

November 21, 2025

Certificate of Appropriateness
BAR # HST25-0110
1314 Rugby Road, TMP 380092000
Individually Protected Property
Owner: Pete Snyder
Applicant: Jeff Dreyfus / Buschmann Dreyfus
Project: Replace pool pavilion

Mr. Dreyfus,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on November 18, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, which thereby incorporated the following motion:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 1314 Rugby Road satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

The motion was seconded by Ms. Lewis. Vote to approve the CoA passes 7-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://www.youtube.com/playlist?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUV>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
November 18, 2025**



Certificate of Appropriateness Application

BAR # HST25-0110

1314 Rugby Road, TMP 380092000

Individually Protected Property

Owner: Pete Snyder

Applicant: Jeff Dreyfus / Buschmann Dreyfus

Project: Replace pool pavilion



Background

Year Built: House, 1910

District: Individually Protected Property

Status: Pergola: built after 1997, noncontributing

Four Acres. Colonial Revival house built in 1910. The pool, wall, and pool-side pergola at the east side of the 3.9-acre parcel were constructed after 1997. The garage likely dates to the 1980s.

Prior BAR Reviews (See Appendix)

Application:

- Bushman Dreyfus Architects drawings *Four Acres Pavilion – Permit Set*, dated 9/8/2025: Cover, sheet S1.1, S2.1, A1, and A2. 3D Views, sheet A2.1, undated. Select images from 2019 submittal for context.

Request CoA for construction of a poolside, open pavilion with standing-seam metal, gabled roof supported by painted columns and lattice panels. The pavilion will be constructed within the footprint of an existing pergola, to be removed.

Discussion and Recommendation

Staff recommends approval as submitted. The existing pergola is not historic. The pavilion design not out of character with the historic house, and is consistent with the adjacent garage, the most prominent nearby structure.

Existing



Proposed



Suggested Motions

Approval (with approval of the Consent Agenda): Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 1314 Rugby Road satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

Criteria and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities

requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations [not germane]:

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

From Chapter 2 – Site Design and Elements

G. Garages, Sheds, and Other Structures: A number of houses in Charlottesville’s historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features

may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.

Appendix

Prior BAR Reviews

February 24, 1998 – BAR approved CoA for addition to the west and rear. The property changed hands before the design was executed.

June 15, 1999 – BAR approved CoA for a rear addition, with condition that no stucco be applied to the front block of the house.

July 20, 1999 – BAR denied CoA to apply stucco to the base of the front of the house.

November 29, 1999 – Administrative approval 7 ft. high cedar fence along side property lines and 4 ft. high vinyl-clad cyclone fence along rear property line.

January 19, 2010 – BAR (rec'd approval, but applicant deferred) CoA for screened porch addition to the east end of the building.

April 9, 2019 – Administrative approval for minor alterations to non-contributing garage and misc. paving at driveway and pool. All c1997 work at east side of property.



FOUR ACRES PAVILION

1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903

DESIGN TEAM	PROJECT ADDRESS	EDITION	SHEET INDEX	
ARCHITECT BUSHMAN DREYFUS ARCHITECTS PC 820 EAST HIGH STREET SUITE B CHARLOTTESVILLE, VA 22902 434.295.1936 KIRK WEBB KWEBB@BDARCHITECTS.COM	1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903	PERMIT SET	<div>COVER SHEET</div> <div>S1.1FRAMING AND FOUNDATION PLANS</div> <div>S2.1FRAMING AND FOUNDATION DETAILS</div> <div>A1PLANS</div> <div>A2ELEVATIONS & SECTIONS</div>	
	PROJECT INFORMATION	DATE OF ISSUE		
	REFERENCE BUILDING CODES IRC 2021 VIRGINIA RESIDENTIAL CODE IECC 2021 VIRGINIA ENERGY CONSERVATION CODE NFPA-101 2021 VIRGINIA LIFE SAFETY CODE	09.08.2025		
STRUCTURAL ENGINEER DUNBAR 110 THIRD STREET, CHARLOTTESVILLE VA 434.293.5171	GENERAL <div>1. BUILD TO DIMENSIONS NOTED. DO NOT SCALE FROM DRAWINGS.</div> <div>2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.</div> <div>3. REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES IN NOTES OR DIMENSIONS.</div> <div>4. DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.</div> <div>5. ALL MASONRY DIMENSIONS ARE NOMINAL.</div> SCOPE <div>WORK INCLUDED UNDER THIS CONTRACT INCLUDES THE RENOVATION OF AN EXISTING POOLSIDE PAVILION STRUCTURE AND ASSOCIATED SITE WORK AS DEPICTED IN THIS DRAWING SET.</div> CONTRACTOR ALEXANDER NICHOLSON 100 KEYSTONE PLACE, CHARLOTTESVILLE VA 434.296.7526	EDITION AND REVISION HISTORY		
OWNER PETE & BURSON SNYDER 1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903	COORDINATION <div>ACCURATE EXECUTION OF THE WORK MAY INVOLVE COORDINATING INFORMATION DEPICTED ON SEVERAL DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF DRAWINGS WHEN WORKING. (FOR EXAMPLE, CORRECT PLACEMENT OF ELECTRICAL FIXTURES AND PLUMBING FIXTURES MAY REQUIRE AN UNDERSTANDING OF THE FRAMING LAYOUT, OR THE FINISHES BEING USED).</div> SITE <div>PROTECT SIGNIFICANT TREES TO REMAIN WITHIN CONSTRUCTION AREA, VERIFY ANY TREES TO BE REMOVED WITH THE ARCHITECT PRIOR TO ANY CLEARING WORK.</div> <div>PROVIDE A SAFE CONSTRUCTION SITE FREE OF UNDUE HAZARDS.</div> SMOKING <div>CONTRACTOR SHALL ENSURE THAT NO SMOKING TAKES PLACE ANYWHERE ON THE PROPERTY EXCEPT AT A SMOKING AREA SO DESIGNATED BY THE CONTRACTOR.</div> <div>ALL ASSOCIATED REFUSE SHALL BE COLLECTED AND REMOVED AT THE END OF EACH DAY.</div>	ISSUE IDISSUE NAMEDATE		
			SITE PLAN SCALE: 1/64" = 1'-0"	
			<div><div>NOTE: INFORMATION ON THIS PLAN INCLUDING BUILDING OUTLINES AND PROPERTY LINE IS SOURCED FROM GIS AND SATELLITE IMAGERY AND MAY NOT ACCURATELY REFLECT CONDITIONS ON SITE</div><div>EXISTING MAIN HOUSE TO REMAIN</div><div>SCOPE OF WORK: EXISTING PERGOLA TO BE RENOVATED.</div><div>EXISTING POOL HOUSE TO REMAIN</div></div>	

BUSHMAN
DREYFUS



GENERAL/BUILDING CODE

GBC-1: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 VIRGINIA RESIDENTIAL CODE. WALL BRACING DESIGN SHOWN ON THIS DRAWING IS AN ENGINEERED DESIGN IN ACCORDANCE WITH SECTION R301.1.3 AND THE INTERNATIONAL BUILDING CODE (IBC).

GBC-2: NO LOADS IN EXCESS OF THE DESIGN LIVE LOADS LISTED SHALL BE IMPOSED UPON ANY AREA DURING CONSTRUCTION, UNLESS ADEQUATE SHORING OR OTHER MEANS IS PROVIDED TO SUPPORT THE EXCESSIVE LOADS.

GCB-3: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GCB-4: REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

EXISTING CONSTRUCTION

EC-1: FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO THE CONSTRUCTION AND FABRICATION OF ANY NEW STRUCTURAL MEMBERS.

DESIGN LOADS AND PARAMETERS

DL-1: LIVE LOADS (REFER TO FRAMING PLANS FOR MORE SPECIFIC LOADS)

ROOF 20 PSF

DL-2: SNOW LOADS

$P_g=34$ PSF (GROUND SNOW - ASD)
 $C_e=1.0$ (SNOW EXPOSURE FACTOR)
 $C_t=1.0$ (THERMAL FACTOR)
 P_1 (SNOW LOAD FOR LOW-SLOPE ROOF) $=0.7X(C_e)X(C_t)X(I_s)X(P_g) = 0.7X1.0X1.0X1.0X34 = 24$ PSF
USE 25 PSF MIN

DL-3: WIND LOADS

$V=115$ MPH (BASIC WIND SPEED: 3-SECOND GUST)
EXPOSURE C
 $K_d=0.85$ (WIND DIRECTIONALITY FACTOR)
 $K_z=1.0$ (TOPOGRAPHIC FACTOR)
 $K_e=1.0$ (GROUND ELEVATION FACTOR)

DL-4: CONCENTRATED LOADS (OVER 2.5'X2.5' AREA):

300 POUNDS - ROOFS

FOUNDATIONS

F-1: FOUNDATIONS FOR THIS STRUCTURE ARE SPREAD FOOTINGS BEARING ON EITHER VIRGIN SOIL OR CONTROLLED COMPACTED FILL WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

F-2: THE OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY, PRIOR TO POURING CONCRETE, THAT THE SOIL IS CAPABLE OF SUPPORTING SUCH A LOAD AND IS CONSISTENT WITH THE GEOTECHNICAL REPORT.

F-3: THE CONTRACTOR SHALL PROTECT THE FOOTINGS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

F-4: BACKFILL AGAINST WALLS SPANNING VERTICALLY BETWEEN FLOORS SHALL NOT BE PLACED UNTIL BOTH FLOORS ARE IN PLACE AND CONCRETE HAS REACHED 75% OF ITS 28-DAY STRENGTH.

CONCRETE

C-1: ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

- $f'_c=3500$ PSI (SLABS-ON-GRADE)
- $f'_c=3000$ PSI (ALL OTHER CONCRETE)
- ASTM A615 GRADE 60 (TYPICAL REINFORCING STEEL)
- ASTM A706 (REINFORCING STEEL AT WELDED CONDITIONS)
- ASTM A1064 (PLAIN WELDED WIRE FABRIC - USE FLAT SHEETS ONLY)

C-2: ALL EXTERIOR EXPOSED CONCRETE SHALL BE FURNISHED WITH AN AIR-ENTRAINING ADMIXTURE PROVIDING AN AIR-CONTENT OF 6% (+/- 1 1/2%) AT POINT OF PLACEMENT - REFER TO SPECIFICATIONS.

