

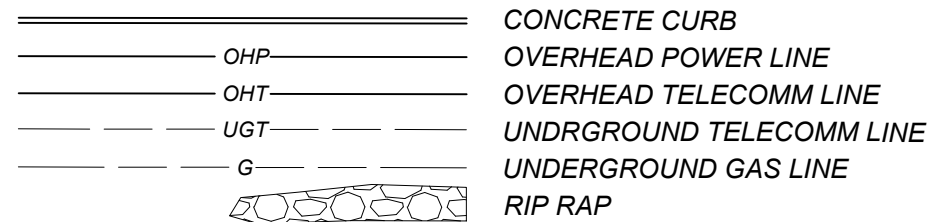
Y:\190456566-Woodrow_Apts_Redevelop\DWG\56566-904V-XPSURV_HABS_Site.dwg [Plotted on 8/27/2024 5:35 PM] by Joe Medley

Tree Table			
Point #	DBH	Species	Dripline Radius
3503	8"	HEMLOCK	16'
3504	8"	TWIN HEMLOCK	16'
3505	15"	HEMLOCK (DEAD)	30'
3512	8"	DECIDUOUS	16'
3527	18"	DECIDUOUS	36'
3528	24"	DECIDUOUS	19'
3529	12"	DECIDUOUS	24'
3530	4"	DECIDUOUS	8'
3531	4"	DECIDUOUS	8'
3532	24"	DECIDUOUS	48'
3533	4"	DECIDUOUS	8'
3534	4"	DECIDUOUS	8'
3535	4"	DECIDUOUS	8'
3536	6"	HOLLY	12'
3537	4"	HOLLY	8'
3538	8"	BIRCH	16'
3539	3"	HOLLY	6'
3540	6"	DECIDUOUS	12'
3541	36"	POPLAR	34'
3563	10"	HOLLY	20'
3564	12"	TWIN SWEETGUM	15'
3565	18"	MAGNOLIA	21'
3566	4"	DECIDUOUS CLUSTER	8'
3665	10"	HOLLY	20'
3666	8"	HOLLY	16'
3667	6"	HOLLY	12'
3668	6"	HOLLY	12'
3669	6"	HOLLY	12'
3670	6"	HOLLY	12'
3671	10"	HOLLY	20'
3672	10"	HOLLY	20'
3673	8"	DECIDUOUS	16'
3674	4"	MAGNOLIA	8'

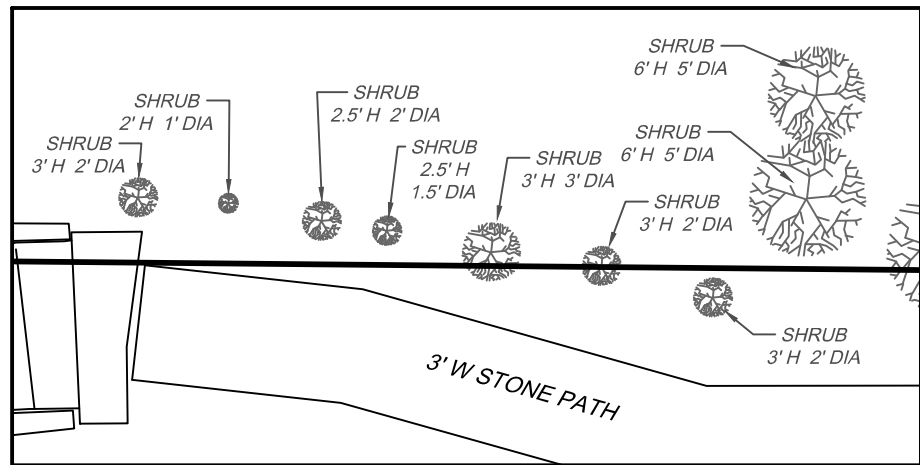
Tree Table			
Point #	DBH	Species	Dripline Radius
3675	6"	MAGNOLIA	12'
3676	12"	MAGNOLIA	24'
3677	24"	POPLAR	48'
3678	24"	POPLAR	27'
3679	8"	HEMLOCK	16'
3680	8"	HEMLOCK	16'
3681	8"	HEMLOCK	16'
3682	8"	HEMLOCK	19'
3683	8"	HEMLOCK	16'
3684	5"	HEMLOCK	10'
3685	5"	HEMLOCK	10'
3686	5"	HEMLOCK	10'
3687	5"	HEMLOCK	10'
3688	5"	HEMLOCK	10'
3689	4"	HEMLOCK	8'
3690	12"	MAGNOLIA	24'
3691	6"	HEMLOCK	12'
3692	6"	HEMLOCK	12'
3693	6"	HEMLOCK	12'
3698	10"	HEMLOCK	12'
3699	10"	HEMLOCK	11'
3817	8"	HEMLOCK	16'
3818	18"	MAPLE	36'
3819	18"	MAPLE	33'
3820	4"	HEMLOCK	8'
3821	24"	POPLAR	48'
3822	12"	MAPLE (DEAD)	24'
3823	24"	POPLAR	31'
3824	6"	MAPLE	12'
3825	6"	MAPLE	12'
3826	6"	MAPLE	12'
3827	4"	MAPLE	8'
3828	4"	MAPLE	8'
3829	12"	MAPLE	24'

LEGEND

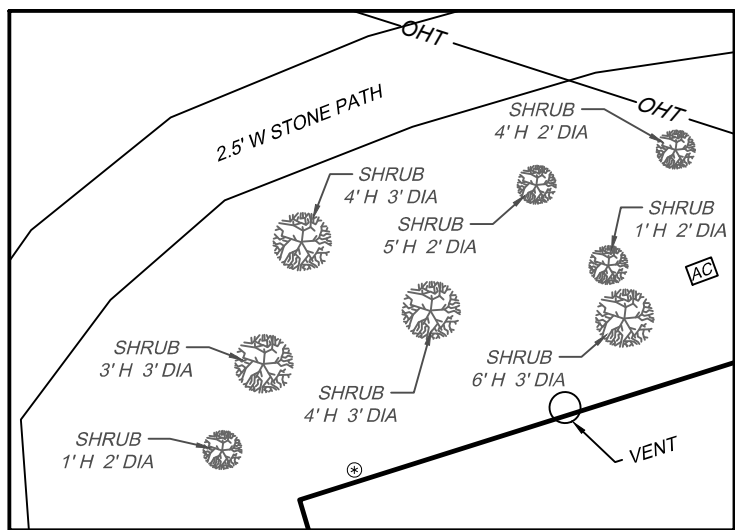
- ⊙ PROPERTY CORNER FOUND (AS NOTED)
● PROPERTY CORNER SET (AS NOTED)
▲ CALCULATED POINT
S SIGNS
AIR CONDITIONER
MAILBOX
TREE
SHRUB
ROOF DRAIN
CLEANOUT
POWER POLE
ELECTRIC METER
GAS MANHOLE
GAS METER
WATER METER



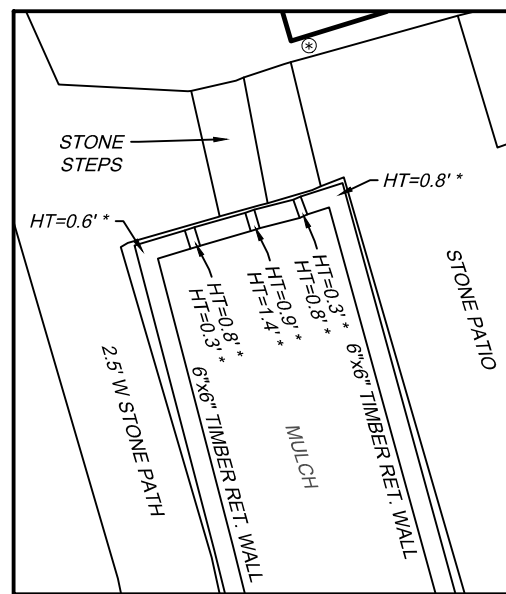
- CONC. CONCRETE
D.B. DEED BOOK
ELEV. ELEVATION
FF. FINISHED FLOOR
PG. PAGE
RET. RETAINING
R/W RIGHT-OF-WAY
SW SIDEWALK



