

April 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 4/23/2021 7:56 AM

To: Greg Jackson <gjackmail@gmail.com>

Certificate of Appropriateness Application

BAR 21-03-05

420 West Main, TMP 290011000

Downtown ADC District

Owner: A Cadgene, Main Street Land Trust, LLC.,

Applicant: Greg Jackson/TOPIA design

Project: Canopy for the Little Star restaurant

Dear Greg,

On Tuesday April 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Jody Lahendro moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Andy McClure seconds motion. Motion passes (8-0).

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
April 20, 2021**



Certificate of Appropriateness Application

BAR 21-03-05

420 West Main, TMP 290011000

Downtown ADC District

Owner: A Cadgene, Main Street Land Trust, LLC.,

Applicant: Greg Jackson/TOPIA design

Project: Canopy at front dining patio



Background

Year Built: c1960

District: Downtown ADC District

Status: Contributing

The former gas station was occupied by Jones Wrecker until it was renovated into a restaurant in 2001. The *West Main Street Historic District* (NRHP) describes the building as: Cinderblock faced with red and white metal; one story; flat roof; four bays; flat canopy over gas pumps, 1960-61, replacing 1931 gas station. Site of early 19th century brick blacksmith shop, possibly not demolished until 1931. R.F. Harris foundry on this lot and 416 West Main c1850 - c1930.

Prior BAR Reviews

(Germane to this request. A complete list of all prior review is in the Appendix.)

May 2018 – BAR approved (6-0) painting and improvements to the front patio area, with the addition of a street tree at the NW corner, provided it meets sight line criteria and is selected from the approved tree list. The BAR recommends that the neon sign be considered an appropriate sign for the district. Balut seconded. Staff note: 1) Applicant's plan did not indicate parcel boundaries. Staff clarified that BAR approval applies only to improvements on the applicant's parcel. 2) Neon signs are not permitted in the Downtown ADC (Sec. 34-1041(c)).

March 16, 2021 – BAR accepted applicants request to defer action on the proposed canopy.

Application

- Submittal: TOPIA design drawings *New canopy, 420 W. Main Street*, dated April 20, 2021: Sheets 1 through 28.

CoA request for the construction of a metal canopy at the front (north) elevation.
From the applicant's submittal:

Proposed is a cover for an exterior dining area, for shade and weather protection. The new metal canopy will be bolted to the building and supported by columns. The design intent is to be compatible yet distinct.

The new structure is inspired by the form and materials of the original building, which was a gas/service station. The existing building is a modification of the original building, and currently is a restaurant. The new canopy has three steel columns (on concrete bases) that align with and share the configuration of the two original slanted steel columns (on a curb), that supported the gas pump canopy. The I-beam and channel steel structure follows the general configuration and structural logic of the original canopy, but is separate framing and alignment, and is different materials and colors. The canopy roof is a semi-translucent material that further distinguishes it as new and different from the original building, which has painted metal decking.

Although compatible with the language and spirit of the original gas station the new construction will be differentiated, set back with a silver gray finish and white polycarbonate roofing. The silver gray color correlates with the not-original anodized aluminum of the storefront, garage doors, and exterior railing. The white poly roof decking relates with the current white building. With the original gas pump drive through canopy no longer open -and now enclosed with storefront- the new canopy returns an open air feel and function, and brings a balance to the building and site.

Refinements following the March 2021 BAR discussion:

The proposed canopy has a slimmer overall profile--with a thinner fascia and simpler structure. The existing building expands its yellow color--on the original canopy and the raised metal building band- to better define and accentuate it. The new silver gray canopy is lower and set back from the existing canopy to be a subordinate and complementary.

The new canopy edge is thinner with a 9-1/2" high custom angled box gutter on a 10" c-channel. The previous fascia was 13" high with a 12" c-channel and 1" of flashing, with a concealed gutter. The slimming created an external gutter/fascia that has a slant the same angle as the columns. The fascia profile remains horizontal/level, with an internal sloped gutter leading to a downspout at the building's northwest corner, which is white in color to blend in.

In thinning and simplifying the canopy a noticeable W8 I-beam--that spanned (east west) from the existing W8 (that bears on the existing two columns)--was decoupled and removed, with the three new columns now going directly to the new canopy's primary W10 I-beams (north south).

For improved lighting and ventilation two large industrial style fans are under the canopy with strong but dimmable LED lights that meets the BAR lighting criteria. String lights complement.

The W-8's of the new canopy are connected/welded directly to the C-channel of the existing canopy. Then blocking is added between the W8's. A ceiling soffit conceals the 2' area where the existing and new structural members intersect. The color matches existing the warm light gray.

No seasonal enclosures (clear walls) are being proposed.

Discussion and Recommendation

This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. It has been modified over the years—from a service station to a restaurant. While the canopy is aesthetically consistent with the current expression of the building's architecture, it is still an addition to the historic façade. Staff supports the design and intent, but recommends the new canopy be constructed in a manner that separates it from the existing building. This need not require additional posts, the canopy might still be connected to the building at points, for support, allowing the canopy to not appear as extending from the building.

