dali (Down to 0%)							0-10V: Down to 1%	0-10V (2 sets), Bluetooth, DMX: Down to 1%
POWER SUPPLY	Constant current: driver with +.9 power factor and +80% efficiency							24V DC Constant Voltage	
OPTICS	Field Changeable: 10°, 18°, 25°, 40° TIR					Field Changeable:21°, 43°, 60° Reflector			
ADJUSTABILITY	High-low lamp positioning, 45° collar rotation								
CEILING APPEARANCE	Flanged (Accommodates up to 2.5" ceiling thickness) or Flangeless								
CEILING APERTURE	4-1/2" ceiling cut-out								
HOUSING	IC Airtight, Non-IC Airtight, Chicago Plenum. IC suitable for insulation rating up to R60								
CONSTRUCTION	Housing: Heavy gauge cold rolled steel Trims: Die cast aluminum								
FINISH	Housing: Black Powder Coat Trims: Antique Bronze, Black, Satin Nickel, White (paintable)								
GENERAL LISTING	ETL listed. Damp listed. Shower version wet listed. CA Title 24 compliant with 90 CRI versions, except Lumenetix models.								
LED LIFETIME	L70; 50,000 hours								
WARRANTY**	5 years								

*See ELEMENT-lighting.com for dimmer compatibility.
**Visit ELEMENT-lighting.com for specific warranty limitations and details.
***3500K Xicato module not available for Artist series.
Data in chart reflects 3000K/90 CRI values unless noted.
Consult Quotes Dept for alternate or custom driver selections. Accepts two optical controls and an optional trim-mounted lens.



shown in flangeless bevel square

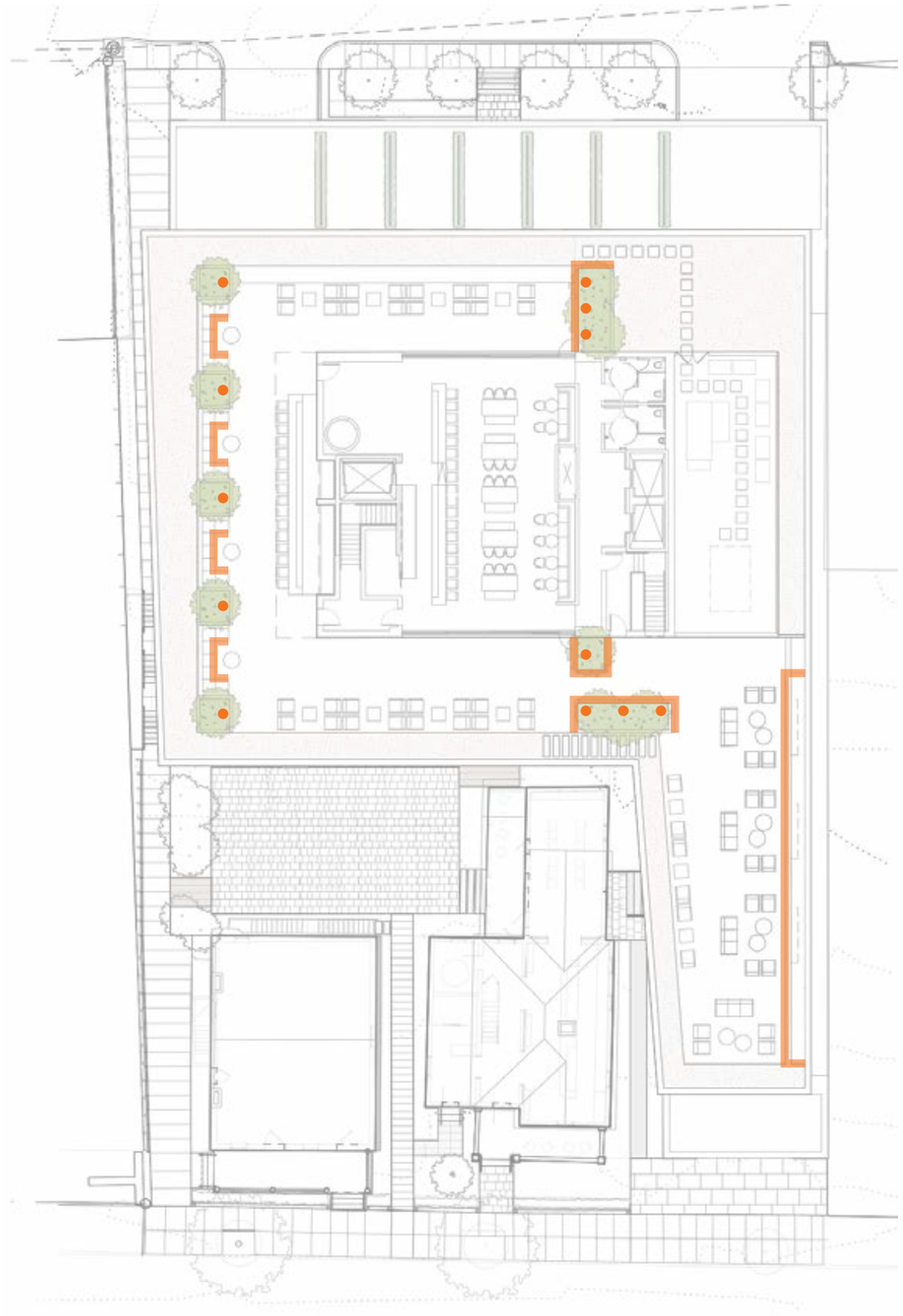
Installation

- Includes adjustable hangar bars. Includes butterfly brackets that attach to the side of the housing and are vertically adjustable with a wing nut
- Incorporates integral gunsights for positioning with laser level or string
- 45° adjustable collar rotation after installation assures square trims are perfectly aligned

ELEMENT-lighting.com

LIGHTING STRATEGY FOR MEWS WALK & RESTAURANT ENTRY

ROOFTOP TERRACE LIGHTING



RANDY BURKETT LIGHTING DESIGN

TYPE L65

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE USA

LS393LED — Ingrade

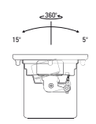
The LS393LED is a compact ingrade option featuring a 6 W LED module with output similar to a 50 W MR16. With options for line voltage input and dimming via Lumascape d5 driver technology, this inherently protected, compact luminaire is suitable for use in many locations where MR16-based luminaires cannot be used due to heat. Internal rotation and tilt adjustability ensures the most efficient light delivery can be set according to the site conditions.

Specifications

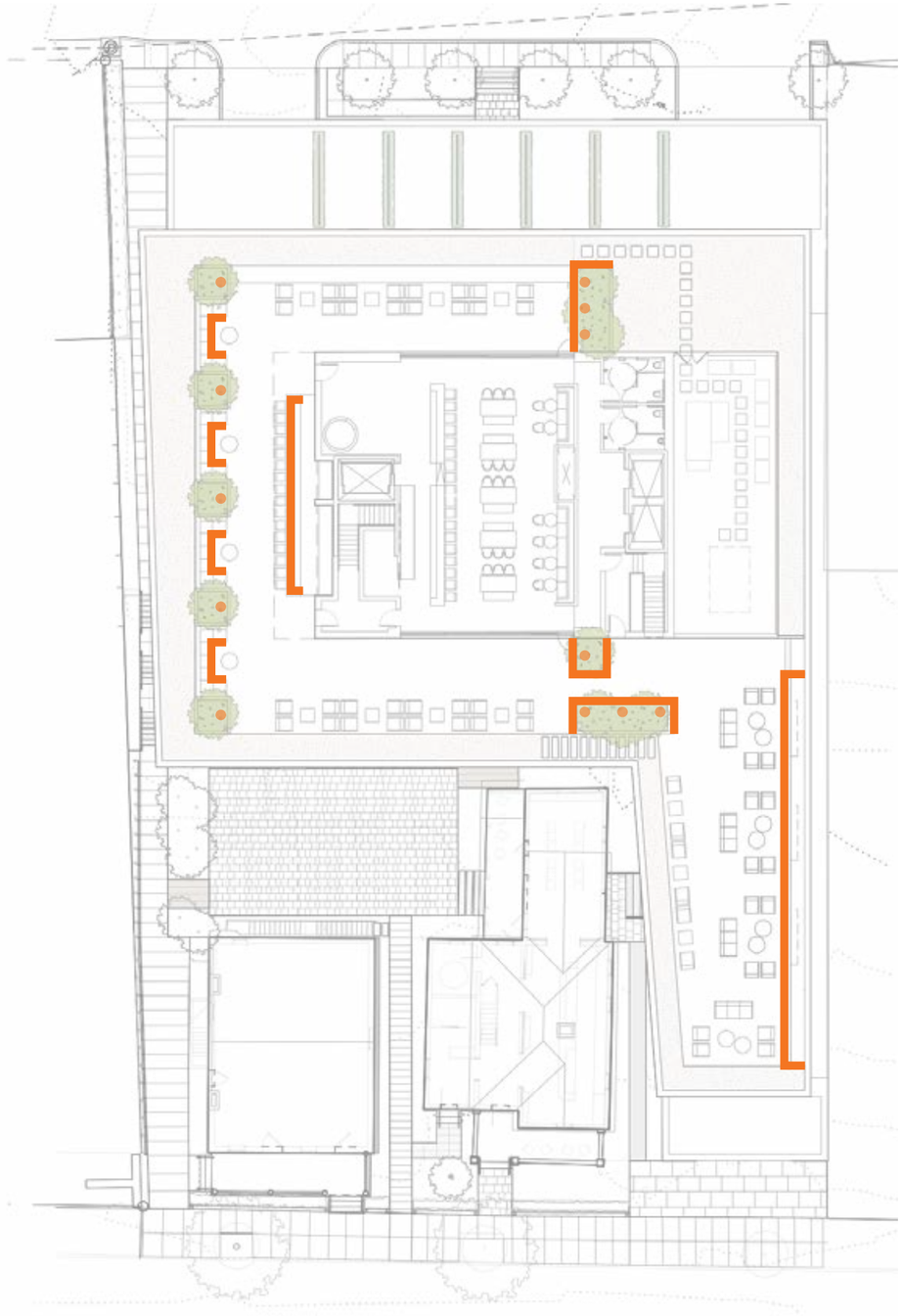
Lamp Source	3 W or 6 W LED □ White (4 300 K typical) ■ Warm white (3 000 K typical) ■ Blue (470 nm) *Other colors by request* ■ RGB
Approved Use	Suitable for wet locations Suitable for use in poured concrete Inherently protected
Lumen Maintenance (L70)	>60,000 hrs *Limited by TM-21 x6 rule*
Control Options	0-10 V (current sourcing) PWM On-site or factory-programmable brightness
IP Rating	IP68
Construction	316 marine grade stainless steel
Installation Types	**Pre-Installation Blockout** Concrete pour, drive-over & general use applications **Direct Burial** Landscapes, planters & special applications *(consult factory)*
Drive-over	With **OptiClear™** lens and pre-installation blockout (LS637-K or LS637-K-SP)
Static Load Rating	4 400 lb (2 000 kg) with **OptiClear™** lens and pre-installation blockout (LS637-K or LS637-K-SP) *(Load applied to center of glass across a 2" diameter area)*
Impact Rating	IK9 with **OptiClear™** lens
Standard Inclusions	Teflon coated cover screws **MicroAntiLeach™** wire entry Internal glare control louver
Accessories	**LS637-K/LS637-K-SP** pre-installation blockout *For other options, or U*
Remote Transformers / Power Supplies *Order separately*	Refer to Technical Data section for application specific options
Ambient Operating Temperature	-22 °F to 122 °F (-30 °C to +50 °C)
Surface Temperature	≤113 °F (45 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

LS393LED
with round flush cover



LIGHTING STRATEGY FOR THE ROOFTOP BAR AND RESTAURANT

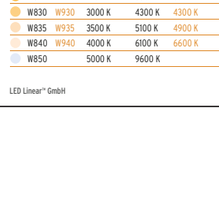


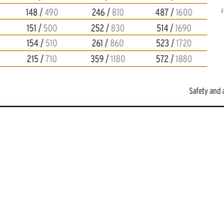
RANDY BURKETT LIGHTING DESIGN

TYPE L19

Edition: July 14, 2017

VarioLED™ Flex HYDRA HD White IP67





Project name

Fixture type | Phase

Specifier | Date

- up to 4.6 W/ft / 15 W/m
- up to 572 lm/ft / 1880 lm/m
- One Bin Only: 3 MacAdam
- up to CRI 95

Dimensions & available lengths

Fixture build to length:

L_{MIN}: 3.23"; L_{MIN}: 82 mm; L_{MAX}: 16.47" (HD15: 13.19"); L_{MAX}: 5,019 mm (HD15: 4,019 mm); in 2.46" increments in 62.5 mm increments

Tc-point: Entire encapsulated flexboard rear side

Electrical & output data

Step length	2.46"/7 LED / 62.5 mm/7 LED
Voltage	24 Volt (23 V_{min}, 25 V_{max})
Temperature[2]	Tc_{MIN} = -13°F / -25°C, Tc_{MAX} = 158°F / 70°C
Storage temperature	Ts_{MIN} = -22°F / -30°C, Ts_{MAX} = 185°F / 85°C
Ambient temperature	Ta_{MIN} = -13°F / -25°C, Ta_{MAX} = 104°F / 40°C

VarioLED™ Flex HYDRA	HD6	HD10	HD15
Power (W/ft / W/m)[1]	1.8 / 6	3.1 / 10	4.6 / 15
Efficacy (lm/W)[1] @ W850	118	118	125
CRI	95	95	85
R9	65	65	25
max. serial run length (ft / m)	16.4 / 5	16.4 / 5	13.1 / 4
Current	1.2 A/15 mA per Step	2 A/25 mA per Step	2.56 A/40 mA per Step

Color temperature	LED tape used	Final color temperature delivered for finished fixture	HD6 low output	HD10	HD15 high output
			lumen/feet (lm/ft)[1] lumen/meter (lm/m)[1]		
W820	2000 K	2500 K	124 / 410	206 / 680	331 / 1090
W822	2200 K	2900 K	142 / 470	237 / 780	380 / 1250
W825	2500 K	3300 K	161 / 530	270 / 890	435 / 1430
W827 W927	2700 K	3800 K 3600 K	145 / 480	243 / 800	459 / 1510
W830 W930	3000 K	4300 K 4300 K	148 / 490	246 / 810	487 / 1600
W835 W935	3500 K	5100 K 4900 K	151 / 500	252 / 830	514 / 1690
W840 W940	4000 K	6100 K 6600 K	154 / 510	261 / 860	523 / 1720
W850	5000 K	9600 K	215 / 710	359 / 1180	572 / 1880

ONE BIN ONLY

Lifetime L80/B10 > 60.000 h

LM 79 compliant

LM 80 compliant

UV protected

Resistant to solvents

Saltwater resistant

Temporary immersion protection

[1] The given data are typical values. Due to tolerances of the production process and the electrical components, values for light output and electrical power can vary up to 10%.

[2] The position of the Tc-point is marked on each step of the LED strip. The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.

For more details regarding changes, min and max data sheet values and production tolerances please see specification catalogue 2016/2017.