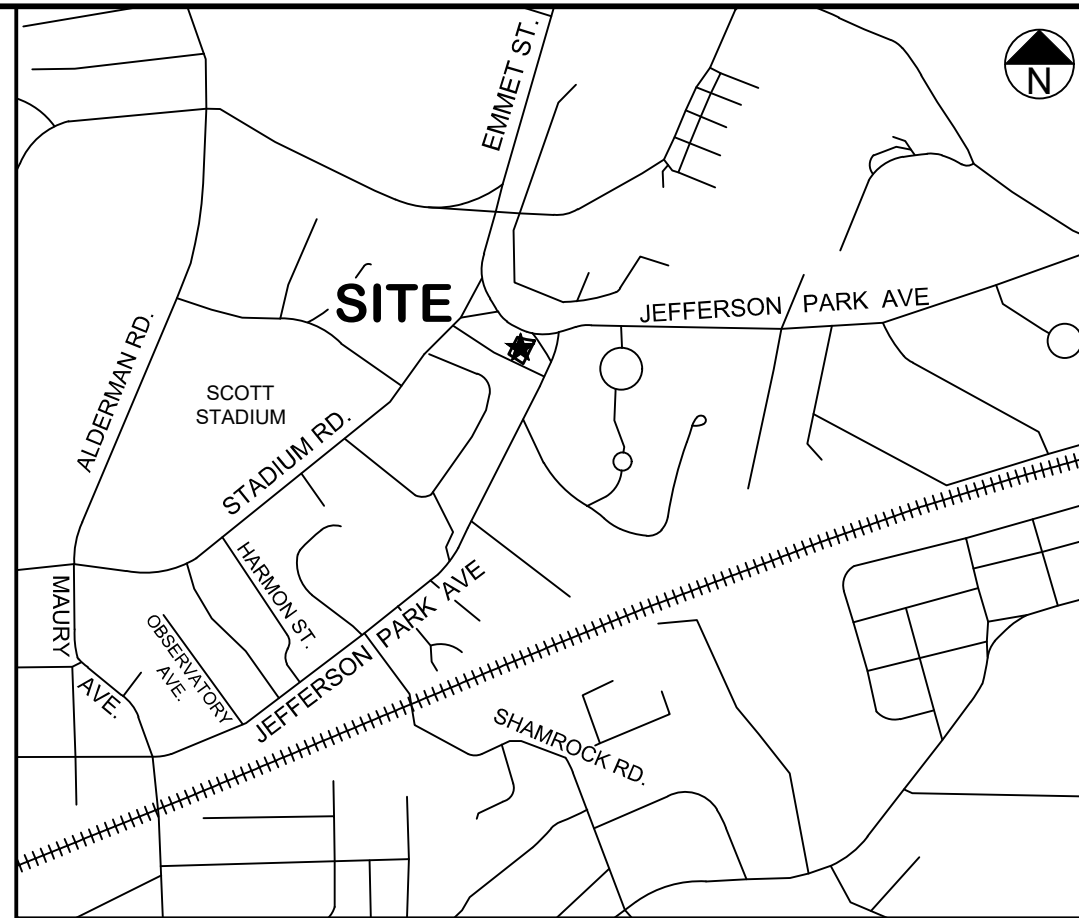
DETAIL "A"
1" = 5'



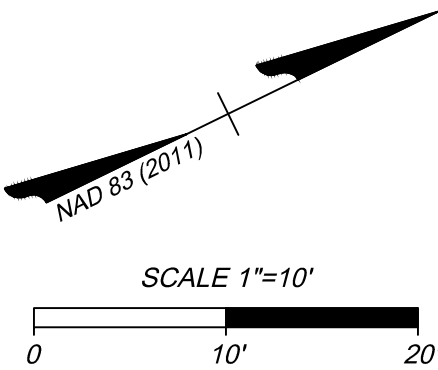
DETAIL "B"
1" = 5'



DETAIL "C"
1" = 5'



VICINITY MAP
1"=1000'



SURVEY NOTES:

- PROPERTY & ZONING INFORMATION:
OWNER: WOODROW APARTMENTS, LLC
VESTING DEED: INSTRUMENT #202400001492
TAX MAP NUMBER: 16-2 (160002000)
PROPERTY ADDRESS: 104 STADIUM ROAD
AREA: 0.235 ACRES (AS SURVEYED)
ZONED: PUD (PLANNED UNIT DEVELOPMENT)
SUBJECT PROPERTY OF FORMER WOODROW STREET RIGHT OF WAY:
INCLUDED HEREON IS REFERENCE TO AND CONSOLIDATION OF THE FORMER WOODROW STREET RIGHT OF WAY CLOSED BY CITY OF CHARLOTTESVILLE ORDINANCE NO. 0-23-164 FORMALLY APPROVED BY CITY COUNCIL ON DECEMBER 18, 2023.
DIMENSIONAL ZONING REGULATIONS, PER PUD (APPROVED 12/18/23 & 1/22/24), ARE AS FOLLOWS: ALLOWABLE BUILDING HEIGHT: 135' MAX. HEIGHT (PER PUD).
SETBACKS:
PRIMARY STREET LOT LINE (MIN/MAX): 5'-22" (EMMET)
REAR LOT LINE (MIN): 45'-75" (MONTBELLO, EAST), 18'-28" (MONTBELLO, WEST)
SIDE STREET LOT LINE (MIN/MAX): 5'-19" (STADIUM), 69'-16" (JPA)
SIDE LOT LINE (MIN): 6'-19" (SOUTHEAST)
2. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON DECEMBER 8, 2022. BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.
3. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.
4. BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 51003C02670, PANEL 267 OF 575, EFFECTIVE DATE: FEBRUARY 4, 2005 AND MAP NO. 51003C02680, PANEL 269 OF 575, EFFECTIVE DATE: FEBRUARY 4, 2005, THE PROPERTIES SHOWN HEREON LIE IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING TITLE COMMITMENTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:
- COMMITMENT NO. NCS-1151403C-S7LO DATED JUNE 17, 2024 AT 8:00 A.M.
* WALL HEIGHTS ARE MEASURED FROM LOWEST GROUND ELEVATION.

HISTORIC AMERICAN BUILDINGS SURVEY
ON THE LANDS OF
WOODROW APARTMENTS, LLC
BEING
TAX MAP NUMBER 16-2
IN THE CITY OF CHARLOTTESVILLE, VIRGINIA

City of Charlottesville	Albemarle County, Virginia
Date: August 23, 2024	Scale: 1"=10
Sheet 1 of 1	J.N.: 56566
Drawn by: T. Barrett	Checked by: J. Medley
Last Revised:	

SURVEYOR'S CERTIFICATE:

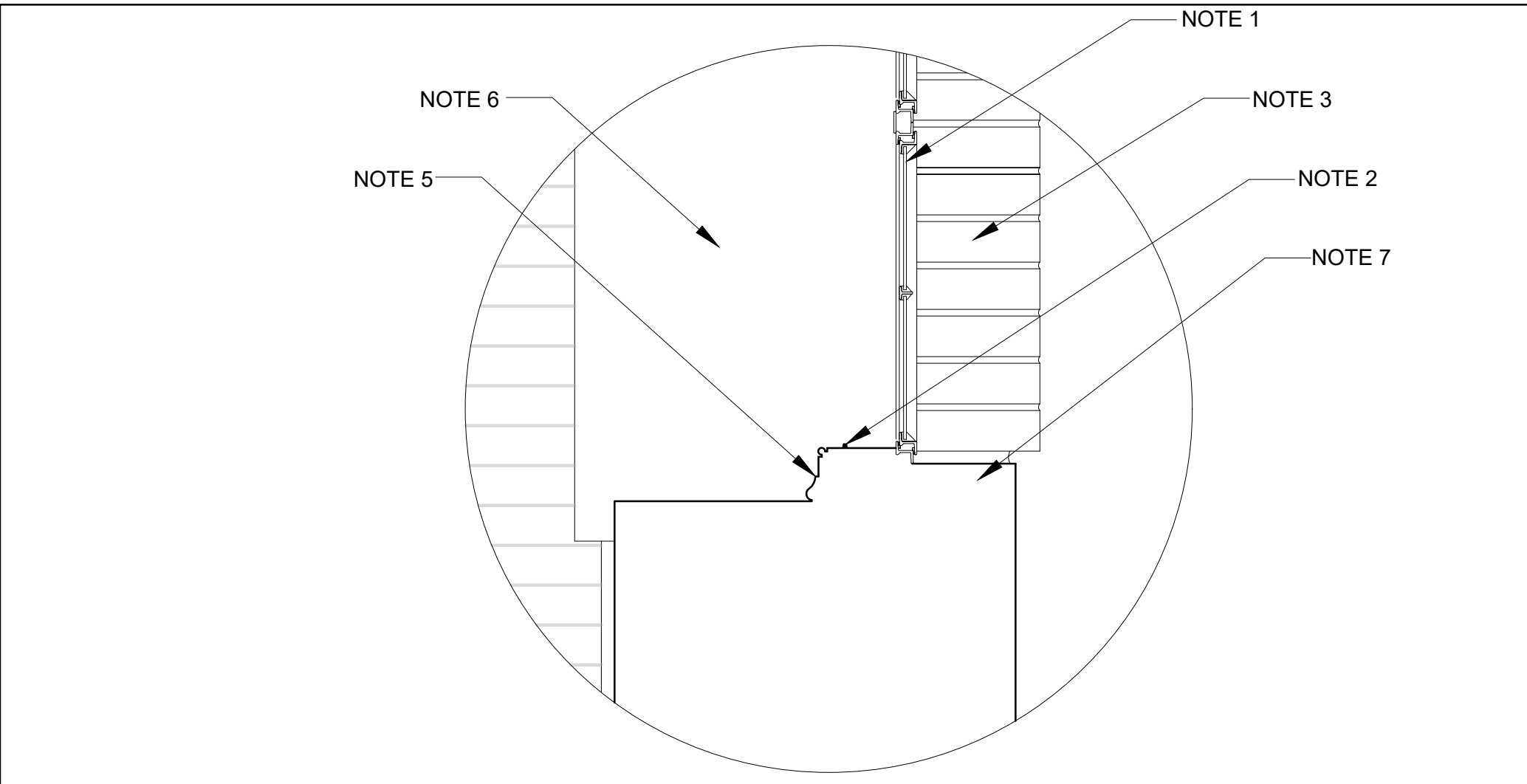
I CERTIFY THAT THIS PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND ALL THE REQUIREMENTS SET FORTH REGARDING THE PLATTING OF LAND IN THE CITY OF CHARLOTTESVILLE, VIRGINIA HAVE BEEN COMPLIED WITH.



