

## May 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 5/20/2021 4:21 PM

To: Erin Hannegan <eh@mitchellmatthews.com>

### **Certificate of Appropriateness Application**

BAR 21-05-01

503 Rugby Road, Tax Parcel 050052000

Rugby Road-University Circle-Venable Neighborhood ADC District

Owner: Epsilon Sigma House Corps of Kappa Kappa Gamma

Applicant: Erin Hannegan, Mitchell Matthews Architects

Project: Modify approved design – entry light fixtures; trim at sections of south and north facades; screening at mechanical units; fence/wall at NW corner.

Dear Erin,

On Tuesday, May 18, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below:

*Cheri Lewis moves to approve the consent agenda.*

*James Zehmer seconds motion.*

*Motion passes (7-0).*

*Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed design modifications at 503 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.*

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



**Certificate of Appropriateness Application**

BAR 21-05-01

503 Rugby Road, Tax Parcel 050052000

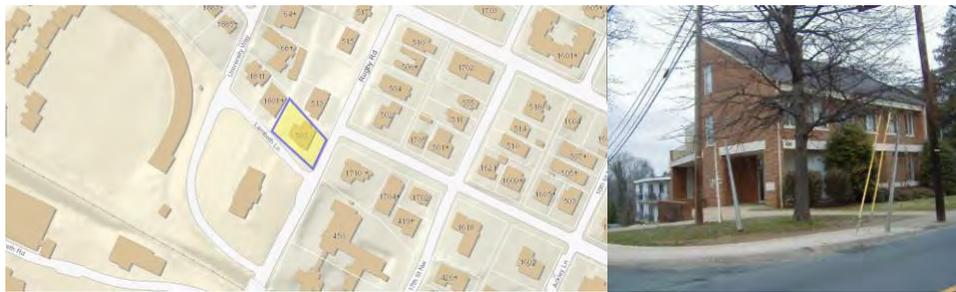
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**Background**

Year Built: 1980

District: Rugby Road-University Circle-Venable Neighborhood ADC District

Status: Non-contributing

A two-story frame house occupied the subject parcel for most of the twentieth century and accommodated a noteworthy boarding house between 1928 and 1961, operated by proprietor Mary Speed. The boarding house was abandoned for a decade, damaged by fire, and was finally demolished in 1976 to make way for a new chapter house for the Kappa Kappa Gamma sorority. The present building was designed in a modern idiom by Johnson, Craven, and Gibson Architects and was completed in 1980. The concrete-block, brick-clad structure communicates its contemporary design through a split-gable roof, restrained ornament, and irregular footprint.

**Prior BAR Reviews**

April 16, 2019 - Preliminary Discussion

August 20, 2019 - BAR found that the requested Special Use Permit for increased density and modified setbacks would not adversely impact the ADC, with the understanding that the final design and details will require BAR review and approval.

September 2019 – (BAR 19-09-03) BAR approved CoA (8-1, Lahendro opposed) for renovation of existing building. Building footprint to be expanded, including infill of southeast corner and west addition, elevated over rear parking area. Numerous exterior alterations will communicate a significantly different design idiom, including a new primary entrance on the façade (east elevation); a symmetrical five-bay composition; an entry porch and stacked side porches;

pergolas; French windows on the east elevation; casement windows throughout the building; an expanded and articulated third floor; paired interior chimneys; a wide box cornice and a low-slung hipped roof. The applicant proposes to paint the existing brick cladding with white masonry paint and use cementitious lap siding to distinguish the enlarged third floor. The roof will be pre-finished standing seam metal in a charcoal color. The landscape plan includes a front lawn enclosed by low hedges; bluestone terraces and walks; a modified rear parking area paved in asphalt; and various trees and shrubs planted along the building's sides.

June 16, 2020 – BAR approved CoA for modifications to the design approved in September 2019, BAR 19-09-03. (See Appendix for list of approved changes.)

### **Application**

- Applicant submittal: Mitchell Matthews Architects & Planners drawings 503 Rugby Road, Kapp Kappa Gamma Sorority, Board of Architectural Review: CoA Revisions, dated April 27, 2021: Cover with sheets 2 – 8.

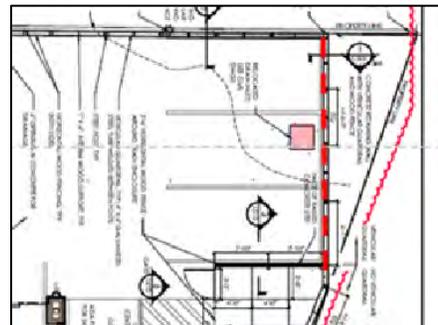
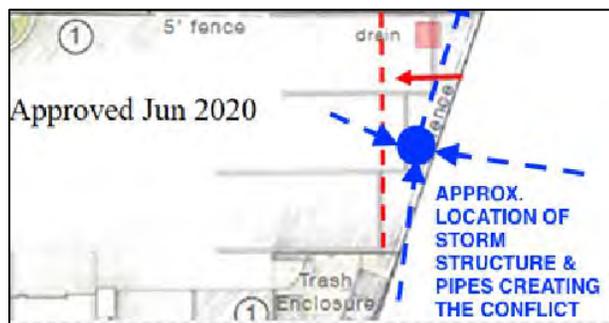
CoA request for modifications to the design approved in September 2019 (BAR 19-09-03). Proposed modification summarized in the Discussion, with staff comments inserted below each.

### **Discussion**

Staff recommends approval as a Consent Agenda item.

Proposed modification summarized as follows.

- Alternative entry light fixture. (Approved fixture is unavailable.)
  - Staff: No issues. Proposed is dimmable, CT: 2,700k, CRI: 80
- Install trim at section of south façade to conceal existing concrete slab and metal beam
  - Staff: No issues. Necessary to conceal an unforeseen, existing condition. The proposed profile is appropriate and consistent with
- Trim at section of north façade to conceal existing metal beam.
  - Staff: No issues. Solution is appropriate and replicates a prior condition.
- Screening at mechanical units at north elevation. (Units taller than planned.)
  - Staff: No issues. North elevation is at the side, not visible from roads.
- Fence line modified due to existing stormwater structure. (See sheet 6 of submittal.)
  - Staff: No issues, this is at the rear, NW corner of parcel. Fence line moved to avoid the structure and provide a vehicular guardrail—a low concrete wall at the fence. The triangular portion will be mulched. (Below: Prior plan, with notes, and the proposed change. Red line is the revised fence location.)



## **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 design modifications at 503 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted[.]

...as submitted [with the following modifications...]

**Denial:** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed design modifications at 503 Rugby Road do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and 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 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) Any applicable provisions of the City's Design Guidelines.

### **Pertinent Guidelines for Site Design and Elements**

#### **C. Walls and Fences**

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.

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

#### D. Lighting

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

#### H. Utilities and Other Site Appurtenances

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

- 5) Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

**Pertinent Guidelines for New Construction and Additions include:**

**O. Details & Decoration**

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

**Appendix**

Modifications approved June 2020

Proposed modification summarized as follows.