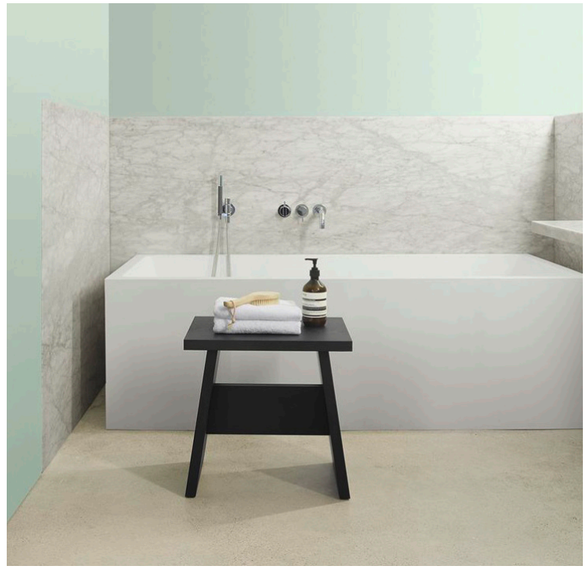
LED Linear™ GmbH

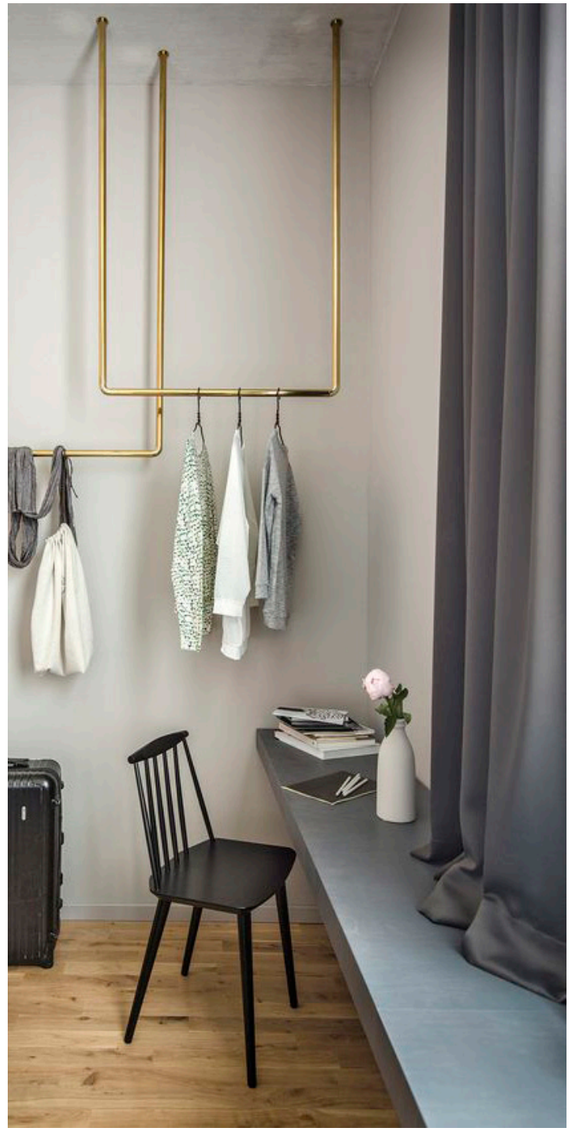
Safety and assembly information please see specification catalogue 2016/2017.