THIS DRAWING PREPARED AT THE
NORTHERN VIRGINIA OFFICE
20110 Ashbrook Place, Suite 100 | Ashburn, VA 20147
TEL 703.726.1342 FAX 703.726.1345 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

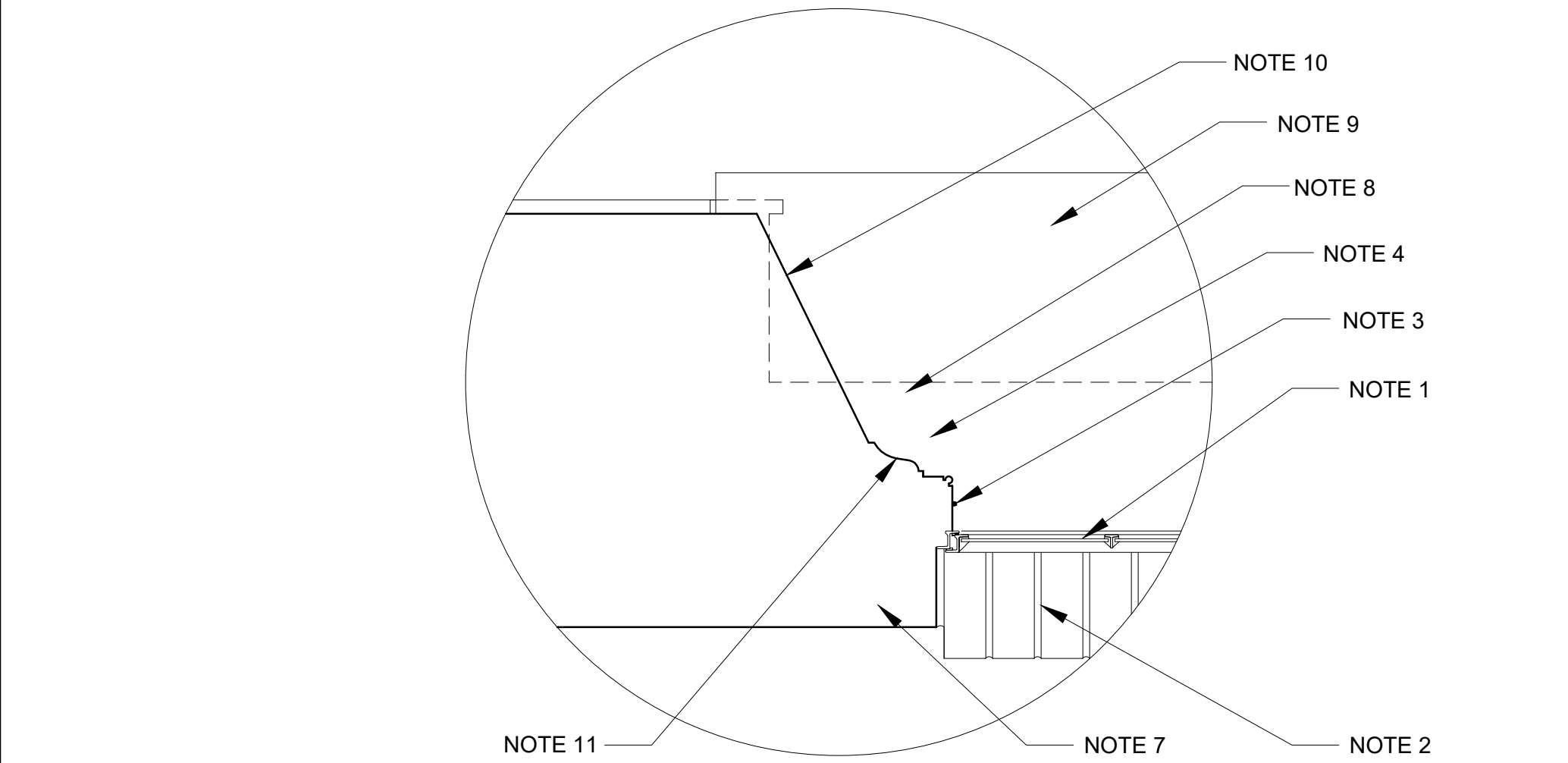
TIMMONS GROUP



TYPICAL FIRST FLOOR WINDOW JAMB

1 1/2"=1'-0"

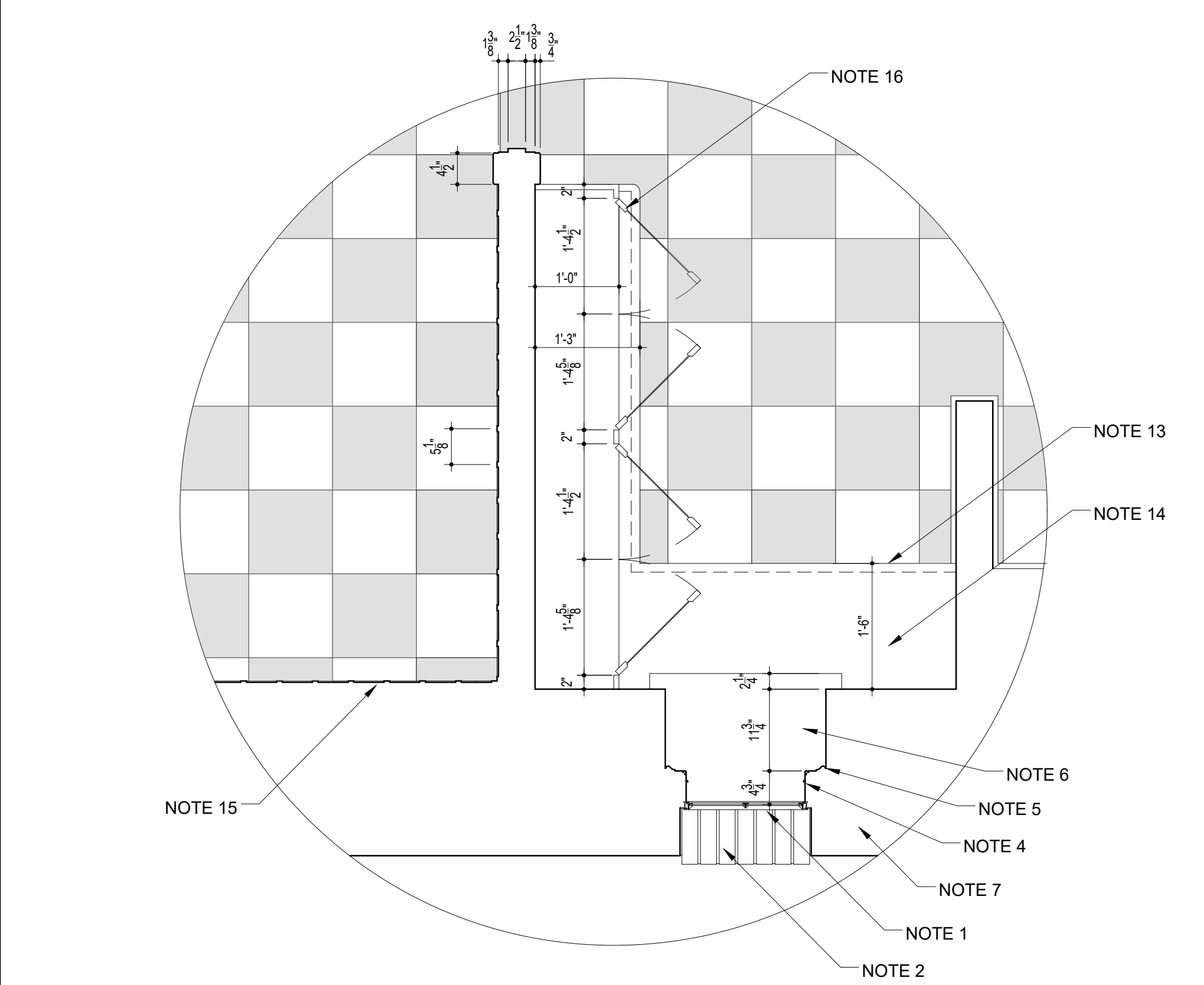
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SOUTH GREAT ROOM WINDOW JAMB

1 1/2"=1'-0"

