ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-22: D.S. Tavern Preliminary Site Plan**
Review Type	Preliminary review of a Site Development Plan and architectural design
Parcel Identification	059000000015A0
Location	3449 Ivy Road
Zoned	C1 Commercial/Rural Area, Entrance Corridor (EC)
Owner/Applicant	Ivy Road RE LLC/FGS Design, LLC. (Catherine Carter Davis)
Magisterial District	Samuel Miller
Proposal	To renovate the historic DS Tavern, including demolishing existing additions and replacing them with new additions as well as associated site improvements on approximately 2.02 acres.
Context	The subject property is located along the south side of Route 250 surrounded by primarily Rural Area zoned residential parcels with commercial parcels to the west and adjacent to the east (59-15A1).
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	Rescheduled from March 16, 2020 to May 11, 2020
Staff Contact	Khris Taggart



Figure 1: Google image (left) showing property along the Entrance Corridor and County GIS map (right) highlighting subject property.

PROJECT HISTORY

The ARB has reviewed no previous proposals for this site. A pre-application plan was submitted on December 20, 2019 in which Design Planning comments were provided. The site plan includes two parcels – 59-15A and 59-15A1. Changes are only proposed to the parcel on which the D.S. Tavern is located – 59-15A. Consequently, this review does not address 59-15A1.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	Compatibility with significant historic sites and the character of the Entrance Corridor:		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	D.S. Tavern is a historically significant landmark within the Charlottesville and Albemarle area. It is listed in both the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP) (see attachment). It is one of the few remaining taverns in Albemarle County.	Revise the design of the hyphen to demonstrate sensitivity to the adjacent historic structures with a smaller form and appropriate detailing.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.		
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.		
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to	The two-story main structure and the eastern one-story kitchen are historic. Currently, there is a one-story hyphen that connects the	

	impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	main structure to the kitchen and a one-story addition on the rear of the main structure. The proposal includes the demolition of these additions and the construction of a new one-story hyphen and a two-story addition on the rear (south side) of the main structure. As currently illustrated, with its porch and its height between that of the adjacent historic structures, the new hyphen suggests an inaccurate historic evolution of the building (i.e., it was built after the two-story tavern but before the one-story kitchen). This is not an appropriate treatment as it does not demonstrate a level of sensitivity to the adjacent historic structures. (The Virginia Department of Historic Resources (VDHR) concurs with this finding and warns of the potential for de-listing due to inappropriate renovations.) In this case, compatibility can be achieved with a smaller form and eliminating the porch. The two-story rear addition may have some compatibility issues as well, but it is not expected to be visible from the Entrance Corridor (EC) street, so that compatibility issue is not addressed here.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
10	Buildings should relate to their site and the surrounding context of buildings.	The proposed hyphen exhibits human scale, but its size and form create a false relationship to the adjacent historic buildings. See comments under 1-9.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or	There is no "blankness" resulting from building design in the proposed additions.	None at this time.

	vegetation, or both.		
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	An updated hyphen is being used to connect the two historic buildings.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed hyphen does not reflect any trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.	Notes on the drawings indicate that new windows are to match existing, which are not tinted.	None.
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	The site plan does not indicate where the ground mounted equipment will be located. The narrative included with the submittal indicates that the ground mounted equipment will be shielded by the building. The location of the ground mounted equipment needs to be shown on the site plan.	Indicate on the site plan the locations of all ground mounted equipment.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note is present on the site plan; however, it is not present on the architectural plan.	Add the standard mechanical equipment note to the architectural plan.
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of	There are no proposed stormwater facilities with this project.	None.

	engineered features.		
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		
	Lighting		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	There is no photometric plan included with the site plan. However, if the proposed fixtures will be fitted with 60-watt incandescent bulbs (as is indicated for two of the fixtures), neither excessive spillover nor over-illumination are expected. Photometric diagrams for the fixtures, as opposed to a full photometric plan, may be sufficient.	Provide photometric diagrams for the light fixtures.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.		
24	Light levels exceeding 30 foot-candles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.		
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	The manufacturer's cut sheets that were provided do not consistently indicate illumination type, intensity, or color.	Provide manufacturer's cut sheets that indicate lamp type, wattage, and color temperature for each proposed fixture.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	There are no freestanding pole mounted light fixtures proposed in the site plan. The proposed exterior building light fixtures are dark bronze/copper and are appropriate for the historic character of the building.	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light	There is no lighting plan included with this submission.	Provide photometric diagrams for the light fixtures.

	away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half foot-candle."		
	Guidelines for the Use of Decorative Landscape Lighting		
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	The documents included with the submittal indicate that lighting is proposed to illuminate a proposed sign and an existing yellow poplar tree. No information has been provided regarding these fixtures. New lighting for signage will need to be included in a sign application.	Provide manufacturer's cut sheets for the proposed landscape lighting and note the location of the fixture in the plans. Provide notes on the plan indicating that the landscape lighting meets the timing, glare, cutoff, intensity, and color requirements.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.		

	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	The property includes a small lawn that separates the street from the parking. The lawn includes a number of trees to remain. Street frontage along this stretch of the EC is characterized primarily by a mix of trees in natural informal arrangements. (The commercial property to the west is an exception). Visual order and continuity would be promoted by maintaining the informal planting found in the surrounding context.	Consider replacing the row of shrubs along the frontage with a more informal planting consistent with the nearby context.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.	Two large (34" and 14" caliper), mature trees currently stand in the lawn area and are to remain on site. They are spaced approximately 65' apart and one of them is located in the Route 250 right-of-way. No additional trees are proposed. Although an informal arrangement of trees is preferred to a regular-spaced row of trees in this case, additional trees in the lawn area would be consistent with nearby properties. However, existing overhead electric lines and septic lines below limit planting area for trees. A row of screening shrubs is proposed along the frontage. This formal row of shrubs is not entirely consistent with the surroundings. Existing flowering ornamental trees are located in the western part of the lawn and are proposed to remain. While they are not planted parallel to the EC, they contribute to an informal planting that is typical of the nearby context.	
33	Landscaping along interior roads:	The interior road is located on the adjoining	None.

	a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	parcel (TMP 59-15A1).	
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	A paver walkway is proposed between the parking and the building, with connections to the house located to the west and to the rear addition. A tree is located at the west end of the walkway.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Based off the number of parking spaces provided (13), one interior tree is required and proposed. There is no planting schedule included with the site plan. A row of shrubs is proposed parallel to the parking area to screen the vehicles from the street. No planting schedule has been provided; consequently, shrub height cannot be determined.	Provide a complete planting schedule in the site plan.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	A hedge is proposed along the façade of the building; however, size and type have not been provided. Consequently, compatibility cannot be determined at this time.	Provide a complete planting schedule in the site plan.
37	Plant species: a. Plant species required should be as approved by the	There is no planting schedule provided with the site plan.	

	Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.		
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."	The note is not present on the landscaping plan.	Add the standard plant health note to the landscaping plan.
	Site Development and layout		
	Development pattern		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The site has already been developed. Trees standing behind the tavern and related structures are to remain.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to	The basic layout of roads and paths will not change with this proposal. This part of Rt. 250 has no sidewalks. The entrance to the site from Rt. 250 also provides access to the adjacent parcel to the east. The wooded area at the back of the site connects with wooded areas on adjacent parcels. The existing buildings are set at a slight angle to the EC street. The proposed additions will maintain this orientation.	Revise the plans to clearly identify all trees to remain.

	provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	Several trees at the front of the site are identified as to remain. However, many of these features are not shown as preserved on the landscape plan. There is an existing row of shrubs along the west side of the parcel that is not clearly identified on the existing conditions or landscape plans. (Screening is required there to buffer the commercial use from the adjacent Rural Areas zoning.) The placement of the additions respects the existing views and vistas on and around the site.	Revise the plans to identify the existing row of shrubs along the west side of the parcel on the existing conditions plan and identify it as to remain on the landscape plan.
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	There are no changes proposed to the existing site grading.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Adequate tree protection fencing is shown on the grading/erosion and sediment control plan; however, it does not carry over to the landscape plan.	Show the tree protection fencing on the landscape plan.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until		

	completion of the development of the site.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:
1. The landscaping along the EC.
2. The architectural compatibility of the "hyphen" with the historic buildings.

Staff recommends the following revisions:

1. Revise the design of the hyphen to demonstrate sensitivity to the adjacent historic structures with a smaller form and appropriate detailing.
2. Indicate on the site plan the locations of all ground mounted equipment.
3. Add the standard mechanical equipment note to the architectural plan.
4. Provide photometric diagrams for the light fixtures.
5. Provide manufacturer's cut sheets that indicate lamp type, wattage, and color temperature for each proposed fixture.
6. Provide photometric diagrams for the light fixtures.
7. Provide manufacturer's cut sheets for the proposed landscape lighting and note the location of the fixture in the plans.
8. Provide notes on the plan indicating that the landscape lighting meets the timing, glare, cutoff, intensity, and color requirements.
9. Consider replacing the row of shrubs along the frontage with a more informal planting consistent with the nearby context.
10. Provide a complete planting schedule in the site plan.
11. Add the standard plant health note to the landscaping plan.
12. Revise the plans to clearly identify all trees to remain.
13. Revise the plans to identify the existing row of shrubs along the west side of the parcel on the existing conditions plan and identify it as to remain on the landscape plan.
14. Show the tree protection fencing on the landscape plan.

TABLE A This report is based on the following submittal items:

Site Plan

Sheet #	Drawing Name	Drawing Date/Revision Date
C-01	Title Sheet	2/3/20
C-02	General Notes	2/3/20
C-03	Existing Conditions	2/3/20
C-04	Overall Site Plan	2/3/20
C-04 A	Landscaping Plan	2/3/20
C-05	Grading / E&SC Plan	2/3/20
C-06	Construction Details	2/3/20
C-07	Landscaping Details	2/3/20

Architectural Plan

Sheet #	Drawing Name	Drawing Date/Revision Date
SP100	Existing Site Plan	2/28/20
SP101	Proposed Site Plan	2/28/20
A101.0	Existing First Floor Plan	2/28/20
A102.0	Existing Second Floor Plan	2/28/20
A103.0	Proposed First Floor Plan	2/28/20
A104.0	Proposed Second Floor Plan	2/28/20
A105.0	Roof Plan	2/28/20
A200.0	Existing Elevations	2/28/20
A201.0	Existing Elevations	2/28/20
A202.0	Proposed Elevations	2/28/20
A203.0	Proposed Elevations	2/28/20
A204.0	Building Sections	2/28/20
A205.0	Building Sections	2/28/20
A600.0	Proposed Elevation Material Keys	2/28/20
A601.0	Proposed Elevation Material Keys	2/28/20
	Perspective #1	2/28/20
	Perspective #2	2/28/20
	Perspective #3	2/28/20
	Perspective #4	2/28/20
	Perspective #5	2/28/20

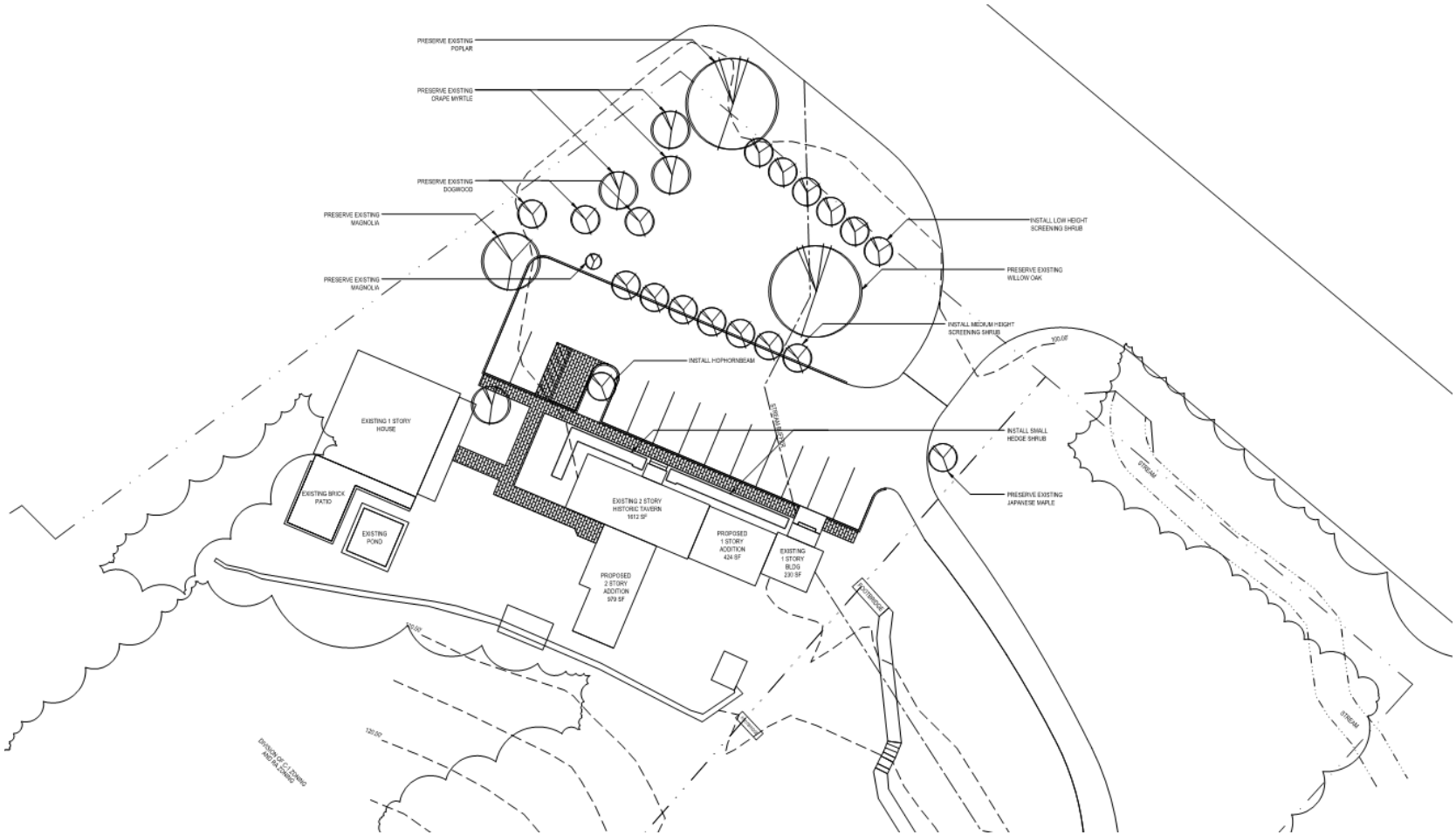


Figure 2: Landscaping Plan.



Figure 3: Proposed North Elevation.

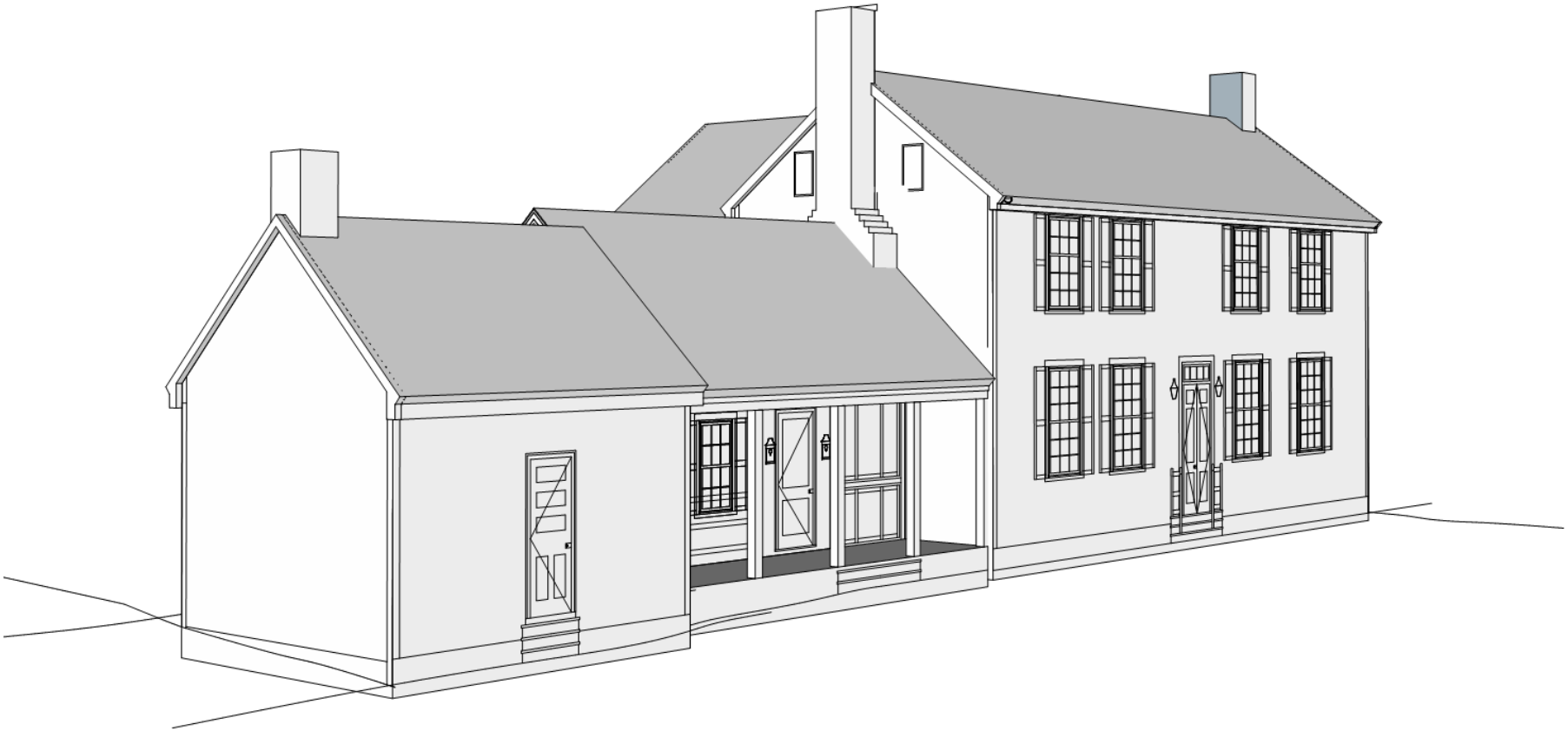


Figure 4: Perspective #3.