- Replace the brick veneer on concrete retaining wall with painted stamped brick formwork.
- Reduce height of Dining Terrace site wall adjacent to the parking space to 4' in lieu of 5'.
- Replace concrete pavers with scored concrete at dining terrace.
- Replace the bluestone pavers in the sunken front yard along the site wall with grass.
- Replace the bluestone paver walkway with crushed stone in North side yard. Porch to remain as bluestone.
- Pave all parking spaces with asphalt in lieu of concrete.
- Removal of (10) L-2 step light fixtures.
- Delete the pergola over the lower side terrace.
- Delete/defer pergola over Kappa beach. Proposed as an add alternate to retain.
- Delete (2) sets of shutters from West elevation (back of building).
- Delete (2) sets of shutters from North elevation (side of building).
- Modify South facing window wall to raise sill of windows at 2nd floor lounge.
- Substitute asphalt shingles for standing seam metal roof. Proposed as an add alternate to revert back.
- Add window at House Director unit entry porch on front East elevation.
- Add mechanical louver, required for ventilation, under overhang at rear West elevation.
- At Parlor terrace, replace low wall with railing.



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130  
Negative no(s). 7229; 7298

Page 1 of 2

Street address **503 Rugby Road**  
Town/City **Charlottesville**

Historic name \_\_\_\_\_ Common name **Kappa Kappa Gamma sorority house**

- Material
- wood frame (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
  - brick (bond:  Flemish,  stretcher,  \_\_\_\_\_-course American,  \_\_\_\_\_)
  - stone ( random rubble,  random ashlar,  coursed ashlar,  \_\_\_\_\_)
  - log (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_)
  - stucco
  - concrete block
  - enameled steel
  - other: \_\_\_\_\_
- cast iron
  - terra cotta
  - glass and metal

<p><b>Number of Stories</b></p> <p><input type="checkbox"/> 1      <input checked="" type="checkbox"/> 2 1/2  <input type="checkbox"/> 1 1/2    <input type="checkbox"/> 3  <input type="checkbox"/> 2        <input type="checkbox"/> _____</p> <p style="text-align: center;"><i>split level</i></p>	<p><b>Roof Type</b></p> <p><input checked="" type="checkbox"/> shed                      <input type="checkbox"/> mansard  <input checked="" type="checkbox"/> gable                     <input type="checkbox"/> gambrel  <input type="checkbox"/> pediment                <input type="checkbox"/> parapet  <input type="checkbox"/> hipped                   <input type="checkbox"/> flat  <input type="checkbox"/> other: _____</p>	<p><b>Roof Material</b></p> <p><input type="checkbox"/> slate                      <input type="checkbox"/> tile  <input type="checkbox"/> wood shingle          <input type="checkbox"/> pressed tin  <input checked="" type="checkbox"/> composition            <input type="checkbox"/> not visible  <input type="checkbox"/> standing seam metal  <input type="checkbox"/> other: _____</p>
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<p><b>Dormers</b></p> <p><input type="checkbox"/> 0      <input type="checkbox"/> 3      <input checked="" type="checkbox"/> shed  <input checked="" type="checkbox"/> 1 <i>side</i>    <input type="checkbox"/> 4      <input type="checkbox"/> gable  <input type="checkbox"/> 2      <input type="checkbox"/> _____ <input type="checkbox"/> pedimented</p> <p style="text-align: center;"><input type="checkbox"/> hipped      <input type="checkbox"/> _____</p>	<p><b>Number of bays — Main facade</b></p> <p><input type="checkbox"/> 1                      <input type="checkbox"/> 4                      <input type="checkbox"/> 7  <input type="checkbox"/> 2                      <input checked="" type="checkbox"/> 5 <i>asym</i>              <input type="checkbox"/> 8  <input type="checkbox"/> 3                      <input type="checkbox"/> 6                      <input type="checkbox"/> _____</p>
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<p><b>Porch</b></p> <p><input checked="" type="checkbox"/> yes    <input type="checkbox"/> no</p>	<p><b>Stories</b></p> <p><input type="checkbox"/> 1    <input type="checkbox"/> 3  <input type="checkbox"/> 2    <input type="checkbox"/> _____</p>	<p><b>Bays</b></p> <p><input type="checkbox"/> 1 (center)    <input type="checkbox"/> 2    <input type="checkbox"/> 4  <input type="checkbox"/> 1 (side)      <input type="checkbox"/> 3    <input type="checkbox"/> _____</p>	<p><b>General description</b></p> <p style="text-align: center;"><b>Inset balconies and porches.</b></p>
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**Building type**

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> <u>sorority house</u>

Style/period **1970s Modern**      Date **1979**      Architect/builder \_\_\_\_\_

Location and description of entrance \_\_\_\_\_



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

While this sorority house is in a modern idiom, it retains the scale, texture, colors and articulation of the older buildings in neighborhood, making a good addition to the streetscape.

Historical information

Built in 1979 as a sorority house, this building stands on the site of a two-story stuccoed (frame house) erected in the early 20th century. This older house was damaged by fire in 1972 after plans were announced for a new apartment house on the site. It was finally demolished in 1976.

Source Real Estate Dept.; Sanborn maps; Daily Progress  
 Surveyed by **Jeff O'Dell, VHLC**      Date **9-83**



# Board of Architectural Review (BAR) Certificate of Appropriateness

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

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

Owner Name Epsilon Sigma House Corps of Kappa Kappa Gamma Applicant Name Mitchell / Matthews Architects (c/o Erin Hannegan) for KKG  
Project Name/Description Kappa Kappa Gamma - 503 Rugby Road Parcel Number 050052000  
Project Property Address 503 Rugby Road

### Applicant Information

Address: P.O. Box 5603, Charlottesville, VA 22905  
Email: eh@mitchellmatthews.com  
Phone: (W) 434-979-7550 x208 (C) 215-266-6943

### Property Owner Information (if not applicant)

Address: 3466 Keswick Road, Keswick, VA 22947  
Email: cbrown1200@gmail.com  
Phone: (W) 804-564-6687 (C) \_\_\_\_\_

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

### Signature of Applicant

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

Erin R. Hannegan 4/27/21  
Signature Date

Erin R. Hannegan 4/27/21  
Print Name Date

### Property Owner Permission (if not applicant)

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

Catherine M Brown 4/27/21  
Signature Date

Catherine Brown 4/27/21  
Print Name Date

### Description of Proposed Work (attach separate narrative if necessary):

Modifications to the approved CoA, including substitution of a discontinued light fixture, solutions to existing conditions revealed on the facade during the course of demolition, relocation of mechanical equipment to the ground necessitating a screen (fence) to conceal the units, and fence / site wall revisions at the rear parking area to accommodate existing civil (stormwater) conditions.