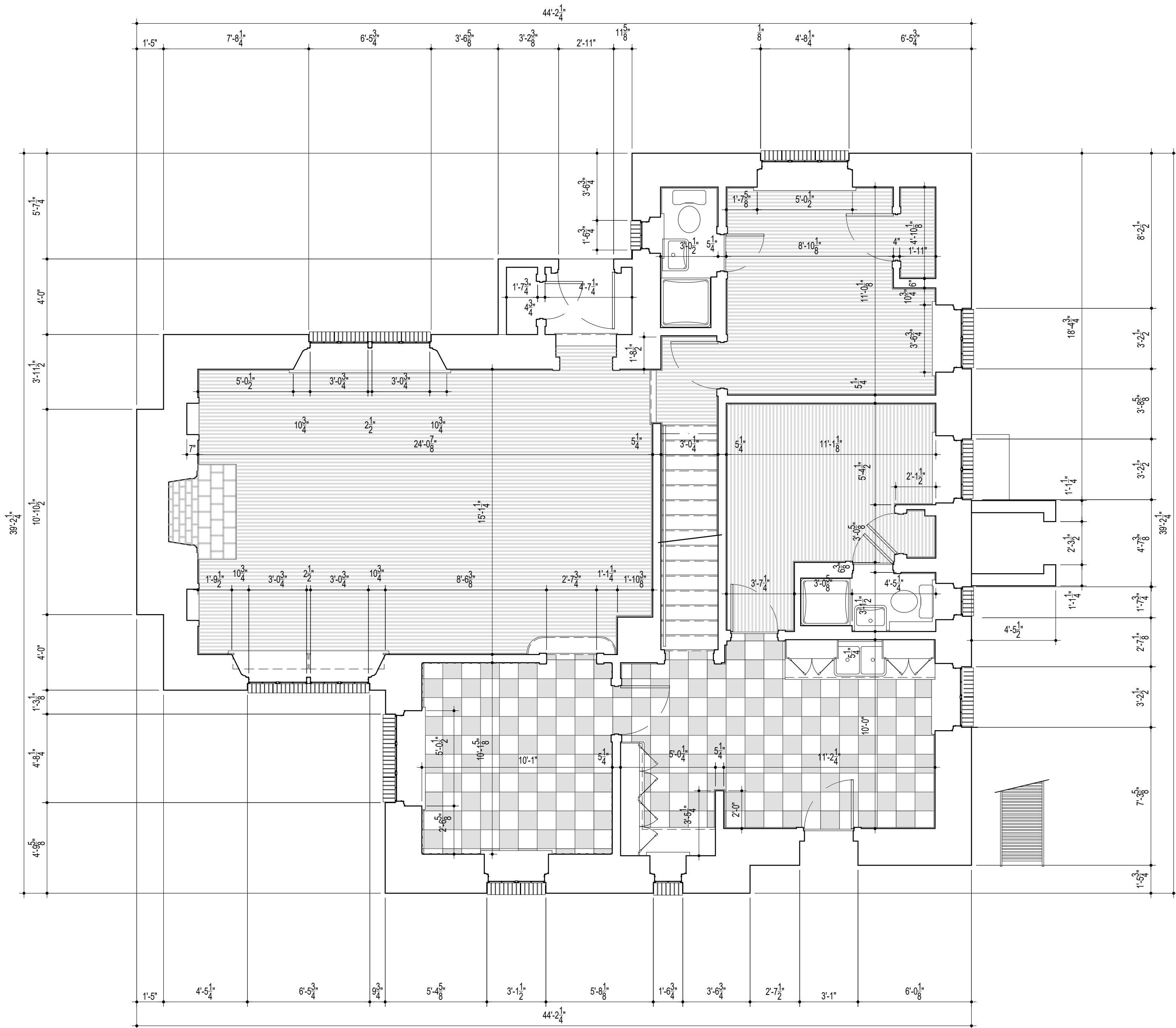
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KITCHEN CASEWORK PLAN

3/4"=1'-0"

3

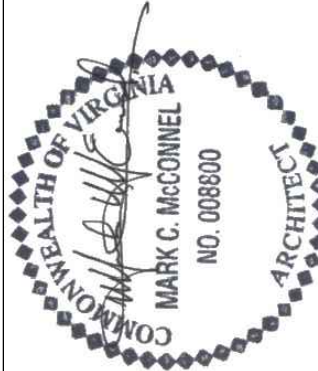


FIRST FLOOR PLAN

1/4"=1'-0"

4

- NOTES
- DETAIL NOTES
- UNINSULATED STEEL SASH CASEMENT WINDOW
 - BRICK SILL BEYOND
 - BUILT-IN TRACK FOR SCREEN
 - METAL CASING AND BEAD
 - TYPICAL TRIM PROFILE
 - PAINTED WOOD SILL BEYOND
 - STONE
 - RECESSED BOOKCASE BELOW WINDOW SILL
 - STAINED WOOD SILL
 - SLOPING PLASTER (APPROX. 60 DEGREES)
 - STAINED CYMA WINDOW SURROUND
 - GLASS PAINED UPPER CABINETS
 - PAINTED WOOD COUNTER
 - CABINETS BELOW
 - BOARD AND BATTEN PANELING
 - WOOD FRAMED GLASS UPPER DOORS
- PLAN NOTES
- STAINED 2 1/4" T&G WOOD FLOORING IN ORIENTATION INDICATED
 - 12 x 12 BLACK AND WHITE VINYL TILE IN KITCHEN AND DINING
 - DINING ROOM HAS STAINED WOOD FLAT PANELS WITH 13/16" WIDE x 3/16" THICK BATTENS @ (AVE.) 5 1/8" O.C. NO BASE
 - ELEVATIONS ARE AS FOLLOWS:
 - BASEMENT - 498.69
 - KITCHEN/DINING/BEDROOM - 508.36
 - GREAT ROOM - 507.19
 - LANDING AT BOTTOM OF STAIR AND BEDROOM - 507.69
 - ENTRY VESTIBULE - 506.69
 - BALCONY - 515.74
 - SECOND FLOOR - 517.42
 - FIRE ESCAPE ENTRY - 516.82
 - WOOD BASE IS 6 3/4" WITH 1 3/8" FLAME TOP
 - FIRST FLOOR IS HEATED AND AIR CONDITIONED THROUGH FLOOR FROM BASEMENT
 - TYPICAL DOORS ARE FLAT PANEL WITH APPLIED HORIZONTAL BATTENS
 - TYPICAL TRIM IS 3/4" x 4 1/2" FLAT WITH EASED EDGES
 - FIRST FLOOR CEILING IS 7'-7 1/2" HIGH - PLASTER
 - SECOND FLOOR CEILING IS 7'-11" WHERE NOT SLOPING - PLASTER
 - GREAT ROOM RIDGE BEAM - BOTTOM AT 21'-9 3/4"
 - ALL FIRST FLOOR WINDOWS ARE STEEL CASEMENTS WITH IDENTICAL MUNTIN PATTERN AND SIZES. ALL SECOND FLOOR WINDOWS ARE NEW VINYL CASEMENTS
 - EXTERIOR DOORS ARE MODERN STEEL
 - FLOOR FRAMING IS 1 1/2" x 11 1/4" WITH DIAGONAL 3/4" SHEATHING.
 - FIRE ESCAPE IS PAINTED STEEL
 - EXTERIOR STONE IS FLAT FINISHED BOULDER SHAPE QUARTZITE WITH IRREGULAR PATTERN AND MORTAR JOINTS.
 - ROOFING IS THREE-TAB ASPHALT SHINGLES.