STRUCTURAL STEEL

SS-1: ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION UNLESS NOTED OTHERWISE ON PLAN. REFER TO DRAWINGS FOR CONNECTIONS. IF CONNECTIONS ARE NOT SHOWN, FABRICATOR SHALL DESIGN CONNECTIONS FOR BEAM UNIFORMLY LOADED TO CAPACITY.

- ASTM A500 GRADE C (SQUARE AND RECTANGULAR HSS SHAPES) $F_y = 50$ KSI
- ASTM A572 GRADE 50 (PLATE AND BAR) $F_y = 50$ KSI
- ASTM A36 (ANGLE, CHANNELS, AND OTHER STRUCTURAL SHAPES) $F_y = 36$ KSI
- E70XX (SMAW PROCESS WELDING)
- ASTM F1554 $F_y=36$ KSI (ANCHOR RODS UNO)

SS-2: ALL STEEL MEMBERS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED

ROUGH CARPENTRY

RC-1: ALL ROUGH CARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE NDS-2018 "NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT".

RC-2: PROVIDE NO. 2 SOUTHERN PINE WITH 19% MAXIMUM MOISTURE CONTENT FOR ALL FRAMING LUMBER INCLUDING, LINTELS, JOISTS, RAFTERS, AND BEAMS UNLESS NOTED OTHERWISE. WALL STUDS AND PLATES MAY BE S-P-F No. 1 1/2 UNO ON PROJECT SPECIFIC DETAILS AND NOTES.

RC-3: PROVIDE WOOD I-JOIST, MICROLAM VENEER LUMBER (LVL), PARALLAM PARALLEL STRAND LUMBER (PSL), AND TIMBERSTRAND LUMBER (LSL) MANUFACTURED BY TRUS JOIST (OR APPROVED EQUAL).

RC-4: ALL FRAMING CONNECTIONS NOT SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE MINIMUMS ESTABLISHED BY TABLE 2304.10.1 OF THE VUSBC.

RC-5: ALL NAILED CONNECTIONS (OF TWO 2x MEMBERS) SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE DONE USING A MINIMUM NAIL SIZE OF 0.131" DIAMETER x 3" LONG UNLESS NOTED OTHERWISE.

RC-6: PROVIDE A MINIMUM OF THREE INCHES OF BEARING FOR ENGINEERED LUMBER BEAMS, UNLESS OTHERWISE NOTED.

RC-7: ALL BEAMS SHALL BE Laterally supported by blocking or other means at all points of bearing.

RC-8: NAILS INSTALLED PARALLEL TO THE GLUE LINES ON THE NARROW FACE OF ENGINEERED LUMBER BEAMS SHALL NOT BE SPACED CLOSER THAN FOUR INCHES FOR 10d COMMON NAILS AND THREE INCHES FOR 8d COMMON NAILS.

RC-9: DO NOT DRILL, NOTCH, CUT (EXCEPT TO LENGTH), OR ALTER ENGINEERED LUMBER BEAMS OR JOISTS WITHOUT WRITTEN APPROVAL OF FABRICATOR AND REVIEW BY STRUCTURAL ENGINEER.

POST-INSTALLED ANCHORS

PA-1: ALL POST-INSTALLED ANCHORS (IN CONCRETE OR CMU) ARE TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (INCLUDING BUT NOT LIMITED TO DRILL BIT SIZE, PROPER CLEANING OF HOLES, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS).

PA-2: WHEN A SPECIFIC PRODUCT AND MANUFACTURER IS REFERENCED IN THE CONTRACT DOCUMENTS, THAT SPECIFIC PRODUCT SHALL BE USED UNLESS AN ALTERNATE PRODUCT IS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CODE COMPLIANT STRENGTH DESIGN CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC-ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

PA-3: FASTENERS REFERRED TO AS "SCREW ANCHOR" ON THE DRAWINGS SHALL BE ONE OF:

- TITEN HD BY SIMPSON STRONG-TIE
- KWIK HUS-EZ (KH-EZ) BY HILTI
- SCREW-BOLT+ BY DEWALT

FOR THESE SCREW ANCHORS LISTED, USE STANDARD ANSI DRILL BIT (NO SPECIAL BIT REQUIRED). PROVIDE HOLES IN STEEL MEMBERS 1/8" LARGER THAN NOMINAL DIAMETER OF ANCHOR. PROVIDE STD ZINC-PLATED CARBON STEEL ANCHOR UNLESS MECHANICAL GALVANIZED FINISH OR STAINLESS STEEL ANCHOR IS INDICATED ON DRAWINGS.

PA-4: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN HOLLOW MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

- HIT-HY 270 BY HILTI
- SET XP SYSTEM BY SIMPSON STRONG-TIE
- AC100+ GOLD BY DEWALT

USE SCREEN TUBES BY THE SAME MANUFACTURER WHEN USING THESE ADHESIVES IN MASONRY WITH VOIDS OR HOLLOW CMU. INSTALL USING DRILL IN ROTATION-ONLY MODE TO KEEP FROM DAMAGING INSIDE OF FACE SHELL.

PA-5: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN SOLID OR GROUTED MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

- SET XP BY SIMPSON STRONG TIE
- HIT-HY 270 BY HILTI
- AC100+ GOLD BY DEWALT

PA-6: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN CONCRETE GENERICALLY REFERRED TO AS "ADHESIVE ANCHORS" SHALL BE ONE OF:

- SET - 3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HILTI
- HIT-HY 200 BY HILTI
- PURE 110+ BY DEWALT
- AC 200+ BY DEWALT

THREADED ROD ANCHORS USED WITH THESE SYSTEMS SHALL BE PROVIDED BY THE ADHESIVE MANUFACTURER AND HAVE A MINIMUM STEEL STRENGTH OF $F_y = 36$ KSI UNLESS NOTED OTHERWISE.

PA-7: CHEMICAL ADHESIVE ANCHOR SYSTEMS FOR USE WITH REINF STEEL IN CONCRETE SHALL BE ONE OF:

- SET-3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HILTI
- HIT-HY 200 BY HILTI

UNLESS NOTED OTHERWISE, REINFORCING STEEL USED WITH THESE SYSTEMS SHALL BE ASTM A615 GRADE 60.

PA-8: FASTENERS GENERICALLY REFERRED TO AS "CONCRETE/MASONRY SCREWS" SHALL BE ONE OF:

- TITEN TURBO BY SIMPSON STRONG-TIE
- KWIK-CON II+ BY HILTI
- TAPPER+ BY DEWALT

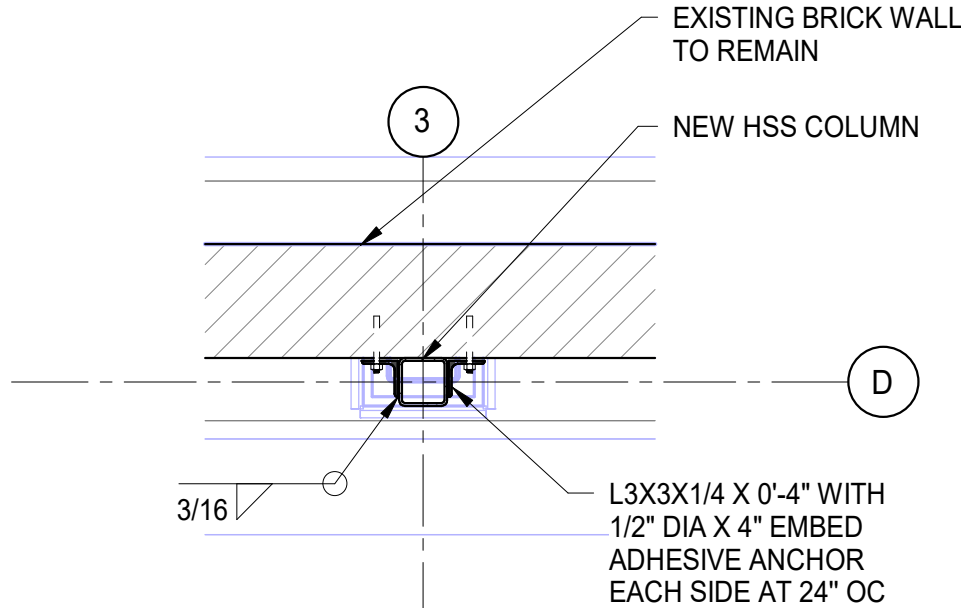
PA-9: FASTENERS GENERICALLY REFERRED TO AS "PAF" (POWER ACTUATED FASTENERS) SHALL BE ONE OF:

PAF INTO CONCRETE OR STRUCTURAL STEEL:

ANCHOR	MANUF	SHANK DIAMETER
1. X-U	HILTI	0.157"
2. 8 mm HEAD SPIRAL CSI PIN	DEWALT FASTENERS	0.157"
3. PDPA	SIMPSON	0.157"

USE ONLY HILTI X-U PAF IN STRUCTURAL STEEL GREATER THAN 1/2" THICK. 1/2" MINIMUM POINT PENETRATION IS REQUIRED IN STRUCTURAL STEEL GREATER THAN 1/2" THICK.

PROVIDE MINIMUM 1 1/4" EMBEDMENT OF PAF INTO CONCRETE.