The BAR should also discuss how the seasonal plastic walls will be anchored. Additionally, the polycarbonate roof should be specified with a UV protective coating to mitigate yellowing.

Note from the applicant, April 12, 2021 re: connection of the new canopy to the existing façade.

The W-8's of the new canopy are connected/welded directly to the C-channel of the existing canopy. Then blocking is added between the W8's. The structural engineer needs the new W8's to effectively span to the existing interior W10, indirectly in this case. So the new W8's will be cut and welded to the existing C-channel, with blocking in between to clean it up and give the appearance the BAR member speaks of. Then, on the inside of the existing c-channel, there will be connecting structure to the existing W10, designed by the structural engineer (W8's as default) and all concealed by the new ceiling/soffit. This should have the same exterior appearance as the method described by the BAR member, which we feel is cleaner looking and helps to further differentiate the new from existing.

The roofer, Jack Masloff of Lynch Roofing Co., is planning on using membrane flashing for the poly roofing. There may be a combination of metal flashing and adhesive membrane tape, with no ripping necessary. The architect, me, is requiring the roof flashing to be installed with as minimum and clean lines as possible, with appearance in consideration. We are using white flashing, compatible with the white roof. I'm happy to meet with the roofer to develop further details/specifics on the flashing, if desired.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

... as submitted with the following conditions:

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 420 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC district, and that for the following reasons the BAR denies the application as submitted:...

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

- (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) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitation

B. Facades and Storefronts

The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront."
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood, Avoid introducing inappropriate architectural elements where they never previously existed.

APPENDIX

Prior BAR Reviews

March 14, 2000 – BAR approved a renovation/addition for restaurant. The canopy was enclosed for a bar area. The yellow and blue glazed masonry units were added at this time.

April 19, 2005 – BAR approved a community mural for the wall on 5th Street, to be completed with the guidance of Philadelphia artist Isaiah Zagar.

March 17, 2009 - BAR accepted the applicant's deferral 7-0 to add details and address height issue for a patio fence.

April 2009 – BAR approved a new 4 ft. high galvanized metal fence enclosing the outdoor patio; a new patio entrance and gate facing West Main Street; new lighting, and a new small section of concrete slab.

October 2013 - BAR approved (6-0) as submitted with staff approval of the lighting, awning on southern elevation, repair of patio and paint colors. (Leaving original white enamel with a different color on the red band would be appropriate).

May 2018 – BAR approved (6-0) painting and improvements to the front patio area, with the addition of a street tree at the NW corner, provided it meets sight line criteria and is selected from the approved tree list. The BAR recommends that the neon sign be considered an appropriate sign for the district. Balut seconded. Staff note: 1) Applicant's plan did not indicate parcel boundaries. Staff clarified that BAR approval applies only to improvements on the applicant's parcel. 2) Neon signs are not permitted in the Downtown ADC (Sec. 34-1041(c)).

Property Information

Property Names

Name Explanation	Name
Function/Location	Commercial Building, 420 West Main Street
Historic	Whiting Oil Company

Property Addresses

Current - 420 Main Street West

County/Independent City(s): Charlottesville (Ind. City)

Incorporated Town(s): No Data

Zip Code(s): 22903

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): CHARLOTTESVILLE EAST

Property Evaluation Status

Not Evaluated

This Property is associated with the West Main Street Historic District.

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

August 2016: The building sits on the southeast corner of the intersection of 5th Street SW and West Main Street. The building is setback from the street by the sidewalk and an enclosed patio area. The rear of the property is level paved parking with a retaining wall with decorative tile work along 5th Street. The building is oriented along West Main Street rather than following the angle and grade of 5th Street SW. The rear of the property along the railroad has mature trees and there are mature foundation plantings around the building that was originally a gas station and is now a restaurant.

Surveyor Assessment:

August 2016: The 1929 Sanborn Map shows that the western part of this property at that time was the site of "R. F. Harris & Co. Machine Shop and Foundry," and that this building was not here. The 1931 City Directory lists it as the Whiting Oil Co. Inc., filling station. The ca. 1930 building has been modified and is currently used as a restaurant. It still retains a high degree of architectural integrity and contributes to the West Main Street Historic District in the areas of commerce and transportation.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Commerce/Trade

Resource Type: Service Station

NR Resource Type: Building

Historic District Status: Contributing

Date of Construction: Ca 1930

Date Source: Written Data

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Architecture/Community Planning, Commerce/Trade, Transportation/Communication

Other ID Number: No Data

Architectural Style: Vernacular

Form: No Data

Number of Stories: 1.0

Condition: Excellent

Threats to Resource: None Known

Architectural Description:

August 2016: This ca. 1930 one-story, four-bay, concrete block former gas station is clad in aluminum panels and is currently used as a

restaurant. The vernacular, flat-roofed building has some streamlined detailing and features a large cantilevered aluminum and steel overhang on the northeast corner. The roof cladding is not visible but the front parapet has "Whiting Oil Company" painted on it. The foundation is poured concrete. The three original service bays have been enclosed with nine-light, three panel garage doors. Goose-neck industrial lamp and original signs designating the function of each bay are located above the bay openings. The covered drive underneath the cantilever has been enclosed with modern plate glass windows and the current entrance is flanked by blue-tile clad walls enclosing two modern entrance doors. There is a one-story side concrete block wing to the east. The west side is clad in aluminum panels with fixed horizontal two-light aluminum frieze windows. The rear of the building has a plate glass storefront with side entrance on the southwest corner, and paired fixed two-light aluminum windows in the central bays with one modified to accommodate the kitchen exhaust. The bays are divided by concrete buttresses.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Stuccoed/Parged
Structural System and Exterior Treatment	Masonry	Concrete	Block
Roof	Flat	Unknown	No Data
Windows	Fixed	Aluminum	No Data
Structural System and Exterior Treatment	Masonry	Aluminum	Panels
Windows	Fixed	Aluminum	No Data

Secondary Resource Information

Historic District Information

Historic District Name: West Main Street Historic District

Local Historic District Name: No Data

Historic District Significance: The West Main Street Historic District in Charlottesville is a core part of an essentially linear district straddling West Main Street that links the downtown area of the city with the University of Virginia. It is significant under Criterion A in the areas of Transportation, Commerce, and African-American Ethnic Heritage. The period of significance stretches from 1820, the documented date for the earliest surviving resource, Inge's Store at 331-333 West Main Street (MRA; 104-0035, 104-0075, 104-0083-0044) to 1970, when the addition to the 1949 Virginia Telephone and Telegraph Company Building (104-0083-0041) at 401-419 West Main Street was completed.

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: No Data

Investigator: Maral Kalbian

Organization/Company: Maral S. Kalbian, LLC

Photographic Media: Digital

Survey Date: 8/17/2016

Dhr Library Report Number: No Data

Project Staff/Notes:

19 new records

Project Bibliographic Information:

2016:

-Charlottesville Architectural and Historic Survey Files (mainly completed by Eugenia Bibb from the 1970 and 1980s) and archived on-line and at the

Charlottesville Department of Community Development.;

-Sanborn Maps of Charlottesville from 1891, 1896, 1902, 1907, 1929, and 1950;

-Chataignes State Business Directories, 1877, 1880, 1884, 1887, 1890, 1893;

-Hill State Business Directories 1902-1960, accessed via ancestry.com

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

NEW METAL CANOPY FOR OUTSIDE DINING

PROJECT BRIEF - text from 3/16/21 BAR meeting

Proposed is a cover for an exterior dining area, for shade and weather protection. The new metal canopy will be bolted to the building and supported by columns. The design intent is to be compatible yet distinct.

The new structure is inspired by the form and materials of the original building, which was a gas/service station. The existing building is a modification of the original building, and currently is a restaurant. The new canopy has three steel columns (on concrete bases) that align with and share the configuration of the two original slanted steel columns (on a curb), that supported the gas pump canopy. The I-beam and C-channel steel structure follows the general configuration and structural logic of the original canopy, but is separate framing and alignment, and is different materials and colors. The canopy roof is a semi-translucent material that further distinguishes it as new and different from the original building, which has painted metal decking.

Although compatible with the language and spirit of the original gas station the new construction will be differentiated, set back with a silver gray finish and white polycarbonate roofing. The silver gray color correlates with the not-original anodized aluminum of the storefront, garage doors, and exterior railing. The white poly roof decking relates with the current white building. With the original gas pump drive through canopy no longer open -and now enclosed with storefront- the new canopy returns an open air feel and function, and brings a balance to the building and site.

REFINEMENTS - text for 4/20/21 BAR meeting

The proposed canopy has a slimmer overall profile - with a thinner fascia and simpler structure. The existing building expands it's yellow color -on the original canopy and the raised metal building band- to better define and accentuate it. The new silver gray canopy is lower and set back from the existing canopy to be a subordinate and complementary.

The new canopy edge is thinner with a 9 1/2" high custom angled box gutter on a 10" c-channel. The previous fascia was 13" high with a 12" c-channel and 1" of flashing, with a concealed gutter. The slimming created an external gutter/fascia that has a slant the same angle as the columns. The fascia profile remains horizontal/level, with an internal sloped gutter leading to a downspout at the building's northwest corner, which is white in color to blend in.

In thinning and simplifying the canopy a noticeable W8 I-beam -that spanned (east west) from the existing W8 (that bears on the existing two columns)- was decoupled and removed, with the three new columns now going directly to the new canopy's primary W10 I-beams (north south).

For improved lighting and ventilation two large industrial style fans are under the canopy with strong but dimmable LED lights that meets the BAR lighting criteria. String lights complement.