LIGHTING STRATEGY FOR THE ROOFTOP BAR AND RESTAURANT

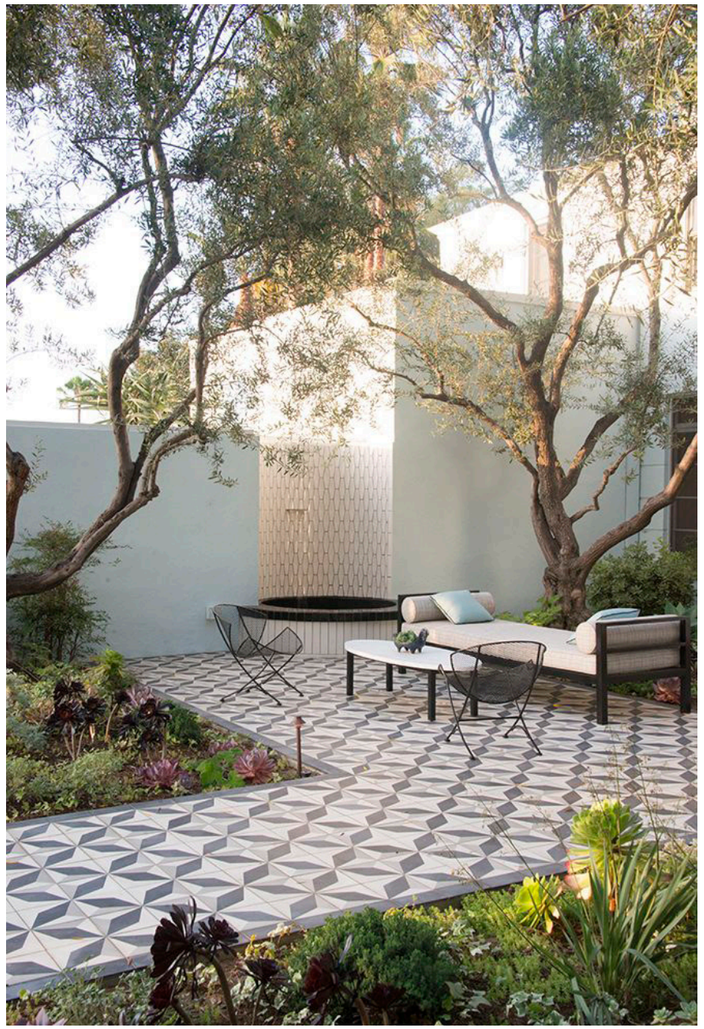
Interior Design Update

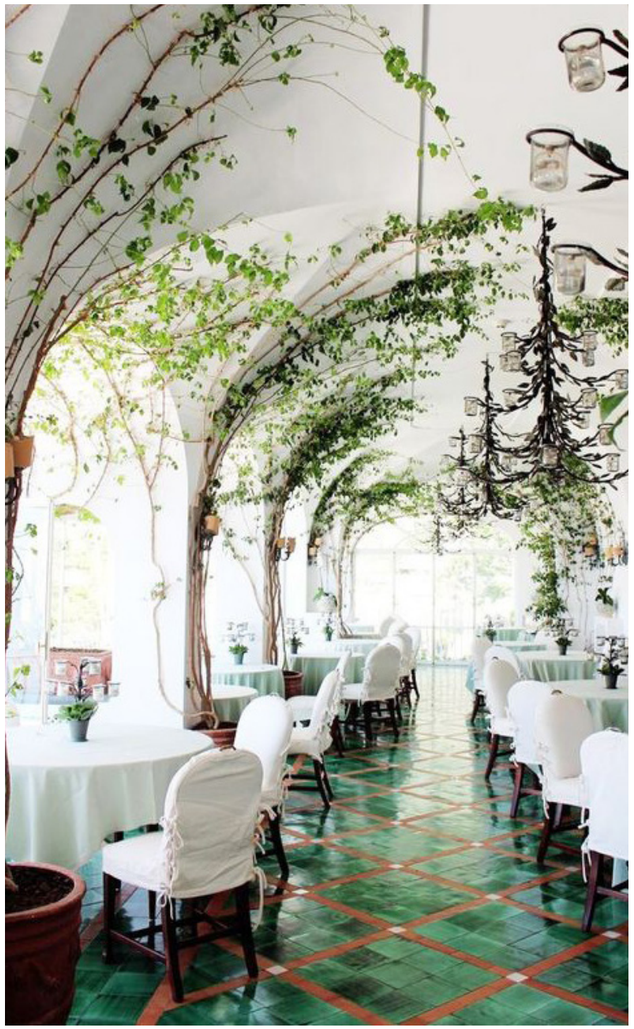
Design Precedent



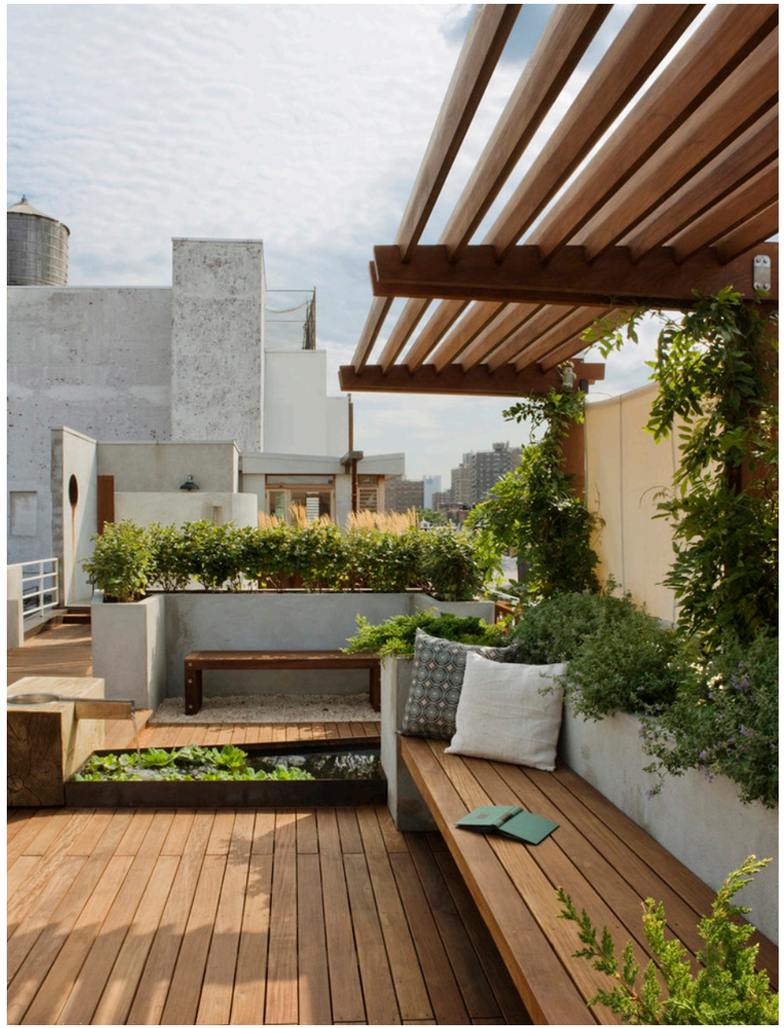


Design Precedent





Design Precedent



Design Precedent

Lobby | Restaurant | Gallery

Hotel Lobby

Hotel Lobby

Hotel Lobby

Hotel Lobby

Commerce Street Elevation

Ballroom Entrance

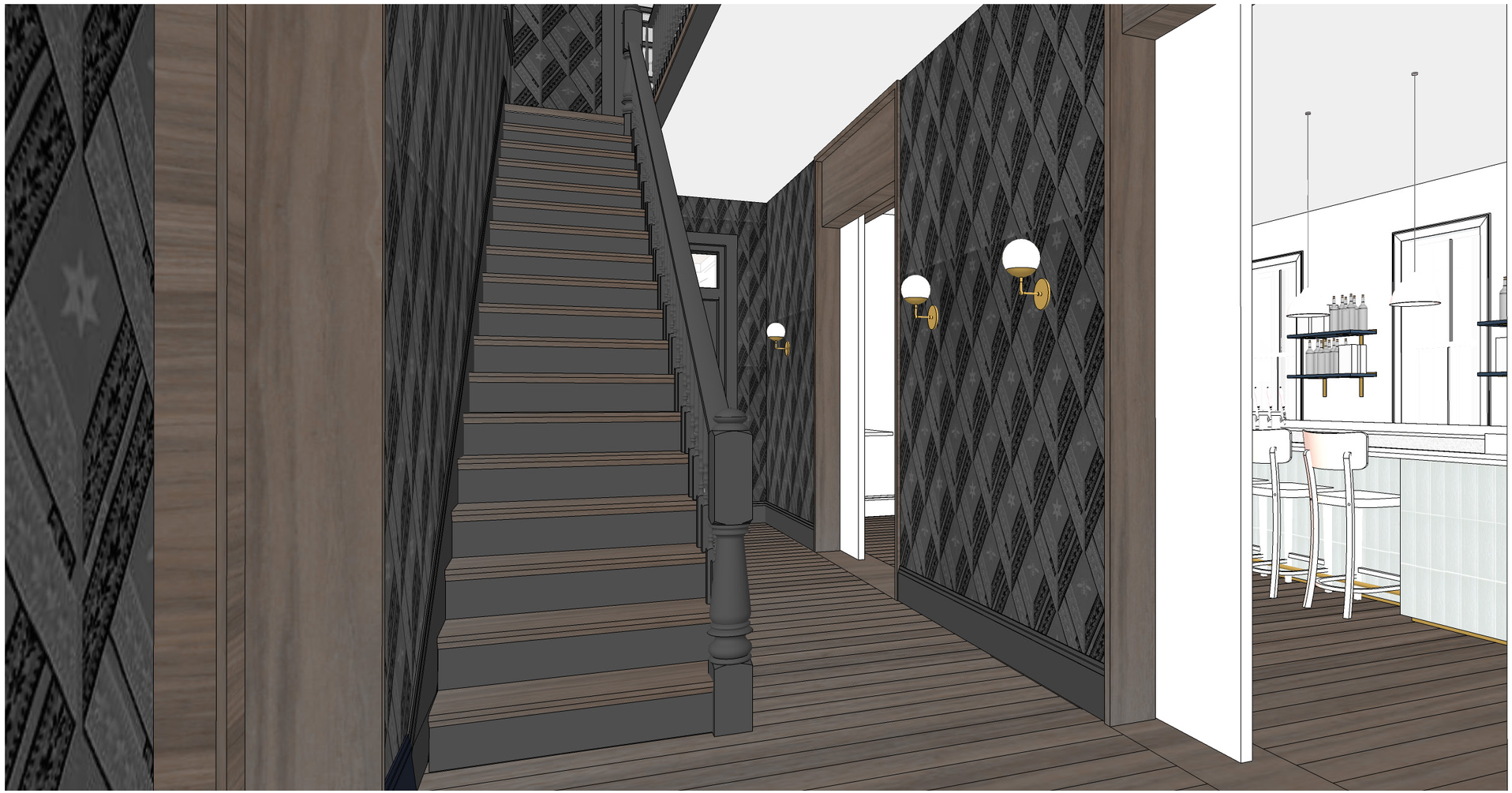
Ballroom

Ground Level Dining Terrace

Hotel Restaurant

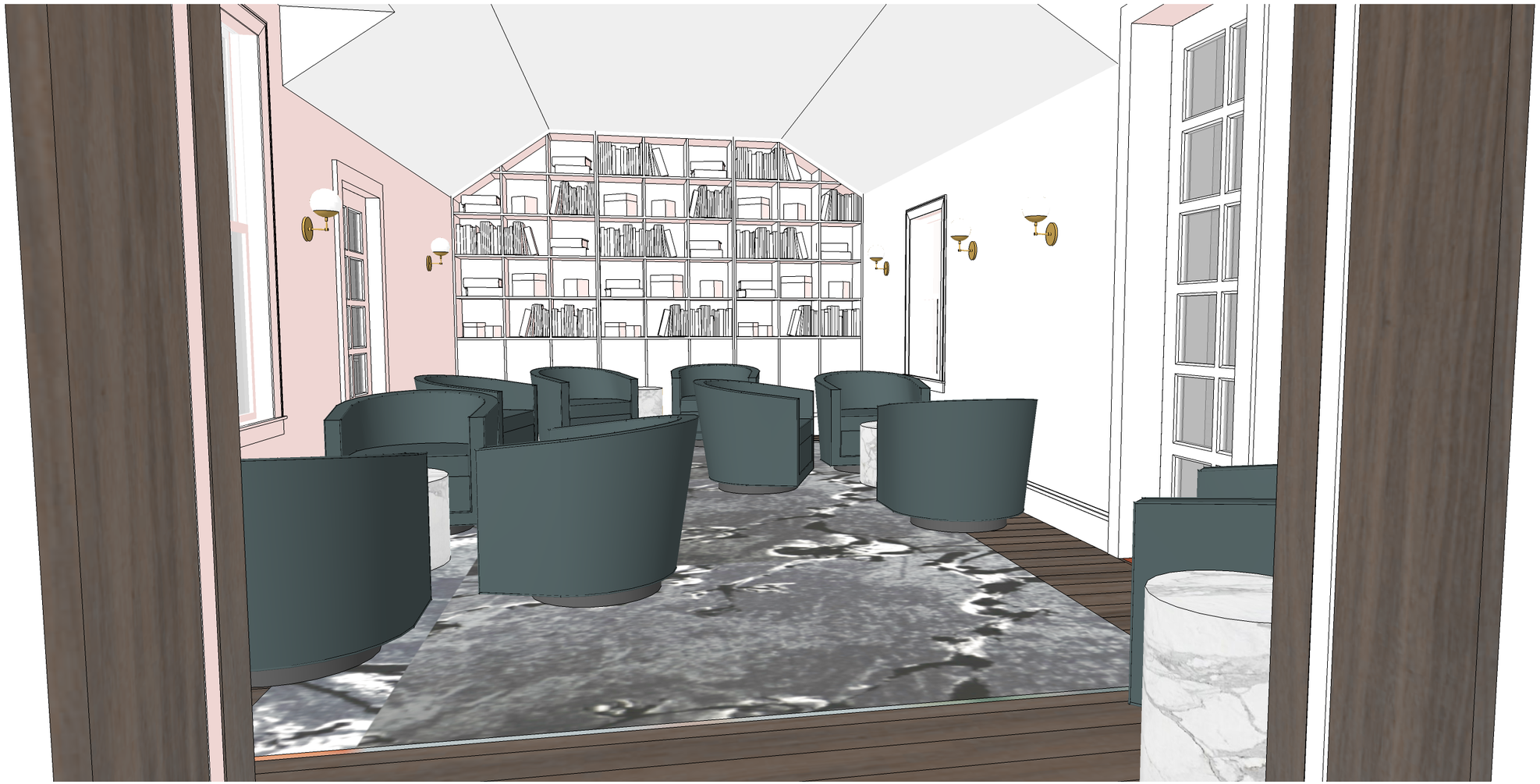
Coffee Shop | Whisky Lounge

501 West Main Street - Coffee Bar and Whisky Lounge



Coffee Shop

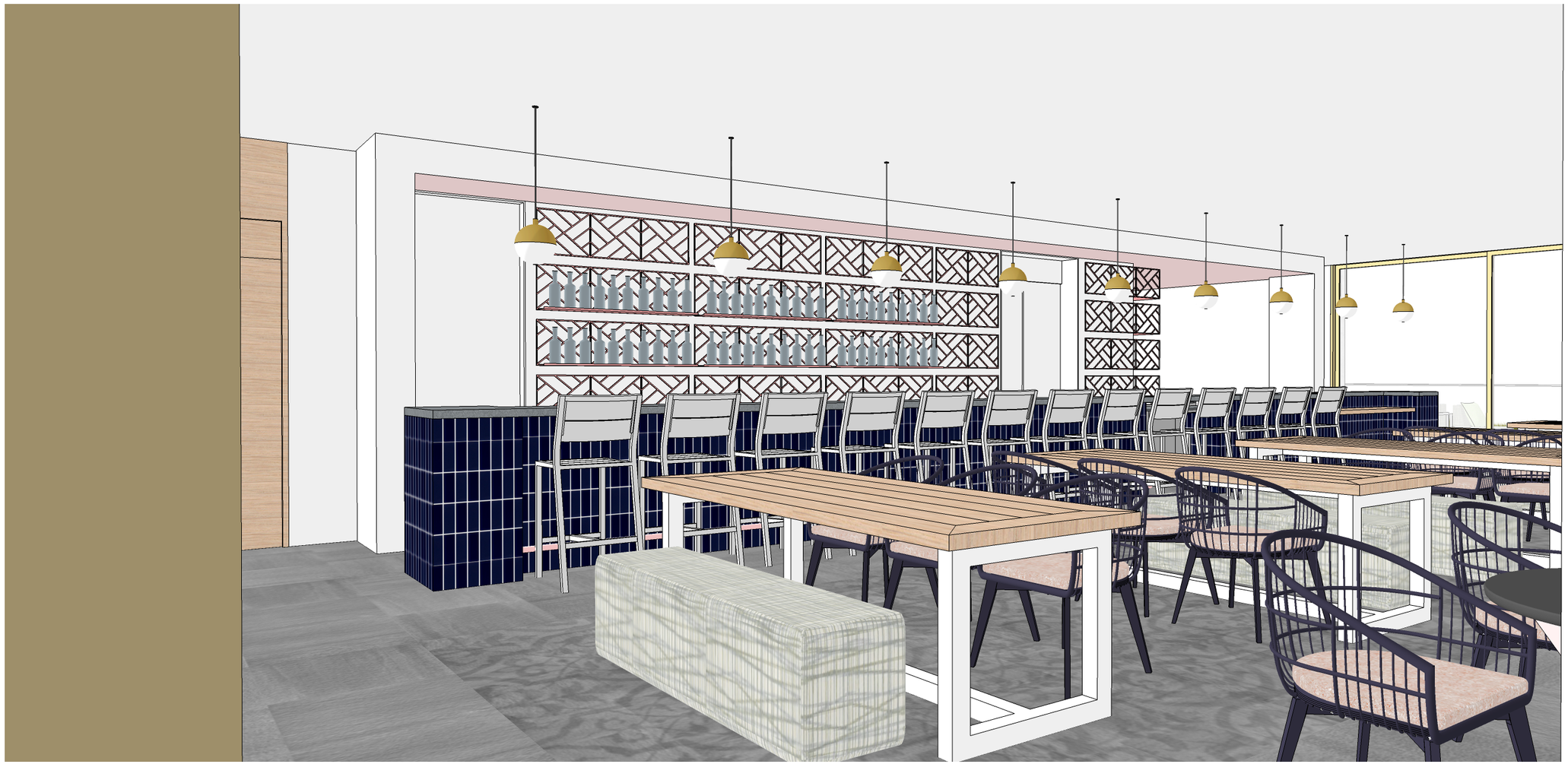
Coffee Shop



Coffee Shop

Whisky Lounge

Rooftop Restaurant



Rooftop Restaurant

Rooftop Restaurant

Rooftop Terrace

Rooftop Terrace

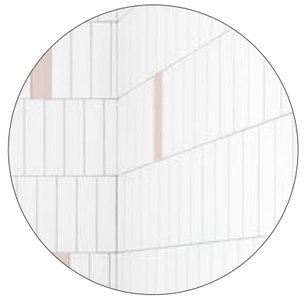
Guestrooms

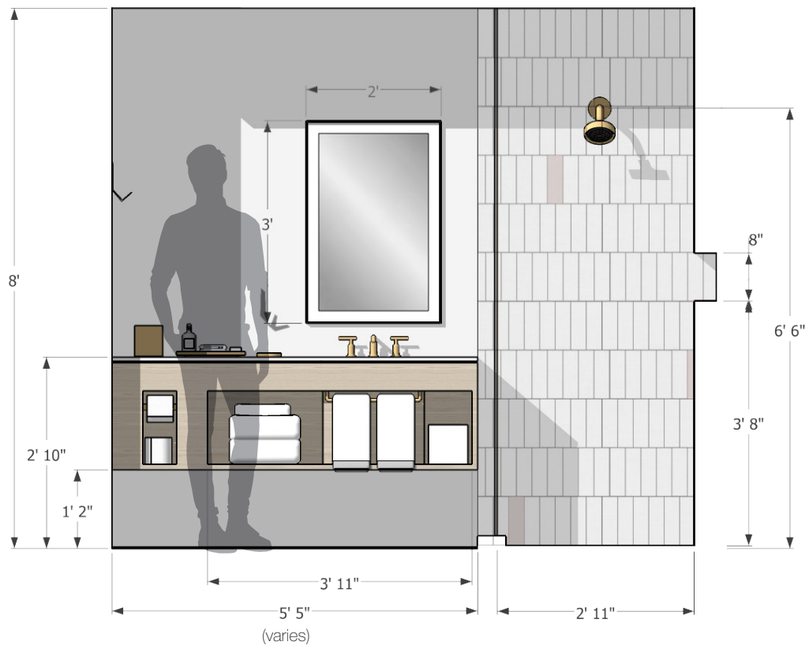
GUESTROOM | KING

BATHROOM LAYOUT | TYPE B

COLOR ACCENT

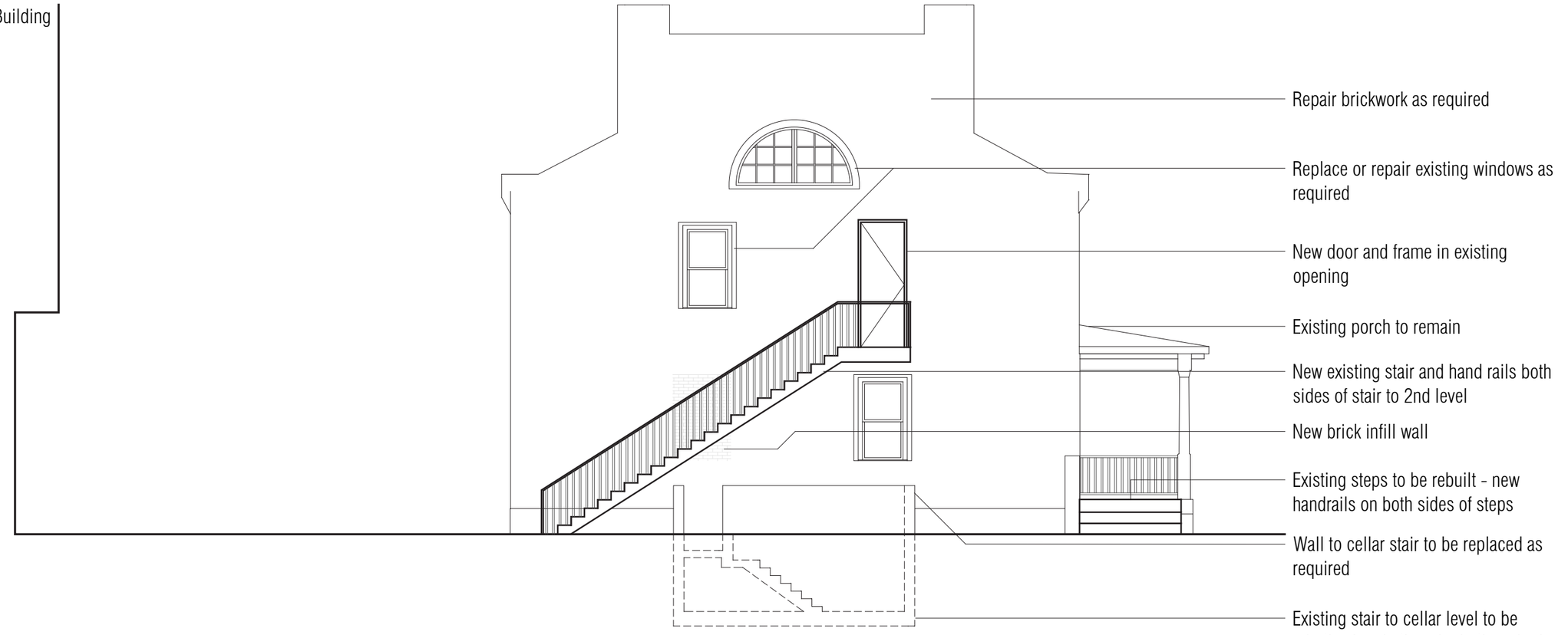
Plan Axon
not to scale





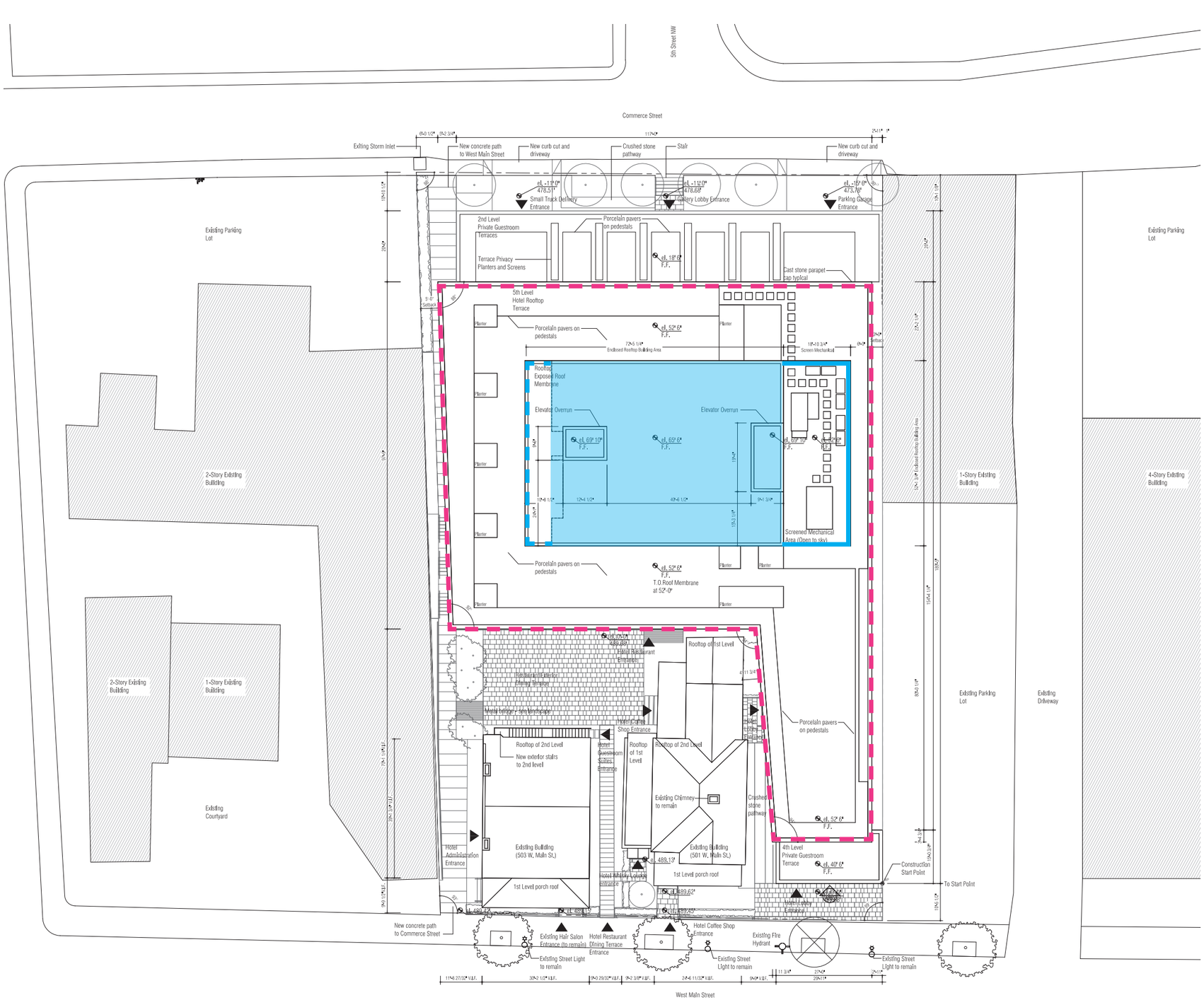
Sink Elevation
not to scale

Appendix



503 WEST MAIN STREET PREVIOUS EXTERIOR STAIR LOCATION

Dimensioned Site Plan with Rooftop Area Calculations



Total Roof Area = 13,610gsf

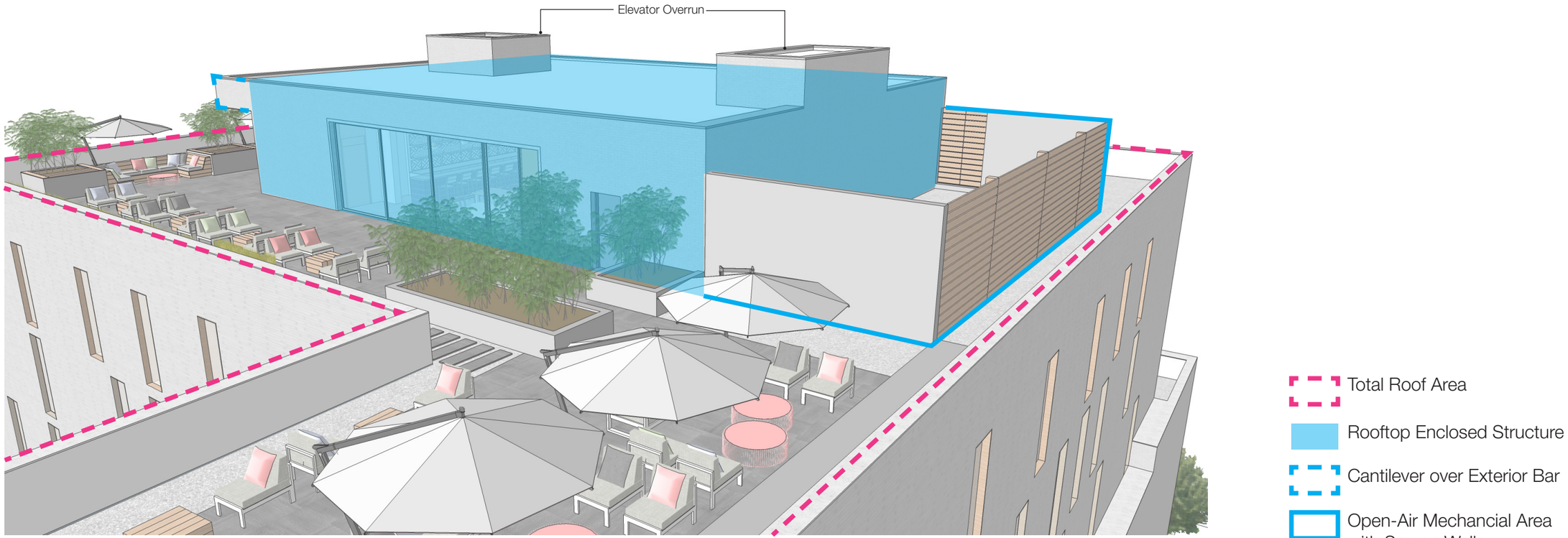
Rooftop Enclosed Structure Area = 3,402gsf
25% of Total Area = 3,402.5gsf
Design Complies with Code