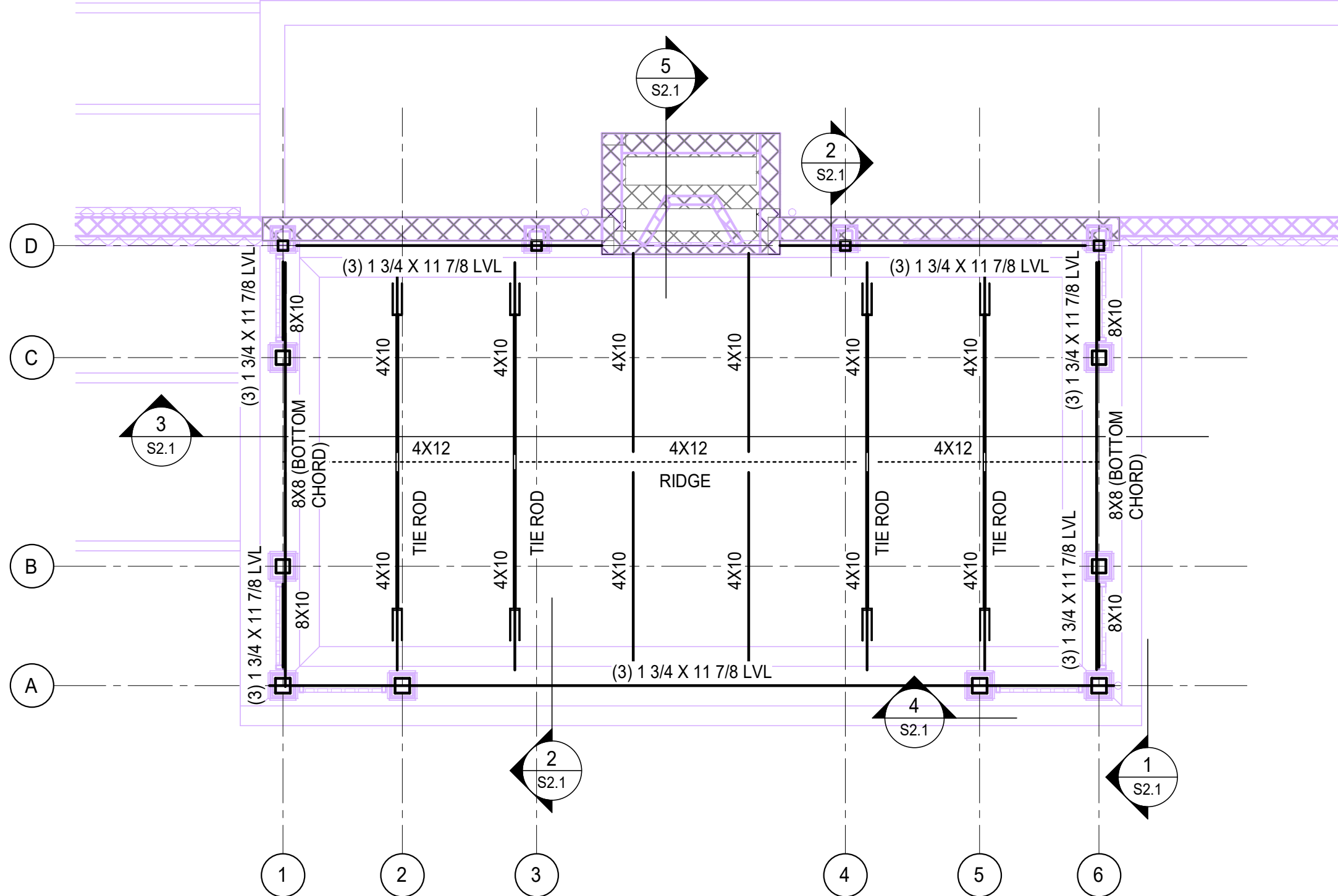


PLAN DETAIL

3/4" = 1'-0"

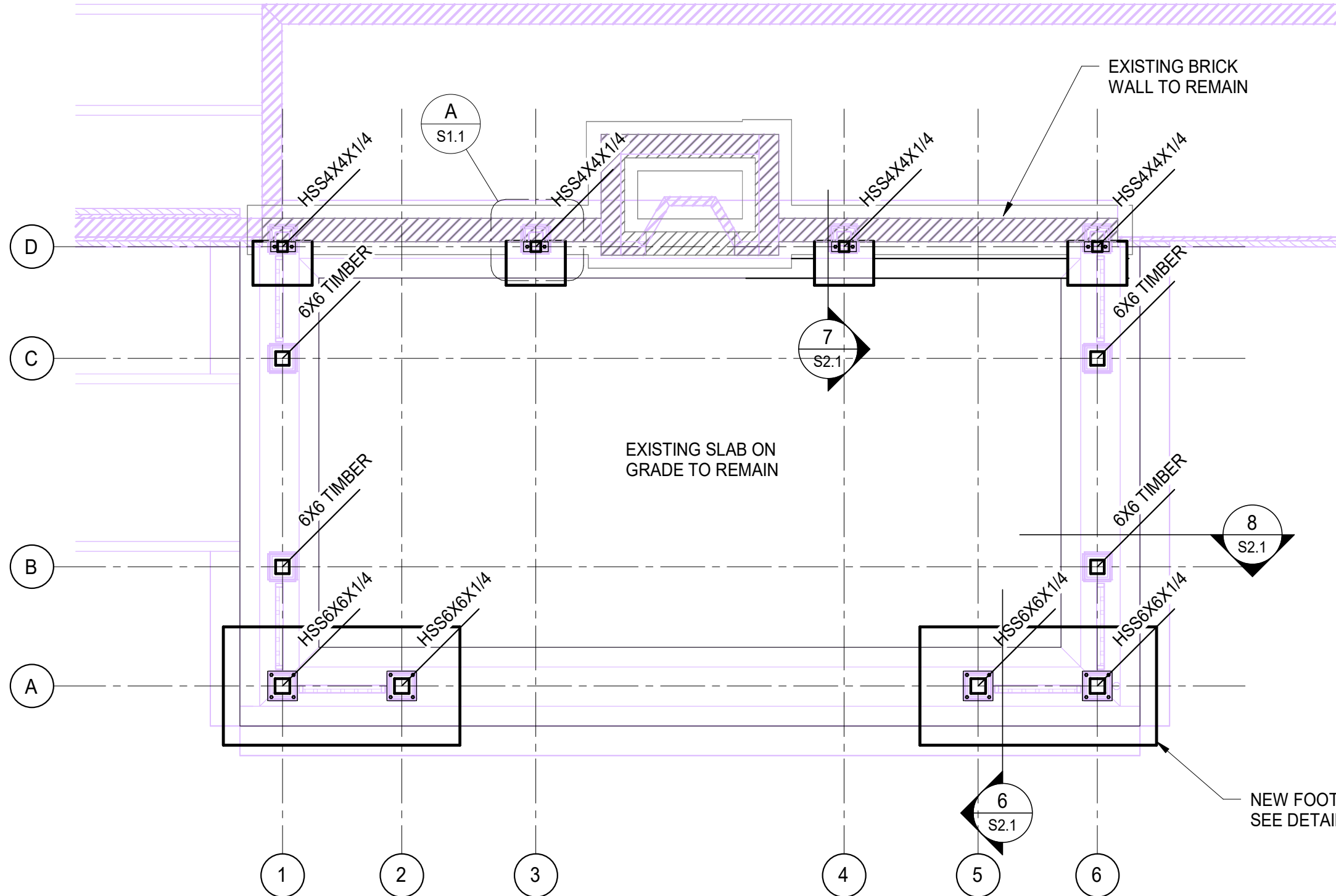
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S1.1 S1.1



ROOF FRAMING PLAN

1/4" = 1'-0"



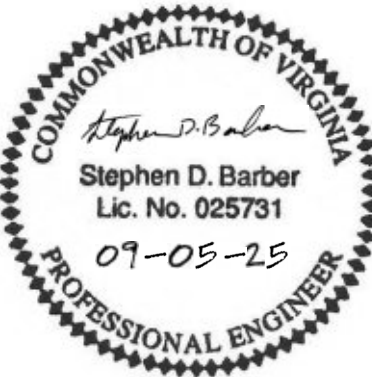
FOUNDATION PLAN

1/4" = 1'-0"



ARCHITECT
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434.295.1936

STRUCTURAL ENGINEER
DUNBAR
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FOUR ACRES PAVILION

1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	Permit Set	09.08.2025

FRAMING AND FOUNDATION PLANS

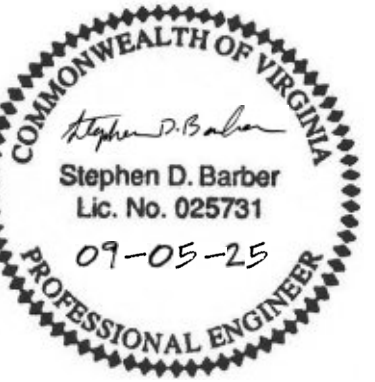
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FOUR ACRES PAVILION