The W-8's of the new canopy are connected/welded directly to the C-channel of the existing canopy. Then blocking is added between the W8's. A ceiling soffit conceals the 2' area where the existing and new structural members intersect. The color matches existing the warm light gray.

No seasonal enclosures (clear walls) are being proposed.





VIEW OF NORTHEAST CORNER FROM W. MAIN STREET NORTH SIDEWALK



VIEW OF NORTHWEST CORNER FROM W. MAIN STREET NORTH BIKE LANE

420 W. MAIN STREET	NEW CANOPY	CONTEXT	TOPIA design	02.23.2021	2/28
--------------------	------------	----------------	--------------	------------	------



NORTHEAST CORNER



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	EXISTING	TOPIA design	04.20.2021	3/28
--------------------	------------	-----------------	--------------	------------	------



NORTH FACADE WITH TEMPORARY TENT



NORTHWEST FACADE WITH TEMPORARY TENT

420 W. MAIN STREET	NEW CANOPY	EXISTING	TOPIA design	04.20.2021	4/28
--------------------	------------	-----------------	--------------	------------	------



NORTHEAST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	5/28
--------------------	------------	-----------------	--------------	------------	------



NORTHEAST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	6/28
--------------------	------------	-----------------	--------------	------------	------



NORTHEAST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	7/28
--------------------	------------	-----------------	--------------	------------	------



NORTHEAST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	8/28
--------------------	------------	-----------------	--------------	------------	------



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	9/28
--------------------	------------	-----------------	--------------	------------	------



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	SPECIFICS	TOPIA design	04.20.2021	10/28
--------------------	------------	------------------	--------------	------------	-------



NORTH FACADE

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	11/28
--------------------	------------	-----------------	--------------	------------	-------



NORTHWEST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	12/28
--------------------	------------	-----------------	--------------	------------	-------



NORTHWEST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	13/28
--------------------	------------	-----------------	--------------	------------	-------



NORTHWEST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	14/28
--------------------	------------	-----------------	--------------	------------	-------



NORTH VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	15/28
--------------------	------------	-----------------	--------------	------------	-------



WEST VIEW

420 W. MAIN STREET	NEW CANOPY	PROPOSED	TOPIA design	04.20.2021	16/28
--------------------	------------	-----------------	--------------	------------	-------



NORTH ELEVATION



WEST ELEVATION

420 W. MAIN STREET	NEW CANOPY	ELEVATIONS	TOPIA design	04.20.2021	17/28
--------------------	------------	-------------------	--------------	------------	-------



NORTH ELEVATION



WEST ELEVATION

420 W. MAIN STREET	NEW CANOPY	ELEVATIONS	TOPIA design	04.20.2021	18/28
--------------------	------------	-------------------	--------------	------------	-------

