

Actions
City of Charlottesville
Board of Architectural Review
Regular Meeting
April 20, 2021, 5:30 p.m.
Remote meeting via Zoom



BAR Members present: Carl Schwarz (chair), Breck Gastinger (vice chair), Jody Lahendro, Cheri Lewis, James Zehmer, Andy McClure, Tim Mohr, Robert Edwards

Staff present: Jeff Werner, Robert Watkins, Patrick Cory

Regular Meeting

A. Matters from the public not on the agenda
The BAR received no public comment during this portion.

B. Consent Agenda

1. BAR Meeting Minutes from December 15, 2020

2. **Certificate of Appropriateness Application**
BAR 21-04-01
200 West South Street, TMP 280100000
Downtown ADC District
Owner: 200 South Street A Virginia Inn PA
Applicant: Ross Fillman/Uhler and Co.
Project: Landscaping Plan, South Street Inn

3. **Certificate of Appropriateness Application**
BAR 21-04-02
16 Elliewood Avenue, TMP 090097000
The Corner ADC District
Owner: Elliewood Entertainment, Inc.
Applicant: Anderson McClure/Biltmore Grill
Project: Patio pavilion, Biltmore Grill

Breck Gastinger moves to approve the consent agenda.
Jody Lahendro seconds motion. Motion passes (7-0-1, Andy McClure abstaining).

C. Deferred Items

5:40 4. **Certificate of Appropriateness Application**

BAR 21-03-05
420 West Main, TMP 290011000
Downtown ADC District
Owner: A Cadgene, Main Street Land Trust, LLC.,
Applicant: Greg Jackson/TOPIA design
Project: Construct canopy for dining area

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

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

D. New Items

6:15 5. **Certificate of Appropriateness Application**

BAR 21-04-04
517 Rugby Road, TMP 050046000
Rugby Road-University Circle-Venable ADC District
Owner: Alumni of Alpha Mu, Inc
Applicant: Garrett Rouzer/Dalgliesh Gilpin Paxton Architects
Project: Alterations to fraternity house
Note: This is a formal submittal; however, this will be treated as a preliminary discussion, per City Code section Sec. 34-282(c)(4).

Carl Schwarz moves to accept the applicant's request for a deferral.

Cheri Lewis seconds motion. Motion passes (8-0).

7:00 6. **Certificate of Appropriateness Application**

BAR 21-04-05
485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar
Project: Phase 1. Repair/replace windows, misc. exterior repairs and sitework

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed porch repairs and landscaping at 435 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the submitted Phase I application, excluding the window repairs and replacement, with the following conditions:

- *any new elements match the existing; including, but not limited to:*
 - *beaded ceiling boards (no faux panels)*
 - *painted, wood tongue-and-groove flooring (no imitation material)*
 - *columns (round and engaged)*
 - *simple cornice at the entablature*

- *the porch railing should be replaced in a manner appropriate to the period (similar to other properties on 14th Street as specified in the staff report), and the handrail leading down the porch steps should match*

Carl Schwarz seconds motion. Motion passes (8-0).

Note: There is no BAR #21-04-03 on the agenda. That project was withdrawn.

D. Preliminary Discussion

7:30 7. 485 14th Street, NW, TMP 090034000
 Rugby Road-University Circle-Venable ADC District
 Owner: Hoo House, LLC
 Applicant: Greg Winkler, Kurt Wassenaar
 Project: Phases 1 and 2. Rear additions on residence

8:00 8. 120 Oakhurst Circle, TMP 110025000
 Oakhurst-Gildersleeve ADC District
 Owner: Tenth and Main, LLC
 Applicant: Bill Chapman
 Project: Rear addition on residence

E. Other Business

9. Staff questions/discussion
 Valentine House door/window

10. PLACE update

F. Adjourn

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



Certificate of Appropriateness Application

BAR 21-04-05

485 14th Street, NW, TMP 090034000

Rugby Road-University Circle-Venable ADC District

Owner: Hoo House, LLC

Applicant: Greg Winkler, Kurt Wassenaar

Project: Phase 1 - Repair/replace windows, misc. exterior repairs and sitework



Background

Year Built: 1920

District: Rugby Road-University Circle-Venable ADC District

Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

Prior BAR Reviews

n/a

Application

- Submittal: Wassenaar-Winkler Architects/Planners submittal for 485 14th St NW:
 - *BAR Submittal Set*, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages).
 - *Hoo House Renovation - Phase 1*, dated March 11, 2021: Sheets G-101, D-101, D-201, E-101 (5 pages).

CoA request for repair/replacement of existing windows, the repair/reconstruction of the front porch, the planting of new street trees, and related site work.

The existing garage will be razed; it is non-contributing, a CoA is not required for demolition. Also, the scope of work includes elements that are considered *routine repair and maintenance*, which do not require a CoA; however, in the context of this request, the BAR may ask for clarifications, if necessary.

Phase 1, from the applicant's submittal (numbered here for reference)

1. Repair or rebuilding of the front porch as it now exists and without any architectural changes to the design, size or materials of the porch. Trim in need of repair may be replaced with Azek or other similar materials.
2. Repair of the existing Philadelphia gutter system and downspouts.
3. Repair and/or replacement of the existing windows. (A qualified window restorer will complete an evaluation of the existing windows to determine which can be repaired and which should be replaced. Those findings will be submitted to the BAR.) The proposed replacement windows are, in general, identical to windows approved by the BAR at 513 14th Street. (Applicant will provide it sheets.)
4. Structural repair and cosmetic cleanup of the existing rear stair addition.
5. Landscape cleanup, and replanting including new street trees.
6. Gravel the rear parking area.

Staff Notes:

- The submittal package includes information that illustrates Phases 2 and 3, however this CoA request is only for Phase 1.
- The March 11, 2021 drawings indicate the removal and replacement of all windows. The narrative in the April 2, 2021 submittal modifies that plan, per item 3 above.
- The March 11, 2021 and April 2, 2021 drawings include interior floor plans. While these provide context for the project, the BAR does not have purview over interior alterations.

Discussion and Recommendations

Items 2, 4, 5, and 6. Staff finds these consistent with the design guidelines. Anticipating the removal of three trees, staff requested that Phase 1 include the planting of new trees, which are indicated on sheet C4, dated April 2, 2021.

Item 1 proposes repair or rebuilding of the front porch *as it now exists*. Photographs indicate the porch is in disrepair. The railing and lattice are not original. The stairs may not be original; however, they align with the walk, so the original width and location are known. The piers, framing, apron, flooring, columns, entablature, ceiling, trim and roof all appear to be original, with some areas and elements in poor condition.

Staff recommends that any new elements match the existing; including, but not limit to: beaded ceiling boards (no faux panels); painted, wood tongue-and-groove flooring (no imitation material); columns (round and engaged); simple cornice at the entablature. Additionally, the porch railing should be replaced in a manner appropriate to the period. Two nearby homes were built at a similar time and might serve as examples for the porch rail--403 14th Street NW (1921) and 1401 Gordon Ave (1925), see images below. Both also have similar columns and entry door designs. Staff recommends that the new railings be similar to these existing examples, and not require custom profiles. The pickets are square stock and the bottom rail is not profiled. The hand rail detail, however, may require some discussion.

Item 3 proposes the repair and/or replacement of the existing windows, which are all wood, one-over-one, double-hung. The applicant will rely on the recommendations of an experienced mechanic regarding which windows can be repaired and which should be replaced. That

information has not yet been provided and, without it, staff cannot offer comment or recommendation.

The applicant intends to use windows similar to those approved for 513 14th Street, which were Andersen E-Series, Talon double-hung windows with insulated glass. (The E-Series windows are aluminum clad wood, which the BAR has allowed.) There appears to be an available Andersen trim that is similar to the existing. (See photos below.)

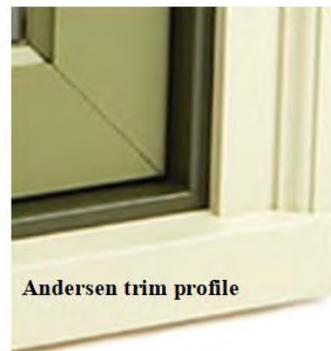
Images re: porch details



Photos of existing windows.



Trim detail



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that proposed window repairs/replacements, porch repairs, and landscaping at 435 14th Street NW satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application 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 window repairs/replacements, porch repairs, and landscaping at 435 14th Street NW do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable 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.

Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for Site Design

B. Plantings

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.
6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

Pertinent Design Guidelines for Rehabilitation

C. Windows

1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.

2. Retain original windows when possible.
3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.
4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6. Replace historic components of a window that are beyond repair with matching components.
7. Replace entire windows only when they are missing or beyond repair.
8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
9. Reconstruction should be based on physical evidence or old photographs.
10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14. False muntins and internal removable grilles do not present an historic appearance and should not be used.
15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
17. Storm windows should not damage or obscure the windows and frames.
18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
19. The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
20. In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
21. The size of the shutters should result in their covering the window opening when closed.
22. Avoid shutters on composite or bay windows.
23. If using awnings, ensure that they align with the opening being covered.
24. Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.

2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.

April 2, 2021

485 14th Street, Charlottesville Virginia – Proposed Work Scope Summary for BAR

The existing house at 485 14th Street has been recently purchased by our client Eric Trebour. The existing house has been in use as two student apartments with one four-bedroom unit on the ground floor and one four-bedroom unit on the second floor. The house has an old and serviceable, but not in good repair, rear access stair and porch.

The proposed work for this project is to be completed in 3 distinct phases. For the sake of transparency and context, this application includes the work scope and plans for all three phases of the project. Our client has not made a determination on the phasing schedule for phases 2 and 3.

Phase I Work scope

This first increment of the work is designed to bring the house into good repair without any significant additions to the existing building. Work will include:

- Repair or rebuilding of the front porch as it now exists and without any architectural changes to the design, size or materials of the porch. Some trim which is in need of repair may be replaced with Azek or other similar materials as an alternative to wood. In our experience these impermeable materials are indistinguishable from wood once installed and painted.
- Repair of the existing Philadelphia gutter system. This is generally in good order but some resealing/rewelding of the gutter seams and downspout repair will be completed.
- Repair and/or replacement of the existing windows. The owner is having a qualified window restorer complete an evaluation of the existing windows and will provide the BAR with these study results as to which windows can be repaired and which need to be replaced. The proposed replacement windows are in general identical to windows approved by the BAR on another project we completed on 14th street and we will provide full cut specification sheets for these.
- Structural repair and cosmetic cleanup of the existing rear stair addition.
- Landscape cleanup, and replanting including new proposed street trees.
- Removal of the existing concrete garage building which is in poor repair
- Cleanup and gravel for the rear parking area.

Phase II Work Scope

The second increment of the proposed work is to replace the existing rear stair addition with a new code access stair, common bathroom, and living area. These are shown in the attached plan and renderings.

- Note that the rear elevation of the phase II addition will be fully encapsulated as a part of the phase III workscope.
- No new units are being added as a part of this phase of the work.
- The proposed Hardy Plank exterior clapboard exterior is intended to distinguish the existing brick building from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby. The addition of the Phase II work will conform to the NPS Historical renovation standards.

Phase III Work Scope

The third phase of the proposed work adds two additional units to the building and completes the maximum development of this site under the zoning envelope and setback requirements for this site.

- This phase of the work follows the general size and proportions of the existing house except it is exterior sheathed in brick of a familial but contrasting color of the brick. The massing of the new rear section is at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building. This is a fabric building as to the street and existing house and will blend into the street scape without being an object of particular notice.



485 14th St NW Addition

Charlottesville, VA 22903

BAR SUBMITTAL SET

SHEET LIST

- G1 COVER
- EP1 EXISTING STRUCTURE PHOTOS
- EP2 EXISTING NEIGHBORHOOD PHOTOS
- EP3 EXISTING NEIGHBORHOOD PHOTOS
- C1 EXISTING SITE PLAN
- C2 PROPOSED SITE PLAN
- C3 EXISTING LANDSCAPE PLAN
- C4 PROPOSED LANDSCAPE PLAN
- A1 FIRST FLOOR PLAN
- A2 SECOND FLOOR PLAN
- A3 EXTERIOR ELEVATION
- A4 EXTERIOR ELEVATION
- A5 EXTERIOR ELEVATION
- A6 PERSPECTIVE
- A7 PERSPECTIVE
- A8 PERSPECTIVE
- A9 PERSPECTIVE
- A10 PERSPECTIVE
- A11 MATERIALS/WINDOW DETAIL

ARCHITECT :