Cantilever over Exterior Bar

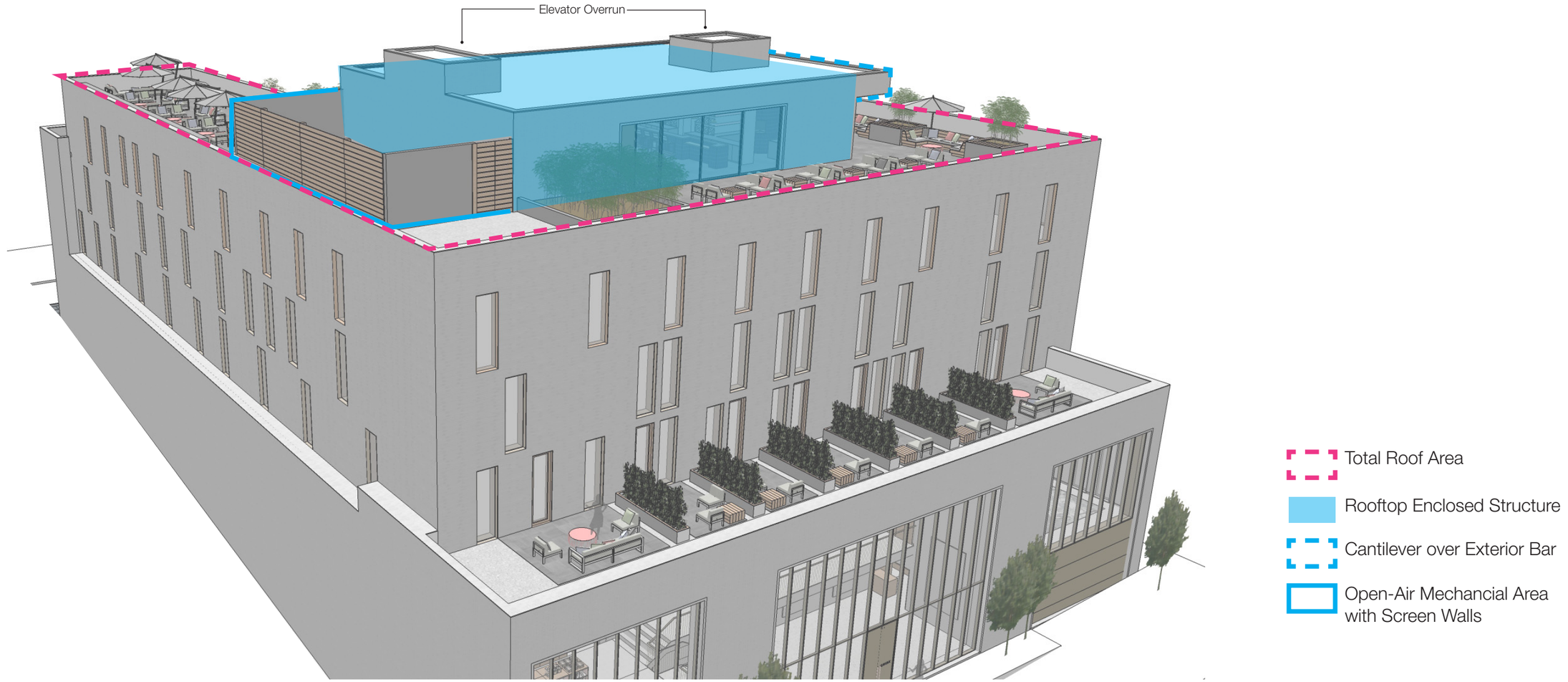
Open-Air Mechancial Area with Screen Walls

SITE ROOFTOP PLAN

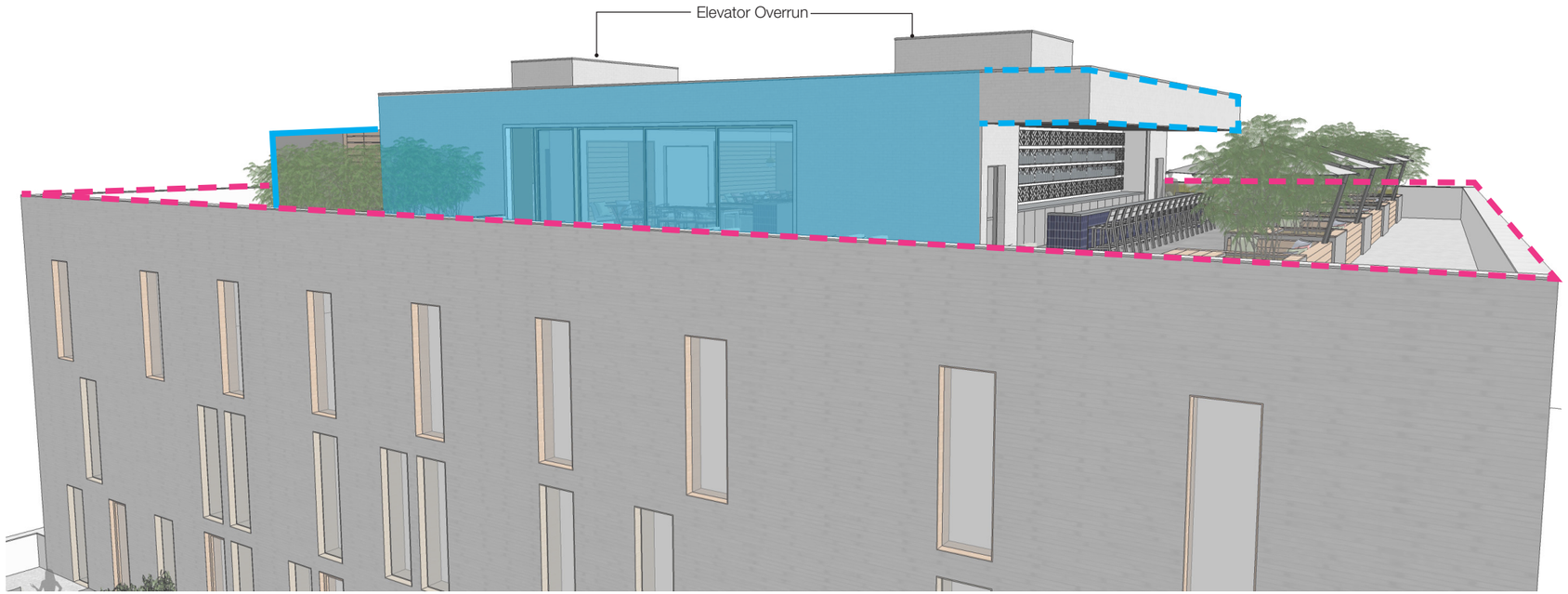
ROOFTOP 3D VIEWS



ROOFTOP 3D VIEWS



ROOFTOP 3D VIEWS



Total Roof Area

Rooftop Enclosed Structure

Cantilever over Exterior Bar

Open-Air Mechancial Area with Screen Walls

ROOFTOP 3D VIEWS

Building Massing in Site Context

1 Perspective of West Main Street Elevation (South)

2 Perspective of Commerce Street Elevation (North)

3 Perspective from Southwest

4 Perspective from Southeast

5 Perspective from Northeast

6 Perspective from Northwest

No	Issue	Date
1	100% Schematic Design	30 Jun 2017
2	30% Design Development	04 Aug 2017
3	100% Design Development	12 Oct 2017

Views are for basic massing ONLY. Elevations, materials, window locations, etc. should be verified by looking at actual drawings.

ARCHITECTUREFIRM
www.architecturefirm.co
804-367-4064

Quirk Charlottesville
Charlottesville, VA

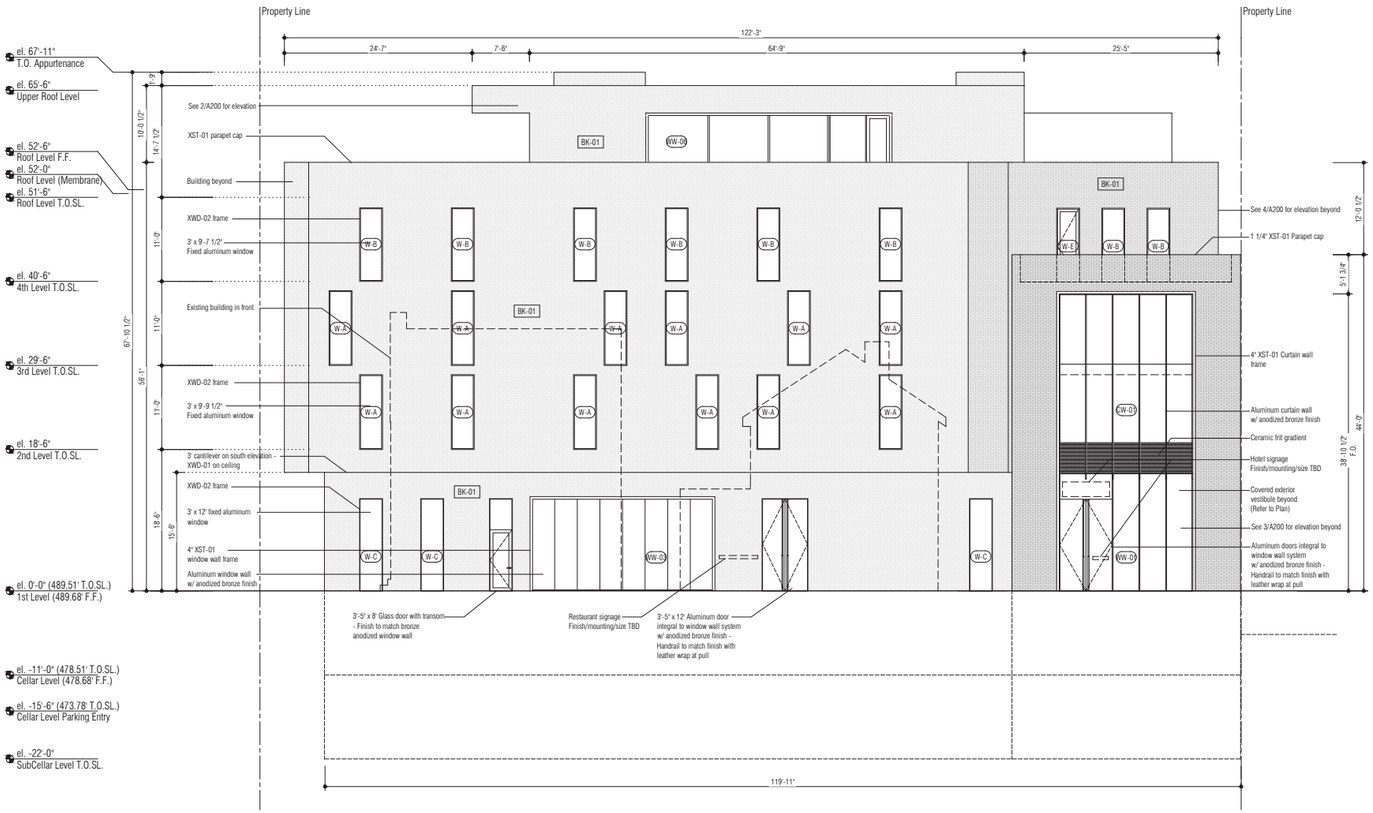
Issue: 100% DD Submission
Date: 12 October 2017
Scale:

Building Perspectives

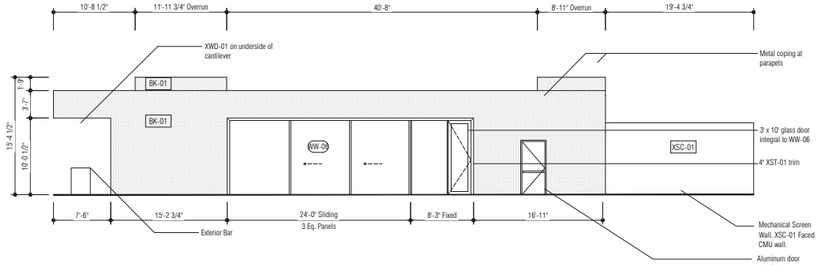
A203.00

Dimensioned Building Elevations

1 South Elevation
1/8" = 1'-0"



2 South Elevation - Rooftop
1/8" = 1'-0"

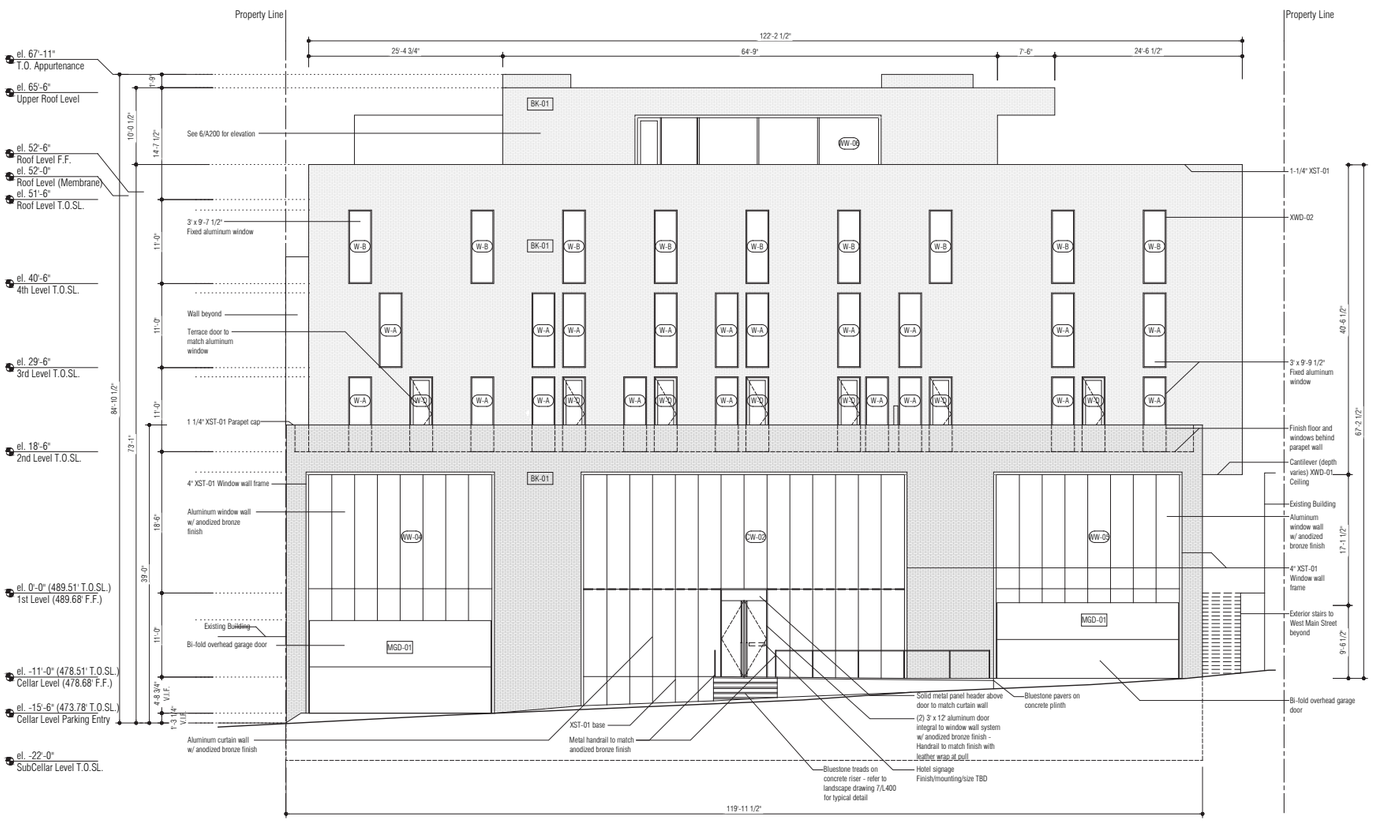


Material Keynotes:

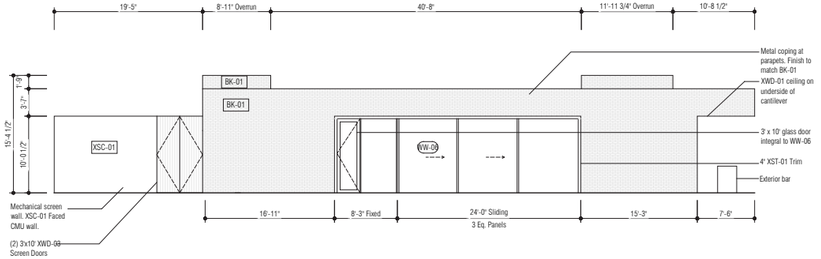
AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
INS-05	Spray foam insulation Spec:
LV-01	Exterior mechanical louver Spec:
MGD-01	Motorized bi-fold garage door Spec:
MGD-02	Motorized roll down gate Spec:
MP-01	Alum composite panel - dry seal Spec:
MP-02	Alum composite panel ceiling Spec:
MR-01	Exterior brick mortar Spec:
PVR-01	Bluestone paver- Refer to Landscape Spec:
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	Spec:
RL-01	Exterior site handrails Spec:
W-P	Foundation wall waterproofing Spec:
W	Exterior window types Spec:
WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

SOUTH ELEVATION - WEST MAIN STREET

3 North Elevation
1/8" = 1'-0"



4 North Elevation - Rooftop
1/8" = 1'-0"



Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
INS-05	Spray foam insulation Spec:
LV-01	Exterior mechanical louver Spec:
MGD-01	Motorized bi-fold garage door Spec:
MGD-02	Motorized roll down gate Spec:
MP-01	Alum composite panel - dry seal Spec:
MP-02	Alum composite panel ceiling Spec:
MR-01	Exterior brick mortar Spec:
PVR-01	Bluestone paver- Refer to Landscape Spec:
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	Spec:
RL-01	Exterior site handrails Spec:
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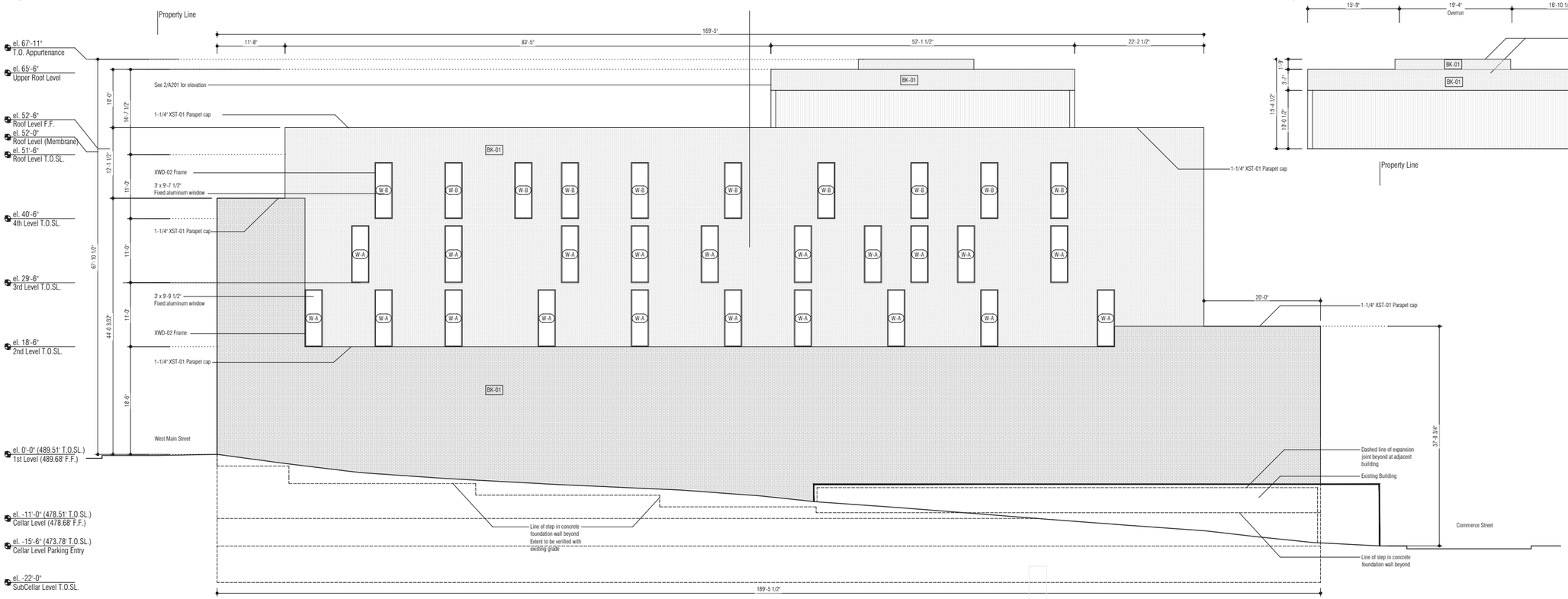
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

NORTH ELEVATION - COMMERCE STREET

1 East Elevation
1/8" = 1'-0"



2 East Elevation - Rooftop
1/8" = 1'-0"

Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
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INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
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PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	 Spec:
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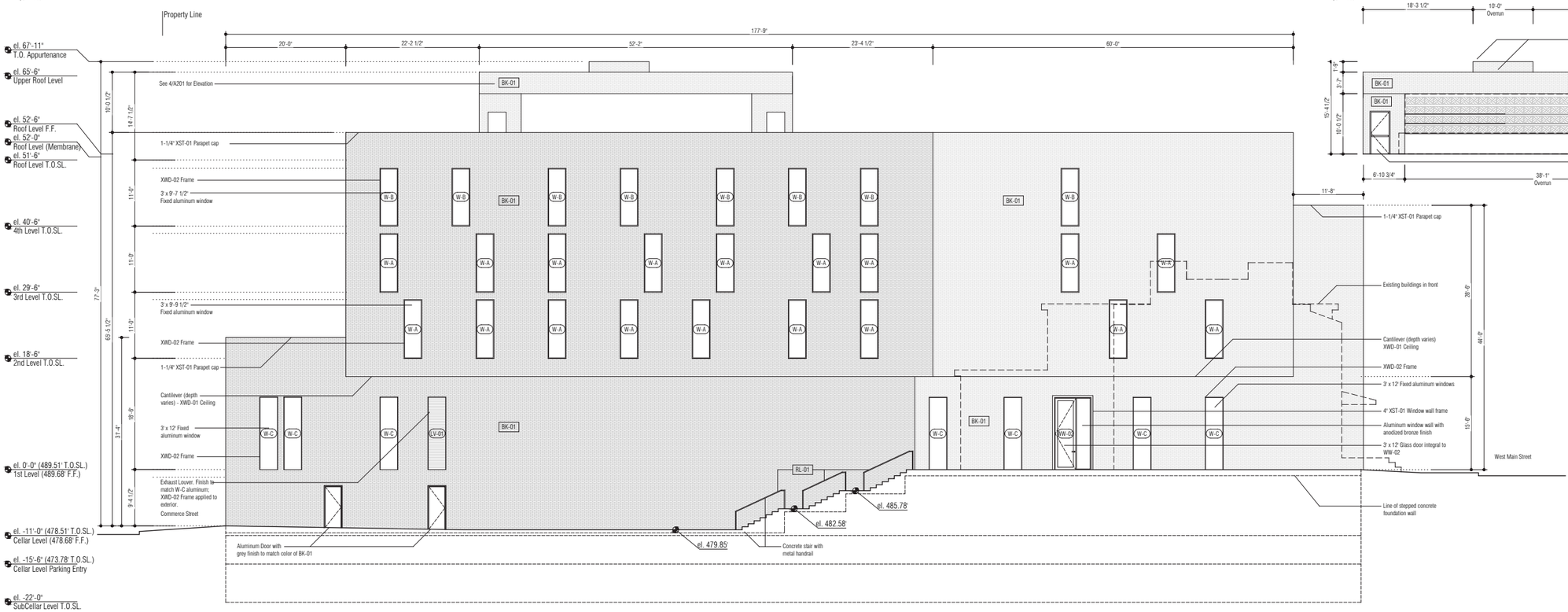
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

EAST ELEVATION

3 West Elevation
1/8" = 1'-0"



4 West Elevation - Rooftop
1/8" = 1'-0"

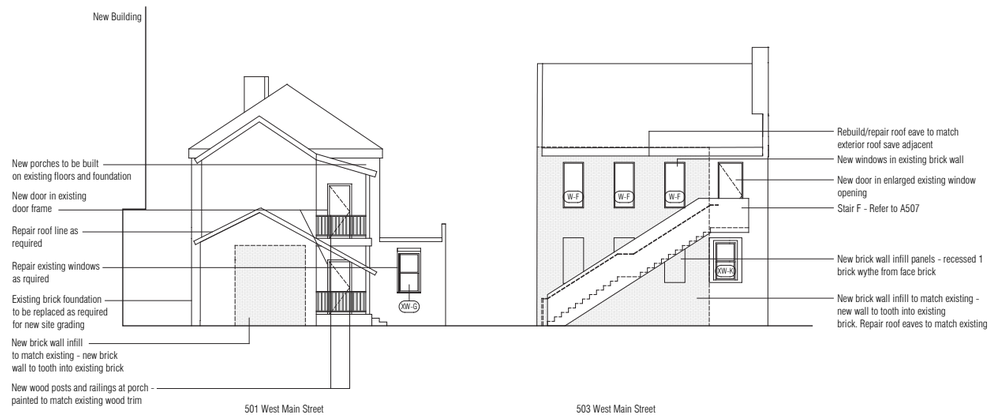
Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
INS-05	Spray foam insulation Spec:
LV-01	Exterior mechanical louver Spec:
MGD-01	Motorized bi-fold garage door Spec:
MGD-02	Motorized roll down gate Spec:
MP-01	Alum composite panel - dry seal Spec:
MP-02	Alum composite panel ceiling Spec:
MR-01	Exterior brick mortar Spec:
PVR-01	Bluestone paver- Refer to Landscape Spec:
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	Spec:
RL-01	Exterior site handrails Spec:
W-P	Foundation wall waterproofing Spec:
W	Exterior window types Spec:
WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

WEST ELEVATION

1 South Elevation - Building 1 & Building 2
1/8" = 1'-0"

2 North Elevation - Building 1 & Building 2
1/8" = 1'-0"



3 West Elevation - Building 1
1/8" = 1'-0"

4 West Elevation - Building 2
1/8" = 1'-0"

Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
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INS-04	Batt insulation Spec:
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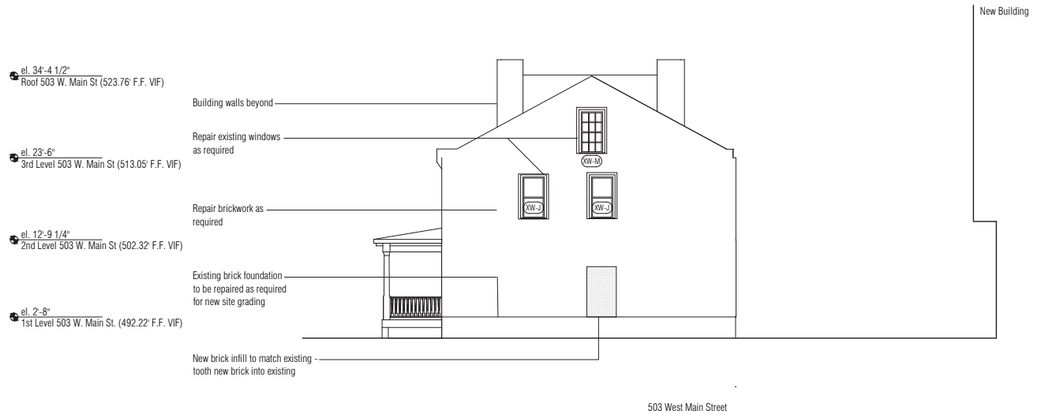
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RL-01	Exterior site handrails Spec:
W-P	Foundation wall waterproofing Spec:
W	Exterior window types Spec:
WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

EXISTING BUILDINGS 501 AND 503 WEST MAIN STREET ELEVATIONS

5 East Elevation - Building 1
1/8" = 1'-0"

501 West Main Street

6 East Elevation - Building 2
1/8" = 1'-0"



503 West Main Street

Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
INS-05	Spray foam insulation Spec:
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RF-02	 Spec:
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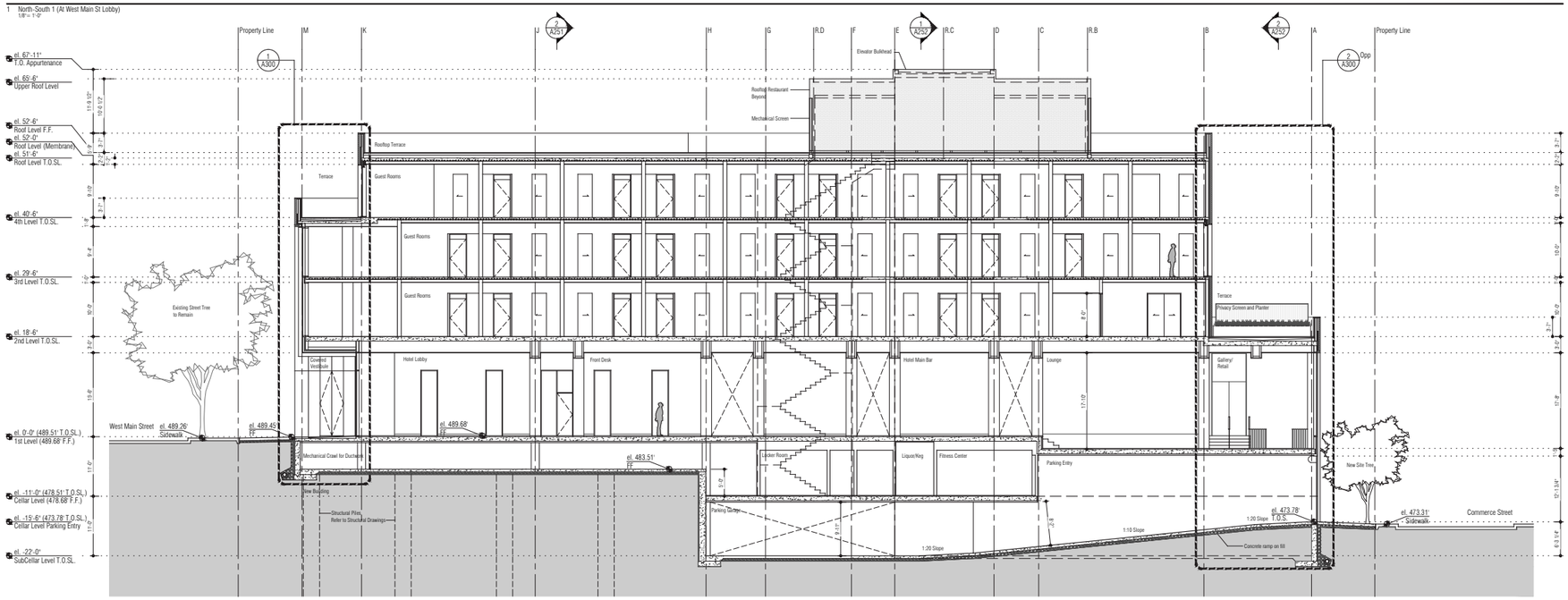
W-P	Foundation wall waterproofing Spec:
W	Exterior window types Spec:
WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