ATTACHMENTS

1. D.S. Tavern National Register Nomination

Applicant's Submittal
2. Renovation Proposal
3. Site Plan and Architectural Drawings

VLR - 8/16/83
NRHP - 9/29/83

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic D.S. TAVERN (Preferred) (VHLC File #02-231)

and or common 1740 House

2. Location

street & number U.S. Route 250 West N/A not for publication

city, town Ivy X vicinity of

state Virginia code 51 county Albemarle code 003

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	___ other:

4. Owner of Property

name Clarence J. & Mary Ann Elder

street & number Route 10, Box ~~307~~ 114

city, town Charlottesville N/A vicinity of state Virginia 22901

5. Location of Legal Description

courthouse, registry of deeds, etc. Albemarle County Courthouse

street & number N/A

city, town Charlottesville state Virginia 22901

6. Representation in Existing Surveys (2) (See Continuation Sheet #1)

(1) Virginia Historic Landmarks Commission
title Survey (File #02-231) has this property been determined eligible? ___ yes X no

date 1978 ___ federal X state ___ county ___ local

depository for survey records Virginia Historic Landmarks Commission, 221 Governor Street

city, town Richmond state Virginia 23219

7. Description

Condition		Check one	Check one
_X_ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

SUMMARY DESCRIPTION

The D.S. Tavern is a two-story, single-pile structure with a central-passage plan. Although the building went through several stages of construction, it retains many late 18th- to early 19th-century details. Originally, the building was a one-room-plan log structure which may have served as a claims house along the Three Notched Road. When the two-story frame section was added, the building was converted to a tavern or ordinary. During restoration in 1976, a rare surviving tavern feature, a tap-bar cage inscribed by an owner, Claudius Buster, was uncovered. In the mid- to late 19th century, as alternate transportation routes developed there was no longer a demand for taverns along the road, and the building became a private residence. In recent years it has been returned to commercial use.

ARCHITECTURAL ANALYSIS

The D.S. Tavern is a two-story, single-pile, log and frame building, covered in beaded weatherboards, that rests on a brick and rubblestone foundation. Tall brick chimneys, one on the exterior west end and one on the interior east end, pierce the wood-shingled gable roof. Both chimneys have rebuilt caps. The eaves have simple box cornices.

The front (north) elevation is asymmetrical with five bays on the first floor and three above in the second story. The main entrance is in the center bay through a single door framed by a four-light transom and architrave trim. A two-story porch extended across the facade at an earlier date; traces of its tenons and a second-floor door opening are still visible.

A single-story hyphen connects the tavern on its east elevation to an early 19th-century, one-story kitchen with exterior end fireplace. The south elevation is covered by a single-story lean-to addition. Secondary entrances are located in the kitchen and rear addition. Fenestration throughout the tavern consists of 9/9 double-hung sash in the first story and 6/9 above in the second story. The openings are encased in architrave trim and louvred shutters.

Originally, the building consisted of the present west room which was a one-room-plan log structure expanded into the modified central-passage "I" house. The original entrance was located in the east bay of that room with a later door opening installed in the east room. At present the main entrance opens directly into a tap bar cage strategically located in the passage between the two first-floor rooms. A major portion of the cage, a wooden grill above a paneled bar, was uncovered in the 1976 restoration.

On either side of the passage are the parlor (west) and dining room (east). Both first-floor rooms are finished with a pedestal chair rail and beaded baseboards, while the west room is further enriched with wainscoting. The Federal-style mantel in this room is set into a projecting chimney breast with architrave surround below reeded pilasters that rise up through the tall paneled frieze. A punch-and-dentilwork band lines the ovolo molded shelf. A Federal-style mantel, comprised of recessed paneled pilasters that pierce the frieze and support a wide, molded shelf, decorates the dining room.

(See Continuation Sheet #1)

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
X 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates Mid- to late 18th cent **Builder/Architect** N/A

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

The D.S. Tavern is one of the few remaining taverns located in Albemarle County and the only tavern with a rare surviving example of a tap-bar cage. The building stands on the southern edge of Route 250 just east of Ivy, Virginia. The road at that point follows the traces of the Three Notched Road, which was a major thoroughfare from Richmond to the Shenandoah Valley during the 18th and 19th centuries. The tavern marks the site of the well-known D.S. Tree and zero milepost of the Three Notched Road. Traditionally believed to have been constructed as a claims house on the road, the building evolved into an ordinary and functioned as such from the late 18th century until 1850. The most notable owner of the tavern was Chief Justice John Marshall who maintained the property from 1810-1813. Although taverns were plentiful in Albemarle County during the late 18th to early 19th centuries, almost all were converted to residences or in recent years have vanished due to their vulnerable location close to expanding highway right of ways. D.S. Tavern, therefore, is a unique example of early tavern life in Piedmont Virginia.

HISTORICAL BACKGROUND

The D.S. Tavern is situated on its original site on a patent called "D.S." where once stood the famous D.S. Tree and zero milepost at the intersection of the Three Notched Road with the Richard Woods Road to the Blue Ridge. "D.S." is traditionally attributed to David Stockton, who blazed a trail from Williamsburg to Goochland and carved his initials in a tree where he and his partner Michael Woods separated. However, John Hammond Moore in his recent book, Albemarle, associates the initials D.S. with religious dissenters from the Anglican Church who settled in the region.[1]

Local tradition maintains that the original one-room log building with a loft was built as a claims house for the patent in the mid-18th century when the two roads were initially cleared. Discovery during the recent restoration of early clippings concerning small-pox dilemmas glued to the interior walls may suggest an early public use of the structure. The two-story, frame section was added to the structure in the late 18th century, possibly 1795, and the enlarged structure was converted into an ordinary or tavern. Similar to other Virginia taverns, a two-story porch ran the length of the facade. On the lower floor, one door opened into the barroom and the other into the sitting room or more formal parlor. A grated tap-bar cage separated the two rooms.

The expanded structure successfully operated as the D.S. Tavern from 1785 to about 1850, serving the westward movement of settlers along the turnpike running from Richmond to the Valley. The Three Notched Road was the major east-west road in Albemarle during

(See Continuation Sheet #1)

9. Major Bibliographical References (See Continuation Sheet #2)

Kimball, Jane E., "D.S. Tavern," Studies in Vernacular Architecture, School of Architecture, University of Virginia, Fall Semester 1979.

Moore, John B. Albemarle: Jefferson's County 1727-1976. Charlottesville, VA: The University Press of Virginia, 1976.

10. Geographical Data

Acreage of nominated property 2 acres

Quadrangle name Charlottesville West, Va. **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	17	713430	4214330	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification The D.S. Tavern nomination consists of two acres which constitute all of the land remaining of the original acreage. It is bounded on the north by U.S. 250 and on the east, west, and south by woods. Beginning at a point on south side of U.S. 250 at the intersection of U.S. 250 and the east side of the private drive

List all states and counties for properties overlapping state or county boundaries (See Continuation Sheet #3)

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

11. Form Prepared By

name/title Clarence J. Elder & Margaret Pearson Welsh

organization N/A **date** August 1983

street & number Route 3, Box 507 **telephone** (804) 977-1740

city or town Charlottesville **state** Virginia 22901

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___X___ state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature H. Bryan Mitchell

H. Bryan Mitchell, Executive Director

title Virginia Historic Landmarks Commission **date** AUG 16 1983

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: **date**

Chief of Registration

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

6. REPRESENTATION IN EXISTING SURVEYS

(2) Historic American Buildings Survey (HABS)
1979 Federal
Library of Congress
Washington, DC

7. DESCRIPTION--Architectural Analysis

Access to the second floor was originally reached by a quarter-turn stair located in the parlor. The stair has been removed, and access is now from the rear addition. Two rooms on the second floor are finished with Federal-style mantels. Throughout the building are early six-panel doors with box locks and traces of H-L hinges.

A modern single-story building is located on the property west of the tavern. Small shrubbery lines the front of the tavern, while large shade trees and small flowering trees are scattered near the edges of the property. A broad gravel drive curves across the front yard. U.S. Route 250 passes closely in front of the house.

8. SIGNIFICANCE--Historical Background

the late 18th to early 19th centuries. Because taverns are not listed in the Albemarle census during this period, it is impossible to determine how many existed at that time. Thirteen tavern licenses were issued in 1830, but numerous other structures most likely served as taverns during the period along major roads.[2] By the mid-19th century the canal, railroad, and new roads were all competing with the Three Notched as alternate means of transportation in the county. Many taverns ceased operation and were converted to residences. Since that date, many have totally disappeared.

Albemarle historian Edgar Woods who has identified the tavern keepers of the D.S., states that Claudius Buster, "about 1785 purchased the D.S. where he kept tavern until his death in 1807."[3] The discovery of the tap-bar cage was particularly valuable because the cage bears the inscription "C. Buster, 1786, A.D." Woods further identifies the tavern by its trade name as well as citing other proprietors including William "Baptist Billy" Woods, Henry and Susan Williams (1807), Magistrate Micajah Woods (1814), the Honorable Chief Justice John Marshall (1810), and Thomas Gooch.[4] Chief Justice Marshall traded the Williamses' 2,000 acres of Kentucky land for the tavern and its 450 acres in 1810. The deed is located in the archives of the University of Virginia library and is in the handwriting of the Chief Justice.[5]

The tavern operated under the Gooch ownership until 1850 when the Stephens family purchased the property in October of that year and converted the building to a residence. It remained in this family for the next ninety-five years. By the 1860s the property was known as Stephens Crossing due to the large land holdings of that family and because it was the only major structure in the area. In fact, Green Peyton's map of Albemarle County (ca. 1865-77) shows that the only structure along the three-mile stretch of Three Chopt Road between Birdwood Plantation and Ivy Depot was "Dr. Stephens, D.S."[6]

(See Continuation Sheet #2)

8. SIGNIFICANCE--Historical Background

D.S. Tavern is historically significant as it exemplifies the scene of early vernacular tavern life that existed in western Albemarle during the entire period of major migration westward through Virginia along one of its important early roads. Taverns were plentiful along these roads. Elise Lathrop in her book Early American Inns and Taverns quotes an early English traveler by the name of Mrs. Wakefield, "we can scarcely pass ten or twenty miles without seeing an ordinary. They all resemble each other, having a porch in front, the length of the house, almost covered with handbills. They have no sign. These Virginia taverns take their name from the person who keeps the house, who is often a man of consequence."[7]

After passing through a succession of owners and commercial uses in the past twenty years, the tavern has been carefully restored by its present owners.

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[1]John H. Moore, Albemarle: Jefferson's County, 1727-1976 (Charlottesville, VA: The University Press, 1976), p. 78.

[2]Ibid.

[3]Edgar Woods, Albemarle County in Virginia (Charlottesville, VA: Michie Co., 1901 p. 390.

[4]Ibid.

[5]Herbert A. Johnson, ed., "Personal Letter to Elder Verifying Marshall Ownership," Dated August 18, 1976, The Papers of John Marshall, The College of William and Mary and the Institute of Early American History and Culture, Williamsburg, VA.

[6]Green Peyton, C.E. "A Map of Albemarle County, Virginia, From Original Surveys by G. Peyton, C.E." (Charlottesville, Va.: Albemarle County Historical Society, 1971).

[7]Jane E. Kimball, "D.S. Tavern," Studies in Vernacular Architecture, School of Architecture, University of Virginia, Fall Semester, 1979.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Peyton, Green, C.E. "A Map of Albemarle County, Virginia, From Original Surveys by G. Peyton, C.E." Charlottesville, VA: Albemarle County Historical Society, August 1971.

Williamsburg, Va. The College of William and Mary and the Institute of Early American History and Culture. The Papers of John Marshall. Herbert A. Johnson, ed., "Personal Letter to Elder Verifying Marshall Ownership," dated August 18, 1976.

Woods, Edgar. Albemarle County in Virginia. Charlottesville, VA: Michie Co., 1901.

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

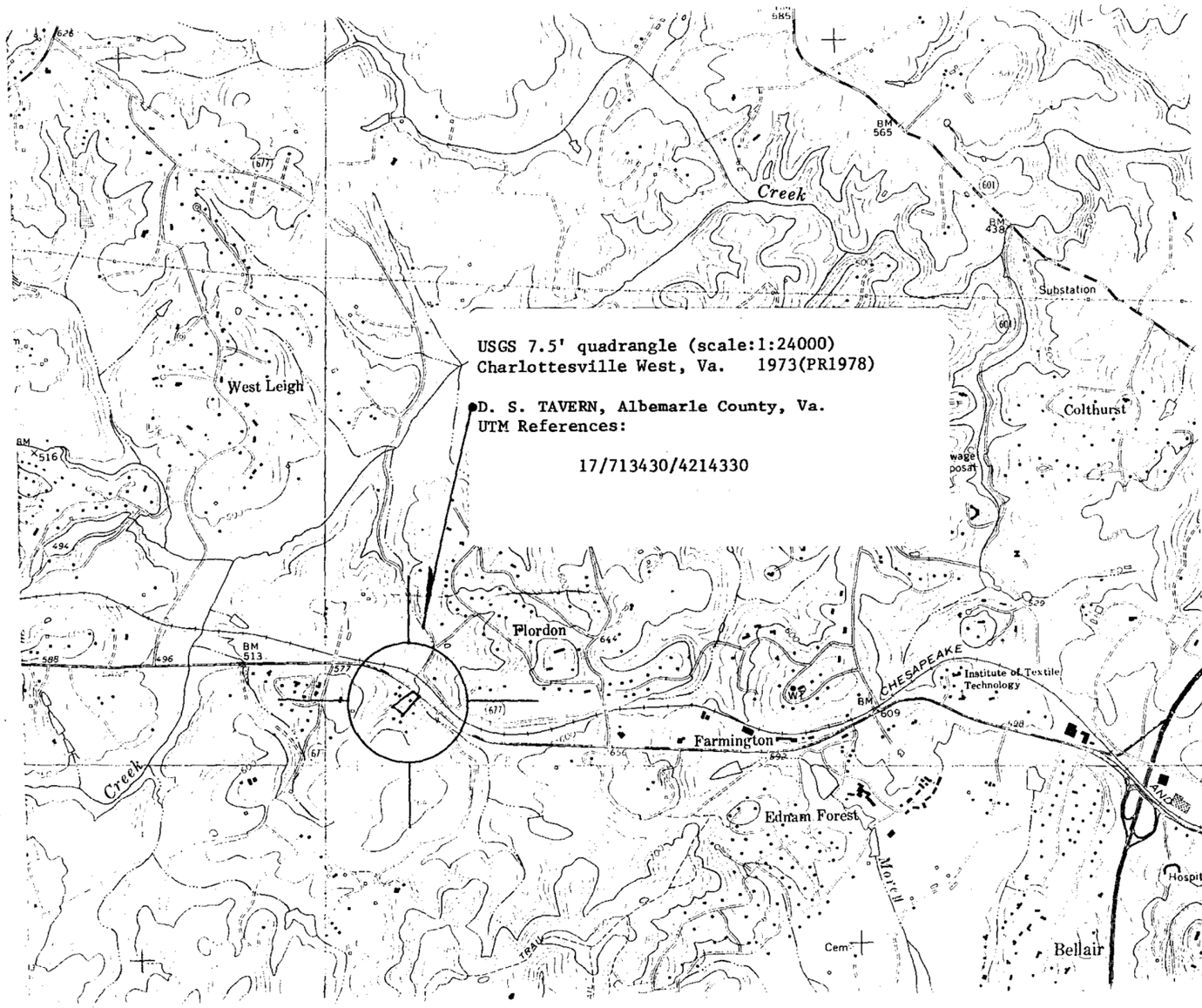
National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

D.S. TAVERN, ALBEMARLE COUNTY, VA

10. GEOGRAPHICAL DATA--Verbal Boundary Description & Boundary Justification

about 1400' ESE of the west intersection of U.S. 250 with VA 677; thence extending about 150' SE along U.S. 250; thence about 400' SW; thence about 200' NW to E side of private drive; thence about 400' NE along said drive to S side of U.S. 250, the point of origin.


