ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-77: D.S. Tavern Final Site Plan**
Review Type	Final review of a Site Development Plan and architectural design
Parcel Identification	059000000015A0
Location	3449 Ivy Road
Zoned	Commercial (C1) /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	July 6, 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 completed a preliminary review of this proposal on May 11, 2020. Comments provided at that meeting are included in the Analysis section of this report. Changes have been made to the architectural elevation facing the Route 250 Entrance Corridor and to the landscaping of the site. 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

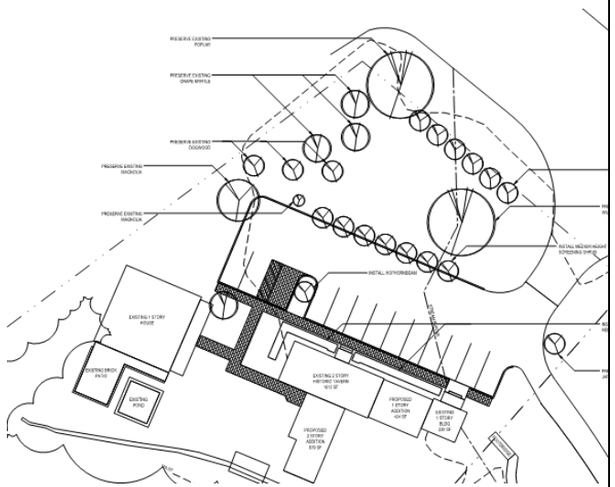
REF	GUIDELINE	ACTIONS 5/11/20	ISSUE 7/6/20	RECOMMENDATIONS 7/6/20
	GENERAL GUIDELINES			
	Compatibility with significant historic sites and the character of the Entrance Corridor:			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new 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.	Revise the design of the hyphen to demonstrate sensitivity to the adjacent historic structures with a smaller form and appropriate detailing.	The design of the hyphen has been revised to demonstrate sensitivity to the adjacent historic structures. (See Figure 2 and 3) The height of the proposed hyphen has been reduced to a height that is closer to that of the existing hyphen. This smaller form reduces the emphasis on the hyphen. Additionally, although the porch has not been eliminated, it has been reduced to a form that is minimal in nature. The revisions allow the historic tavern and summer kitchen to retain their status as the primary structures when viewed from the Entrance Corridor. The Virginia Department of Historic Resources (VDHR) has stated that if the work is executed as shown, D. S. Tavern will retain its eligibility for listing. (See Attachment 2.) The two-story rear addition briefly mentioned in the previous staff report has also been revised. The addition as originally proposed may have had compatibility issues. These issues were not addressed in the previous staff report because the addition is not expected to be visible from the EC.	None.
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 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.			
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.			
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 vegetation, or both.	None at this time.	There is no "blankness" resulting from building design in the proposed additions.	None.

14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	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.	None.	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.	None.	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.	Indicate on the site plan the locations of all ground mounted equipment.	The ground mounted equipment will be located near the east and south end of the existing historic summer kitchen. The equipment appears to be screened from view by wood fencing; however, details have not been provided for the proposed fence.	Provide a fence detail in the plan.
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.”	Add the standard mechanical equipment note to the architectural plan.	The note is present on the site plan; however, it is still 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 engineered features.	None.	There are no proposed stormwater facilities with this project.	None.
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;	Provide photometric diagrams for the light fixtures.	The photometric plan shows light values (as high as 1.02 fc) that spill over onto the adjacent street. Some lighting details have been provided. The proposed lighting that has been identified is not expected to exceed 3000 lumens. The highest value shown on the lighting plan is 8.84 fc, which is well below the maximum. Each of the light fixtures is available with lamps that emit a warm white light, but the option isn't clearly indicated for the Kingston Wall Lantern or the ground-mounted fixture. 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.	Revise the photometric plan so that no light value over .5 fc spills over onto the adjacent street. Clearly indicate in the plans that the 2700K color temperature has been chosen for the Kingston Wall Lantern and the ground-mounted fixture.
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.	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.	None.		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 away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires	Provide photometric diagrams for the light fixtures.	The note is not present on the lighting plan.	Add the standard lighting note to the photometric plan.

	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.	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.	Lighting details have been provided; however, options have not been identified for the landscape lights and the locations of the proposed fixtures have not been noted on the lighting plan. A note has been provided on the plan that indicates that the landscape lighting meets timing, glare, cutoff, intensity, and color requirements. However, the specific requirements are not included in the note.	Add the lighting diagrams/cut sheets to the site plan. Clearly indicate the lumens emitted by each lamp. Identify the options chosen for the landscape lights. Show proposed fixture locations on the lighting plan. Revise the note to include the specific requirements for decorative landscape lighting.
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	Consider replacing the row of	The row of shrubs along the frontage has been	None.