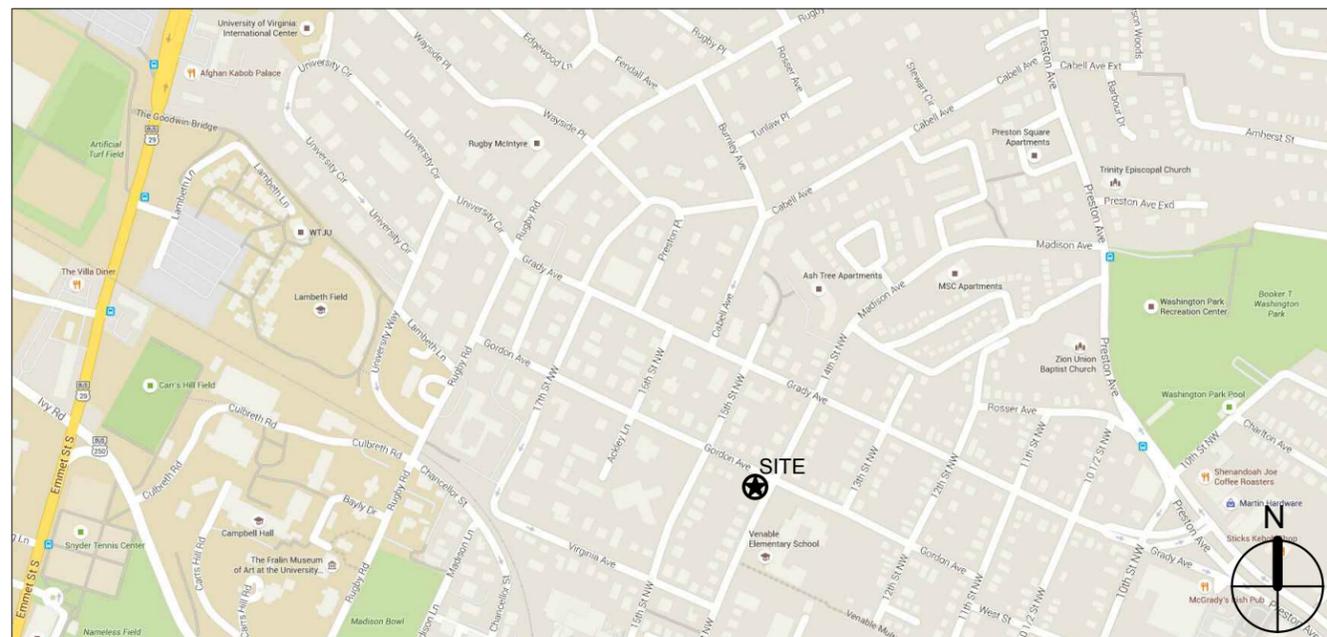
Wassenaar + Winkler, PLLC
200 West 12th Street
Waynesboro, VA 22980
540-941-3567
Kurt Wassenaar, Principal Architect
kurt@wpluswdesign.com

OWNER:

Hoo House, LLC
Eric Trebour
190 Blue Springs Lane
Charlottesville, VA 22903



Perspective



Vicinity Map

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485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

G1
April 02, 2021



FRONT OF RESIDENCE FROM 14TH STREET



SIDE OF RESIDENCE FROM GORDON AVENUE



REAR OF RESIDENCE FROM ALLEY



SIDE OF RESIDENCE FROM ADJACENT PROPERTY

WASSENAR
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485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903

EP1
 April 02, 2021

EXISTING RESIDENCE PHOTOS



STREET ADDRESS: 600 14th Street, NW
MAP & PARCEL: 4-4
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Leggett, William E. Jr.
ADDRESS: 7 Deer Path Road
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1930
STYLE: American Foursquare
HEIGHT IN STORIES: 2.5 stories
DIMENSIONS AND LAND AREA: 1,628 sq ft/0.149 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 2-bay, brick American Foursquare features Colonial Revival-style detailing including: a hipped roof with front and side hip-roofed dormers; 1/1 windows; semi-exterior-end brick chimney; door surround with fanlight and sidelights; and 2-bay hip-roofed front porch with Tuscan columns and plain balusters. Constructed ca. 1930, it is a contributing resource to the District.



STREET ADDRESS: 513 14th Street, NW
MAP & PARCEL: 5-87
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single family
PRESENT USE: Residential – single family
PRESENT OWNER: Newlen, Charles E.
ADDRESS:22903 910 King Street
 Charlottesville, Va.
 22903
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,339 sq ft/0.143 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; side porch; and 1-bay round-arched entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #519.

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903



STREET ADDRESS: 510 14th Street, NW
MAP & PARCEL: 4-111
PRESENT ZONING: R-1SU
ORIGINAL OWNER:
ORIGINAL USE: Residential- single family
PRESENT USE: Residential – single family
PRESENT OWNER: R & I Building Co. PC
 c/o Horridge, Gregory
ADDRESS: 656 Rockfish Orchard Drive
 Afton, Va.
 22920
DATE/ PERIOD: Ca. 1938
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,790 sq ft/0.175 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

Constructed ca. 1938, this 2-story, 3-bay, gable-roofed, Colonial Revival-style brick dwelling features the following details: 6/6-sash windows; paneled shutters; brick jack arches on the first floor; a semi-exterior-end brick chimney; a fanlight and sidelights around the door; a side shed-roofed porch; and a well-detailed front portico with gable end returns, a plain frieze, a denticulated cornice, and paired Tuscan columns as supports. This well-preserved dwelling is a contributing resource in the District.



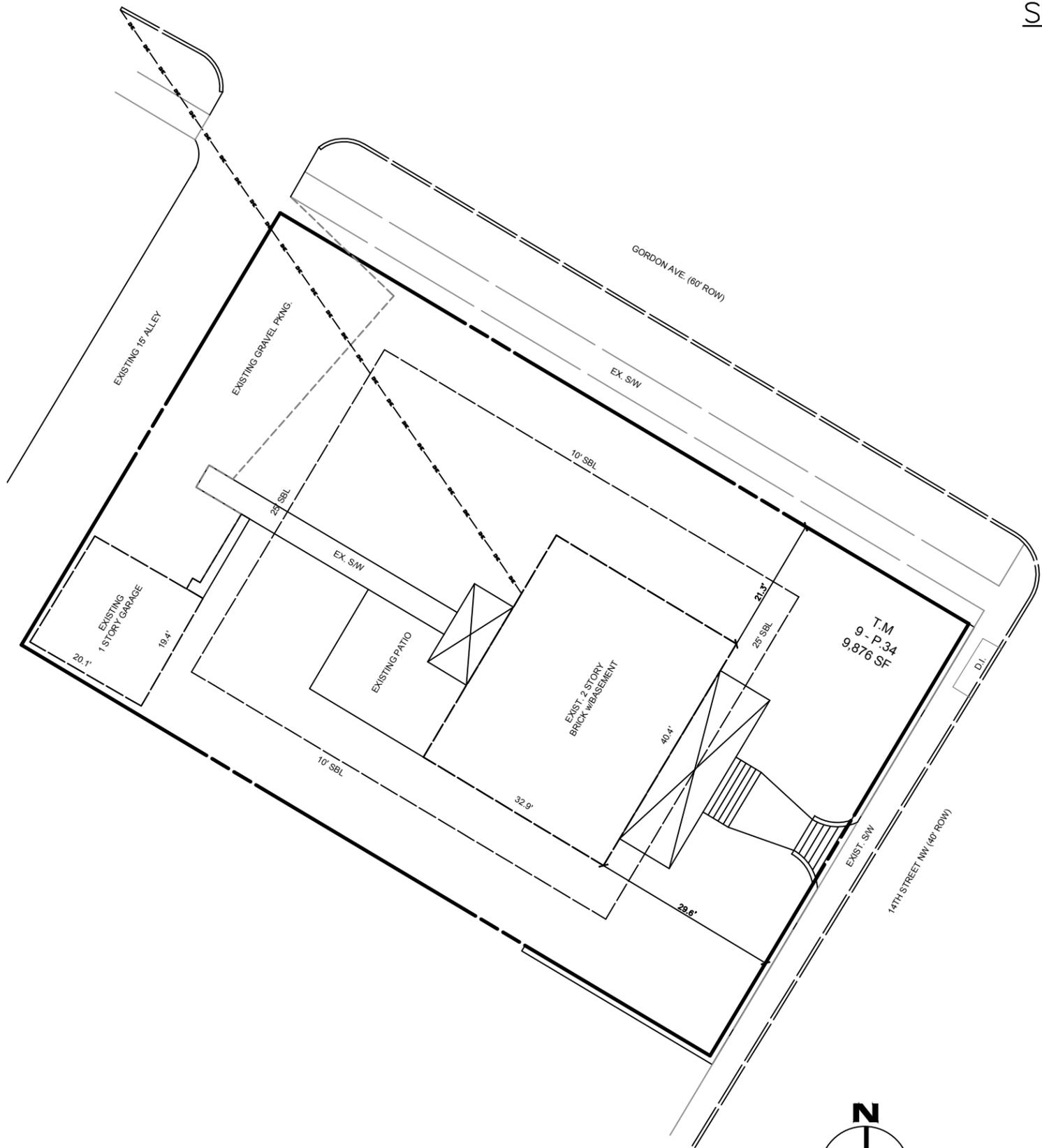
STREET ADDRESS: 519 14th Street, NW
MAP & PARCEL: 5-88
PRESENT ZONING: UMD
ORIGINAL OWNER:
ORIGINAL USE: Residential – single-family
PRESENT USE: Residential – single-family
PRESENT OWNER: Veliky LC
ADDRESS: 3125 Dundee Road
 Earlysville, Va.
 22936
DATE/ PERIOD: Ca. 1925
STYLE: Colonial Revival
HEIGHT IN STORIES: 2.0 stories
DIMENSIONS AND LAND AREA: 1,560 sq ft/0.197 acres
SOURCES: Charlottesville City Records
 and 2004 Architectural
 Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, side-passage-plan, Colonial Revival-style brick dwelling has the following architectural details: single, paired, and triple 6/1 windows (triple ones are a bay window supported by brackets); standing-seam metal gable roof; central brick chimney; gable-end returns; overhanging eaves; bracketed wood cornice; soldier course of brick above second-story windows; enclosed side porch; and 1-bay hip-roofed entrance porch with Tuscan column supports. This well-preserved dwelling, constructed in the mid-1920s, is a contributing resource in the District. It is very similar to the house next door at #513.

**WASSENAR
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485 14th Street NW Renovation
 485 14th Street NW
 Charlottesville, VA 22903



EXISTING SITE PLAN



SCALE 1" = 20'-0"

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 PARCEL 34

CURRENT ZONING R-UMD (UNIVERSITY MEDIUM DENSITY)
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT
OVERLAY - DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-
VENABLE NEIGHBORHOOD).

EXISTING USE MULTI-FAMILY RESIDENTIAL
PROPOSED USE MULTI-FAMILY RESIDENTIAL
EXISTING (2) 4 BEDROOM RENTAL UNITS
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES
150 BR / ACRE * 0.227 = 34.05 ALLOWABLE BEDROOMS
4 BR / UNIT @ 21 DUA * 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES (2) 4-BEDROOM EXISTING UNITS PLUS
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984. (1) SPACES PER 1-BR UNIT
(1) SPACES PER 2-BR UNIT
(2) SPACES PER 3-BR UNIT
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES EXISTING (2) 4 BR HOUSE (4 REQ'D)
PROPOSED (2) 4 BEDROOM UNITS (4 REQ'D)
TOTAL REQ'D = 8 PARKING SPACES

PER SEC. 34-985 (b) (3) ONE PARKING SPACE CAN BE SUBTRACTED
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) SPACES PER 2 DWELLING UNITS.
PROJECT INCLUDES 4 DWELLING UNITS, SO 4 BIKE SPACES REQUIRED.

PROJECT WILL INCLUDE TOTAL OF 10 BIKE RACKS.

SETBACKS :

FRONT 25 FEET
SIDE 1-2 STORIES 10 FEET MIN,
3-5 STORIES 1 FT per 3 FT HEIGHT
NEW BUILDING IS 2 STORIES
(10' SETBACK TO BE USED)
CORNER STREET SIDE 20' MIN
REAR 25 FEET
HEIGHT 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)
LAND COVERAGE 80% MAX (56.7% PROPOSED)

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Charlottesville, VA 22903

C1
April 02, 2021

SITE DEVELOPMENT SUMMARY :

TAX MAP 9 PARCEL 34

CURRENT ZONING R-UMD (UNIVERSITY MEDIUM DENSITY)
w/ ARCHITECTURAL DESIGN CONTROL (ADC) DISTRICT
OVERLAY - DISTRICT H (RUGBY-ROAD UNIVERSITY CIRCLE-
VENABLE NEIGHBORHOOD).

EXISTING USE MULTI-FAMILY RESIDENTIAL
PROPOSED USE MULTI-FAMILY RESIDENTIAL
EXISTING (2) 4 BEDROOM RENTAL UNITS
PROPOSED (2) 3 BEDROOM RENTAL UNITS

TRASH COLLECTION PRIVATE COLLECTION (TOTTERS)

GROSS RESIDENTIAL DENSITY:

BY RIGHT DENSITY 43 D.U.A. MAX PER SEC. 34-420, WHERE A MAXIMUM OF 150
BEDROOMS ALLOWED, NOT MORE THAN (4) BEDROOMS PER DWELLING UNIT FOR UNITS
ATTRIBUTABLE TO DENSITY OF UP TO 21 DUA AND NOT MORE THAN (3) BEDROOMS PER DWELLING
UNIT FOR UNITS ATTRIBUTABLE TO DENSITY IN EXCESS OF 21 DUA PER SEC. 34-367 (2)

EXISTING ACRE SITE PER SURVEY = 0.227 ACRES
150 BR / ACRE * 0.227 = 34.05 ALLOWABLE BEDROOMS
4 BR / UNIT @ 21 DUA * 0.227 = (4.767) ALLOWABLE 4 BR UNITS

PROJECT INCLUDES (2) 4-BEDROOM EXISTING UNITS PLUS
(2) 4-BEDROOM PROPOSED UNITS = 16 BEDROOMS
PROJECT IS BELOW ACCEPTABLE GROSS RESIDENTIAL DENSITY MAXIMUMS FOR BOTH TOTAL
NUMBER OF BEDROOMS AND NUMBER OF 4 BEDROOM UNITS.