### List All Attachments (see reverse side for submittal requirements):

9 Page, Graphic Booklet ~ to be emailed

**For Office Use Only**  
Received by: O. Eubank  
Fee paid: 125.00 Cash/Ck. # 1020  
Date Received: 4/29/2021  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

P21-0067

APRIL 27, 2021

# 503 RUGBY ROAD KAPPA KAPPA GAMMA SORORITY

**BOARD OF ARCHITECTURAL REVIEW: COA REVISIONS**  
CHARLOTTESVILLE, VA

MITCHELL • MATTHEWS  
ARCHITECTS & PLANNERS



**ARCHITECT / APPLICANT**

**Mitchell/Matthews Architects**

P.O. Box 5603  
Charlottesville, VA 22905  
p. 434.979.7550  
f. 434.979.5220  
[www.mitchellmatthews.com](http://www.mitchellmatthews.com)

**OWNER**

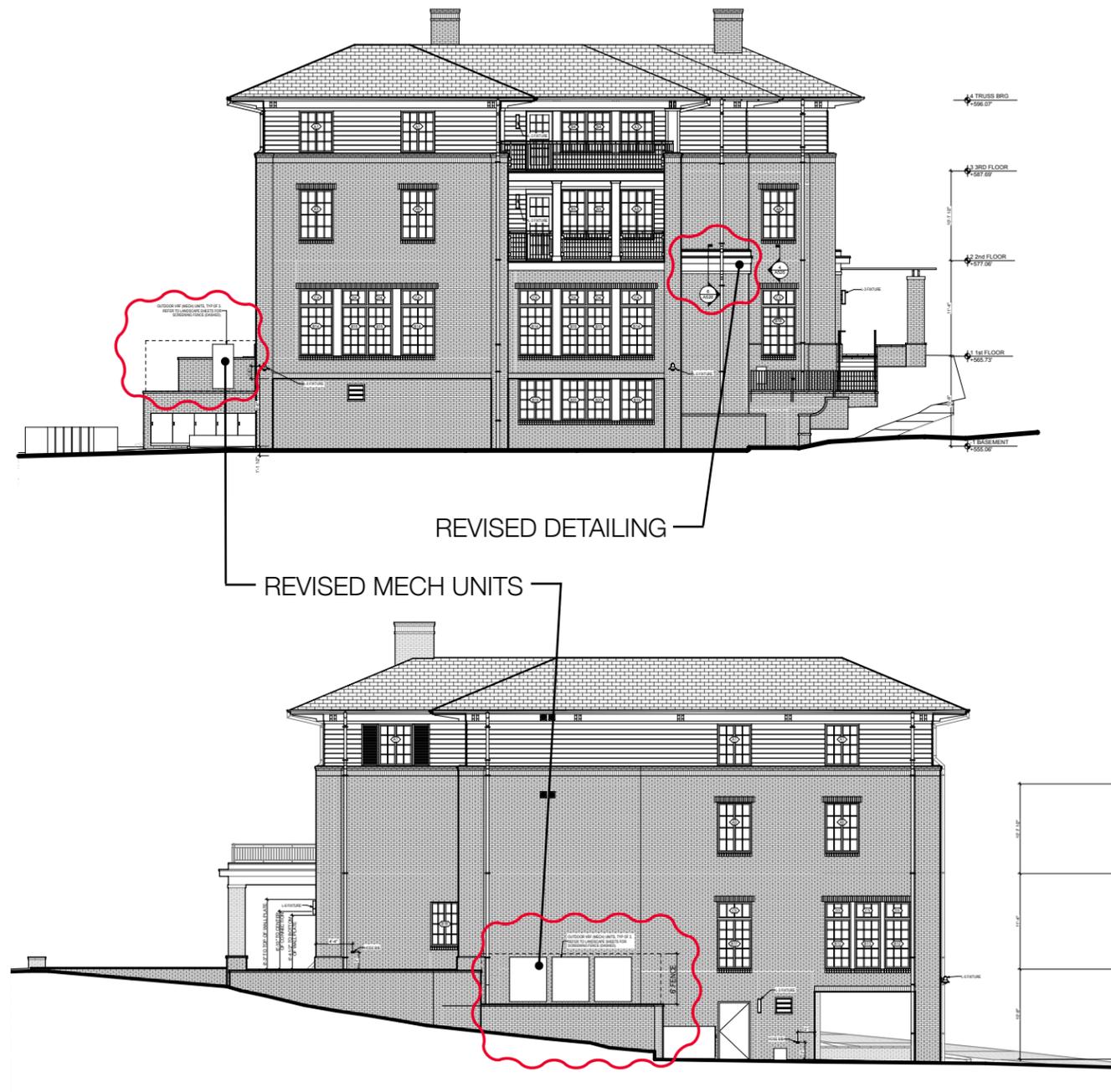
**Epsilon Sigma House Corporation Of  
Kappa Kappa Gamma Fraternity**

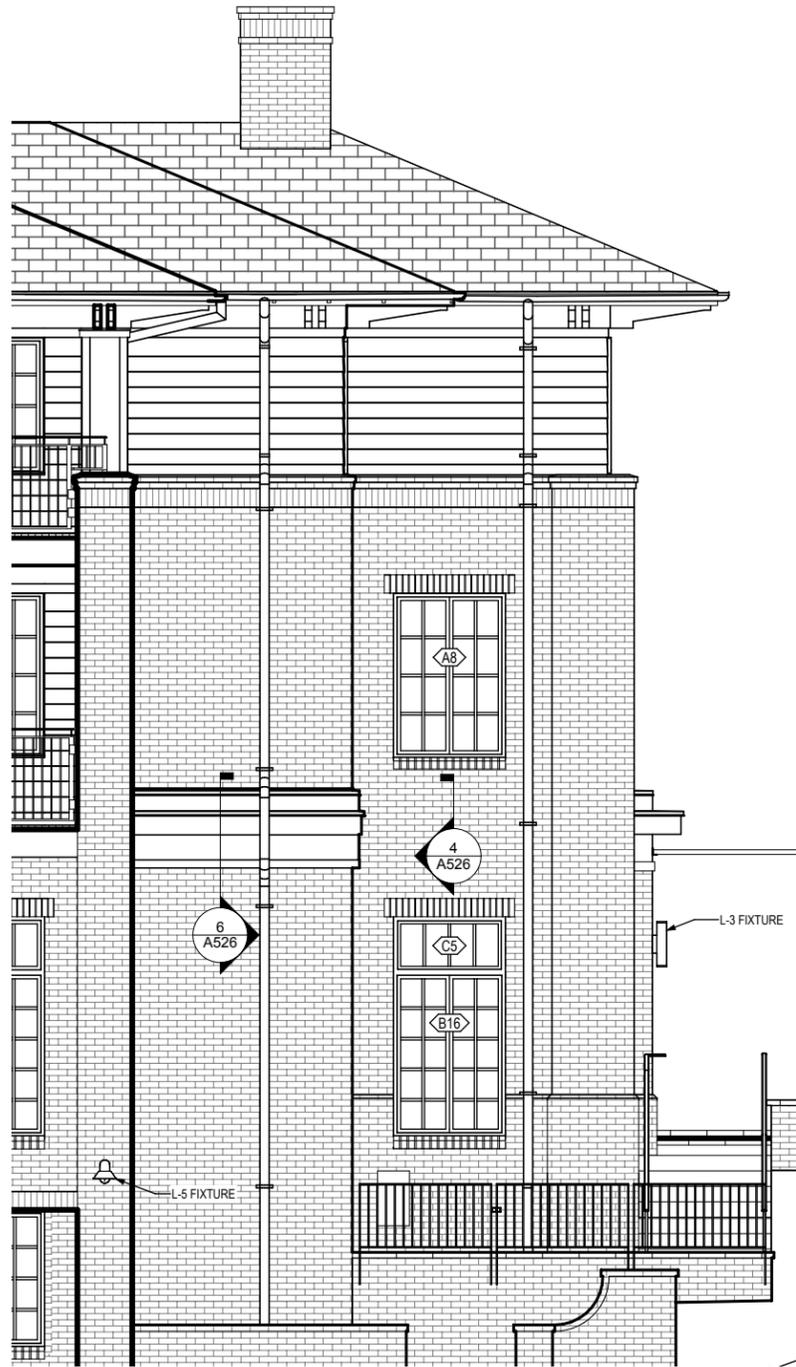
3466 Keswick Road  
Keswick, VA 22947  
p. 804.564.6687  
e. [cbrown1200@gmail.com](mailto:cbrown1200@gmail.com)