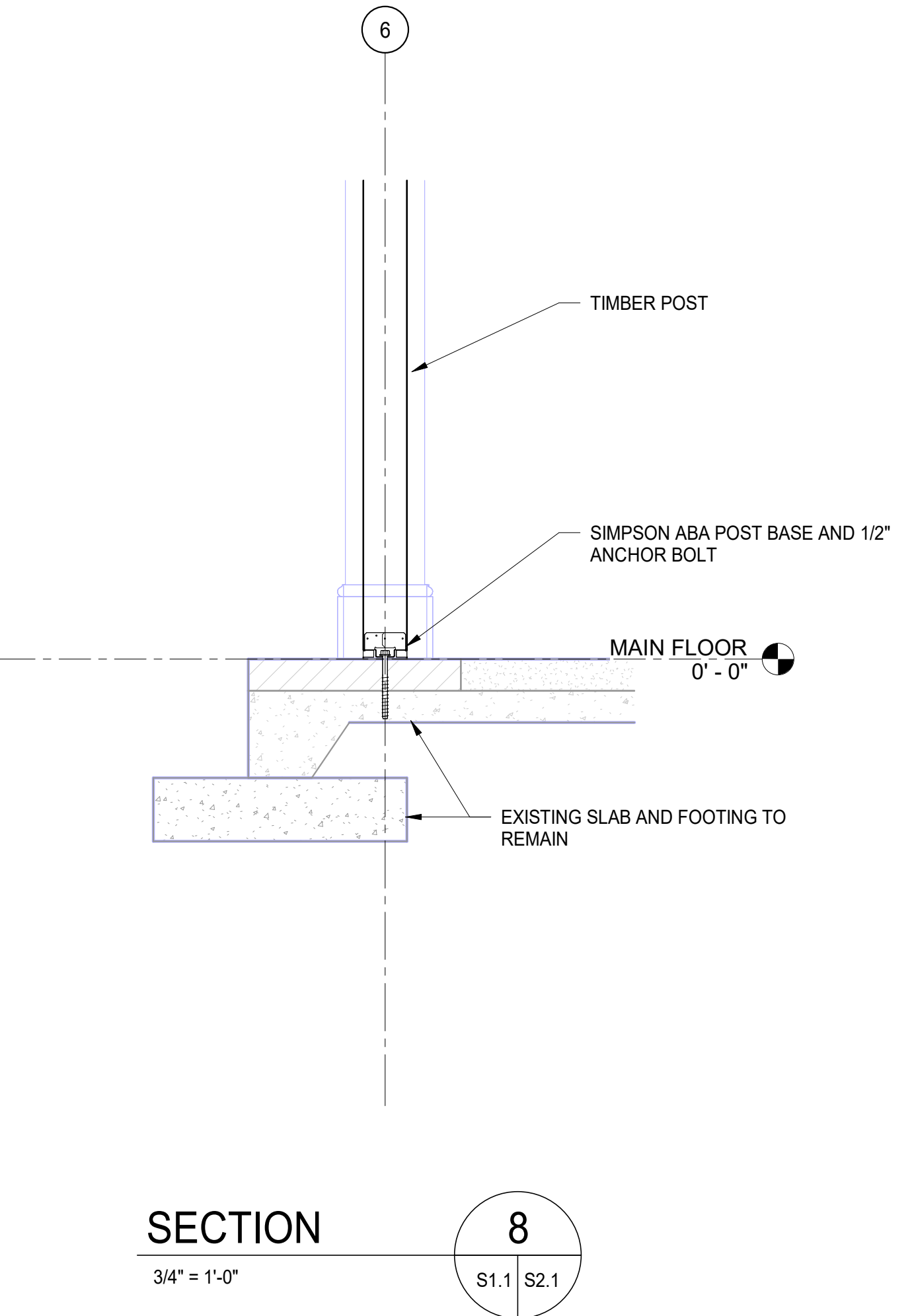
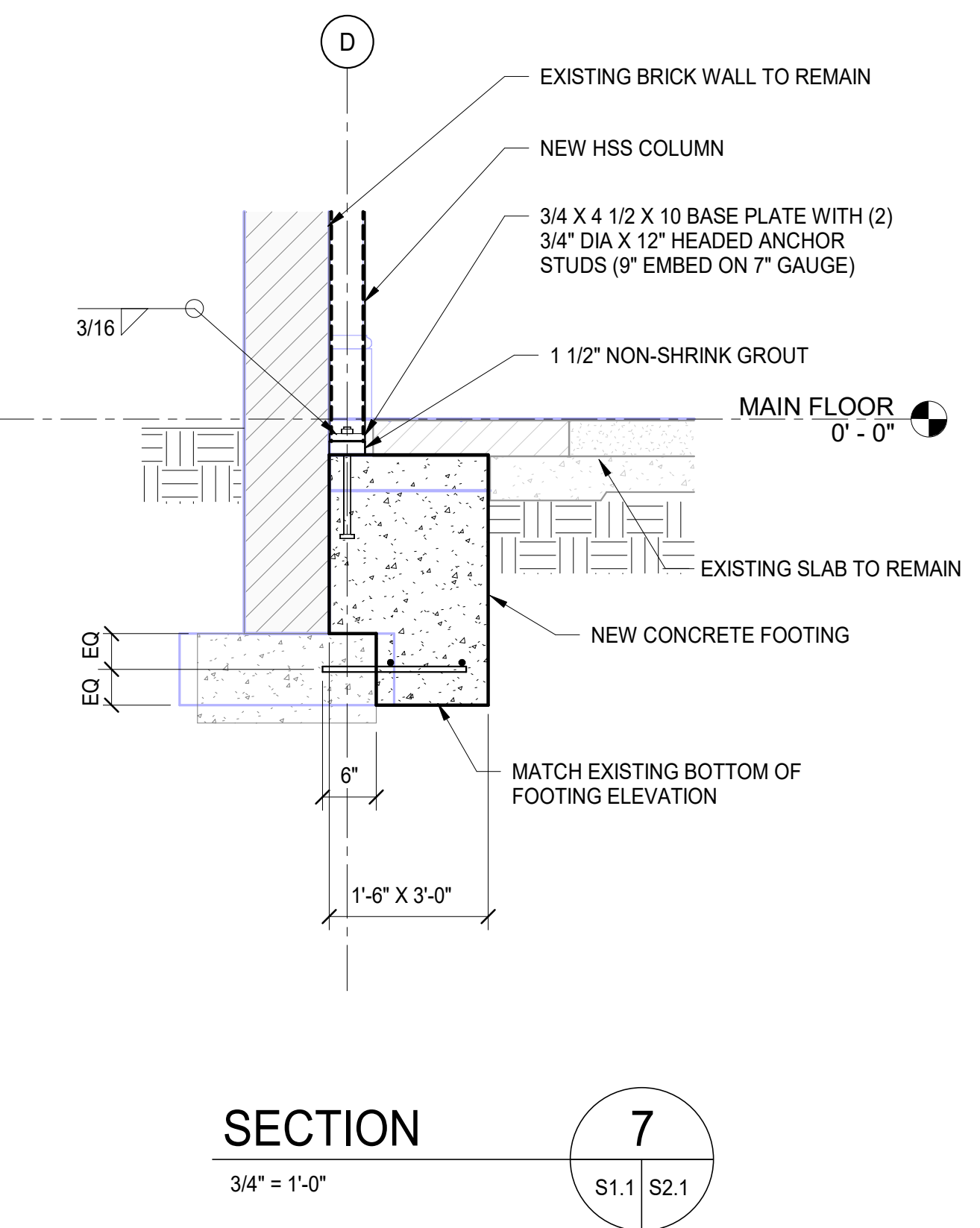
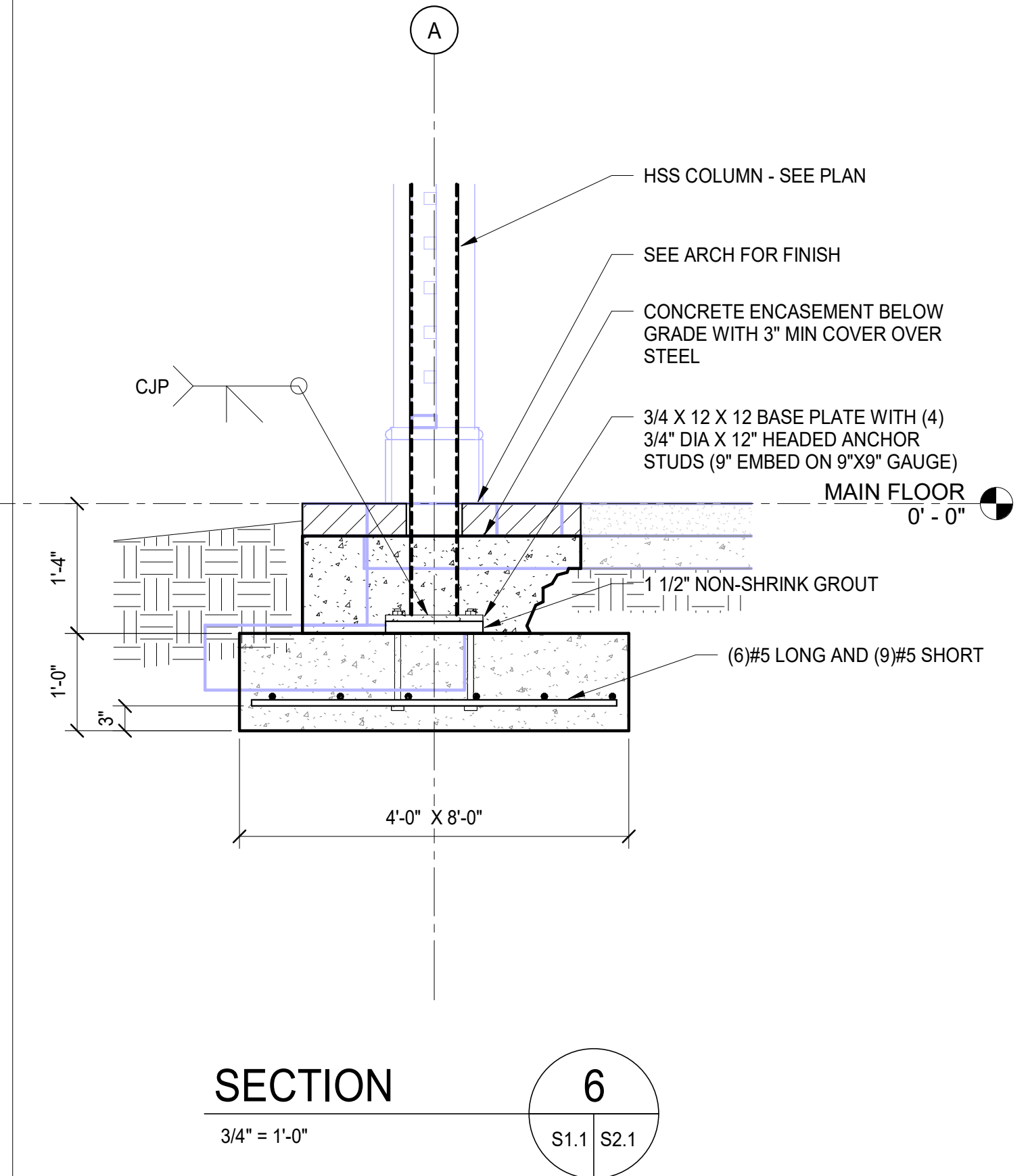
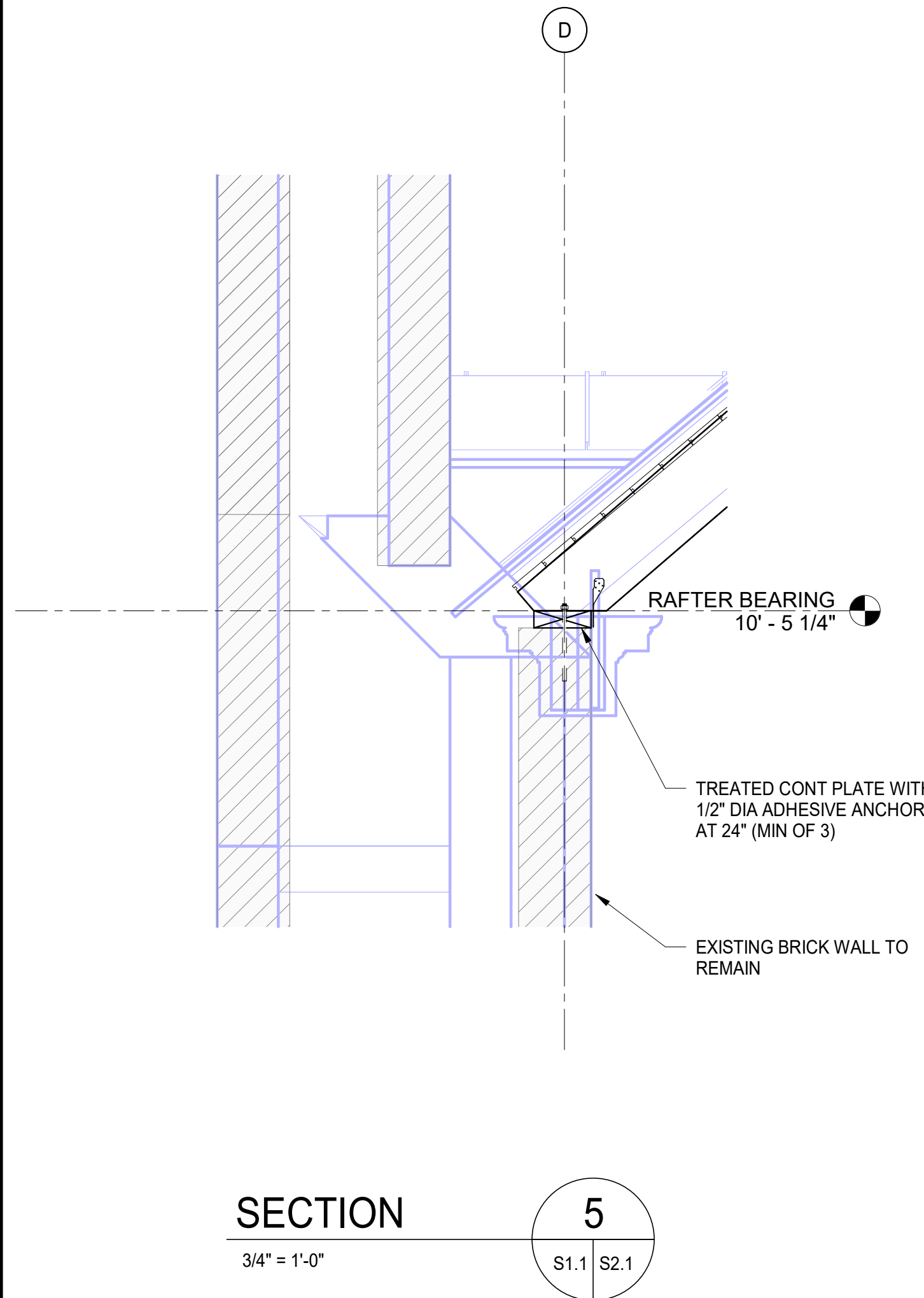
