

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**

**APPLICATION FOR APPROVAL OF**  
**PRELIMINARY SITE PLAN**

**PLANNING COMMISSION REGULAR MEETING**  
**DATE OF PLANNING COMMISSION MEETING: March 11, 2014**

**Author of Staff Report:** Brian Haluska

**Date of Staff Report:** February 26, 2014

**Project Name:** 1000 West Main Street

**Applicant:** Campus Acquisitions Holdings, LLC

**Applicant's Representative:** Steve Driver, Terra Engineering

**Applicable City Code Provisions:** 34-800 - 34-827 (Site Plans), 34-867 (Landscape Plans)

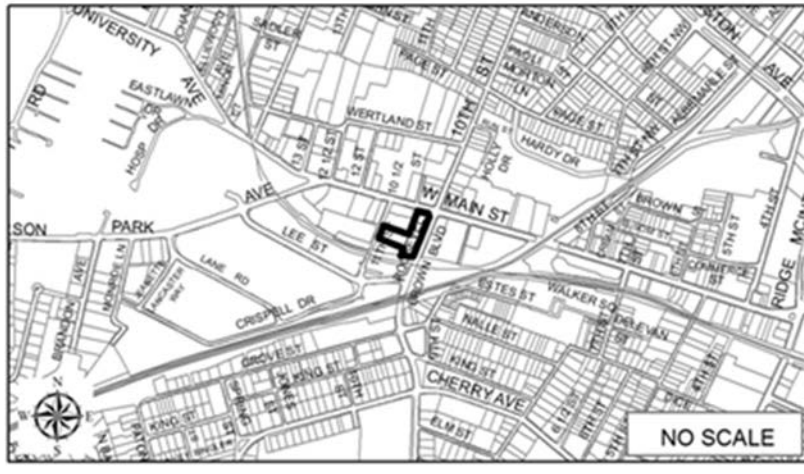
**Zoning District:** WMS – West Main South with Architectural Design Control District Overlay and Parking Modified Zone Overlay

**Date of Preliminary Site Plan Submission:** October 16, 2013

**Date of Site Plan Review Conference:** November 6, 2013

**Reason for Planning Commission Review:** In conjunction with a Special Use Permit

**Site Map**



## **Legal Standard of Review**

Approval of a site plan is a **ministerial** function, as to which the Planning Commission has little or no discretion. When an applicant has submitted a site plan that complies with the requirements of the City's Site Plan Ordinance, then approval of the plan **must** be granted. In the event the Planning Commission determines there are grounds upon which to deny approval of a site plan, the motion must clearly identify the deficiencies in the plan, that are the basis for the denial, by reference to **specific** City Code sections and requirements. Further, upon disapproval of a site plan, the Planning Commission must identify the modifications or corrections that would permit approval of the plan.

## **Executive Summary**

Steve Driver of Terra Engineering, acting as agent for Campus Acquisitions Holdings, LLC, has submitted a site plan for a mixed use building at 1000 West Main Street and 118 11<sup>th</sup> Street SW. The property is further identified on City Real Property Tax Map 10, Parcels 68 and 70 having frontage on West Main Street, Roosevelt Brown Boulevard, and 11<sup>th</sup> Street SW.

The site plan proposes the construction of a 101 foot tall building that would contain 246 apartment units, 10,300 square feet of commercial space, and a 211 space parking deck. The site is zoned (WMS) West Main South Corridor and is approximately 1.27 acres.

## **Site Plan Compliance**

The preliminary site plan is currently under review, and the applicant will be required to comply with staff comments. There have been two rounds of review by City reviewers. Site plans are reviewed for compliance with city codes and standards. An overview of site plan requirements and the location of those items on the site are outlined below.

## **Site Plan Requirements**

### **A. Compliance with applicable zoning district regulations**

#### **West Main South - (*per Zoning Ordinance §34-636 -- §34-642*)**

The project received a special use permit from City Council on January 21, 2014 that permits up to 193 units per acre and 101 feet in building height. The project complies with all regulations in the West Main South zoning district.

### **B. Compliance with the City's Erosion and Sediment Control ordinance, City Code, Chapter 10:**

The applicant's erosion and sediment control plan is currently under review, and the applicant will be required to comply with staff comments.

## **C. Compliance with General Standard for site plans (Sections 34-800 through 34-827)**

### **Section 34-827 Preliminary site plan contents**

1. General site plan information, including but not limited to project, property, zoning, site and traffic information: **Found on the cover sheet.**
2. Existing conditions and adjacent property information: **Found on Sheet C2.0.**
3. Demolition Plan: **Found on sheet C2.0**
4. Proposed use, building, improvements, site plan layout and offsite improvements: **Found on sheet C3.0**
5. Written schedules or data as necessary to demonstrate that the site can accommodate the proposed use: **Found on sheets C1.0 & C3.0**
6. Phase lines: **The project is proposed to be a single phase.**
7. Proposed conceptual layout for water and sanitary sewer facilities and storm drain facilities including:

Drainage Plan: **Found on sheet C4.1**

Utility Plan: **Found on sheet C3.0**

8. Landscape plan: **Found on sheet L1.0**
9. For proposed signs: **The signs for this development will be submitted to the zoning administrator under separate application.**

### **D. Additional information to be shown on the preliminary site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the preliminary site plan.**

No additional information has been required.

### **E. Compliance with Additional Standards for Specific Uses (*Site Plan Ordinance §§34-930 – 34-934*)**

- Section 94-932 Dumpsters: **The building does not have a dumpster. The trash receptacles will be housed within the building.**
- Section 94-934 Parking garages: **This site does contain a parking garage, however, the zoning administrator has issued a ruling this section only applies to standalone parking structures.**

## **Public Comments Received**

A site plan conference was held on November 6, 2013. No comments specific to the site plan were received.

## **Recommendation**

Staff recommends approval of the preliminary site plan for 1000 West Main Street.



# 1000 WEST MAIN

## CITY OF CHARLOTTESVILLE, VIRGINIA PRELIMINARY SITE PLAN

PREPARED BY:



**TERRA ENGINEERING  
AND  
LAND SOLUTIONS, PC**

CIVIL ENGINEERS PLANNERS LAND SURVEYORS  
2374 STUARTS DRAFT HIGHWAY STUARTS DRAFT, VIRGINIA 22902  
PH. 540-337-4591 FAX 540-337-5291

DATE: 10-16-2013

### PROJECT DATA:

PROJECT NAME: 1000 WEST MAIN  
TAX MAP / PARCEL NO: TMP 10-68 (11TH ST SW) & 10-70 (W MAIN ST)  
EXISTING ZONING: WMS  
ZONING SURROUNDING LOTS: NORTH - WMN  
SOUTH - B-3  
EAST - WMS  
WEST - WMS

PROPERTY SIZE: 1.278 ACRES (TMP 10-68: 0.486 ACRES, TMP 10-70: 0.791 ACRES)

LIMITS OF DISTURBANCE: 1.278 ACRES (ON-SITE) 0.06 ACRES (OFF-SITE UTILITIES)

PROPERTY ADDRESS: TMP 10-68: 118 11TH ST SW, CHARLOTTESVILLE, VA 22901  
TMP 10-70: 1002-06 W MAIN ST, CHARLOTTESVILLE, VA 22901

NEIGHBORHOOD: 10TH & PAGE

SOURCE OF BOUNDARY & TOPO: TERRA ENGINEERING AND LAND SOLUTIONS, PC  
2374 STUARTS DRAFT HWY  
STUARTS DRAFT, VA 24477  
STEVEN DRIVER, P.E., L.S.  
(540) 337-4591

MISS UTILITY TICKET #: A330900216-00A

HORIZONTAL DATUM REFERENCE: NAD 83  
VERTICAL DATUM REFERENCE: NAVD 88

PROJECT BREAKDOWN:  
CURRENT USE: VACANT COMMERCIAL  
PROPOSED USE: MIXED-USE RESIDENTIAL  
RESIDENTIAL: 246 DWELLING UNITS  
COMMERCIAL: 10,300 SF

ADJACENT AREA:  
NORTH: COMMERCIAL / RETAIL  
EAST: COMMERCIAL  
SOUTH: RAILROAD / COOLING TOWER  
WEST: PARKING GARAGE  
IMMEDIATELY NORTHWEST: COMMERCIAL  
IMMEDIATELY SOUTHWEST: COMMERCIAL

PARKING:  
REQUIRED: 246 RESIDENTIAL BREAKDOWN: P1 92 TOTAL  
+ 18 COMMERCIAL 105 TOTAL W/ TANDEM  
254 SPACES 30 COMPACT  
- 53 REDUCTIONS P2 90 TOTAL  
211 SPACES 96 TOTAL W/ TANDEM  
28 COMPACT  
28 TOTAL  
0 TANDEM 6 COMPACT  
G

PROVIDED: 211 SPACES

REQUIRED CONTRIBUTION: 0 SPACES

ACTUAL PROVIDED: 229 (WITH TANDEM)

HC PARKING PROVIDED:  
P1 1 VAN, 4 STD.  
P2 1 VAN, 2 STD.  
G 2 STD.

TOTAL HC: 2 VAN 6 STD.

TOTAL BIKE PROVIDED: 276 SPACES

BIKE ROOM (SECURE): 264 SPACES  
OUTDOOR: 12 SPACES

LANDSCAPE:  
REQUIRED: 10% NET SITE AREA: 55,850 SF - 42,561 SF = 13,089 SF  
0.1x 13,089 SF = 1,308 SF  
PROVIDED: 3,240 SF

BUILDING HEIGHT:  
MINIMUM: 40'  
MAXIMUM: 70' (101' ALLOWED BY SPECIAL USE PERMIT)  
PROPOSED: MAXIMUM 101'

GROSS RESIDENTIAL DENSITY:  
MAXIMUM: 43 DU/A (240 DU/A ALLOWED BY SPECIAL USE PERMIT)  
PROPOSED: 187.94 DU/A

IMPERVIOUS COVER: 1.16 ACRE

DEVELOPER: CAMPUS ACQUISITIONS HOLDINGS, LLC  
161 N. CLARK ST SUITE 4900  
CHICAGO, IL 60601  
STEPHEN G. BUS  
8915@CA-STUDENTLIVING.COM  
312-690-9700

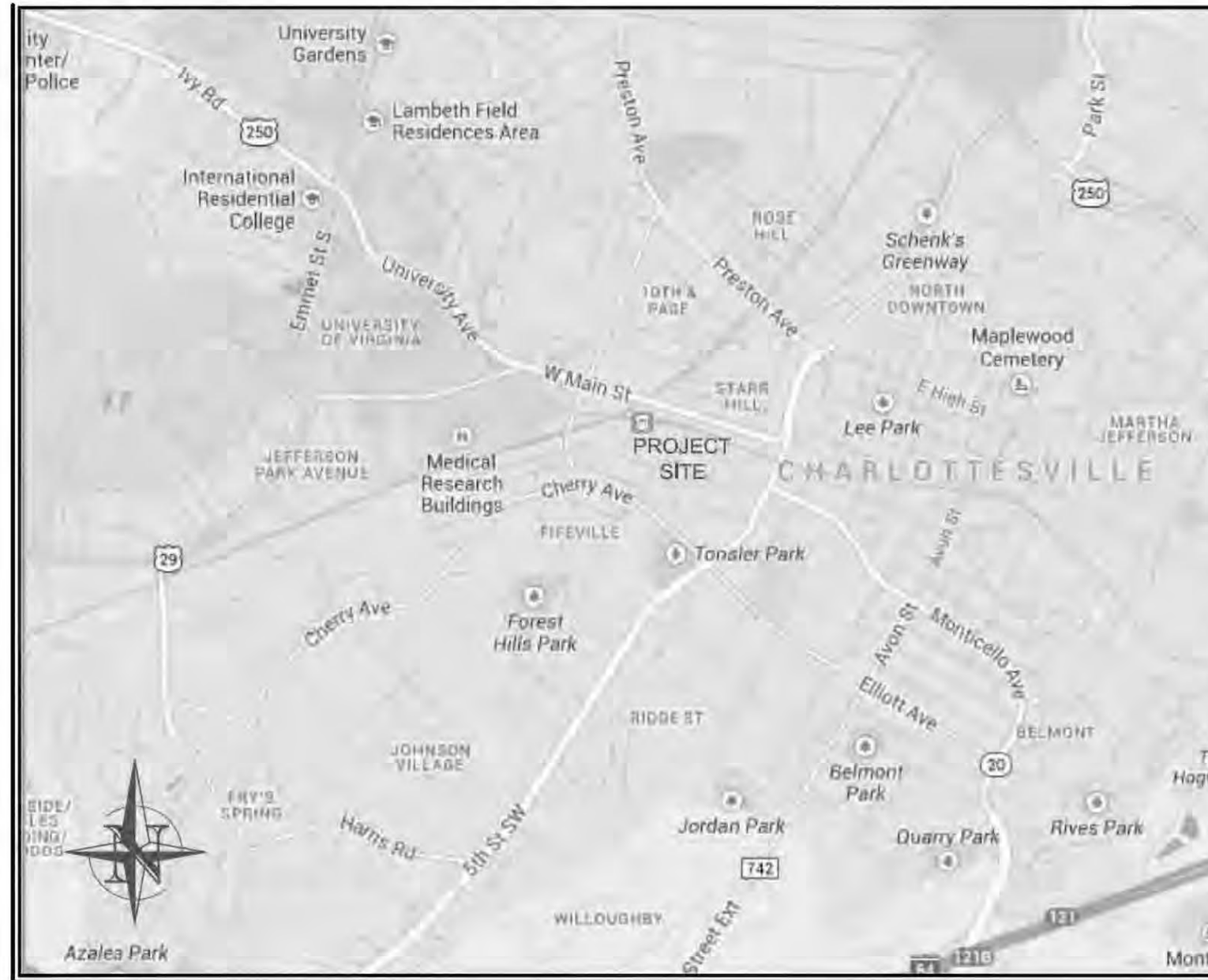
PROPERTY OWNER: TMP 10-68: UNIVERSITY STATION, LLC  
P O BOX 7324  
CHARLOTTESVILLE, VA 22906  
KIM HEISCHMAN  
HEISCHMAN@GMAIL.COM  
434-971-9764  
TMP 10-70: ROBERT P. HODOUS & FREDERICK W. PAYNE  
AS SUCCESSOR TRUSTEES FOR THE IVY LAND TRUST  
ATTN: SW HEISCHMAN  
P O BOX 7324  
CHARLOTTESVILLE, VA 22906  
ROBERT P. HODOUS  
BOBHODOUS@PAYNEHODOUS.COM  
434-977-4507

CONTRACT PURCHASER: CAMPUS INVESTORS CHARLOTTESVILLE 1000 WEST MAIN, LLC

TWO EXISTING HYDRANTS ARE IN CLOSE PROXIMITY TO SITE THAT WILL SERVICE BUILDING:  
1. DIRECTLY ACROSS 11TH STREET  
2. DIRECTLY ACROSS INTERSECTION (NORTHEAST) AT CORNER 10TH STREET AND WEST MAIN STREET  
ONE HYDRANT PROPOSED AT THE CORNER OF WEST MAIN ST AND ROOSEVELT BROWN BLVD

### VICINITY MAP

1" = 2000'



### SHEET INDEX

SHEET C1.0	COVER SHEET
SHEET C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET C3.0	GRADING AND UTILITIES PLAN
SHEET C4.0	PRE DEVELOPMENT DRAINAGE ANALYSIS
SHEET C4.1	POST DEVELOPMENT DRAINAGE ANALYSIS & SWM PLAN
SHEET L1.0	LANDSCAPE PLAN
SHEET L2.0	LANDSCAPE SCHEDULE
SHEET L3.0	LANDSCAPE DETAILS
SHEET C5.0	CONSTRUCTION DETAILS
SHEET C5.1	CONSTRUCTION DETAILS CONT.
SHEET C6.0	LIGHTING PLAN LEVEL P1
SHEET C6.1	LIGHTING PLAN LEVEL P2
SHEET C6.2	LIGHTING PLAN GROUND LEVEL
SHEET A2.00a	PARKING LEVEL 1
SHEET A2.00b	PARKING LEVEL 2
SHEET A2.00c	GROUND FLOOR

### REVISIONS

- 01-27-14 COMMENTS, 11-14-2013
- 02-28-14 COMMENTS, 02-26-2014
- 03-05-14 COMMENTS, 02-27-2014

### WATER QUALITY ANALYSIS

TOTAL SITE: 1.277 AC. / 55,650 SF  
PRE-DEVELOPMENT IMPERVIOUS AREA: 1.00 AC. / 43,522 SF  
POST-DEVELOPMENT IMPERVIOUS AREA: 1.16 AC. / 50,550 SF

I<sub>pre</sub> = 1.00 / 1.28 = 78%  
L<sub>pre</sub> = 2.20 POUNDS  
I<sub>post</sub> = 1.16 / 1.28 = 91%  
L<sub>post</sub> = 2.52 POUNDS  
RR = 2.52 POUNDS - 2.20 POUNDS = 0.32 POUNDS

AREA TO TREATMENT = 0.80 ACRES  
IMPERVIOUS AREA TO TREATMENT = 0.80 ACRES

I<sub>treat</sub> = 0.80 / 1.28 = 63%  
L<sub>treat</sub> = 1.12 POUNDS

REMOVAL RATE = 50% BIORETENTION FILTER  
REMOVAL = 1.12 X 50% = 0.56 POUNDS REMOVED  
0.56 POUNDS > 0.32 POUNDS THEREFORE O.K.

### DWELLING UNITS BY TYPE

FLOOR / LEVEL	BUILDING AREA (sq ft)	4 BEDROOMS				3 BEDROOMS				2 BEDROOMS				1 BEDROOM		TOTAL UNITS PER FLOOR
		4B1	4B2	4B3	4B4	3B1	3B2	3B3	3B4	2B1	2B2	2B3	2B4	1B1	1B2	
Level 11 (Roof)	5,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Level 8	11,721	5	0	0	0	5	1	2	0	3	1	1	1	1	1	9
Level 9	22,542	5	0	0	0	5	1	2	0	3	1	1	1	1	1	9
Level 7	22,542	5	0	0	0	5	1	2	0	3	1	1	1	1	1	9
Level 6	26,195	5	0	0	0	5	1	2	0	3	1	1	1	1	1	9
Level 5	31,021	3	1	0	0	4	5	1	1	1	4	1	1	1	1	7
Level 4	31,482	4	1	0	0	2	5	1	1	1	3	1	1	1	1	7
Level 3	31,728	4	1	0	0	2	4	1	1	1	3	1	1	1	1	7
Level 2	36,582	1	1	0	0	4	8	0	1	1	3	1	1	1	1	6
Mezzanine Level	26,992	1	0	0	0	0	0	0	1	0	3	1	1	1	1	7
Level 1 (Ground Floor)	30,487	10,300														0
Parking 2	41,354															0
Parking 1	41,350															0
<b>Total GSF</b>	<b>307,189</b>	<b>10,300</b>														<b>246 UNITS +/-</b>
Including parking																
- Unit Total (per unit type)																644 RES +/-
- Total Beds (per unit type)																
- % of total units (per unit type)																
- % of total units																

### WATER DEMAND ESTIMATE

COLD WATER DEMAND = TOTAL BUILDING FIXTURE UNITS = 3302 FU  
FROM DEMAND CURVE CONVERT TO GPM: 475 GPM

### FIRE FLOW REQUIREMENTS

MINIMUM REQUIRED FIRE FLOW = 1500 GPM  
(IN ACCORDANCE WITH INTERNATIONAL FIRE CODE - SECTION B105.2 AND TABLE B105.1)

### APPROVALS

DEPARTMENT OF NDS	
PLANNER	DATE
ENGINEER	DATE
INSPECTIONS	DATE
DEPARTMENT OF FIRE RESCUE	DATE
VIRGINIA DOT	DATE
HEALTH DEPARTMENT	DATE

### STANDARDS AND SPECIFICATIONS

VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE SPECIFICATIONS, DATED 2007.  
VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE STANDARDS, DATED 2001.  
VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.  
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE MANUAL), TRIP GENERATION, 7TH EDITION.

### SEWAGE FLOW ESTIMATE

West Wing (11th St. lateral)						
Project Use	SCAT Discharge Facility	Contributing Design Units	Number of Units**	Flow GPD	Flow duration, hours	Total flow, GDP
Apartments	Dwelling	Per person	325	100	24	32500
Restaurant/Retail*	Shopping centers	Per 1,000 sf floor space	0	250	12	0
<b>Total Flow:</b>						<b>32500 GDP</b>
				<b>Total flow:</b>		<b>0.033 MGD</b>
						<b>Total flow:</b> 0.050 CFS

North Wing (Roosevelt Blvd. lateral)						
Project Use	SCAT Discharge Facility	Contributing Design Units	Number of Units**	Flow GPD	Flow duration, hours	Total flow, GDP
Apartments	Dwelling	Per person	319	100	24	31900
Restaurant/Retail*	Shopping centers	Per 1,000 sf floor space	10,300	250	12	1287.5
<b>Total Flow:</b>						<b>33187.5 GDP</b>
				<b>Total flow:</b>		<b>0.033 MGD</b>
						<b>Total flow:</b> 0.051 CFS

Drawing Issue	Date
PER CITY COMMENTS	01-27-14
PER CITY COMMENTS	02-28-14
PER CITY COMMENTS	03-05-14

### 1000 WEST MAIN

CITY OF CHARLOTTESVILLE, VA



Campus Acquisitions Holdings, LLC  
161 N. Clark Suite 2050  
Chicago, IL 60601  
312-994-1874

**Landscape Architect:**  
7135 Germantown Avenue  
2nd Flr  
Philadelphia, PA 19119

**MEP/FP/IT Engineer:**  
Environetics Design, Inc.  
One Penn Center  
1617 JFK Blvd, Suite 1600  
Philadelphia, PA 19103

**Structural Engineer:**  
O'Donnell & Naccarato  
111 S. Independence Mall East  
Suite 950  
Philadelphia, PA 19106

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
325 N. Saint Paul Street,  
Suite 1380  
Dallas, TX 75201

**Civil Consultant:**  
Terra Engineering and Land Solutions, PC  
2374 Stuarts Draft Highway  
Stuarts Draft, VA 24477  
540-337-4591  
434-244-0600

**Architect:** SCOTT A. ERDY, AIA  
DAVID S. MCHENRY, AIA

**Erdy McHenry Architecture, LLC**  
915 North Orlanna Street  
Philadelphia, Pennsylvania 19123  
ph: 215.925.7000 fax: 215.925.1990  
web: http://www.em-arc.com

**Cover Sheet**  
SCALE: AS NOTED DATE: 2014 10, 16  
DRAWN BY: AE PROJECT NO: 1318  
DRAWING NUMBER:

**COVER SHEET**

SCALE: AS NOTED DATE: 2014 10, 16  
DRAWN BY: AE PROJECT NO: 1318  
DRAWING NUMBER:

**C1.0**  
© 2014 Erdy McHenry Architecture, LLC







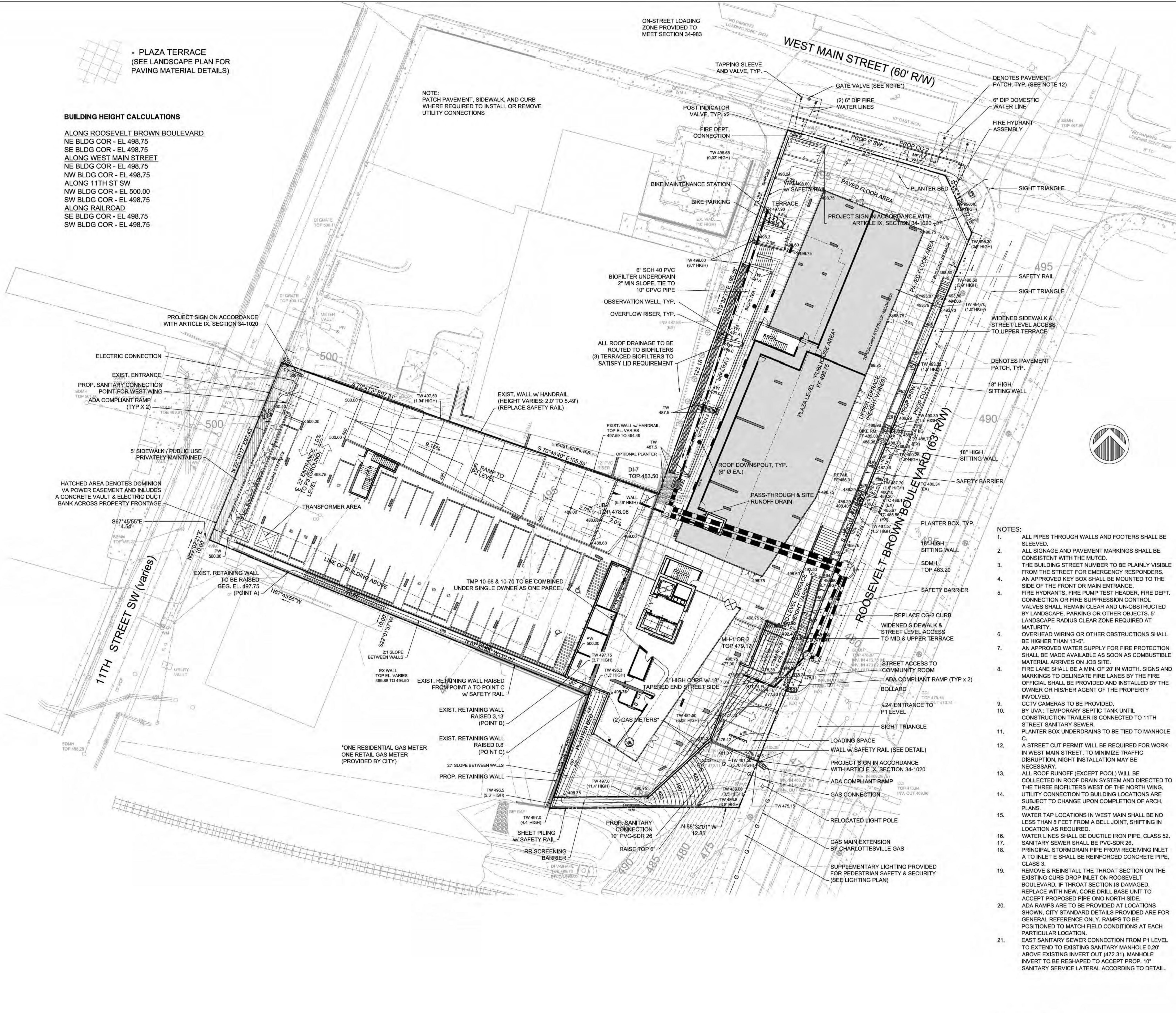
- PLAZA TERRACE  
(SEE LANDSCAPE PLAN FOR  
PAVING MATERIAL DETAILS)

**BUILDING HEIGHT CALCULATIONS**

ALONG ROOSEVELT BROWN BOULEVARD  
NE BLDG COR - EL 498.75  
SE BLDG COR - EL 498.75  
ALONG WEST MAIN STREET  
NE BLDG COR - EL 498.75  
NW BLDG COR - EL 498.75  
ALONG 11TH ST SW  
SW BLDG COR - EL 500.00  
ALONG RAILROAD  
SE BLDG COR - EL 498.75  
SW BLDG COR - EL 498.75

NOTE:  
PATCH PAVEMENT, SIDEWALK, AND CURB  
WHERE REQUIRED TO INSTALL OR REMOVE  
UTILITY CONNECTIONS

ON-STREET LOADING  
ZONE PROVIDED TO  
MEET SECTION 34-883



**NOTES:**

- ALL PIPES THROUGH WALLS AND FOOTERS SHALL BE SLEEVED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
- THE BUILDING STREET NUMBERS TO BE PLAINLY VISIBLE FROM THE STREET FOR EMERGENCY RESPONDERS. AN APPROVED KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.
- FIRE HYDRANTS, FIRE PUMP TEST HEADER, FIRE DEPT. CONNECTION OR FIRE SUPPRESSION CONTROL VALVES SHALL REMAIN CLEAR AND UN-OBJECTED BY LANDSCAPE, PARKING OR OTHER OBJECTS. 5' LANDSCAPE RADIUS CLEAR ZONE REQUIRED AT MATURITY.
- OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON JOB SITE.
- FIRE LANE SHALL BE A MIN. OF 20' IN WIDTH. SIGNS AND MARKINGS TO DELINEATE FIRE LANES BY THE FIRE OFFICIAL SHALL BE PROVIDED AND INSTALLED BY THE OWNER OR HIS/HER AGENT OF THE PROPERTY INVOLVED.
- CCTV CAMERAS TO BE PROVIDED.
- BY UVA: TEMPORARY SEPTIC TANK UNTIL CONSTRUCTION TRAILER IS CONNECTED TO 11TH STREET SANITARY SEWER.
- A STREET CUT PERMIT WILL BE REQUIRED FOR WORK IN WEST MAIN STREET, TO MINIMIZE TRAFFIC DISRUPTION, NIGHT INSTALLATION MAY BE NECESSARY.
- ALL ROOF RUNOFF (EXCEPT POOL) WILL BE COLLECTED IN ROOF DRAIN SYSTEM AND DIRECTED TO THE THREE BIOFILTERS WEST OF THE NORTH WING. UTILITY CONNECTION TO BUILDING LOCATIONS ARE SUBJECT TO CHANGE UPON COMPLETION OF ARCH. PLANS.
- WATER TAP LOCATIONS IN WEST MAIN SHALL BE NO LESS THAN 5 FEET FROM A BELL JOINT, SHIFTING IN LOCATION AS REQUIRED.
- WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52. SANITARY SEWER SHALL BE PVC-SDR 26.
- PRINCIPAL STORMDRAIN PIPE FROM RECEIVING INLET A TO INLET E SHALL BE REINFORCED CONCRETE PIPE, CLASS 3.
- REMOVE & REINSTALL THE THROAT SECTION ON THE EXISTING CURBS DROP INLET ON ROOSEVELT BOULEVARD. IF THROAT SECTION IS DAMAGED, REPLACE WITH NEW, CORE DRILL BASE UNIT TO ACCEPT PROPOSED PIPE ON NORTH SIDE.
- ADA RAMP ARE TO BE PROVIDED AT LOCATIONS SHOWN. CITY STANDARD DETAILS PROVIDED ARE FOR GENERAL REFERENCE ONLY. RAMP TO BE POSITIONED TO MATCH FIELD CONDITIONS AT EACH PARTICULAR LOCATION.
- EAST SANITARY SEWER CONNECTION FROM P1 LEVEL TO EXTEND TO EXISTING SANITARY MANHOLE 0.20' ABOVE EXISTING INVERT OUT (472.31). MANHOLE INVERT TO BE RESHAPED TO ACCEPT PROP. 10" SANITARY SERVICE LATERAL ACCORDING TO DETAIL.

**\*GATE VALVE NOTE:**  
CODE REQUIRES A NEW GATE VALVE ON WATER MAIN BETWEEN FIRE LINE CONNECTIONS. ISOLATE AND TEMPORARILY SHUT DOWN WATER MAIN TO INSTALL PROPOSED GATE VALVE AND TWO 10" x 6" TEES WITH VALVES AND RE-OPEN WATER MAIN.