**OWNER'S AGENT**

**GRS Properties, LLC**

P.O. Box 1880  
Tuscaloosa, AL 35403-1880  
p. 1.800.370.0725  
e. [Matt@grspropertiesllc.com](mailto:Matt@grspropertiesllc.com)  
[www.greekresourceservices.com](http://www.greekresourceservices.com)





DURING THE COURSE OF DEMOLITION, FOLLOWING REMOVAL OF THE EXISTING BALCONY (SHOWN AT RIGHT) ON THE SOUTH FACADE, THE AS-BUILT CONDITION WAS DISCOVERED TO BE DIFFERENT THAN THE AS-BUILT CONSTRUCTION DOCUMENTS THAT WERE USED FOR THE BASIS OF DESIGN. AS A RESULT, A REVISED DETAIL MUST BE USED TO CONCEAL THE EXPOSED STEEL AND CUT EDGE OF CONCRETE BALCONY SLAB. REFER TO ELEVATIONS ON PREVIOUS PAGE, ABOVE, AND DETAILS ON NEXT PAGE FOR PROPOSED REVISION.

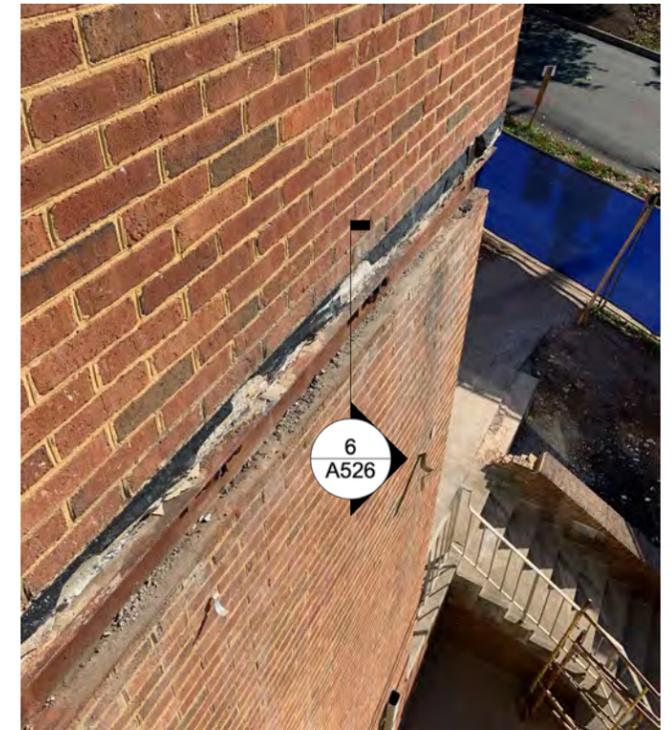
BAR: COA REVISIONS

APRIL 27, 2021

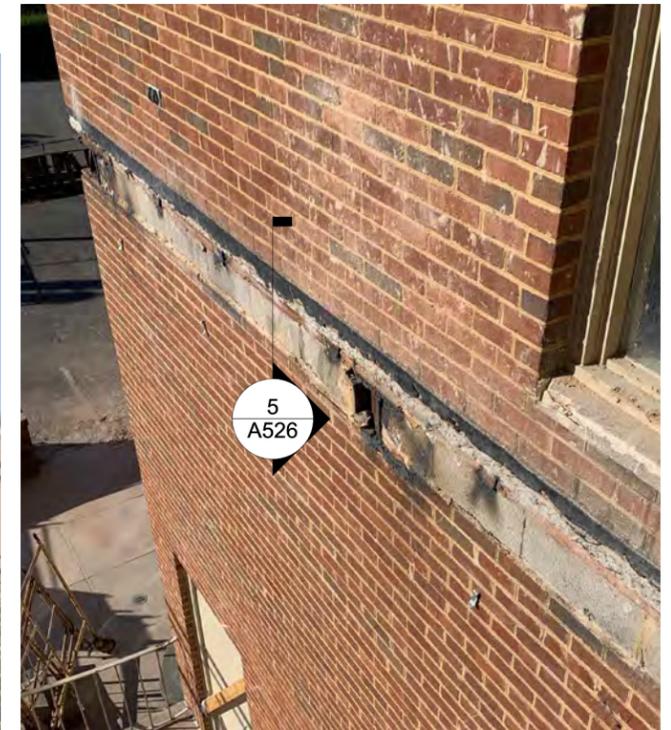


THIS FACE, REFER TO PHOTO AT TOP RIGHT

THIS FACE, REFER TO PHOTO AT BOTTOM RIGHT

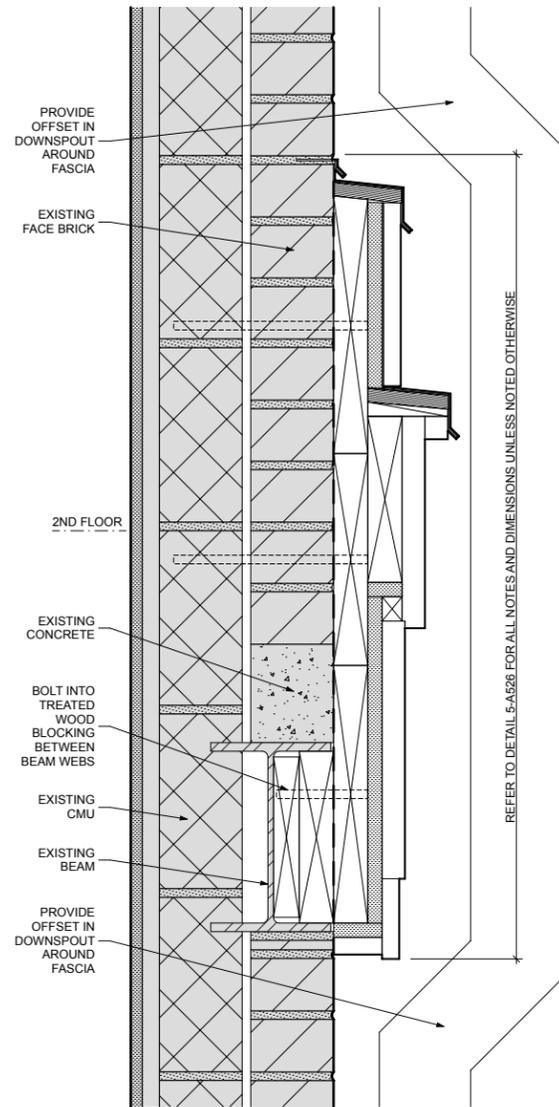


WEST FACE OF STAIR

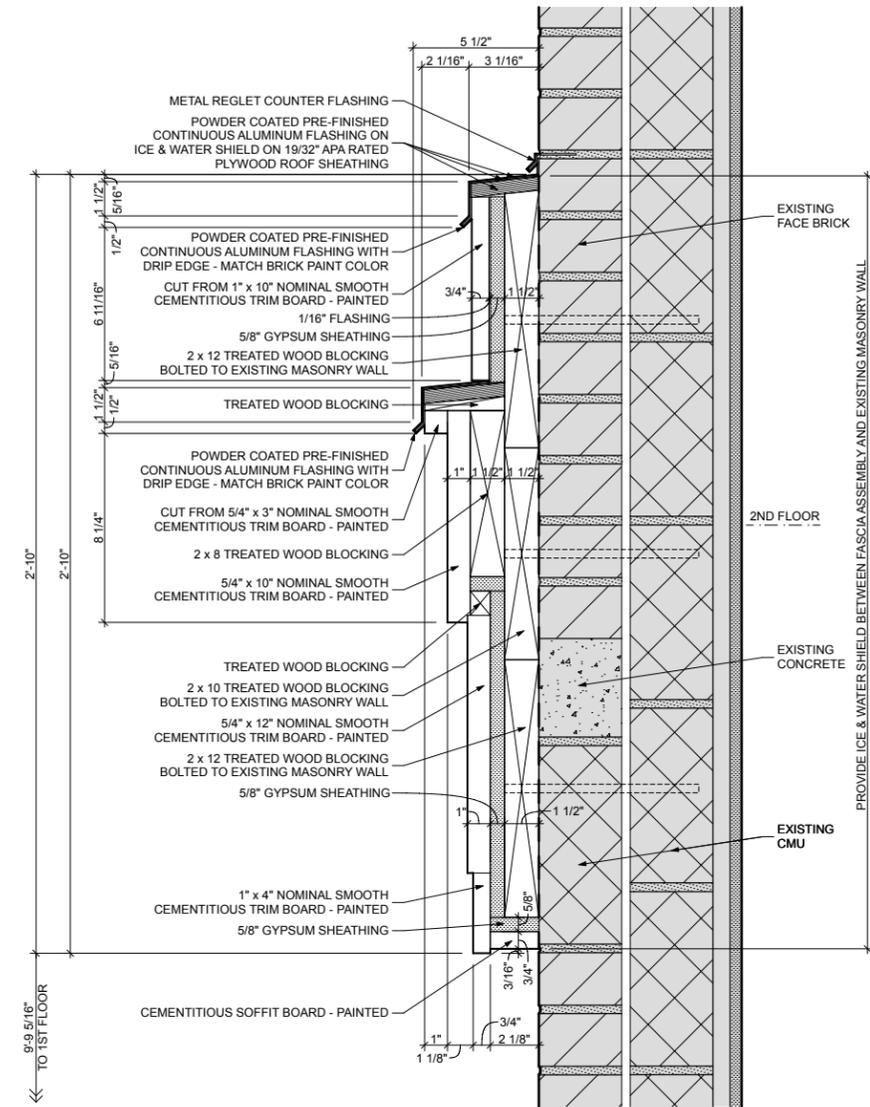


SOUTH FACE OF STAIR

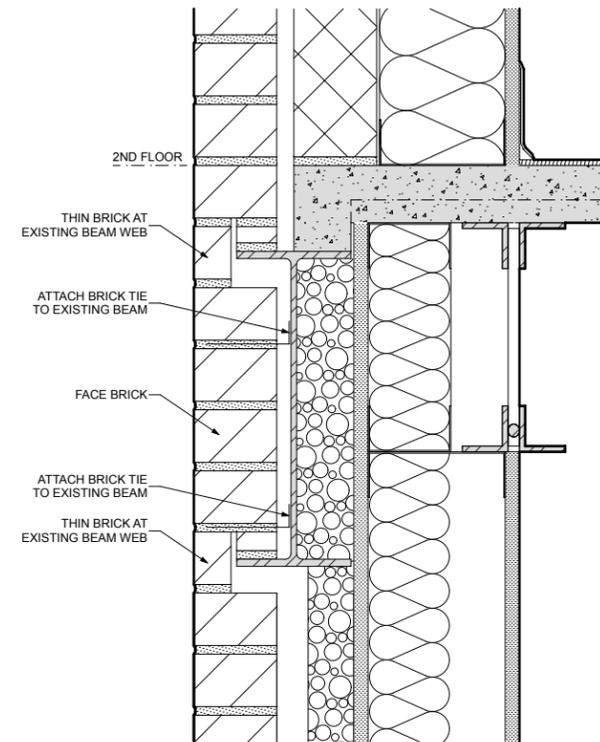
STAIR TOWER REVISED DETAIL



6 BRICK AT 2ND FLOOR WEST WALL  
A526 SCALE: 3" = 1'-0"



5 FASCIA AT 2ND FLOOR SOUTH WALL  
A526 SCALE: 3" = 1'-0"



4 BRICK AT 2ND FLOOR WEST WALL  
A526 SCALE: 3" = 1'-0"

REVISED DETAILING TO MIMIC THE CONDITION AT THE NEARBY SOUTH ENTRY DOOR, REFER TO ENLARGED PARTIAL ELEVATION AND 3D MODEL VIEW BELOW.