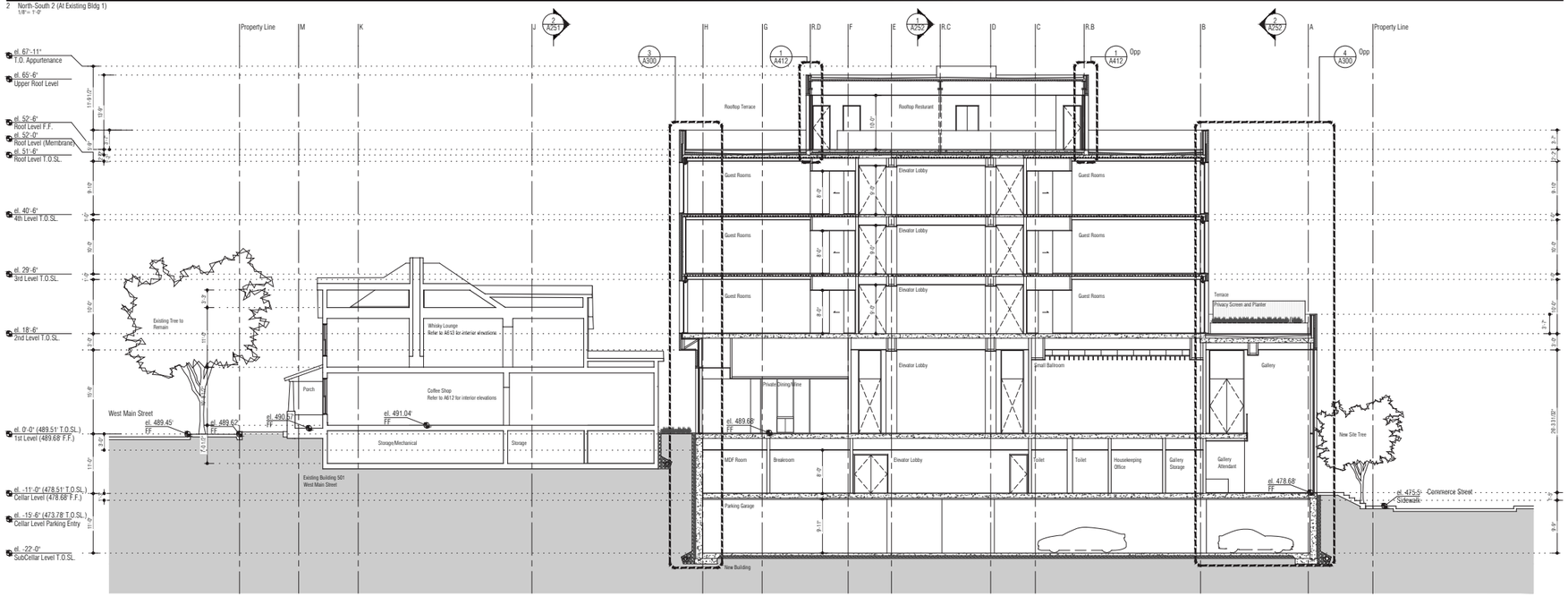
EXISTING BUILDINGS 501 AND 503 WEST MAIN STREET ELEVATIONS

Building Sections and Wall Sections

1 North-South 1 (At West Main St Lobby)
1/8" = 1'-0"



2 North-South 2 (At Existing Bldg 1)
1/8" = 1'-0"



No	Issue	Date
1	100% Schematic Design	30 Jun 2017
2	30% Design Development	04 Aug 2017
3	100% Design Development	12 Oct 2017

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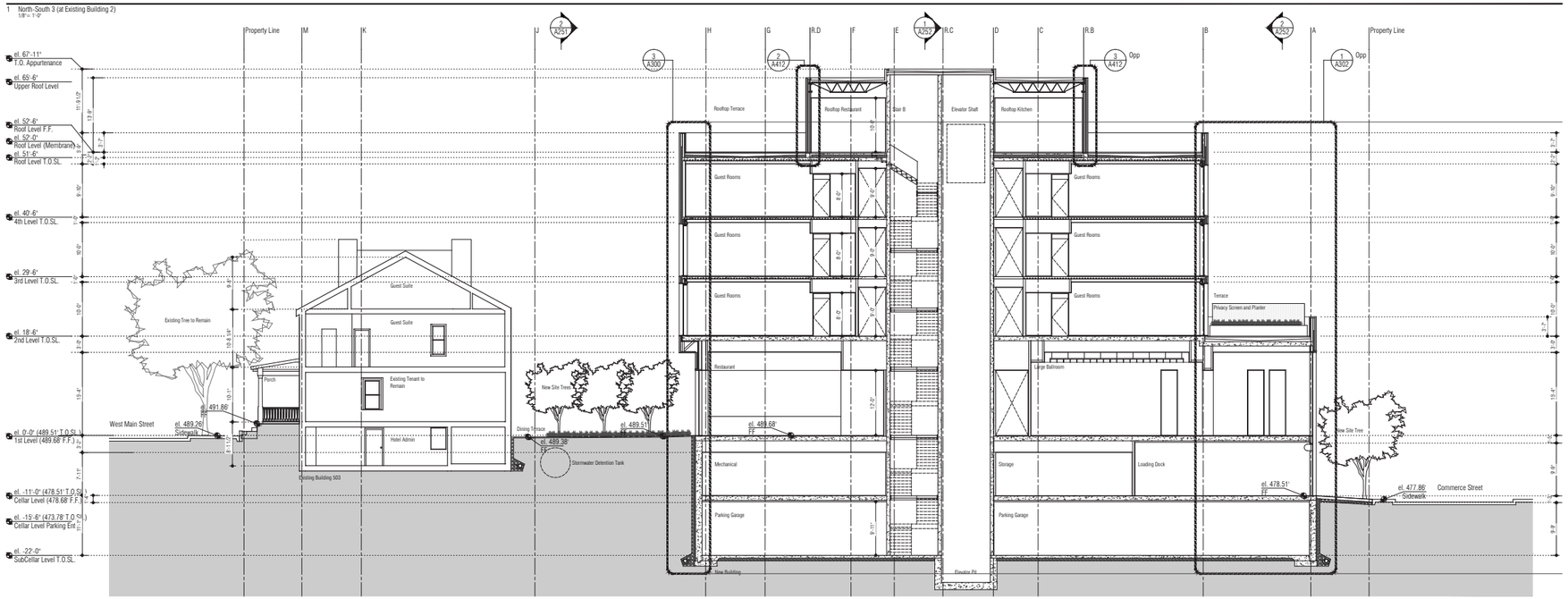
Issue: 100% DD Submission
Date: 12 October 2017
Scale: 1/8" = 1'-0"

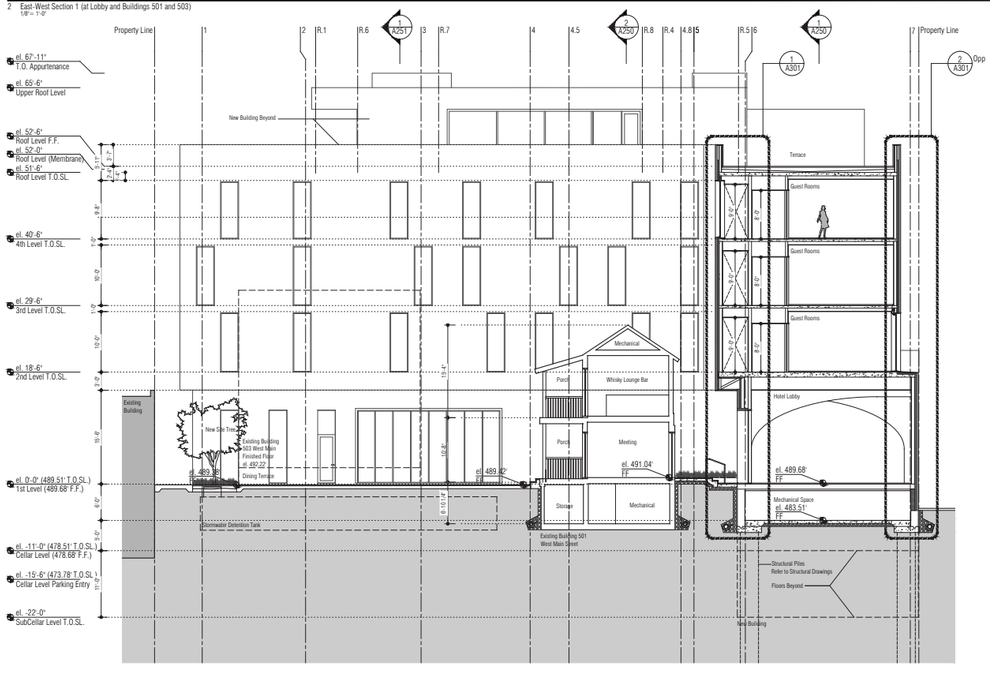
Building Sections
North-South 1 (at West Main Street Lobby)
North-South 2 (at Existing Building 501)

A250.00

1 North-South 3 (at Existing Building 2)
1/8" = 1'-0"



2 East-West Section 1 (at Lobby and Buildings 501 and 503)
1/8" = 1'-0"



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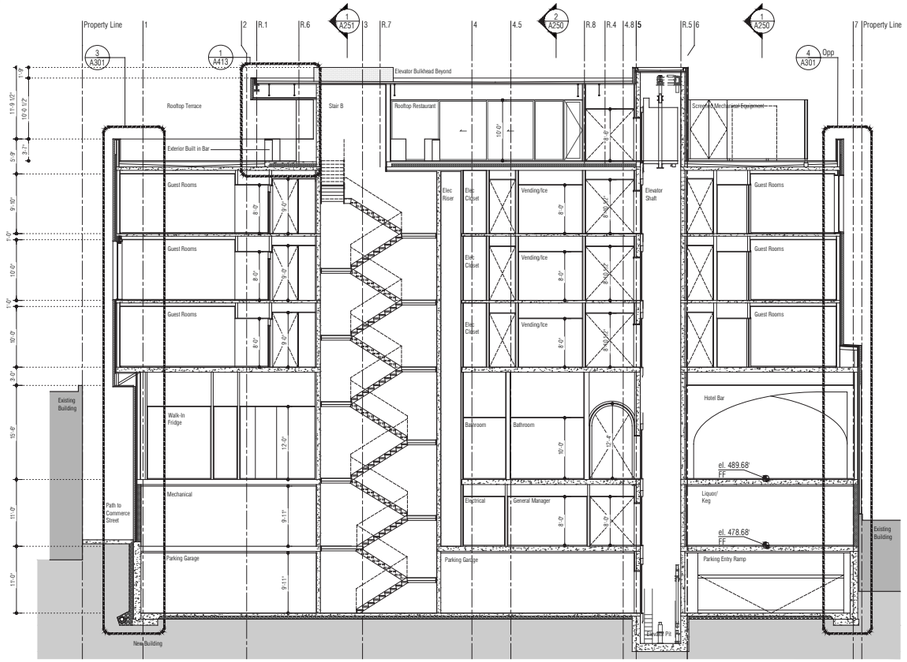
Scale: 1/8" = 1'-0"

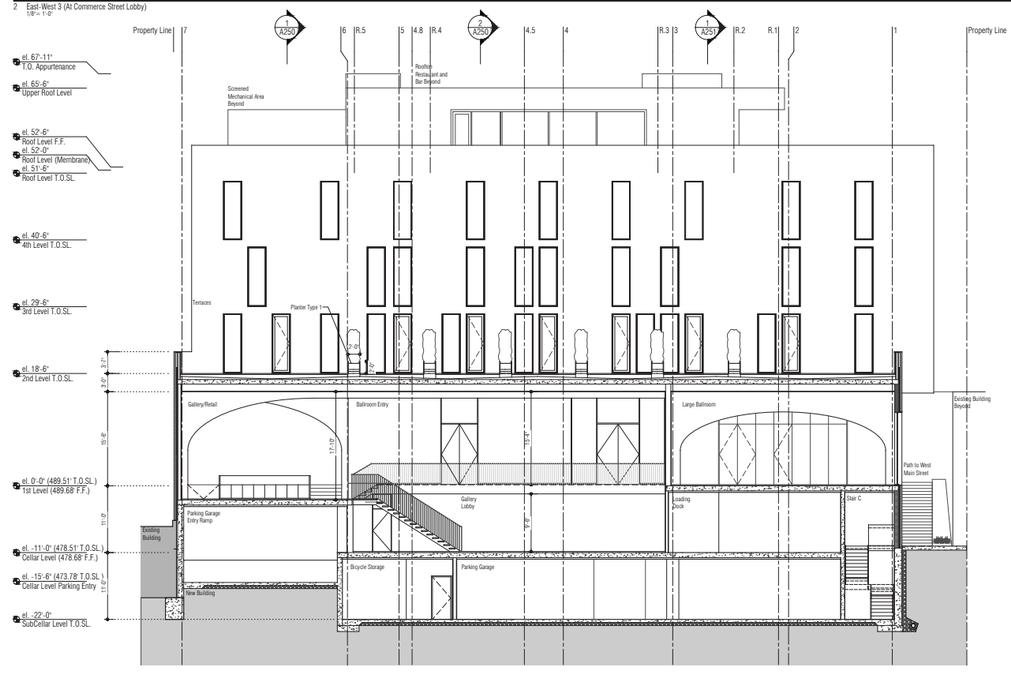
Building Sections
North-South 3 (at Existing Building 501)
East-West 1 (at Lobby/Bldgs 501 and 503)

A251.00

1 East-West 2 (At Core)
1/8" = 1'-0"



2 East-West 3 (At Commerce Street Lobby)
1/8" = 1'-0"



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Charlottesville, VA

Issue: 100% DD Submission
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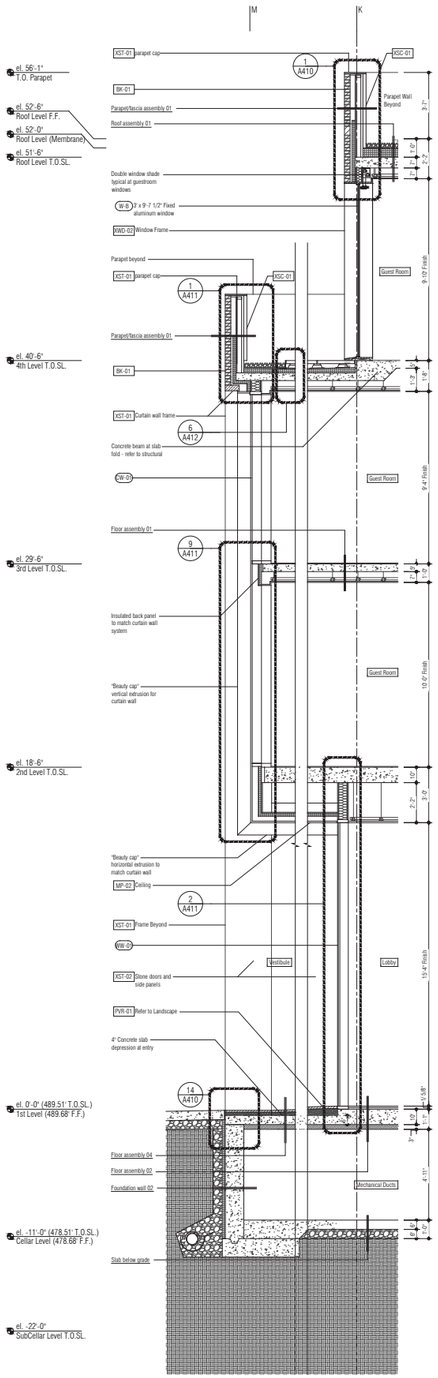
Scale: 1/8" = 1'-0"

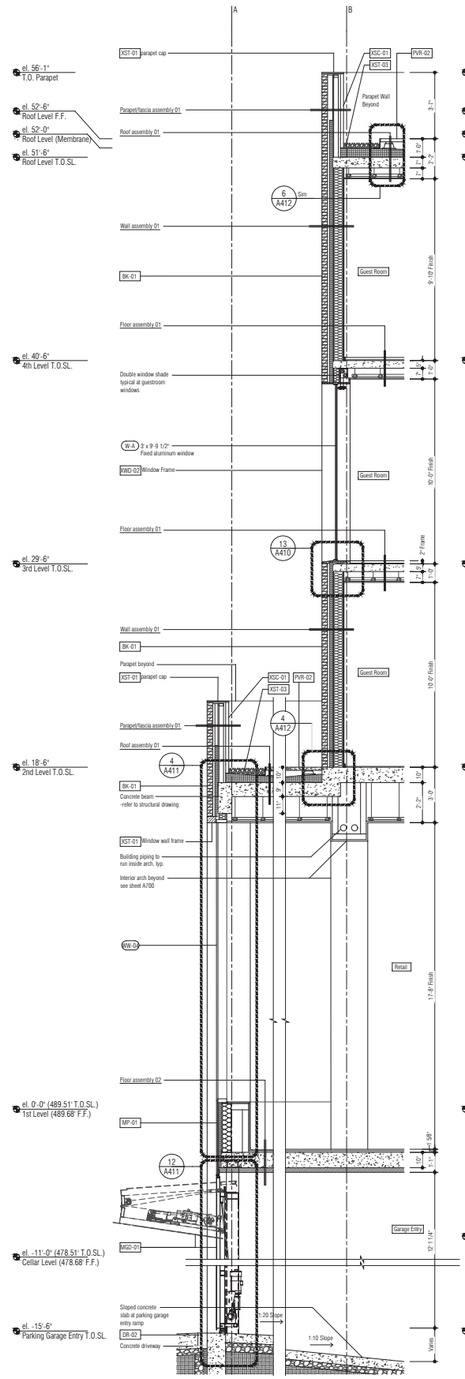
Building Sections
East-West 2 (at Core)
East-West 3 (at Commerce Street Lobby)