PARKING REQUIRED PER SEC. 34-984. (1) SPACES PER 1-BR UNIT
(1) SPACES PER 2-BR UNIT
(2) SPACES PER 3-BR UNIT
(2) SPACES PER 4-BR UNIT

PROJECT INCLUDES EXISTING (2) 4 BR HOUSE (4 REQ'D)
PROPOSED (2) 4 BEDROOM UNITS (4 REQ'D)
TOTAL REQ'D = 8 PARKING SPACES

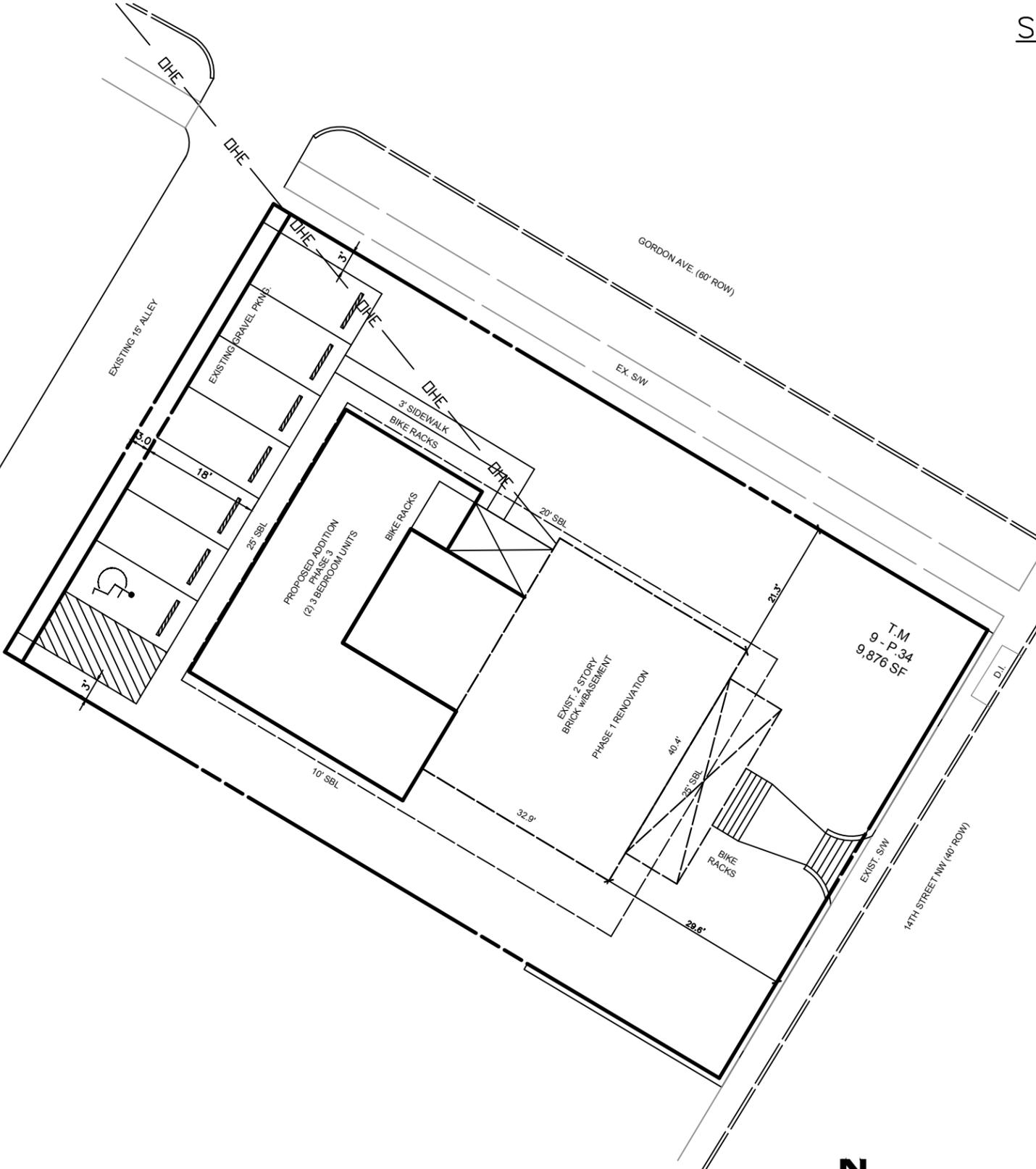
PER SEC. 34-985 (b) (3) ONE PARKING SPACE CAN BE SUBTRACTED
FROM PARKING REQUIRED WITH USE OF 5 BIKE LOCKERS.
8 MINUS 1 = 7 REQ'D PARKING SPACES (7 TOTAL PROVIDED)

BIKE RACKS REQ'D PER SEC. 34-881 (2) . . (1) SPACES PER 2 DWELLING UNITS.
PROJECT INCLUDES 4 DWELLING UNITS, SO 4 BIKE SPACES REQUIRED.

PROJECT WILL INCLUDE TOTAL OF 10 BIKE RACKS.

SETBACKS :

FRONT 25 FEET
SIDE 1-2 STORIES 10 FEET MIN,
3-5 STORIES 1 FT per 3 FT HEIGHT
NEW BUILDING IS 2 STORIES
(10' SETBACK TO BE USED)
CORNER STREET SIDE 20' MIN
REAR 25 FEET
HEIGHT 50' MAX (24'-6" TOTAL HEIGHT PROPOSED)
LAND COVERAGE 80% MAX (56.7% PROPOSED)



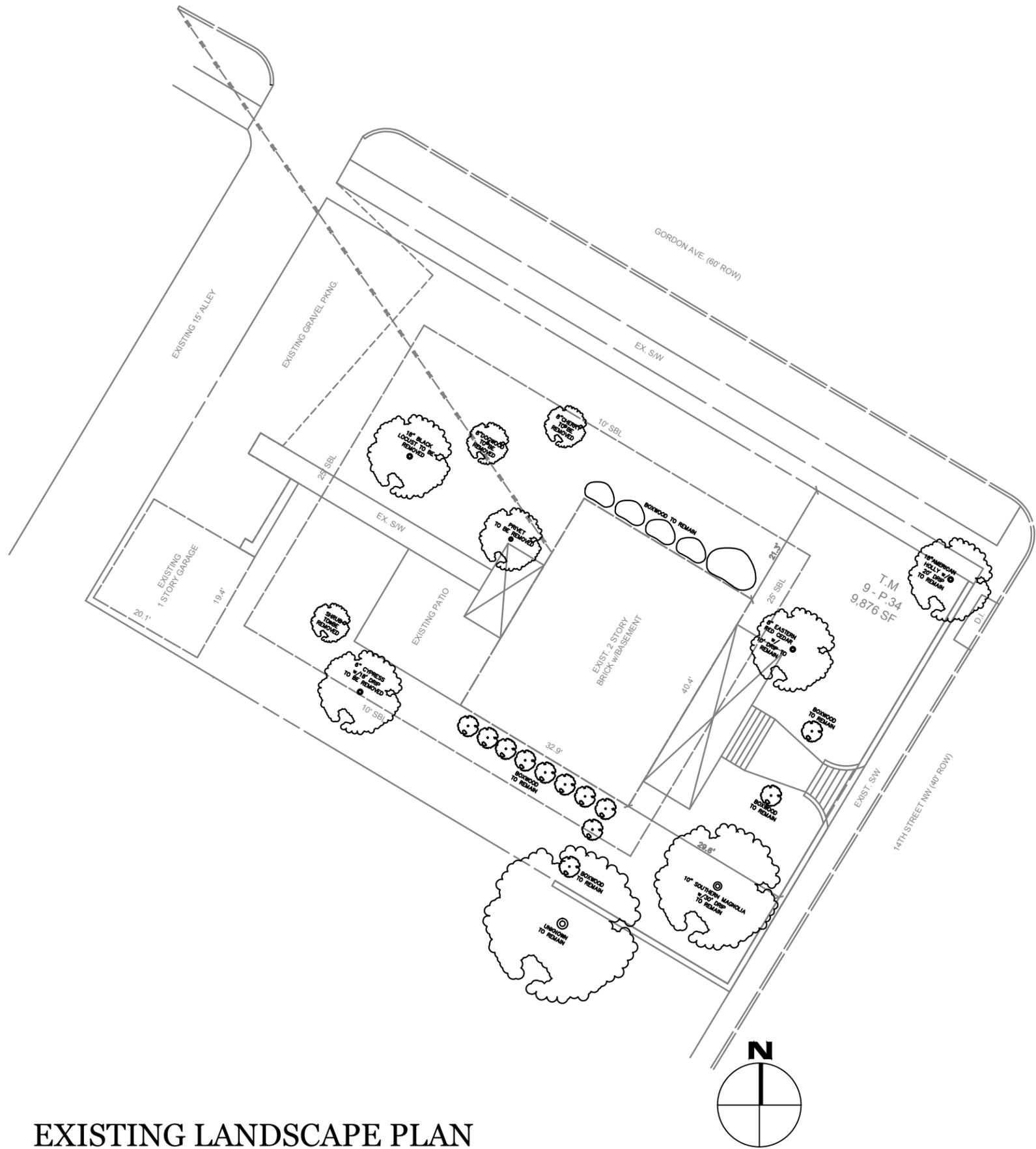
PROPOSED SITE PLAN

SCALE 1" = 20'-0"

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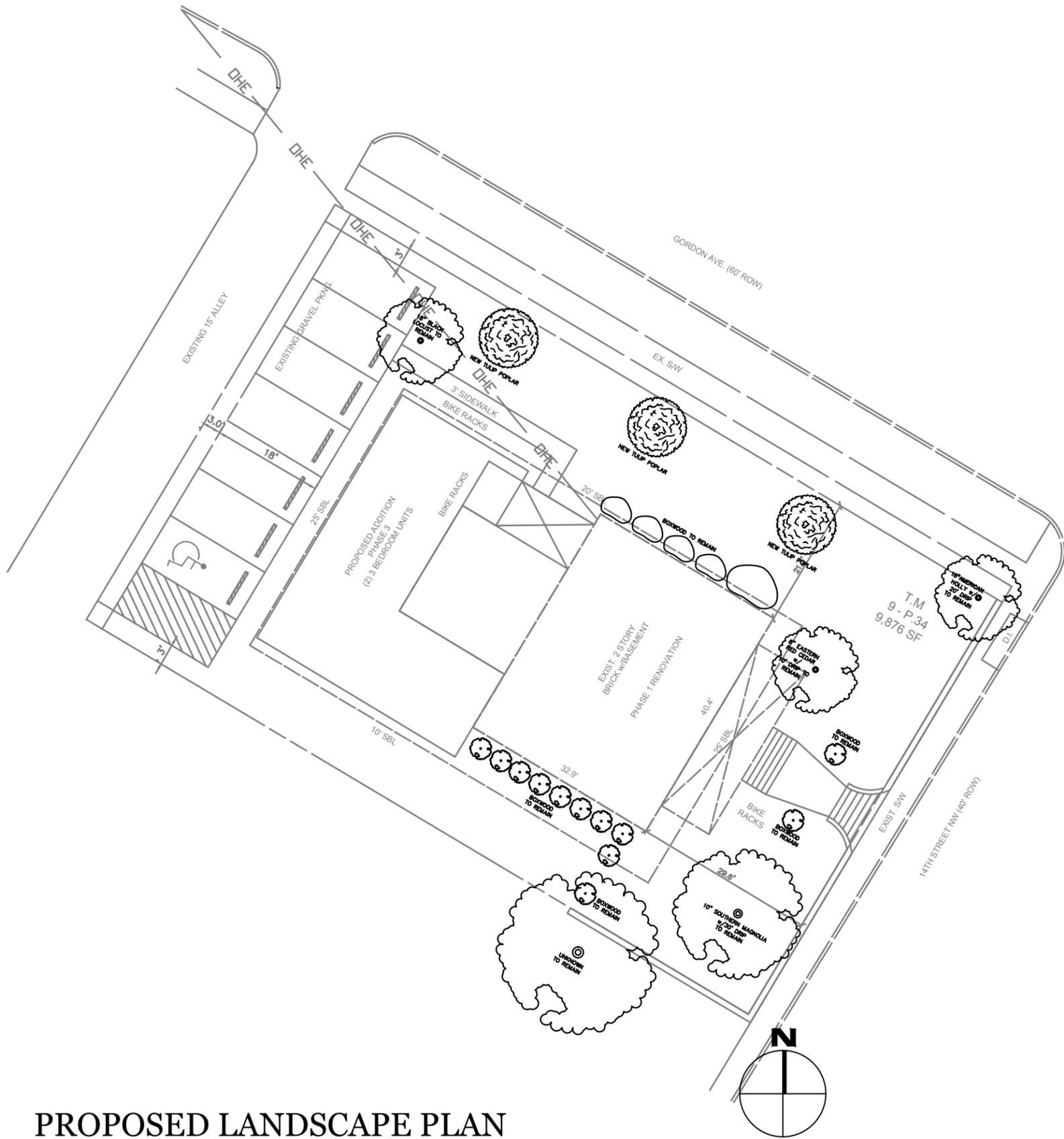
C2
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EXISTING LANDSCAPE PLAN

SCALE 1" = 20'-0"

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 485 14th Street NW
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PROPOSED LANDSCAPE PLAN

SCALE 1" = 20'-0"