USGS 7.5' quadrangle (scale:1:24000)
Charlottesville West, Va. 1973(PR1978)
D. S. TAVERN, Albemarle County, Va.
UTM References:
17/713430/4214330
West Leigh
Creek
BM 565
BM 438
Substation
Colthurst
Flordon
Farmington
Institute of Textile Technology
CHESAPEAKE
Edmam Forest
Bellair
Cem
Creek
BM 513
BM 516
BM 509

FGS DESIGN, LLC.
ARCHITECTURE ~ INTERIORS

DS Tavern – Renovation Proposal

From:
FGS Design, LLC.
381 Park Avenue South, Suite 915
New York, NY 10016

To:
The Architectural Review Board
County of Albemarle Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Dear Sirs and Madams,

This project proposes a renovation to the historical DS Tavern on Ivy Road. DS Tavern is an essential part of Albemarle County and United States history, serving as a destination for westward settlers wrapped up in the idea and pursuit of Manifest Destiny at the end of the 18th and start of the 19th centuries. The working tavern was believed to have served patrons for the better part of half a century before being converted into a private residence. Since its construction the building, surrounding property and supplemental structures have experienced a number of alterations and changes in their program over the years.

Currently, we the architects are tasked with removing some historically inappropriate additions to the original structure that do not accurately match its architectural style, replacing these sections with new spaces that will not deter from the tavern's appearance and architecture. This is all in service to renovate the building as new offices for a small company.

The 'hyphen', or area between the tavern and original kitchen shed will be replaced with a new structure and front porch that match the tavern's architectural style and exterior materials. The height of this new hyphen will be less than that of the tavern but taller than the kitchen shed. The original doors and windows on both the kitchen shed and tavern will remain and we will match the overall height, width and style of the windows and doors when adding these elements in the new structure, especially on the north elevation facing the parking lot and road.

An old addition behind the tavern on the south side will be removed completely and replaced with a two story extension that matches the roof ridge, roof pitch, exterior materials and trim as that of the historic tavern it is intersecting. Windows on the west and south side of the new extension will match the overall height, width and style of the windows and doors of the original tavern. All doors in the new extension will be metal and glass and windows on the east side will be full floor to ceiling picture windows.

We welcome your review and look forward to restoring a piece of Albemarle County history.

Thank you,

Francisco G. Sanchez, RA

381 PARK AVENUE SOUTH, SUITE 915
NEW YORK, NY 10016
E: INFO@FGS-A.COM O: 646-470-6528 F: 212-537-7323
WWW.FGS-A.COM

DS TAVERN - Entrance Corridor Photos:



Looking West on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 1/9

Architecture ~ Interior Design
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DS TAVERN - Entrance Corridor Photos:



Looking West on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 2/9

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Looking West on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 3/9

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Looking West on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 4/9

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DS TAVERN - Entrance Corridor Photos:



Looking West on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 5/9

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DS TAVERN - Entrance Corridor Photos:



Looking East on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 6/9

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Looking East on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 7/9

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DS TAVERN - Entrance Corridor Photos:



Looking East on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 8/9

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DS TAVERN - Entrance Corridor Photos:

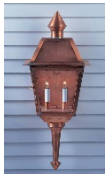


Looking East on Ivy Road (US-250) approaching DS Tavern property (#3449 Ivy) - Image 9/9

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DS Tavern
Exterior Lighting Specifications

A. Sconce				
	Qty.	**Vendor**	**Fixture**	**Image**
	4	Authentic Design	Colonial Ashley House Coach Wall Mount in Darkened Tern Coated Copper SM-LT-45-S-W 11 1/2" w x 9 1/4" d x 20" h	
B. Sconce				
	2	Deep Landing Workshop	L-1613B in Dark Lead Coat Copper 7 1/2" w x 5 1/2" d x 15 1/2" high	
C. Sconce				
	3	Vaughan	Kingston Wall Lantern in Bronze WA0131.BZ 8" w x 5.5" d x 18" high	
D. Flush				
	1	Ann Morris	Morris Light in Statuary Bronze 8" diameter x 4" h	

DS TAVERN - Lighting Specifications:

Fixture "FA"



*****CUSTOM MADE FOR PROJECT, NO CUT SHEET FROM MANUFACTURER EXISTS**

Manufacturer: Authentic Design

Model: Colonial Ashley House Coach Wall Mount
(SM-LT-45-S-W)

Finish: Darkened Tern Coated Copper

Size: 11-1/2 (w) x 9-1/4" (d) x 20" (h)

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t: 646-470-6528 f: 212-537-7323
www.fgs-a.com

DS TAVERN - Lighting Specifications:

Fixture "FB"



*****INFORMATION TAKEN FROM MANUFACTURER CATALOG PAGE**

Manufacturer: Deep Landing Workshop

Model: L-1613B

- A high hat version of our popular L-1600 series

Finish: FIN-DLCC, dark lead coat copper. Option requiring an upcharge is FIN-DLCC.

Size: 15-1/2" high by 7-1/2" wide and 5-1/2" deep.

2 candelabra sockets, 60W max each.

Architecture ~ Interior Design
381 Park Avenue South, Suite 915, New York City, NY 10016
t: 646-470-6528 f: 212-537-7323
www.fgs-a.com

DS TAVERN - Lighting Specifications:

Fixture "FC"



*****INFORMATION TAKEN FROM MANUFACTURER CATALOG PAGE**

Manufacturer: Vaughan

Model: Kingston Wall Lantern

- An attractive slender wall lantern with fine filigree pierced decoration at the top. UL listed for wet locations

Code: WA0131.BZ

Finish: Bronze

Base Material: Brass

Size: 18" high by 8" wide and 5-1/2" deep.

www.vaughandesigns.com

Architecture ~ Interior Design
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t: 646-470-6528 f: 212-537-7323
www.fgs-a.com

DS TAVERN - Lighting Specifications:

Fixture “FD”



*****CUSTOM MADE FOR PROJECT, NO CUT SHEET FROM MANUFACTURER EXISTS**

Manufacturer: Ann Morris

Model: Morris Light

Finish: Statuary Bronze

Size: 8” diameter by 4” high

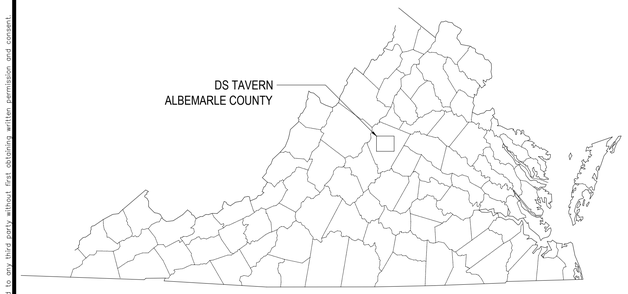
2 Edison based bulbs, 60W max LED

Architecture ~ Interior Design
381 Park Avenue South, Suite 915, New York City, NY 10016
t: 646-470-6528 f: 212-537-7323
www.fgs-a.com

DS TAVERN - EXTERIOR MATERIAL & FINISH SCHEDULE

3449 Ivy Rd, Charlottesville, VA 22903 2/3/20

ROOM # / NAME	ITEM	MATERIAL	NOTES / MANUFACTURER / SPECIFICATIONS / EXCEPTIONS	MATERIAL FINISH	COLOR NAME	FINISH
EXTERIOR						
	Exterior Surfaces					
Exterior Surfaces	Walkways	Dirt and Stepping Stones		Natural		
Exterior Surfaces	Walkways Threshold	Fieldstone		Natural		
Exterior Surfaces	Parking Lot Surface	Chip & Seal Pavement	With Painted Parking Spots and Fieldstone Thresholds	Sealed	Light Tan	
Exterior Surfaces	Parking Lot Curbs	Concrete				
	Exterior Building					
Exterior Building	Siding	Beaded Weatherboard		Ptd	White	Matte
Exterior Building	Ext Stairs Treads	Wooden Deck		Stained/Ptd	Natural	
Exterior Building	Ext Stairs Risers	Wooden Deck		Stained/Ptd	Natural	
Exterior Building	Ext Stairs Handrails	Oak		Ptd	White	Matte
Exterior Building	Ext Stairs Newels	Poplar		Ptd	Dark Grey	Matte
Exterior Building	Ext Stairs Railings	Poplar		Ptd	White	Matte
Exterior Building	Posts/Beams Porch	Poplar		Ptd	Dark Grey	Matte
Exterior Building	Window Sills	Wood	To Match Existing	Ptd	White	Semi Gloss
Exterior Building	Windows	Wood	To Match Existing	Ptd	White	Semi Gloss
Exterior Building	Door Sills	Wood	To Match Existing	Ptd	White	Semi Gloss
Exterior Building	Doors Glass & Wood	Wood	To Match Existing; Shop painted finish by millworker	Ptd	Maroon	Semi Gloss
Exterior Building	Doors Glass & Metal	Metal		Powder Coated	Black	Matte
Exterior Building	Shutters & Louvers	Wood	To Match Existing; Shop painted finish by millworker	Ptd	Maroon	Semi Gloss
Exterior Building	Gutter	Metal	To Match Existing	Ptd	Dark Grey	Matte
Exterior Building	Downspout	Metal	To Match Existing	Ptd	White	Matte
Exterior Building	Roof Cornice Trim	Poplar	To Match Existing	Ptd	Dark Grey	Semi Gloss
Exterior Building	Roof Shingles	Alaskan Yellow Cedar	To Match Existing	Natural		



VIRGINIA

DS TAVERN
CONSTRUCTION DOCUMENTS
ALBEMARLE COUNTY, VIRGINIA

LINEAGE JOB #19066

INDEX OF SHEETS

DESCRIPTION	SHEET NO.
TITLE SHEET	C-01
GENERAL NOTES	C-02
EXISTING CONDITIONS	C-03
OVERALL SITE PLAN	C-04
LANDSCAPING PLAN	C-04 A
GRADING / E&SC PLAN	C-05
CONSTRUCTION DETAILS	C-06
LANDSCAPING DETAILS	C-07



VICINITY MAP
(SCALE 1:1000)

SET REVISIONS

JON GARBER IS THE CERTIFIED LAND DISTURBER UNTIL A GENERAL CONTRACTOR IS HIRED BY THE OWNER AT WHICH TIME LIABILITY FOR LAND DISTURBANCE SHIFTS TO THE GENERAL CONTRACTOR.

DESIGNER:

LINEAGE ARCHITECTS, P.C.
ATTN: JON GARBER
P.O. BOX 991
98 LEE HIGHWAY
VERONA, VIRGINIA 24482

PHONE: (540) 248-3771

DEVELOPER:

TO BE DETERMINED

LINEAGE ARCHITECTS
DRAWING UPON TRADITION

FIRM INFO:

Lineage Architects, P.C.
P.O. Box 991
98 Lee Highway
Verona, VA 24482

Phone: (540) 248-3771
Fax: (540) 248-1628
Email: info@lineagearch.com

ENGINEER NAME/SEAL:

ARCHITECT NAME/SEAL:

PROJECT TITLE: DS TAVERN
3449 IVY ROAD, CHARLOTTESVILLE VA

CLIENT'S INFO: FGS DESIGN, LLC.
381 PARK AVENUE SOUTH, SUITE 915, NEW YORK 10016

NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: FEBRUARY 03, 2020
DRAWN BY: JMT
APPROVED BY: JFG
DRAWING DESCRIPTION: TITLE SHEET
DRAWING NUMBER: C-01

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GENERAL NOTES:

1) ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS, AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.

2) THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE TEST PITS AT ALL LOCATIONS WHERE PROPOSED CONSTRUCTION CROSSES EXISTING WATER, GAS AND FIBER OPTIC LINES.

3) THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION CALL MISS UTILITY.

4) ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS AND SPECIFICATIONS.

5) WORK IN THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, THE VDOT ROAD AND BRIDGE STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND APPLICABLE STANDARDS OF ALBEMARLE COUNTY. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE ALBEMARLE COUNTY MUNICIPAL WATER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO COMMONWEALTH OF VIRGINIA/ STATE BOARD OF HEALTH WATERWORKS AND/OR SEWERAGE REGULATIONS AND THE ALBEMARLE COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL.

6) DRAINAGE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

7) INSTALLATION OF CONCRETE STORM PIPE SHALL COMPLY WITH VDOT STANDARD DRAWING PB-1.

8) ALL RIGID PIPE BEDDING (CONCRETE, CEMENT LINED DUCTILE IRON PIPE, ETC.) SHALL BE CLASS C, UNLESS NOTED OTHERWISE ON THE PLANS.

9) ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VDOT RIGHTS-OF-WAY SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF ANY PART OF THE PAVEMENT STRUCTURE.

10) ALL MATERIALS USED FOR FILL OR BACK-FILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPACTIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.

11) SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDE CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, ML, AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 2 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH AND ANY SOIL TOO WET TO FACILITATE COMPACTION. CH AND MH SOILS MAY BE USED SUBJECT TO RESULTS OF THE GEOTECHNICAL REPORT AND UPON APPROVAL OF THE SUPERVISING ENGINEER. SOILS SHALL HAVE A MINIMUM DRY DENSITY OF 92 LB/CU. FT. PER ASTM D-698 AND SHALL HAVE A PLASTICITY INDEX LESS THAN 17.

12) MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACK-FILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSION REQUIRING FILL OR BACK-FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-698. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.

13) COMPACTION OF FILL MATERIAL UNDER BUILDING SLABS SHALL BE BASED UPON RECOMMENDATIONS OF SOILS ENGINEER AFTER COMPLETION OF STANDARD PROCTOR TEST AND SHALL MEET BEARING REQUIREMENTS OF ARCHITECT FOR BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING.

14) EMBANKMENT FILL AND TRENCH BACK-FILL SHALL BE PLACED IN LIFTS AT A MAXIMUM UNCOMPACTED DEPTH OF 8-INCHES AND 6-INCHES, RESPECTIVELY. DENSITY TESTS SHALL BE CONDUCTED AT THE FOLLOWING MINIMUM FREQUENCIES:

(A) EMBANKMENTS FOR ROADS, STREETS, DAMS, ETC.:
ONE TEST PER LIFT PER 10,000 SQUARE FEET OF LIFT.

(B) BACK-FILL AROUND STRUCTURES AND IN TRENCHES:
ONE TEST PER LIFT PER 500 LINEAL FEET OF TRENCH.

15) COMPACTION TESTS FOR STREET PAVEMENT STRUCTURE SHALL BE MADE IN CUT AND FILL AREAS AT THE FOLLOWING MINIMUM FREQUENCIES:

(A) SUB-GRADE: ONE TEST PER LANE PER 500 LINEAL FEET.

(B) STONE-BASE: ONE TEST PER LANE PER 6" COMPACTED LIFT PER 500 LINEAL FEET.

(C) HOT ASPHALTIC CONCRETE: ONE TEST PER LANE PER LIFT PER 500 LINEAL FEET.

16) ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.

17) TEST RESULTS SHALL BE SUBMITTED TO THE SUPERVISING ENGINEER. FAILURE TO CONDUCT DENSITY TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE OF THE FACILITY. TESTS SHALL BE CONDUCTED AT THE SOLE COST OF THE DEVELOPER OR HIS AGENT.

18) COMBINATION UNDER-DRAINS TYPE CD-1 SHALL BE INSTALLED AT THE LOWER END OF CUT SECTIONS. UNDER-DRAINS TYPE CD-2 SHALL BE INSTALLED AT THE LOW POINT OF ALL VERTICAL CURVES.

19) STANDARD UD-1 AND UD-3 UNDER-DRAINS SHALL BE INSTALLED WHERE INDICATED ON PLANS AND FURTHER WHERE DETERMINED NECESSARY IN THE FIELD BY VDOT INSPECTORS

20) UPON BRINGING THE STREET TO APPROXIMATE ELEVATION THE CONTRACTOR SHALL CAUSE SOIL SAMPLES FOR CBR DETERMINATION TO BE TAKEN AT A MAXIMUM INTERVAL OF 300 FEET MEASURED ALONG THE STREET CENTERLINE. THE CBR OF EACH SAMPLE SHALL BE DETERMINED AND THE AVERAGE CBR SHALL BE USED TO DETERMINE THE PAVEMENT STRUCTURE REQUIREMENTS. THE PAVEMENT MATERIALS AND THE AMOUNT THEREOF AS SHOWN ON THE TYPICAL STREET SECTION MAY BE MODIFIED BY THE RESULTS OF THESE TESTS IN ACCORDANCE WITH VDOT STANDARDS AND IF APPROVED BY THE VDOT ENGINEER. A COPY OF ALL SOILS TEST RESULTS SHALL BE SUBMITTED TO THE SUPERVISING ENGINEER PRIOR TO THE PLACING OF ANY BASE OR SUBBASE MATERIAL.