A252.00

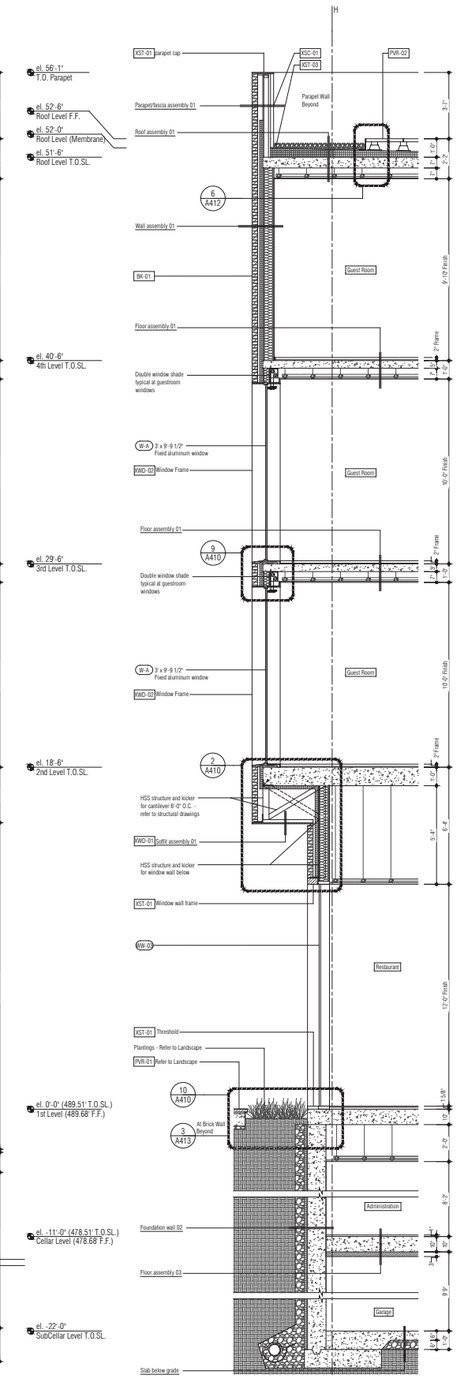
1 Wall Section - South Wall Curtain Wall at West Main Street Entry
3/8" = 1'-0"



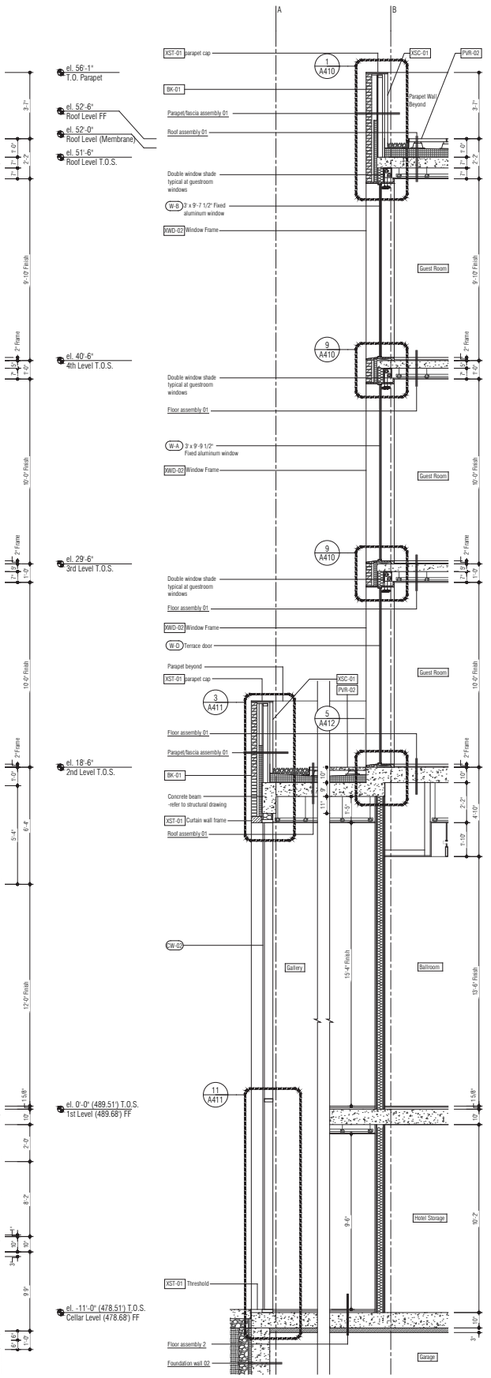
2 Wall Section - North Wall at Parking Garage Entry
3/8" = 1'-0"



3 Wall Section - South Wall at Restaurant Dining Terrace
3/8" = 1'-0"



4 Wall Section - North Wall at Gallery Entry at Commerce Street
3/8" = 1'-0"



No	Issue	Date
1	100% Schematic Design	30 Jun 2017
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Material Keynotes:

AB-01	Air barrier Spec:
BK-01	Exterior brick Spec:
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CONC-01	Structural concrete Spec:
CONC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
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INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
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MGD-02	Motorized roll down gate Spec:
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MP-02	Alum composite panel ceiling Spec:
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PVR-01	Bluestone paver- Refer to Landscape Spec:
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	 Spec:
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WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

General Notes:

-Refer to A905 for Exterior Materials Legend.
-Refer to A905 for Exterior Construction Assemblies.
-Refer to A945 for Exterior Window Types.

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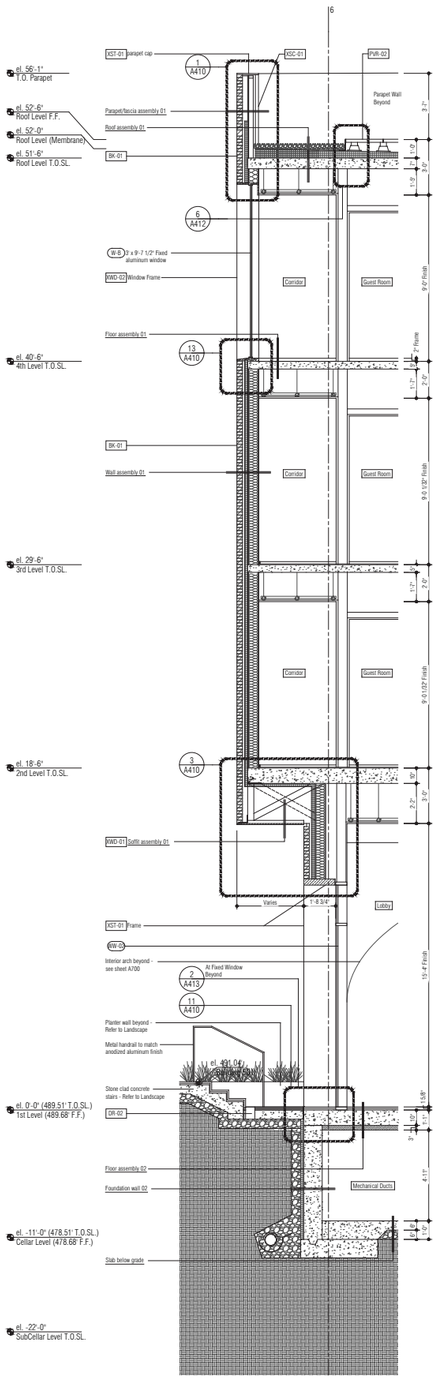
Issue: 100% DD Submission
Date: 12 October 2017
Scale: 3/8" = 1'-0"

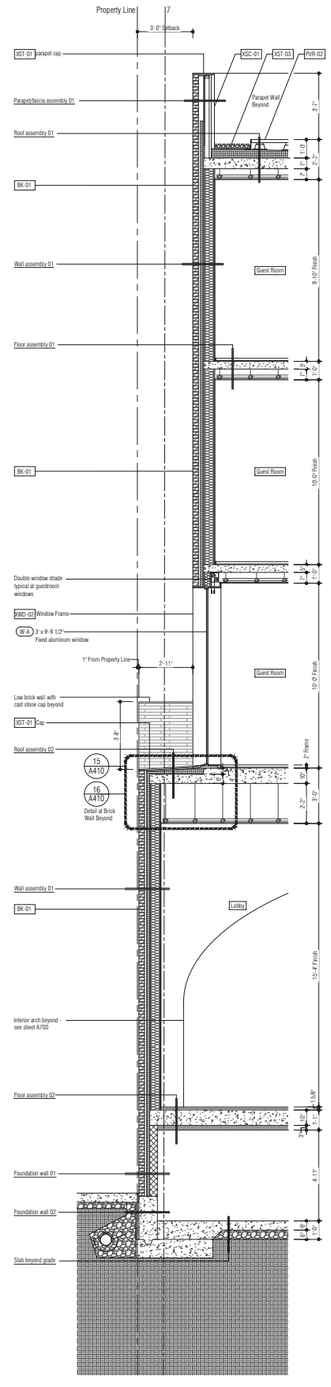
Wall Sections

A300.00

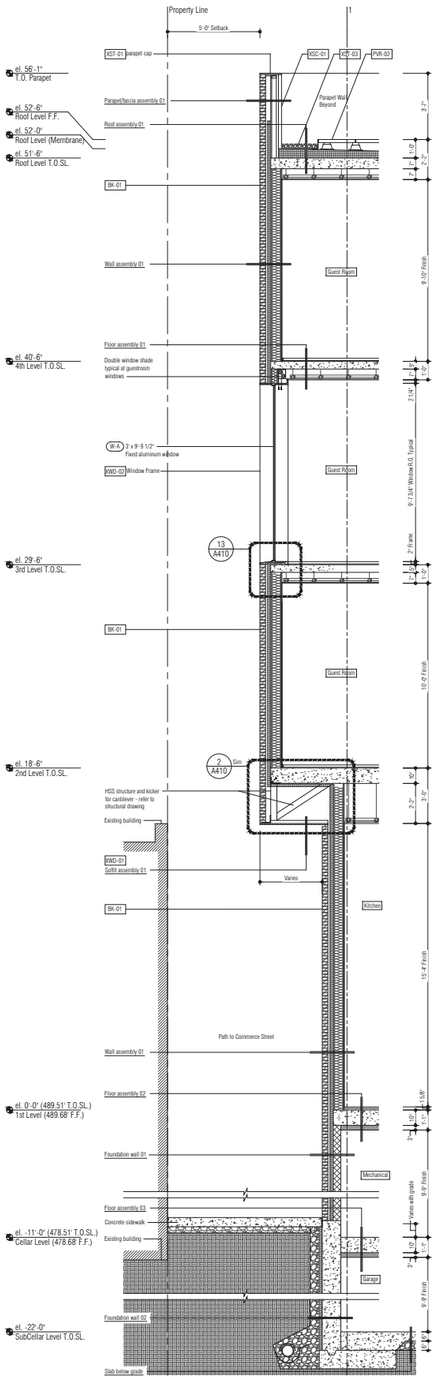
1 Wall Section - West Wall at Steps to Existing Building 501
3/8" = 1'-0"



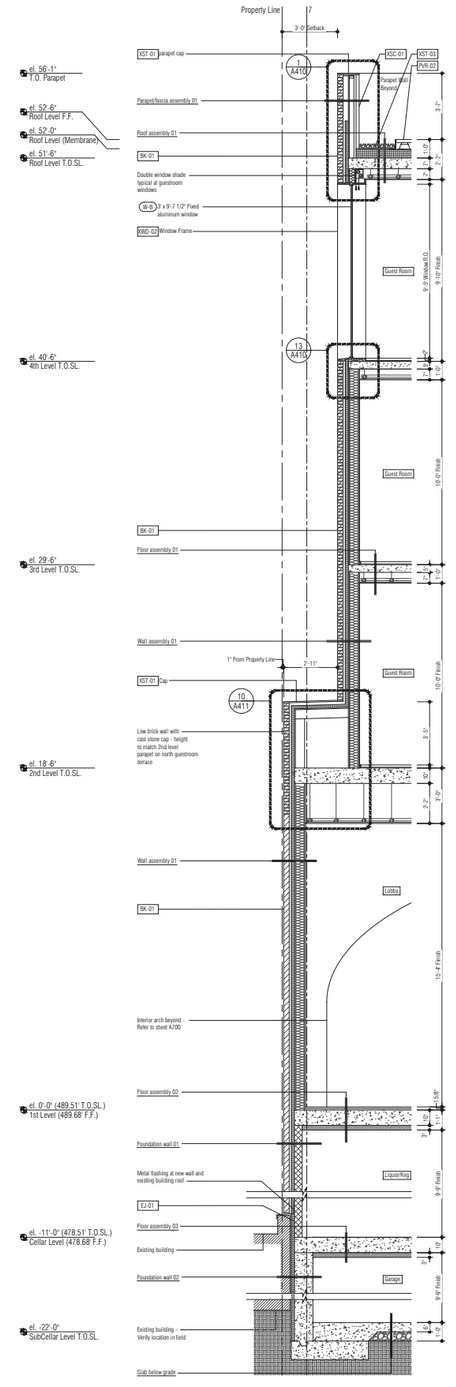
2 Wall Section - East Wall
3/8" = 1'-0"



3 Wall Section - West Wall at West Walkway
3/8" = 1'-0"



4 Wall Section - East Wall at Adjacent Building
3/8" = 1'-0"



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Material Keynotes:

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RF-01	TPO roofing system membrane Spec:
RF-02	 Spec:
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XGL-03	Exterior glazing Spec:
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XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

General Notes:

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-Refer to A945 for Exterior Window Types.

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Issue: 100% DD Submission
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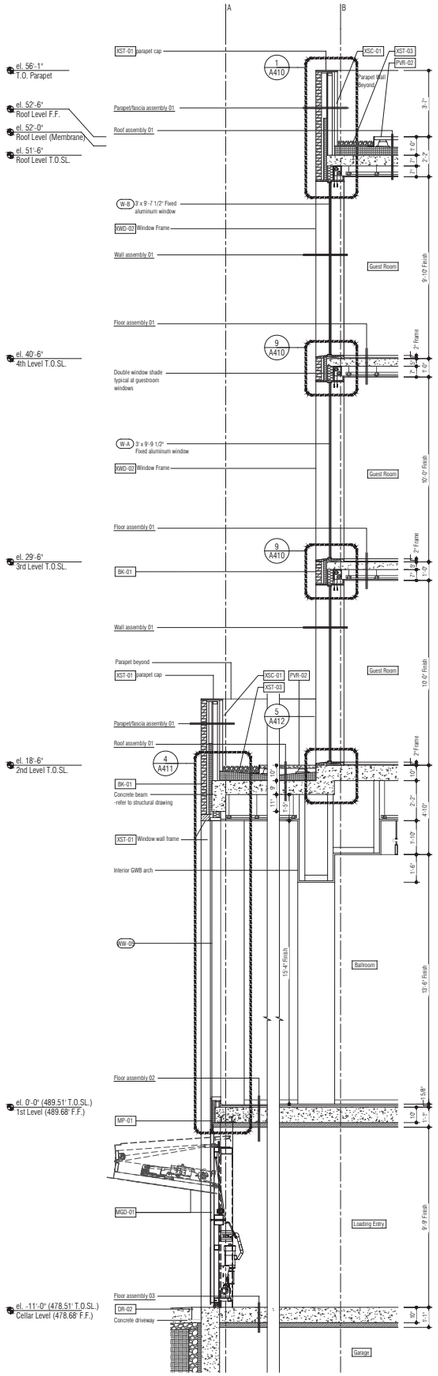
Scale: 3/8" = 1'-0"

Wall Sections

A301.00

1 Wall Section - North Wall at Loading Dock
3/8" = 1'-0"



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Material Keynotes:

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General Notes:

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-Refer to A945 for Exterior Window Types.