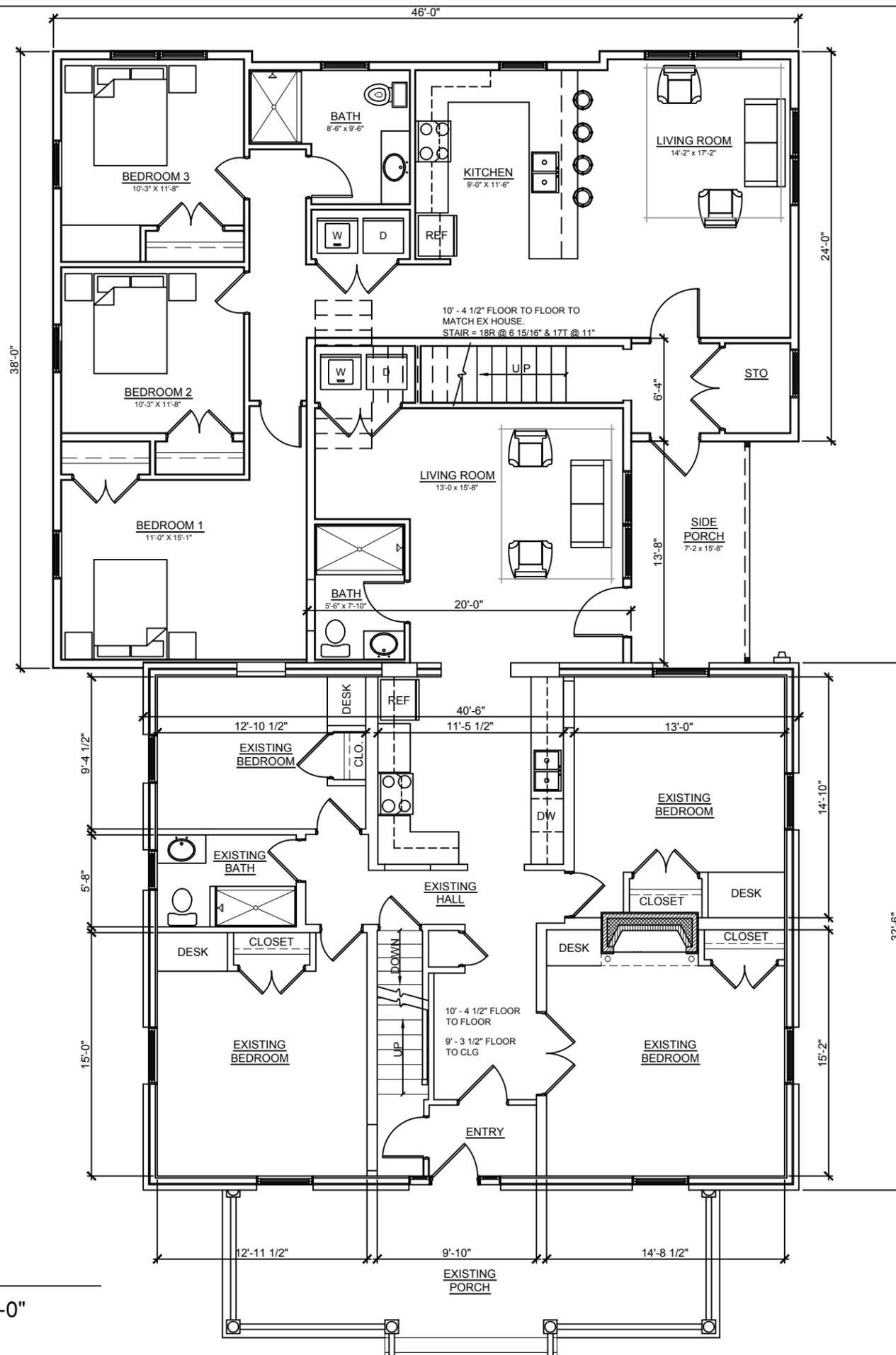
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PROPOSED FIRST FLOOR PLAN

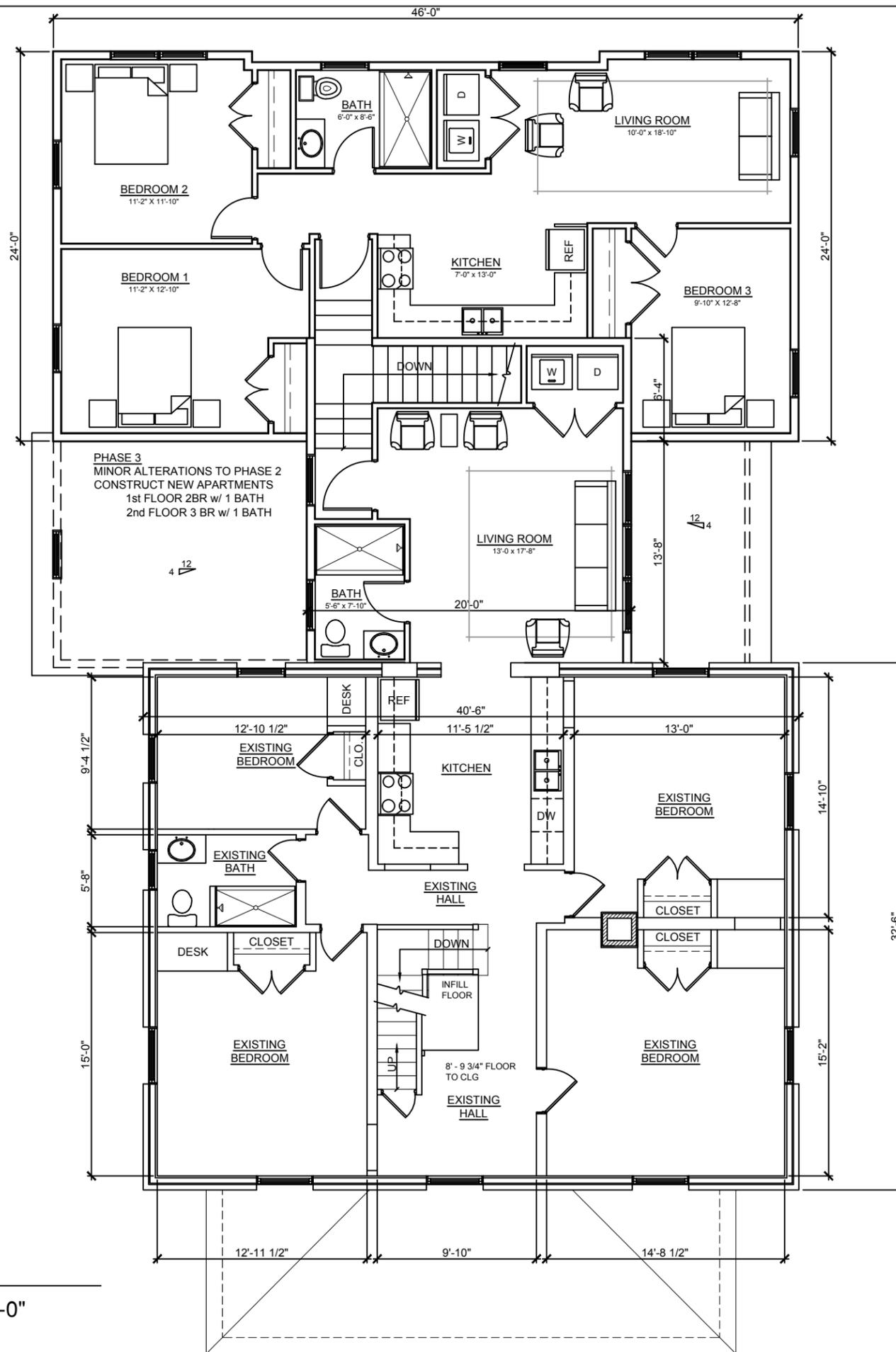
1/8" = 1'-0"



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PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



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ELEVATION - GORDON AVENUE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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ELEVATION - REAR

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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ELEVATION - SIDE

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
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A5

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RENDERING - VIEW A

VIEW FROM CORNER OF 14TH ST. AND GORDON

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A6
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RENDERING - VIEW B

VIEW FROM GORDON AVE.

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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RENDERING - VIEW C

N.T.S

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RENDERING - VIEW D

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
FOR GRAPHIC CLARITY AT ADDITION.

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A9

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RENDERING - VIEW E

N.T.S

PROPOSED LANDSCAPING NOT INCLUDED
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April 02, 2021



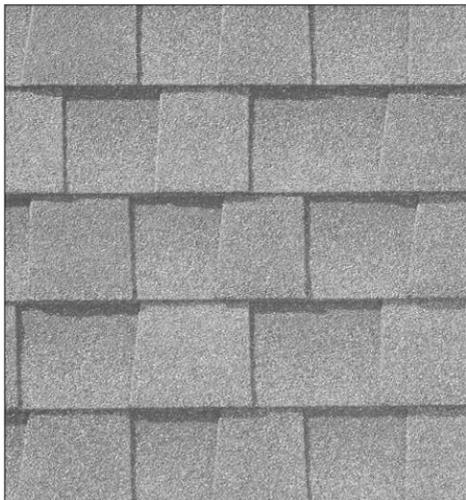
BRICK

GENERAL SHALE -
OLD ENGLISH TUDOR



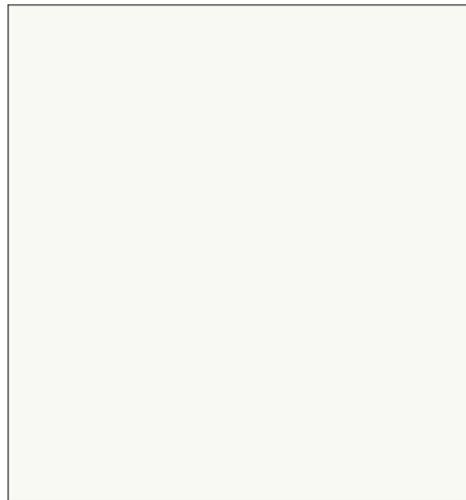
SIDING

HARDPLANK - COBBLESTONE



ROOFING

TIMBERLINE - SLATE



TRIM

BENJAMIN MOORE COLOR - HC-27
(HISTORIC - MONTEREY WHITE)

Pella Architect Series
Traditional WOOD



Exquisitely crafted wood windows that add architectural interest

Double Hung Interior



Double Hung Exterior



- DESIGNED WITH ARCHITECTURAL INTEGRITY**
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- ENHANCED STYLE OPTIONS**
 Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- EXPANSIVE CUSTOM CAPABILITIES**
 Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- INTERIOR FINISH OPTIONS**
 From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- STUNNING HARDWARE**
 Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- OPTIONAL INTEGRATED SECURITY SENSORS**
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® CERTIFIED¹**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.¹
- LONG-LASTING DURABILITY**
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- THE BEST LIMITED LIFETIME WARRANTY²**
 Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.²
- TESTING BEYOND REQUIREMENTS**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

PELLA ARCHITECT SERIES

COLOR TO MATCH EXISTING

1

MATERIAL LIST

scale: N.T.S.

2

WINDOW CUT SHEET

scale: N.T.S.

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

Hoo House Renovation - Phase 1

485 14th Street

Charlottesville, Virginia 22903

EXISTING SITE & BUILDING DATA:
 ZONING UMDH
 TAX MAP 9-P.34
 PARCEL # 090034000
 SITE SIZE 9,876 SF (SURVEY) 0.2270 AC (GIS)
 LEGAL LOT 1 & PART LOT 2 BLOCK 4 PRESTON HGTS.

EXISTING 1920 MULTIFAMILY 2 STORY STRUCTURE:
 R-2 RESIDENTIAL APARTMENT HOUSE.
 1st FLOOR 1,316 SF
 2nd FLOOR 1,316 SF
 PORCHES 482 SF

EXISTING CONSTRUCTION DATA:
 PARTIAL BASEMENT, 1st, 2nd, & PARTIAL ATTIC. CMU FOUNDATION
 w/ BRICK VENEER. WOOD FRAMED WALLS w/ BRICK VENEER.
 WOOD FLOOR JOISTS BOTH FLOORS, WOOD CEILING & WOOD ROOF
 FRAMING. ASPHALT SHINGLE ON HIP ROOF.

CONSTRUCTION TYPE - **V B**

GENERAL PROJECT STATEMENT:
 PHASE 1 OF THE HOO HOUSE RENOVATION IS A REPAIR PROJECT
 OF EXISTING SPACE WITHIN EXISTING STRUCTURE. REPLACE
 WINDOWS, REPLACE HVAC, REPLACE ELECTRICAL, REFINISH
 FLOORS, REPLACE BATHROOM FIXTURES, REPLACE KITCHEN
 CABINETS, REPLACE APPLIANCES, REPLACE FRONT PORCH
 FLOORING & REPLACE FRONT PORCH STRUCTURE THAT HAS
 DETERIORATED.

APPLICABLE CODE:
 2015 VIRGINIA EXISTING BUILDING CODE (VEBC), AS INTERPRETED
 BY THE CITY OF CHARLOTTESVILLE, VA; UNDER THE VIRGINIA
 UNIFORM STATEWIDE BUILDING CODE.
 2015 INTERNATIONAL BUILDING CODE (IBC)
 2015 VIRGINIA CONSTRUCTION CODE (VCC)

CODE ANALYSIS:
 THE PROPOSED USE WITHIN THE EXISTING BUILDING FALLS UNDER
 REPAIRS PER VEBC CHAPTER 5 AND OTHER VCC REFERENCES.

REPAIRS CONFORMANCE PER VEBC SEC 501.2
 1. MAINTAIN EXISTING LEVEL OF FIRE PROTECTION.
 2. MAINTAIN EXISTING LEVEL OF MEANS OF EGRESS.
 3. MAINTAIN EXISTING LEVEL OF ACCESSIBILITY.

STRUCTURAL REPAIRS PER VEBC SEC 502.2.1
 FOR DAMAGE LESS THAN SUBSTANTIAL STRUCTURAL DAMAGE,
 REPAIRS SHALL BE ALLOWED THAT RESTORE THE BUILDING TO ITS
 PRE-DAMAGED STATE. NEW STRUCTURAL MEMBER AND
 CONNECTION USED FOR THE REPAIR SHALL COMPLY WITH VCC.