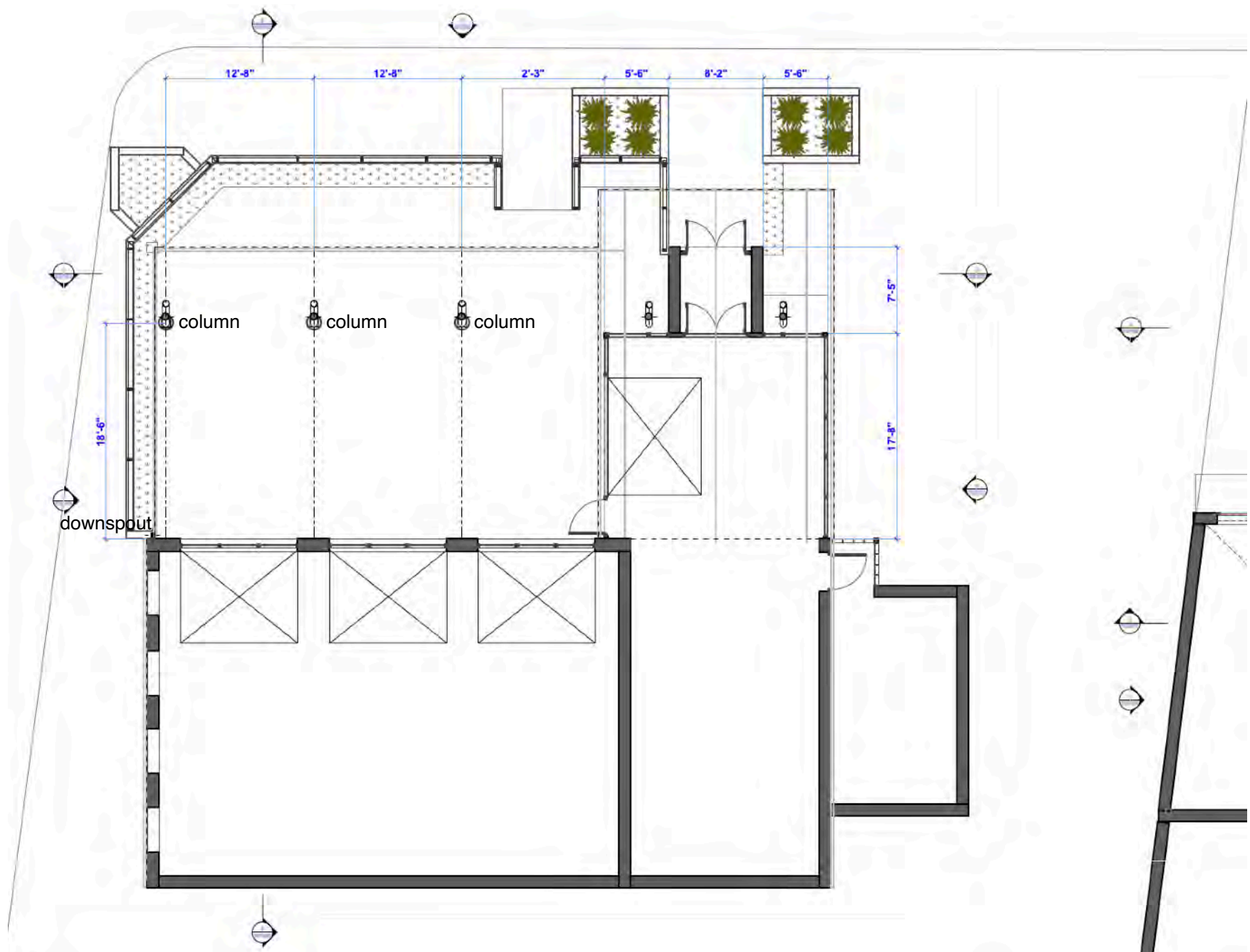


NORTH SECTION



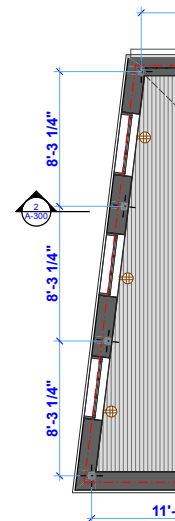
WEST SECTION

420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	04.20.2021	19/28
--------------------	------------	-----------------	--------------	------------	-------