	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.	shrubs along the frontage with a more informal planting consistent with the nearby context.	removed and the landscape plan has been revised to show additional trees and shrubs interspersed between the existing flowering ornamental trees located in the western part of the lawn. The addition of these planting further contributes to the informal landscaping that is typical of the surrounding context.  Original Proposed Landscape Plan. February 28, 2020	
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.			
33	Landscaping along interior roads: 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	None.	The interior road is located on the adjoining parcel (TMP 59-15A1).	None.

	located at least every 40 feet on center.			
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.	None.	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.	Provide a complete planting schedule in the site plan.	Based on the current number of parking spaces provided (9), one interior tree is required and has been provided.	Revise the planting schedule to show planting sizes.
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.	Provide a complete planting schedule in the site plan.	A combination of ground cover (St. John's Wort), shrubs (Boxwood, Aucuba, Sweetbox), and trees (Crape Myrtle, Blackhaw) are proposed along the façade; however, the proposed sizes have not been provided.	
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.		Almost all the plant species listed in the plant schedule on the landscape plan (Sheet C-04A) are included in the County's approved plant lists. However, the *Stewartia monodelpha, Aucuba japonica "Emily Rose", Cephalotaxus harringtonia "Duke Gardens", and Rhododendron chinoides* are	Consider substituting locally native species for the non-native plants proposed.

			non-natives. The use of native species, and especially those native to the Virginia Piedmont regions, are encouraged for biodiversity reasons.	
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."	Add the standard plant health note to the landscaping plan.	The note is present on the landscaping plan.	None.
	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.	None.	The site has already been developed. The proposal is to leave much of the existing landscaping in front and behind the tavern unchanged.	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.	Revise the plans to clearly identify all trees to remain. 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.	The plans have been revised to clearly identify all trees to remain. The row of screening shrubs along the western perimeter has not been identified on the existing conditions plan, but it is identified as existing landscaping that is to remain on the landscape plan.	None.

	d. Open spaces should be tied into surrounding areas to 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.			
	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.	None.	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.	Show the tree protection fencing on the landscape plan.	Tree protection fencing is shown on the landscape plan.	None.
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 revised architectural design of the hyphen.
2. The landscaping along the EC.

Staff recommends approval with the following revisions:

1. Provide a fence detail in the plan.
2. Add the standard mechanical equipment note to the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
3. Revise the photometric plan so that no light value over .5 fc spills over onto the adjacent street.
4. Clearly indicate in the plans that the 2700K color temperature has been chosen for the Kingston Wall Lantern and the ground-mounted fixture.
5. Add the standard lighting note to the photometric 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 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.”
6. Add the lighting diagrams/cut sheets to the site plan. Clearly indicate the lumens emitted by each lamp. Identify the options chosen for the landscape lights.
7. Show proposed fixture locations on the lighting plan.
8. Revise the note to include the specific requirements for decorative landscape lighting:
    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.
9. Revise the planting schedule to show planting sizes.
10. Consider substituting locally native species for the non-native plants proposed.
11. Please note that payment of the ARB fee ($1075) is needed before final approval.

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

Architectural Plan

Sheet #	Drawing Name	Drawing Date/Revision Date
A-000.0	Title Sheet	5/26/20
SP-100.0	Existing Site Plan	5/26/20
SP-101.0	Proposed Site Plan	5/26/20
EX-100.0	Existing Basement Plan	5/26/20
EX-101.0	Existing First Floor Plan	5/26/20
EX-102.0	Existing Second Floor Plan	5/26/20
A-103.0	Proposed First Floor Plan	5/26/20
A-104.0	Proposed Second Floor Plan	5/26/20
A-105.0	Roof Plan	5/26/20
A-200.0	Existing Elevations	5/26/20
A-201.0	Existing Elevations	5/26/20
A-202.0	Proposed Elevations	5/26/20
A-203.0	Proposed Elevations	5/26/20
A-204.0	Proposed Sections	5/26/20
A-205.0	Proposed Sections	5/26/20
A-600.0	Proposed Elevation – Material Keys	5/26/20
A-601.0	Proposed Elevation – Material Keys	5/26/20