ELECTRICAL REPAIR SHALL FOLLOW VEBC SEC 504.1

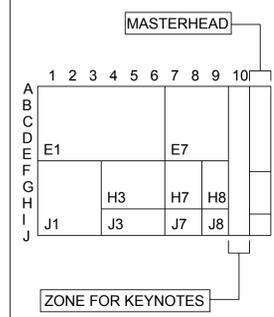
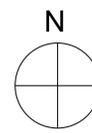
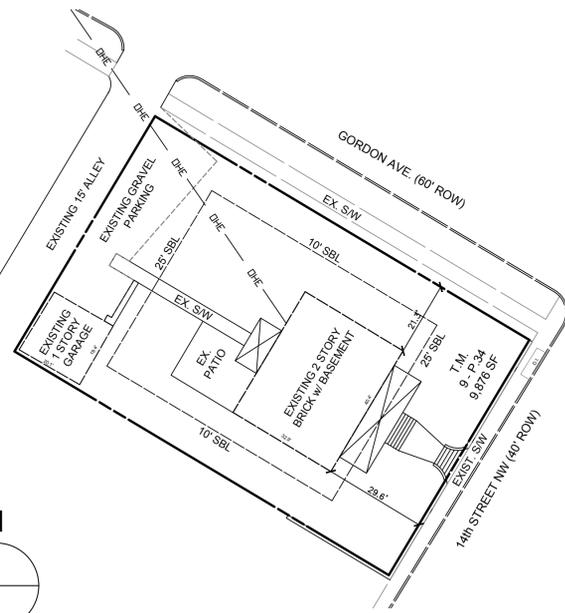
MECHANICAL REPAIR SHALL NOT MAKE THE BUILDING LESS
 CONFORMING THAT IT WAS BEFORE PER VEBC SEC 5.5.1

PLUMBING REPAIRS SHALL NOT USE MATERIALS AND SUPPLIES
 PROHIBITED BY THE IPC PER VEBC SEC 506.1

UTILITY CONNECTIONS
 SITE UTILITY CONNECTIONS ARE EXISTING AND NEED TO BE
 LOCATED AND MARKED BY MISS UTILITY PRIOR TO ANY
 EXCAVATION. PROJECT ANTICIPATES RELOCATING ELECTRICAL
 METER AND ENTRANCE GEAR BY UTILITY COMPANY.

SINCE THIS IS AN EXISTING STRUCTURE IT IS ANTICIPATED THAT
 EXISTING CONDITIONS MAY DIFFER FROM THESE DRAWING AND
 WORK SCOPE IDENTIFIED. NOTIFY THE OWNER AND ARCHITECT OF
 DISCREPANCIES PRIOR TO COMMENCING REPAIR WORK.

VERIFY WORK SCOPE WITH OWNER PRIOR TO BEGINNING ANY
 DEMOLITION, REPAIR, OR REPLACEMENT WORK.

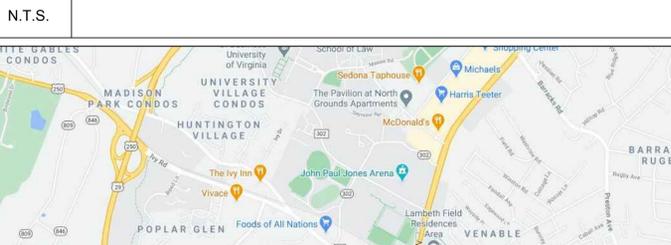
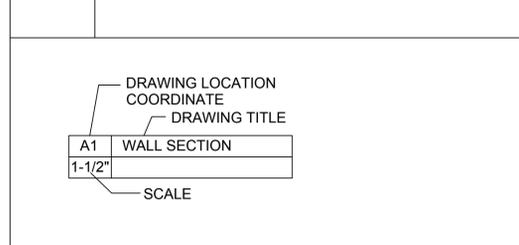


EACH DRAWING SHEET IS ORGANIZED BY A GRID COORDINATE SYSTEM WITH NUMBERS ALONG THE TOP OF THE SHEET AND LETTERS ALONG THE LEFT EDGE OF THE SHEET. DRAWINGS ARE GIVEN LOCATION COORDINATES BY WHERE THEIR LOWER LEFT CORNER RESIDES ON A SHEET. A DRAWING LOCATED WITH ITS LOWER LEFT CORNER AT THE EXTREME LOWER LEFT OF A SHEET WILL BE CALLED "D1". BY COMBINING THE GRID REFERENCE (i.e. "D1") WITH THE SHEET NUMBER ON WHICH THE DRAWING IS SHOWN (i.e. "A201"), THE REFERENCED DRAWING, (D1-A201) CAN BE QUICKLY LOCATED.



G-6 DRAWING LOCATION SYSTEM

G-8 PERSPECTIVE VIEW

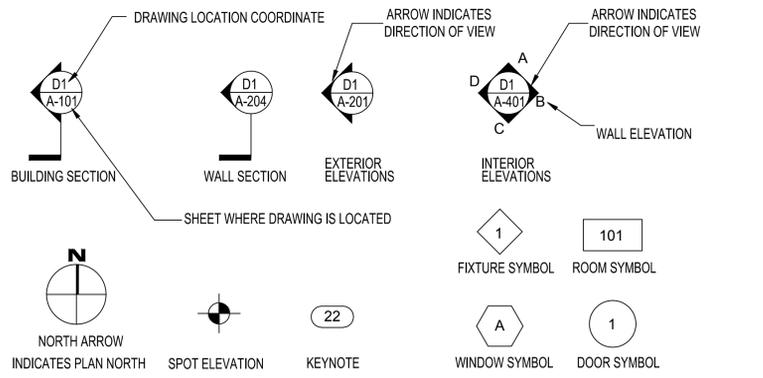


I-6 TITLE

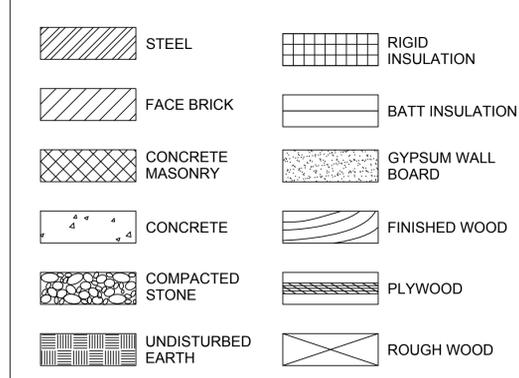
K-8 VICINITY MAP

H-3 SITE DIAGRAM

FOR REFERENCE ONLY (NO SITE WORK PROPOSED)



K-3 DRAWING CONVENTIONS & SYMBOLS



K-6 MATERIAL LEGEND

I-1 APPLICABLE CODE

G-101	COVER SHEET
D-101	1st FLOOR & 2nd FLOOR EXISTING / DEMOLITION PLANS
D-201	EXISTING/DEMOLITION EXTERIOR ELEVATIONS
A-101	1st & 2nd FLOOR PROPOSED PLANS
E-101	1st & 2nd FLOOR ELECTRICAL PLANS

K-1 DRAWING INDEX

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 Fax: (540) 941-3567
 208 West 12th Street, Waynesboro, VA 22980
 235 Blue Springs Lane, Charlottesville, VA 22903
 Telephone: (540) 975-0662

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 CALLS ON PROJECT SPECIFIC WORK SHOULD BE DIRECTED TO THE LEAD TEAM MEMBER INDICATED BELOW.
 LEAD TEAM CONTACT: GREG WINKLER

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PROJECT TITLE / DESCRIPTION:
Hoo House Renovation - Phase 1

PROJECT ADDRESS / LOCATION
 485 14th Street NW
 Charlottesville, VA 22903

CLIENT NAME & ADDRESS:
 Hoo House, LLC
 190 Blue Springs Lane
 Charlottesville, VA 22903