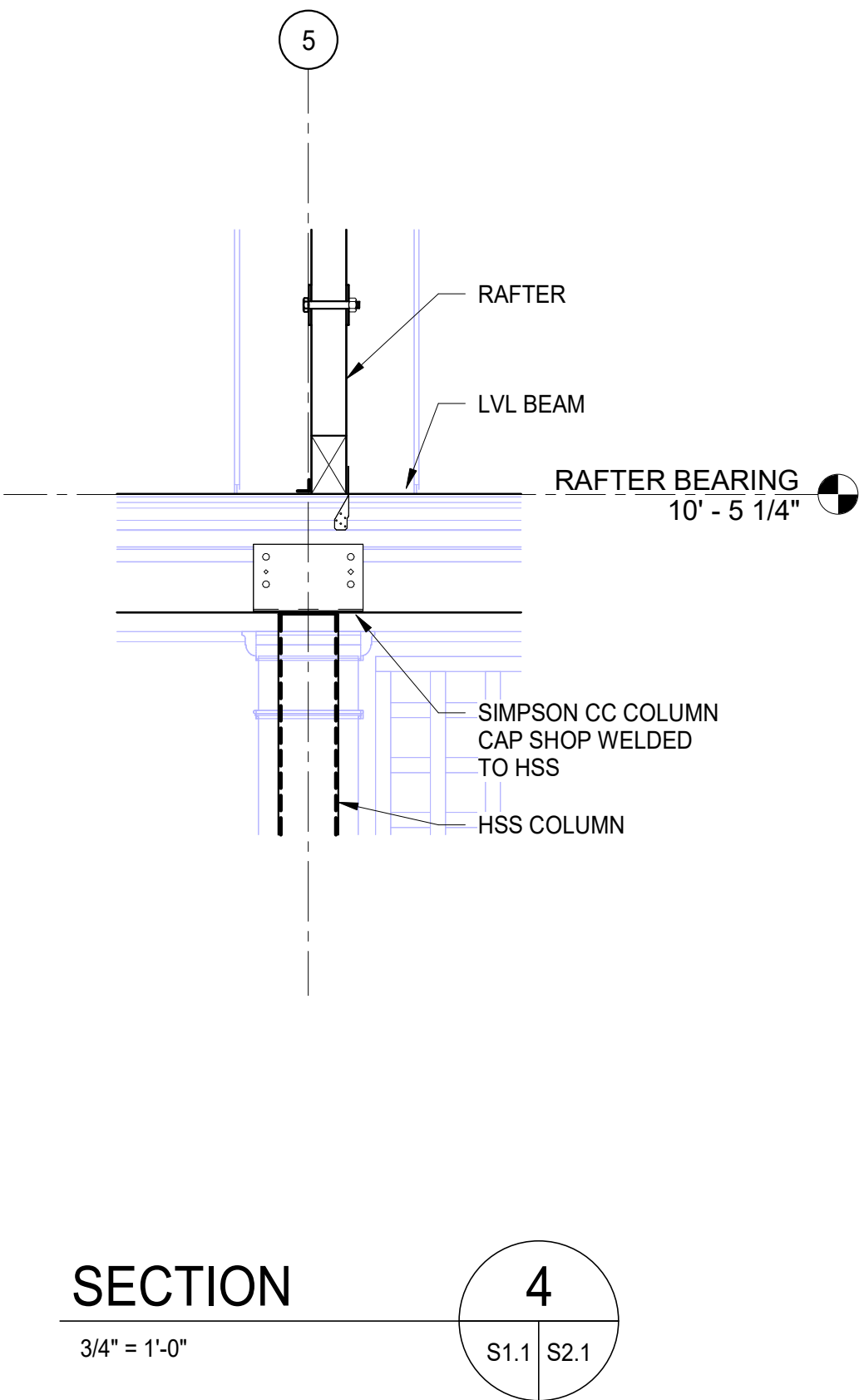
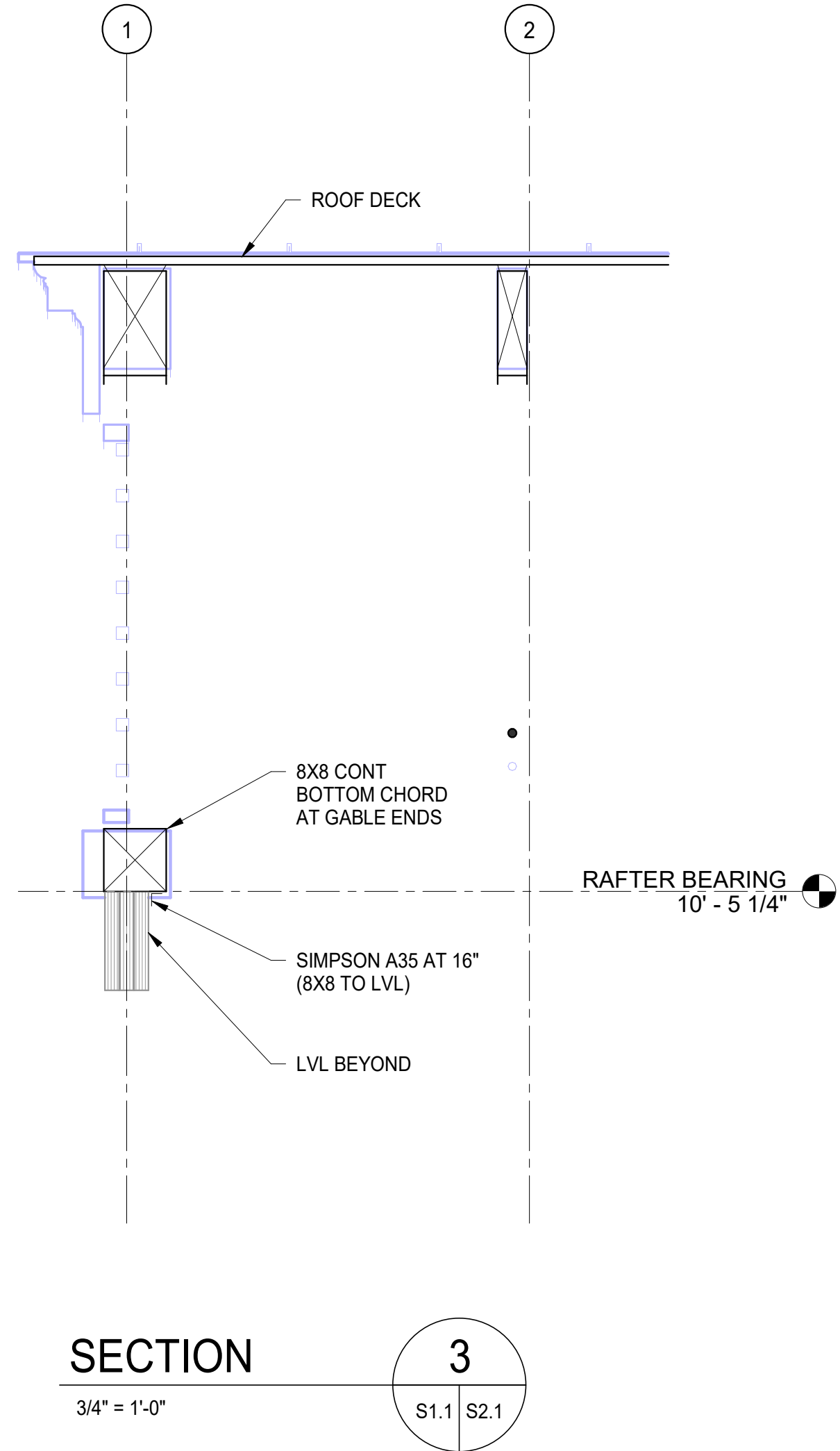
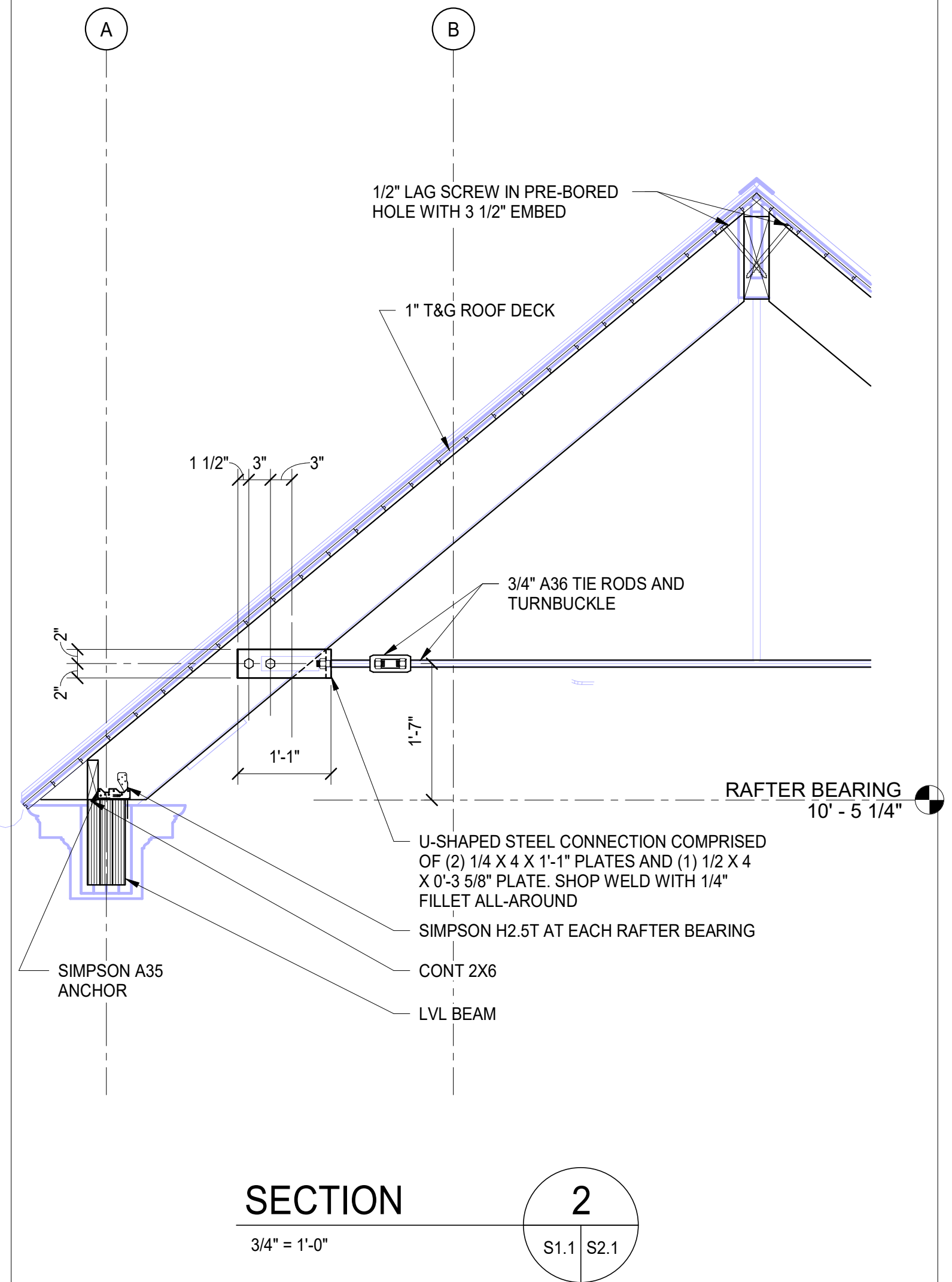
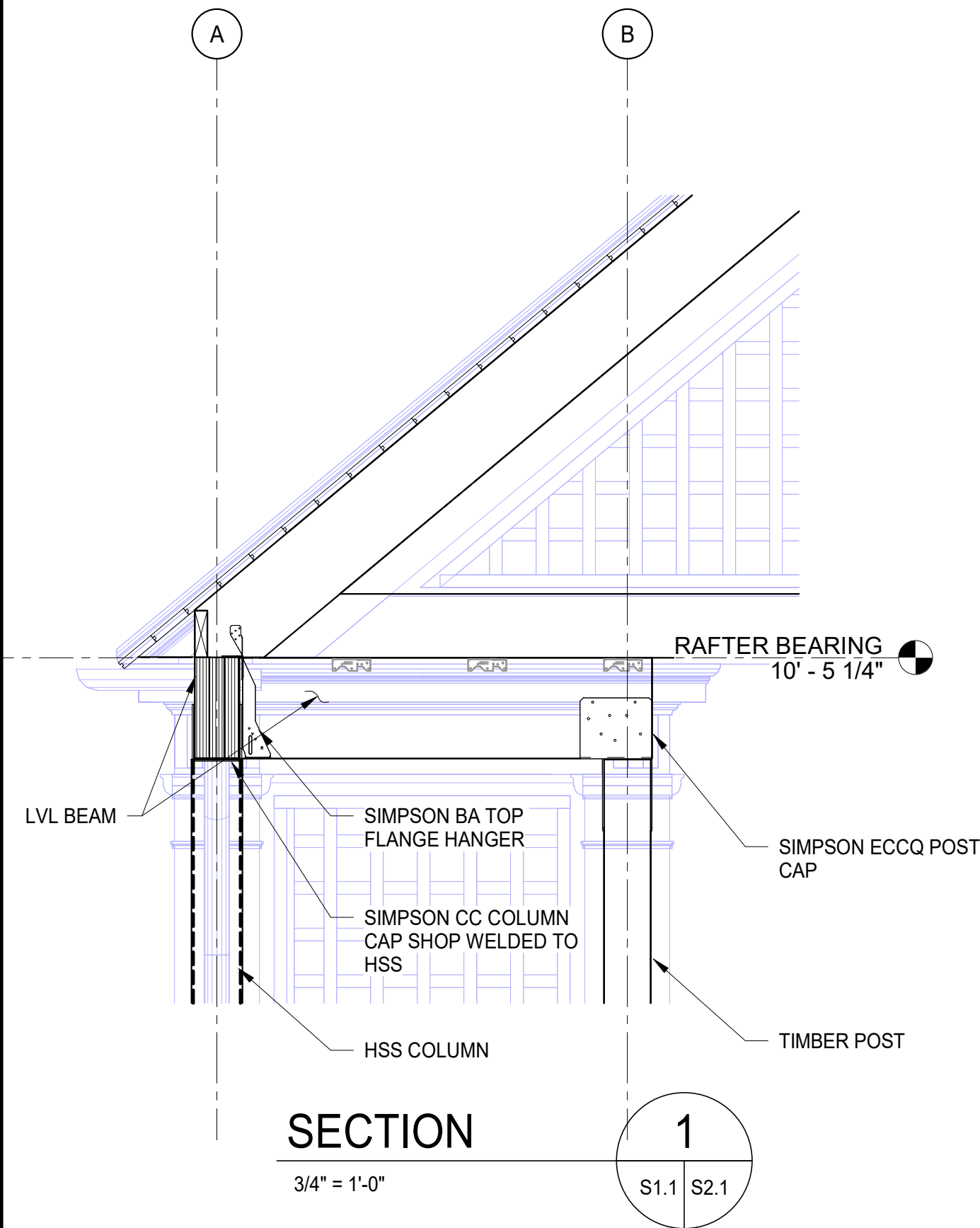