Site Plan

Sheet #	Drawing Name	Drawing Date/Revision Date
C-01	Title Sheet	5/26/20
C-02	General Notes	5/26/20
C-03	Existing Conditions	5/26/20
C-04	Overall Site Plan	5/26/20
C-04A	Landscaping Plan	5/26/20
C-04B	Site Lighting Plan	5/26/20
C-05	Grading / E&SC Plan	5/26/20
C-06	Construction Details	5/26/20
C-07	Landscaping Details	5/26/20



Figure 2: Original Proposed North Elevation. February 28, 2020



Figure 3: Revised Proposed North Elevation. May 26, 2020



Figure 4: Revised Landscaping Plan. 5/26/20

ATTACHMENTS

1. D. S. Tavern National Register Nomination
2. D. S. Tavern VDHR Letter

Applicant's Submittal:

3. D. S. Tavern Architectural Drawings and **S**ite Plan
4. D. S. Tavern Site Lighting Information

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

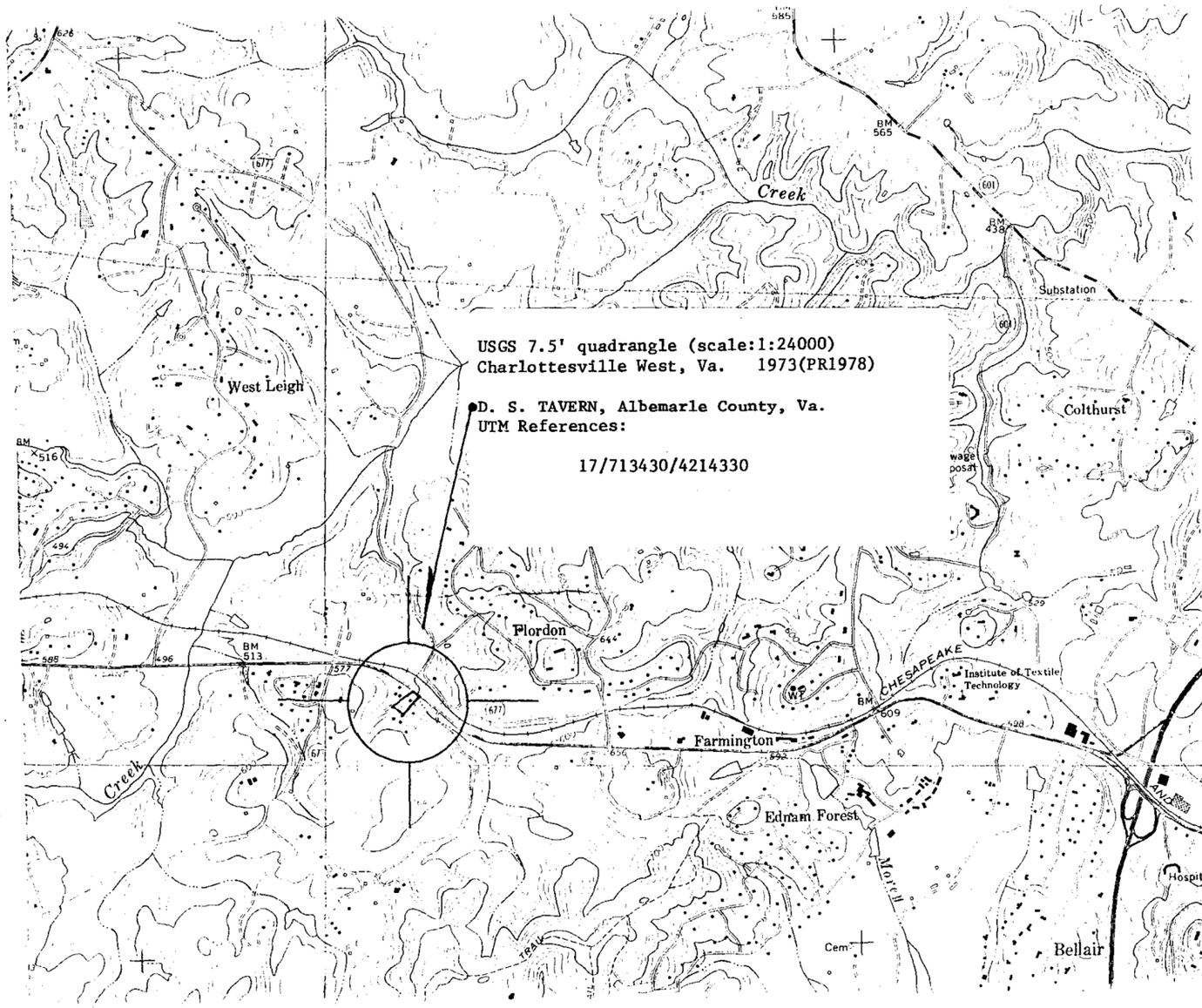
National Register of Historic Places Inventory—Nomination Form