21) INSPECTORS HAVE FULL AUTHORITY TO REJECT FILL OR BACKFILL MATERIALS, REQUIRE UNDERCUTTING OR SUBGRADE STABILIZATION, REQUIRE PROVISIONS FOR SUB-DRAINAGE, OR REQUIRE OTHER MEASURES WHICH AFFECT THE INTEGRITY OF ROAD AND UTILITY CONSTRUCTION. FAILURE TO COMPLY WITH INSPECTOR'S DIRECTIVES SHALL BE CAUSE FOR NON-ACCEPTANCE OF THE FACILITY.

22) TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

23) A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE COUNTY ENGINEER. ALBEMARLE COUNTY PUBLIC UTILITIES INSPECTOR, REPRESENTING WATER INTERESTS, SHALL ALSO ATTEND. ATTENDANCE SHALL BE COORDINATED THROUGH THE OFFICE OF THE COUNTY ENGINEER.

24) ONLY PERSONNEL AUTHORIZED BY COUNTY SHALL OPERATE COUNTY WATER VALVES.

25) ALL DETAILS NOT SPECIFICALLY SHOWN ON THESE PLANS REMAIN PERTINENT AND SHALL BE IN ACCORDANCE WITH CURRENT ISSUE OF DCSM.

26) BUILDING OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.

27) ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

28) ALL HANDICAP PARKING SPACES AND ACCESS ISLES SHALL COMPLY WITH ADA STANDARDS OF ACCESSIBILITY. ACCESSIBLE PARKING SPACES AND ACCESS ISLES SHALL NOT HAVE A SURFACE SLOPE GREATER 1:48. ACCESS ISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. SEE SHEET C-05 FOR SPOT ELEVATIONS DETAILING CROSS SLOPES FOR ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS ISLES. SEE SHEET C-06 FOR DETAIL OF ACCESSIBLE SIGNAGE.

ABREVIATIONS:

ARCH.	ARCHITECT
C/L OR C L	CENTERLINE
C/OUT OR C/O	CLEAN OUT
CONC.	CONCRETE
CG	CURB & GUTTER
DIA.	DIAMETER
E.P.	EDGE OF PAVEMENT
EL.	ELEVATION
ESMT.	EASEMENT
EW	EXISTING WATER
EX.	EXISTING
F.E.	FOUNDATION ELEVATION
F.E.S.	FLARED END SECTION
F.F.E.	FINISHED FLOOR ELEVATION
F.H. or F/HYD	FIRE HYDRANT
F/L	FIRE LINE
F.W.	TOP OF FOUNDATION WALL
G.V.	GATE VALVE
HORIZ.	HORIZONTAL
INV.	INVERT
IRS	IRON ROD SET
LAT.	LATERAL
LT.	LEFT
M/H	MANHOLE
MIN.	MINIMUM
NE	NORTH EAST
NW	NORTH WEST
P.C.	POINT OF CURVE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
PVMT.	PAVEMENT
R	RADIUS
R.D.	ROOF DRAIN
RT.	RIGHT
SAN.	SANITARY SEWER
SEW. or SSEW.	SEWER
STD.	STANDARD
STM. SEW.	STORM SEWER
SE	SOUTH EAST
SW	SOUTH WEST
S/W	SIDEWALK
S.F.	SQUARE FEET
STR.	STRUCTURE
T.B.	TOP OF BANK
T/C	TOP OF CURB
T/P	TOP OF GRAVEL PAVEMENT
TPD	TRIPS PER DAY
U/G	UNDERGROUND
VERT.	VERTICAL
W/L	WATERLINE
X-ING	CROSSING

	EXISTING	PROPOSED
ROADS		
ROAD CENTERLINE		
CURB TAPER		
SIDEWALKS		
CONCRETE PAVEMENT		
GRAVEL SURFACE		
BUILDINGS		
FENCE		
DECIDUOUS TREE		
CONIFEROUS TREE		
CONIFEROUS SHRUB		
STORM WATER LINE	st	ST
PROPERTY LINE		
STORM SEWER		
INDEX CONTOUR	2900	2900
INTERMEDIATE CONTOUR	2898	2898
SPOT ELEVATION	2876.3	2893.66
LIMITS OF CLEARING AND/OR GRADING		
WATER SERVICE AND METER		
SANITARY SEWER LATERAL AND CLEANOUT		
SANITARY SEWER LINE	ss	SS
OVERHEAD ELECTRIC LINE	ohe	OHE
UNDERGROUND ELECTRIC LINE	uge	UGE
OVERHEAD TELECOM LINE	oht	OHT
UNDERGROUND TELECOM LINE	ugt	UGT
WATER LINE	w	W
GAS LINE	gas	GAS

VDOT General Notes

V1. All work on this project shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards, the Virginia Erosion and Sediment Control Regulations, and any other applicable state, federal or local regulations. In case of a discrepancy or conflict between the Standards or Specifications and Regulations, the most stringent shall govern.

V2. All construction shall comply with the latest U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), and Virginia Occupational Safety & Health (VOSH) Rules and Regulations.

V3. When working within VDOT right-of-way, all traffic control, whether permanent or temporary, shall be in accordance with the current edition of VDOT's Work Area Protection Manual. A transportation management plan needs to be submitted for approval and land use permit issued prior to any execution of work within the VDOT right of way.

V4 The developer shall be responsible for relocating, at his expense, any and all utilities, including traffic signal poles, junction boxes, controllers, etc., owned by VDOT or private / public utility companies. It is the sole responsibility of the developer to locate and identify utility facilities or items that may be in conflict with the proposed construction activity. VDOT approval of these plans does not indemnify the developer from this responsibility.

V5. Design features relating to field construction, regulations, and control or safety of traffic may be subject to change as deemed necessary by VDOT. Any additional expense incurred as a result of any field revision shall be the responsibility of the developer.

V6. If required by the local VDOT Land Development Office, a pre-construction conference shall be arranged and held by the engineer and/or developer with the attendance of the contractor (s), various County agencies, utility companies and VDOT prior to initiation of work.

V7. The contractor shall notify the local VDOT Land Development Office when work is to begin or cease for any undetermined length of time. VDOT requires and shall receive 48 hours advance notice prior to any required or requested inspection.

V8. The contractor shall notify the Traffic Operations Center at (540) 332-9500 for any traffic control plan that impacts a VDOT maintained Interstate or Primary roadway to provide notification of the installation and removal of the work zone.

V9. The contractor shall be responsible for maintaining a VDOT permitted temporary construction entrance(s) in accordance with Section 3.02 of the Virginia Erosion and Sediment Control Handbook. Furthermore, access to other properties affected by this project shall be maintained through construction.

V10. Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.

V11. All water and sewer lines within existing or proposed VDOT right-of-way shall have a minimum thirty-six (36) inches cover and when possible shall be installed under roadway drainage facilities at conflict points.

V12. Any unusual subsurface conditions (e.g., unsuitable soils, springs, sinkholes, voids, caves, etc.) encountered during the course of construction shall be immediately brought to the attention of the engineer and VDOT. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by VDOT.

V13. All fill areas, borrow material and undercut areas shall be inspected and approved by a VDOT representative prior to placement of fill. A VDOT representative shall be present to insure the soil sample(s) obtained for CBR's is representative of the location. When soil samples are submitted to private laboratories for testing, the samples shall be clearly identified and labeled as belonging to a project to be accepted by VDOT and that testing shall be performed in accordance with all applicable VDOT standards and procedures.

V14. All roadway fill, base, subgrade material, and backfill in utility/storm sewer trenches shall be compacted in accordance with the lift thicknesses, density and moisture requirements as specified in the current VDOT Road and Bridge Specifications. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise.

V15. VDOT Standard CD and UD underdrains shall be installed where indicated on these plans and/or as specified by VDOT.

V16. A post installation visual/video camera inspection shall be conducted by the Contractor on all pipes identified on the plans as storm sewer pipe and a select number of pipe culverts. For pipe culverts, a minimum of one pipe installation for each size of each material type will be inspected or ten percent of the total amount for each size and material type summarized. All pipe installations on the plans not identified as storm sewer pipe shall be considered as culvert pipe for inspection purposes. Additional testing may be required as directed by the Area Land Use Engineer or their representative.

VDOT General Notes (Continued)

V17. The installation of any entrances and mailboxes within any dedicated street right-of-way shall meet VDOT minimum design standards and is the responsibility of the developer.

V18. Prior to VDOT acceptance of any streets, all required street signage and/or pavement markings shall be installed by the developer in accordance with the Manual On Uniform Traffic Control Devices.

V19. The developer shall provide the VDOT Land Development Office with a list of all material sources prior to the start of construction. Copies of all invoices for materials utilized within any dedicated street right-of-way must be provided to the local VDOT Land Development Office prior to acceptance of the work. Unit and total prices may be obscured.

V20. Aggregate base and subbase materials shall be placed on subgrade by means of a mechanical spreader. Density will be determined using the density control strip in accordance with Section 304 of the VDOT Road and Bridge Specifications and VTM-10. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. In addition to checking stone depths, a VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the density control strip.

V21. Asphalt concrete pavements shall be placed in accordance with Section 315 of the VDOT Road and Bridge Specifications. Density shall be determined using the density control strip as specified in Section 315 and VTM-76. A certified compaction technician shall perform these tests. Certified copies of test reports shall be submitted to VDOT daily, unless specified otherwise. A VDOT representative shall be notified and given the opportunity to be present during the construction and testing of the control strip.

V22. In accordance with Section 302.03, the foundations for pipe culverts thirty-six (36) inches and larger shall be explored below the bottom of the excavation to determine the type and condition of the foundation. The contractor shall report findings of foundation exploration to the engineer and VDOT for approval prior to placing pipe. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

V23. VDOT Standard Guardrail shall be installed where warranted and/or as proposed on these plans in accordance with VDOT's installation criteria. Final approval of the guardrail layout to be given by VDOT after grading is mostly complete.

V24. Approval of these plans shall expire five (5) years from the date of the approval letter.

V25. VDOT Standard CG-12 Curb Ramps shall be installed where indicated on these plans and/or as specified by VDOT.

V26. The foundations for all box culverts shall be investigated by means of exploratory borings advanced below proposed foundation elevation to determine the type and condition of the foundation. The contractor shall submit copies of borehole logs and report findings of foundation exploration to the engineer and VDOT for approval prior to constructing box. Foundation designs shall comply with VDOT Road and Bridge Standard PB-1. Contrary to the Standard, where rock is encountered and cast-in-place box is proposed, the thickness of bedding shall be six (6) inches. Where soft, yielding, or otherwise unsuitable foundation is encountered, the foundation design and/or need for foundation stabilization shall be determined by the engineer and approved by VDOT.

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DRAWING UPON TRADITION

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JONATHAN P. GARBER
No. 038568
MM/DD/YYYY
PROFESSIONAL ENGINEER

ARCHITECT NAME/SEAL:

PROJECT TITLE:
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3449 IVY ROAD, CHARLOTTESVILLE VA

CLIENT'S INFO:
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381 PARK AVENUE SOUTH, SUITE 915, NEW YORK 10016

NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066

DATE: FEBRUARY 03, 2020

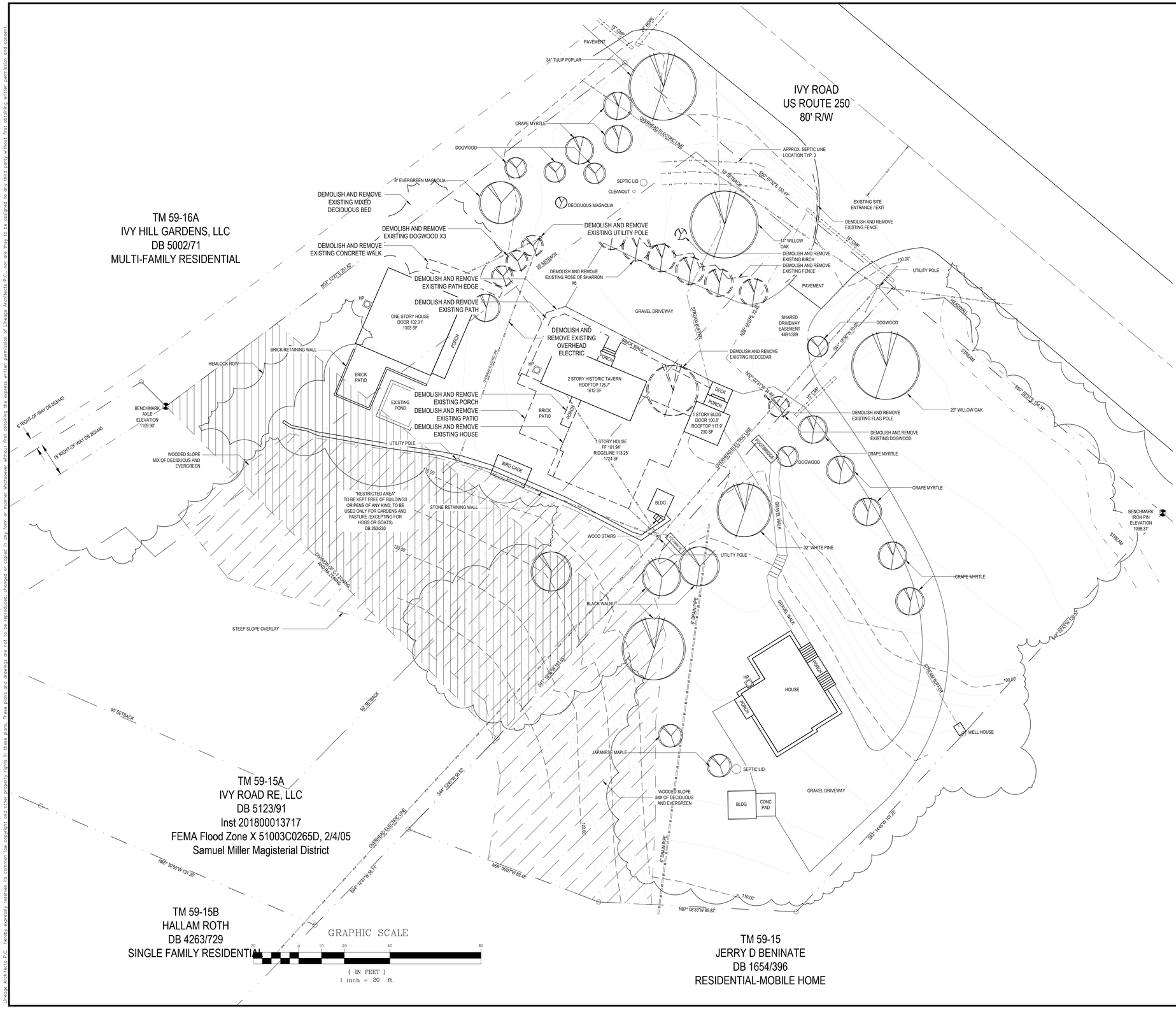
DRAWN BY: JMT

APPROVED BY: JFG

DRAWING DESCRIPTION:
GENERAL NOTES

DRAWING NUMBER:
C-02

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EXISTING CONDITIONS

SCALE: 1"=20'

GENERAL NOTES:

1. CURRENT FIELD SURVEY RECORDED BY LINEAGE ARCHITECTS, PC.
2. TOPOGRAPHY SHOT IN FIELD BY LINEAGE ARCHITECTS, PC.
3. THE SITE IS DETERMINED TO BE LOCATED WITHIN THE IVY CREEK RESERVOIR WATERSHED.
4. THE SITE IS ZONED C1 COMMERCIAL.
5. THE SITE IS LOCATED IN FEMA FLOODPLAIN ZONE X; THE SITE IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. FIRM MAP NUMBER: 510 03C 0265 D. EFFECTIVE DATE: FEB. 4, 2005
6. BENCHMARKS ARE ASSUMED ELEVATIONS BASED ON CURRENT FIELD SURVEY.
7. ALL PLANT MATERIAL IS UNDER 6" CALIPER UNLESS OTHERWISE NOTED.

EASEMENTS OF RECORD:

(EASEMENTS AS KNOWN OR DISCLOSED, NO TITLE REPORT FURNISHED, ADDITIONAL EASEMENTS OR UTILITIES MAY OR MAY NOT EXIST.)