1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
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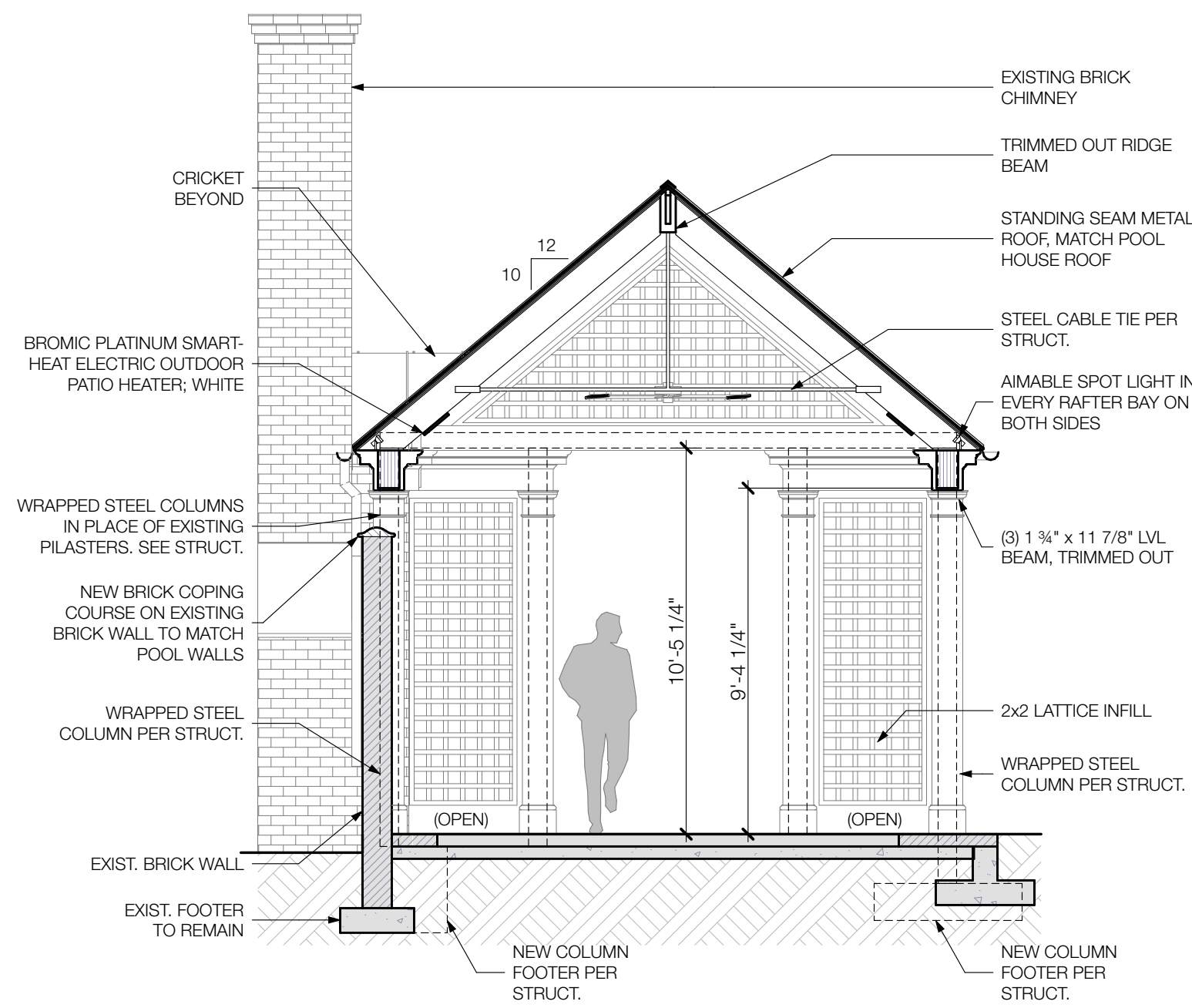
FRAMING AND FOUNDATION DETAILS