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

COMMONWEALTH of VIRGINIA

Department of Historic Resources

Matt Strickler
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

June 17, 2020

Khristopher Taggart, Planner
Albemarle County, Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Re: D. S. Tavern, Albemarle County, DHR File Number 002-0231

Dear Mr. Taggart:
I am responding to the County's request for an opinion on the renovation of the D. S. Tavern. The Tavern has been listed on the Virginia Landmarks Register and the National Register of Historic Places since 1983. The listing is an honorary status that does not require State Historic Preservation Office review if state or federal funds are not being used for project work. We appreciate the County consulting with our office when a rehabilitation or renovation is planned. I understand that primary interest of the County is to see if the planned work would endanger the listing status of a building. Albemarle County has an inventory of some of the finest architecture and highly valuable archaeology sites in Virginia-- including state and federal listings, National Historic Landmarks and two complexes on the UNESCO World Heritage List. Your stewardship is appreciated.

Earlier this year the County sent the plans/renderings for work on the D.S. Tavern. The County asked whether the work would impact the eligibility of the building to remain on the state and federal registers. DHR reviewed the submission and sent comments to County staff. Our comments prompted a second revision of plans/drawings from the owner/client. Both rounds of review were circulated amongst the members of the DHR National Register Evaluation Committee and DHR architects who work in the Rehabilitation Tax Credit Section.

DHR staff felt that the revisions in emailed document titled "DS_Tav-Presentation-2020_05_11.pdf" matched the spirit of the DHR recommendations made on the initial submission. DHR staff members agreed that this version of the renovation would not impact the building to the degree that would trigger a staff review of eligibility. If the work is executed as shown in those "2020_05_11" drawings, the D.S. Tavern will retain eligibility for listing.

We would like to have updated photos for the official file when the work is completed (digital photos emailed are fine). The current work planned on the house is subordinated to the overall form and architectural design. There is concern that future alterations could bring the building close to a "tipping point" so we continue to encourage the County to exercise its stewardship efforts on the D.S. Tavern, one of just a few historic taverns left on this historic regional road.

Please feel contact me at 804-482-6099 or email at marc.wagner@dhr.virginia.gov for any further follow up or assistance needed on this matter.

Sincerely,

Marc C. Wagner
Senior Architectural Historian
Eastern Region Preservation Office

(Blank Page)

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391



D.S. TAVERN

3449 IVY ROAD, CHARLOTTESVILLE, VA 22903

DRAWING INDEX

	SHEET #	SHEET NAME
	A-000.0	TITLE SHEET
	SP-100.0	EXISTING SITE PLAN
	SP-101.0	PROPOSED SITE PLAN
⚠ 5/26/2020	EX-100.0	EXISTING BASEMENT PLAN
	EX-101.0	EXISTING FIRST FLOOR PLAN
	EX-102.0	EXISTING SECOND FLOOR PLAN
	A-103.0	PROPOSED FIRST FLOOR PLAN
	A-104.0	PROPOSED SECOND FLOOR PLAN
	A-105.0	ROOF PLAN
	A-200.0	EXISTING ELEVATIONS
	A-201.0	EXISTING ELEVATIONS
	A-202.0	PROPOSED ELEVATIONS
	A-203.0	PROPOSED ELEVATIONS
	A-204.0	PROPOSED SECTIONS
	A-205.0	PROPOSED SECTIONS
	A-600.0	PROPOSED ELEVATIONS - MATERIALS KEY
	A-601.0	PROPOSED ELEVATIONS - MATERIALS KEY
⚠ 5/26/2020	C-01	TITLE SHEET
	C-02	GENERAL NOTES
	C-03	EXISTING CONDITIONS
	C-04	OVERALL SITE PLAN
	C-04A	LANDSCAPE PLAN
	C-04B	SITE LIGHTING PLAN
	C-05	GRADING/E&SC PLAN
	C-06	CONSTRUCTION DETAILS
	C-07	LANDSCAPING DETAILS

D.S.
TAVERN
CHARLOTTESVILLE,
VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE
TITLE SHEET

DATE ISSUED
26 MAY 2020

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N.T.S.