- GENERAL CONSTRUCTION NOTES:**
- THE TERM CITY REFERS TO THE CITY OF CHARLOTTEVILLE, VIRGINIA.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH LOCAL AND STATE POLICY.
  - THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
  - DEVIATIONS FROM OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER.
  - THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
  - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
  - ANY DAMAGE TO EXISTING PHYSICAL FEATURES (WALKS, LIGHTS, TREES, SHRUBS, ETC.) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS OR REPLACEMENT SHALL BE MADE AS NECESSARY AT NO COST TO THE OWNER.
  - ALL TURF AREAS THAT ARE IMPACTED OR DISTURBED BY CONTRACTOR VEHICLES, EQUIPMENT OR ACTIVITY SHALL BE REPAIRED, REGRADED, AND RESEEDED.
  - PARKING FOR THE CONTRACTOR'S VEHICLES SHALL BE COORDINATED THROUGH THE OWNER. THE OWNER IS NOT RESPONSIBLE FOR THE LOSS OF ANY MATERIAL STORED AT THE SITE. PARKING OF EMPLOYEE VEHICLES WILL BE ACCOMMODATED AT THE SITE.
  - TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM TO THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
  - CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED AT THE CONSTRUCTION SITE.
  - OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
  - ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 75,000 LBS.
  - ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF CITY OF CHARLOTTEVILLE UNLESS OTHERWISE NOTED.
  - HANDICAPPED PARKING, RAMPS AND ACCESS ROUTE TO THE BUILDING SHALL MEET ADA STANDARDS.
  - ALL CONCRETE WORK WITHIN THE CITY RIGHT-OF-WAY (NEW OR PROPOSED) SHALL CONFORM TO THE CITY STANDARDS (COLOR, MIX AND DESIGN).
  - WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORK DAY.
  - ACCESS TO THE EXISTING BUILDINGS DURING CONSTRUCTION SHALL BE MAINTAINED.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
  - PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE CITY ENGINEER, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.

- WATER AND SEWER NOTES:**
- WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF CHARLOTTEVILLE INSPECTORS. THE CONTRACTOR SHALL BE NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
  - THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK IS NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, IS ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER AS TO AVOID DAMAGE TO, OR INTERFERENCE WITH, ANY UTILITY SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORTS FOR ANY UTILITY THAT MAY BE AFFECTED BY ITS WORK. IF ANY DAMAGE, INTERFERENCE OR INTERRUPTION OF SERVICE OCCURS AS A RESULT OF ITS WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY NOTIFY THE CITY AND UTILITY OWNER OF THE OCCURRENCE AND TO REPAIR, OR CAUSE TO BE REPAIRED, THE DAMAGE IMMEDIATELY, AT CONTRACTOR'S EXPENSE, AND TO THE SATISFACTION OF THE CITY AND THE OWNER OF THE UTILITY.
  - ALL WATER PIPES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE SPRINKLER LINES, SERVICE LATERALS AND WATER LINES, ETC.
  - VALVES AT THE END OF PIPE RUNS SHALL BE RESTRAINED TO PROVIDE ADEQUATE JOINT INTEGRITY AND STABILITY.
  - WATER LINES MUST MAINTAIN A 10' HORIZONTAL SEPARATION FROM SANITARY SEWER LINES.
  - WATER LINES CROSSING SANITARY SEWER LINES MUST MAINTAIN A MINIMUM OF 18" BETWEEN BOTTOM OF WATER LINE AND TOP OF SEWER. ALL WATER LINES THAT CROSS STORM DRAIN PIPE, MUST MAINTAIN 12" VERTICAL SEPARATION.
  - ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
  - ALL PROPOSED UTILITIES SHOWN TO BE PRIVATE UNLESS OTHERWISE NOTED.
  - EXISTING SEWER LINES AND MANHOLES ON SITE TO BE REMOVED OR ABANDONED IN PLACE AS NOTED.
  - ALL WATER AND SEWER PIPE MATERIAL TO BE AS SPECIFIED ON PLANS.
  - ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
  - VALVE COVERS ON FIRE LINES TO BE LABELED "FIRE".
  - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
  - PROJECTED WATER DEMAND:  
1500 GPM FIRE FLOW  
155 GPM DOMESTIC
  - ALL SANITARY SEWER LATERALS SHALL SLOPE A MINIMUM OF 2%.

- GENERAL NOTES:**
- ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 75,000 LBS. PAVEMENT DESIGN TO BE PROVIDED ON FINAL SITE DEVELOPMENT PLAN. PRIVATE FIRE LANE RAMP PAVEMENT SHALL SUPPORT NEWER CITY FIRE TRUCK WEIGHING 85,000 #.
  - PERIMETER RETAINING WALL TO INCLUDE MIN. 48" GUARDRAIL.
  - TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER WHEN, IN THE OPINION OF THE DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
  - ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM TO THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
  - ALL WORK PERFORMED IN PUBLIC ROW SHALL CONFORM TO THE VA WORK AREA PROTECTION MANUAL.
  - A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

Drawing Issue	Date
PER CITY COMMENTS	01-27-14
PER CITY COMMENTS	03-05-14

**Client:**  
  
Campus Acquisitions Holdings, LLC  
161 N Clark Suite 2050  
Chicago, IL 60601  
312-994-1874

**Landscape Architect:**  
Roofmeadow  
7135 Germantown Avenue  
2nd Flr  
Philadelphia, PA 19119

**MEP/FP/IT Engineer:**  
Environics Design, Inc.  
One Penn Center  
1617 JFK Blvd, Suite 1600  
Philadelphia, PA 19103

**Structural Engineer:**  
O'Donnell & Naccarato  
111 S. Independence Mall East  
Suite 950  
Philadelphia, PA 19106

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
325 N. Saint Paul Street,  
Suite 1380  
Dallas, TX 75201

**Civil Consultant:**  
Terra Engineering and Land Solutions, PC  
2374 Stuarts Draft Highway  
Stuarts Draft, VA 24477  
540-337-4591  
434-244-0600

**Architect:** SCOTT A. ERDY, AIA  
DAVID S. MCHENRY, AIA

**Erdy McHenry Architecture, LLC**  
915 North Orlana Street  
Philadelphia, Pennsylvania 19123  
ph: 215.925.7000 fax: 215.925.1990  
web: http://www.em-arc.com

**GRADING AND UTILITIES**

SCALE: 1" = 20'	DATE: 2013.10.16
DRAWN BY: ATE	PROJECT NO: 1318

DRAWING NUMBER

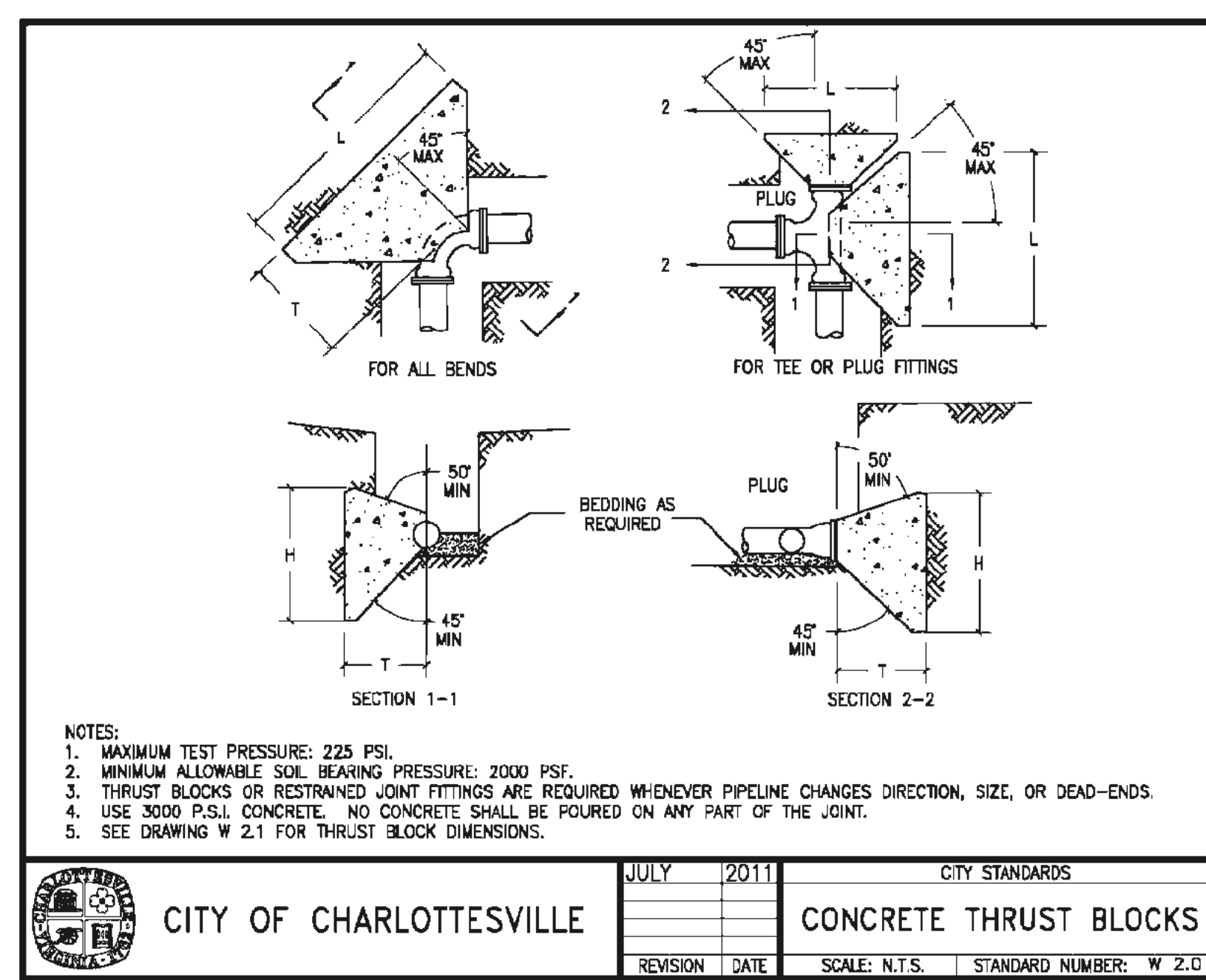
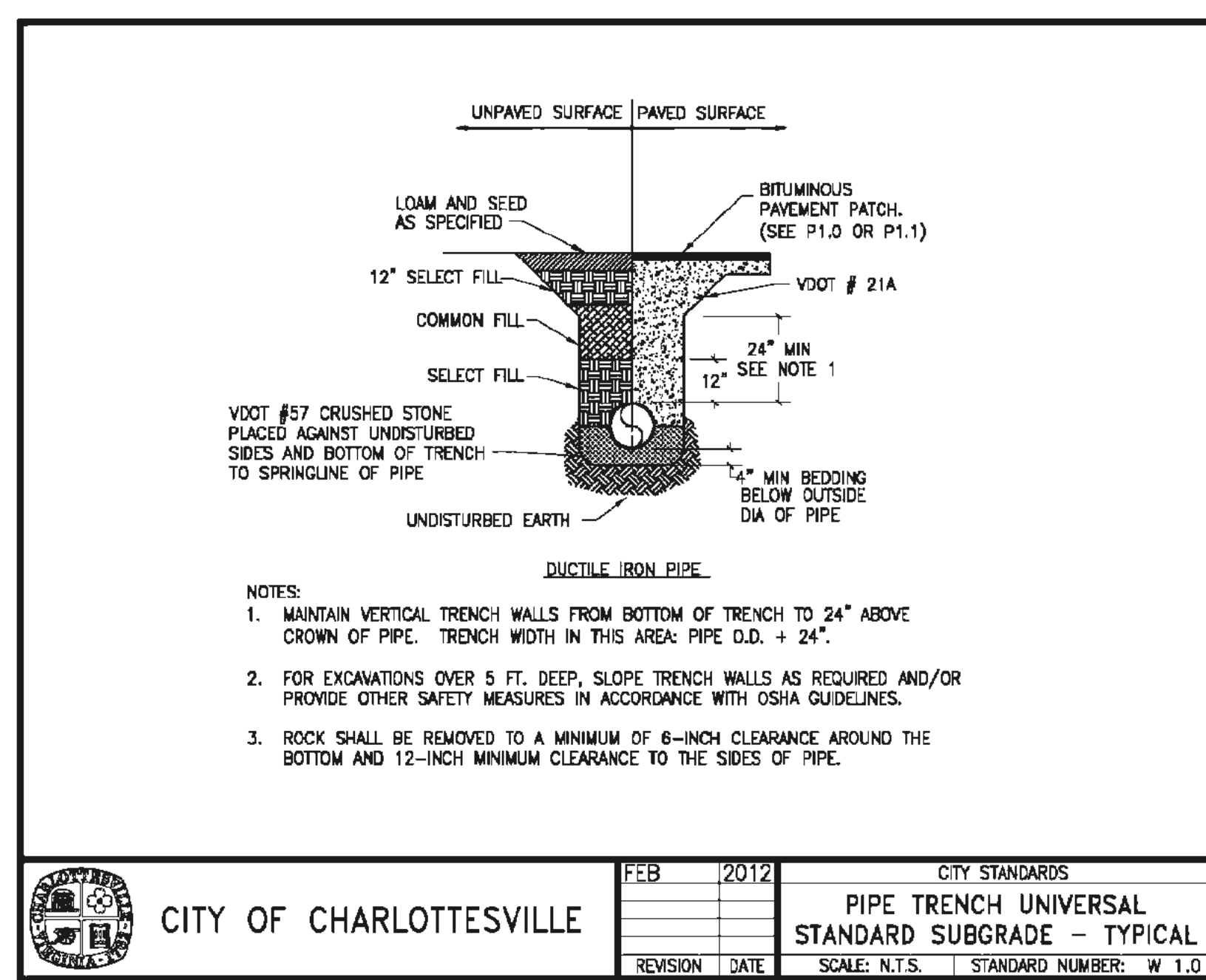












**CITY OF CHARLOTTEVILLE**  
 JULY 2011  
 CITY STANDARDS  
**CONCRETE THRUST BLOCK DIMENSIONS**  
 SCALE: N.T.S. STANDARD NUMBER: W 2.1

PIPE SIZE	DEGREE OF BEND	BEND (FT)			MIN. PIPE COVER (FT)	TEE AND PLUG (FT)			MIN. PIPE COVER (FT)	
		L	H	T		L	H	T		
4" & 6"	45	3.00	2.30	3.01	3	2.00	2.30	2.50	3	
	22 1/2	1.50	2.00	2.50		1 1/4	1.50	2.00		2.50
	11 1/4	1.50	2.00	2.50			1 1/4	1.70		2.00
8" & 10"	45	4.50	3.60	4.50	4	3.20		3.00	3.00	4
	22 1/2	2.25	3.00	3.60		1 1/4	2.25	3.00	3.60	
	11 1/4	2.25	3.00	3.60			1 1/4	2.70	3.00	
12" & 14"	45	6.00	4.80	6.00	5	4.30		4.00	2.80	5
	22 1/2	3.00	3.60	4.20		1 1/4	3.00	3.60	4.20	
	11 1/4	3.00	3.60	4.20			1 1/4	3.60	4.20	
16" & 18"	45	8.50	6.80	8.50	6	6.30		6.00	3.80	6
	22 1/2	4.25	5.10	6.00		1 1/4	4.25	5.10	6.00	
	11 1/4	4.25	5.10	6.00			1 1/4	4.80	5.70	