VIRGINIA ELECTRIC AND POWER COMPANY EASEMENTS:

DB 307/183 POLE LINE EASEMENT PARALLEL TO RT. 250, NO WIDTH GIVEN. -NOT PLOTTED
DB 316/562 POLE LINE EASEMENT PERPENDICULAR TO RT. 250, NO WIDTH GIVEN. -NOT PLOTTED

ELECTRIC EASEMENT RESERVATIONS:

DB 263/230 RESERVATION FOR AN EASEMENT FOR POWERLINE CROSSING PROPERTY. NO WIDTH GIVEN. LOCATION NOT SPECIFIED, NOT PLOTTABLE.
DB 263/440 RESERVATION FOR AN EASEMENT FOR POWERLINE CROSSING PROPERTY. NO WIDTH GIVEN. LOCATION NOT SPECIFIED, NOT PLOTTABLE

VIRGINIA TELEPHONE AND TELEGRAPH EASEMENTS:

DB 338/415 POLE LINE EASEMENT, 10' IN WIDTH CENTERED ON WIRES AS CONSTRUCTED. NO LOCATION SPECIFIED. NOT PLOTTED.
DB 338/424 POLE LINE EASEMENT, 20' IN WIDTH CENTERED ON WIRES AS CONSTRUCTED. NO LOCATION SPECIFIED. NOT PLOTTED.

WATERLINE EASEMENT:

DB 357/219 RIGHTS TO A WELL AND WATERLINE, IN EXCHANGE FOR A RELEASE TO RIGHTS TO A SPRING.

ACCESS EASEMENT:

DB 263/440 A 20' WIDTH EASEMENT FFOR ACCESS, OVER THE "OLD D.S. ROAD", SHOWN HEREON ON THE WESTERN SIDE OF THE PROPERTY.
DB 4491/396 A SHARED DRIVEWAY EASEMENT SHOWN HEREON.

AREA OF RESTRICTED USE:

DB 263/230 AREA DEFINED TO BE KEPT FREE OF BUILDING OR PENS OF ANY KIND; TO BE USED ONLY FOR GARDENS AND PASTURE (EXCEPTING FOR HOGS OR GOATS). SHOWN HEREON.

LINEAGE ARCHITECTS
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NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: FEBRUARY 03, 2020
DRAWN BY: JMT
APPROVED BY: JFG

DRAWING DESCRIPTION:
EXISTING CONDITIONS

DRAWING NUMBER:
C-03

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. ALL RADII = 5' UNLESS NOTED OTHERWISE.
2. ARCHITECTURAL BUILDING DIMENSIONS SUPERSEDE BUILDING DIMENSIONS AS SHOWN ON THIS PLAN.
3. PAVEMENT AT ALL ENTRANCES SHALL MATCH THE EXISTING CROSS SECTION OF ROUTE 250.
4. THE MAXIMUM IMPERVIOUS SURFACE AREA ONSITE IS 3100 SF(0.07 ACRES).
5. PROPOSED SITE USE IS COMMERCIAL OFFICE ONLY. THERE WILL BE NO RETAIL USE, EITHER GIFT, CRAFT, ANTIQUE SHOP, OR OTHERWISE.

   TOTAL ACREAGE OF PROPOSED USE = 0.06 ACRES
   TOTAL NUMBER OF EMPLOYEES = 4

6. NO SITE LIGHTING IS PROPOSED FOR PARKING AREAS.
7. THERE ARE NO ADDITIONAL EASEMENTS PROPOSED FOR THE SITE.
8. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
9. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
10. ALL ACCESSIBLE PARKING SPACES AND ACCESS ISLES SHALL CONFORM WITH ADA DESIGN STANDARDS FOR ACCESSIBILITY. CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS ISLES SHALL NOT EXCEED 1:48. ACCESS ISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

PARKING CALCULATIONS TABLE

AS PER 18-4.12.6 *OFFICES, BUSINESS, ADMINISTRATIVE AND PROFESSIONAL (INCLUDING MEDICAL OFFICES BUT NOT DENTAL CLINICS)*

REQUIREMENT: 1 SPACE / 200 SF OF GROSS COMMERCIAL OFFICE SPACE WHERE GROSS COMMERCIAL OFFICE SPACE= 80% OF THE NET SF OF THE BUILDING FOOTPRINT

NET SF OF BUILT FOOTPRINT: 1612 + 979 + 424 + 230 = 3245 SF

2862 X .80 = 2596 $\frac{2596}{200}$ = 12.98 = 13

TOTAL SPACES REQUIRED = 13 (INCLUDING 1 H/C)

TOTAL SPACES PROVIDED = 13 (INCLUDING 1 H/C)

N

OVERALL SITE PLAN

SCALE: 1"=20'

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ARCHITECT NAME/SEAL:

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3449 IVY ROAD, CHARLOTTESVILLE VA

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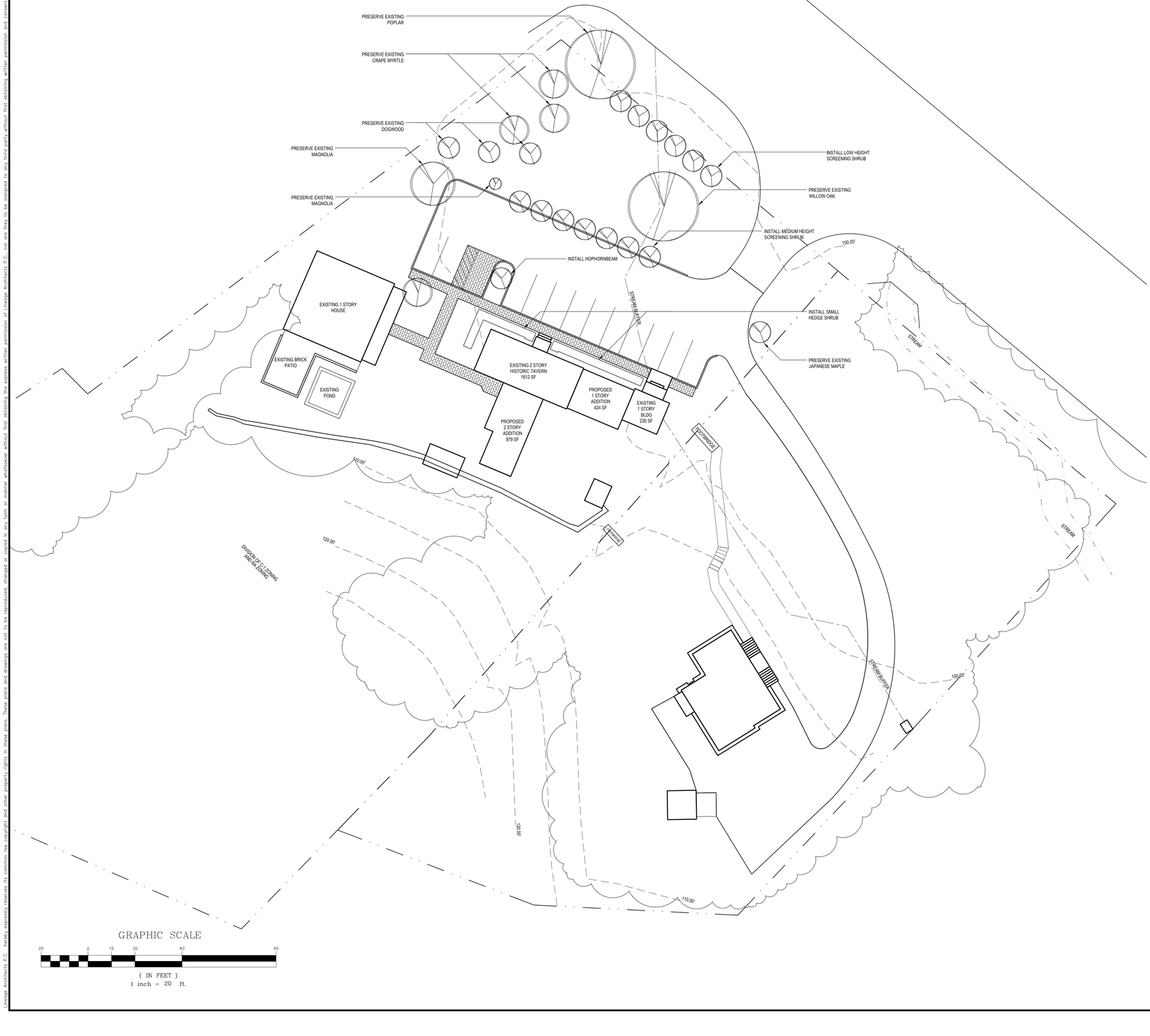
NO.	REVISION/ISSUE	DATE

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APPROVED BY: JFG

DRAWING DESCRIPTION:
OVERALL SITE PLAN

DRAWING NUMBER:
C-04

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

LANDSCAPING PLAN

SCALE: 1"=20'

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MM/DD/YYYY

ARCHITECT NAME/SEAL:

PROJECT TITLE:
DS TAVERN
3449 IVY ROAD, CHARLOTTESVILLE VA

CLIENT'S INFO:
FGS DESIGN, LLC.
381 PARK AVENUE SOUTH, SUITE 915, NEW YORK 10016

NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: FEBRUARY 03, 2020
DRAWN BY: JMT
APPROVED BY: JFG

DRAWING DESCRIPTION:
LANDSCAPING PLAN

DRAWING NUMBER:
C-04 A

TABLE 3.39-A

ADHESIVES USED FOR DUST CONTROL

Adhesive	Water Dilution (Adhesive: Water)	Type of Nossle	Application Rate Gallons/Acre
Anionic Asphalt Emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Acrylic Emulsion (Non-Traffic)	7:1	Coarse Spray	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse Spray	350

Source: Va. DSWC

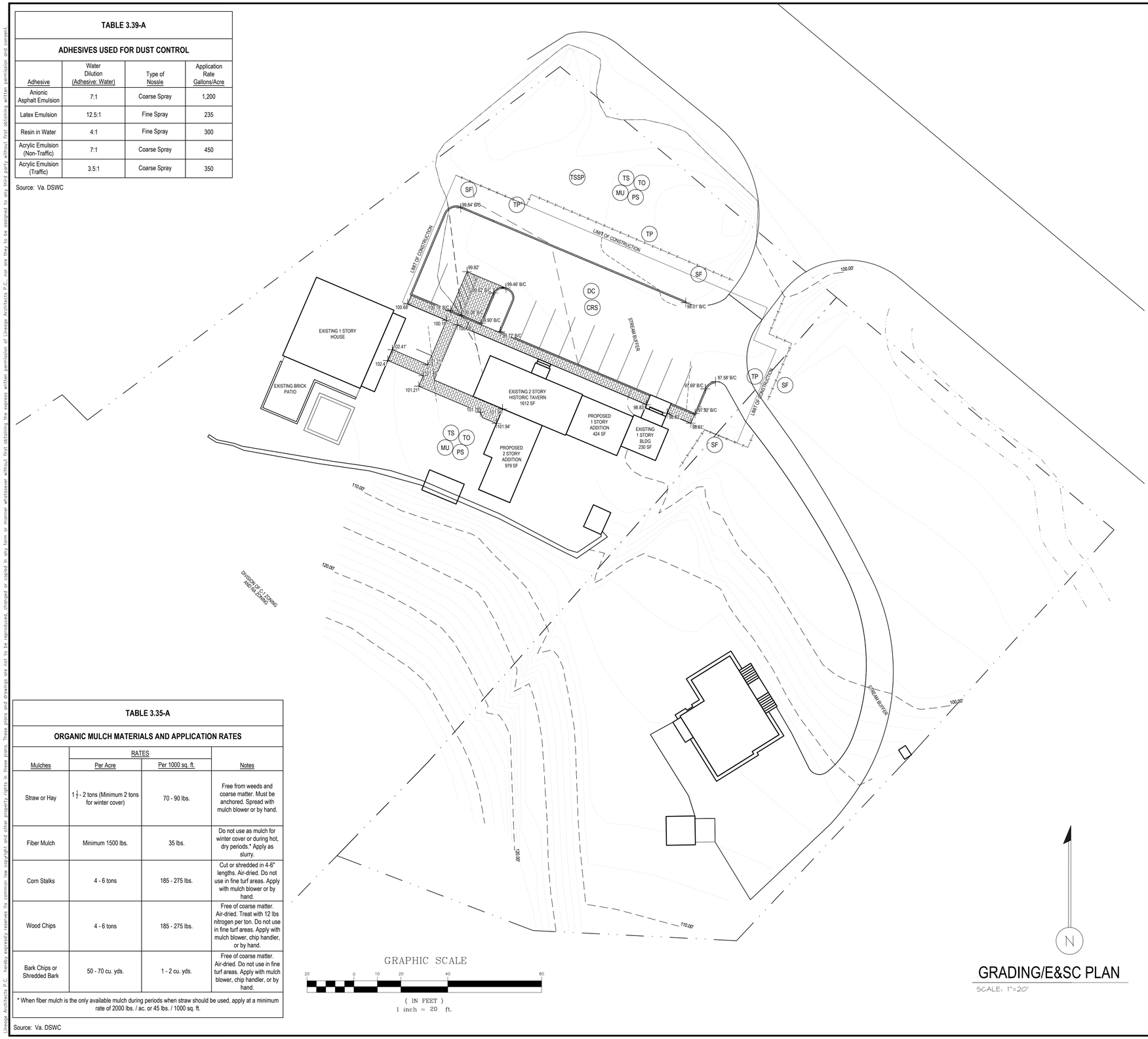
TABLE 3.35-A

ORGANIC MULCH MATERIALS AND APPLICATION RATES

Mulches	RATES Per Acre	RATES Per 1000 sq. ft.	Notes
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1 - 2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs. / ac. or 45 lbs. / 1000 sq. ft.

Source: Va. DSWC



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

N

GRADING/E&SC PLAN

SCALE: 1"=20'

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS (4VAC50-30).

ES-2: THE PLAN-APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE NAME OF THE RESPONSIBLE LAND DISTURBER MUST BE PROVIDED TO THE PLAN-APPROVING AUTHORITY PRIOR TO ACTUAL ENGAGEMENT IN THE LAND-DISTURBING ACTIVITY SHOWN ON THE APPROVED PLAN. IF THE NAME IS NOT PROVIDED PRIOR TO ENGAGING IN THE LAND-DISTURBING ACTIVITY, THE PLAN'S APPROVAL WILL BE REVOKED.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS SOON AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF SITE BORROW OR WASTED AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED, AFTER WHICH, UPON APPROVAL OF THE PLAN-APPROVING AUTHORITY, THE CONTROLS SHALL BE REMOVED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST EVERY 2 WEEKS AND IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

ES-10: THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY REMOVAL OF SEDIMENT THAT HAS BEEN TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE.

ES-11: SEEDING OPERATIONS SHALL BE INITIATED WITHIN 7 DAYS AFTER REACHING FINAL GRADE OR UPON SUSPENSION OF GRADING OPERATIONS FOR AN ANTICIPATED DURATION OF GREATER THAN 30 DAYS OR UPON COMPLETION OF GRADING OPERATIONS FOR A SPECIFIC AREA.

ES-12: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOILS WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS, OR HARM ANIMAL OR PLANT LIFE.

ES-13: A VSMP IS REQUIRED FOR PROJECTS DISTURBING 2,500 SQUARE FEET OR GREATER IN A DESIGNATED CHESAPEAKE BAY PRESERVATION AREA (CBPA) OR 10,000 SQUARE FEET OR GREATER OUTSIDE THE CBPA. FOR MORE INFORMATION VISIT THE VIRGINIA STORMWATER MANAGEMENT PROGRAM PERMITTING WEB PAGE AT: http://www.deq.virginia.gov/Programs/Water/StormwaterManagement.aspx

E&SC LEGEND

NO.	TITLE	KEY	SYMBOL
3.03	CONSTRUCTION ROAD STABILIZATION	CRS	CRS
3.05	SILT FENCE	SF	SF
3.07	STORM DRAIN INLET PROTECTION	IP	
3.08	CULVERT INLET PROTECTION	CIP	
3.30	TOPSOILING	TO	TO
3.31	TEMPORARY SEEDING	TS	TS
3.32	PERMANENT SEEDING	PS	PS
3.35	MULCHING	MU	MU
3.39	DUST CONTROL	DC	DC
	TOPSOIL STOCKPILE	TSSP	TSSP

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JONATHAN P. GARBER
No. 038568
PROFESSIONAL ENGINEER
DATE: MM/DD/YYYY

ARCHITECT NAME/SEAL:

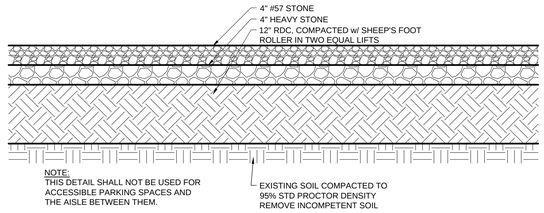
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DATE: FEBRUARY 03, 2020
DRAWN BY: JMT
APPROVED BY: JFG
DRAWING DESCRIPTION: GRADING/E&SC PLAN
DRAWING NUMBER: C-05

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HEAVY DUTY GRAVEL DETAIL

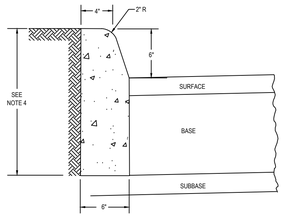
SCALE: NTS

1 / C-06

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN AND SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED, STANDARD CG-3 IS REQUIRED.