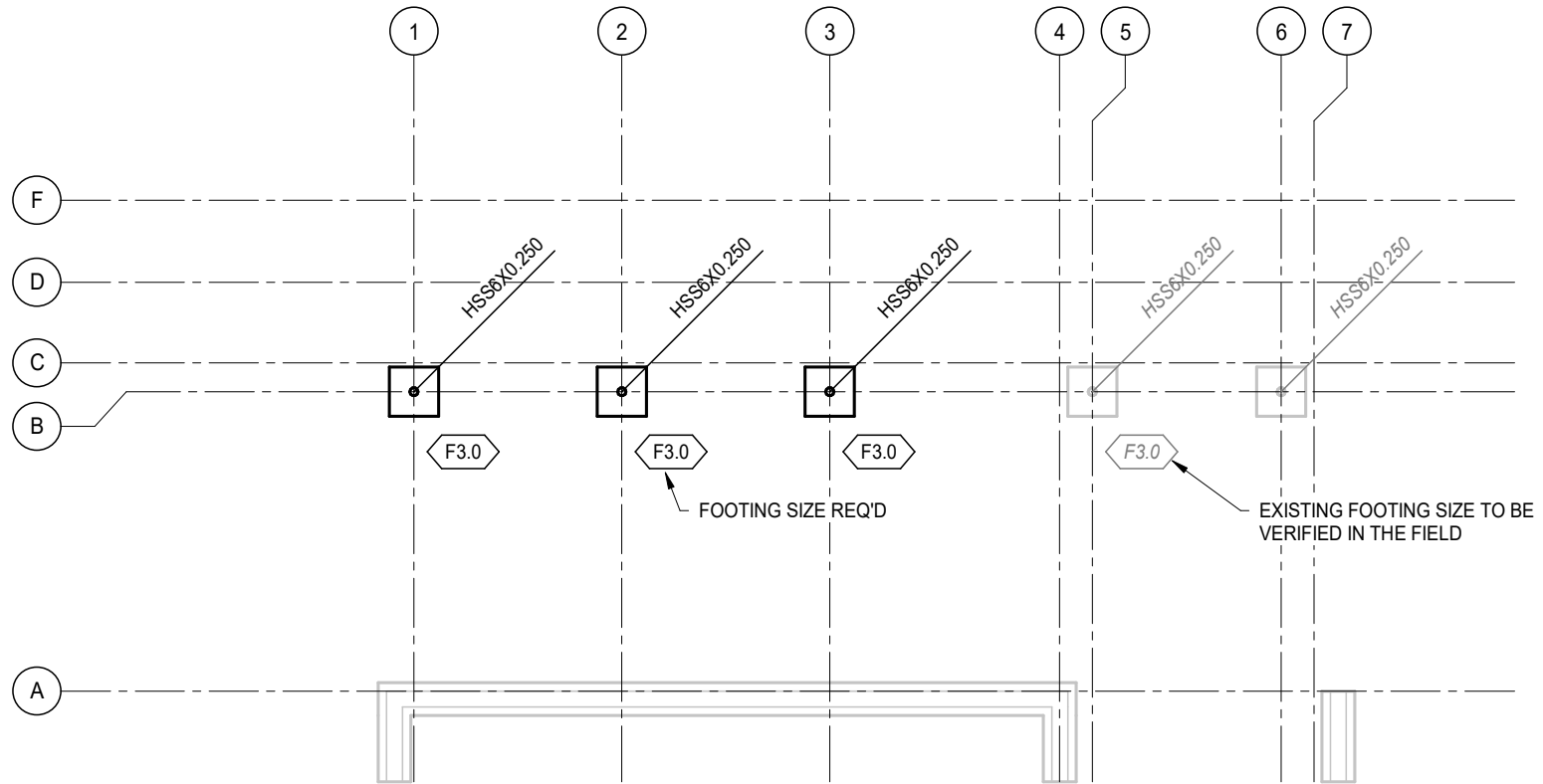


FIRST FLOOR PLAN

420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	04.20.2021	20/28
--------------------	------------	-----------------	--------------	------------	-------



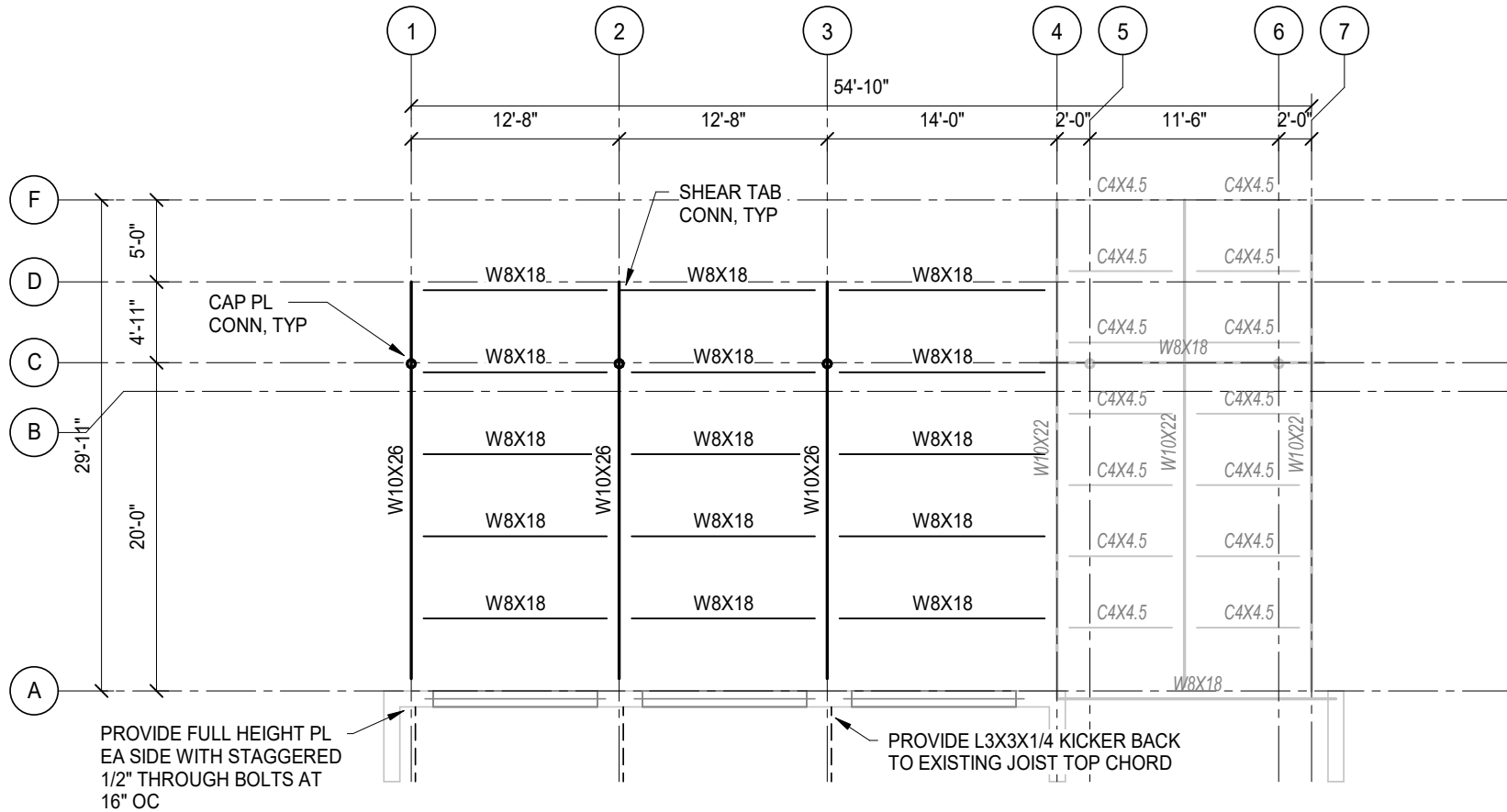
420 W. MAIN STREET	NEW CANOPY	DRAWINGS	TOPIA design	04.20.2021	21/28
--------------------	------------	-----------------	--------------	------------	-------