STAIR TOWER REVISED DETAIL

STAIR TOWER REVISED DETAIL

Kappa Kappa Gamma  
Epsilon Sigma House  
503 Rugby Road

BAR: COA REVISIONS

APRIL 27, 2021

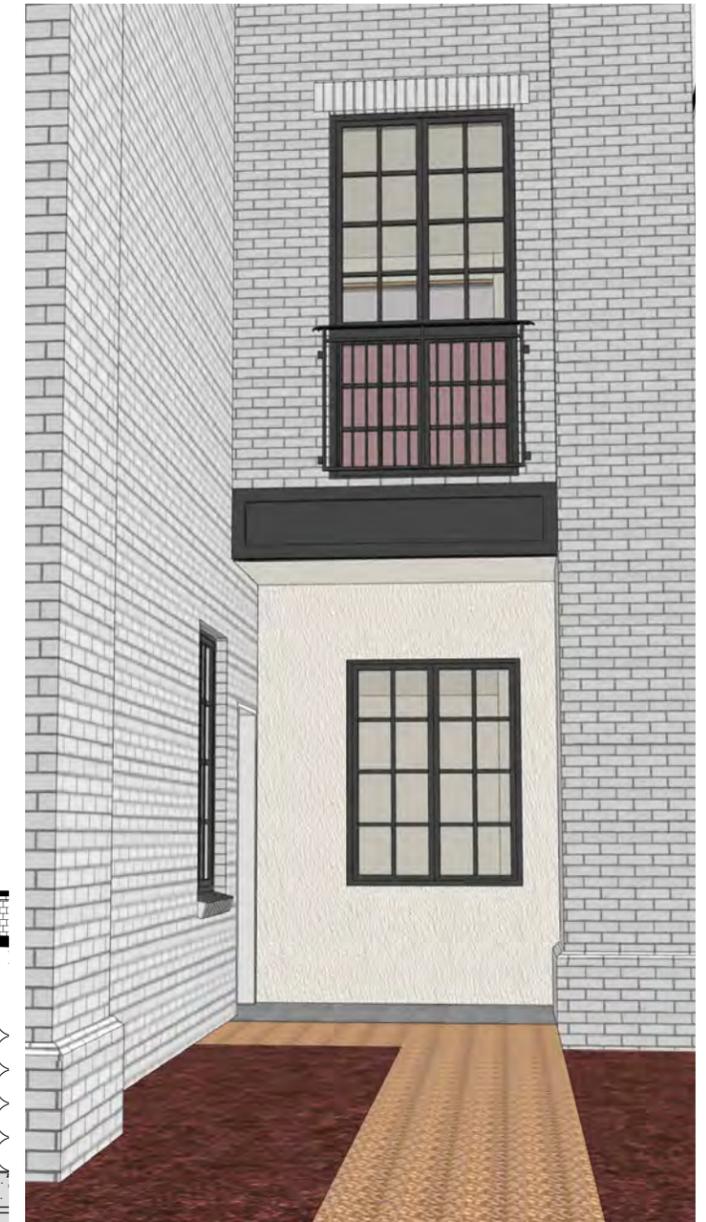
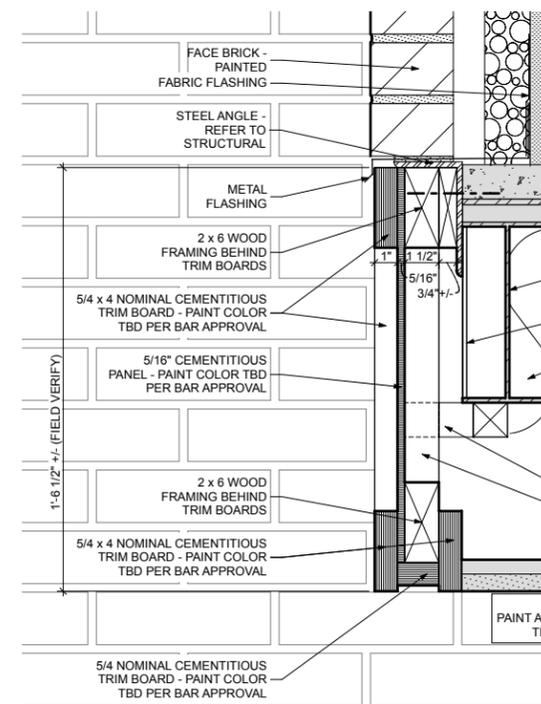
MITCHELL/MATTHEWS ARCHITECTS AND URBAN PLANNERS CHARLOTTESVILLE VA 434 979 7550



EXISTING CONDITION



POST DEMOLITION



REVISED DESIGN

PROPOSED PANEL AND TRIM TO BE PAINTED TO MATCH WINDOWS AND RAILINGS, SIMILAR TO SOUTH FACADE, SEE ABOVE ENLARGED ELEVATION AND 3D MODEL VIEW AND SECTION DETAIL AT LEFT.

(NOTE: PLANTINGS NOT SHOWN IN 3D VIEW)

AN OVERZEALOUS DEMOLITION CREW MISTAKENLY REMOVED THE CAST STONE LINTEL PICTURED ABOVE, THAT WAS ORIGINALLY INTENDED TO REMAIN. (IT WOULD HAVE BEEN A UNIQUE CONDITION.) THE REVISED PROPOSED DETAIL IS A HARDIE BOARD PANEL WITH TRIM SIMILAR TO THAT USED ON THE SOUTH FACADE.

BAR: COA REVISIONS

APRIL 27, 2021

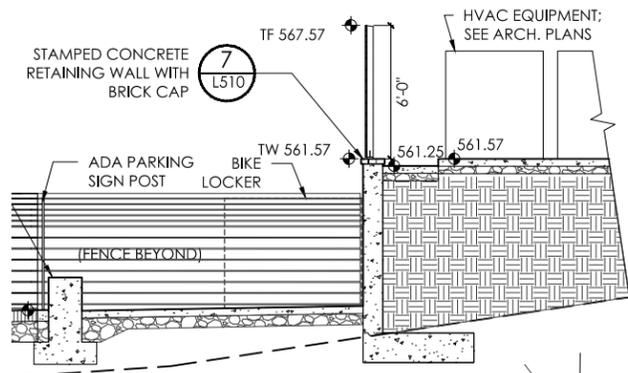
REVISED DETAIL AT SIDE ENTRY ON EAST FACADE