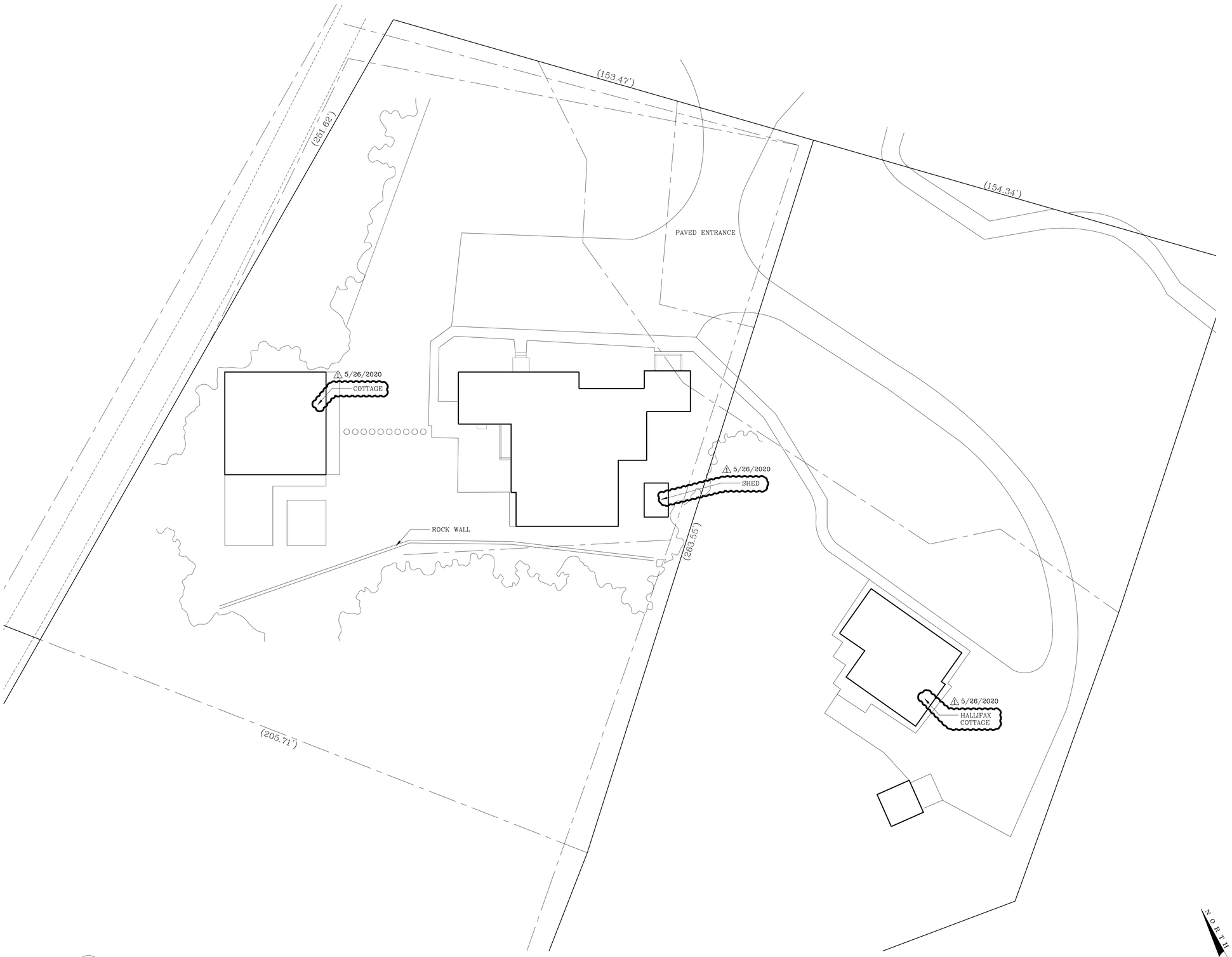
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1 EXISTING SITE PLAN

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

26 MAY 2020

SCALE

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SHEET NO.