FOUNDATION PLAN

1/8" = 1'-0"

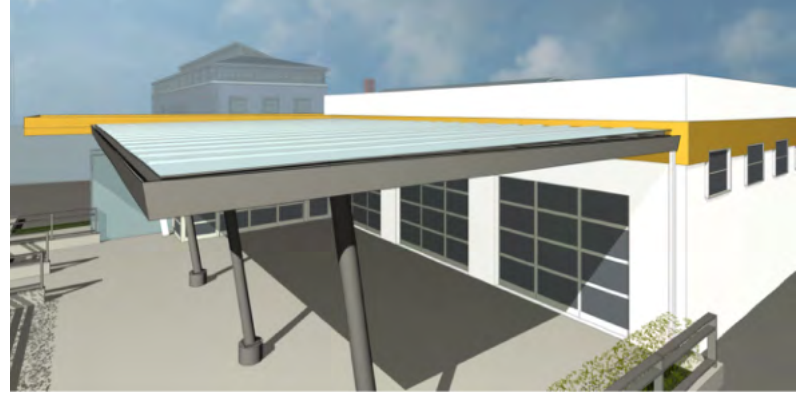
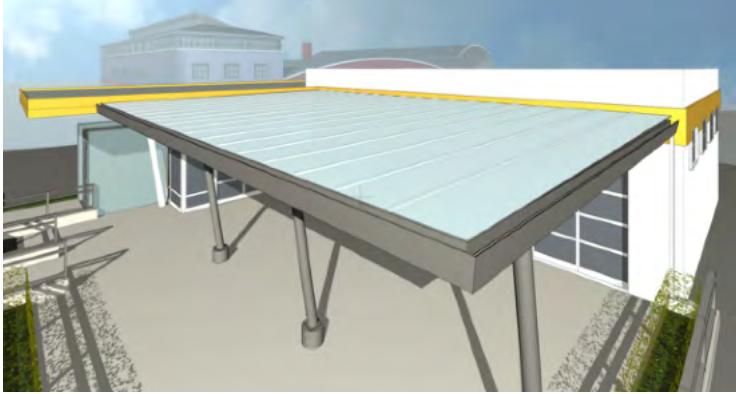
1. TYPICAL SLAB-ON-GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE WITH 6X6-W1.4XW1.4 WWF AT MID-DEPTH, OVER VAPOR BARRIER/RETARDER (REF ARCH DWGS), OVER 4" POROUS FILL.
2. REFER TO DRAWING S--- FOR TYPICAL FOUNDATION DETAILS.
3. TYPICAL TOP OF EXTERIOR FOOTING ELEVATION SHALL BE RELATIVE TO TYPICAL FINISHED FIRST FLOOR ELEVATION XXX.XX' UNLESS NOTED OTHERWISE.
4. FOOTING EXCAVATIONS MAY REQUIRE ADDITIONAL UNDERCUT (AS INDICATED BY THE OWNER'S ON-SITE GEOTECHNICAL ENGINEER). BACKFILL EXCAVATION TO DESIGN SUBGRADE USING FLOWABLE FILL OR CONCRETE.



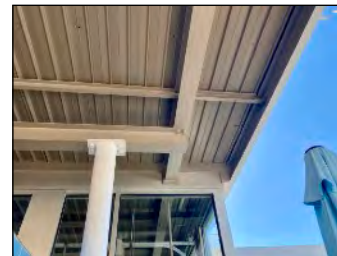
ROOF FRAMING PLAN

1/8" = 1'-0"

1. TOP OF ALL STEEL ROOF GIRDERS INDICATED THUS (+XX'-X") RELATIVE TO FINISH FIRST FLOOR.
2. PROVIDE 1 1/2", 22 GAGE, GALVANIZED STEEL ROOF DECK (TYPE B). CONNECT TO ROOF FRAMING MEMBERS AS INDICATED ON S---.
3. REFERENCE DRAWING S--- FOR TYPICAL ROOF CONSTRUCTION DETAILS.
4. PROVIDE STEEL ANGLE FRAMES AT ALL OPENINGS FOR ROOF DRAINS AND ROOF OVERFLOW DRAINS. REFER TO ARCHITECTURAL ROOF PLAN FOR LOCATIONS. REFER TO S--- FOR TYPICAL DETAIL OF FRAME.