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

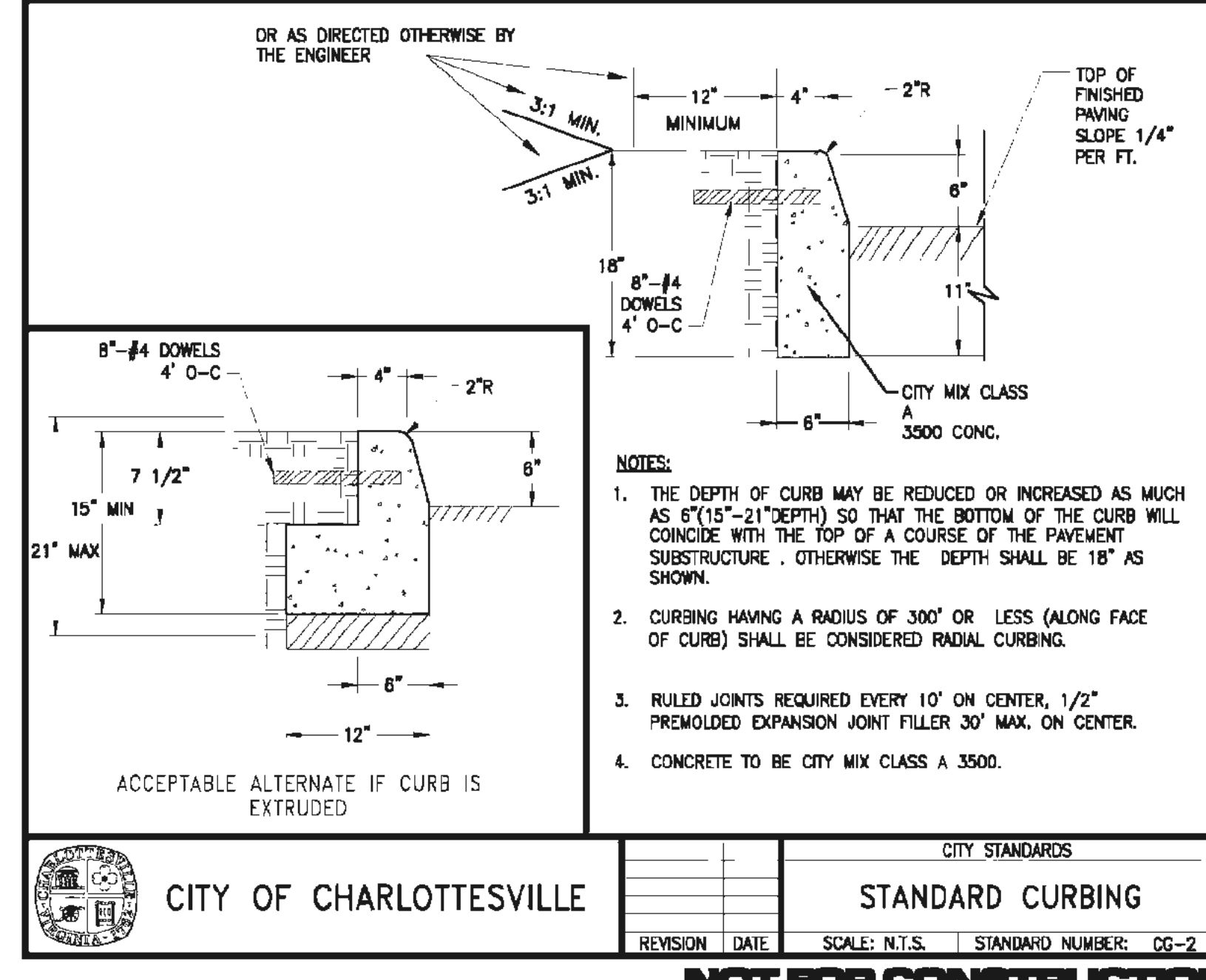
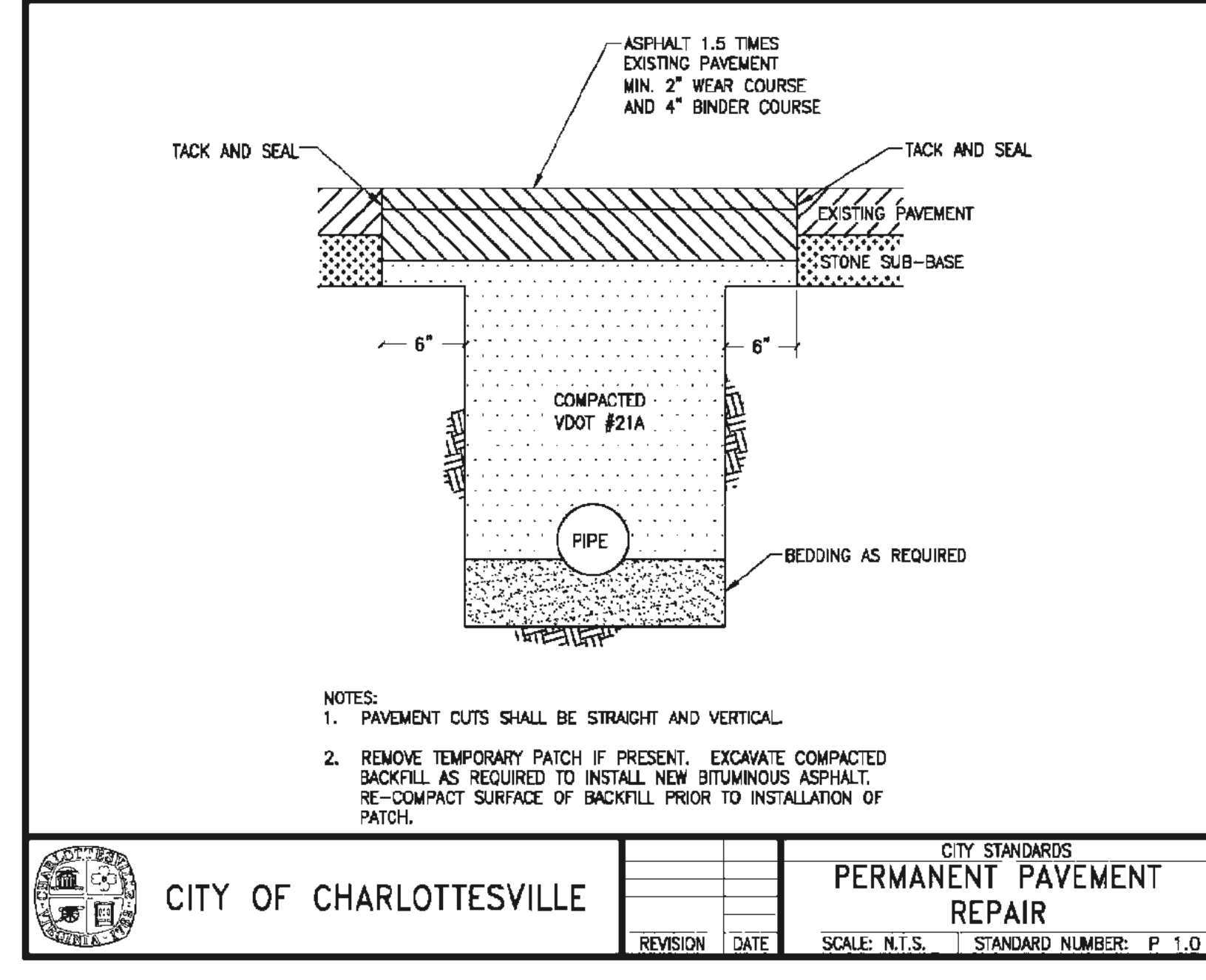
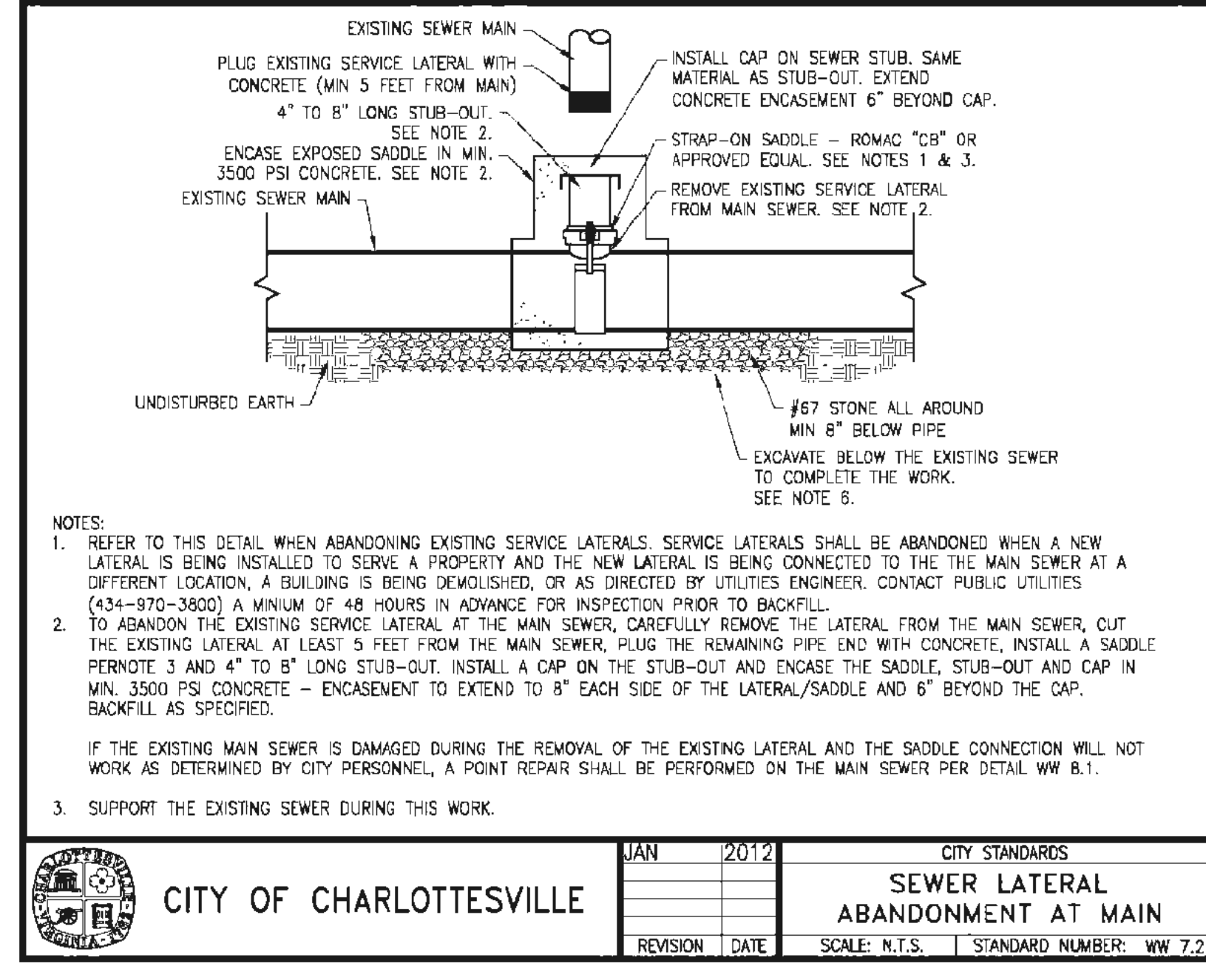
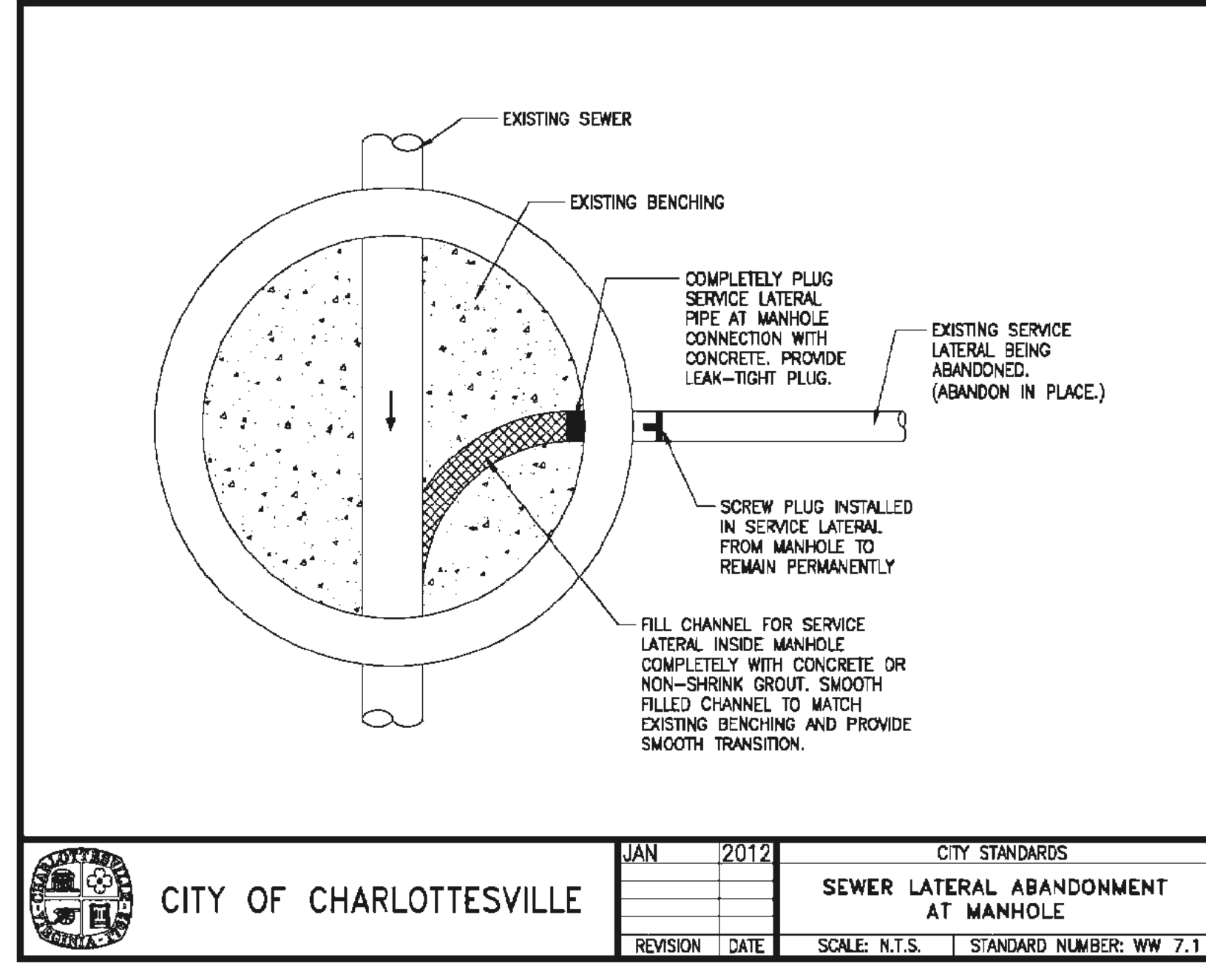
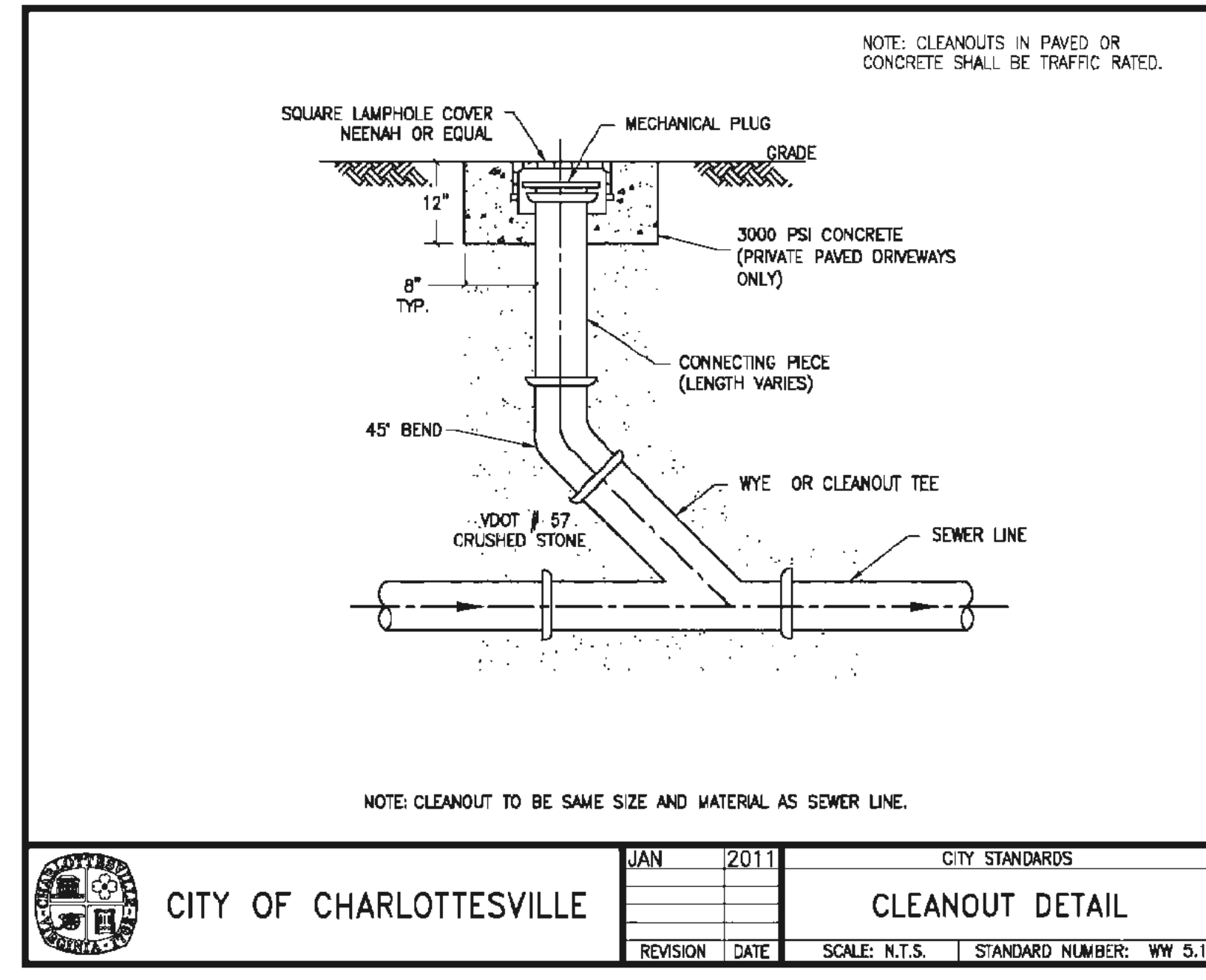
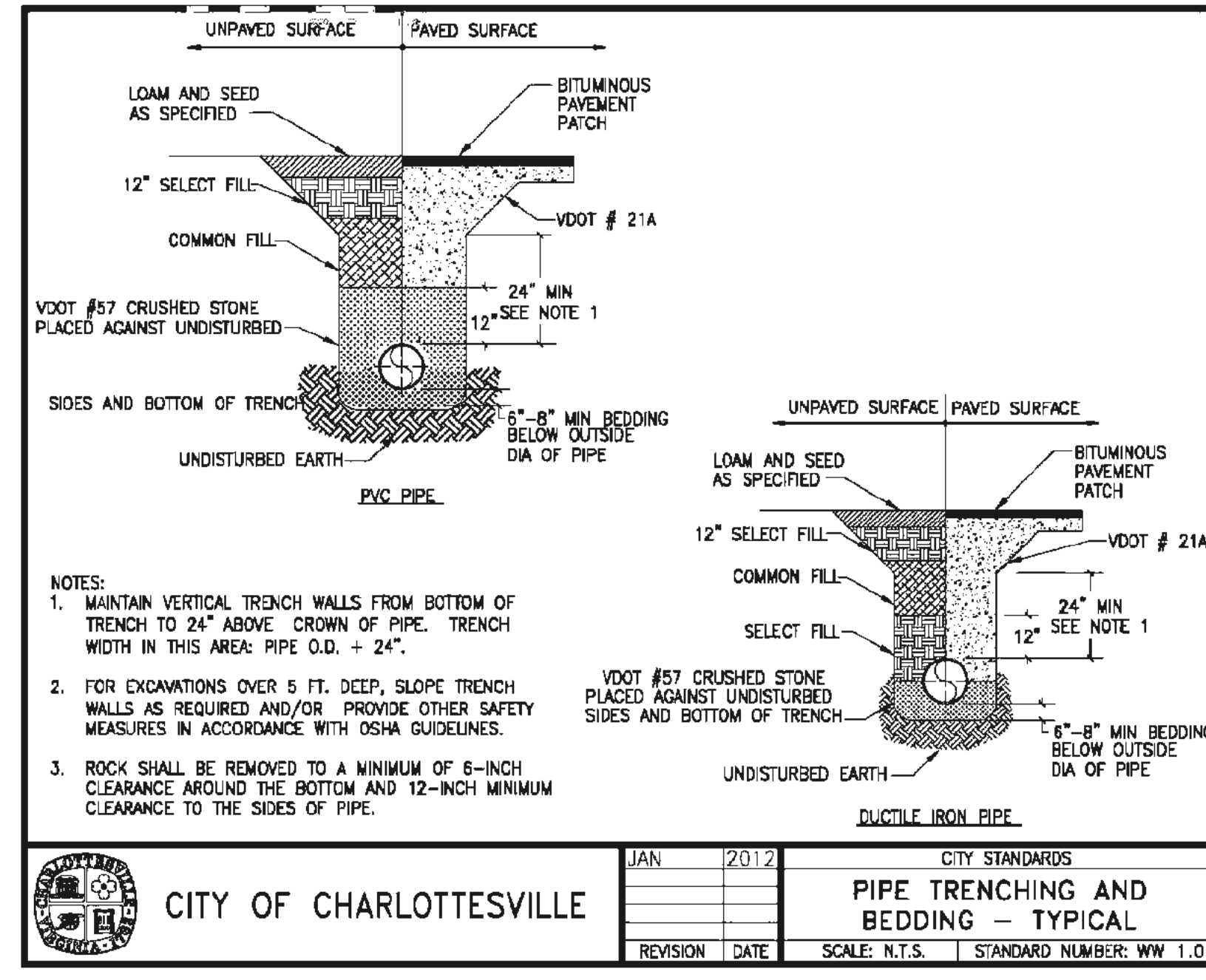
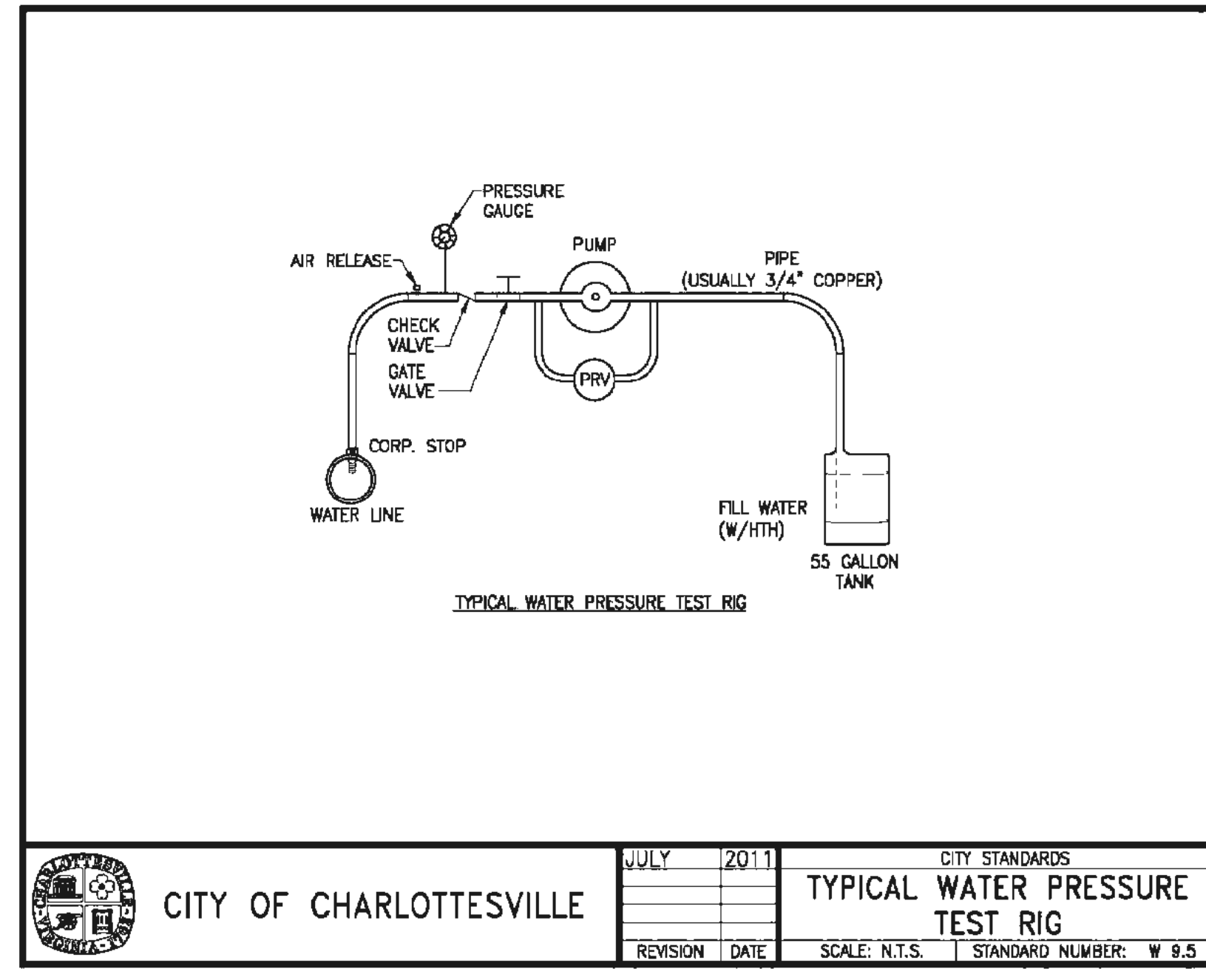
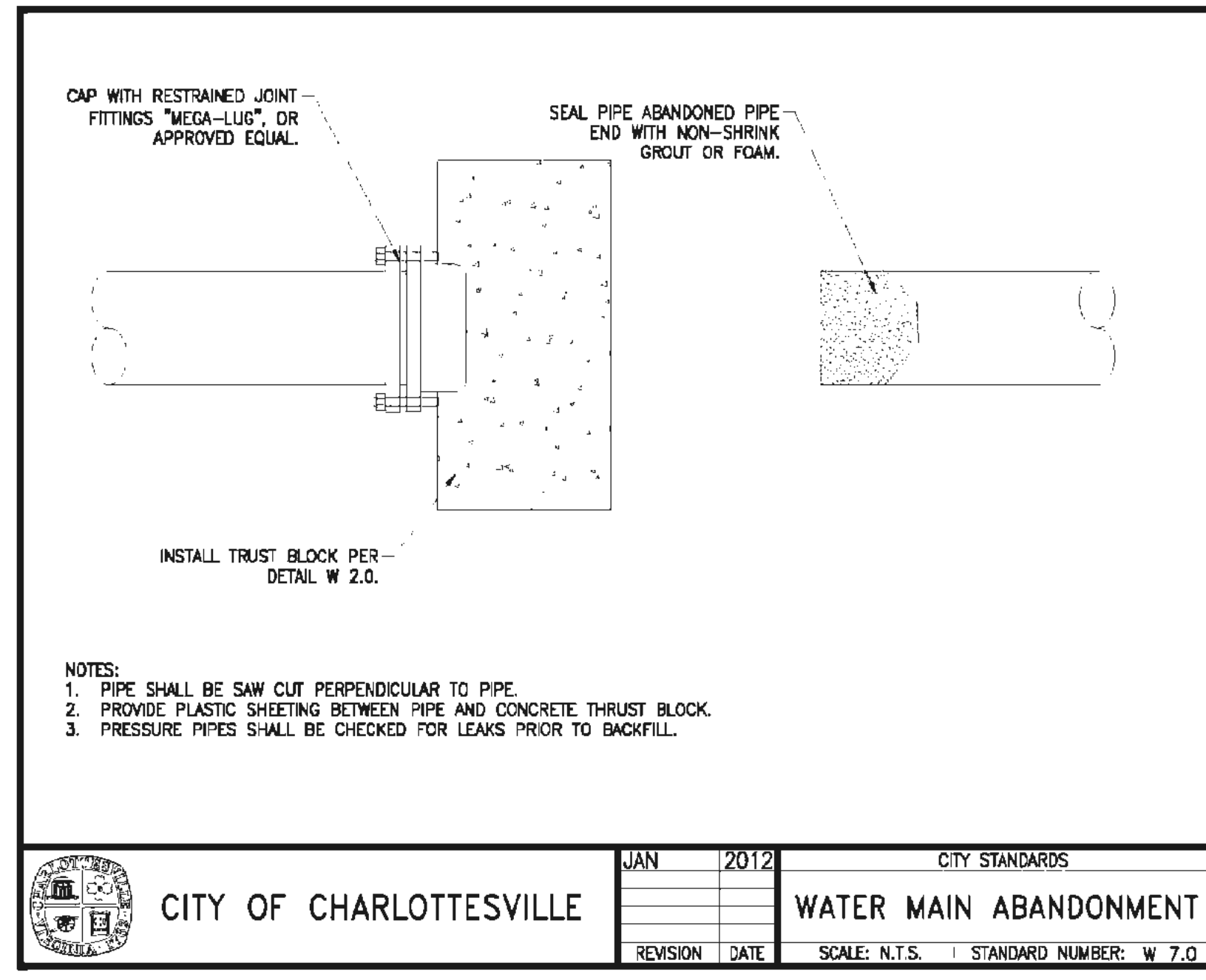
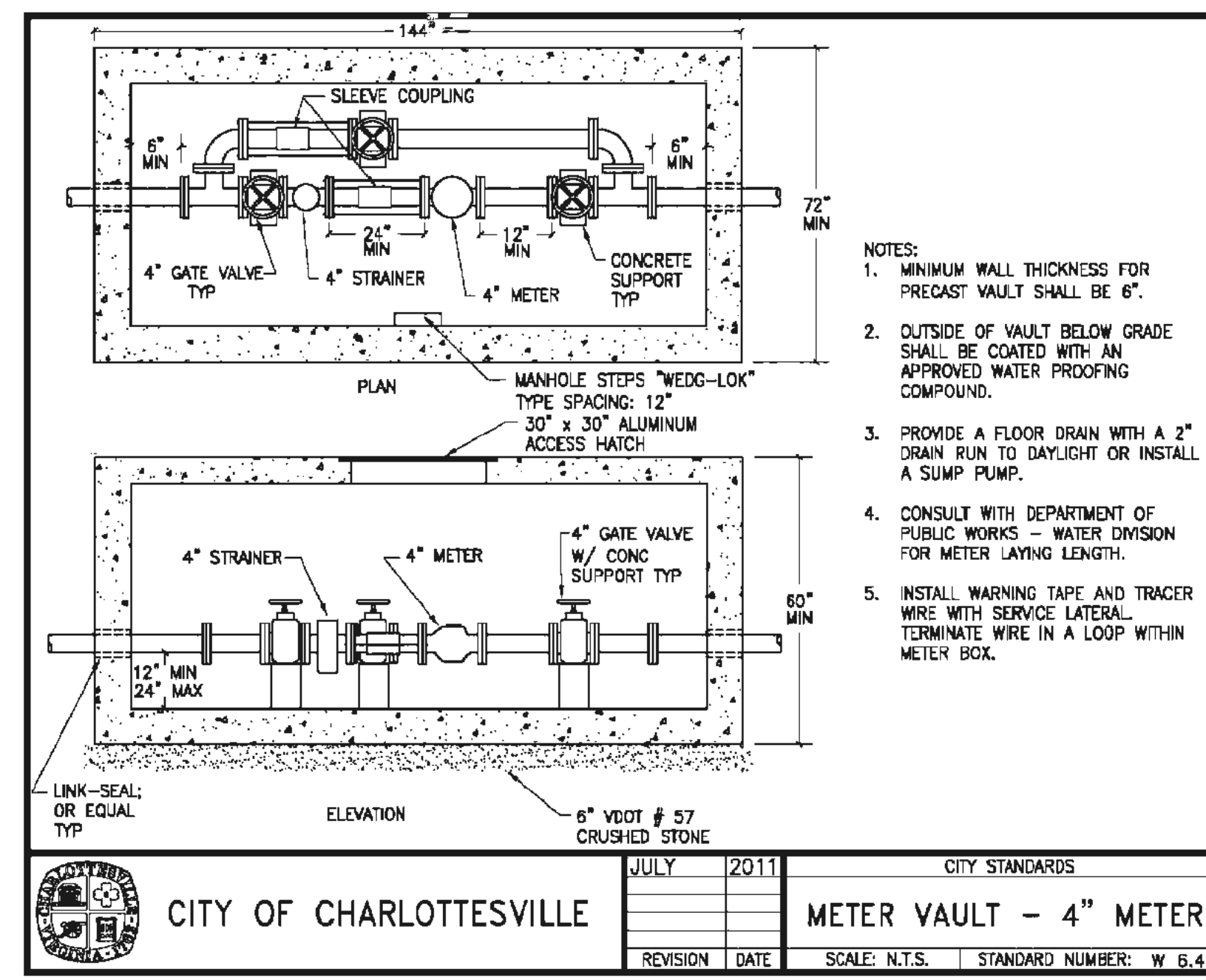
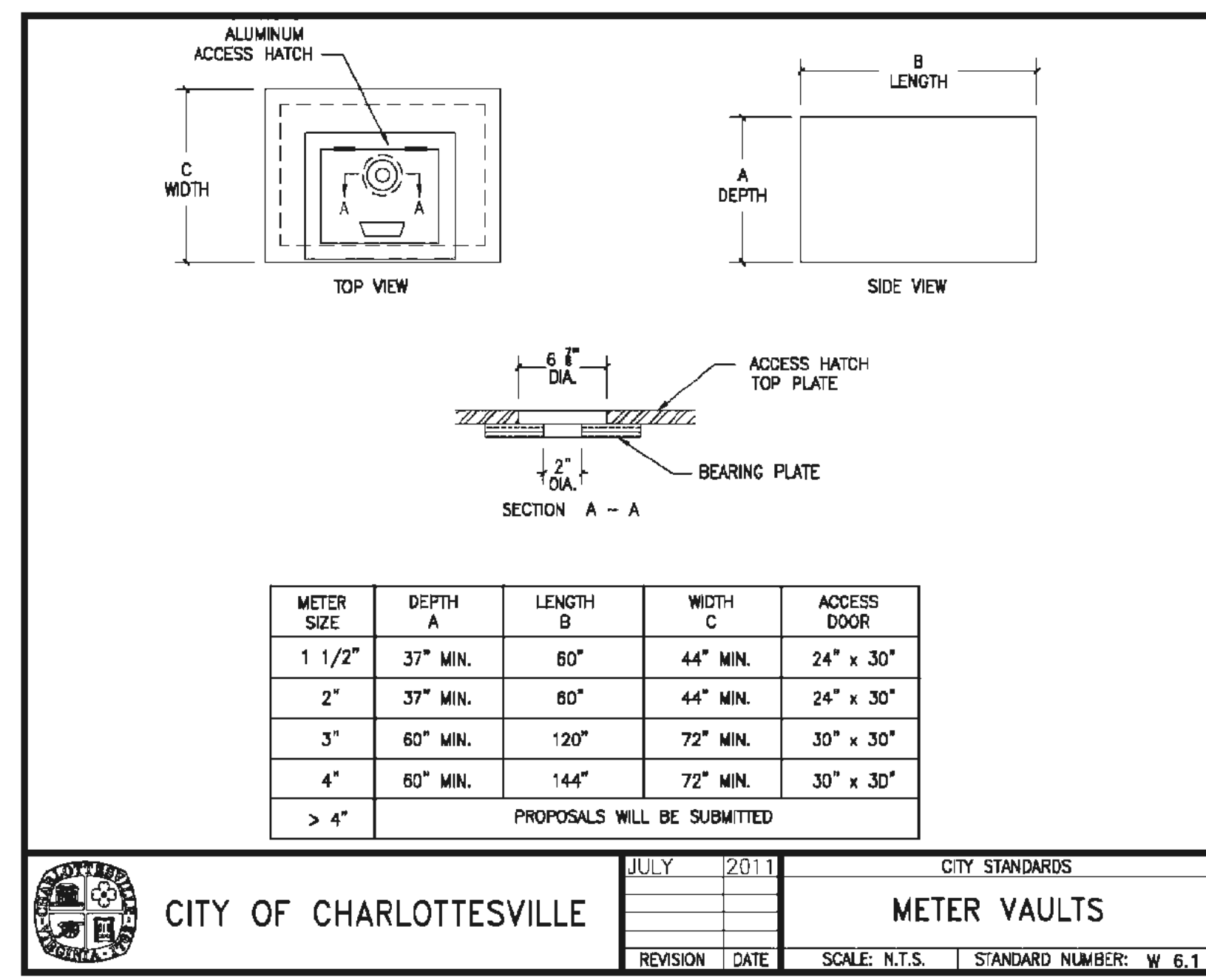
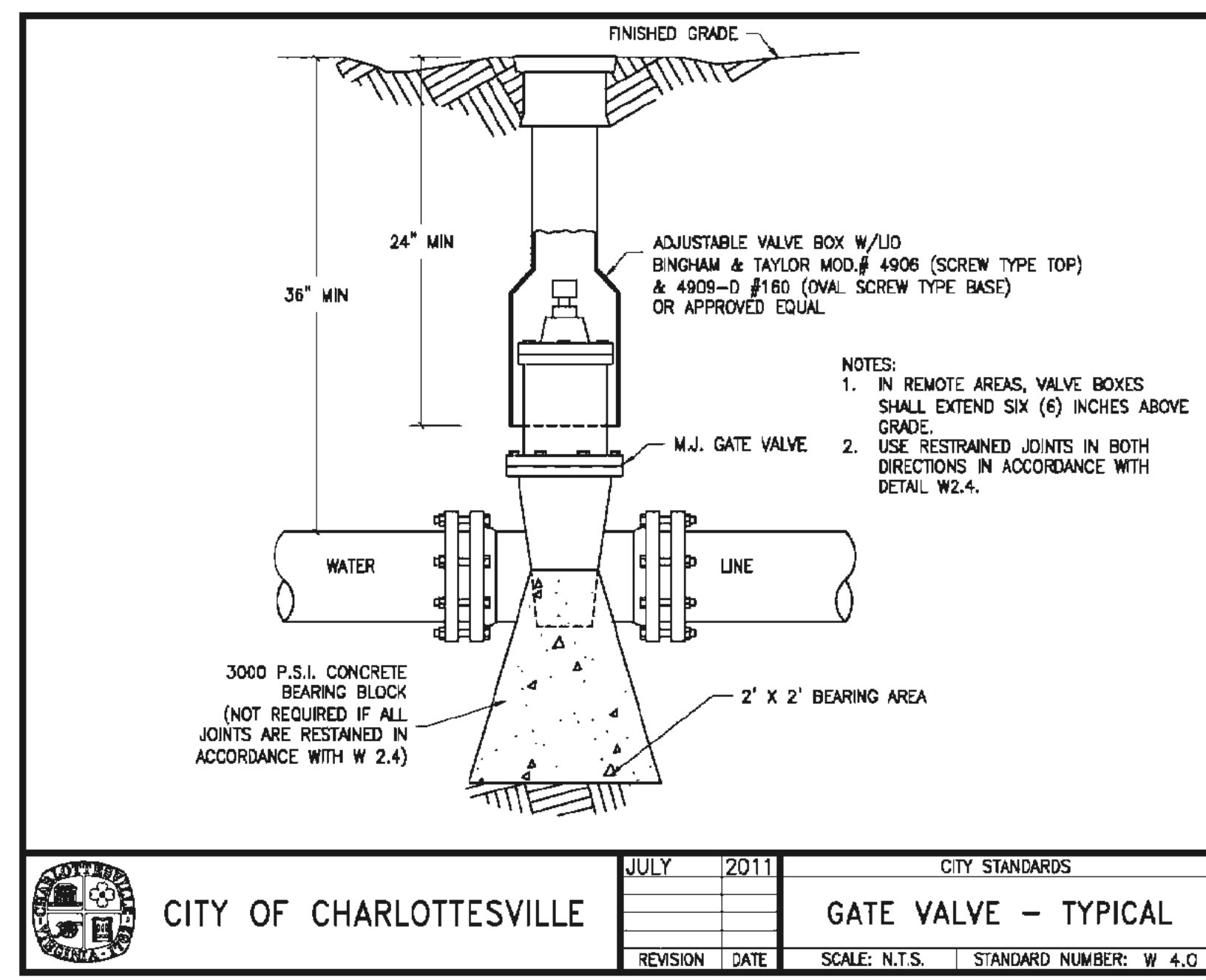
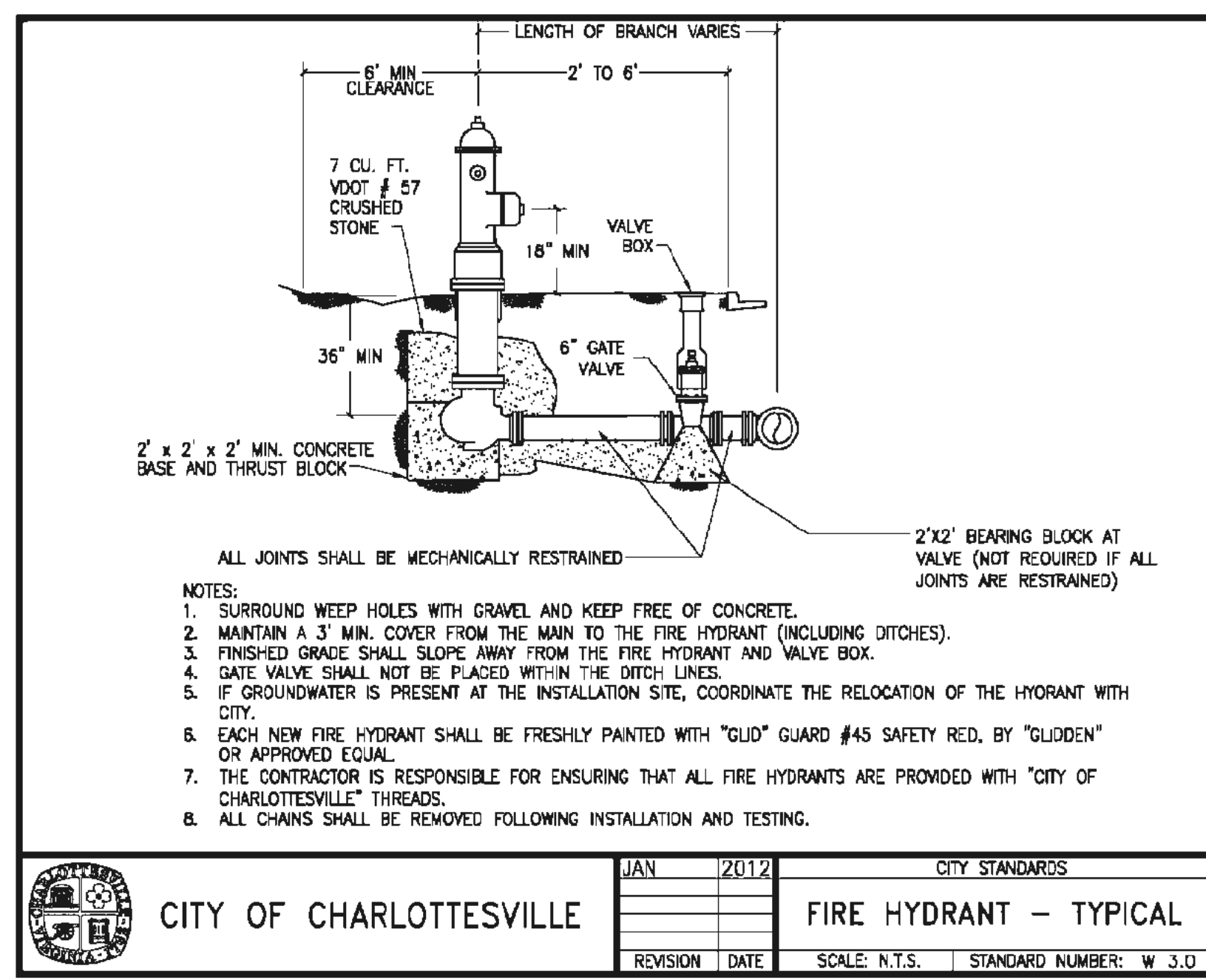
NOTES:  
 1. MAXIMUM TEST PRESSURE: 225 PSI.  
 2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.  
 3. USE MINIMUM 3000 P.S.I. CONCRETE.  
 4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

**CITY OF CHARLOTTEVILLE**  
 JULY 2011  
 CITY STANDARDS  
**RESTRAINED JOINT PIPE LENGTHS CHARTS**  
 SCALE: N.T.S. STANDARD NUMBER: W 2.4

Conditions:  
 Laying Condition: Type 4  
 Soil Condition: Clay 2  
 Depth of Pipe: 3 Feet  
 Design Pressure: 150 PSI  
 Safety Factor: 1.5

Fittings and Valves	Type	Pipe Diameter				Tests and Wyes					
		4-inch	6-inch	8-inch	10-inch	Branch Diameter	Run Diameter	4-inch	6-inch	8-inch	10-inch
90-degree bend	Horizontal	13	19	25	31	36	42	48	54	60	66
	Vertical up	13	19	25	31	36	42	48	54	60	66
	Vertical down	27	39	51	62	74	85	96	107	118	129
	45-degree wye	6	8	10	13	15	18	21	24	27	30
2.25-degree bend	Horizontal	3	4	5	6	7	8	9	10	11	12
	Vertical up	3	4	5	6	7	8	9	10	11	12
	Vertical down	3	4	5	6	7	8	9	10	11	12
	11.25-degree bend	Horizontal	1	2	2	3	4	4	5	5	6
Cap	Horizontal	1	2	2	3	4	4	5	5	6	6
	Vertical up	1	2	2	3	4	4	5	5	6	6
	Vertical down	3	4	5	6	7	8	9	10	11	12
	Valve	14	19	25	31	37	42	48	54	60	66

Notes: Distances are given in feet both upstream and downstream from the fitting.