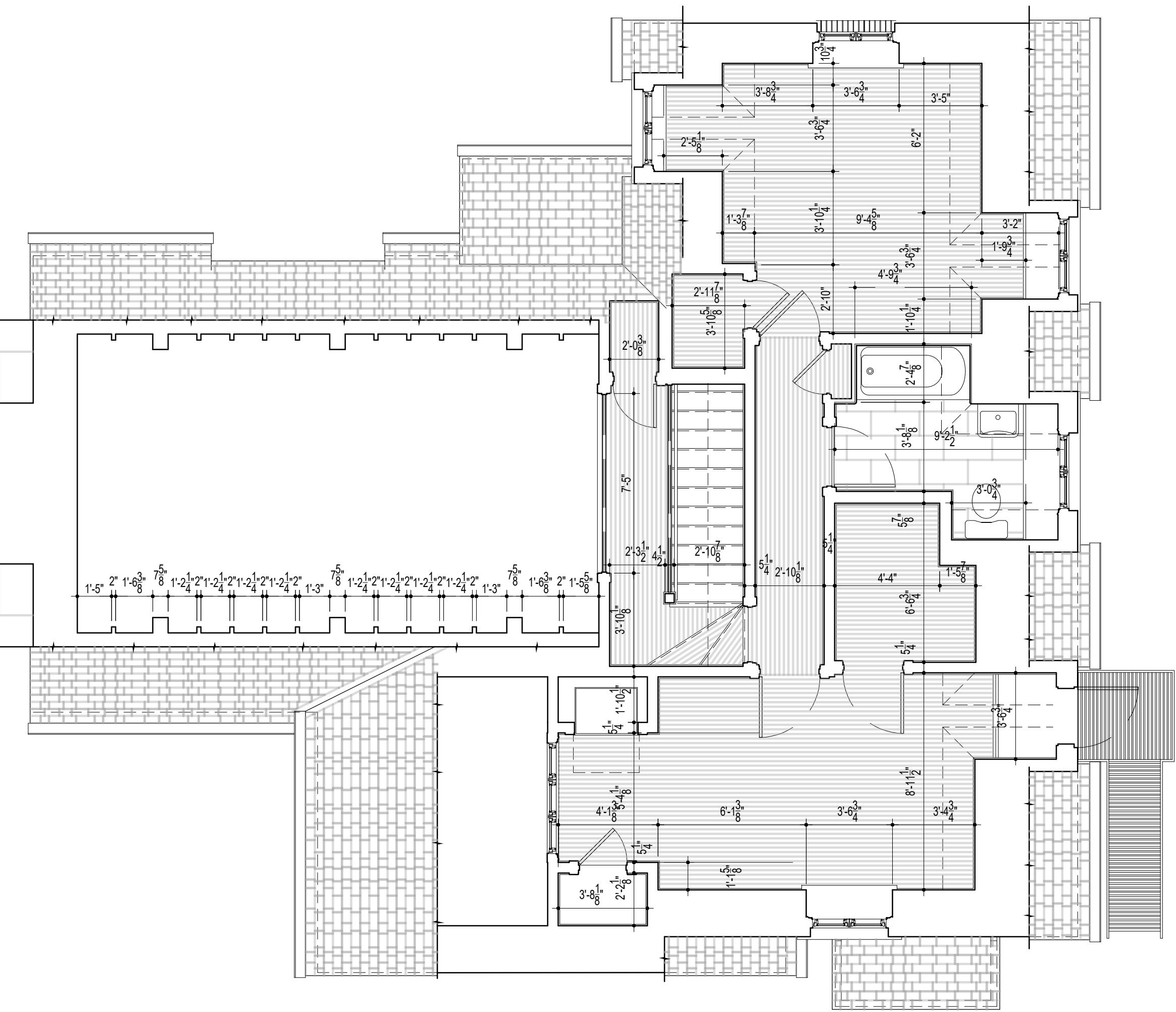
summit studio

104 STADIUM ROAD - HABS SURVEY
RECORDED FOR SUBTEXT LIVING

EXISTING FIRST
FLOOR PLAN

A1.01

PROJECT NO.	REV.	DATE
09219.00		
DATE	SEPT 01, 2024	
4815 OLD FREDERICKSBURG RD. WINSTON, VA 22717		



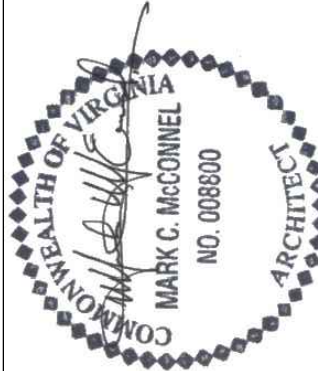
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2

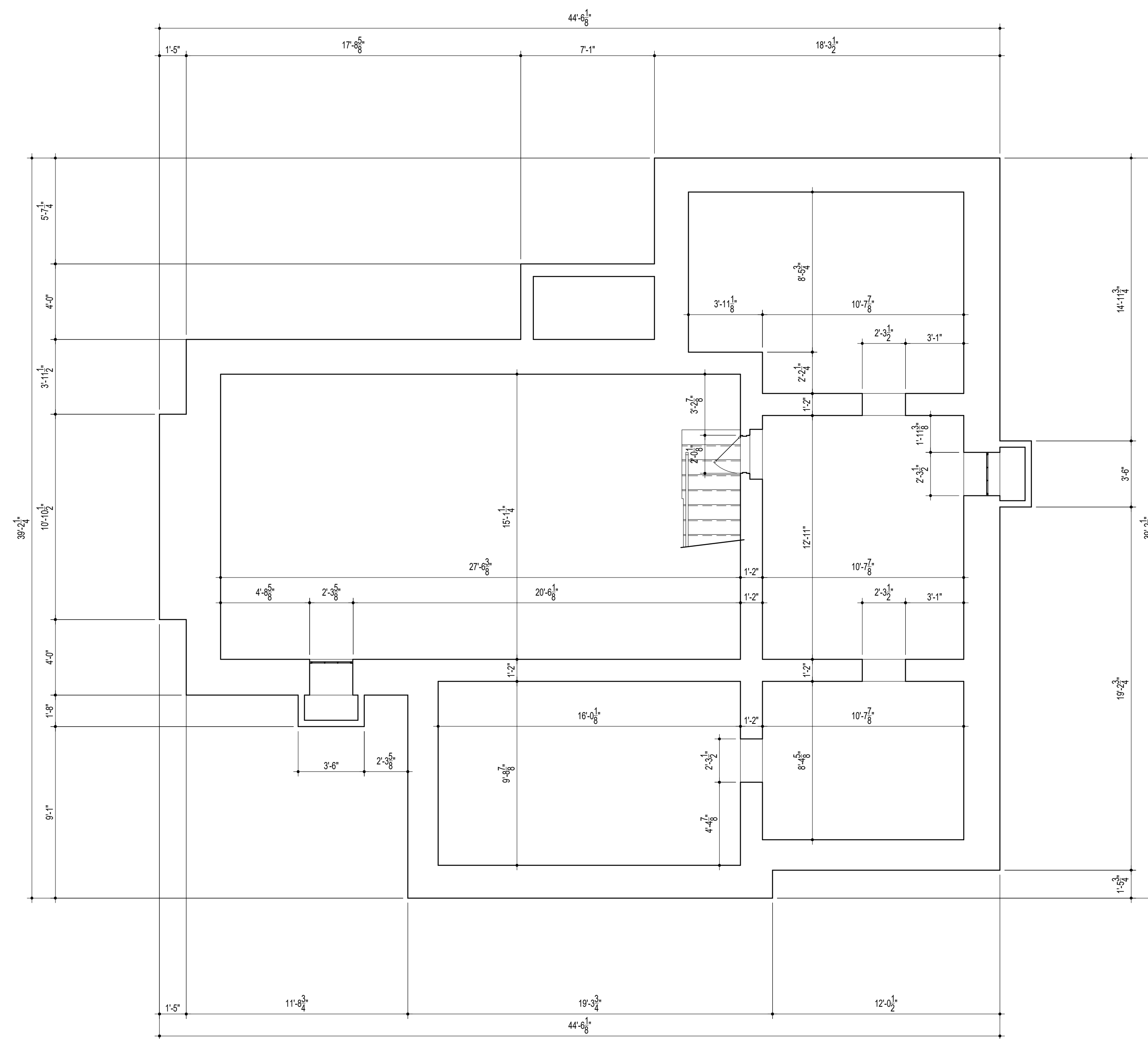
1. STAINED 2 1/4" T&G WOOD FLOORING IN ORIENTATION INDICATED
2. 12 x 12" O.C. AND WHITE VINYL
3. IN KITCHEN AND DINING
4. DINING ROOM HAS STAINED WOOD FLAT PANELS WITH 13/16" WIDE x 3/16" THICK BATTENS @ (AVE.) 5 1/8" O.C. NO BASE
5. ELEVATIONS ARE AS FOLLOWS:
 - 4.1. GREAT ROOM - 576-69
 - 4.2. KITCHEN/DINING/BEDROOM - 508-36
 - 4.3. GREAT ROOM - 507-19
 - 4.4. LANDING AT BOTTOM OF STAIR AND BEDROOM - 507-69
 - 4.5. EAST VESTIBULE - 506-69
 - 4.6. BALCONY - 515-69
 - 4.7. SECOND FLOOR - 517-42
 - 4.8. FIRE ESCAPE ENTRY - 516-82
6. WOOD BASE IS 6 3/4" WITH 1 3/8" FLAME TOP
7. FIRST FLOOR IS HEATED AND AIR HANDLED THROUGH FLOOR FROM BASEMENT
8. TYPICAL DOORS ARE FLAT PANEL WITH APPLIED HORIZONTAL BATTENS
9. TYPICAL TRIM IS 3/4" x 1 1/2" FLAT WITH CASSED EDGES
10. FIRST FLOOR CEILING IS 7'-7 1/2" HIGH - PLASTER
11. SECOND FLOOR CEILING IS 7'-11" WHERE NOT SLOPING - PLASTER
12. GREAT ROOM RIDGE BEAM - BOTTOM AT 21'-9 3/4"
13. ALL GLAZED WINDOWS ARE STEEL CASEMENTS WITH IDENTICAL MUNTIN PATTERN AND SIZES. ALL SECOND FLOOR WINDOWS ARE NEW VINYL CASEMENTS
14. EXTERIOR DOORS ARE MODERN STEEL
15. ROOF FRAMING IS 1 1/2" x 11 1/4" WITH DIAGONAL 3/4" SHEATHING.
16. FIRE ESCAPE IS PAINTED STEEL
17. EXTERIOR STONE IS FLAT FINISHED BOULDER SHAPE QUARTZITE WITH IDENTICAL PATTERN AND MORTAR JOINTS
18. ROOFING IS THREE-TAB ASPHALT SHINGLES.

A1.02

PROJECT NO. 09219.00	REV. DATE
DATE: SEPT 01, 2024	
4615 OLD FREDERICKSBURG RD.	