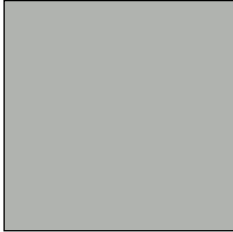


420 W. MAIN STREET	NEW CANOPY	VIEWS	TOPIA design	04.20.2021	24/28
--------------------	------------	--------------	--------------	------------	-------

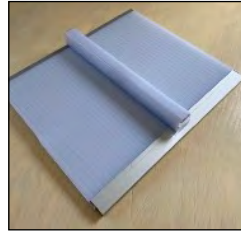


420 W. MAIN STREET	NEW CANOPY	SPECIFICS, COLORS	TOPIA design	04.20.2021	25/28
--------------------	------------	--------------------------	--------------	------------	-------

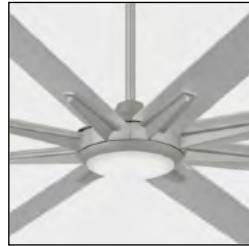
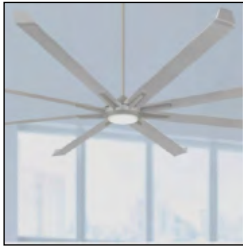
STEEL FRAMING - SILVER GRAY



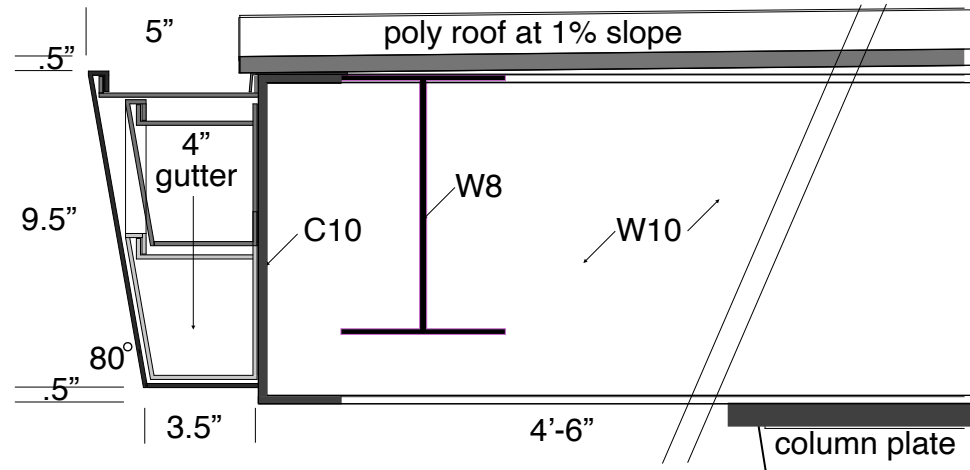
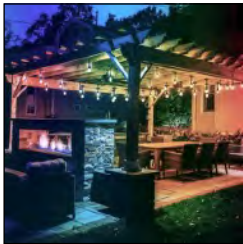
ROOF DECKING - WHITE POLYCARBONATE



CEILING FAN WITH LIGHT - SILVER ALUMINUM



STRING LIGHTS - DIMMABLE MULTICOLOR



SECTION DIAGRAM OF CANOPY EDGE

Custom tapered metal fascia mounted level with internal sloped gutter.



CEILING FAN/LIGHT - 110" Minka Aire Geant Aluminum Outdoor LED. Aluminum finish motor. Eight silver finish aluminum blades. Polycarbonate lens frosted glass. Integrated 40 watt dimmable LED light. 2417 lumens, comparable to a 150 watt incandescent. 3000K color temperature. 94 CRI. (or similar fan/light.)

420 W. MAIN STREET	NEW CANOPY	SPECIFICS, COLORS	TOPIA design	04.20.2021	26/28
--------------------	------------	-------------------	--------------	------------	-------



NORTHWEST - CANOPY



WEST - CANOPY



NORTHWEST - PREVIOUS



WEST - PREVIOUS

420 W. MAIN STREET	NEW CANOPY	COMPARISON	TOPIA design	04.20.2021	27/28
--------------------	------------	-------------------	--------------	------------	-------



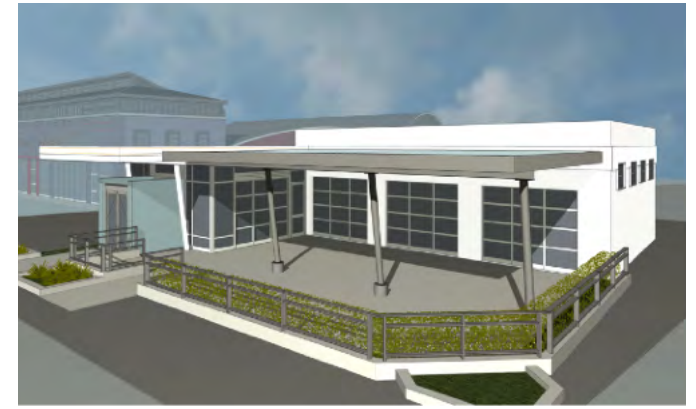
NORTH - CANOPY



NORTHWEST - CANOPY



NORTH - PREVIOUS



NORTHWEST - PREVIOUS



NORTH - EXIST



NORTHWEST - EXIST

420 W. MAIN STREET

NEW CANOPY

COMPARISON

TOPIA design

04.20.2021

28/28