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S2.1

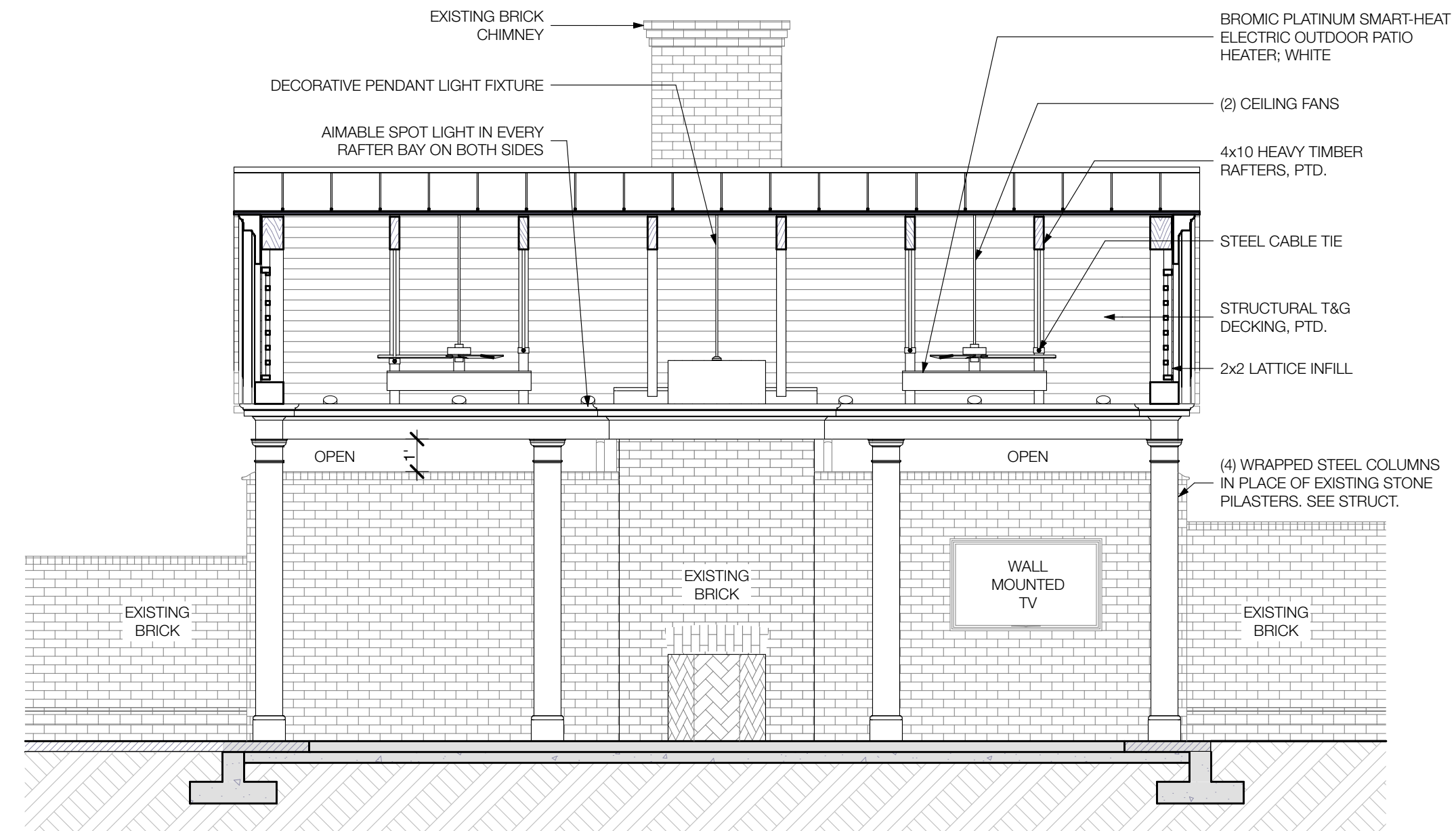


BMcloud: bidarchitects - BMcloud Software as a Service/4 Acres Pool/Four Acres Pool Monday, September 8, 2025 5:42 PM