REVISED DETAIL AT SIDE ENTRY ON EAST FACADE

Kappa Kappa Gamma  
Epsilon Sigma House  
**503** Rugby Road

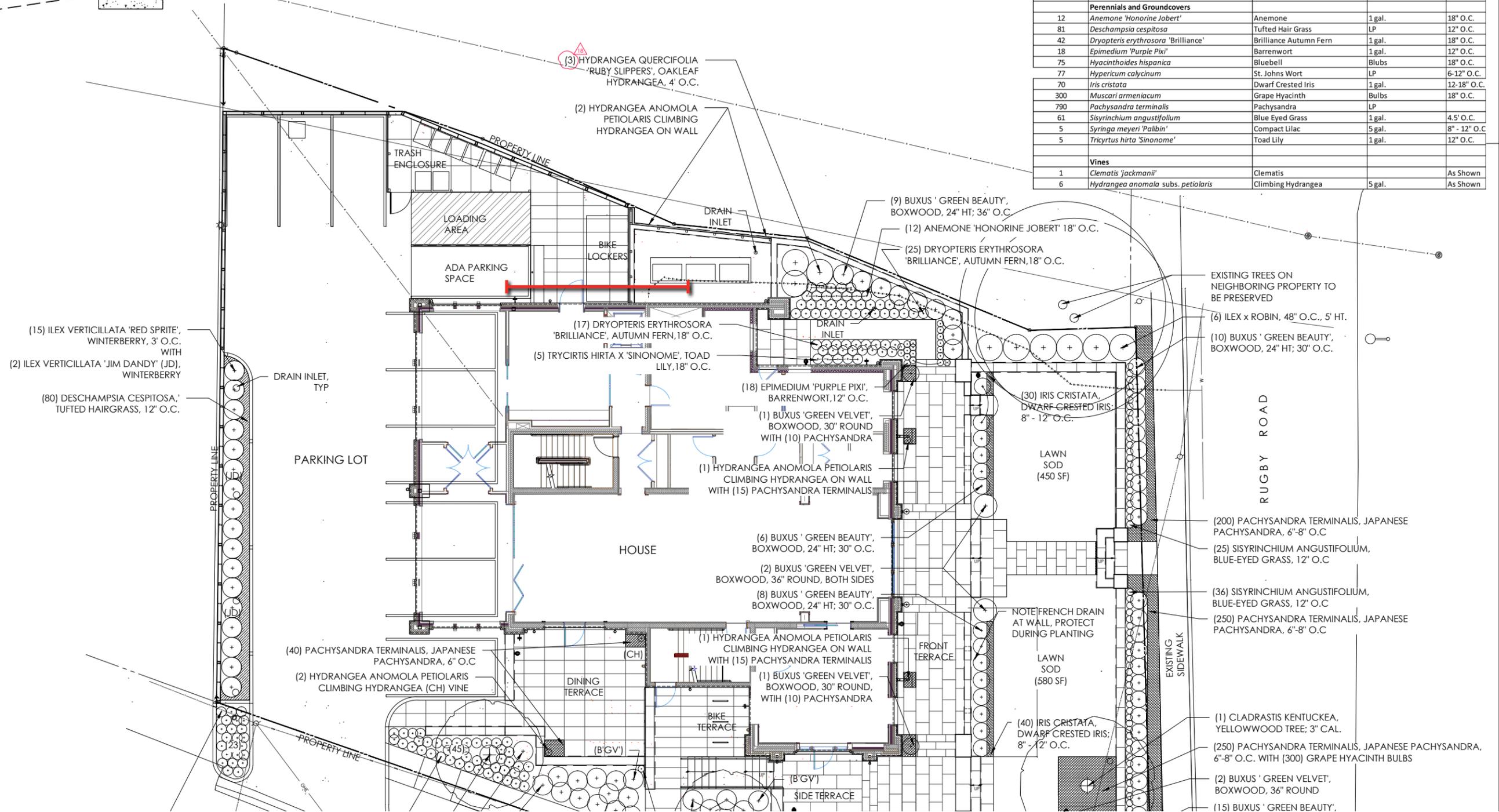
5





REVISED PLANTING PLAN COORDINATING WITH REVISED CONDITIONS DESCRIBED ON PREVIOUS PAGE. SECTION AT LEFT (WITH LOCATION MARKED ON PLAN) SHOWING FENCE HEIGHT OF 6' SURROUNDING MECHANICAL UNITS.

Quantity	Botanical name	Common Name	Size	Spacing
<b>Trees</b>				
1	<i>Cladrastis kentuckea</i>	Yellowwood	3" caliber	As Shown
1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	3" caliber	As Shown
	<i>Alt. Carpinus caroliniana</i>	Musclewood	3" caliber	As Shown
3	<i>Cornus florida</i> 'Cherokee Princess'	White Flowering Dogwood	2" caliber	As Shown
<b>Shrubs</b>				
52	<i>Buxus</i> 'Green Beauty' (B'GB')	Green Velvet Boxwood	24" ht. B&B or Cont.	30" O.C.
2	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	30" ht. B&B or Cont.	As Shown
7	<i>Buxus</i> 'Green Velvet' (B'GV')	Green Velvet Boxwood	36"x36" B&B	As Shown
13	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Oakleaf Hydrangea	5 gal.	4' O.C.
6	<i>Ilex x Robin</i>	Robin Red Holly	5' ht.	4' O.C.
2	<i>Ilex verticillata</i> 'Jim Dandy'	Winterberry Holly (male)	3 gal.	3' O.C.
15	<i>Ilex verticillata</i> 'Red Sprite'	Winterberry Holly (female)	3 gal.	3' O.C.
35	<i>Itea virginica</i> 'Little Henry'	Little Henry Itea	3 gal.	3' O.C.
<b>Perennials and Groundcovers</b>				
12	<i>Anemone</i> 'Honorine Jobert'	Anemone	1 gal.	18" O.C.
81	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	LP	12" O.C.
42	<i>Dryopteris erythrosora</i> 'Brilliance'	Brilliance Autumn Fern	1 gal.	18" O.C.
18	<i>Epimedium</i> 'Purple Pixi'	Barrenwort	1 gal.	12" O.C.
75	<i>Hyacinthoides hispanica</i>	Bluebell	Blubs	18" O.C.
77	<i>Hypericum calycinum</i>	St. Johns Wort	LP	6-12" O.C.
70	<i>Iris cristata</i>	Dwarf Crested Iris	1 gal.	12-18" O.C.
300	<i>Muscari armeniacum</i>	Grape Hyacinth	Bulbs	18" O.C.
790	<i>Pachysandra terminalis</i>	Pachysandra	LP	
61	<i>Sisyrinchium angustifolium</i>	Blue Eyed Grass	1 gal.	4.5' O.C.
5	<i>Syringa meyeri</i> 'Palbin'	Compact Lilac	5 gal.	8" - 12" O.C.
5	<i>Tricyrtus hirta</i> 'Sinonome'	Toad Lily	1 gal.	12" O.C.
<b>Vines</b>				
1	<i>Clematis</i> 'Jackmanii'	Clematis		As Shown
6	<i>Hydrangea anomala</i> subs. <i>petiolaris</i>	Climbing Hydrangea	5 gal.	As Shown



REVISED PLANTING PLAN

Kappa Kappa Gamma  
Epsilon Sigma House  
503 Rugby Road

BAR: COA REVISIONS

APRIL 27, 2021

REVISED PLANTING PLAN

MITCHELL/MATTHEWS ARCHITECTS AND URBAN PLANNERS CHARLOTTEVILLE VA 434 979 7550

LED wall luminaire

**Material:** Luminaire housing constructed of cast bronze and copper. Stainless steel fasteners. Designed for installation directly over a standard 4" octagonal wiring box.

**Glass:** Hand-blown, three-ply opal glass with screw neck and flat crystal glass enclosure.

**Electrical:** 6.3W LED luminaire, 8 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** Natural cast bronze and copper finish. Time and weather factors will create the natural patina of bronze and copper.

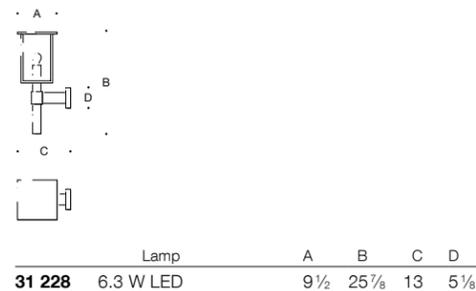
**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

**Weight:** 18.7 lbs

Luminaire Lumens: 326

Type: L-6  
 BEGA Product: 31-228  
 Project: Kappa Kappa Gamma House  
 Voltage: 6.3WLED 120V  
 Color: Natural bronze and copper  
 Options: 3000K Color temp  
 Modified:

PREVIOUSLY APPROVED,  
 NOW DISCONTINUED FIXTURE  
 LOCATED AT FRONT PORCH  
 ON EAST FACADE.



Submitted by Lighting Environments		<b>Catalog Number:</b> 31 099 K27	<b>Type:</b> <b>L6*</b>
<b>LIGHTING ENVIRONMENTS</b>	<b>Job Name:</b> KAPPA KAPPA GAMMA HOUSE-UVA Architect: Mitchell Matthews Architects (Charlottesville)	Notes:	VA21-141509

LED wall luminaires

**Material:** Luminaire housing constructed of copper, cast bronze and brass. Stainless steel fasteners. Designed for installation directly to a standard 4" octagonal wiring box.

**Glass:** Hand-blown, three-ply opal glass with screw neck.

**Electrical:** 8.4W LED luminaire, 10.2 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** Natural cast bronze and copper finish. Time and weather factors will create the natural patina of bronze and copper.