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Charlottesville, VA

Issue: 100% DD Submission
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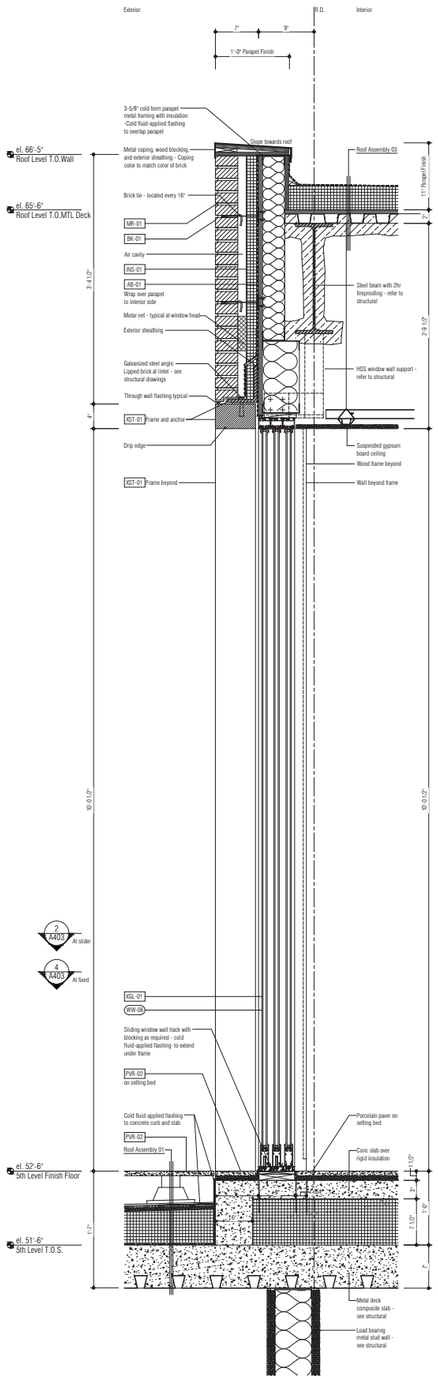
Scale: 3/8" = 1'-0"

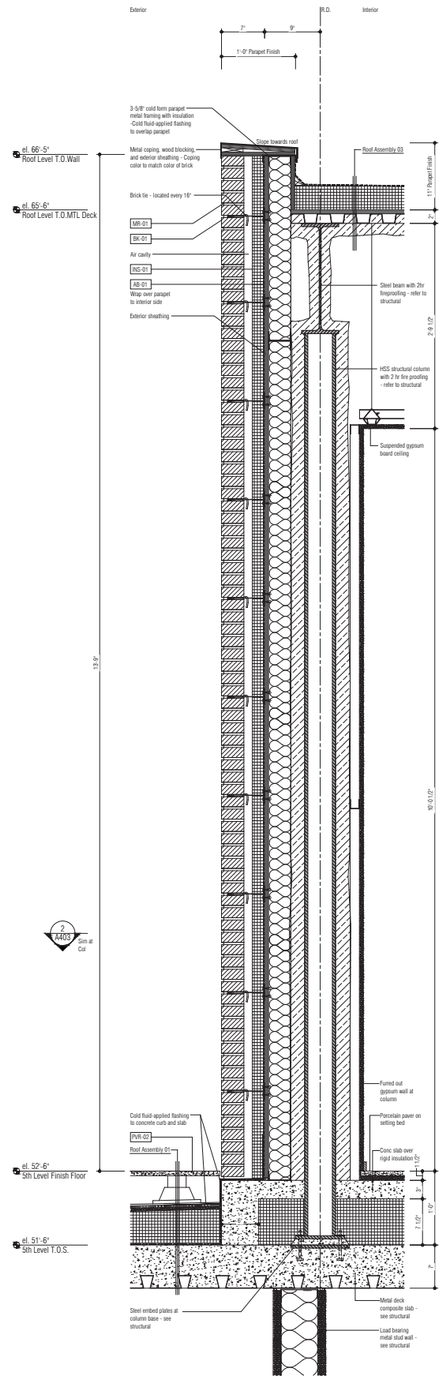
Wall Sections

A302.00

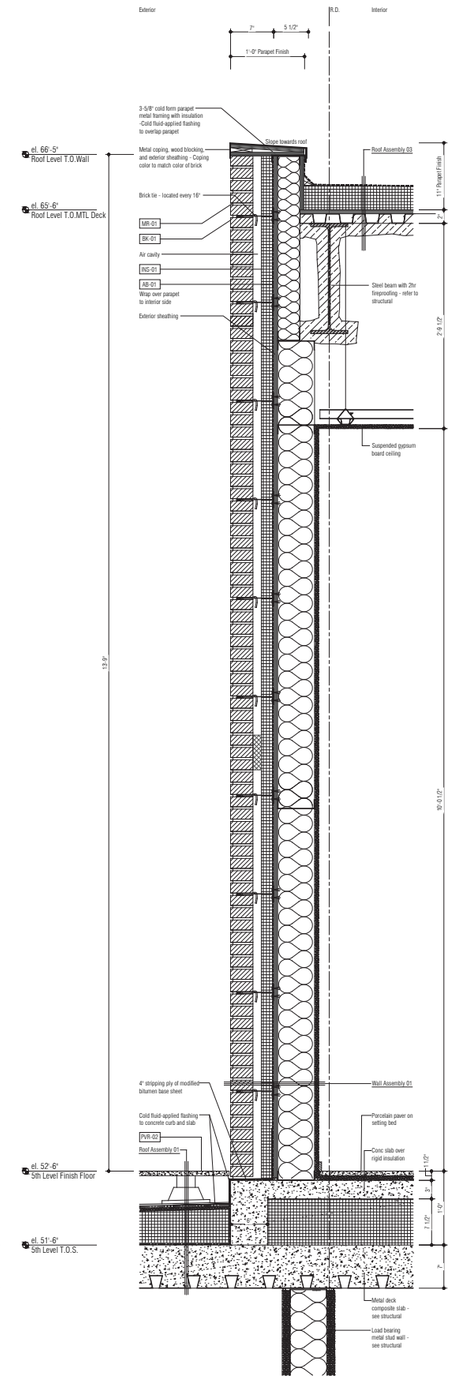
1 Section Detail - Rooftop Wall at Sliding Window Wall
1 1/2" = 1'-0"



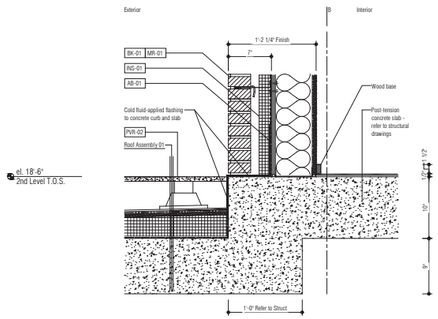
2 Section Detail - Rooftop Wall at HSS Column
1 1/2" = 1'-0"



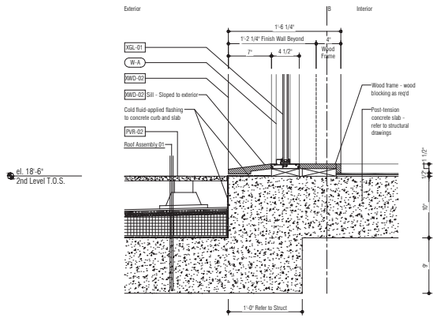
3 Section Detail - Rooftop Wall at Metal Stud Wall
1 1/2" = 1'-0"



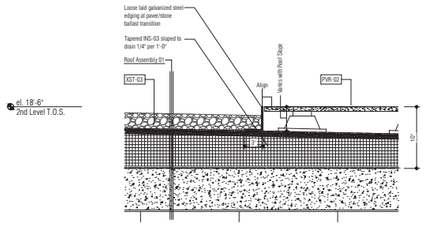
4 Section Detail - Typical Brick Wall Base Detail at Private Terraces
1 1/2" = 1'-0"



5 Section Detail - Typical Window Base Detail at Private Terraces
1 1/2" = 1'-0"



6 Section Detail - Typical Roof Paver and Stone Ballast Transition Edging
1 1/2" = 1'-0"



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XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

General Notes:

-Refer to A905 for Exterior Materials Legend.
-Refer to A905 for Exterior Construction Assemblies.
-Refer to A845 for Exterior Window Types.

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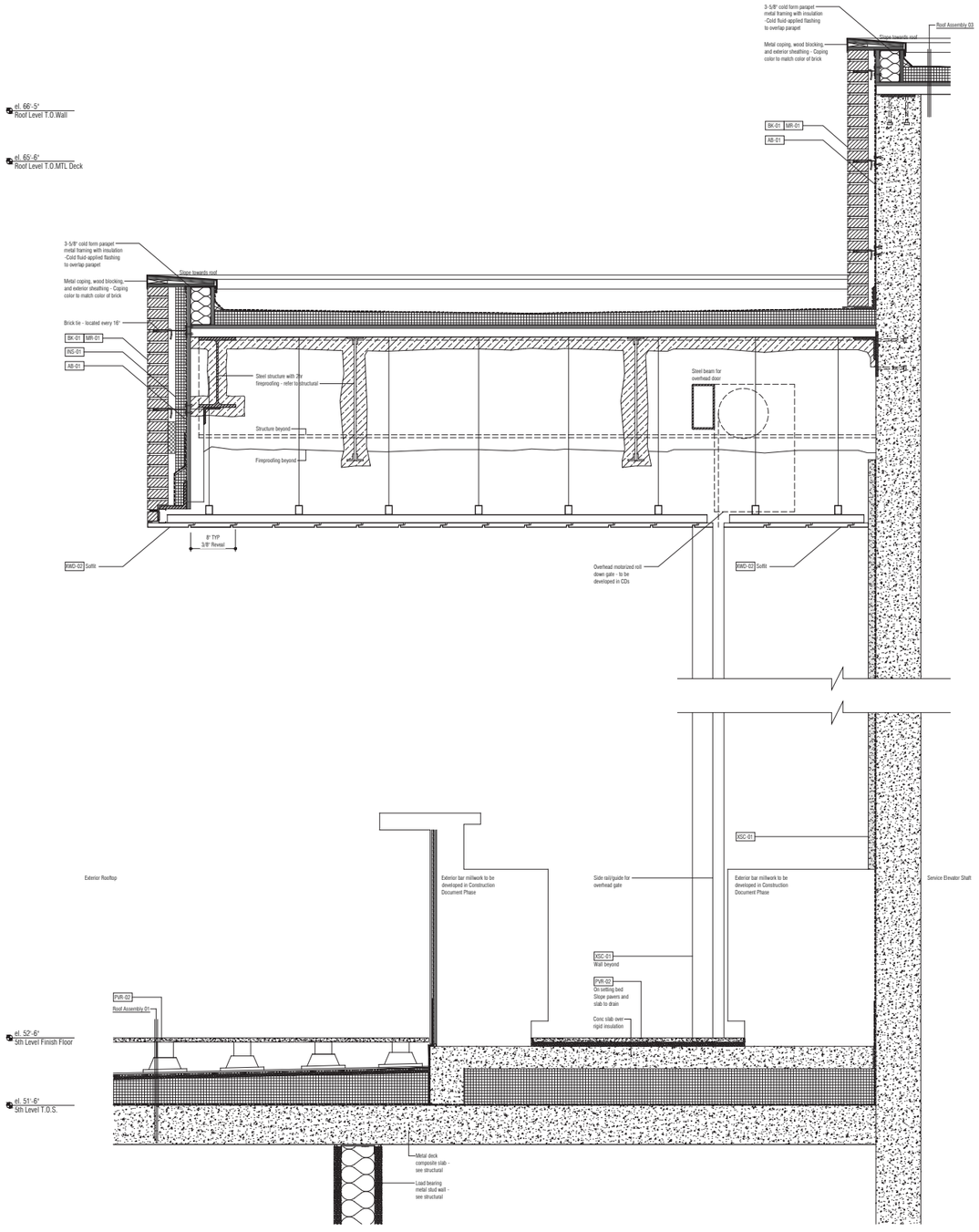
Issue: 100% DD Submission
Date: 12 October 2017
Scale: 1-1/2" = 1'-0"

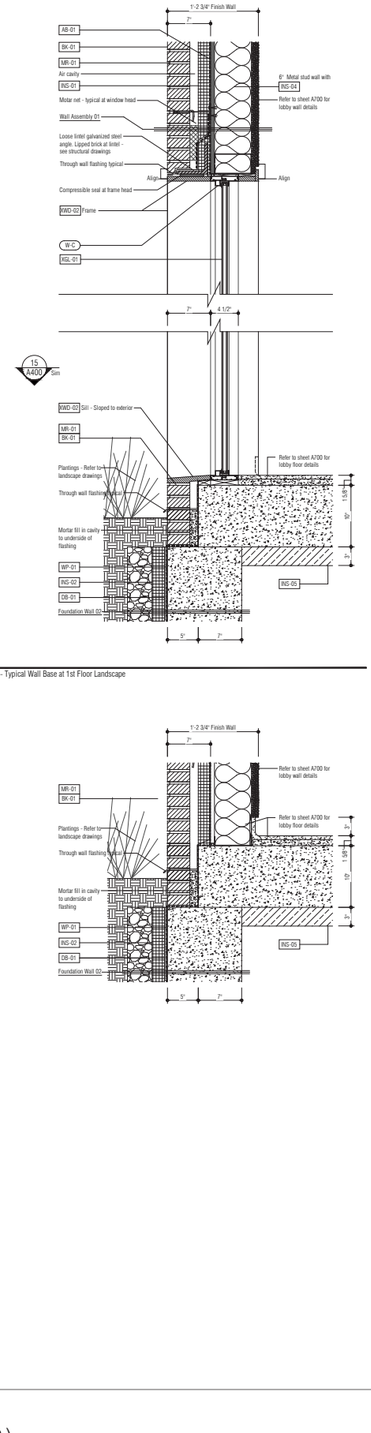
Exterior Section Details

A412.00

1 Section Detail - Rooftop Cantilever at Exterior Bar
1 1/2" = 1'-0"



2 Section Detail - Typical Single Window on 1st Floor - Type W-C
1 1/2" = 1'-0"



3 Section Detail - Typical Wall Base at 1st Floor Landscape
1 1/2" = 1'-0"

No	Issue	Date
1	100% Schematic Design	30 Jun 2017
2	30% Design Development	04 Aug 2017
3	100% Design Development	12 Oct 2017

Material Keynotes:

AI-01	Air barrier Spec:
BR-01	Exterior brick Spec:
CMU-01	Reinforced CMU wall Spec:
CNC-01	Structural concrete Spec:
CNC-02	Concrete sidewalk wearing slab Spec:
CW	Curtain Wall Spec:
DB-01	Drainage board Spec:
DR-01	Roof drain Spec:
DR-02	Trench drain Spec:
DR-03	Roof scupper Spec:
EJ-01	Expansion joint Spec:
INS-01	Polyiso insulation above grade Spec:
INS-02	Rigid insulation below grade Spec:
INS-03	Polyiso insulation rooftop Spec:
INS-04	Batt insulation Spec:
INS-05	Spray foam insulation Spec:
LV-01	Exterior mechanical louver Spec:
MD-01	Motorized bi-fold garage door Spec:
MD-02	Motorized roll down gate Spec:
MP-01	Alum composite panel - dry seal Spec:
MP-02	Alum composite panel ceiling Spec:
MR-01	Exterior brick mortar Spec:
PVR-01	Bluestone paver- Refer to Landscape Spec:
PVR-02	Porcelain pavers on pedestals Spec:
RF-01	TPO roofing system membrane Spec:
RF-02	Spec:
RL-01	Exterior site handrails Spec:
WP	Foundation wall waterproofing Spec:
WT	Exterior window types Spec:
WW	Exterior window wall types Spec:
XGL-01	Exterior glazing Spec:
XGL-02	Exterior glazing Spec:
XGL-03	Exterior glazing Spec:
XST-01	Exterior cast stone Spec:
XST-02	Light weight stone panels Spec:
XST-03	Exterior stone roof ballast Spec:
XWD-01	Exterior wood soffit Spec:
XWD-02	Exterior wood trim Spec:
XWD-03	Exterior wood planks Spec:

General Notes:

- Refer to A905 for Exterior Materials Legend.
- Refer to A905 for Exterior Construction Assemblies.
- Refer to A945 for Exterior Window Types.

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Exterior Section Details

A413.00

BRICK STUDY - COLOR COMPARISON WITH THE JEFFERSON HOTEL