Date: 03/11/21

No.	Revision	Date

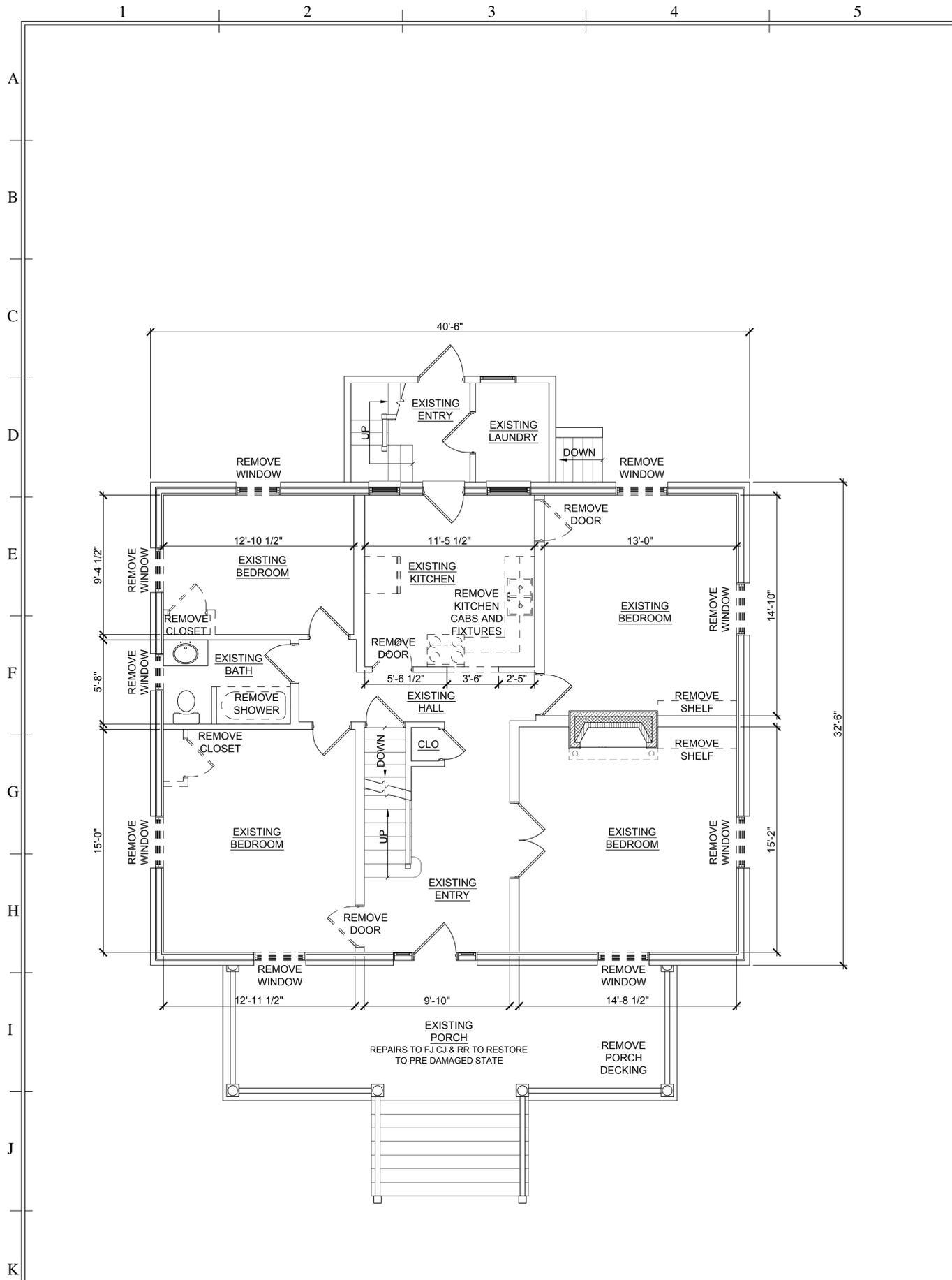
Drawn by: GMW
 Checked by: KMW

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G-101 PHASE 1

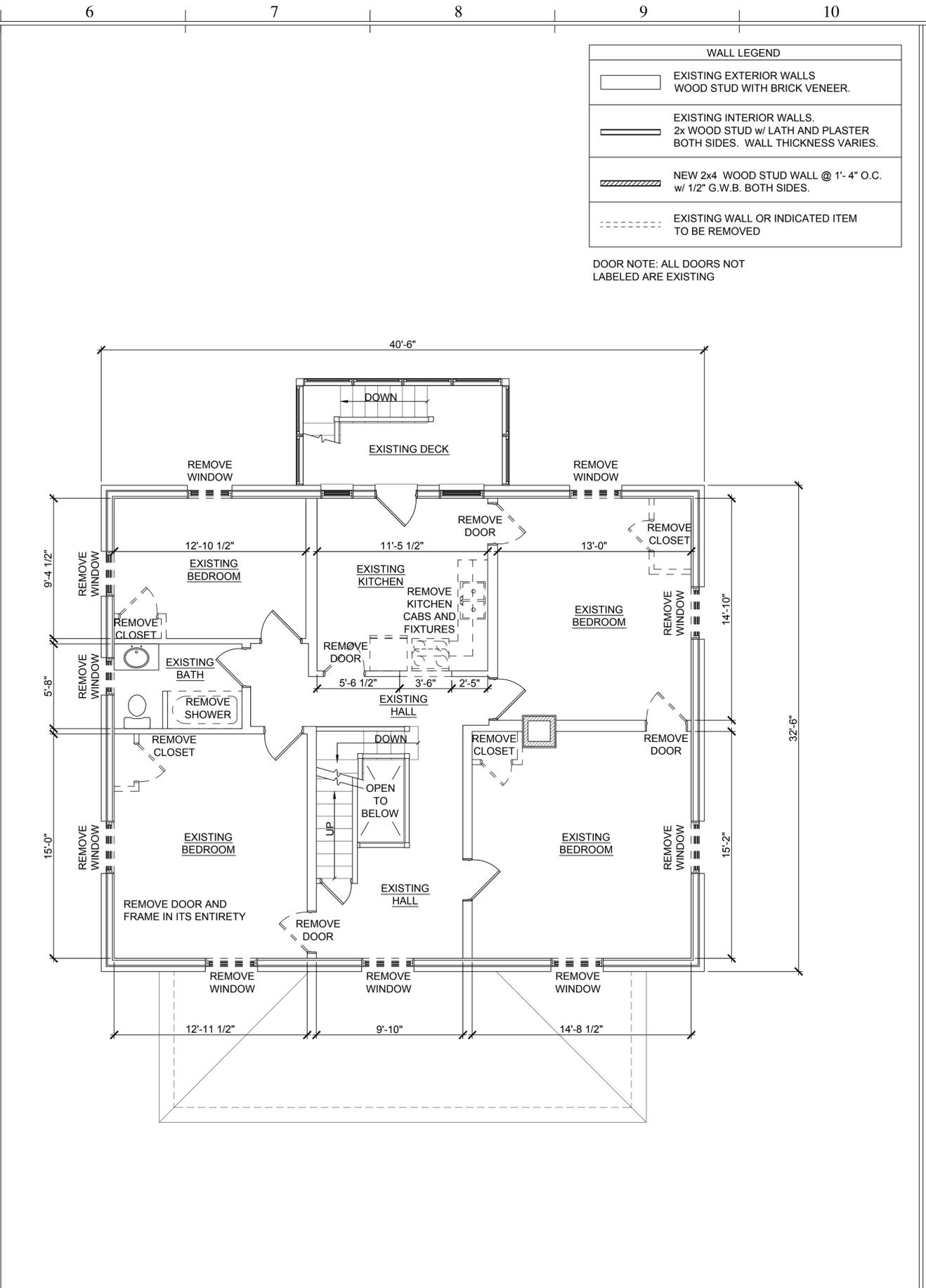
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K-1 FIRST FLOOR EXISTING/DEMOLITION PLAN

1/4"



K-6 SECOND FLOOR EXISTING/DEMOLITION PLAN

1/4"

WALL LEGEND	
	EXISTING EXTERIOR WALLS WOOD STUD WITH BRICK VENEER.
	EXISTING INTERIOR WALLS. 2x WOOD STUD w/ LATH AND PLASTER BOTH SIDES. WALL THICKNESS VARIES.
	NEW 2x4 WOOD STUD WALL @ 1'-4" O.C. w/ 1/2" G.W.B. BOTH SIDES.
	EXISTING WALL OR INDICATED ITEM TO BE REMOVED

DOOR NOTE: ALL DOORS NOT
LABELED ARE EXISTING

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485 14th Street NW
Charlottesville, VA 22903

CLIENT NAME & ADDRESS:

Hoo House, LLC
190 Blue Springs Lane
Charlottesville, VA 22903

Date 03/11/21

No.	Revision	Date

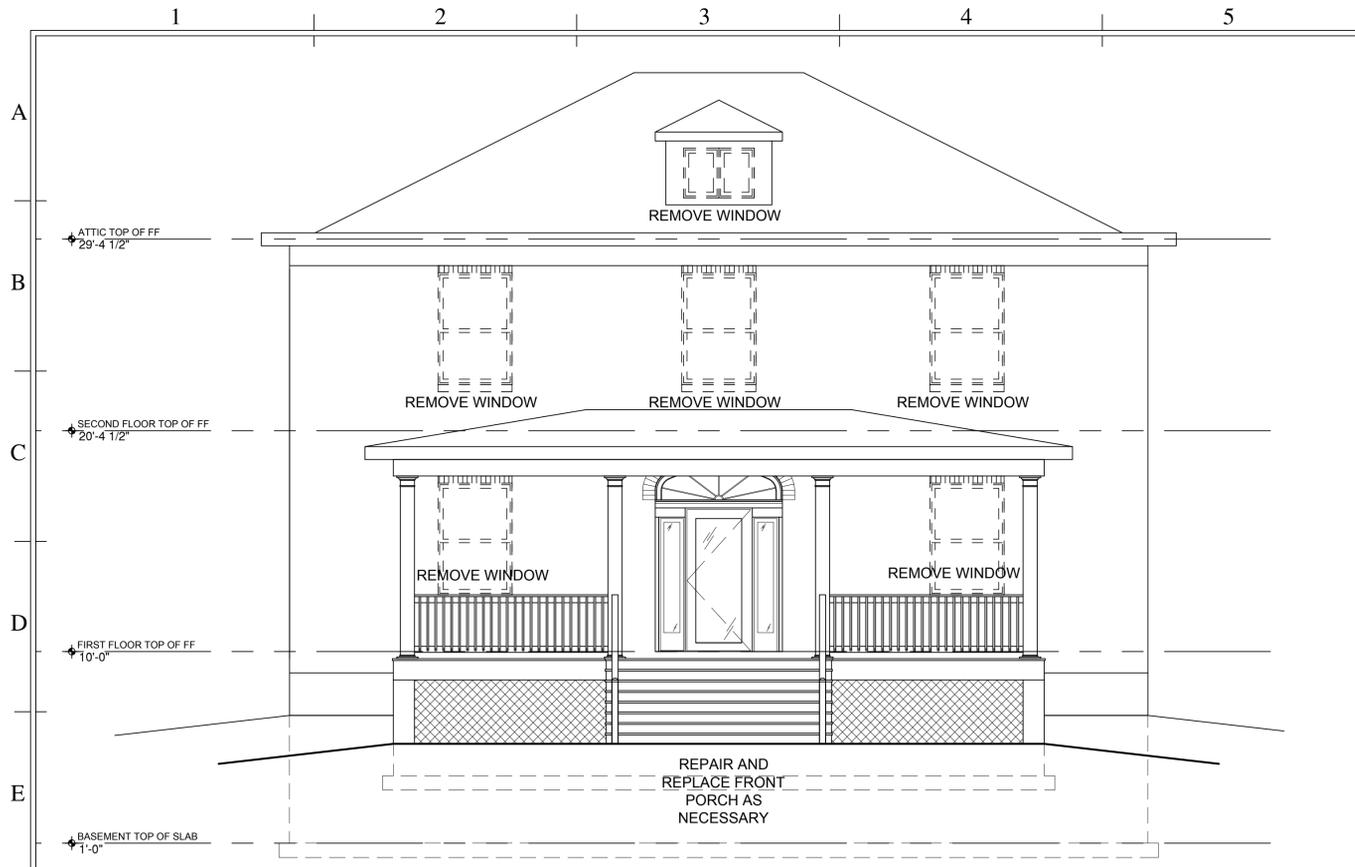
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D-101
PHASE 1

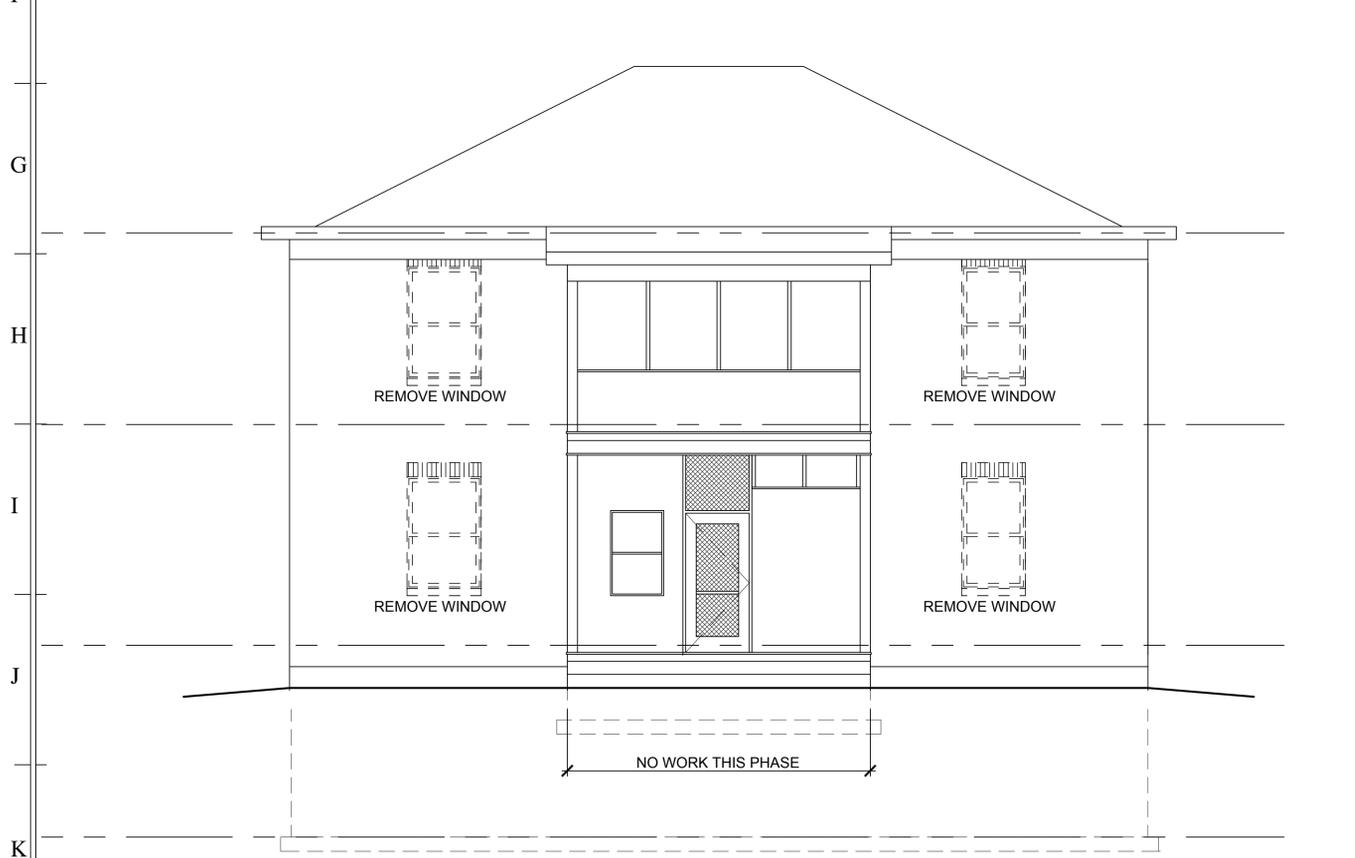
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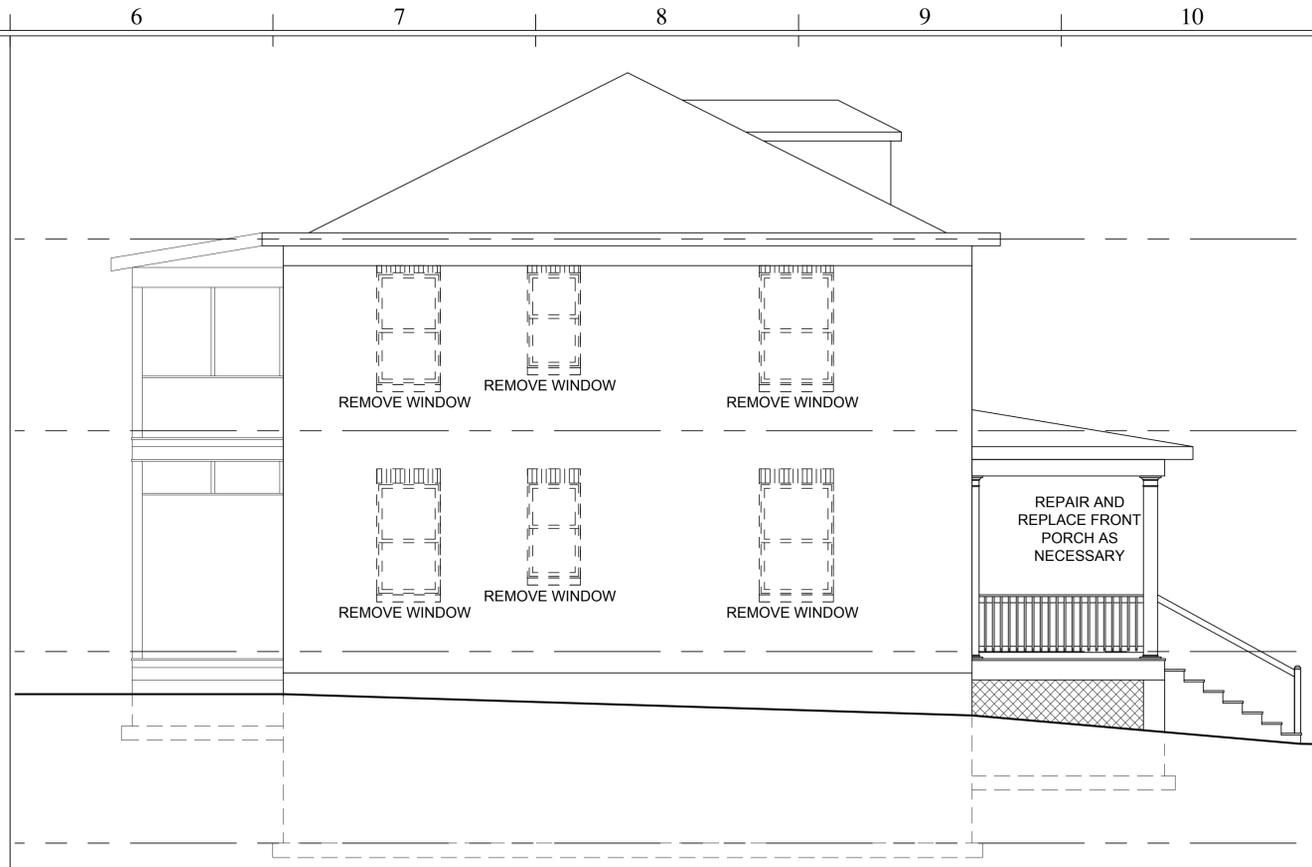
E-1 EXISTING/DEMOLITION EXTERIOR ELEVATION - FRONT