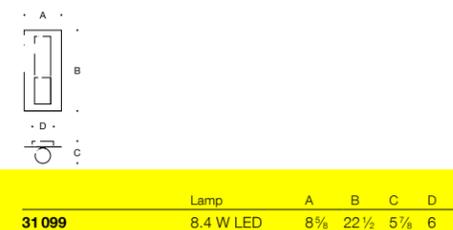
**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

**Weight:** 15.9 lbs

Luminaire Lumens: 447

Type: L-6  
 BEGA Product: 31-099  
 Project: Kappa Kappa Gamma House  
 Voltage:  
 Color: Natural bronze and copper  
 Options:  
 Modified: 2700K Color temp

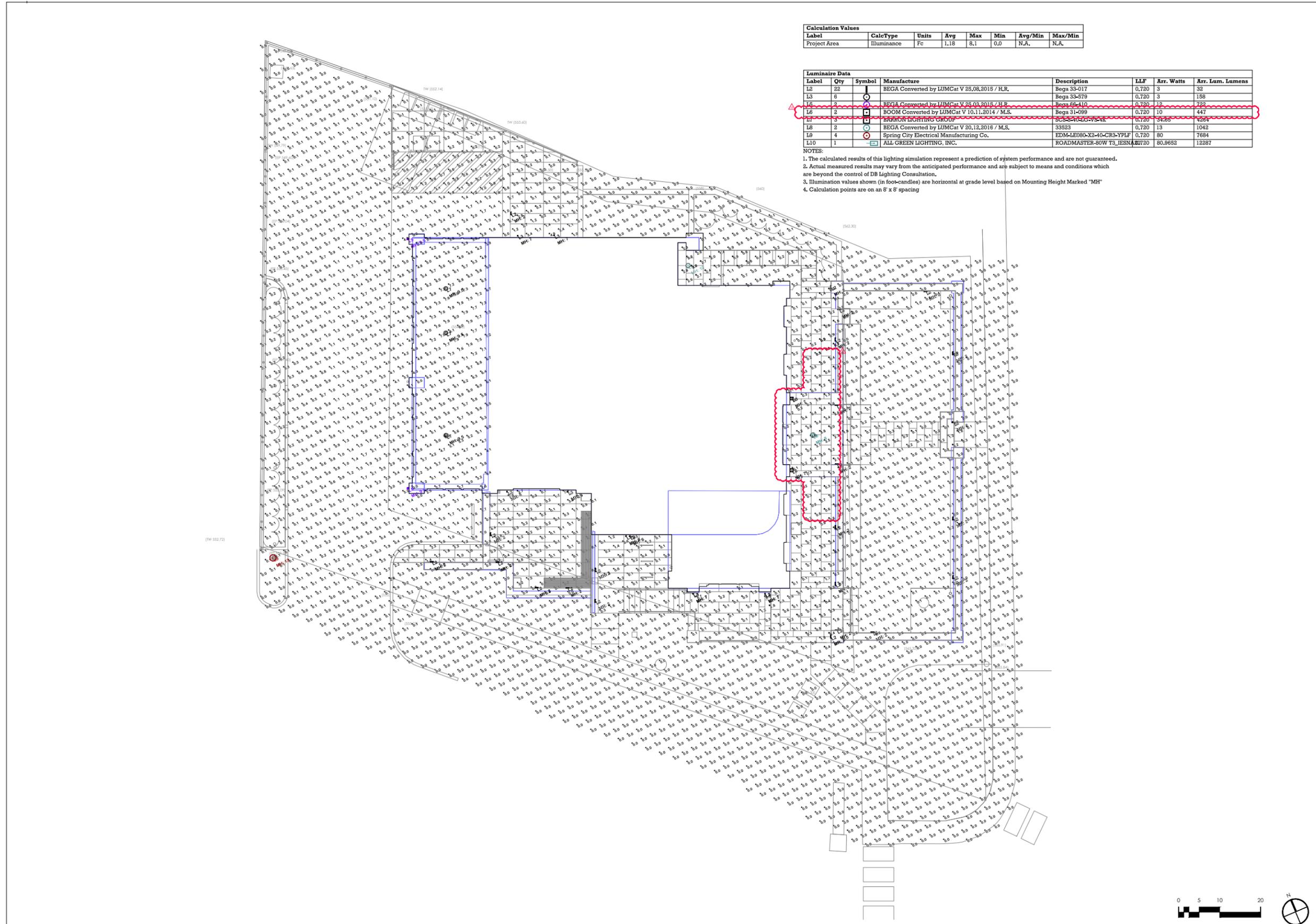
SELECTED REPLACEMENT  
 FIXTURE



CUT SHEETS: LIGHTING

BAR: COA REVISIONS

APRIL 27, 2021



BAR: COA REVISIONS

APRIL 27, 2021

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Project Area	Illuminance	Fc	1.18	8.1	0.0	N.A.	N.A.

Label	Qty	Symbol	Manufacture	Description	LLF	Arr. Watts	Arr. Lum. Lumens
L2	22	○	BEGA Converted by LUMCat V 26.08.2016 / H.R.	Bega 33-017	0.720	3	32
L3	8	○	BEGA Converted by LUMCat V 26.03.2015 / H.R.	Bega 33-579	0.720	3	188
L6	2	○	BEGA Converted by LUMCat V 26.03.2015 / H.R.	Bega 86-410	0.720	12	722
L6	2	□	BROOM Converted by LUMCat V 10.11.2014 / M.S.	Bega 31-099	0.720	10	447
L7	3	□	ALL GREEN LIGHTING GROUP	SGS-24110-VS-18	0.720	34.265	3264
L8	2	○	BEGA Converted by LUMCat V 20.12.2016 / M.S.	33923	0.720	13	1042
L9	4	○	Spring City Electrical Manufacturing Co.	EDM-LE080-X3-40-CR3-YPLF	0.720	80	7684
L10	1	□	ALL GREEN LIGHTING, INC.	ROADMASTER-80W T3_IESNA 420720	0.720	80,8652	12287

- NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
  2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
  3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
  4. Calculation points are on an 8' x 8' spacing



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 Pittman, and Vaughan  
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 888 Preston Ave., Suite 200, Charlottesville, VA 22903  
 PHONE: 434.295.1800

Wolf | Josey  
 LANDSCAPE ARCHITECTS  
 310 2nd Street, SE, Suite F, Charlottesville, VA 22902  
 PHONE: 434.688.3922



FINAL SITE PLAN

EPSILON SIGMA HOUSE OF  
**KAPPA KAPPA GAMMA**  
 503 RUGBY ROAD  
 Charlottesville, VA

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L700  
 Lighting

PROJECT 1816  
 DATE 04/13/2021

NO.	DATE	DESCRIPTION
1	04/13/21	ISSUE # 1P

L700



REVISED PHOTOMETRIC PLAN

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 ARCHITECTS AND URBAN PLANNERS  
 CHARLOTTESVILLE VA 434 979 7550

EXTERIOR LIGHTING

Kappa Kappa Gamma  
 Epsilon Sigma House  
**503 Rugby Road**