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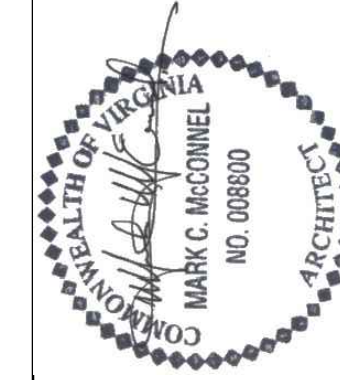


EXISTING BASEMENT

$$1/4" = 1'-0"$$

1

NOTES

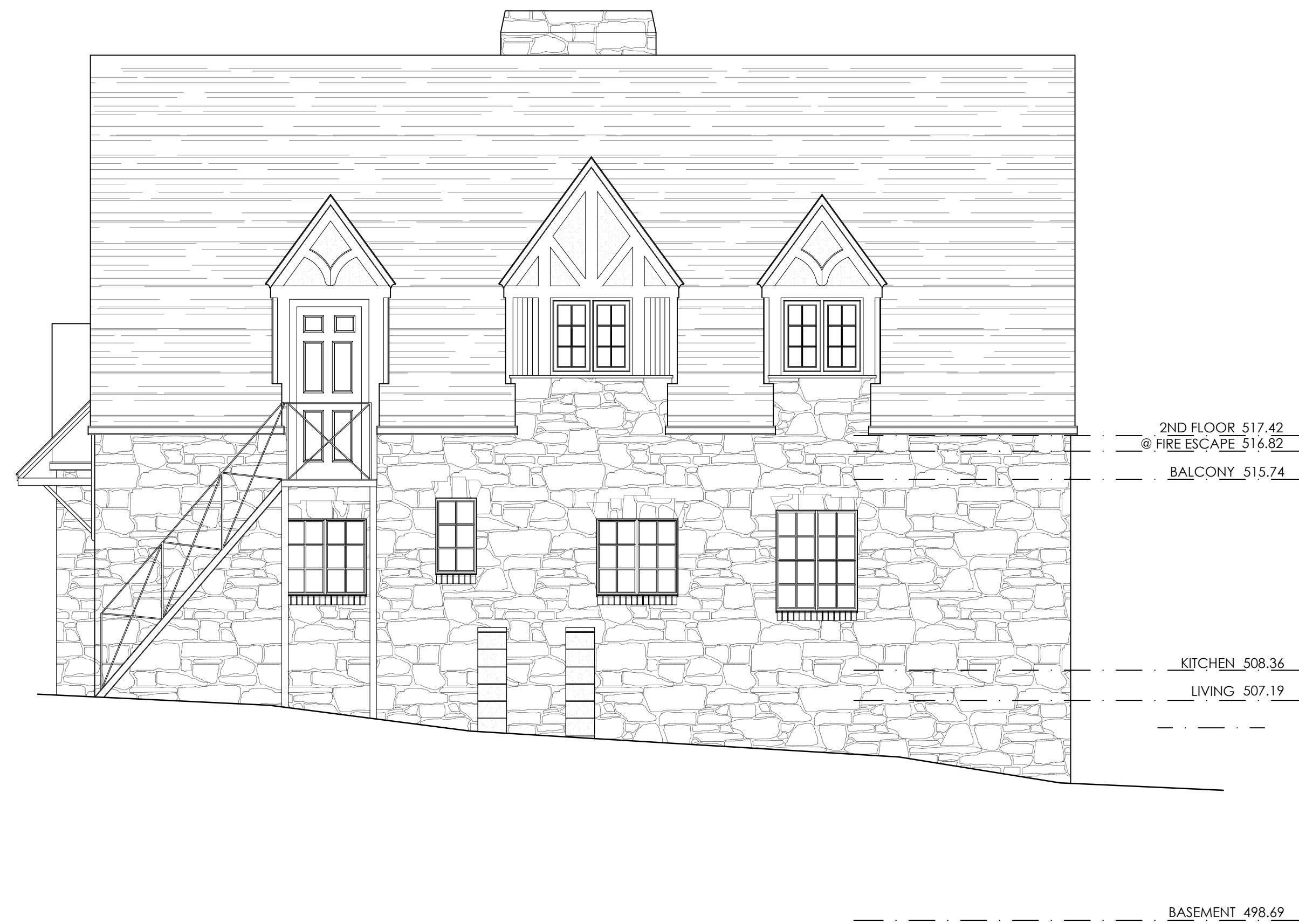
104 STADIUM ROAD - HABS SURVEY
RECORDED FOR SUBTEXT LIVING

EXISTING
BASEMENT PLAN

A1.03

PROJECT NO. 09219.00
DATE: SEPT 01, 2024

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EAST (RIGHT SIDE) ELEVATION

1/4"=1'-0" 1



SOUTH (FRONT) ELEVATION

1/4"=1'-0" 2



WEST (LEFT SIDE) ELEVATION

1/4"=1'-0" 3



NORTH (REAR) ELEVATION

1/4"=1'-0" 4



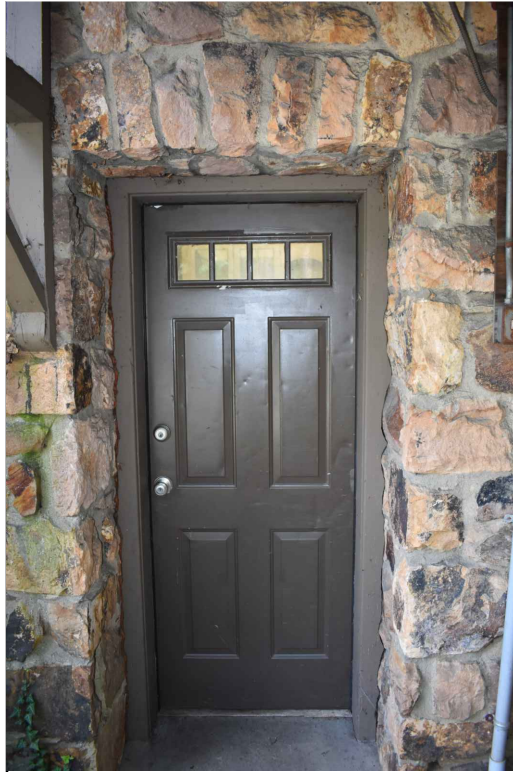
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104 STADIUM ROAD - HABS SURVEY
RECORDED FOR SUBTEXT LIVING

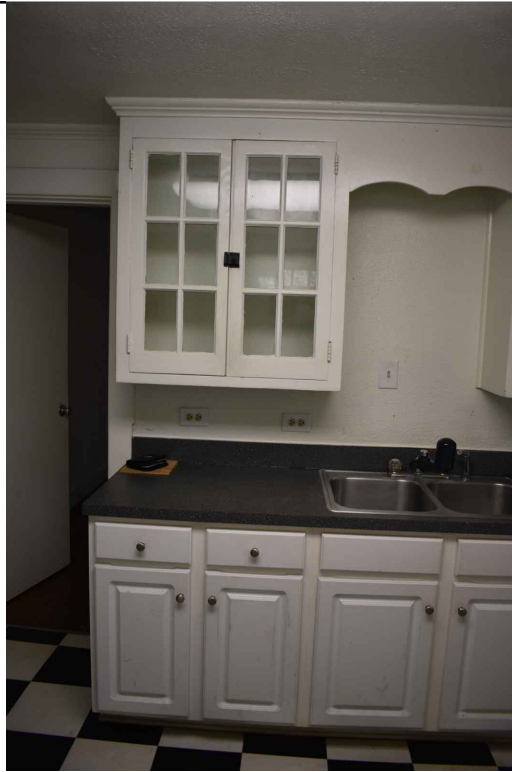
EXISTING
ELEVATIONS

A2.01

PROJECT NO. 09219.00	REV. DATE
DATE: SEPT 01, 2024	
4815 OLD FREDERICKSBURG RD. ANDOVER, VA 22011	



1



2



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4



5



6



7



8



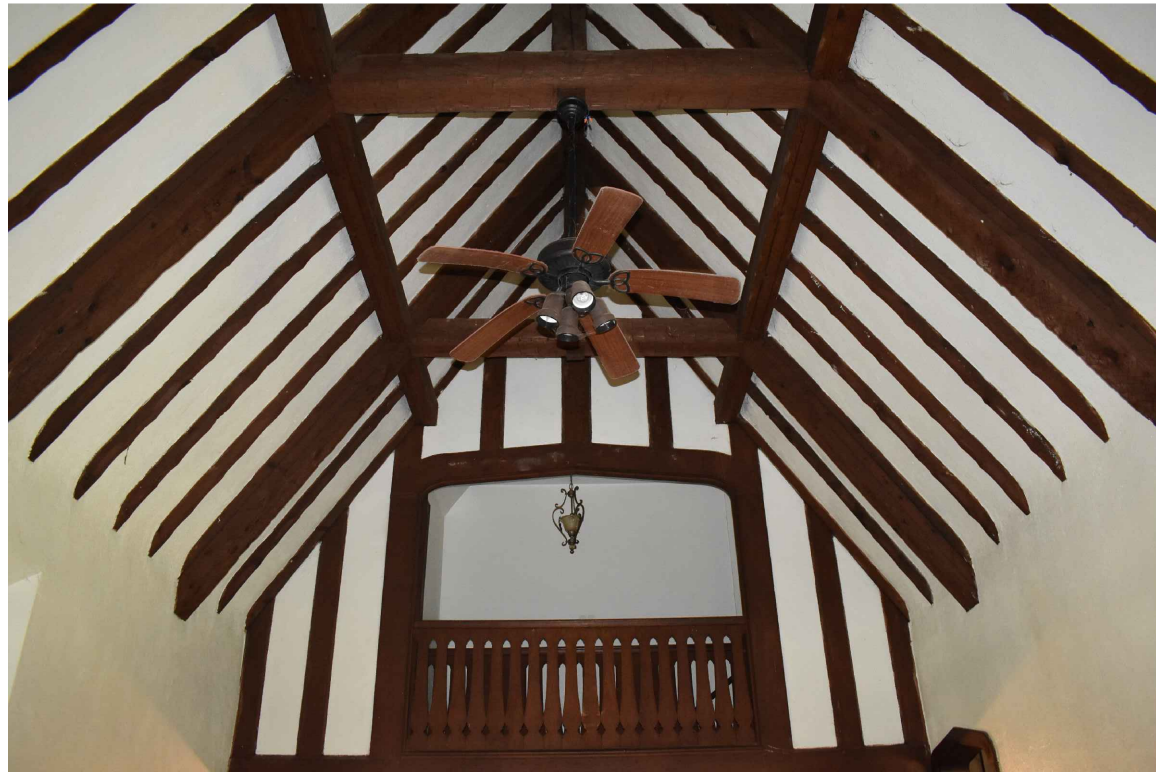
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10