1/4"



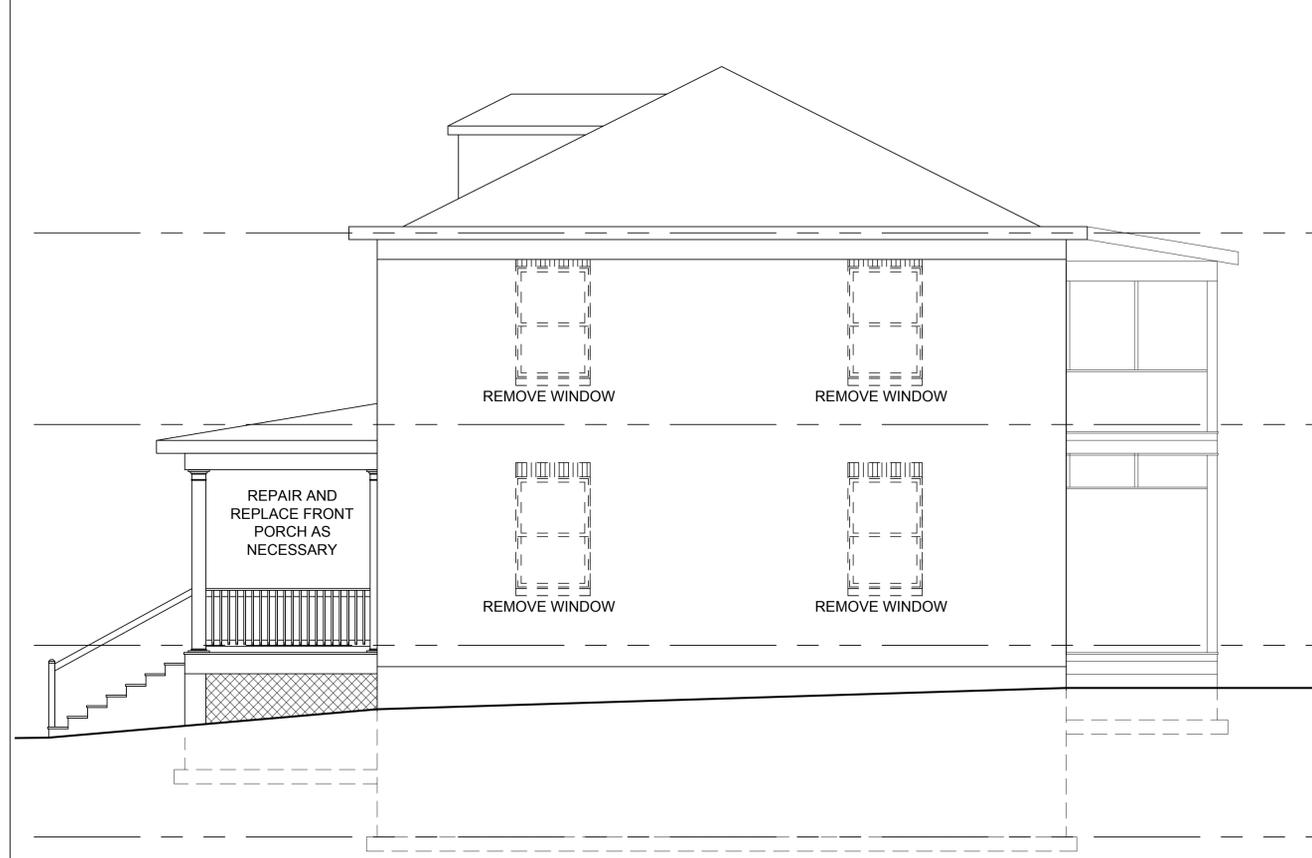
K-1 EXISTING/DEMOLITION EXTERIOR ELEVATION - REAR

1/4"



E-6 EXISTING/DEMOLITION EXTERIOR ELEVATION - SIDE

1/4"



K-6 EXISTING/DEMOLITION EXTERIOR ELEVATION - SIDE

1/4"

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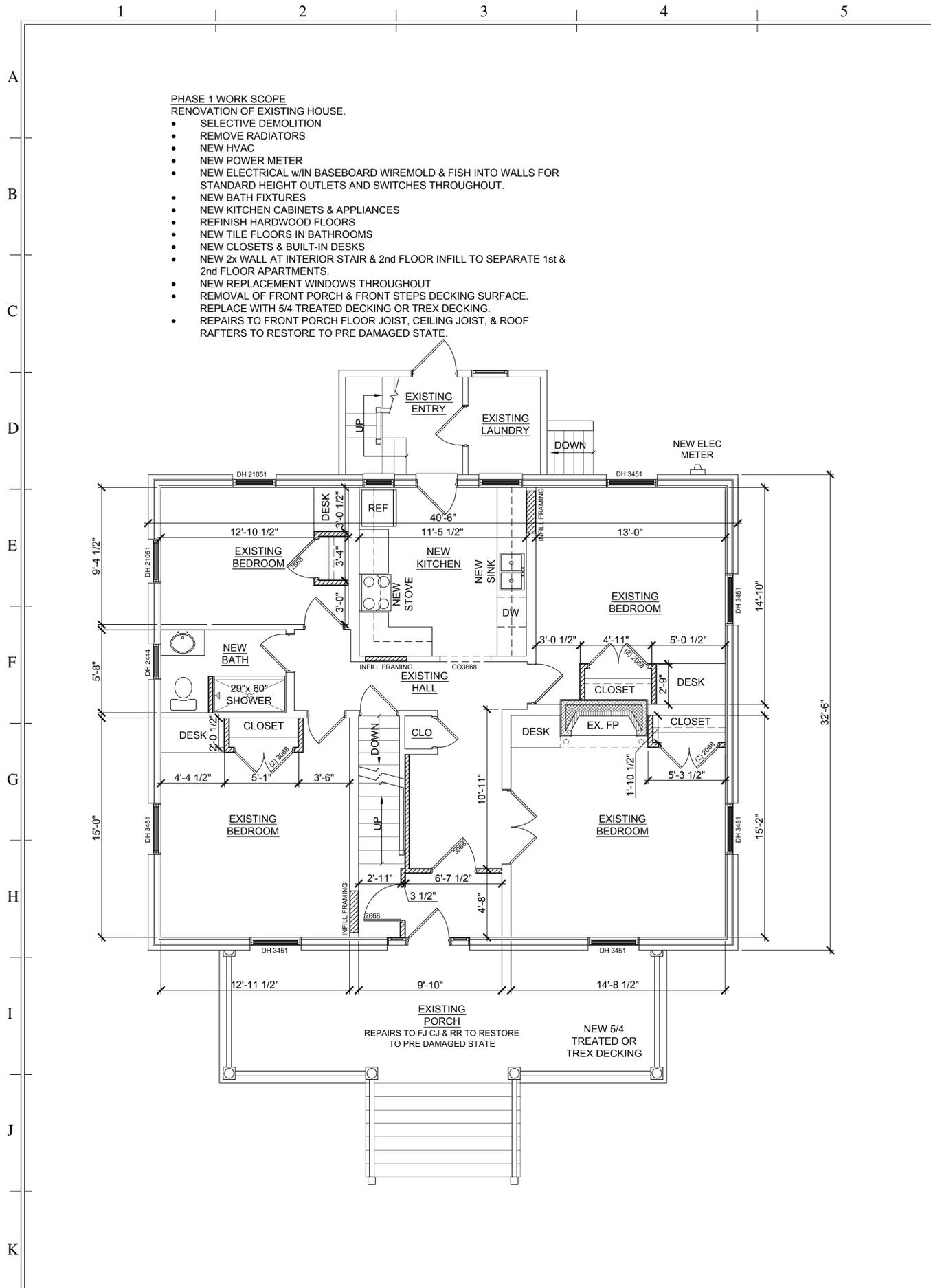
No.	Revision	Date

Drawn by GMW
Checked by KMW

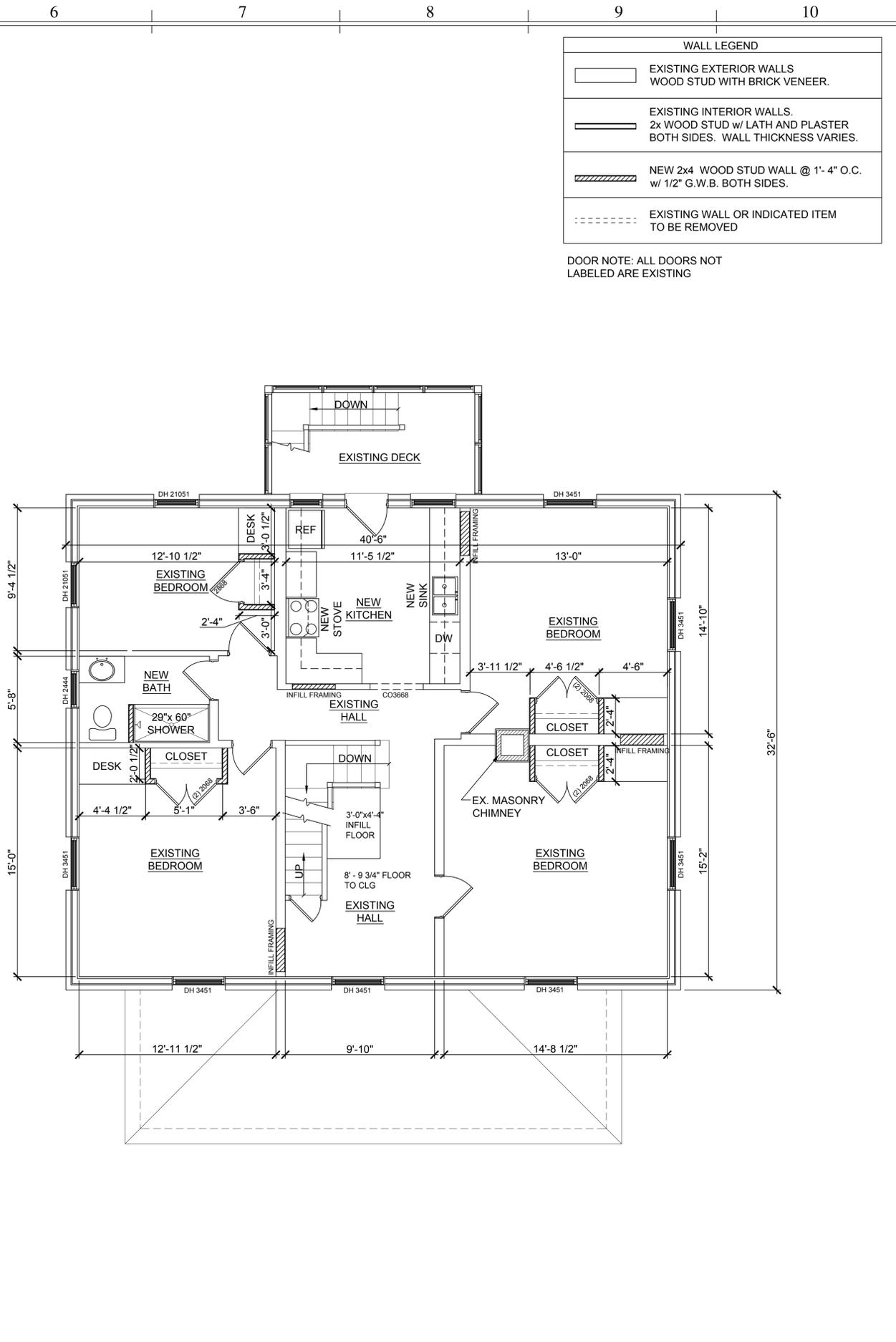
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D-201
PHASE 1

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K-1 FIRST FLOOR PLAN
1/4"



K-6 SECOND FLOOR PLAN
1/4"

WALL LEGEND	
	EXISTING EXTERIOR WALLS WOOD STUD WITH BRICK VENEER.
	EXISTING INTERIOR WALLS. 2x WOOD STUD w/ LATH AND PLASTER BOTH SIDES. WALL THICKNESS VARIES.
	NEW 2x4 WOOD STUD WALL @ 1'-4" O.C. w/ 1/2" G.W.B. BOTH SIDES.
	EXISTING WALL OR INDICATED ITEM TO BE REMOVED

DOOR NOTE: ALL DOORS NOT
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CALLS ON PROJECT SPECIFIC WORK
SHOULD BE DIRECTED TO THE LEAD
TEAM MEMBER INDICATED BELOW.