SPECIFICATION REFERENCE	STANDARD 6" CURB	
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	201.01

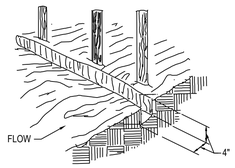
CG-2 DETAIL

SCALE: NTS

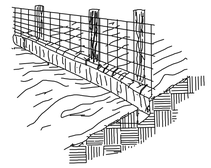
2 / C-06

CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)

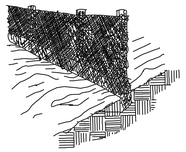
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



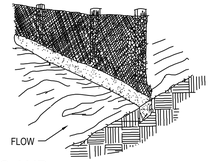
2. STAPLE WIRE FENCING TO THE POSTS.



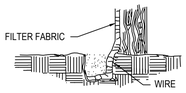
3. ATTACH THE FILTER FARIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXACAVATED SOIL.



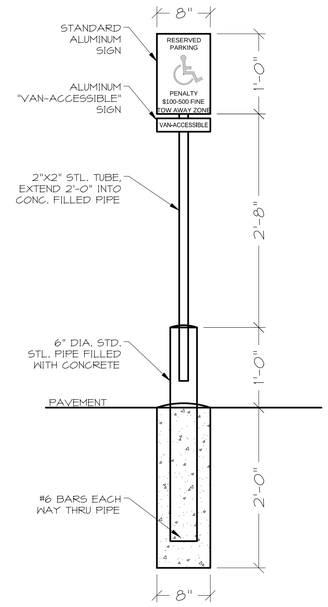
EXTENSION OF FABRIC AND WIIRE INTO THE TRENCH.



SILT FENCE DETAIL

SCALE: NTS

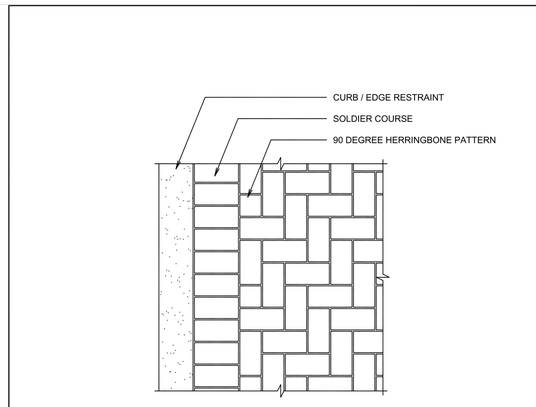
3 / C-06



HANDICAP PARKING SIGN

SCALE: NTS

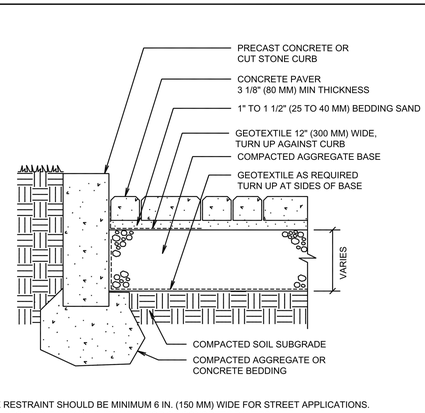
4 / C-06



SOLDIER COURSE EDGE WITH 90 DEGREE HERRING BONE PATTERN

DRAWING NO. ICPI-42

SCALE F.S.



NOTE:
1. EDGE RESTRAINT SHOULD BE MINIMUM 6 IN. (150 MM) WIDE FOR STREET APPLICATIONS.
2. EDGE RESTRAINT MAY BE EVEN WITH TOP OF CONCRETE PAVERS.
3. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.

STREET PAVEMENT WITH FULL-DEPTH PRECAST CONCRETE OR CUT STONE CURB

DRAWING NO. ICPI-51

SCALE F.S.

PAVER PLAN AND SECTION

SCALE: NTS

5 / C-06

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PROFESSIONAL ENGINEER
M/DD/YYYY

ARCHITECT NAME/SEAL:

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DATE: FEBRUARY 03, 2020
DRAWN BY: JMT
APPROVED BY: JFG

DRAWING DESCRIPTION:
CONSTRUCTION DETAILS

DRAWING NUMBER:
C-06

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INTERNATIONAL SOCIETY OF ARBORICULTURE
1400 WEST ANTHONY DRIVE CHAMPAIGN, IL 61821
(217) 355-9411 (217) 355-9516 FAX

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

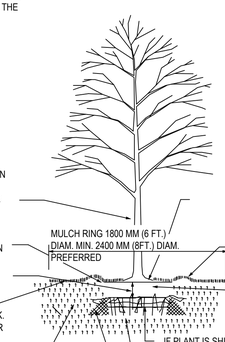
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

200 MM (8 IN.)

50 MM (2 IN.) MULCH. DO NO PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."



MULCH RING 1800 MM (6 FT.) DIAM. MIN. 2400 MM (8FT.) DIAM. PREFERRED

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

NOTES
1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.

TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPE

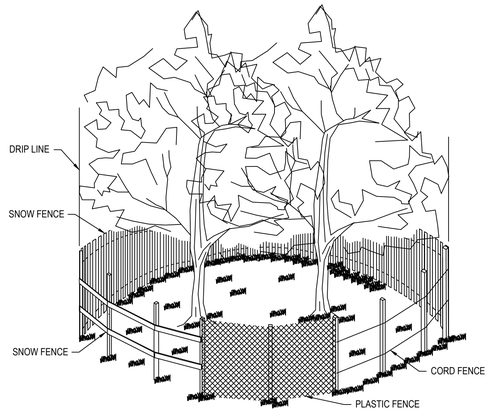
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

TREE PLANTING DETAIL

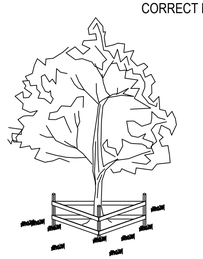
1 C-07

SCALE: NTS

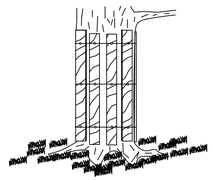
FENCING AND ARMORING



CORRECT METHOD OF TREE FENCING



TRIANGULAR BOARD FENCE

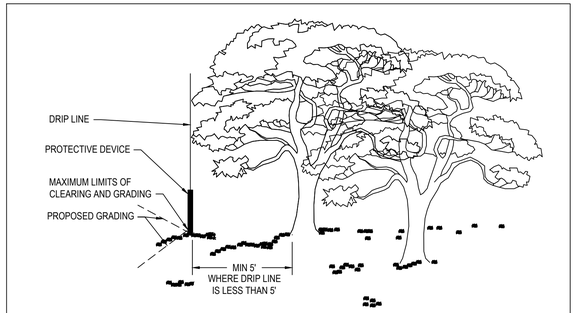


CORRECT TRUNK ARMORING

TREE FENCING AND ARMORING DETAIL

4 C-07

SCALE: NTS



CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

TREE PROTECTION DETAIL

5 C-07

SCALE: NTS

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DATE: MM/DD/YYYY

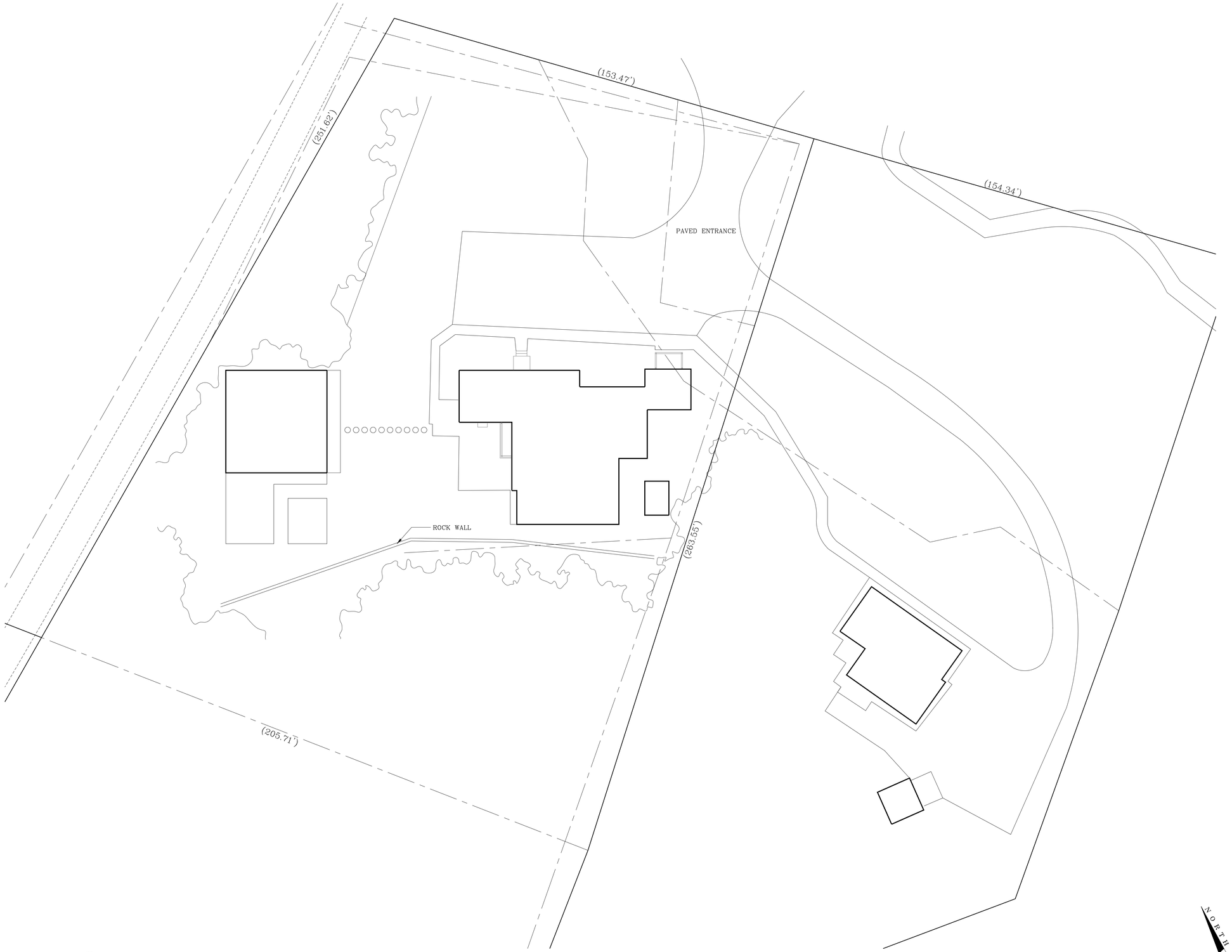
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DRAWING NUMBER: C-07



1 EXISTING SITE PLAN

1/16"=1'-0"

N O R T H

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING SITE PLAN

DATE ISSUED
28 FEBRUARY 2020

SCALE
AS NOTED

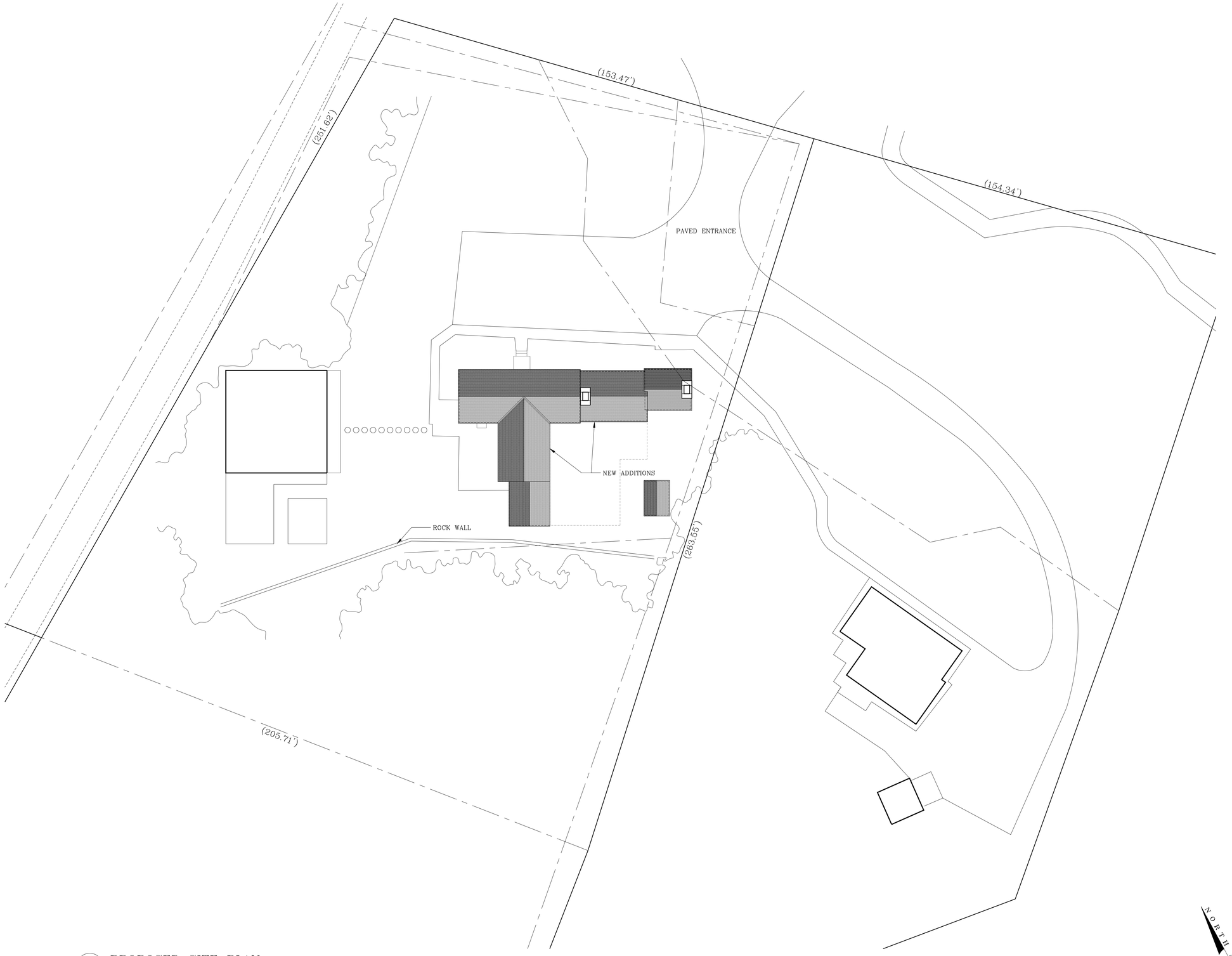
DRAWN BY
EG

DATE CREATED

SHEET NO.
SP100

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ARCHITECTURE ~ INTERIOR DESIGN
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1 PROPOSED SITE PLAN

1/16"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED SITE PLAN

DATE ISSUED
28 FEBRUARY 2020

SCALE
AS NOTED

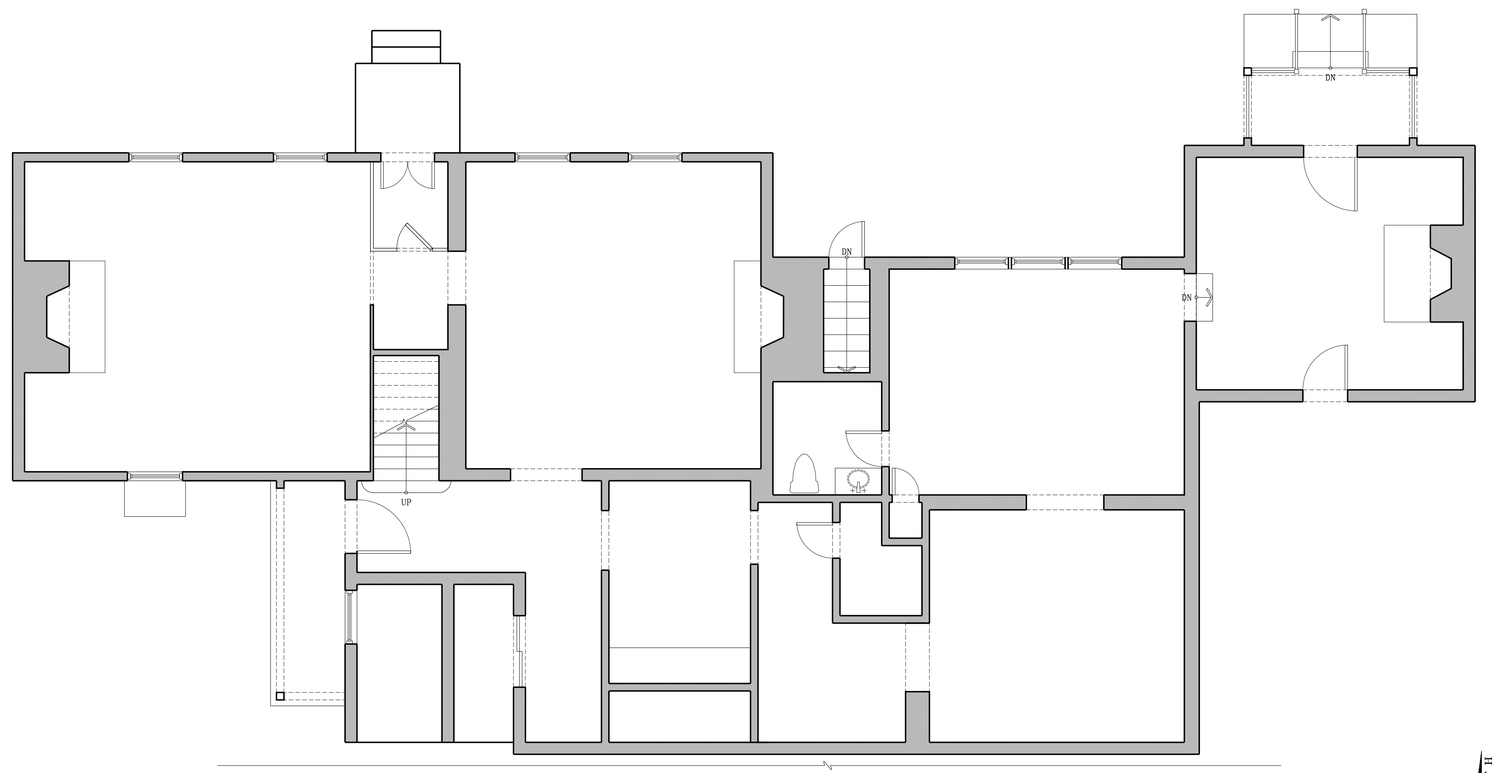
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DATE CREATED