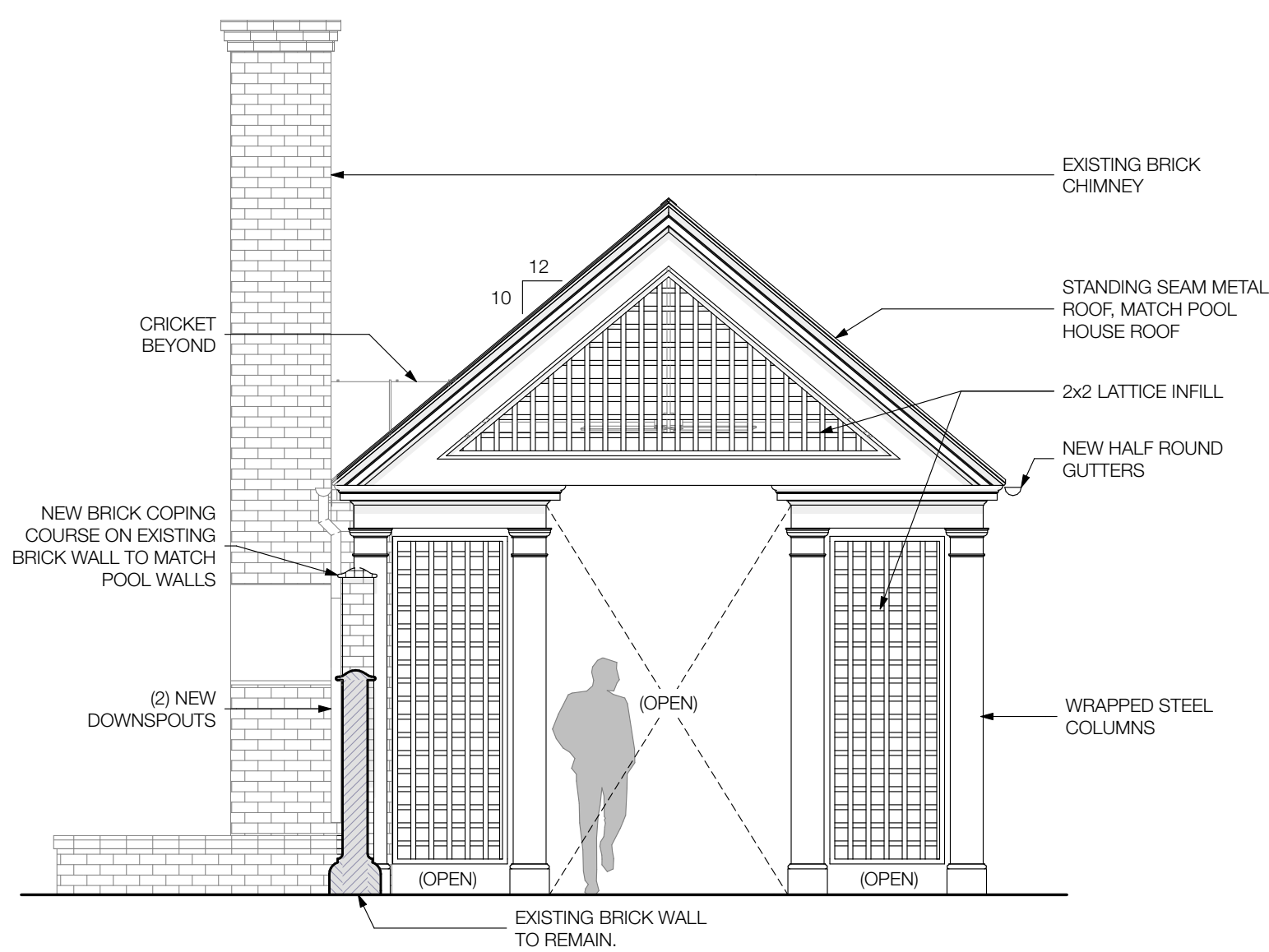
N-S SECTION

4



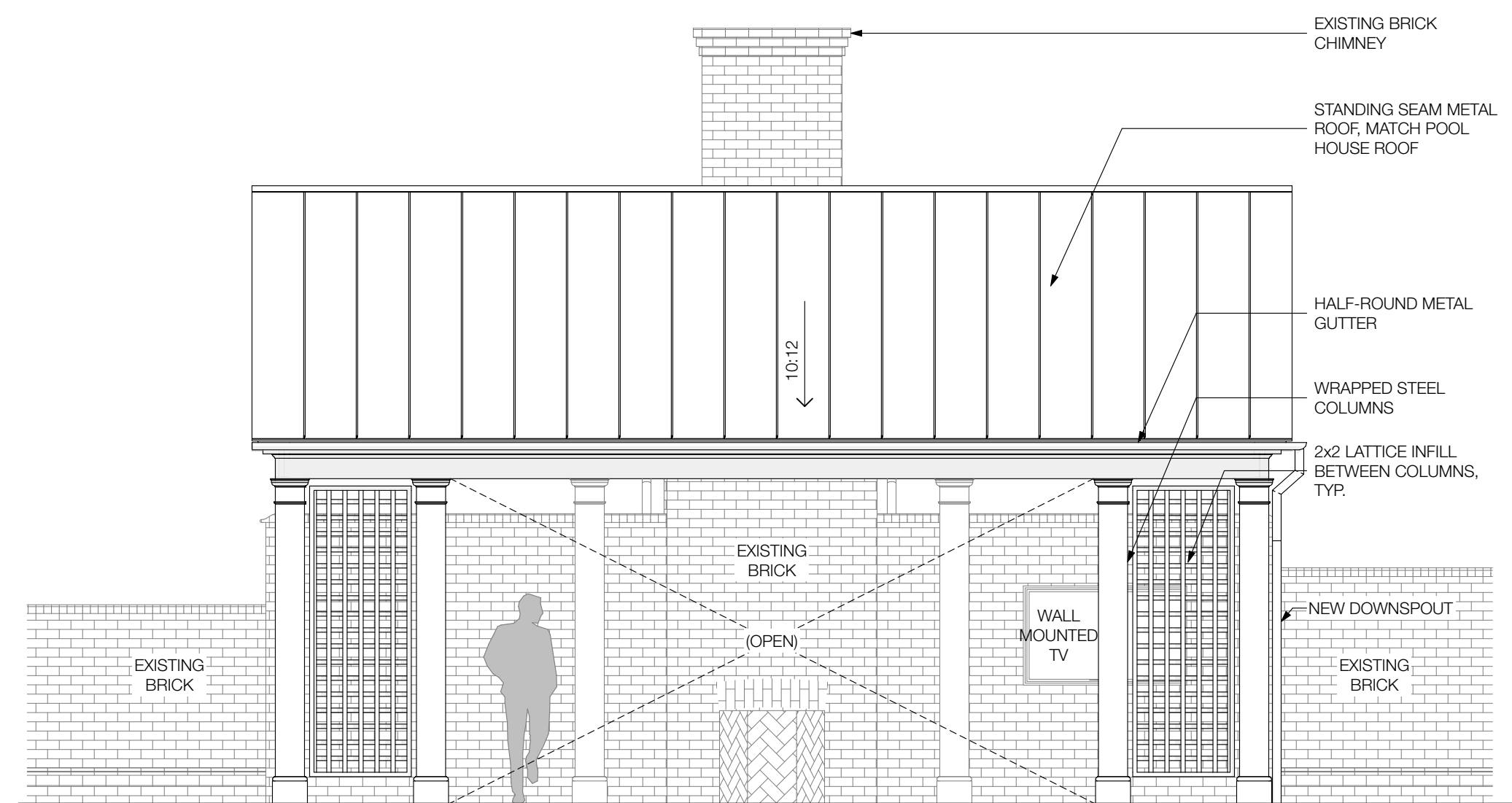
E-W SECTION

3



EAST ELEVATION

2



NORTH ELEVATION

1

NOTE:
FINISH MATERIAL FOR ALL TRIM, COLUMN WRAPS AND LATTICE TO BE AZEK OR EQUAL.



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FOUR ACRES PAVILION

1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	PERMIT SET	09.08.2025

ELEVATIONS & SECTIONS

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

A2



INTERIOR VIEW LOOKING EAST

4



VIEW FROM PARKING COURT

3



VIEW ACROSS POOL

2



VIEW FROM POOL LOOKING SOUTHEAST

1



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FOUR ACRES PAVILION

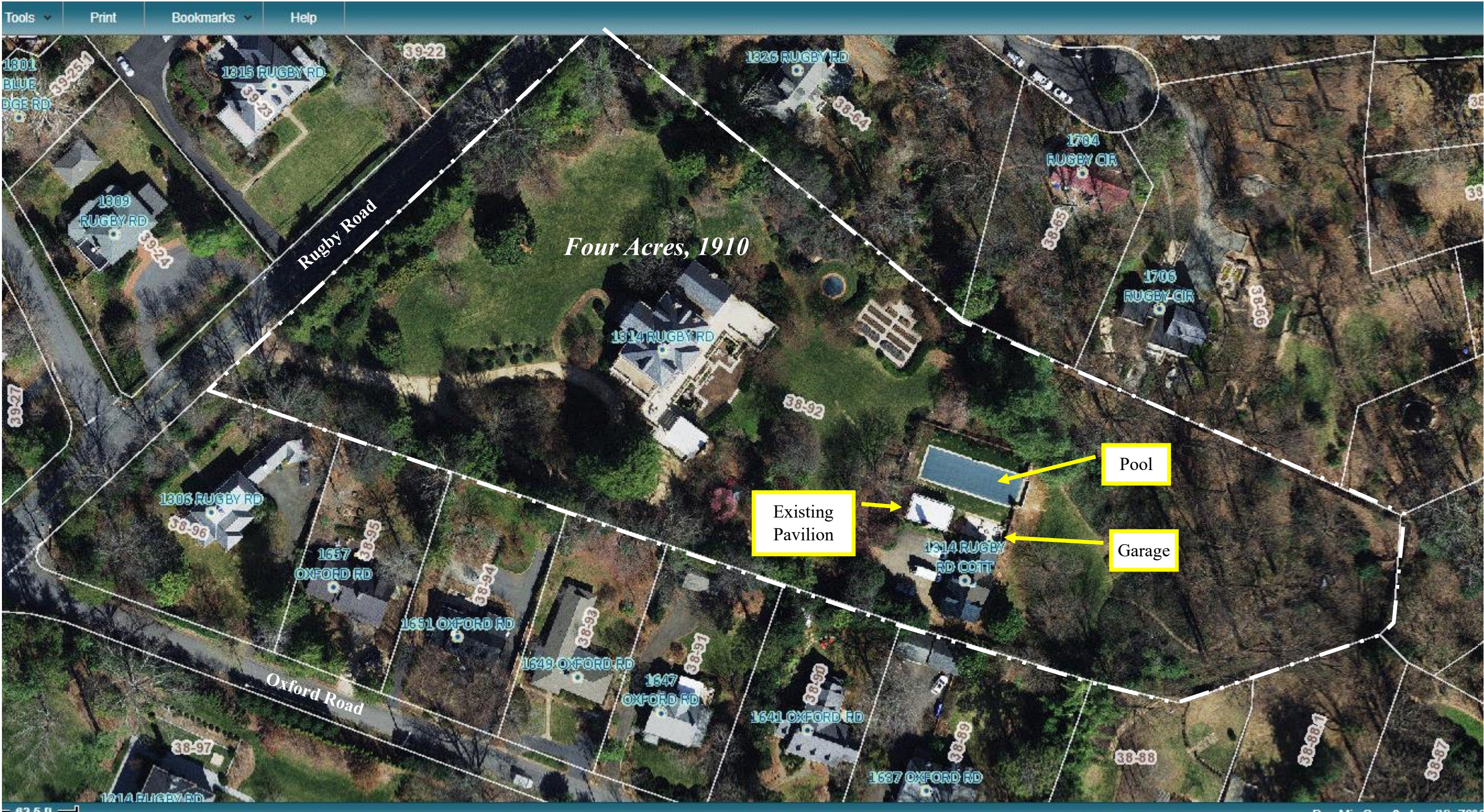
1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

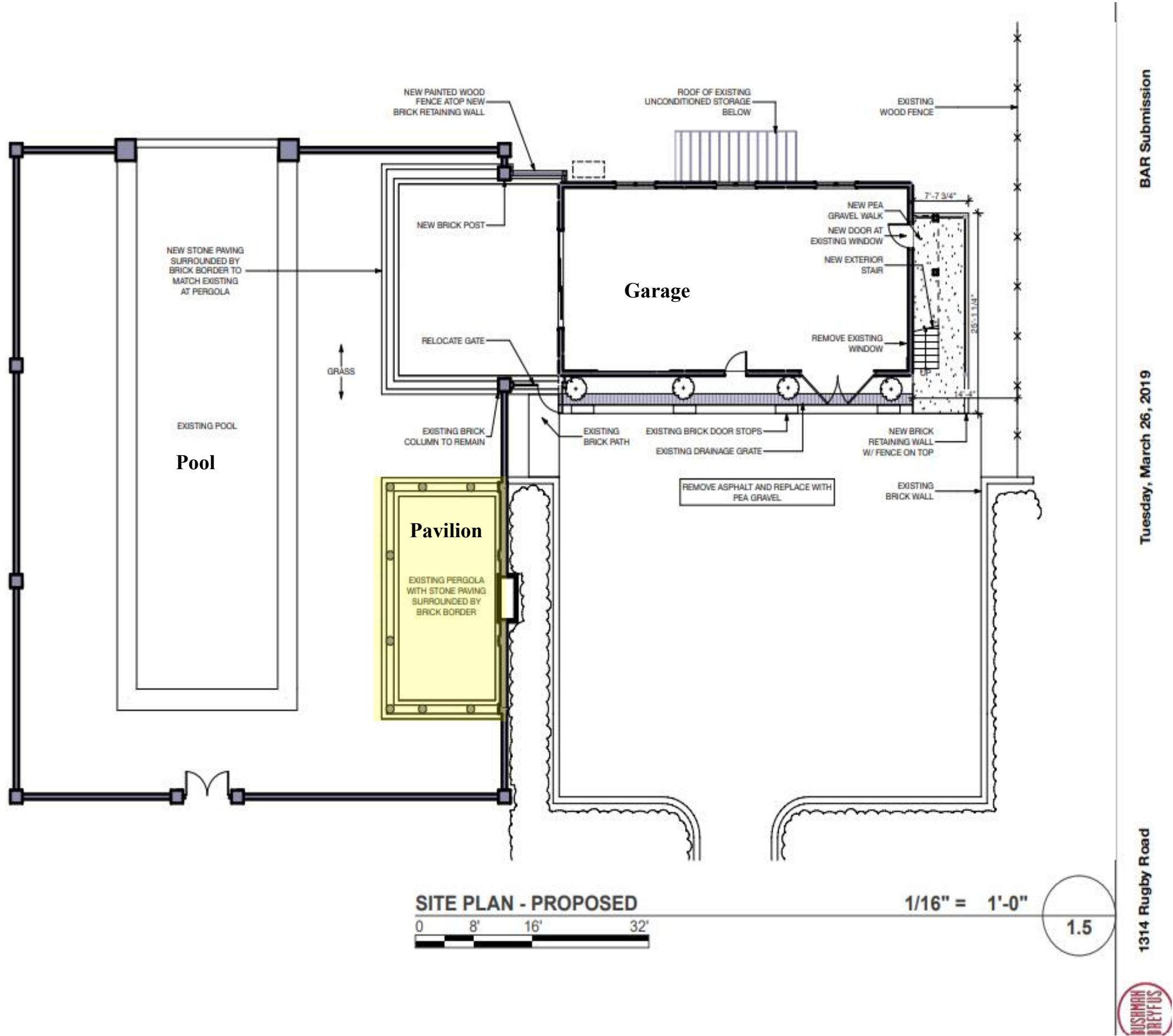
ID	ISSUE NAME	DATE

3D VIEWS

NOT TO SCALE

A2.1





Existing Pavilion



1314 Rugby Road

Tuesday, March 26, 2019

BAR Submission



Proposed New Pavilion, November 2025



Existing structures