**Clients**  
 Campus Acquisitions Holdings, LLC  
 161 N Clark Suite 2050  
 Chicago, IL 60601  
 312-964-1874

**Landscaper**  
**Architect**  
 Room 200  
 7155 Germantown Avenue  
 2nd Fl.  
 Philadelphia, PA 19119

**MEP/FP/IT Engineer**  
 Environmental Design, Inc.  
 One Penn Center  
 1617 JFK Blvd, Suite 1600  
 Philadelphia, PA 19103

**Structural Engineer**  
 O'Donnell & Macoratti  
 111 S. Independence Mall East  
 Suite 950  
 Philadelphia, PA 19106

**Vertical Transportation**  
**CMH Elevator Consultants & Associates, LLC**  
 325 N. Saint Paul Street,  
 Suite 1380  
 Dallas, TX 75201

**Civil Consultants**  
 Terra Engineering and Land  
 Solutions, PC  
 2374 Stuarts Draft Highway  
 Stuarts Draft, VA 24477  
 540-337-4591  
 434-244-0600

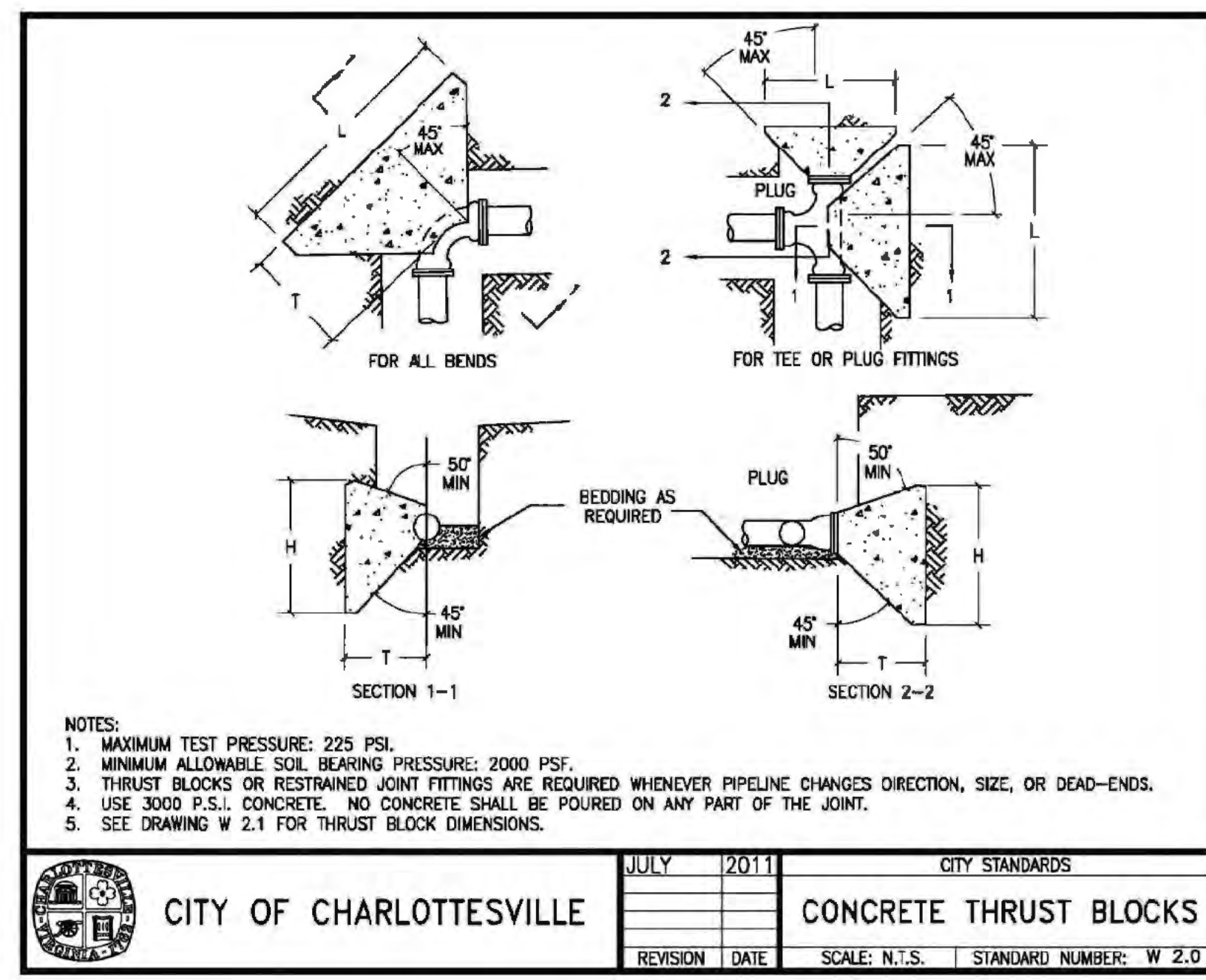
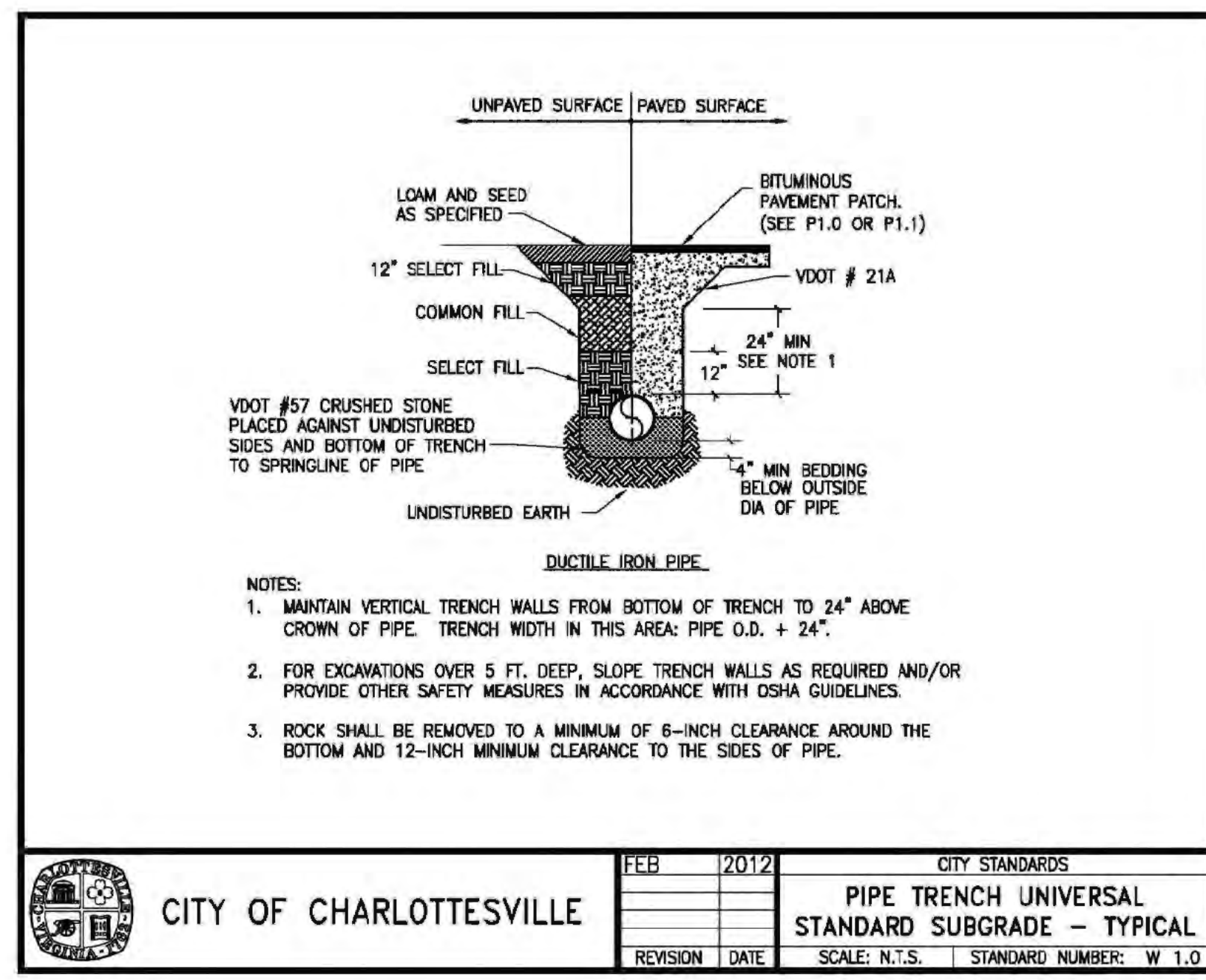
**Architect: SCOTT A. ERDY, AIA**  
**DAVID S. MCHENRY, AIA**

**Erdy McHenry Architecture, LLC**  
 915 North Oriana Street  
 Philadelphia, Pennsylvania 19123  
 ph: 215.925.7000 fax: 215.925.1990  
 web: http://www.em-arc.com

**CONSTRUCTION DETAILS**

SCALE: AS NOTED	DATE: 2010.10.16
DRAWN BY: AE	PROJECT NO: 1318
DESIGNED BY: [blank]	[blank]





**CITY OF CHARLOTTEVILLE**  
 CITY STANDARDS  
**CONCRETE THRUST BLOCK DIMENSIONS**  
 SCALE: N.T.S. | STANDARD NUMBER: W 2.1

PIPE SIZE	DEGREE OF BEND	BEND (FT)			MIN. PIPE COVER (FT)	TEE AND PLUG (FT)			MIN. PIPE COVER (FT)
		L	H	T		L	H	T	
4" & 6"	45	3.00	2.30	3.01	3	2.00	2.30	2.50	3
	90	1.50	2.00	2.50					
	22 1/2	1.50	2.00	2.50					
6" & 10"	45	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	90	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
12" & 14"	45	7.30	4.00	3.50	4	4.30	4.00	2.80	4
	90	4.50	3.60	3.00					
	22 1/2	3.30	2.80	2.90					
16" & 18"	45	11.1	4.50	3.40	5	5.30	4.60	3.80	5
	90	6.50	4.00	3.00					
	22 1/2	4.50	3.00	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

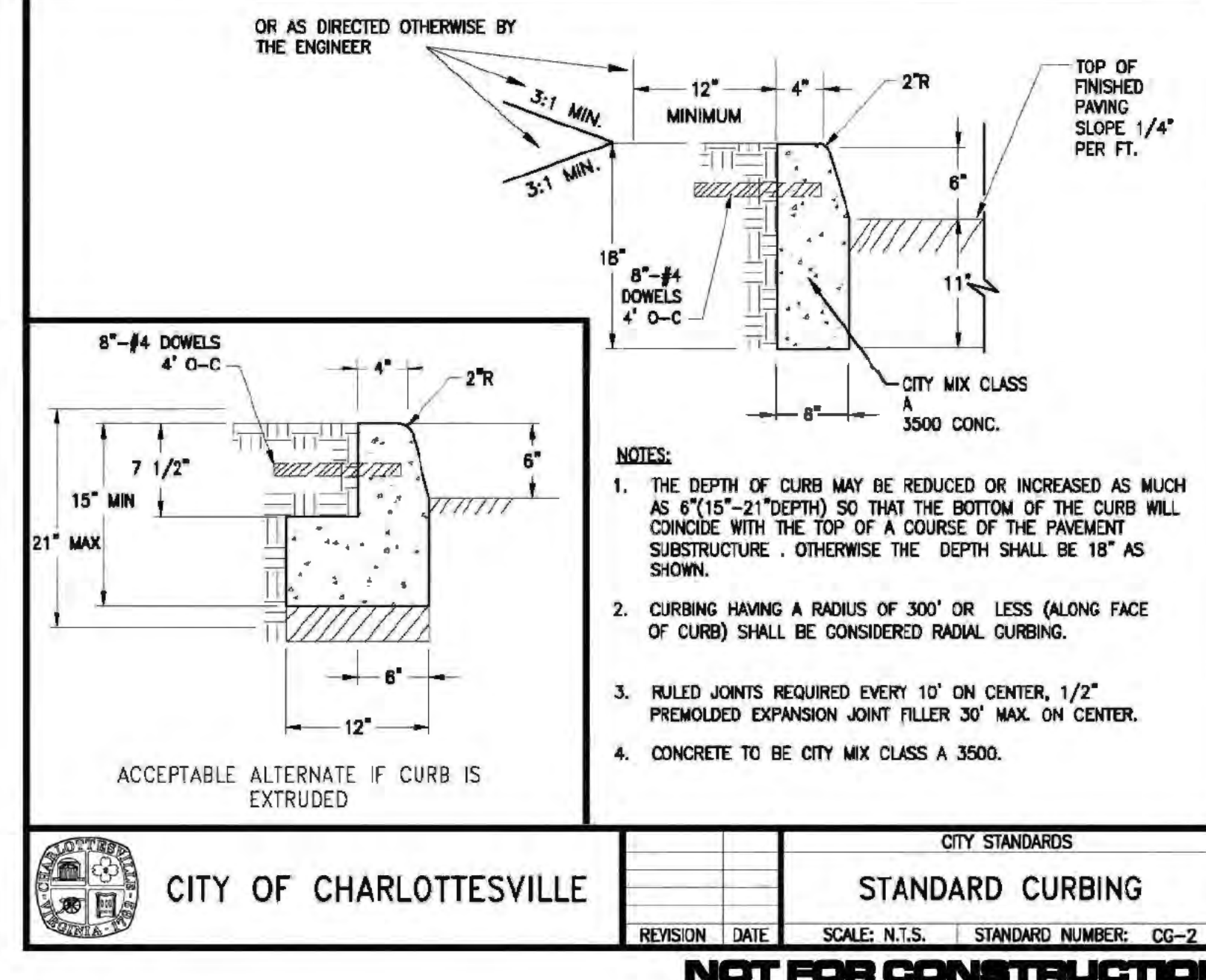
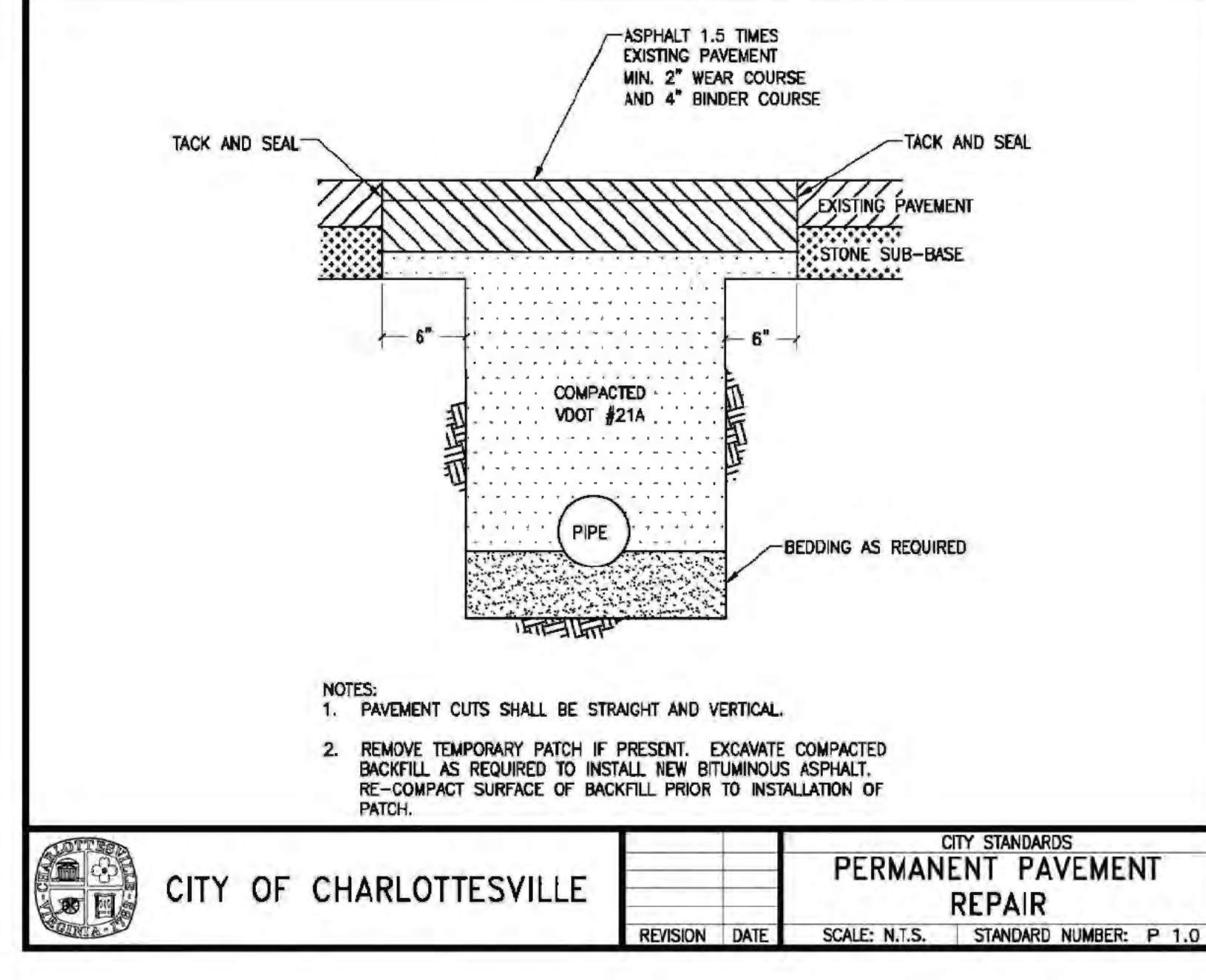
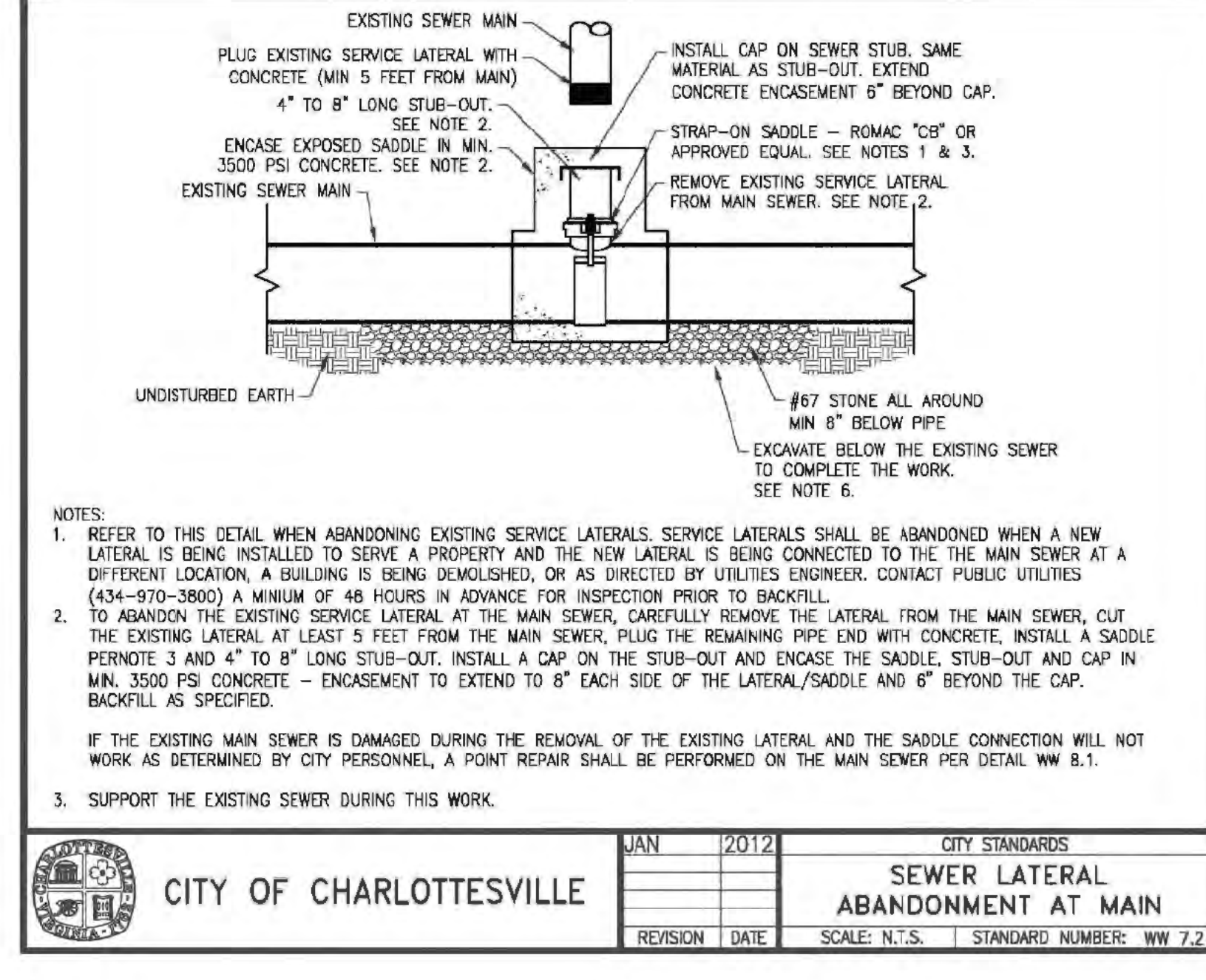
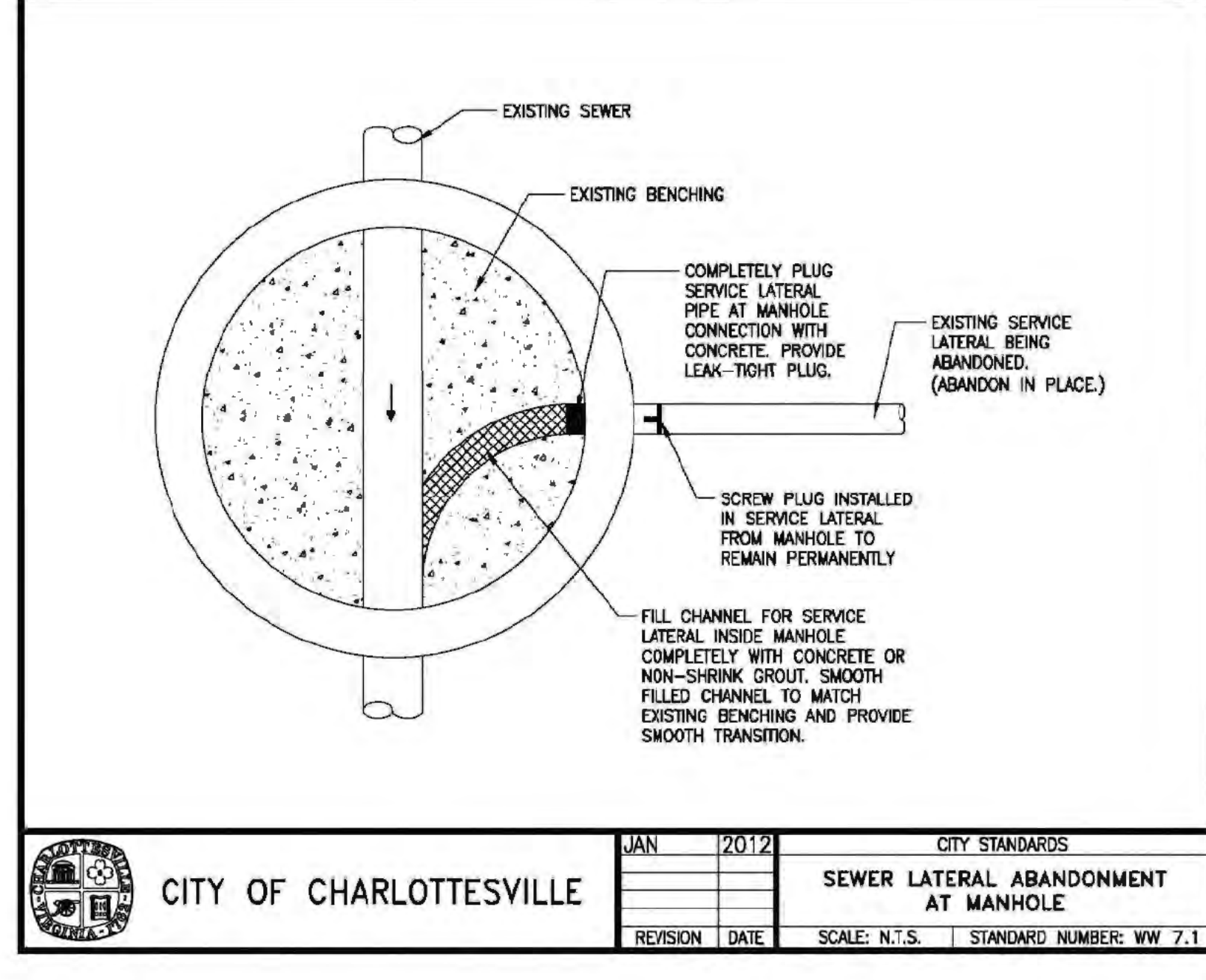
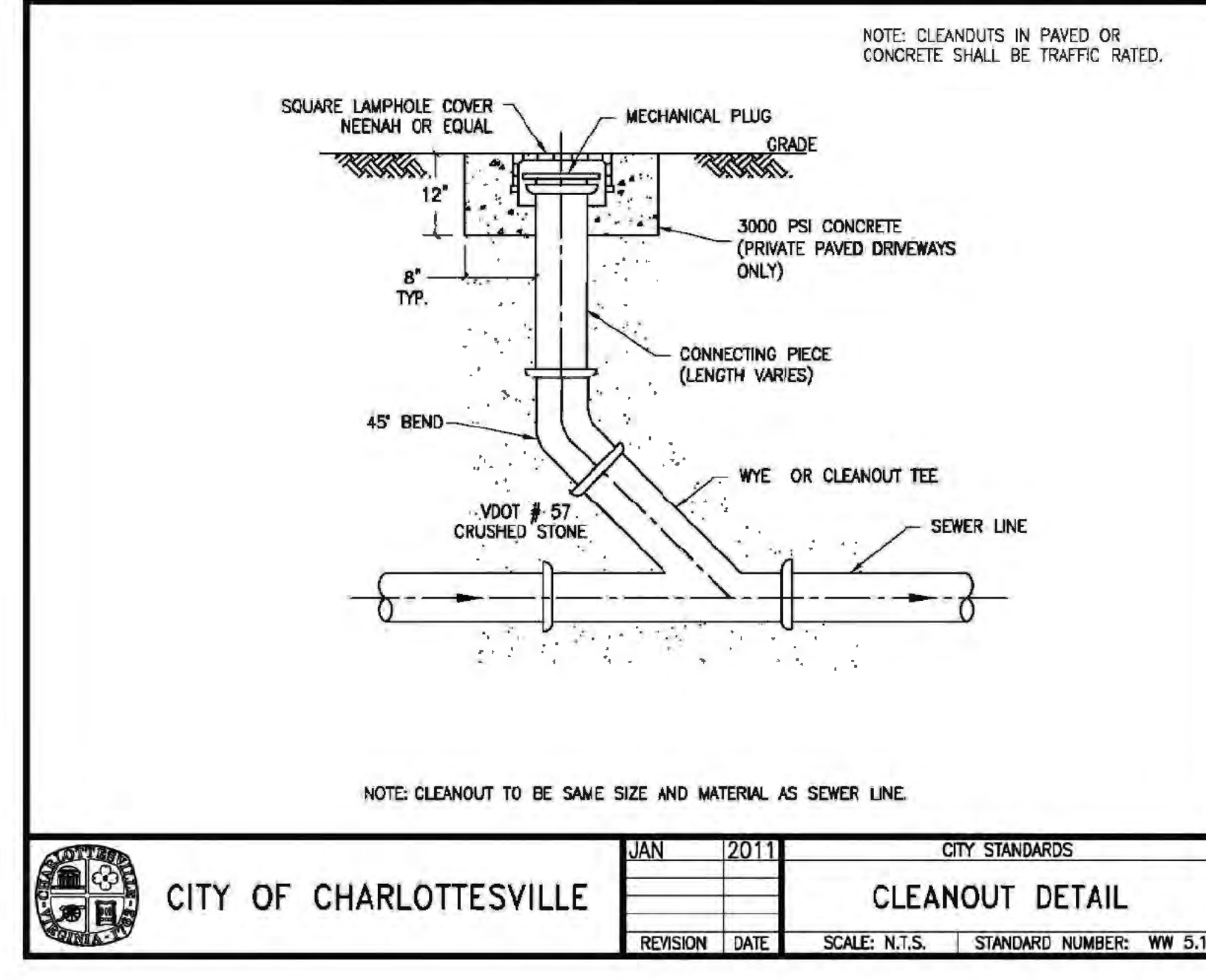
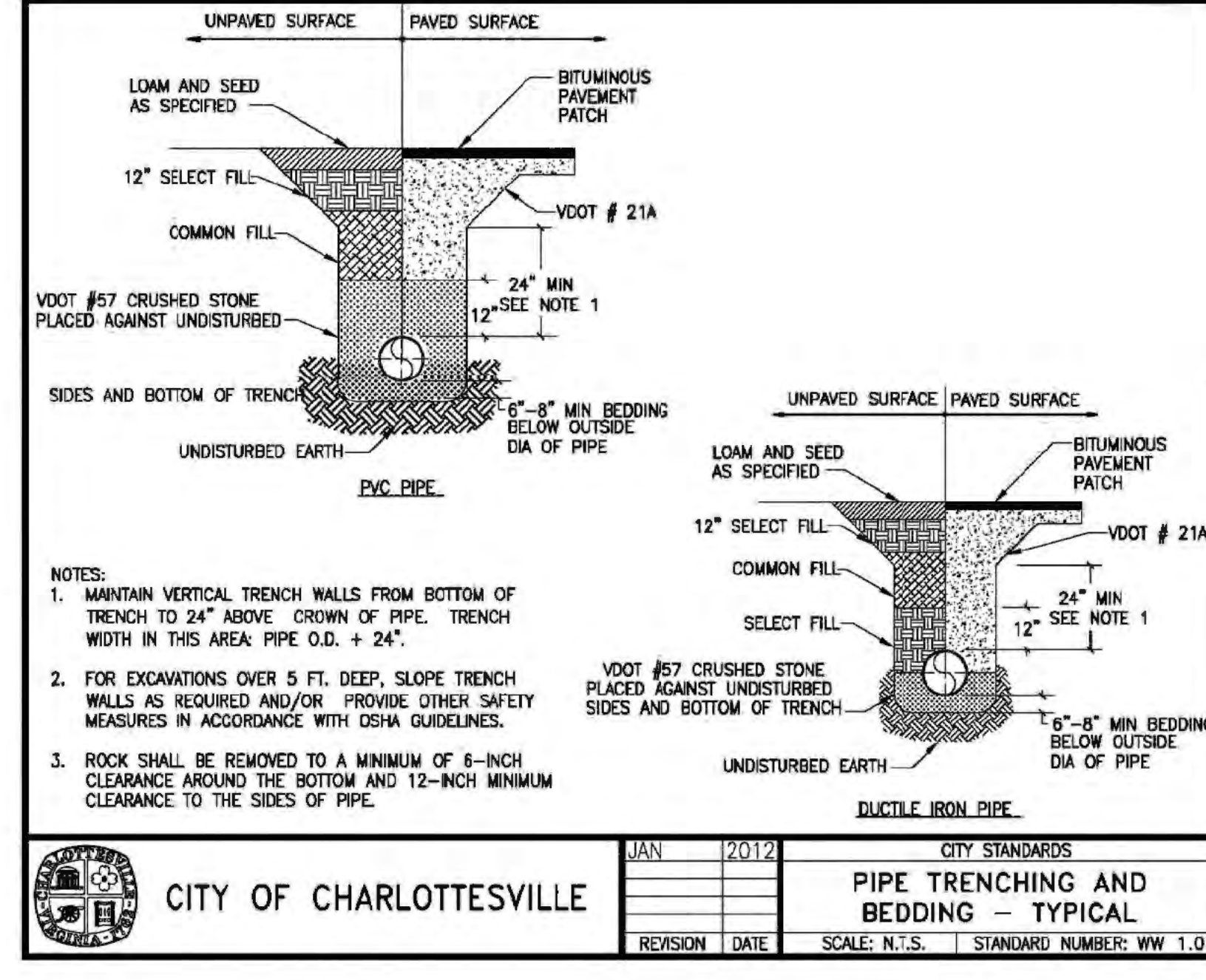
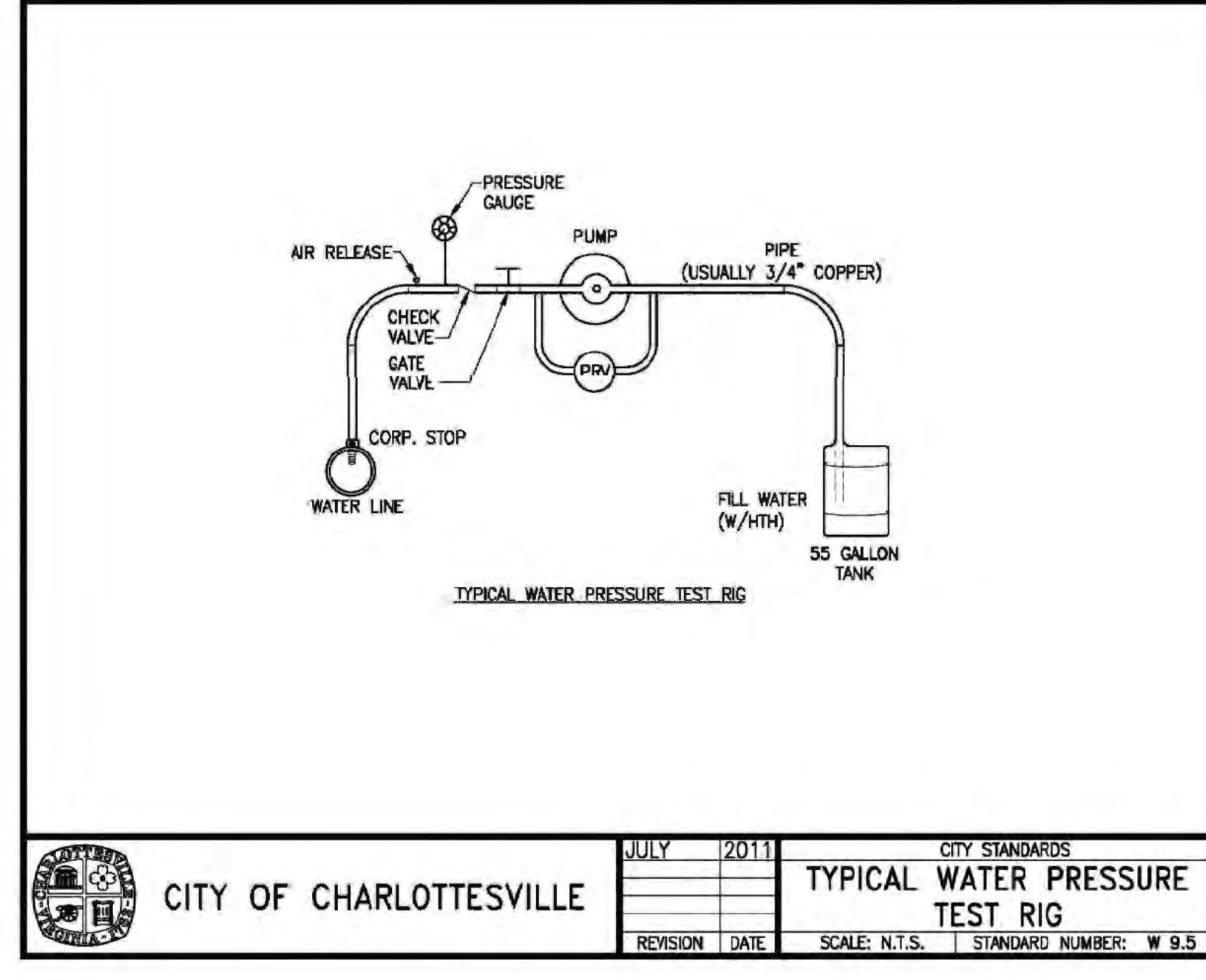
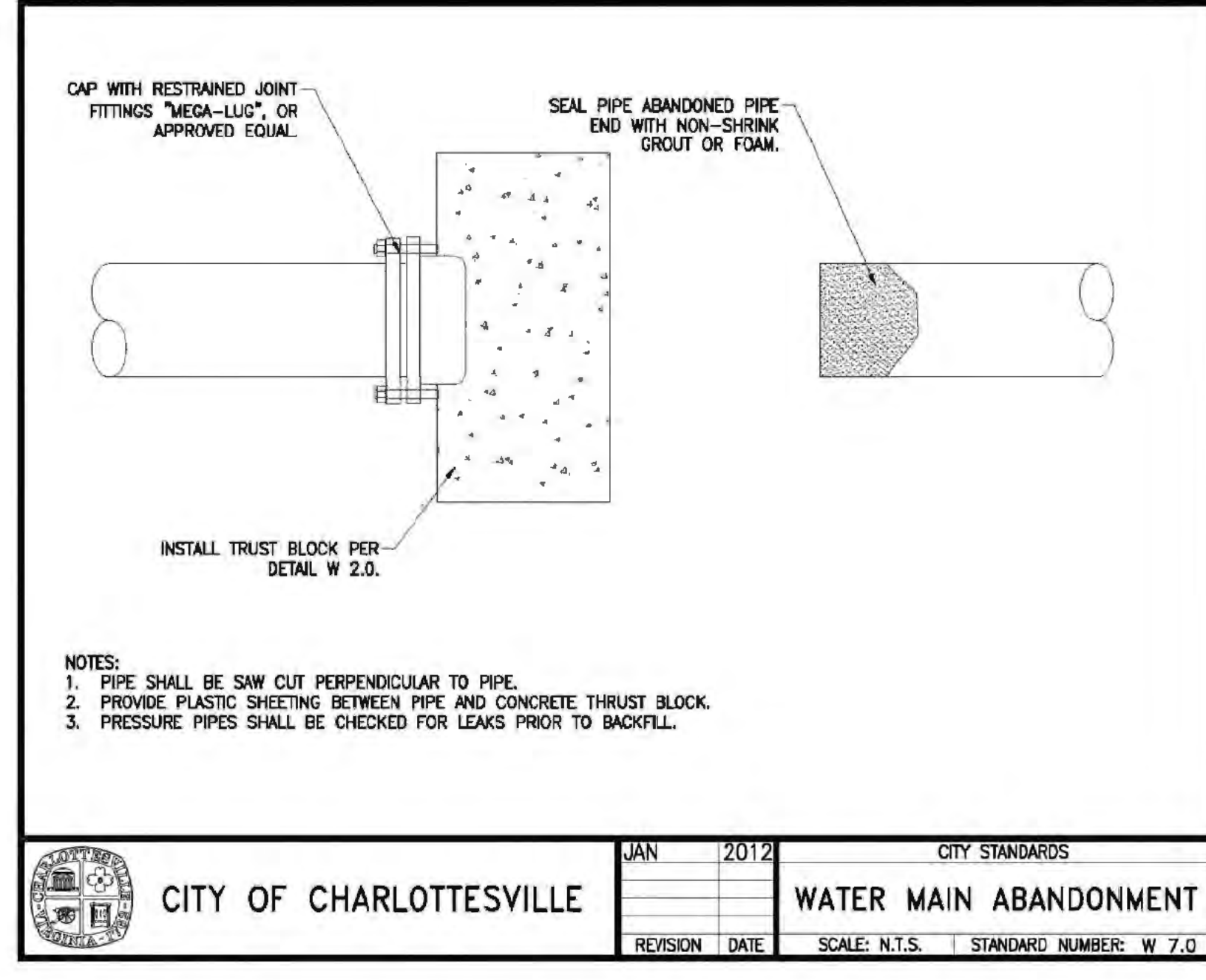
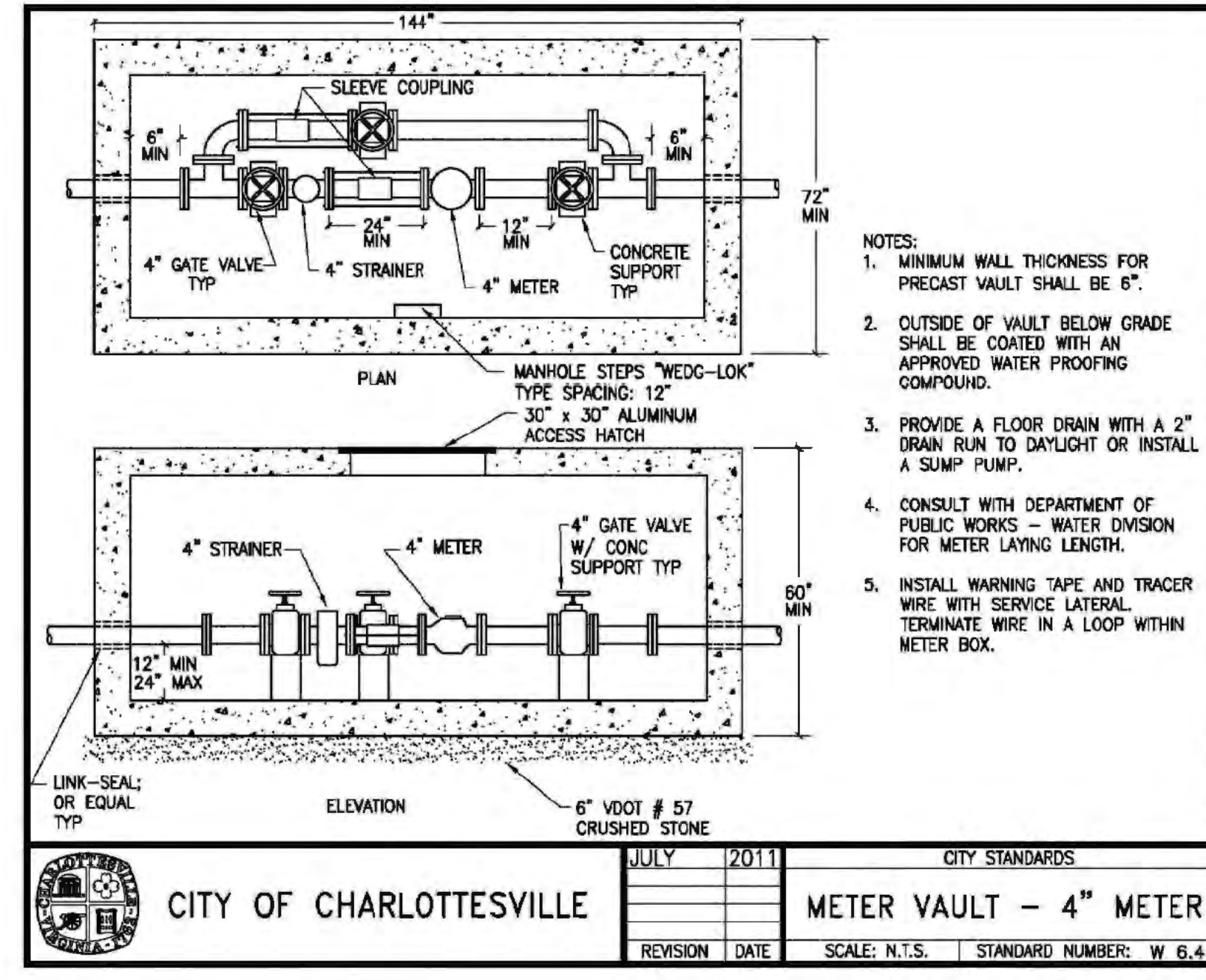
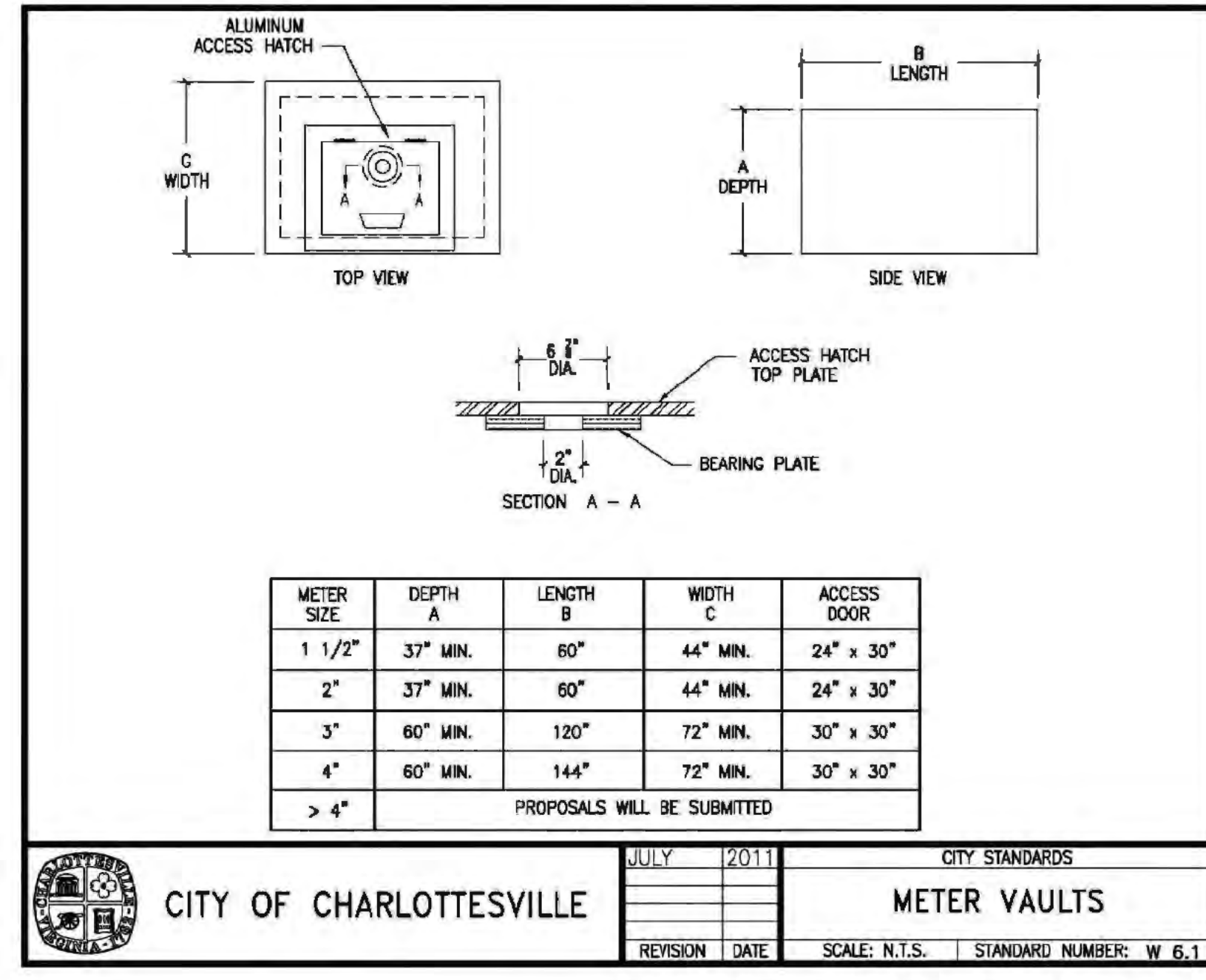
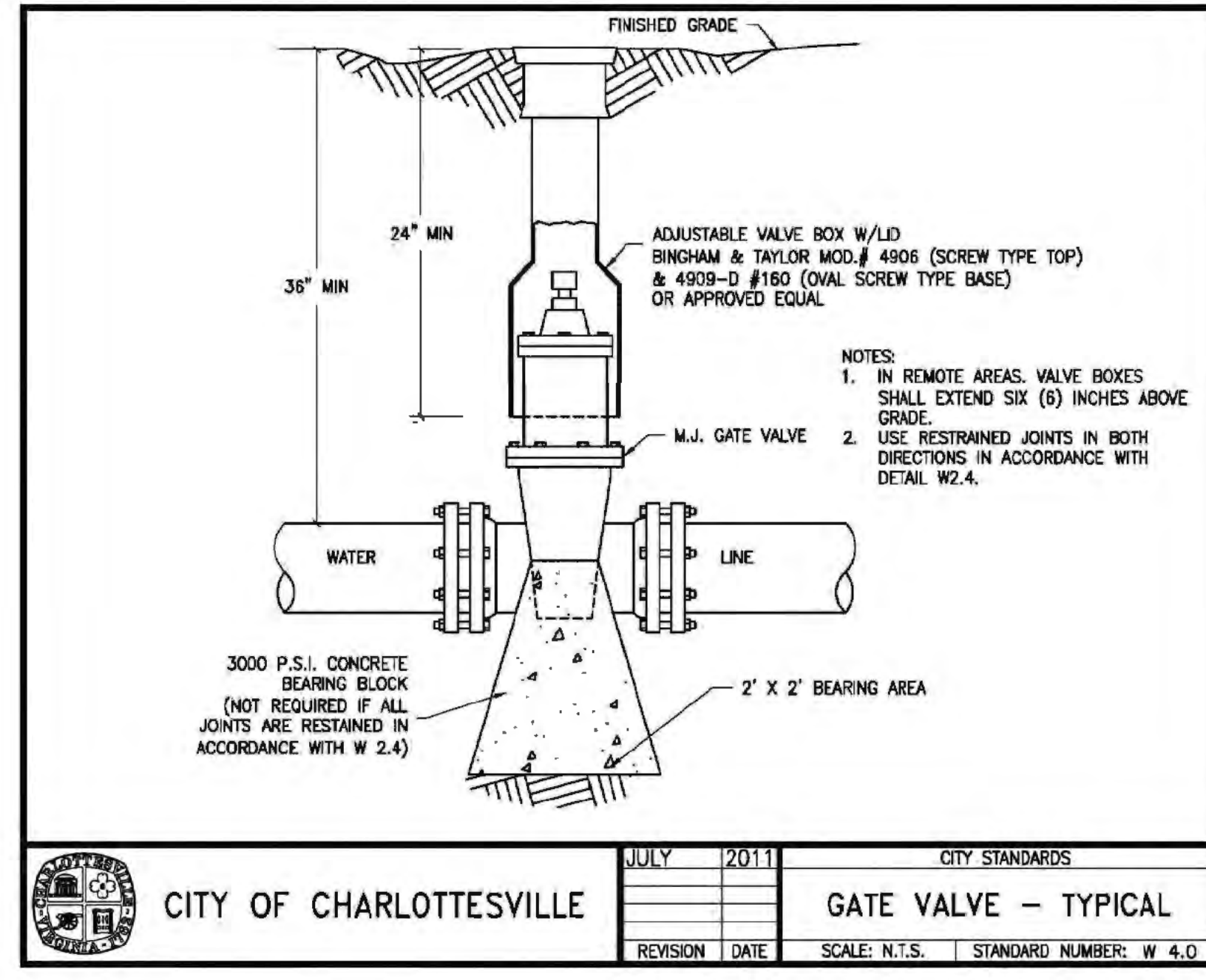
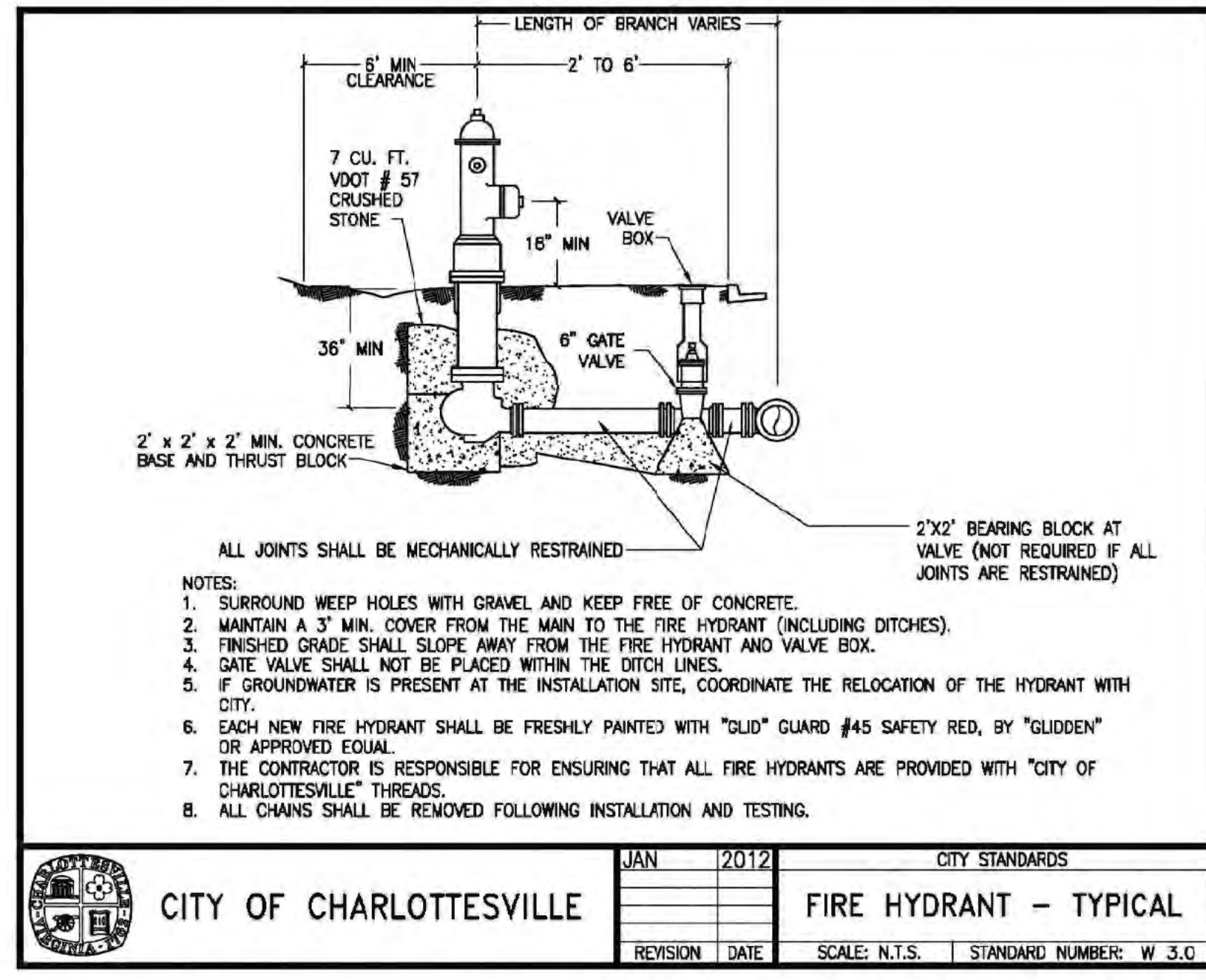
NOTES:  
 1. MAXIMUM TEST PRESSURE: 225 PSI.  
 2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.  
 3. USE MINIMUM 3000 P.S.I. CONCRETE.  
 4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.