SHEET NO.
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1 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING FIRST FLOOR PLAN

DATE ISSUED

28 FEBRUARY 2020

SCALE
AS NOTED

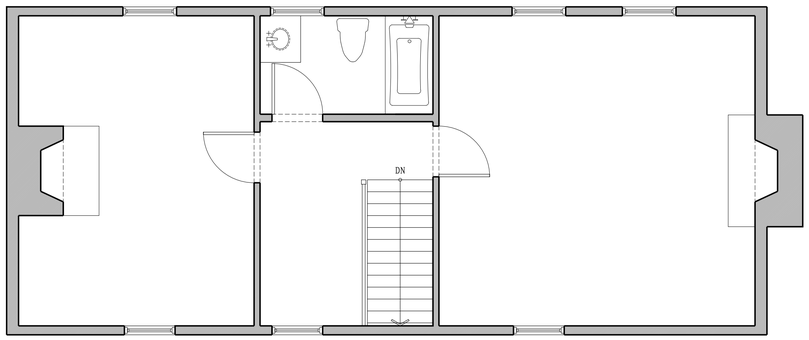
DRAWN BY
EG

DATE CREATED

SHEET NO.
A100.0

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1 EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING SECOND FLOOR PLAN

DATE ISSUED

28 FEBRUARY 2020

SCALE
AS NOTED

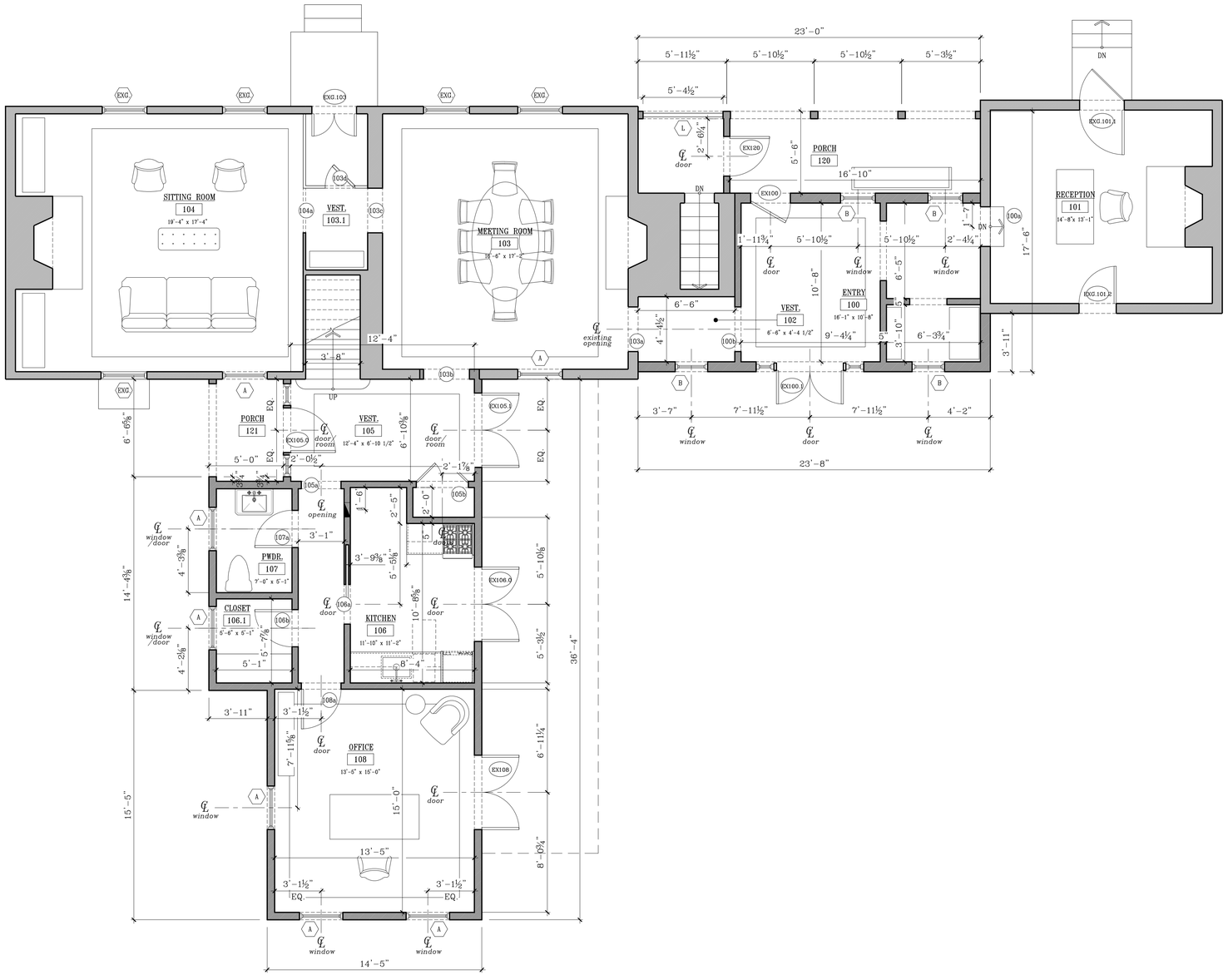
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1 PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED FIRST FLOOR PLAN

DATE ISSUED
28 FEBRUARY 2020

SCALE
AS NOTED

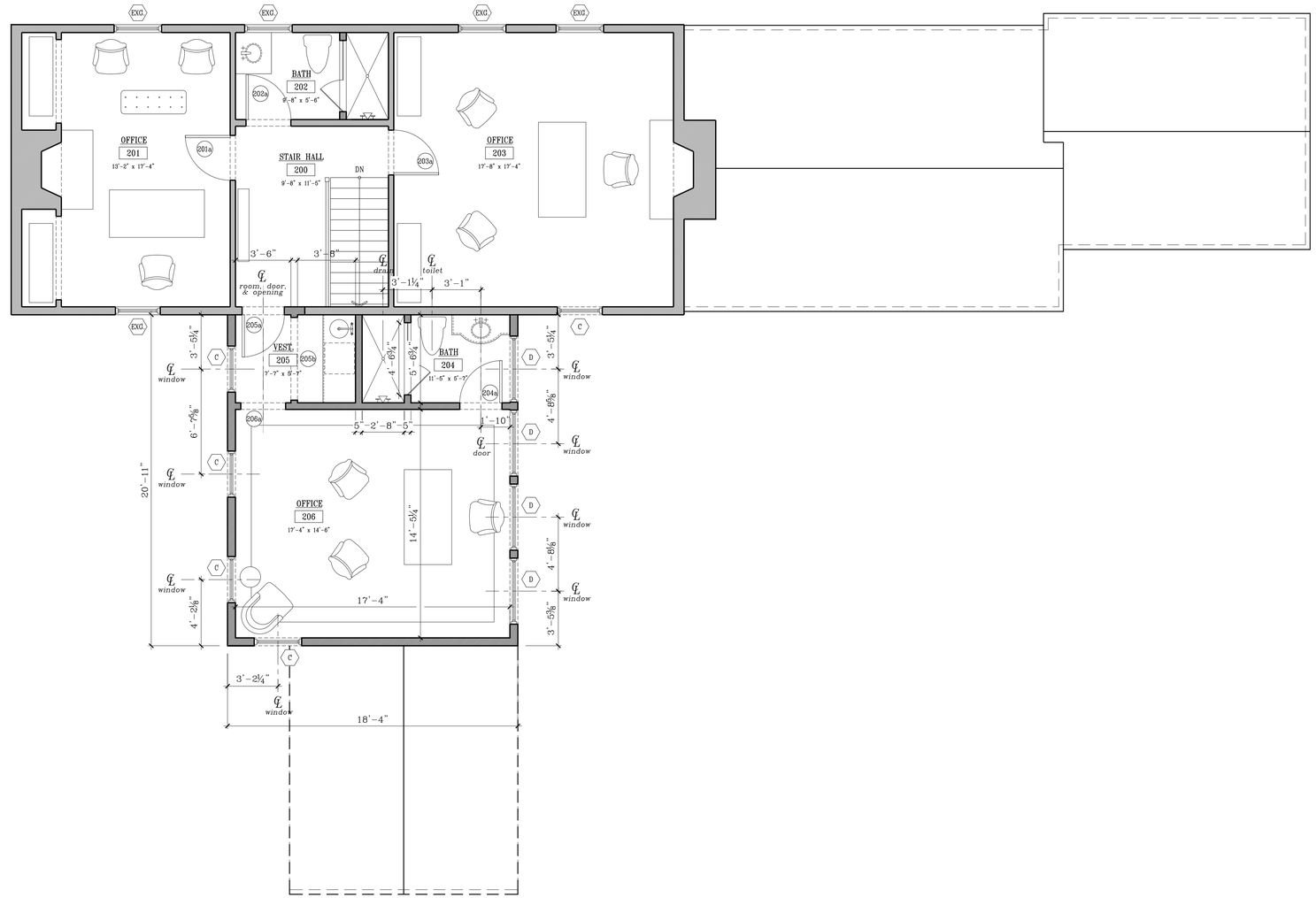
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A103.0

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1 PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED SECOND FLOOR PLAN

DATE ISSUED

28 FEBRUARY 2020

SCALE
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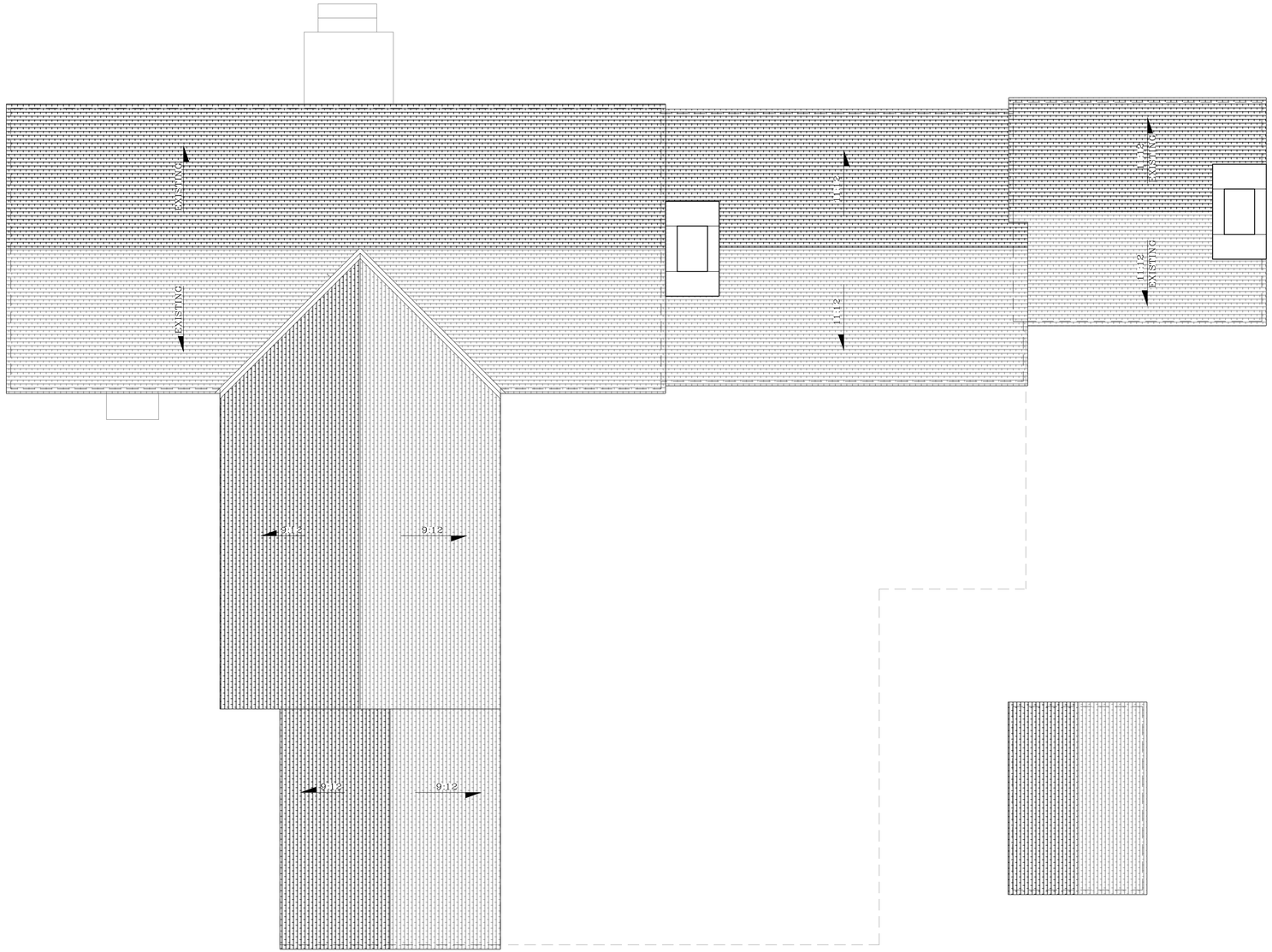
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1 ROOF PLAN

1/4"=1'-0"

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CHARLOTTESVILLE, VIRGINIA

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FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

ROOF PLAN

DATE ISSUED

28 FEBRUARY 2020

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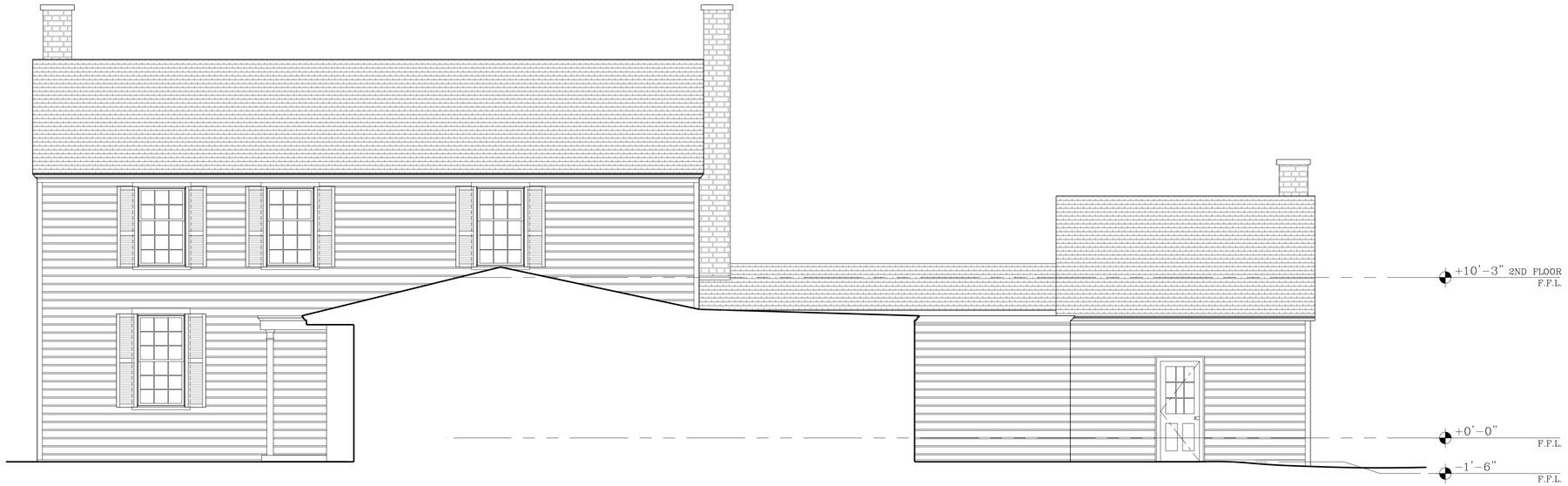
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1 EXISTING SOUTH ELEVATION

1/4"=1'-0"



2 EXISTING WEST ELEVATION

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING ELEVATIONS

DATE ISSUED

28 FEBRUARY 2020

SCALE

AS NOTED

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DATE CREATED

SHEET NO.