11



12



13



14



15



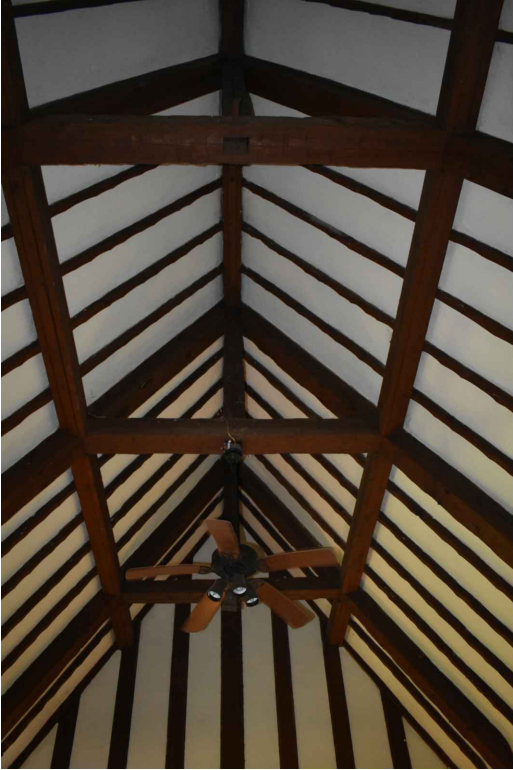
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17



18



19



20



21



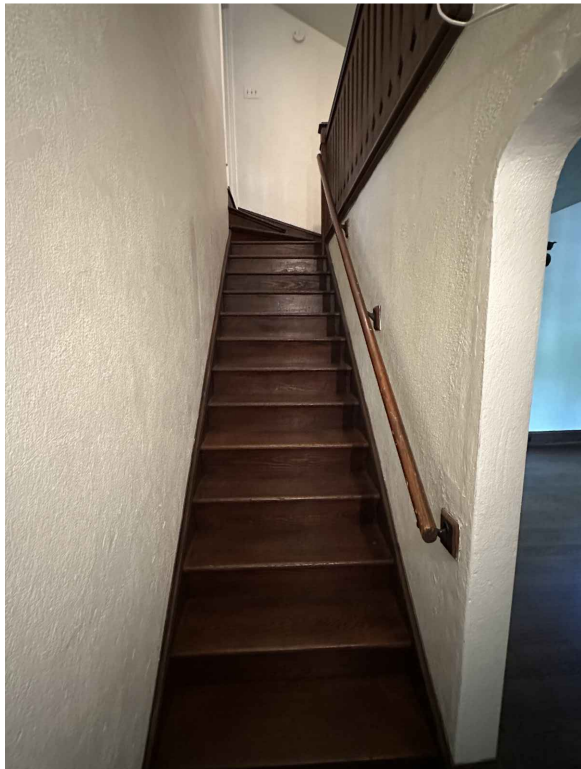
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23



24



25



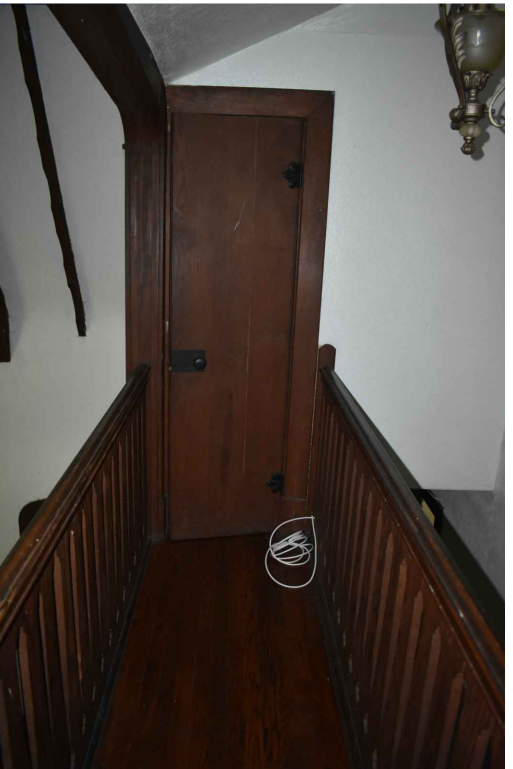
26



27



28



29

- NOTES
1. BACK DOOR FACING THE PARKING AREA (NORTH)
 2. KITCHEN CASEWORK, LEFT OF SINK
 3. KITCHEN CASEWORK, RIGHT OF SINK
 4. KITCHEN LOOKING SOUTHEAST TOWARDS DINING
 5. KITCHEN LOOKING NORTH INTO BUTLERS PANTRY
 6. KITCHEN LOOKING NORTHWEST FROM DINING DOOR
 7. DINING ROOM LOOKING EAST
 8. DINING ROOM LOOKING WEST TO KITCHEN
 9. DINING ROOM LOOKING SOUTH INTO GREAT ROOM
 10. DINING ROOM LOOKING NORTH
 11. GREAT ROOM LOOKING WEST AT BALCONY
 12. GREAT ROOM LOOKING UP AT TRUSSES
 13. GREAT ROOM LOOKING EAST AT FIREPLACE
 14. GREAT ROOM LOOKING EAST ABOVE FIREPLACE
 15. LOOKING SOUTH INTO VESTIBULE FROM GREAT ROOM
 16. GREAT ROOM LOOKING NORTH AT WINDOW AND RECESSED BOOKCASE
 17. STEP FROM DINING TO GREAT ROOM
 18. FIREPLACE DETAIL
 19. ROOF TRUSS DETAIL
 20. BEDROOM #1 LOOKING SOUTHWEST
 21. BEDROOM #1 LOOKING NORTH INTO KITCHEN
 22. BATHROOM IN BEDROOM #1
 23. BEDROOM #2 LOOKING SOUTHWEST
 24. BEDROOM #2 LOOKING NORTHEAST
 25. LOOKING UP STAIRS
 26. BALCONY
 27. WINDER STEPS FROM BALCONY TO SECOND FLOOR
 28. VIEW INTO GREAT ROOM FROM BALCONY
 29. BALCONY LOOKING SOUTH. NOTE SLOPED CEILING