**CITY OF CHARLOTTEVILLE**  
 CITY STANDARDS  
**RESTRAINED JOINT PIPE LENGTHS CHARTS**  
 SCALE: N.T.S. | STANDARD NUMBER: W 2.4

Conditions:  
 Laying Condition: Type 4  
 Soil Condition: Clay 2  
 Depth of Pipe: 3 Feet  
 Design Pressure: 150 PSI  
 Safety Factor: 1.5

Notes:  
 \* Distances are given in feet both upstream and downstream from the fitting.

Fittings and Values:	Pipe Diameter				Run Diameter				
	4-inch	6-inch	8-inch	10-inch	4-inch	6-inch	8-inch	10-inch	12-inch
90-degree bend	13	19	25	31	33	33	33	33	33
Horizontal	13	19	25	31	36	36	36	36	36
Vertical Up	27	39	51	62	74	74	74	74	74
Vertical Down	6	8	10	13	15	15	15	15	15
45-degree bend	6	8	10	13	15	15	15	15	15
Horizontal	6	8	10	13	15	15	15	15	15
Vertical Up	6	8	10	13	15	15	15	15	15
Vertical Down	11	16	21	26	31	31	31	31	31
22.5-degree bend	3	4	5	6	7	7	7	7	7
Horizontal	3	4	5	6	7	7	7	7	7
Vertical Up	3	4	5	6	7	7	7	7	7
Vertical Down	3	4	5	6	7	7	7	7	7
11.25-degree bend	1	2	2	3	4	4	4	4	4
Horizontal	1	2	2	3	4	4	4	4	4
Vertical Up	3	4	5	6	7	7	7	7	7
Vertical Down	3	4	5	6	7	7	7	7	7
Cap	14	19	25	31	37	37	37	37	37
Valve	14	19	25	31	37	37	37	37	37



**Drawing Issues**  
 PER CITY COMMENTS: 01-27-14  
 PER CITY COMMENTS: 02-05-14

**Client:**  
**STUDENT LIVING**  
 Campus Acquisitions Holdings, LLC  
 161 N Clark Suite 2050  
 Chicago, IL 60601  
 312-984-1874

**Architect:**  
 Rodroad  
 7155 Germantown Avenue  
 2nd Fl  
 Philadelphia, PA 19119

**MEP/FP/IT Engineer:**  
 Environica Design, Inc.  
 One Penn Center  
 1617 JFK Blvd, Suite 1600  
 Philadelphia, PA 19103

**Structural Engineer:**  
 O'Donnell & Naccarato  
 111 S. Independence Mall East  
 Suite 950  
 Philadelphia, PA 19106

**Vertical Transportation:**  
 CMH Elevator Consultants & Associates, LLC  
 325 N. Saint Paul Street,  
 Suite 1380  
 Dallas, TX 75201

**Civil Consultant:**  
 Terra Engineering and Land Solutions, PC  
 2374 Stuarts Draft Highway  
 Stuarts Draft, VA 24477  
 540-337-4591  
 434-244-0600