A200.0

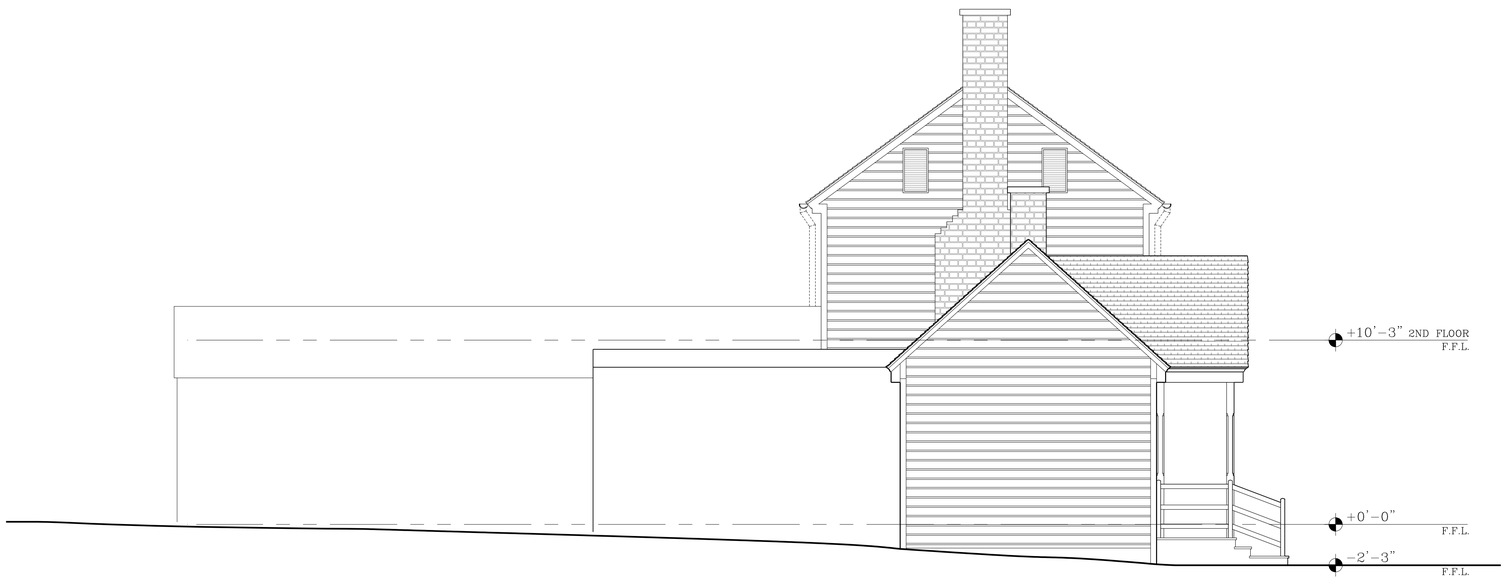
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1 EXISTING NORTH ELEVATION

1/4"=1'-0"



2 EXISTING EAST ELEVATION

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING ELEVATIONS

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28 FEBRUARY 2020

SCALE
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A201.0

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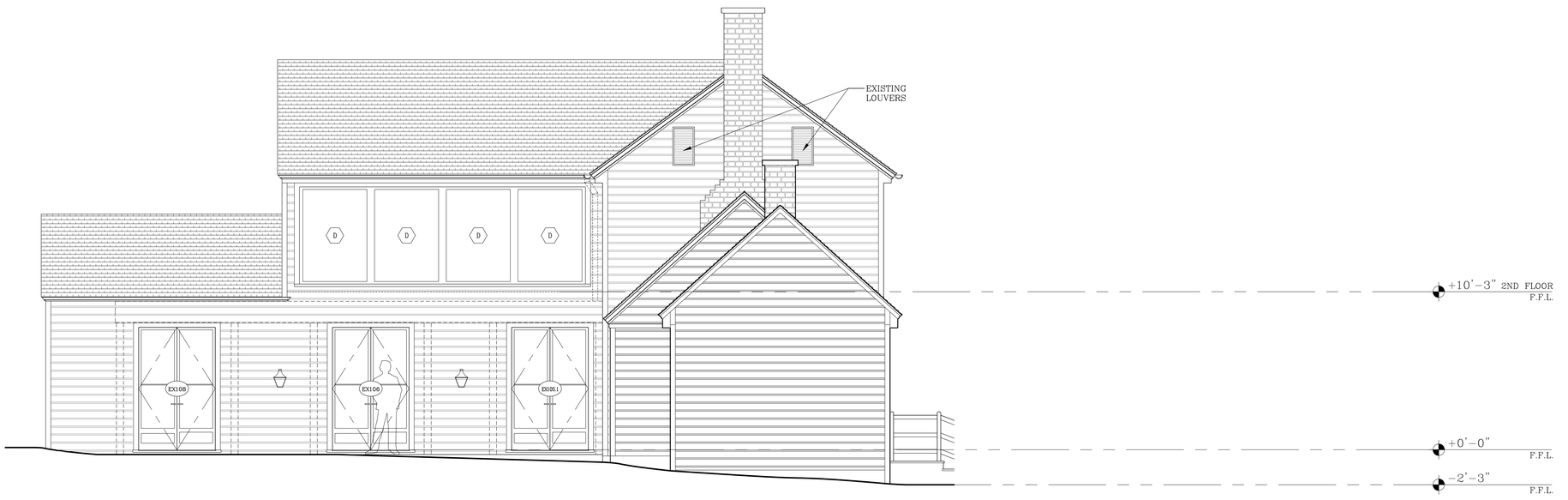
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1 PROPOSED NORTH ELEVATION

1/4"=1'-0"



2 PROPOSED EAST ELEVATION

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED ELEVATIONS

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28 FEBRUARY 2020

SCALE
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SHEET NO.
A202.0

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1 PROPOSED SOUTH ELEVATION

1/4"=1'-0"



2 PROPOSED WEST ELEVATION

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED ELEVATIONS

DATE ISSUED

28 FEBRUARY 2020

SCALE
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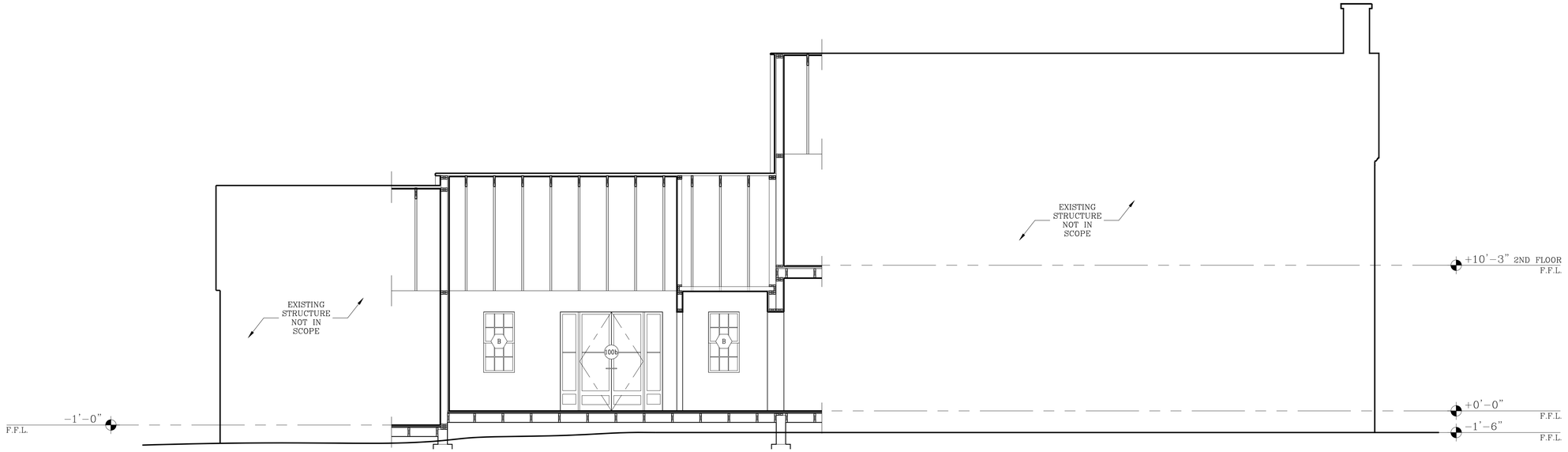
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A203.0

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DATE CREATED

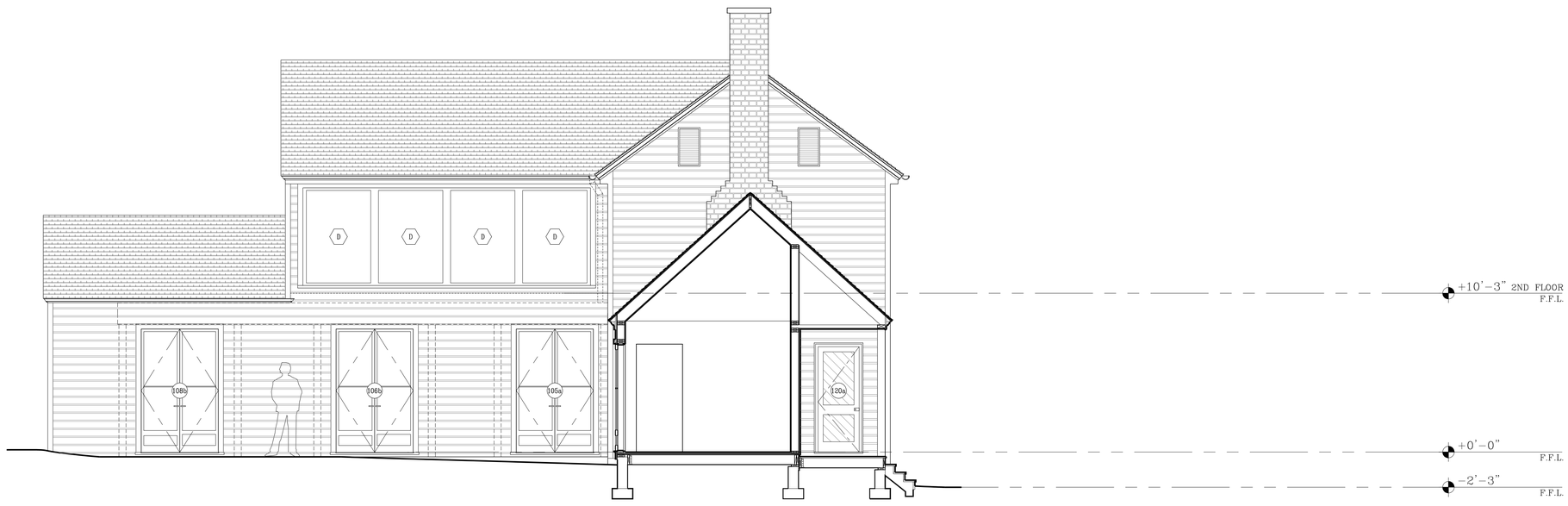
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1 PROPOSED SECTION LOOKING SOUTH

1/4"=1'-0"



2 PROPOSED SECTION LOOKING WEST

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

BUILDING SECTIONS

DATE ISSUED

28 FEBRUARY 2020

SCALE

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A204.0

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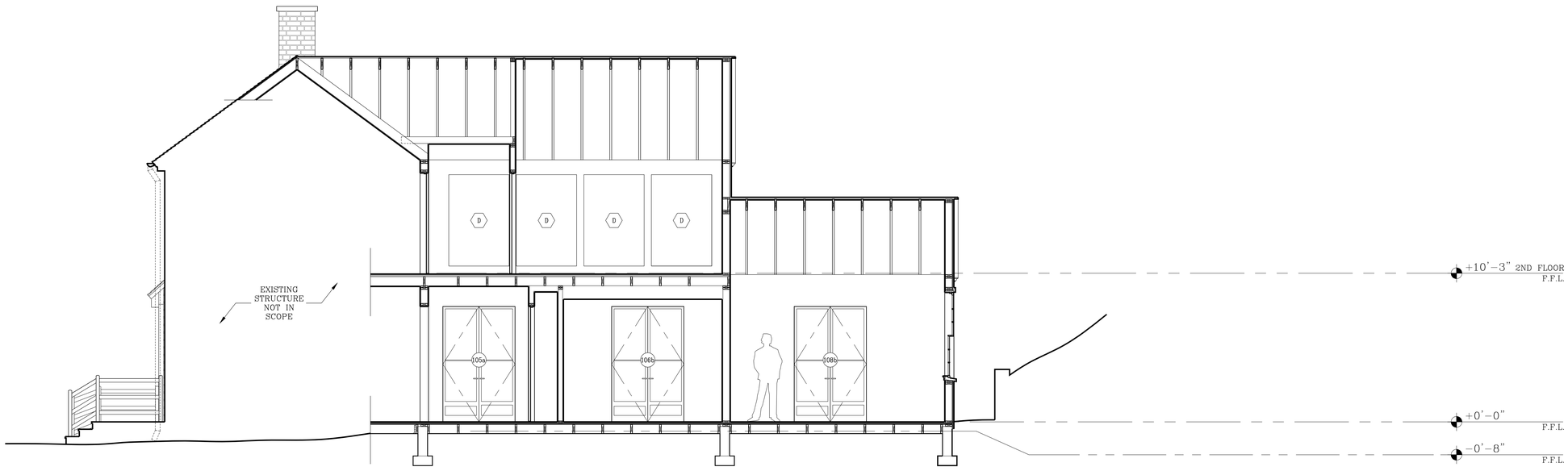
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1 PROPOSED SECTION LOOKING NORTH

1/4"=1'-0"



2 PROPOSED SECTION LOOKING EAST

1/4"=1'-0"

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

BUILDING SECTIONS

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A205.0

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1 PROPOSED NORTH ELEVATION – MATERIALS

1/4"=1'-0"



2 PROPOSED EAST ELEVATION – MATERIALS

1/4"=1'-0"

NOTES:

1. ROOF SHINGLES TO MATCH EXISTING
2. GUTTER & DOWNSPOUT TO MATCH EXISTING
3. WOOD BEADED WEATHERBOARD SIDING TO MATCH EXISTING
4. DOUBLE HUNG WOODEN FRAMED WINDOWS TO MATCH EXISTING ON ALL FACADES. SIMILAR WIDTH AND HEIGHT FOR MAJORITY
5. PICTURE WOODEN FRAMED WINDOWS TO ONLY EXIST ON BACK ELEVATION, HIDDEN FROM ROAD
6. WOODEN & GLASS DOORS TO MATCH EXISTING
7. METAL & GLASS DOORS TO ONLY EXIST ON BACK ELEVATION, HIDDEN FROM ROAD
8. SHUTTERS MATERIAL AND DESIGN TO MATCH EXISTING
9. ROOF TRIM MATERIAL TO MATCH EXISTING WOOD SPECIES

MATERIAL KEY:



LIGHTING KEY:



D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

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FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED ELEVS MATERIALS KEY

DATE ISSUED

28 FEBRUARY 2020

SCALE: AS NOTED

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DATE CREATED:

SHEET NO.: A600.0

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1 PROPOSED SOUTH ELEVATION

1/4"=1'-0"



2 PROPOSED WEST ELEVATION

1/4"=1'-0"

NOTES:

1. ROOF SHINGLES TO MATCH EXISTING
2. GUTTER & DOWNSPOUT TO MATCH EXISTING
3. WOOD BEADED WEATHERBOARD SIDING TO MATCH EXISTING
4. DOUBLE HUNG WOODEN FRAMED WINDOWS TO MATCH EXISTING ON ALL FACADES. SIMILAR WIDTH AND HEIGHT FOR MAJORITY
5. PICTURE WOODEN FRAMED WINDOWS TO ONLY EXIST ON BACK ELEVATION, HIDDEN FROM ROAD
6. WOODEN & GLASS DOORS TO MATCH EXISTING
7. METAL & GLASS DOORS TO ONLY EXIST ON BACK ELEVATION, HIDDEN FROM ROAD
8. SHUTTERS MATERIAL AND DESIGN TO MATCH EXISTING
9. ROOF TRIM MATERIAL TO MATCH EXISTING WOOD SPECIES

MATERIAL KEY:



LIGHTING KEY:



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CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

PROPOSED ELEVS MATERIALS KEY

DATE ISSUED

28 FEBRUARY 2020

SCALE: AS NOTED

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SHEET NO.: A601.0

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