LEAD TEAM CONTACT:
GREG WINKLER

PROFESSIONAL SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

PHASE 2 BID SET

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PROJECT TITLE / DESCRIPTION:
**Hoo House
Renovation - Phase 1**

PROJECT ADDRESS / LOCATION
485 14th Street NW
Charlottesville, VA 22903

CLIENT NAME & ADDRESS:
Hoo House, LLC
190 Blue Springs Lane
Charlottesville, VA 22903

Date	03/11/21	
No.	Revision	Date

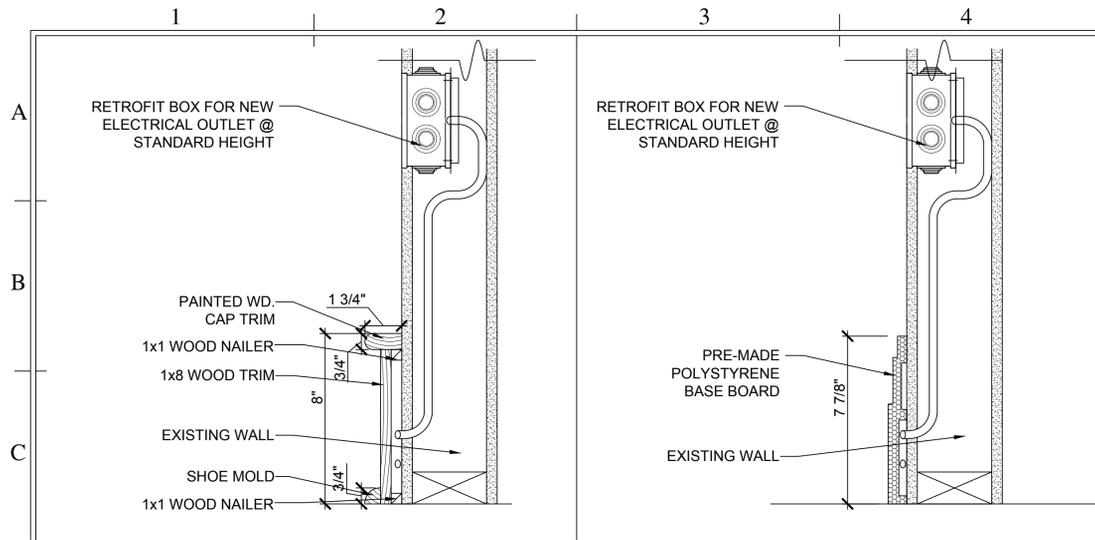
Drawn by: GMW
Checked by: KMW

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**A-101
PHASE 1**

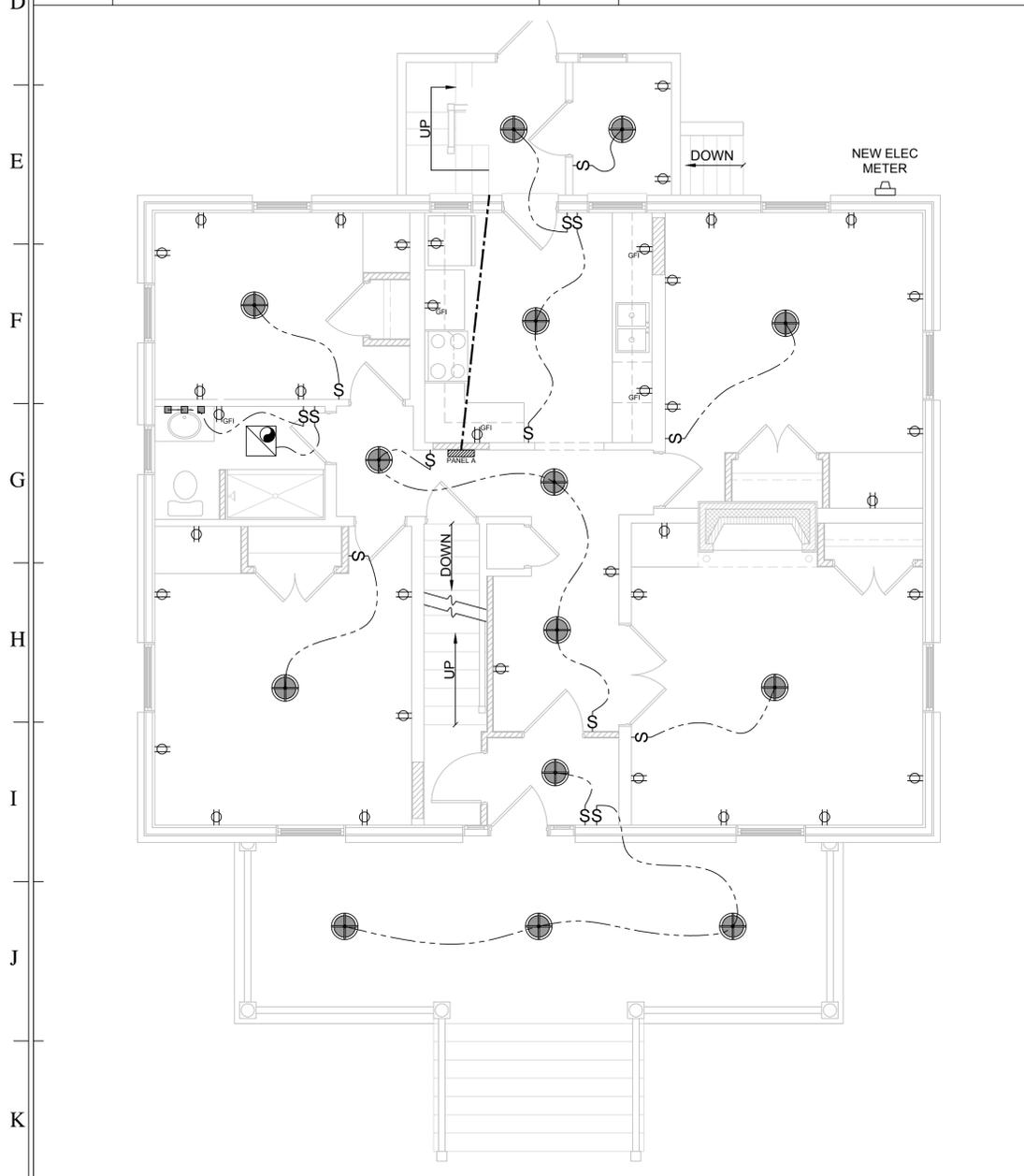
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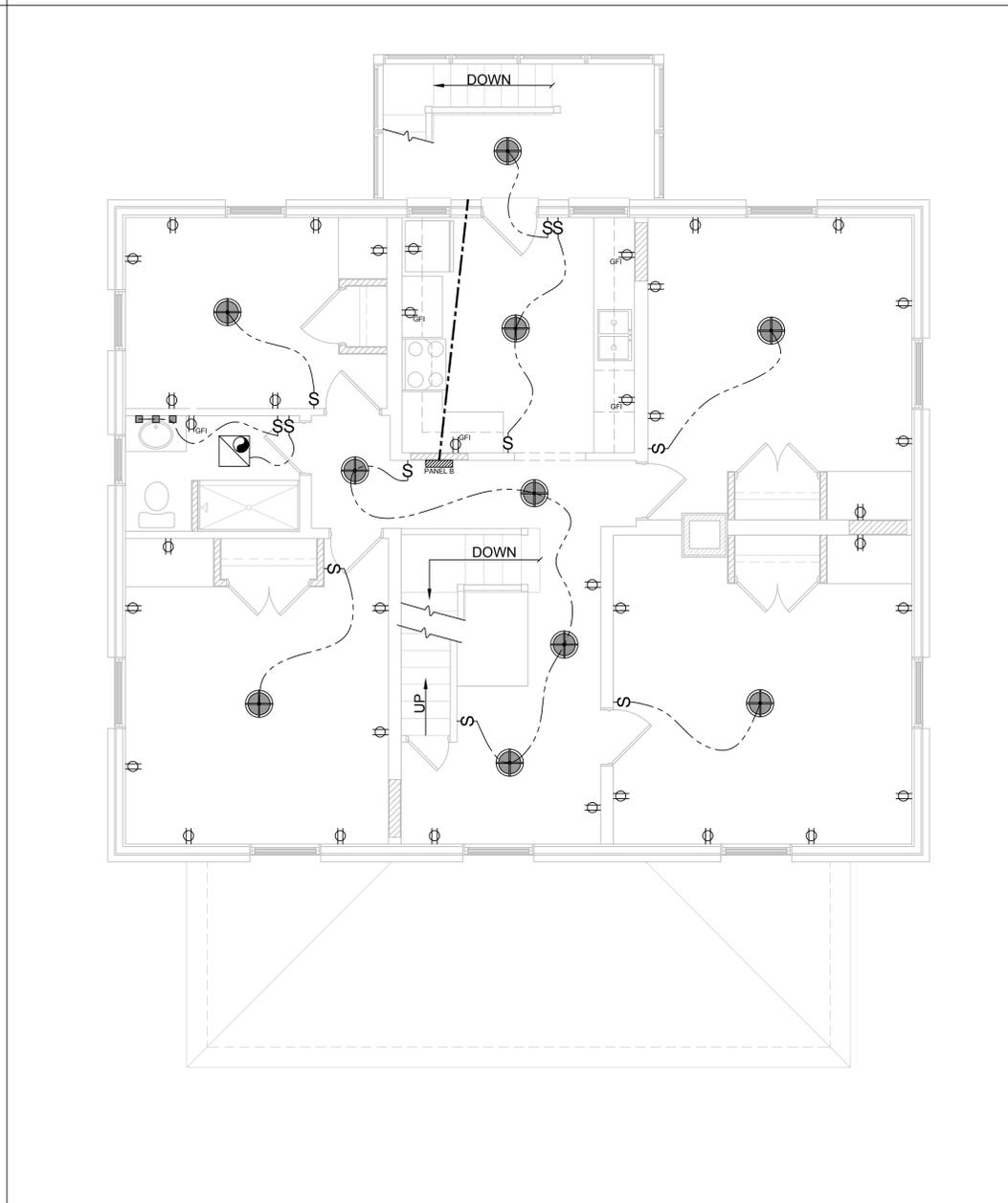
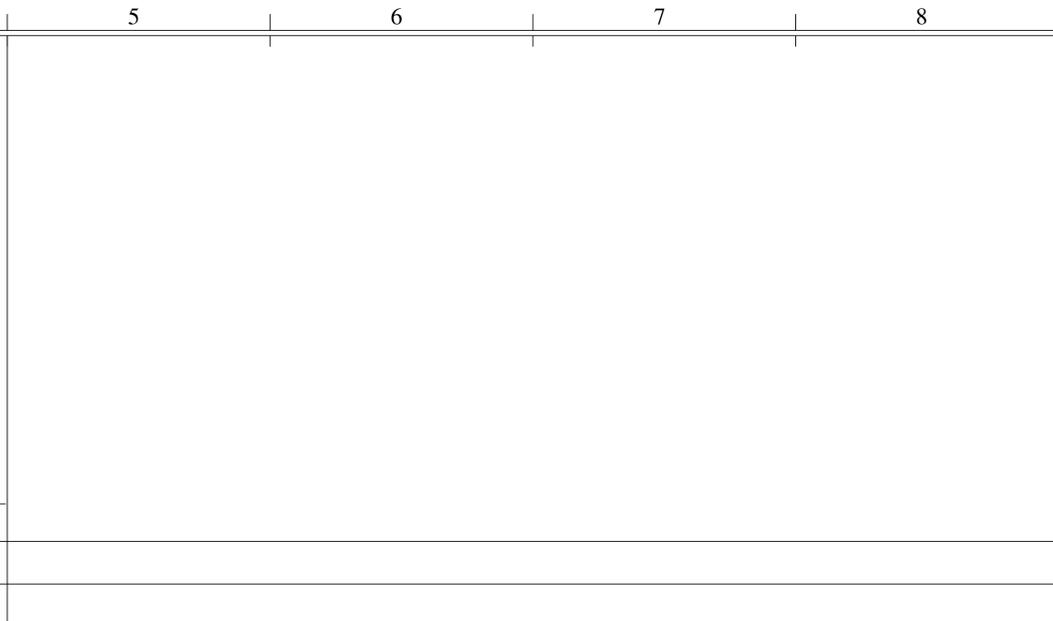


C-1 BASEBOARD WIRING DETAIL
3"

C-3 ALT. BASEBOARD WIRING DETAIL
3"



K-1 FIRST FLOOR ELECTRICAL PLAN
1/4"



K-6 SECOND FLOOR ELECTRICAL PLAN
1/4"

LIGHTING LEGEND			
MARK	QUAN	SYMBOL	DESCRIPTION
L1	24	⊙	CEILING FLUSH MOUNTED LIGHT, OWNER TO SELECT TYPE
L2	6	■	BATHROOM LIGHTS, OWNER TO SELECT TYPE
L3	2	◻	1'X1' LIGHT FIXTURE WITH EXHAUST FAN, OWNER TO SELECT TYPE
L4	25	⌘	SWITCH LOCATION
L5	63	⊕	DUPLEX OUTLET
L6	10	⊕	GFI DUPLEX OUTLET
L7	1	⌘	NEW POWER METER AND ENTRY GEAR
L8	2	▬	NEW SUB POWER PANEL LOCATION
		---	CONDUIT AT THIS LOCATION TO REAR EXTERIOR WALL FOR FUTURE PHASE 2 WORK

NOTES:
EXISTING POWER PANEL LOCATED IN BASEMENT TO BE REPLACED & WILL BE HOUSE PANEL, FEEDING SUB PANELS A & B WITHIN EACH UNIT.

K-9 LEGEND

WASSENAAR WINKLER ARCHITECTS | PLANNERS

Weynesboro Office - 200 West 12th Street, Weynesboro, VA 22860
Telephone/Fax (540) 941-3567
Charlottesville Studio - 238 Blue Springs Lane, Charlottesville, VA 22903
Telephone (644) 975-0662

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**E-101
PHASE 1**

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