**Architect:** SCOTT A. ERDY, AIA  
 DAVID S. MCHENRY, AIA

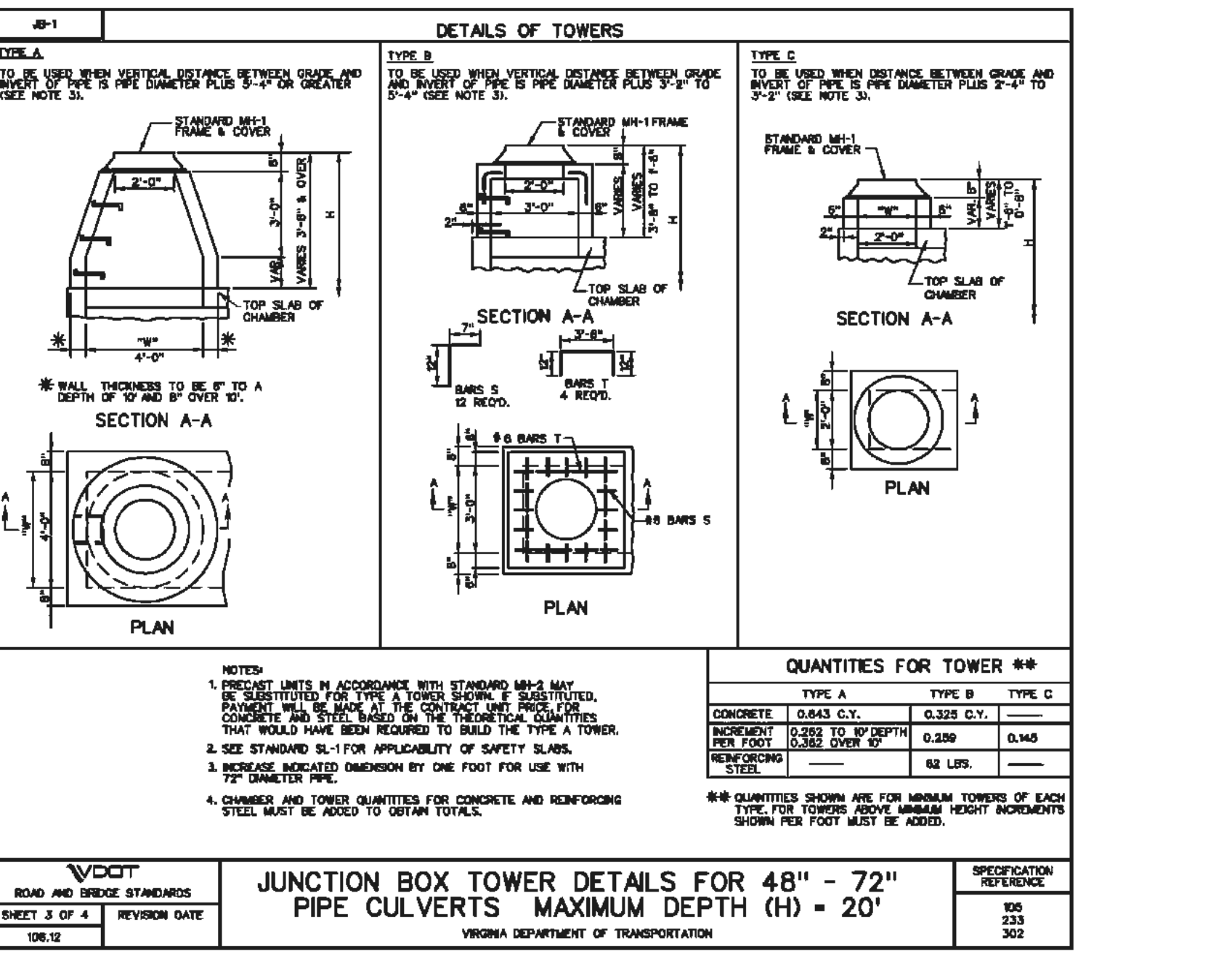
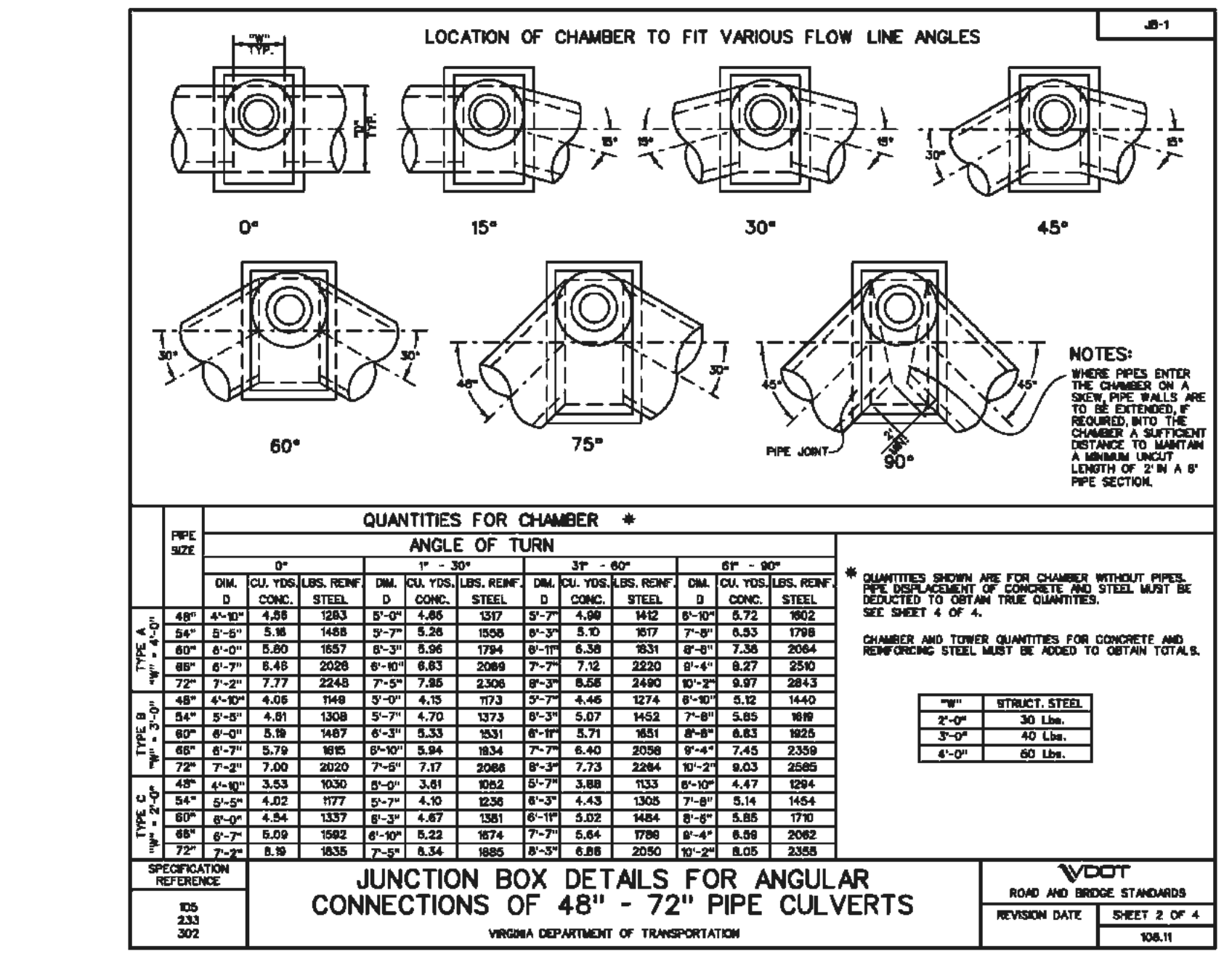
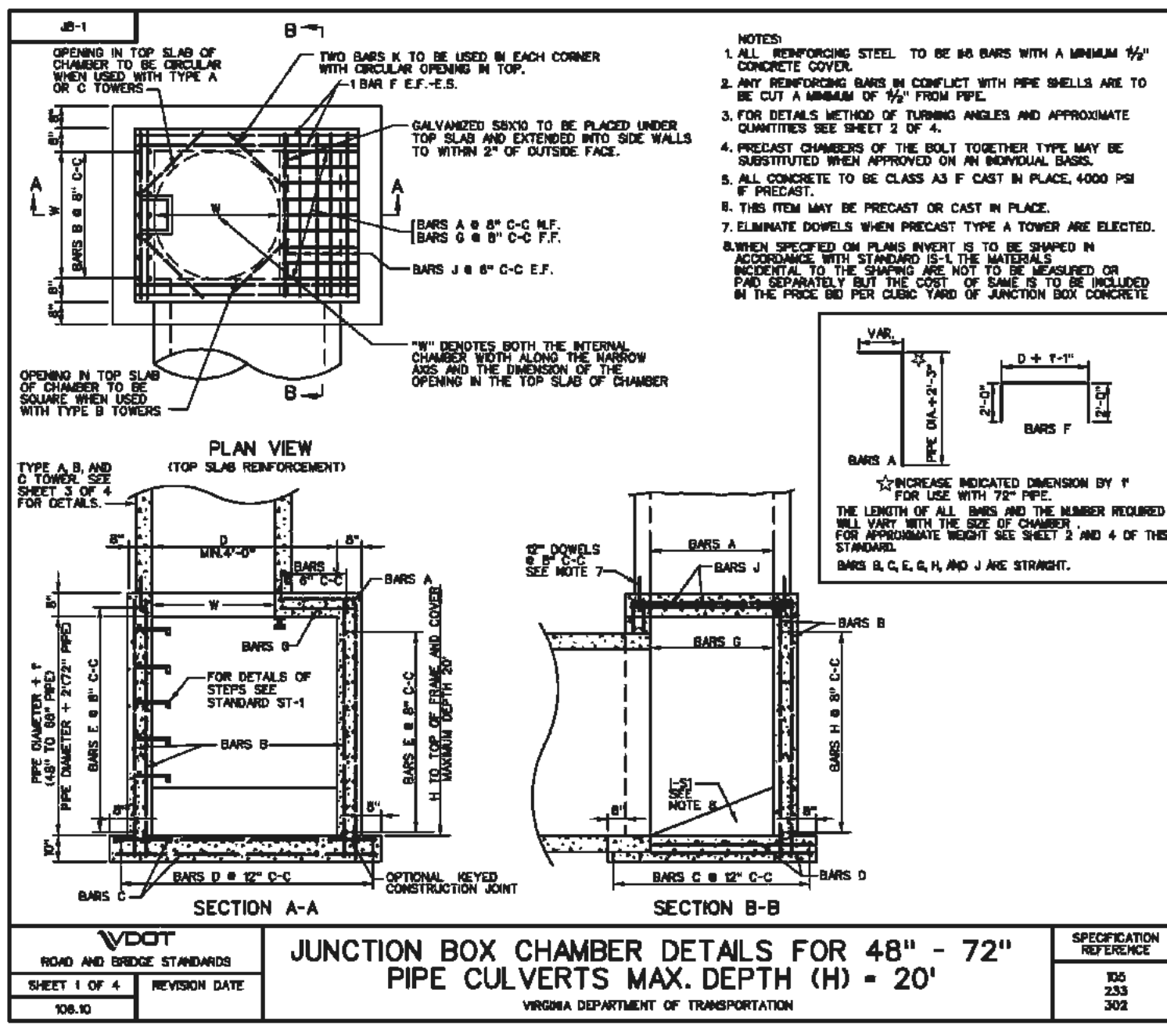
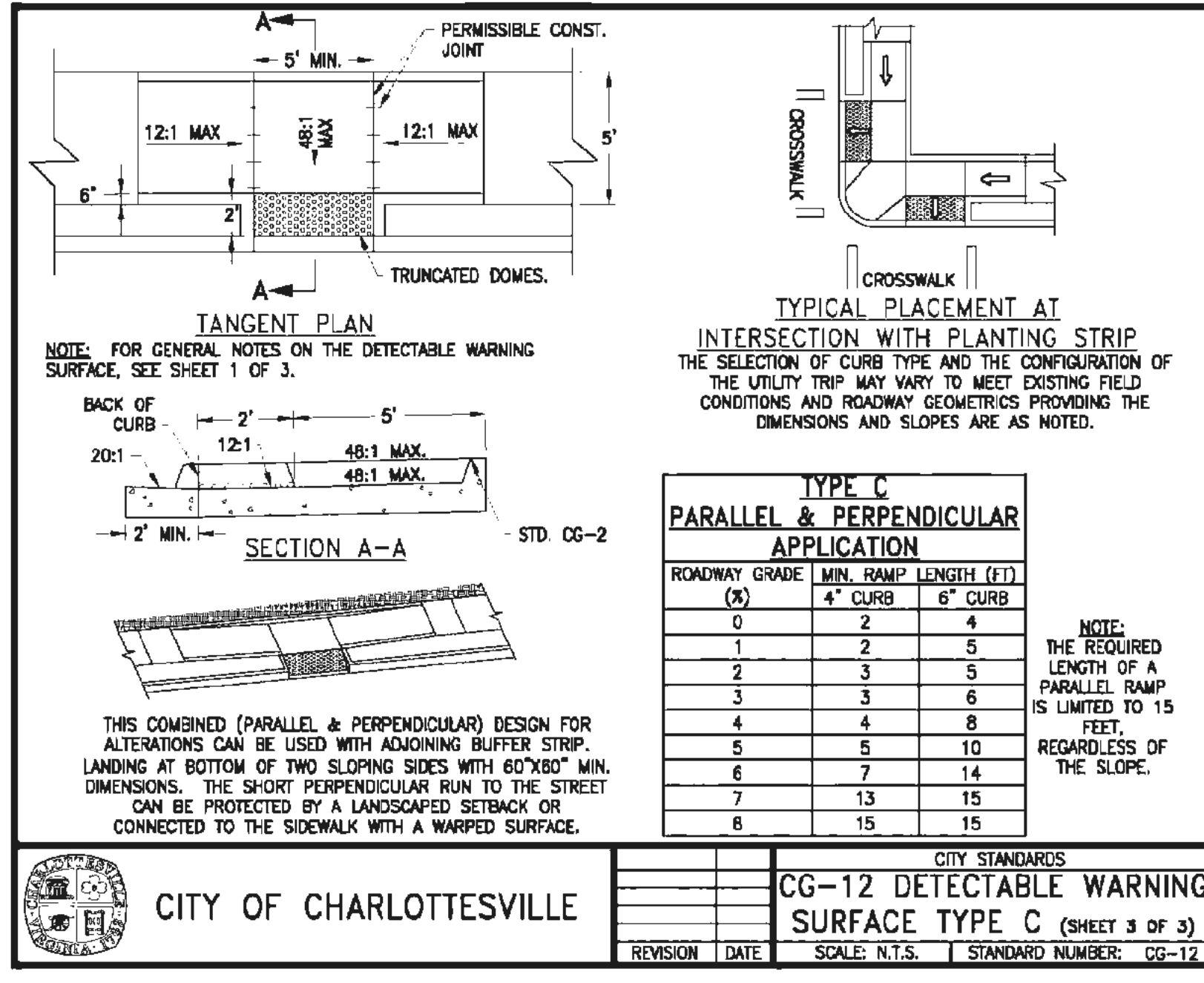
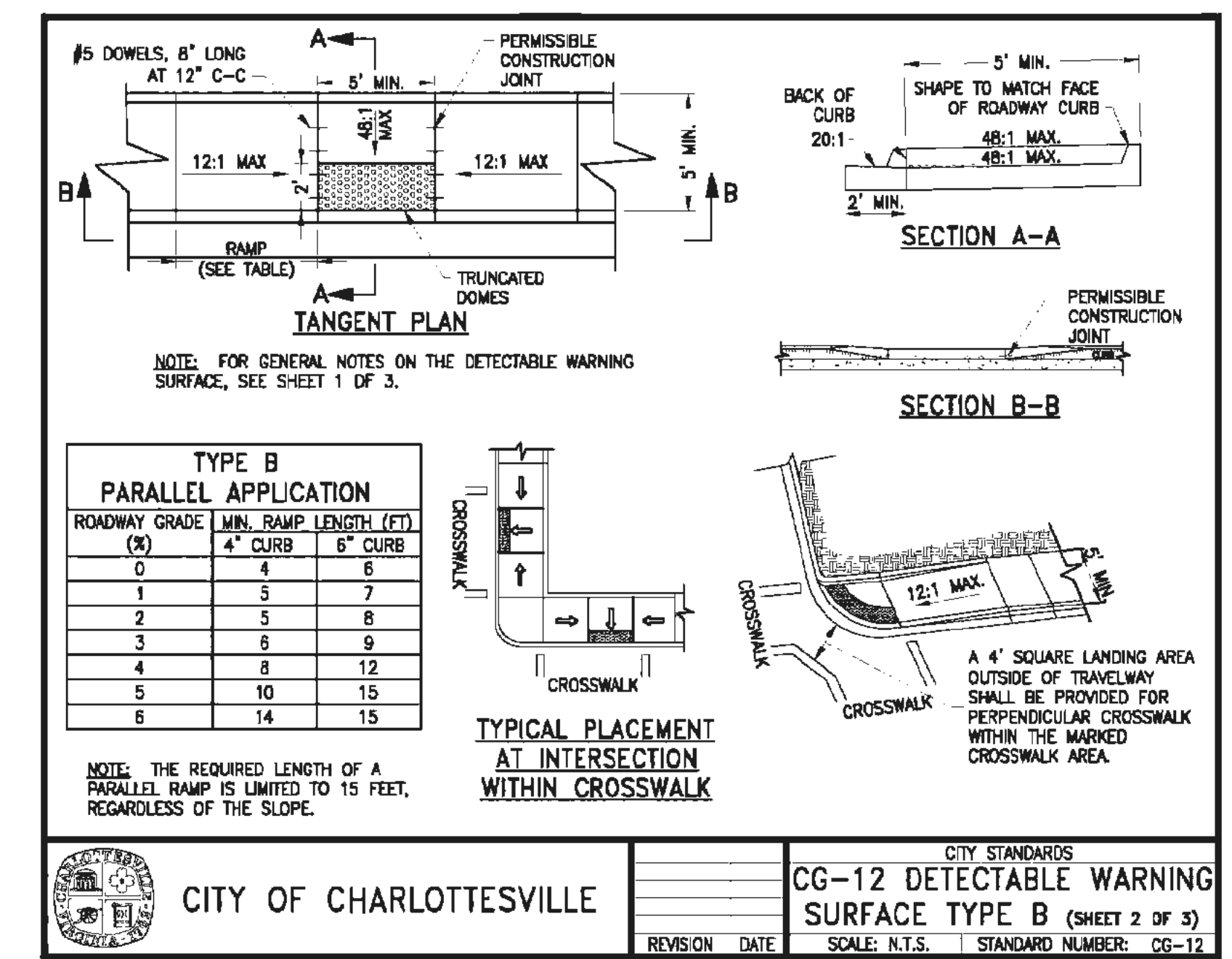
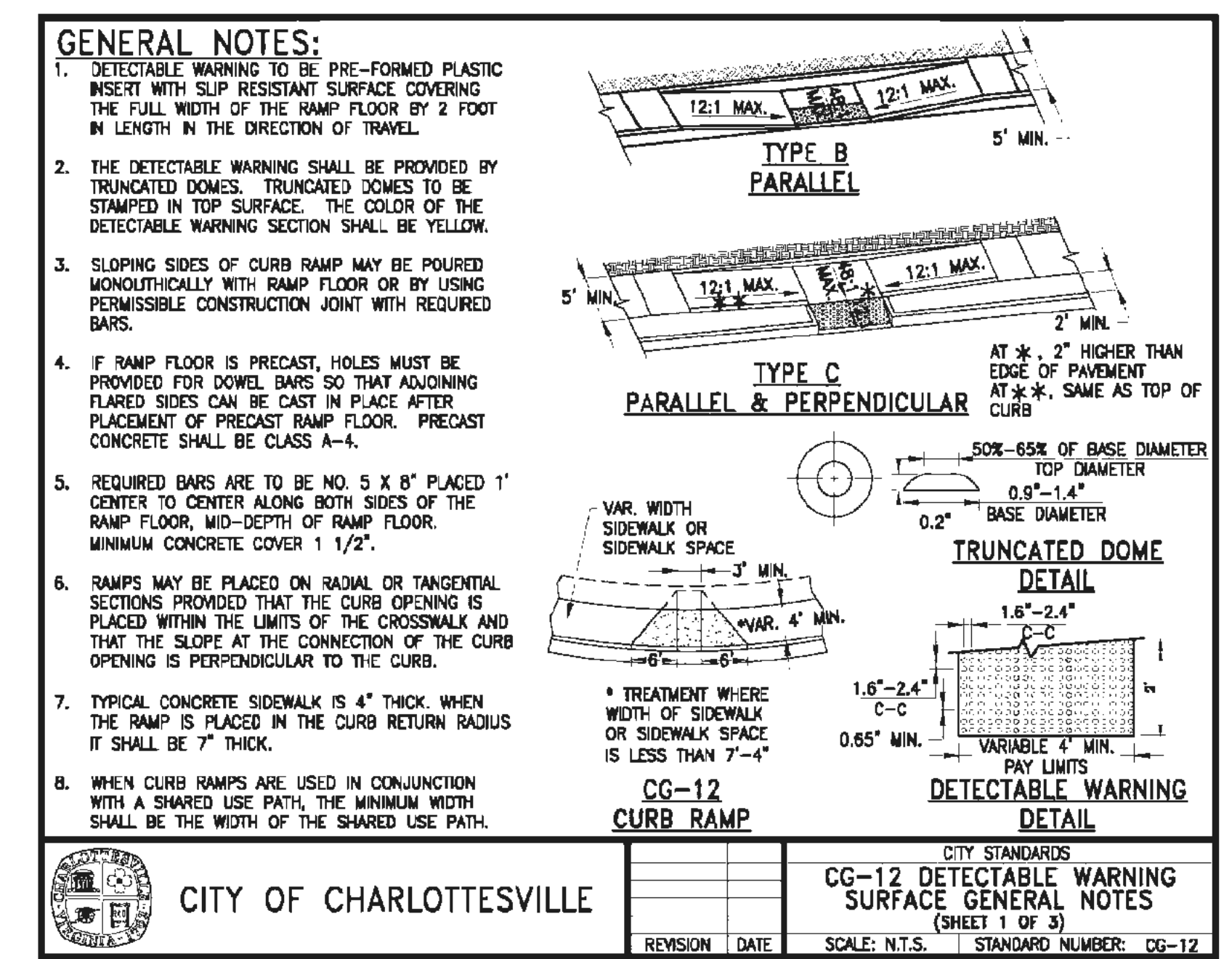
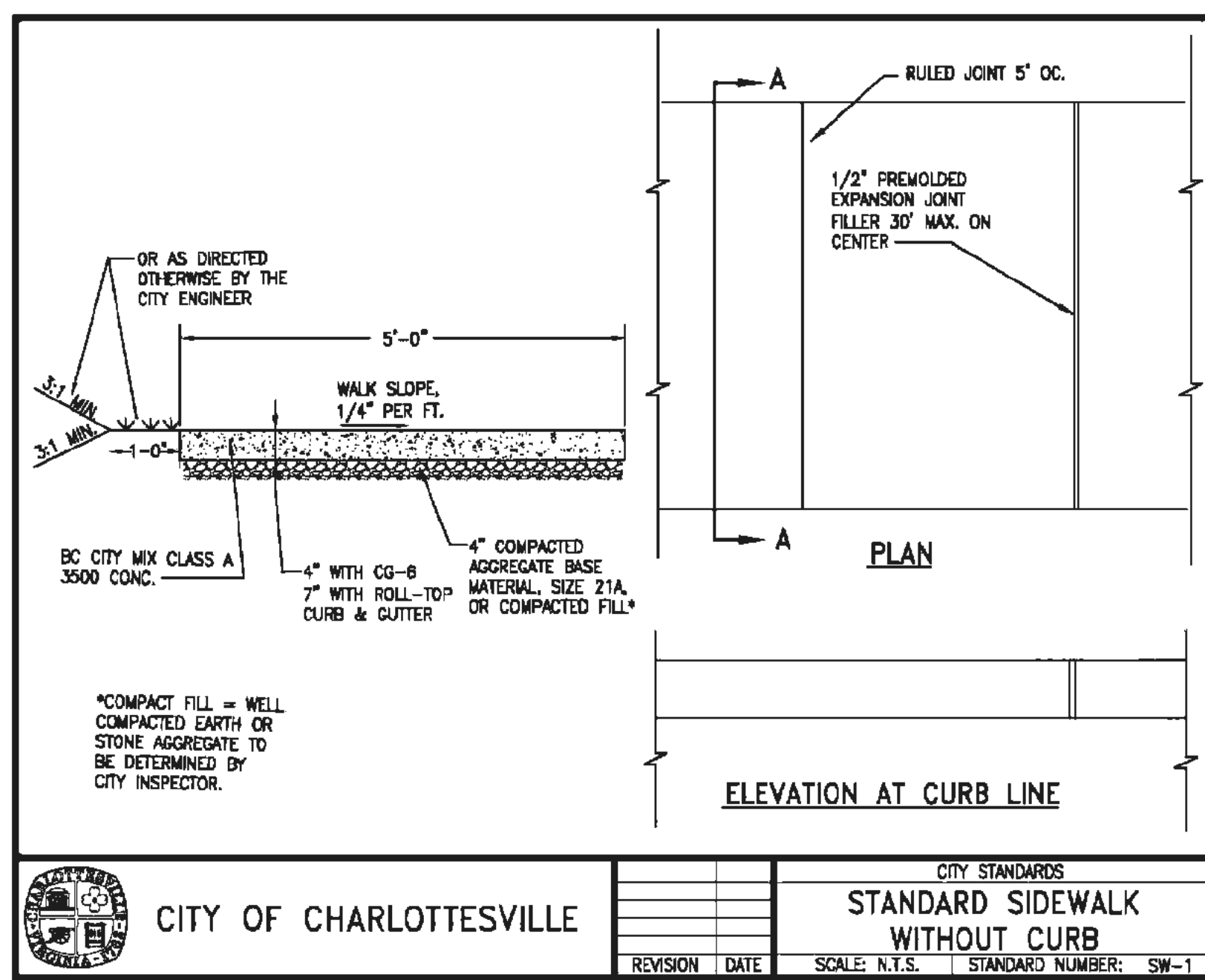
**Erdy McHenry Architecture, LLC**  
 915 North Orianna Street  
 Philadelphia, Pennsylvania 19123  
 ph: 215.925.7000 fax: 215.925.1990  
 web: http://www.em-arc.com

**CONSTRUCTION DETAILS**

SCALE: AS NOTED | DATE: 2010.10.16  
 DRAWING NO: AE | PROJECT NO: 1318  
 DRAWING NUMBER:

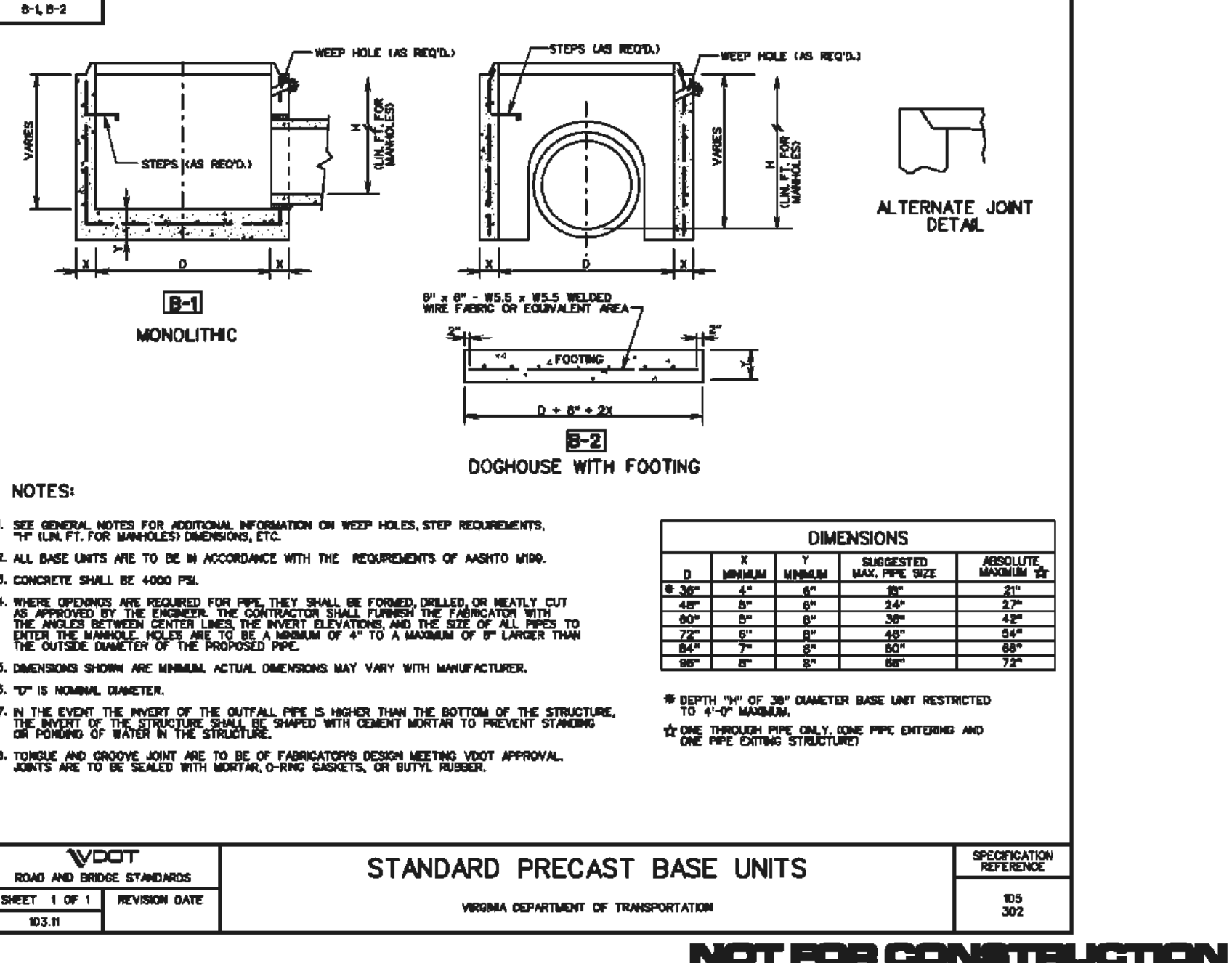
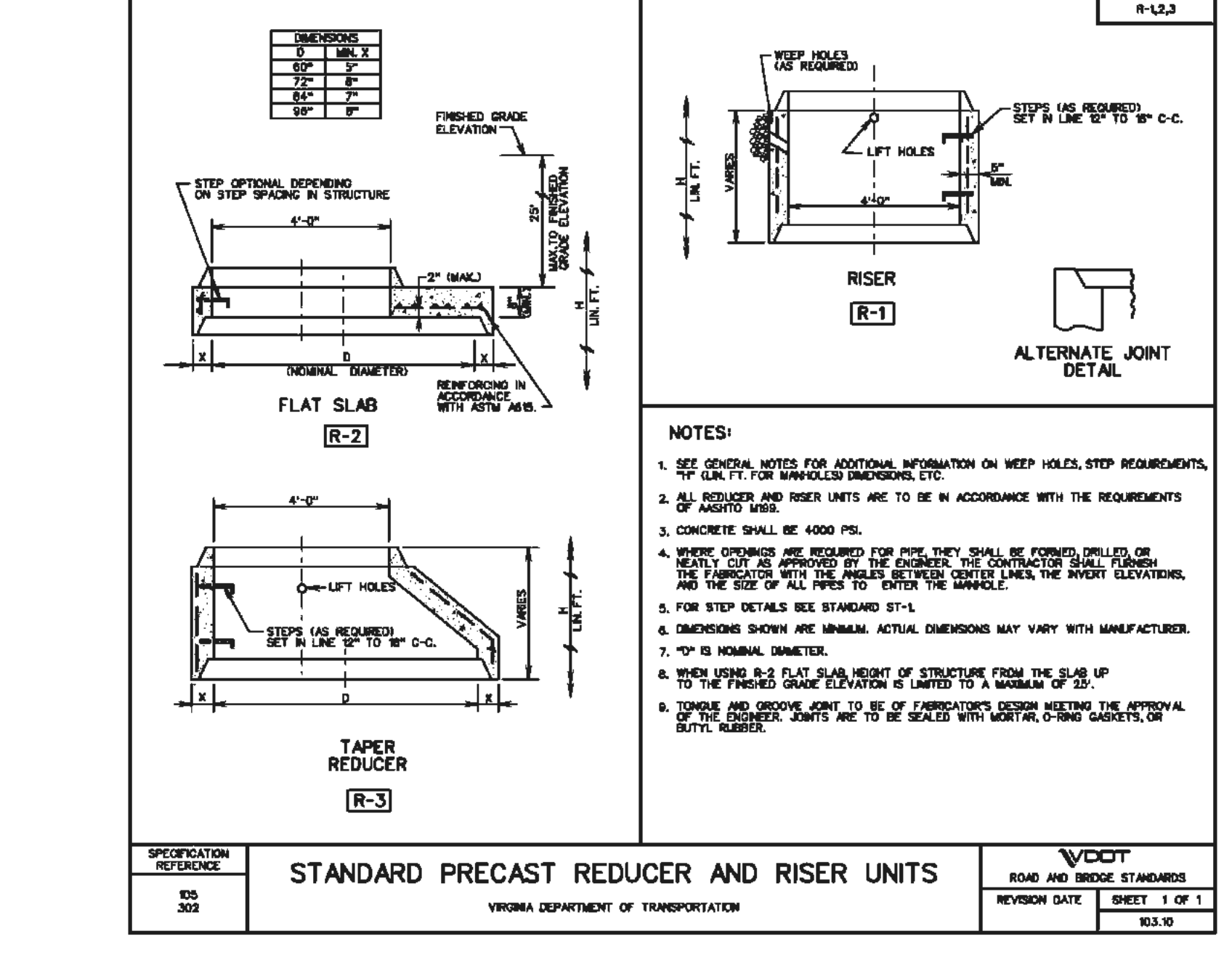
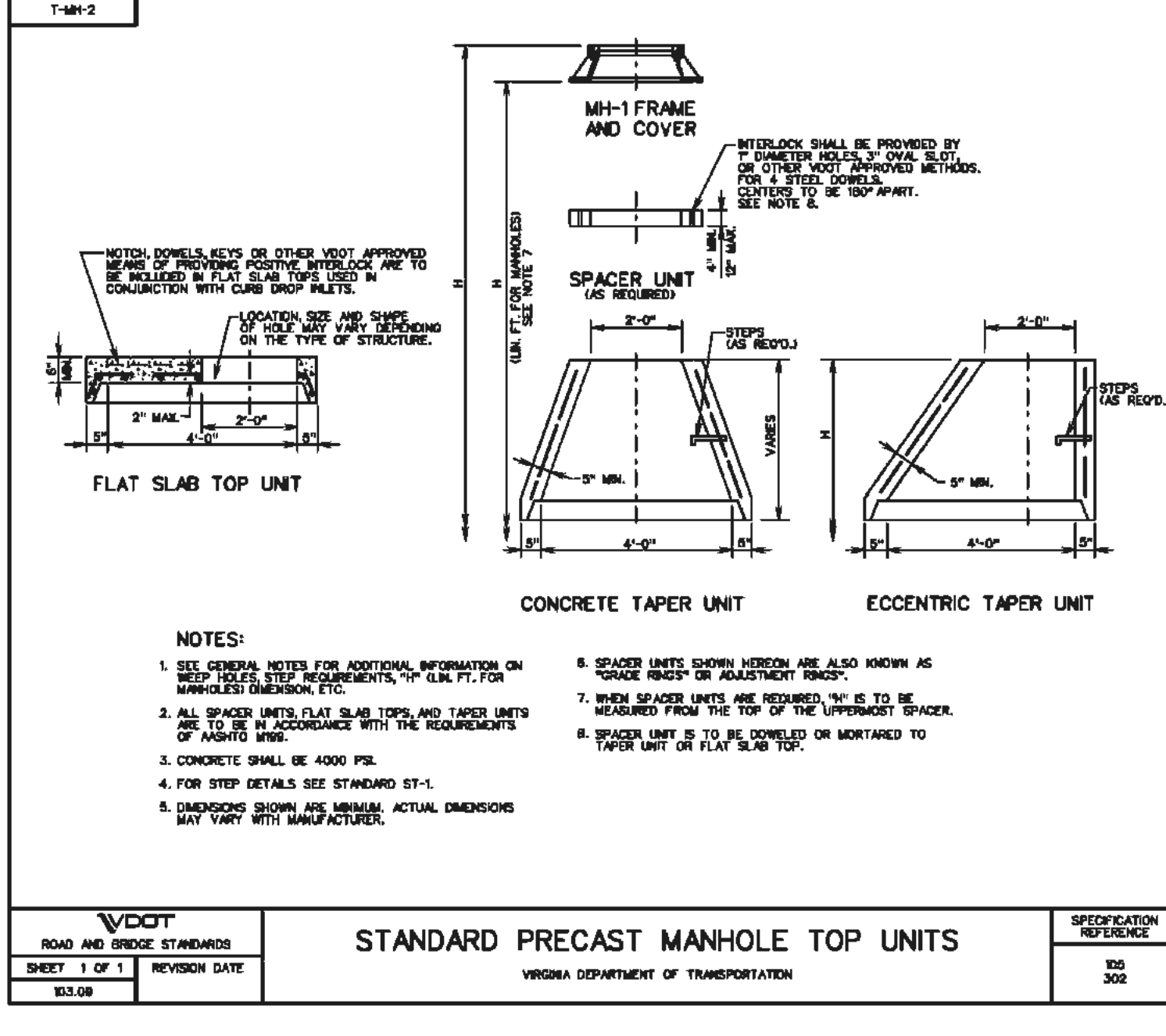
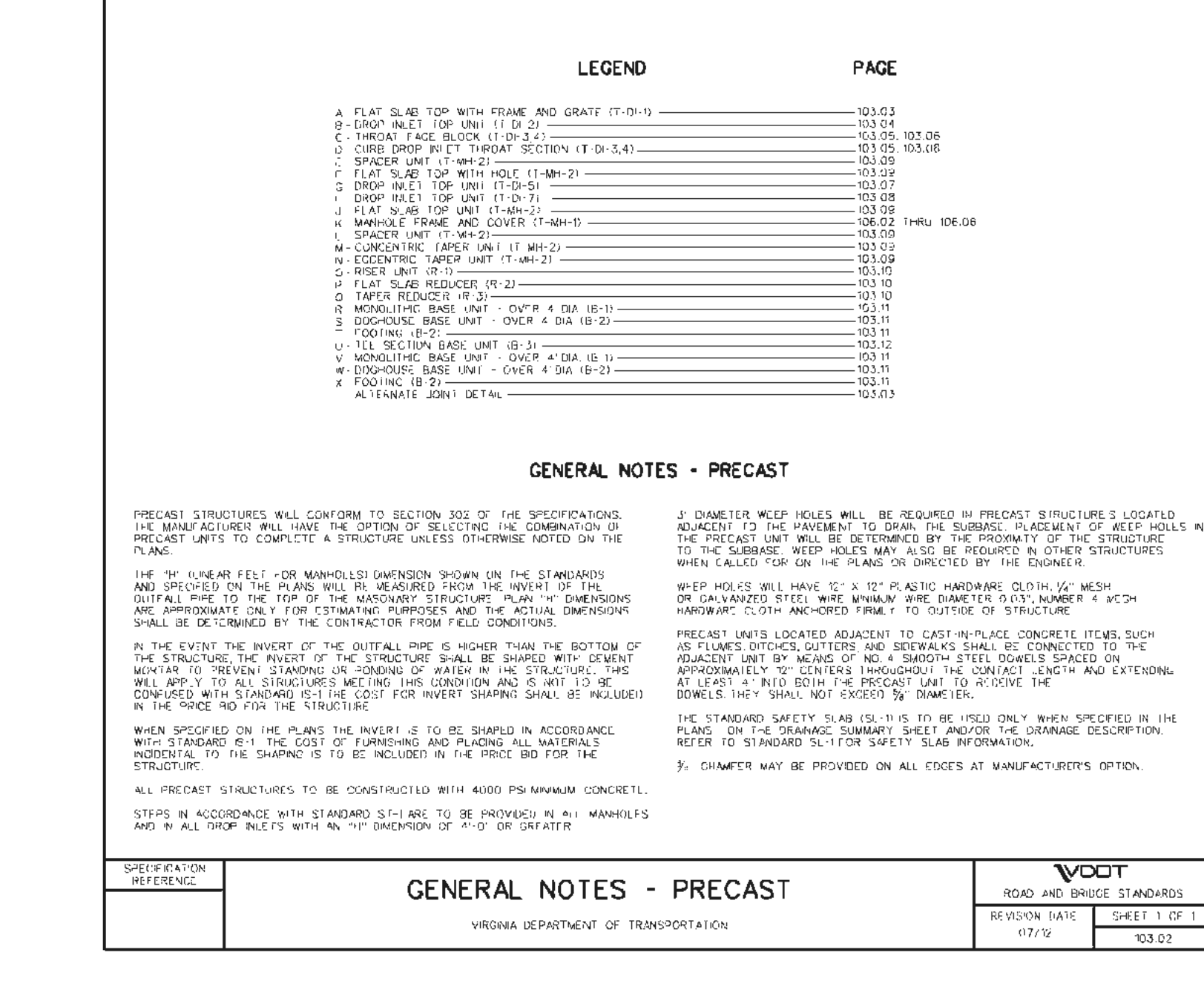
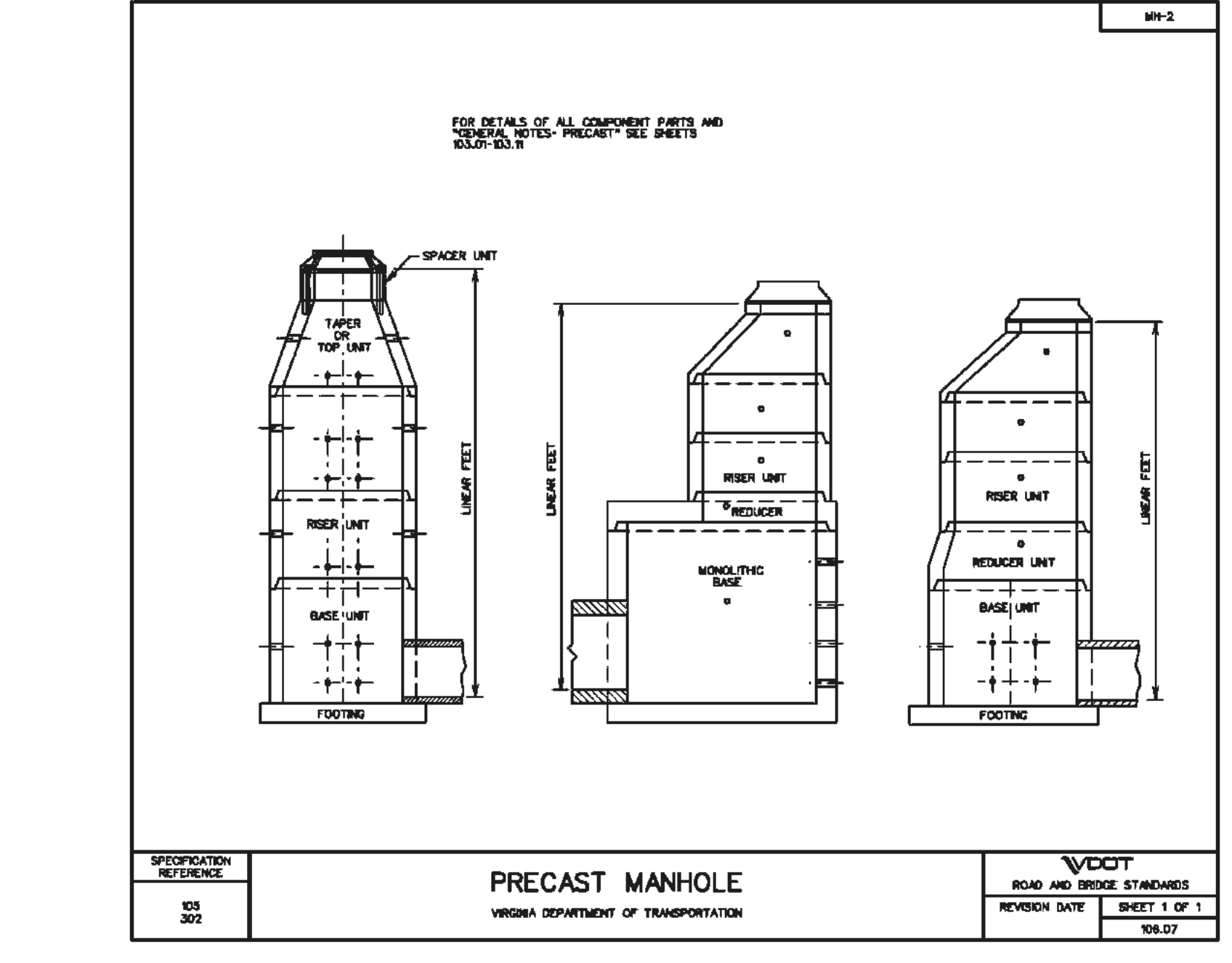
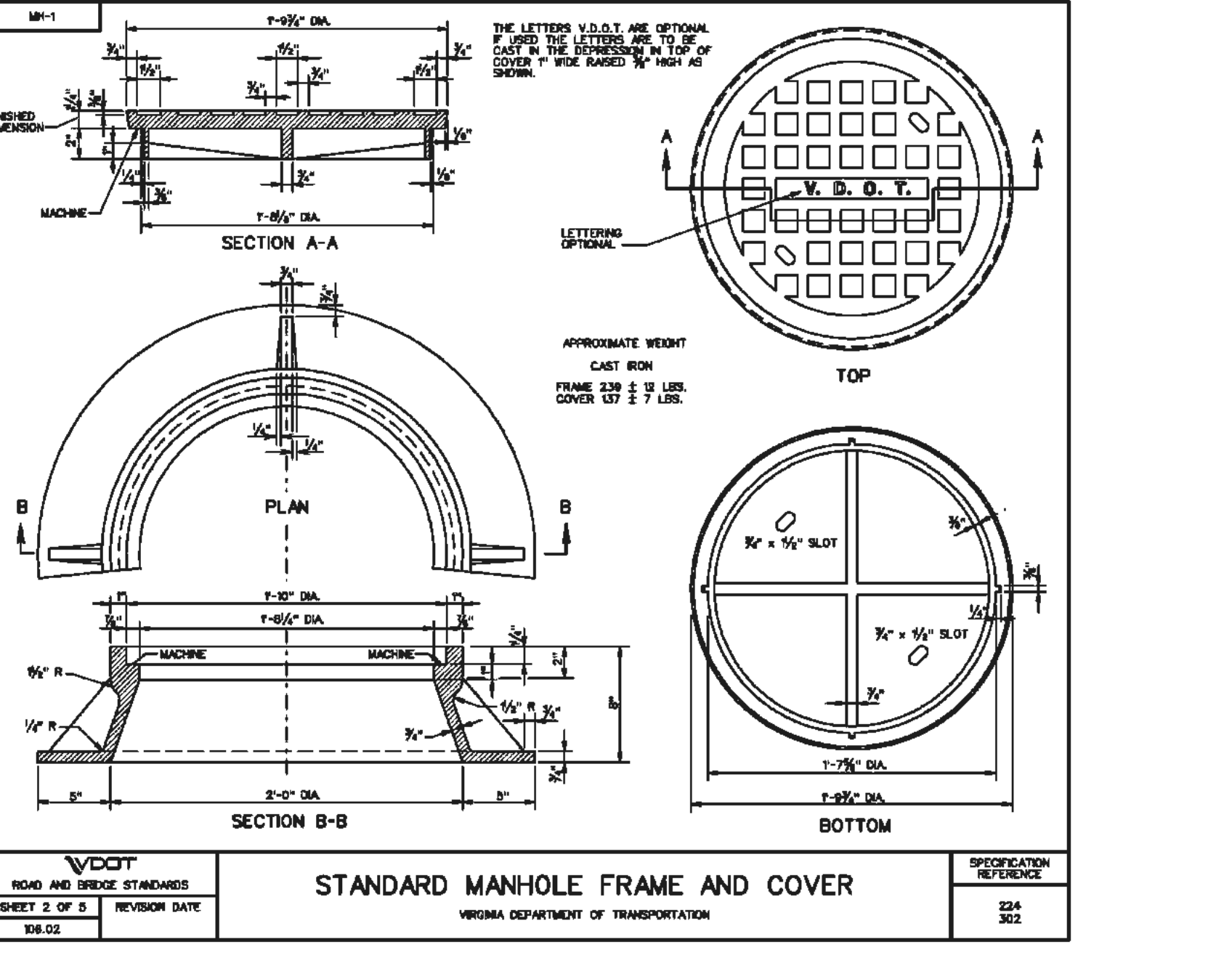
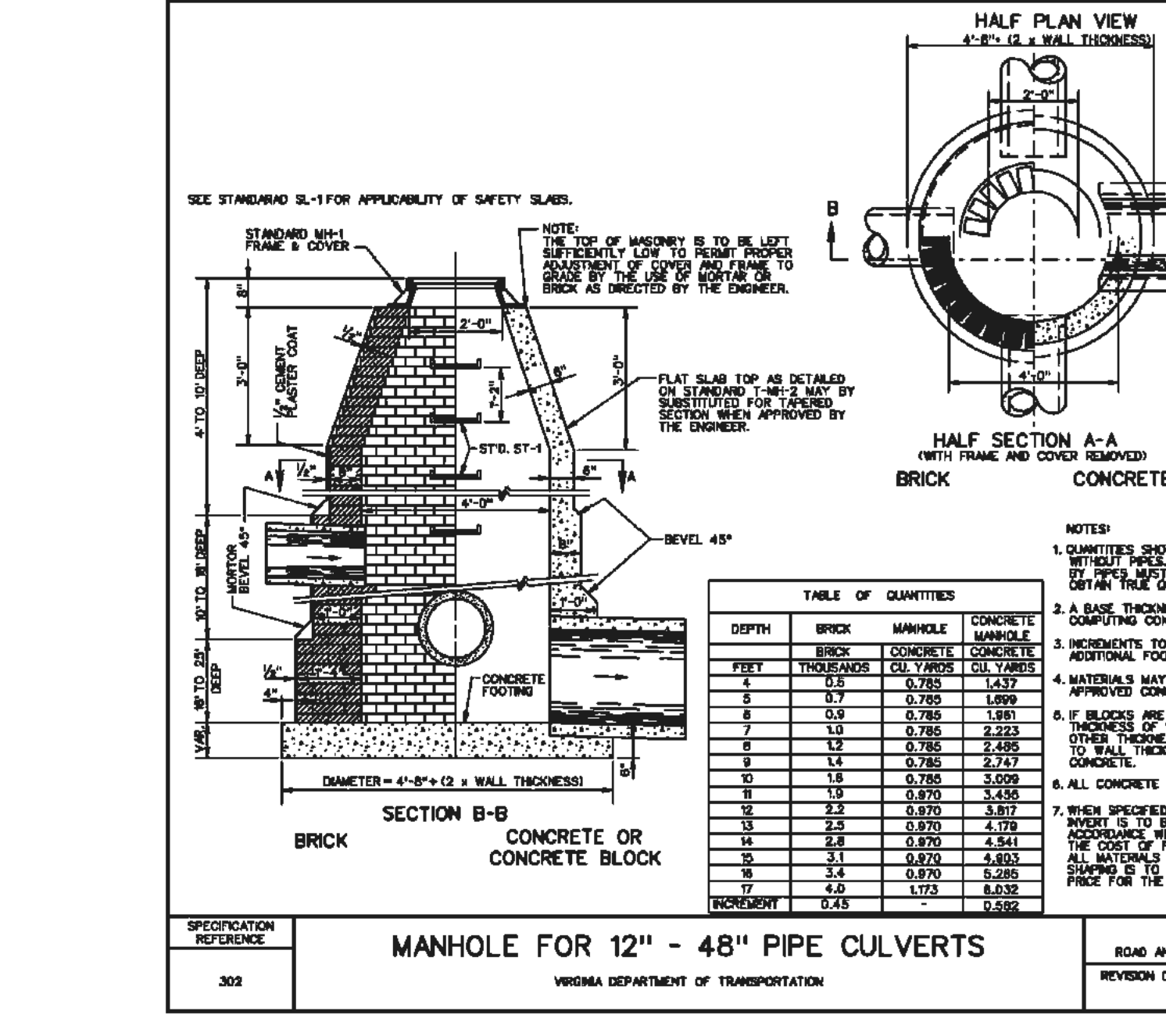
**C5.0**  
 © 2014 Erdy McHenry Architecture, LLC