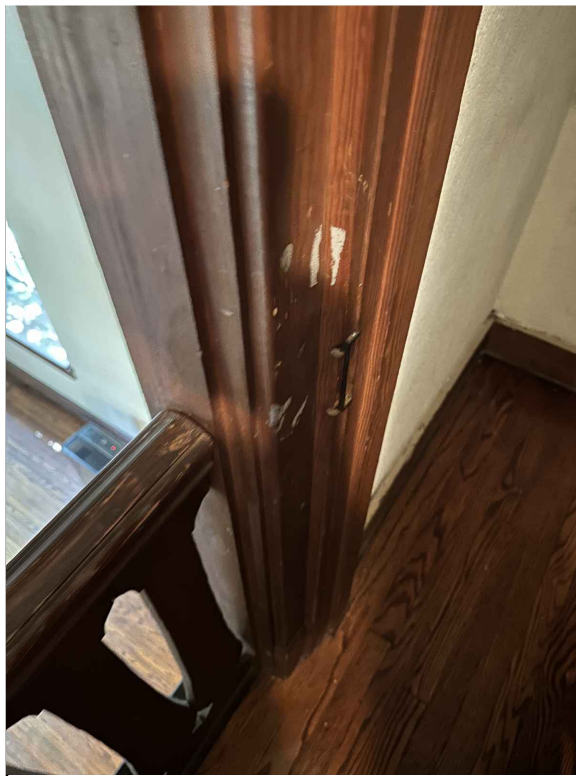
summit studio

104 STADIUM ROAD - HABS SURVEY
RECORDED FOR SUBTEXT LIVING

PHOTO
DOCUMENTATION

A3.01

PROJECT NO.	09219.00	REV.	DATE
DATE	SEPT 01, 2024		
4815 OLD FREDERICKSBURG RD. WINSTON, VA 22717			



1



2



3



4



5



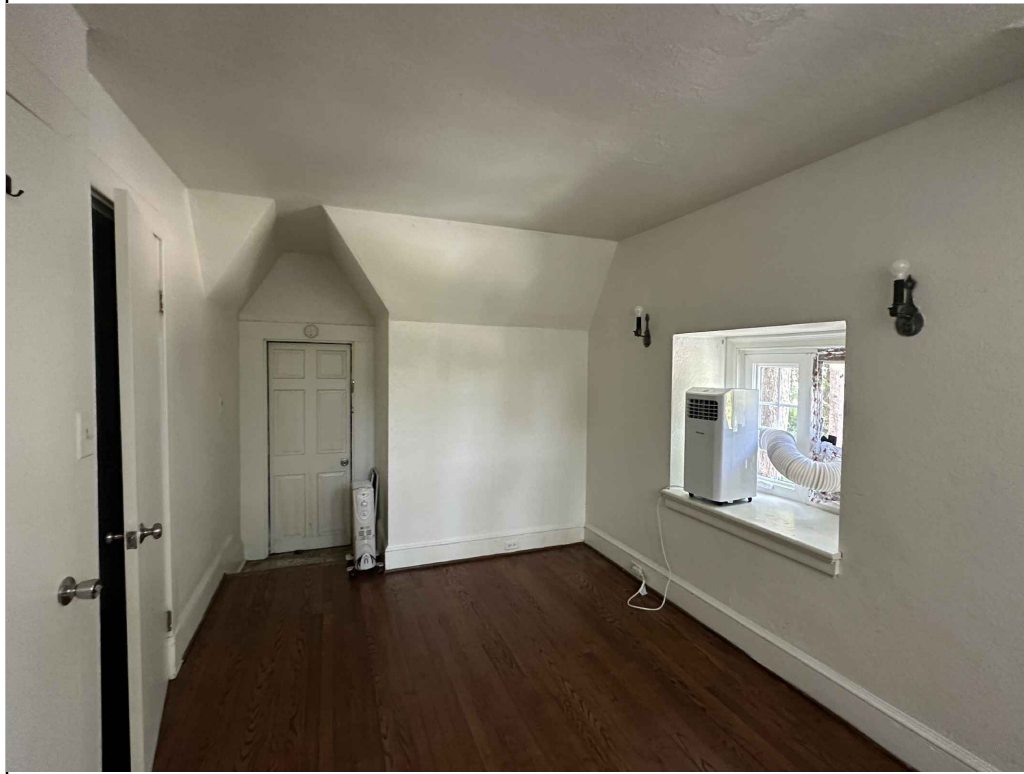
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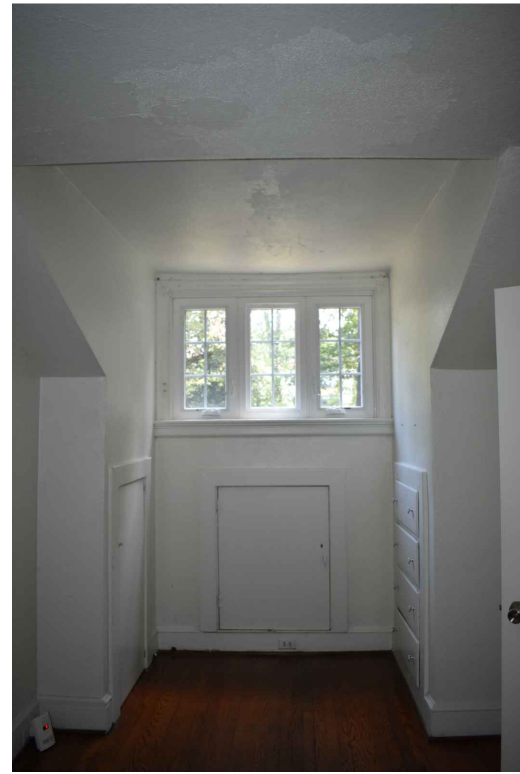
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11



12



13



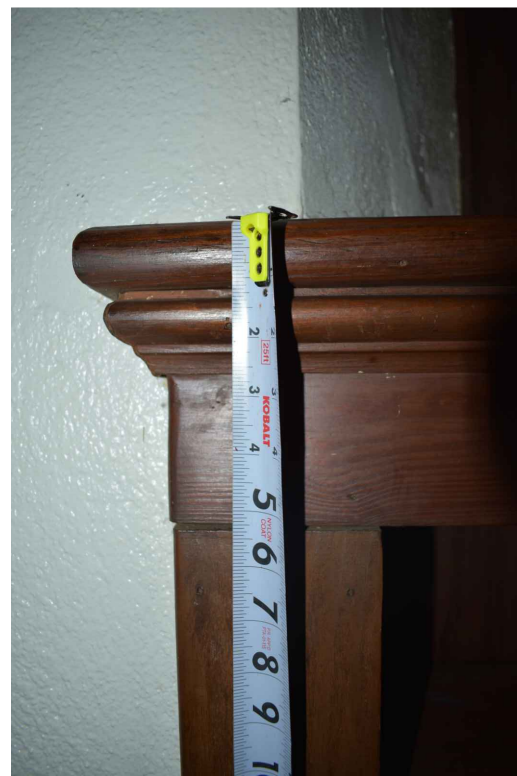
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16



17



18



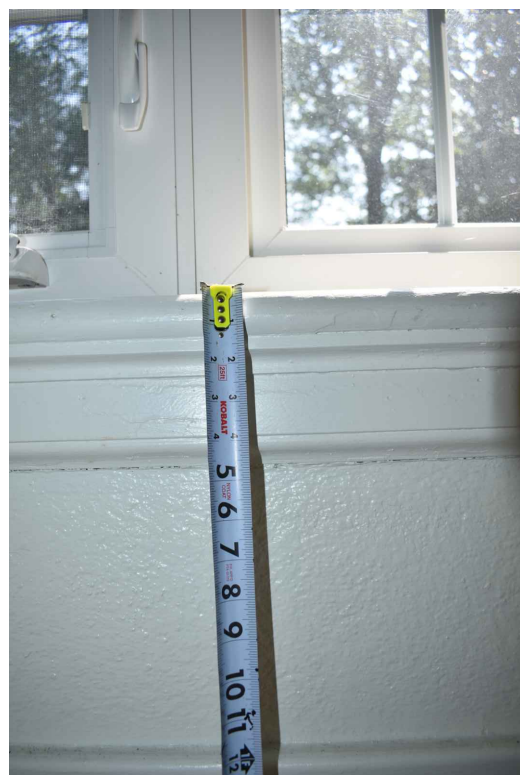
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20



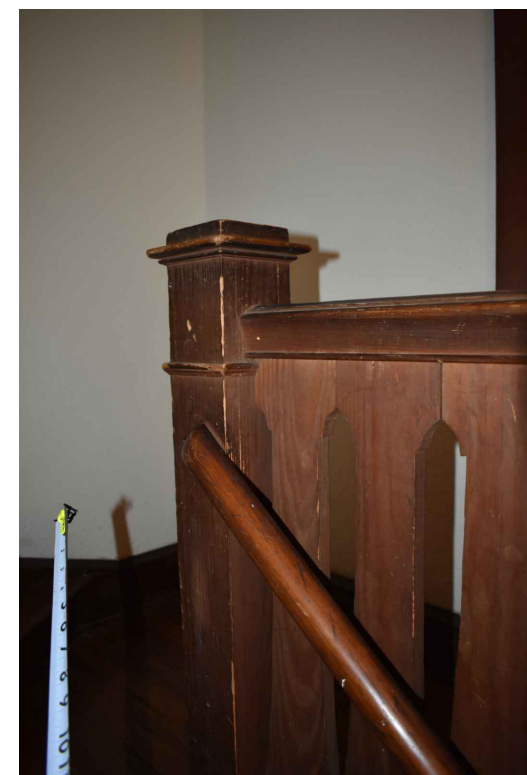
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22



23



24



25

- NOTES
1. BACK DOOR FACING THE PARKING AREA (NORTH)
 2. KITCHEN CASEWORK, LEFT OF SINK
 3. KITCHEN CASEWORK, RIGHT OF SINK
 4. KITCHEN LOOKING SOUTHEAST TOWARDS DINING
 5. KITCHEN LOOKING NORTH INTO BUTLERS PANTRY
 6. KITCHEN LOOKING NORTHWEST FROM DINING DOOR
 7. DINING ROOM LOOKING EAST TOWARDS DINING
 8. DINING ROOM LOOKING WEST TO KITCHEN
 9. DINING ROOM LOOKING SOUTH INTO GREAT ROOM
 10. DINING ROOM LOOKING NORTH
 11. GREAT ROOM LOOKING WEST AT BALCONY
 12. GREAT ROOM LOOKING UP AT TRUSSES
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 24. BEDROOM #2 LOOKING NORTHEAST
 25. LOOKING UP STAIRS
 26. BALCONY
 27. WINDER STEPS FROM BALCONY TO SECOND FLOOR
 28. VIEW INTO GREAT ROOM FROM BALCONY
 29. BALCONY LOOKING SOUTH. NOTE SLOPED CEILING

PROJECT NO. 09219.00	REV. DATE
DATE: SEPT 01, 2024	
4815 OLD FREDERICKSBURG RD. ANDOVER, VA 22011	



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104 STADIUM ROAD - HABS SURVEY
RECORDED FOR SUBTEXT LIVING

PHOTO
DOCUMENTATION

A3.02