DISPLACEMENT QUANTITIES FOR PIPE OPENINGS

PIPE SIZE	PIPE CLASS	CONCRETE				REF. ITEM
		12\"/>				
12"	IL, V, V	238	240	200	1.06	
12"	CM	238	240	200	1.06	
18"	IL, V, V	290	292	250	1.28	
18"	CM	290	292	250	1.28	
24"	IL, V, V	342	344	300	1.50	
24"	CM	342	344	300	1.50	
30"	IL, V, V	394	396	350	1.72	
30"	CM	394	396	350	1.72	
36"	IL, V, V	446	448	400	1.94	
36"	CM	446	448	400	1.94	
42"	IL, V, V	498	500	450	2.16	
42"	CM	498	500	450	2.16	
48"	IL, V, V	550	552	500	2.38	
48"	CM	550	552	500	2.38	
54"	IL, V, V	602	604	550	2.60	
54"	CM	602	604	550	2.60	
60"	IL, V, V	654	656	600	2.82	
60"	CM	654	656	600	2.82	
66"	IL, V, V	706	708	650	3.04	
66"	CM	706	708	650	3.04	
72"	IL, V, V	758	760	700	3.26	
72"	CM	758	760	700	3.26	
78"	IL, V, V	810	812	750	3.48	
78"	CM	810	812	750	3.48	
84"	IL, V, V	862	864	800	3.70	
84"	CM	862	864	800	3.70	
90"	IL, V, V	914	916	850	3.92	
90"	CM	914	916	850	3.92	
96"	IL, V, V	966	968	900	4.14	
96"	CM	966	968	900	4.14	
102"	IL, V, V	1018	1020	950	4.36	
102"	CM	1018	1020	950	4.36	
108"	IL, V, V	1070	1072	1000	4.58	
108"	CM	1070	1072	1000	4.58	
114"	IL, V, V	1122	1124	1050	4.80	
114"	CM	1122	1124	1050	4.80	
120"	IL, V, V	1174	1176	1100	5.02	
120"	CM	1174	1176	1100	5.02	



Drawing Issues	Date
PER CITY COMMENTS	01-27-14
PER CITY COMMENTS	01-28-14

**Client:**  
**STUDENT LIVING**  
 Campus Acquisitions Holdings, LLC  
 161 N Clark St, Suite 2050  
 Chicago, IL 60601  
 312-664-1874

**Landscaper:**  
**Architect:**  
 Roomstead  
 7155 Germantown Avenue  
 2nd Fl  
 Philadelphia, PA 19119

**MEP/FP/IT Engineer:**  
 EnviroNexa Design, Inc.  
 One Penn Center  
 1617 JF Blvd, Suite 1600  
 Philadelphia, PA 19103

**Structural Engineer:**  
 O'Donnell & McCoskey  
 111 S. Independence Mall East  
 Suite 950  
 Philadelphia, PA 19106

**Vertical Transportation:**  
**CMH Elevator Consultants & Associates, LLC**  
 325 N. Saint Paul Street,  
 Suite 1380  
 Dallas, TX 75201

**Civil Consultant:**  
**Terra Engineering and Land Solutions, PC**  
 2374 Stuarts Draft Highway  
 Stuarts Draft, VA 24477  
 540-337-4591  
 434-244-0600

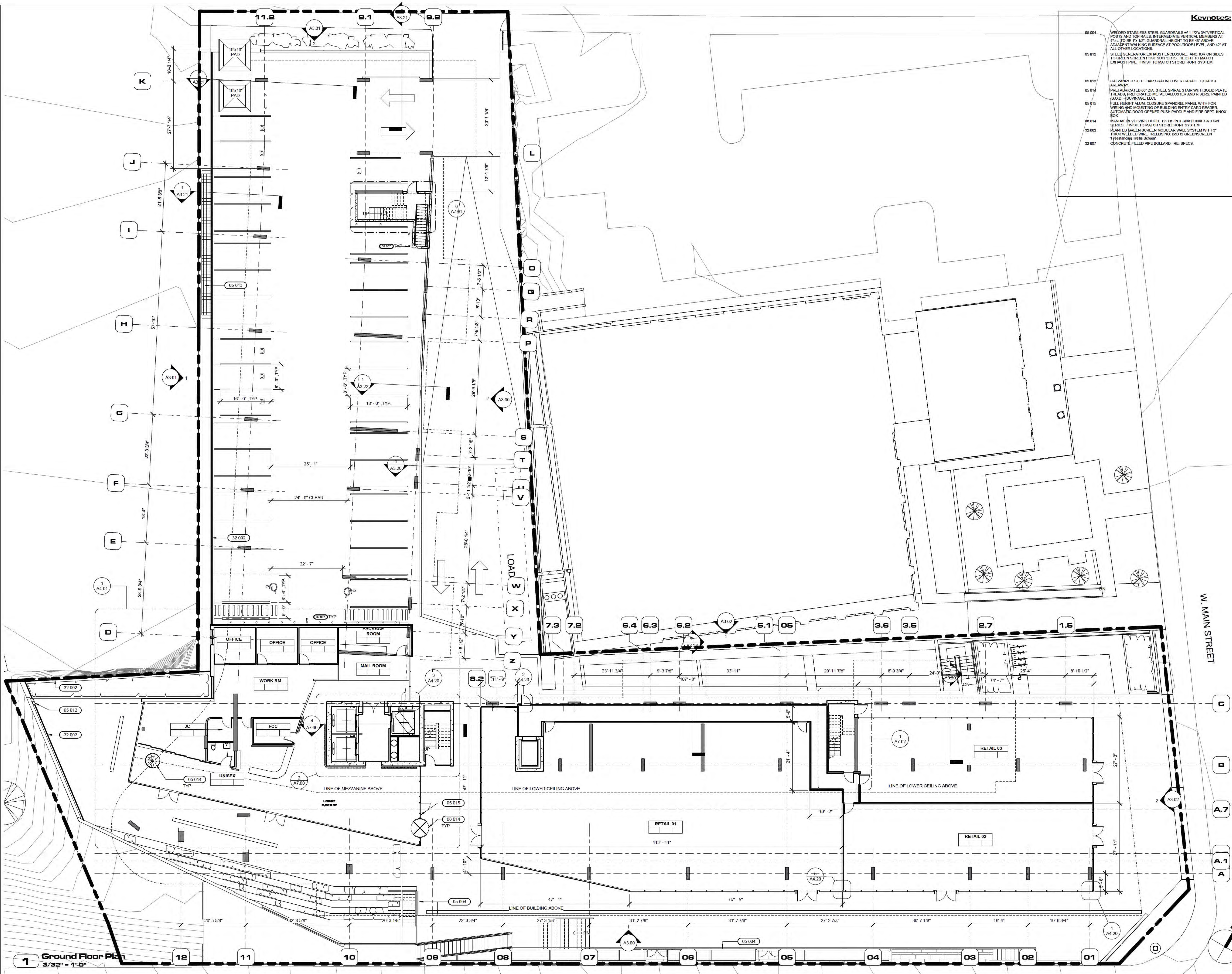
**Architect:** SCOTT A. ERDY, AIA  
 DAVID S. MCHENRY, AIA  
**Erdy McHenry Architecture, LLC**  
 915 North Orianna Street  
 Philadelphia, Pennsylvania 19123  
 ph: 215.925.7000 fax: 215.925.1990  
 web: http://www.em-arc.com

**CONSTRUCTION DETAILS (CONT.)**

SCALE	AS NOTED	DATE	2010.10.16
DRAWN BY:	AE	PROJECT NO.:	1318
DATE:	12/11/10		

**NOT FOR CONSTRUCTION**  
 © 2014 Erdy McHenry Architecture, LLC





Drawing Issue	Date
50% Schematic Design	2013-09-18
Schematic Design	2013-10-24
50% Design Development	2013-12-24
Design Development	2014-02-07

1000 West Main Street  
1000 W. Main Street, Charlottesville, VA

**Client:**  
**CA STUDENT LIVING**  
Campus Acquisitions Holdings, LLC  
101 N. Clark Suite 2050  
Chicago, IL 60601  
312-994-1874

**Landscaper:**  
**Architect:**  
Roanmeadow  
7155 Germantown Avenue  
2nd Fl.  
Philadelphia, PA 19119  
**MEP/FP/IT Engineer:**  
Environetics Design, Inc.  
One Penn Center  
1617 JFK Blvd. Suite 1600  
Philadelphia, PA 19103

**Structural Engineer:**  
O'Donnell & Naccarato  
111 S. Independence Mall East  
Suite 500  
Philadelphia, PA 19108

**Vertical Transportation:**  
CMH Elevator Consultants & Associates, LLC  
325 N. Saint Paul Street,  
Suite 1380  
Dallas, TX 75201

**Civil Consultant:**  
Terra Engineering  
2374 Stuarts Draft Highway  
Stuarts Draft, VA 24477  
434-989-8796

**Architect:** SCOTT A. ERDY, AIA  
DAVID S. MCHENRY, AIA  
**emArchitecture**  
Erdy McHenry Architecture, LLC  
915 North Orianna Street  
Philadelphia, Pennsylvania 19123  
ph: 215.925.7000 fax: 215.925.1990  
web: http://www.em-arc.com

**Ground Floor**  
SCALE: 3/32" = 1'-0" DATE: 01/02/2013  
DRAWN BY: Author PROJECT NO: EM 1148.00  
DRAWING NUMBER:

**A2.00c**  
© 2014 Erdy McHenry Architecture, LLC





Parking			
Level	Size	Qty	ParkingSpot_Count
P1	Compact	31	31
P1	Compact Tandem	4	0
P1	Compact Tandem	1	1
P1	Loading	1	0
P1	Standard	64	64
P1	Standard Tandem	7	0
P1: 108		108	96
P2	Compact	24	24
P2	Compact Tandem	1	0
P2	Compact Tandem	1	1
P2	Standard	65	65
P2	Standard Tandem	3	0
P2: 94		94	90
Ground Level	Compact	6	6
Ground Level	Standard	24	24
Ground Level: 30		30	30
Grand total:		232	216

**Keynotes:**

03 001 VERTICAL BOARD FORMED FINISHED CMU 6 IN. & 100.  
 CAST-IN-PLACE CONCRETE WALL. RE: ARCH. DETAILS FOR  
 PARTITIONS & STRUCT. DWGS FOR CONC. & REBAR.  
 04 001 PAINTED CMU WALL CONSTRUCTION (BY CONSTRUCTION). RE:  
 STRUCT. DRAWINGS.  
 06 011 ROLLING OVERHEAD DOOR. RE: DETAILS & SPECS.  
 11 001 CARD ACCESS SYSTEM TIED TO OVERHEAD GARAGE ENTRY  
 DOOR.  
 32 007 CONCRETE FILLED PIPE BOLLARDS. RE: SPECS.

Drawing Issue	Date
Design Development	2014-02-07

1000 West Main Street  
 1000 W. Main Street, Charlottesville, VA

**Client:**

**CA STUDENT LIVING**  
 Campus Acquisitions Holdings, LLC  
 101 N. Clark Street 2000  
 Chicago, IL 60601  
 312-994-1874

**Architect:**

Rodmeadow  
 7135 Germantown Avenue  
 2nd Fl.  
 Philadelphia, PA 19119

**MEP/FP/IT Engineer:**

Environetix Design, Inc.  
 One Penn Center  
 1617 JFK Blvd, Suite 1800  
 Philadelphia, PA 19103

**Structural Engineer:**

O'Donnell & Naccarato  
 111 S. Independence Mall East  
 Suite 500  
 Philadelphia, PA 19106

**Vertical Transportation:**

CMH Elevator Consultants & Associates, LLC  
 325 N. Saint Paul Street,  
 Suite 1380  
 Dallas, TX 75201

**Civil Consultant:**

Terra Engineering  
 2374 Stuarts Draft Highway  
 Stuarts Draft, VA 24477  
 434-989-8796

**Architect:** SCOTT A. ERDY, AIA  
 DAVID S. MCHENRY, AIA  
**omArchitecture**  
 Erdy McHenry Architecture, LLC  
 915 North Orianna Street  
 Philadelphia, Pennsylvania 19123  
 ph: 215.925.7000 fax: 215.925.1990  
 web: http://www.em-arc.com

**Parking Level P1 Plan**

SCALE: 3/32" = 1'-0" DATE: 01/02/2013  
 DRAWN BY: Author PROJECT NO: EM 1148.00  
 DRAWING NUMBER:





Parking			
Level	Size	Qty	ParkingSpot_Count
P1	Compact	31	31
P1	Compact Tandem	4	0
P1	Compact Tandem	1	1
P1	Loading	1	0
P1	Standard Tandem	64	64
P1	Standard Tandem	7	0
P1: 108		108	96
P2	Compact	24	24
P2	Compact Tandem	1	0
P2	Compact Tandem	1	1
P2	Standard	65	65
P2	Standard Tandem	3	0
P2: 94		94	90
Ground Level	Compact	6	6
Ground Level	Standard	24	24
Ground Level: 30		30	30
Grand total:		232	216

- Keynotes:**
- 03 001 VERTICAL BOARD FORMED FINISHED (24x6x6 & 18x)
  - 03 004 CAST-IN-PLACE CONCRETE WALL. RE. ARCH DWGS FOR PATTERNS & STRUCT. DWGS. FOR CONC. & REBAR.
  - 03 006 CAST-IN-PLACE CONCRETE STAIRS. RE. STRUCT. DWGS.
  - 05 000 100% ASSEMBLED STEEL STAIRS WITH CONCRETE-FILLED TREADS WITH STEEL TUBE RAILINGS. RE. SPECS.
  - 05 011 ROLLING OVERHEAD DOOR. RE. DETAILS & SPECS.
  - 05 008 PAINTING PARKING STOPPING. RE. SPECS.
  - 12 004 BICYCLE RACKS. BASIS-OF-DESIGN IS ADVANTAGE BIKE RACKS & LOCKERS 1 1/2" X 6" STAINLESS STEEL. REFER TO SPECS.
  - 22 007 CONTINUOUS 4" WIDE STAINLESS STEEL DRAINAGE TRENCH GRATE.
  - 32 007 CONCRETE FILLED PIPE DOLLARD. RE. SPECS.
  - EW202 EXTERIOR WALL TYPE 02 ALUMINUM STOREFRONT SYSTEM.

Drawing Issue	Date
50% Schematic Design	2013-09-18
Schematic Design	2013-10-24
50% Design Development	2013-12-24
Design Development	2014-02-07

1000 West Main Street  
1000 W. Main Street, Charlottesville, VA

**Client:**  

 Campus Acquisitions Holdings, LLC  
 101 N. Clark Street 2000  
 Chicago, IL 60601  
 312-894-1874

**Architect:**  
 Roadmeadow  
 7135 Germantown Avenue  
 2nd Fl.  
 Philadelphia, PA 19119

**MEP/FP/IT Engineer:**  
 Environetics Design, Inc.  
 One Penn Center  
 1617 JFK Blvd. Suite 1800  
 Philadelphia, PA 19103

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

**Vertical Transportation:**  
 CMH Elevator Consultants & Associates, LLC  
 325 N. Saint Paul Street,  
 Suite 1300  
 Dallas, TX 75201

**Civil Consultant:**  
 Terra Engineering  
 2374 Stuarts Draft Highway  
 Stuarts Draft, VA 24477  
 434-989-8796

**Architect:** SCOTT A. ERDY, AIA  
 DAVID S. MCHENRY, AIA  
  
 Erdy McHenry Architecture, LLC  
 915 North Orianna Street  
 Philadelphia, Pennsylvania 19123  
 ph: 215.925.7000 fax: 215.925.1990  
 web: http://www.em-arc.com

**Parking Level 2**  
 SCALE: 3/32" = 1'-0"  
 DATE: 01/02/2013  
 DRAWN BY: Author PROJECT NO: EM 1148.00  
 DRAWING NUMBER:

**A2.00b**  
 © 2014 Erdy McHenry Architecture, LLC





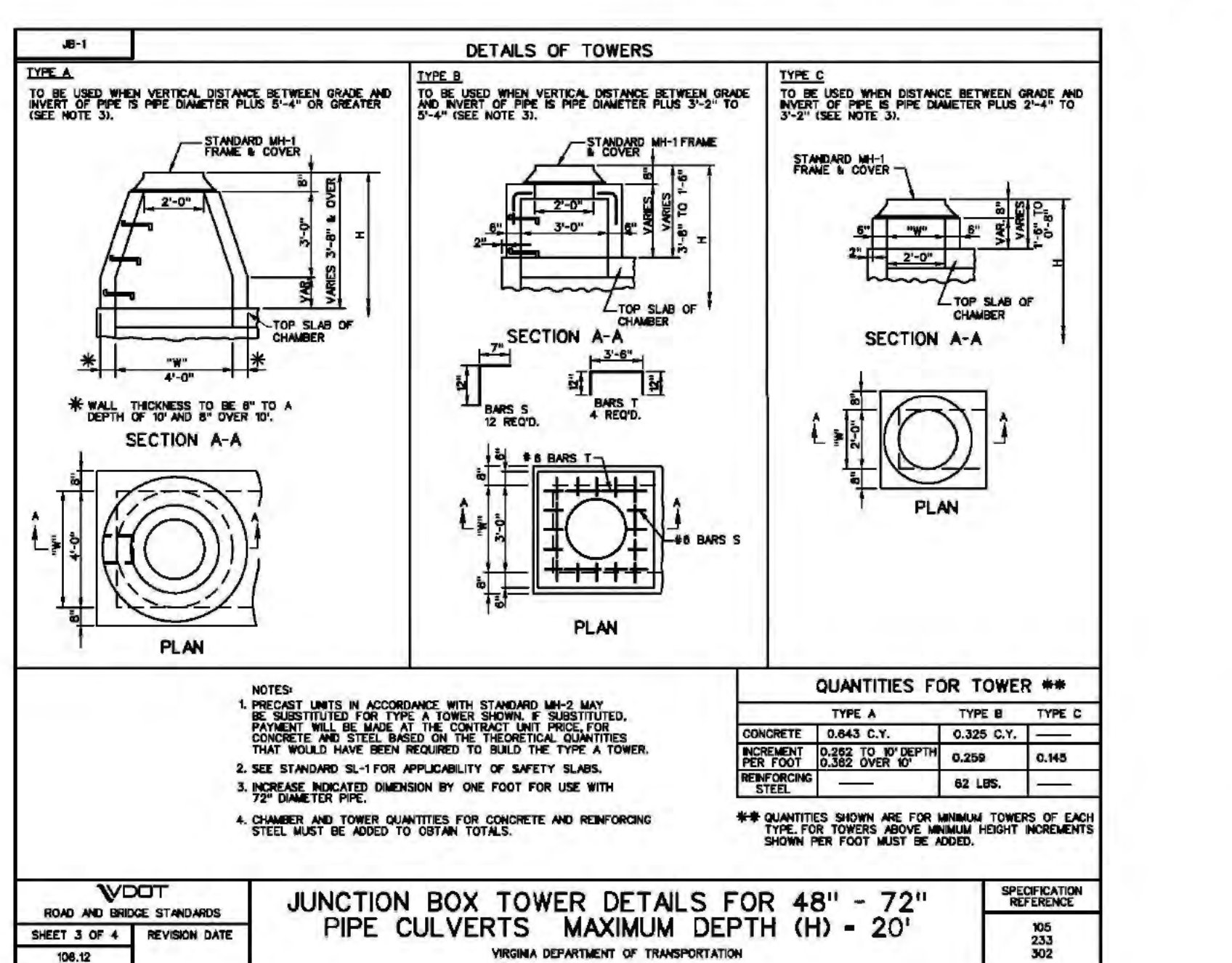
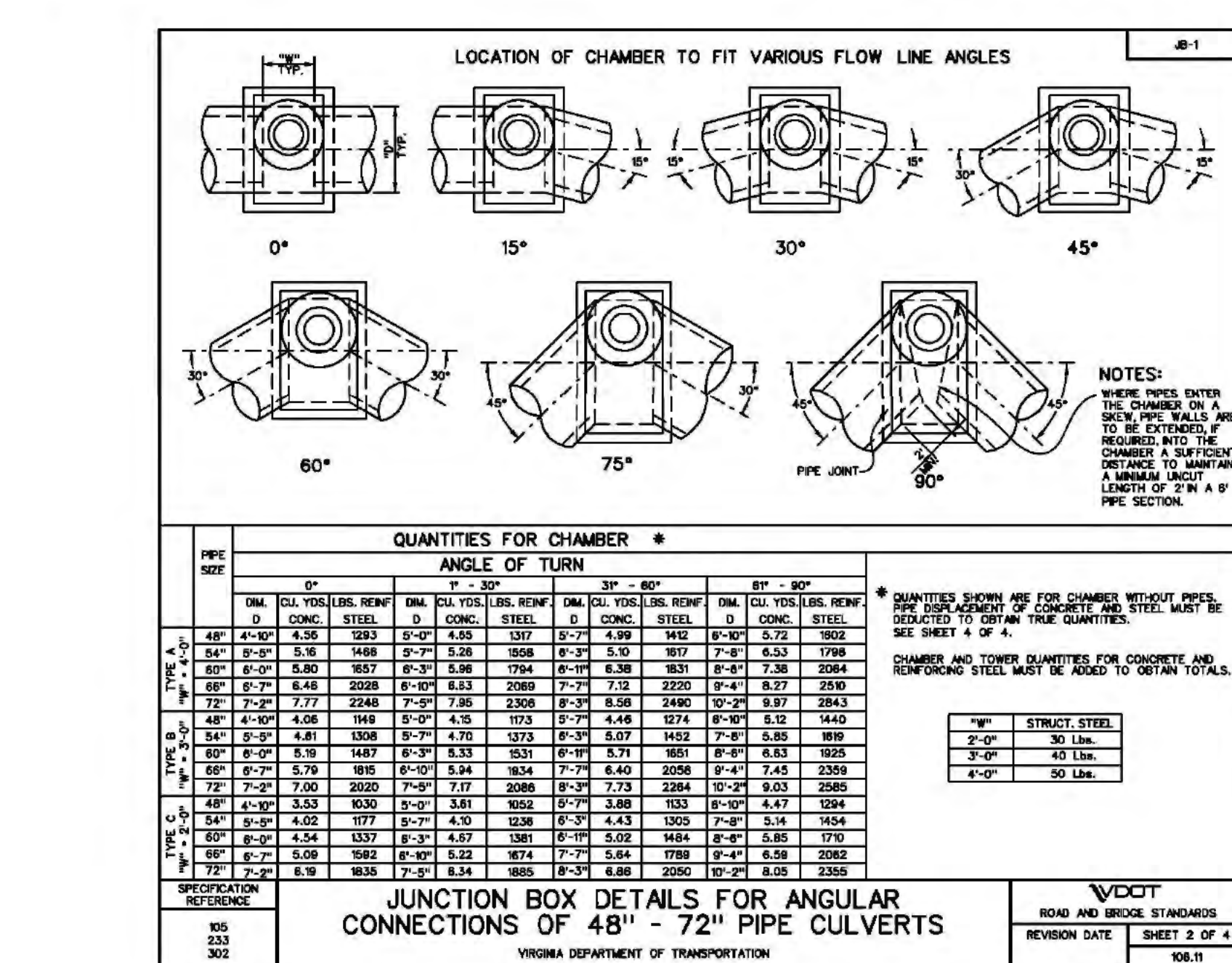
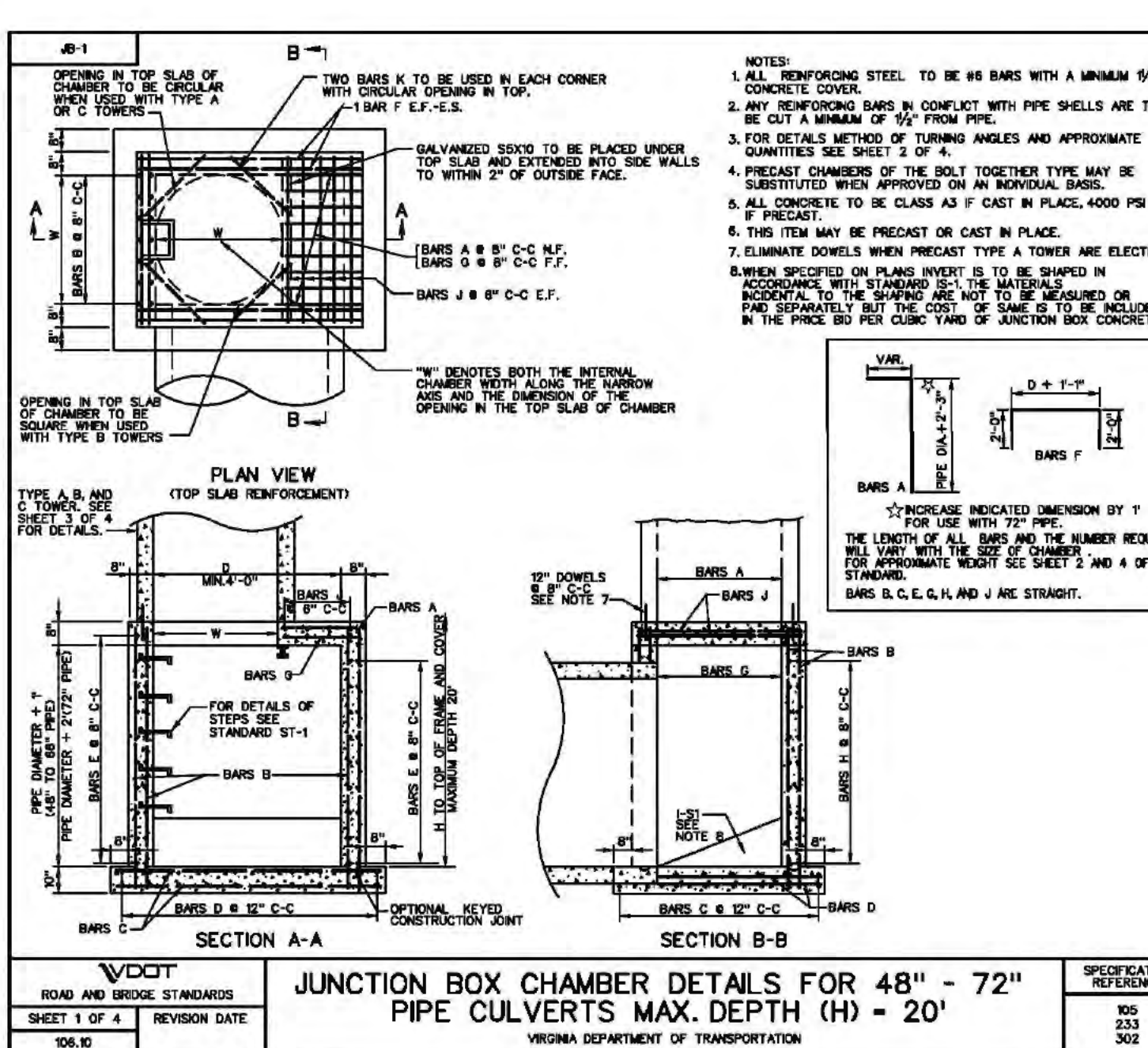
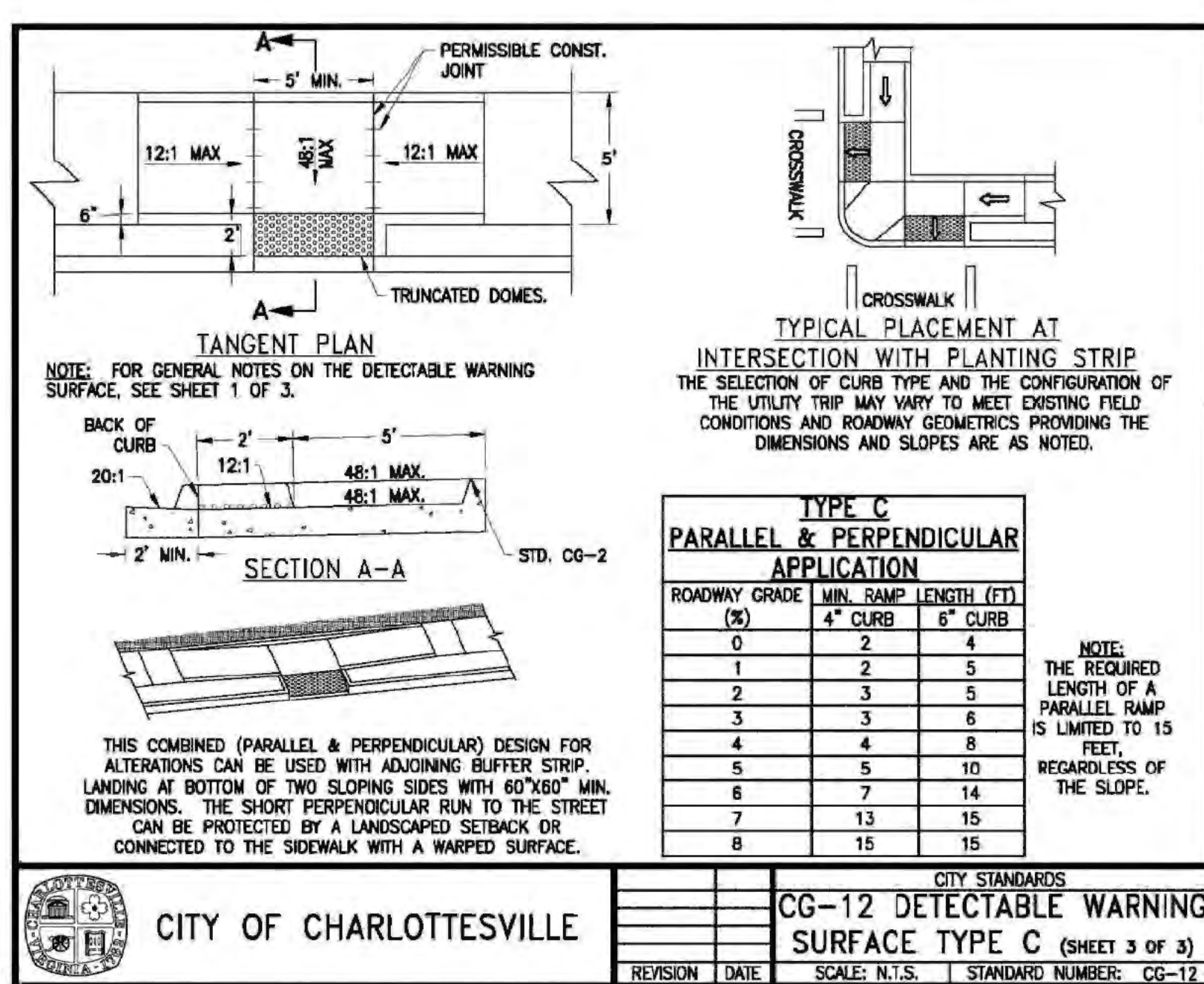
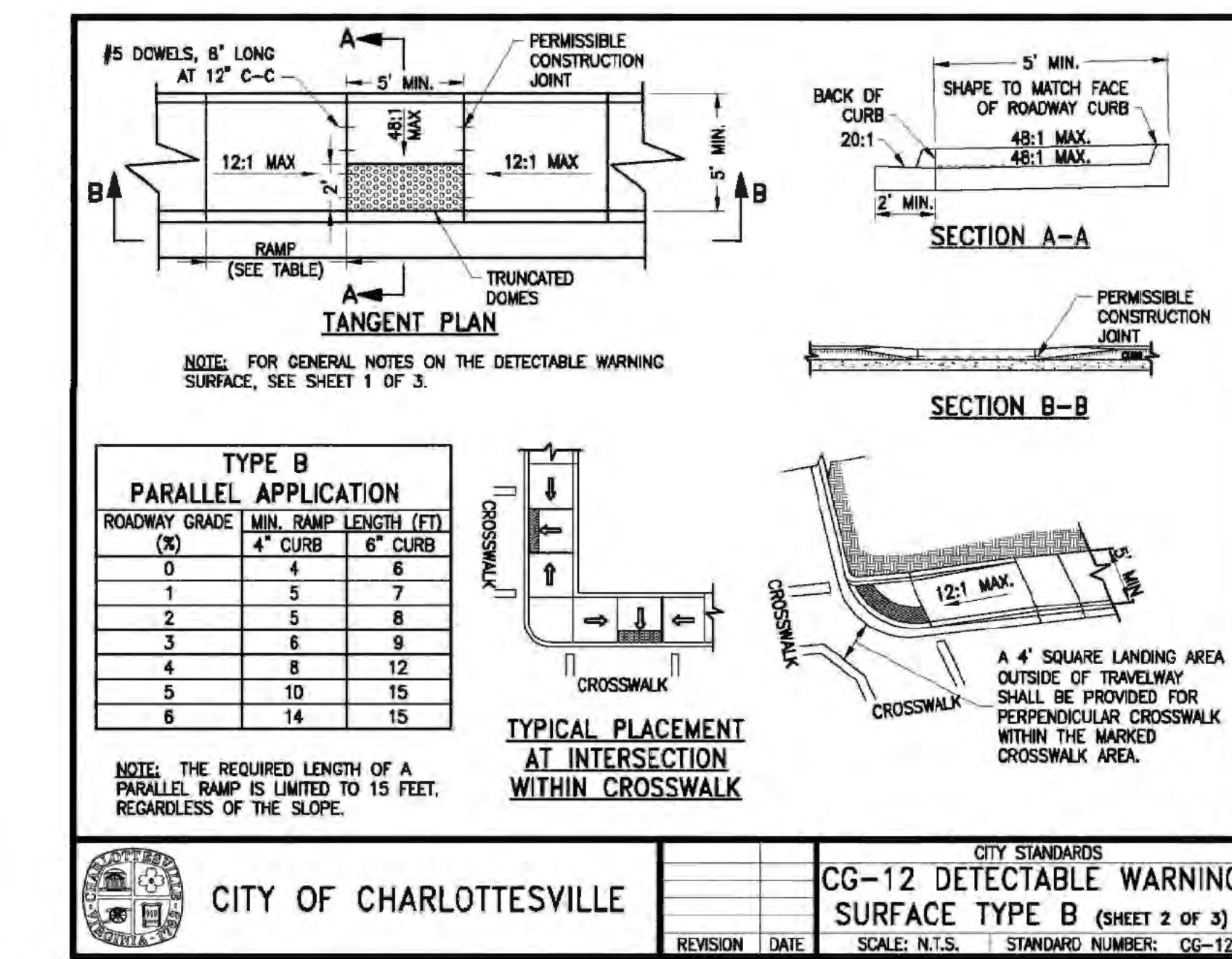
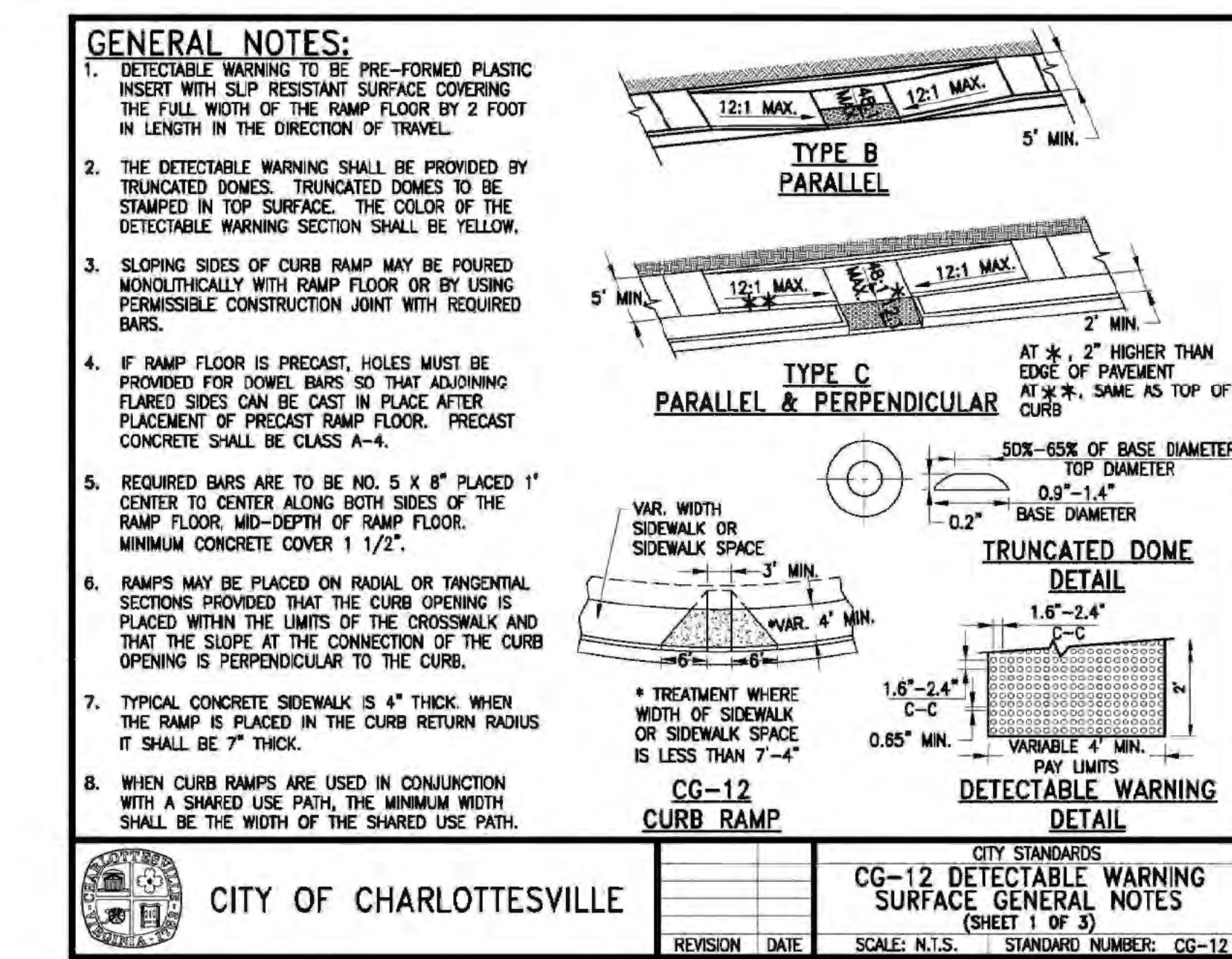
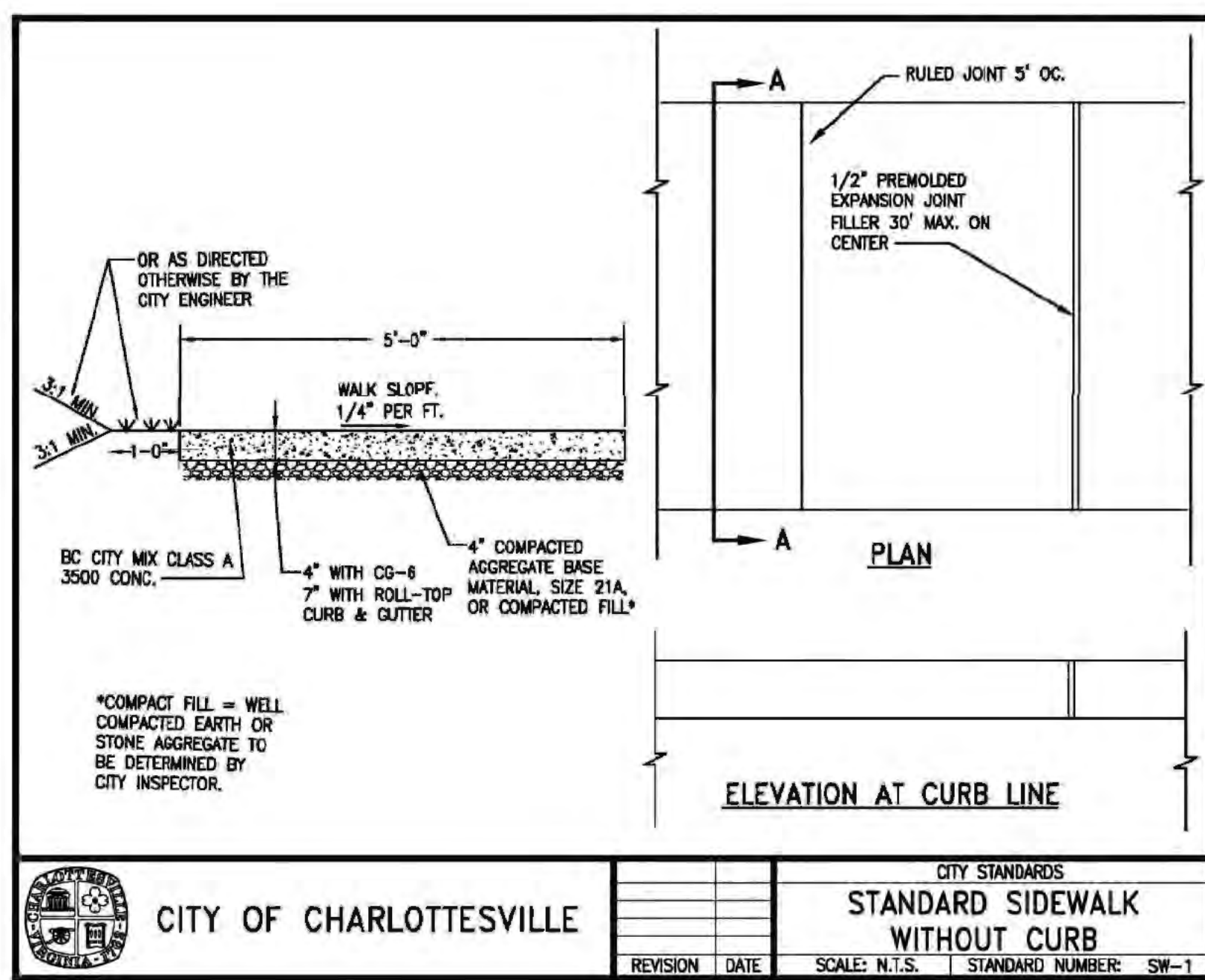












**DISPLACEMENT QUANTITIES FOR PIPE OPENINGS**  
(TO BE USED WITH STD. 48" CONNECTION BOX)

PIPE SIZE	PIPE CLASS	CONCRETE				REINF. STEEL
		12"	18"	24"	30"	
12"	N.V., V	0.35	0.38	0.40	0.42	17.82
18"	N.V., V	0.49	0.52	0.57	0.61	11.09
24"	N.V., V	0.80	0.85	0.91	0.96	24.86
30"	N.V., V	1.09	1.16	1.24	1.31	31.83
36"	N.V., V	1.38	1.47	1.57	1.67	39.33
42"	N.V., V	1.67	1.78	1.90	2.02	47.40
48"	N.V., V	1.96	2.08	2.22	2.36	56.04
54"	N.V., V	2.25	2.38	2.54	2.70	65.26
60"	N.V., V	2.54	2.68	2.85	3.03	75.04
66"	N.V., V	2.83	2.98	3.17	3.37	85.39
72"	N.V., V	3.12	3.28	3.48	3.69	96.30
78"	N.V., V	3.41	3.58	3.79	4.01	107.77
84"	N.V., V	3.70	3.88	4.10	4.33	119.80
90"	N.V., V	3.99	4.18	4.41	4.65	132.39
96"	N.V., V	4.28	4.48	4.72	4.97	145.54
102"	N.V., V	4.57	4.78	5.03	5.29	159.25
108"	N.V., V	4.86	5.08	5.34	5.61	173.52
114"	N.V., V	5.15	5.38	5.65	5.93	188.35
120"	N.V., V	5.44	5.68	5.96	6.25	203.74
126"	N.V., V	5.73	5.98	6.27	6.57	219.69
132"	N.V., V	6.02	6.28	6.58	6.89	236.20
138"	N.V., V	6.31	6.58	6.89	7.21	253.27
144"	N.V., V	6.60	6.88	7.20	7.53	270.90
150"	N.V., V	6.89	7.18	7.51	7.85	289.09
156"	N.V., V	7.18	7.48	7.82	8.17	307.84
162"	N.V., V	7.47	7.78	8.13	8.49	327.15
168"	N.V., V	7.76	8.08	8.44	8.81	347.02
174"	N.V., V	8.05	8.38	8.75	9.13	367.45
180"	N.V., V	8.34	8.68	9.06	9.45	388.44
186"	N.V., V	8.63	8.98	9.37	9.77	409.99
192"	N.V., V	8.92	9.28	9.69	10.10	432.10
198"	N.V., V	9.21	9.58	10.01	10.44	454.77
204"	N.V., V	9.50	9.88	10.44	10.89	478.00
210"	N.V., V	9.79	10.18	10.87	11.35	501.79
216"	N.V., V	10.08	10.48	11.31	11.82	526.14
222"	N.V., V	10.37	10.78	11.75	12.30	551.05
228"	N.V., V	10.66	11.08	12.20	12.79	576.52
234"	N.V., V	10.95	11.38	12.65	13.29	602.55
240"	N.V., V	11.24	11.68	13.10	13.80	629.14
246"	N.V., V	11.53	11.98	13.56	14.32	656.29
252"	N.V., V	11.82	12.28	14.02	14.85	683.99
258"	N.V., V	12.11	12.58	14.49	15.39	712.24
264"	N.V., V	12.40	12.88	14.96	15.94	741.04
270"	N.V., V	12.69	13.18	15.43	16.50	770.39
276"	N.V., V	12.98	13.48	15.91	17.07	800.29
282"	N.V., V	13.27	13.78	16.39	17.65	830.74
288"	N.V., V	13.56	14.08	16.87	18.24	861.74
294"	N.V., V	13.85	14.38	17.36	18.84	893.29
300"	N.V., V	14.14	14.68	17.85	19.45	925.39
306"	N.V., V	14.43	14.98	18.34	20.07	958.04
312"	N.V., V	14.72	15.28	18.84	20.70	991.24
318"	N.V., V	15.01	15.58	19.34	21.34	1025.00
324"	N.V., V	15.30	15.88	19.84	21.99	1059.31
330"	N.V., V	15.59	16.18	20.35	22.65	1094.17
336"	N.V., V	15.88	16.48	20.86	23.32	1129.58
342"	N.V., V	16.17	16.78	21.37	24.00	1165.54
348"	N.V., V	16.46	17.08	21.88	24.69	1202.05
354"	N.V., V	16.75	17.38	22.39	25.39	1239.11
360"	N.V., V	17.04	17.68	22.90	26.10	1276.72
366"	N.V., V	17.33	17.98	23.41	26.82	1314.89
372"	N.V., V	17.62	18.28	23.92	27.55	1353.61
378"	N.V., V	17.91	18.58	24.43	28.29	1392.88
384"	N.V., V	18.20	18.88	24.94	29.04	1432.70
390"	N.V., V	18.49	19.18	25.45	29.80	1473.07
396"	N.V., V	18.78	19.48	25.96	30.57	1514.00
402"	N.V., V	19.07	19.78	26.47	31.35	1555.48
408"	N.V., V	19.36	20.08	26.98	32.14	1597.51
414"	N.V., V	19.65	20.38	27.49	32.94	1640.09
420"	N.V., V	19.94	20.68	28.00	33.75	1683.22
426"	N.V., V	20.23	20.98	28.51	34.57	1726.90
432"	N.V., V	20.52	21.28	29.02	35.40	1771.13
438"	N.V., V	20.81	21.58	29.53	36.24	1815.91
444"	N.V., V	21.10	21.88	30.04	37.09	1861.24
450"	N.V., V	21.39	22.18	30.55	37.95	1907.12
456"	N.V., V	21.68	22.48	31.06	38.82	1953.55
462"	N.V., V	21.97	22.78	31.57	39.70	2000.53
468"	N.V., V	22.26	23.08	32.08	40.59	2048.06
474"	N.V., V	22.55	23.38	32.59	41.49	2096.14
480"	N.V., V	22.84	23.68	33.10	42.40	2144.77
486"	N.V., V	23.13	23.98	33.61	43.32	2193.95
492"	N.V., V	23.42	24.28	34.12	44.25	2243.68
498"	N.V., V	23.71	24.58	34.63	45.19	2293.95
504"	N.V., V	24.00	24.88	35.14	46.14	2344.77
510"	N.V., V	24.29	25.18	35.65	47.10	2396.14
516"	N.V., V	24.58	25.48	36.16	48.07	2448.06
522"	N.V., V	24.87	25.78	36.67	49.05	2500.53
528"	N.V., V	25.16	26.08	37.18	50.04	2553.55
534"	N.V., V	25.45	26.38	37.69	51.04	2607.12
540"	N.V., V	25.74	26.68	38.20	52.05	2661.24
546"	N.V., V	26.03	26.98	38.71	53.07	2715.91
552"	N.V., V	26.32	27.28	39.22	54.10	2771.13
558"	N.V., V	26.61	27.58	39.73	55.14	2826.90
564"	N.V., V	26.90	27.88	40.24	56.19	2883.22
570"	N.V., V	27.19	28.18	40.75	57.25	2939.09
576"	N.V., V	27.48	28.48	41.26	58.32	2995.51
582"	N.V., V	27.77	28.78	41.77	59.40	3052.58
588"	N.V., V	28.06	29.08	42.28	60.49	3110.29
594"	N.V., V	28.35	29.38	42.79	61.59	3168.64
600"	N.V., V	28.64	29.68	43.30	62.70	3227.64
606"	N.V., V	28.93	29.98	43.81	63.82	3287.29
612"	N.V., V	29.22	30.28	44.32	64.95	3347.59
618"	N.V., V	29.51	30.58	44.83	66.09	3408.54
624"	N.V., V	29.80	30.88	45.34	67.24	3470.14
630"	N.V., V	30.09	31.18	45.85	68.40	3532.39
636"	N.V., V	30.38	31.48	46.36	69.57	3595.29
642"	N.V., V	30.67	31.78	46.87	70.75	3658.84
648"	N.V., V	30.96	32.08	47.38	71.94	3723.04
654"	N.V., V	31.25	32.38	47.89	73.14	3787.89
660"	N.V., V	31.54	32.68	48.40	74.35	3853.29
666"	N.V., V	31.83	32.98	48.91	75.57	3919.24
672"	N.V., V	32.12	33.28	49.42	76.80	3985.74
678"	N.V., V	32.41	33.58	49.93	78.04	4052.79
684"	N.V., V	32.70	33.88	50.44	79.29	4120.39
690"	N.V., V	32.99	34.18	50.95	80.55	4188.54
696"	N.V., V	33.28	34.48	51.46	81.82	4257.24
702"	N.V., V	33.57	34.78	51.97	83.10	4326.49
708"	N.V., V	33.86	35.08	52.48	84.39	4396.29
714"	N.V., V	34.15	35.38	52.99	85.69	4466.64
720"	N.V., V	34.44	35.68	53.50	87.00	4537.54
726"	N.V., V	34.73	35.98	54.01	88.32	4608.99
732"	N.V., V	35.02	36.28	54.52	89.65	4680.99
738"	N.V., V	35.31	36.58	55.03	91.00	4753.54
744"	N.V., V	35.60	36.88	55.54	92.36	4826.64
750"	N.V., V	35.89	37.18	56.05	93.73	4900.29
756"	N.V., V	36.18	37.48	56.56	95.11	4974.49
762"	N.V., V	36.47	37.78	57.07	96.50	5049.24
768"	N.V., V	36.76	38.08	57.58	97.90	5124.54
774"	N.V., V	37.05	38.38	58.09	99.31	5200.39
780"	N.V., V	37.34	38.68	58.60	100.73	5276.69
786"	N.V., V	37.63	38.98	59.11	102.16	5353.44
792"	N.V., V	37.92	39.28	59.62	103.60	5430.64
798"	N.V., V	38.21	39.58	60.13	105.05	5508.29
804"	N.V., V	38.50	39.88	60.64	106.51	5586.39
810"	N.V., V	38.79	40.18	61.15	107.98	5664.94
816"	N.V., V	39.08	40.48	61.66	109.46	5743.94
822"	N.V., V	39.37	40.78	62.17		