SP100

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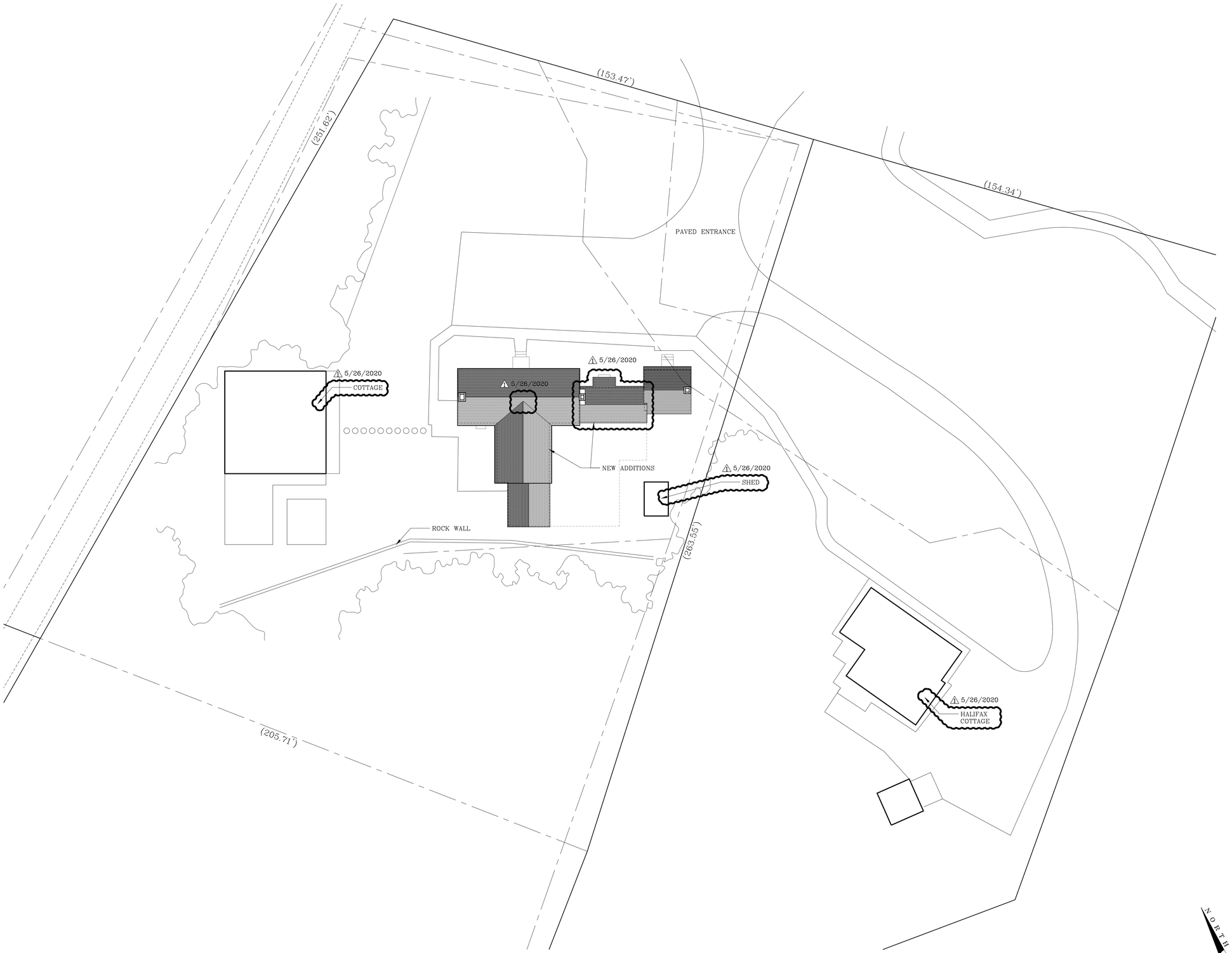
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⚠ 5/26/2020

PLEASE REFER TO CIVIL DRAWINGS (SHEETS C-01 THROUGH C-07) FOR MORE DETAILED INFORMATION ABOUT SITE AND LANSCAPING



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
26 MAY 2020

SCALE
AS NOTED

DRAWN BY
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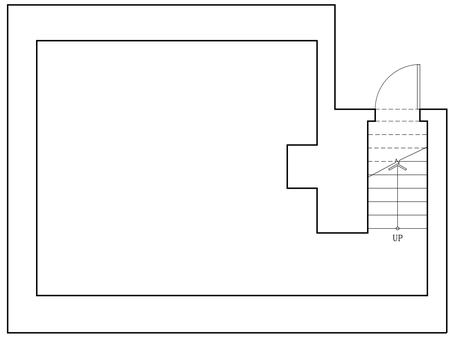
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SP101

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⚠ 5/26/2020



1 EXISTING BASEMENT FLOOR PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

EXISTING BASEMENT FLOOR PLAN

DATE ISSUED

26 MAY 2020

SCALE

AS NOTED

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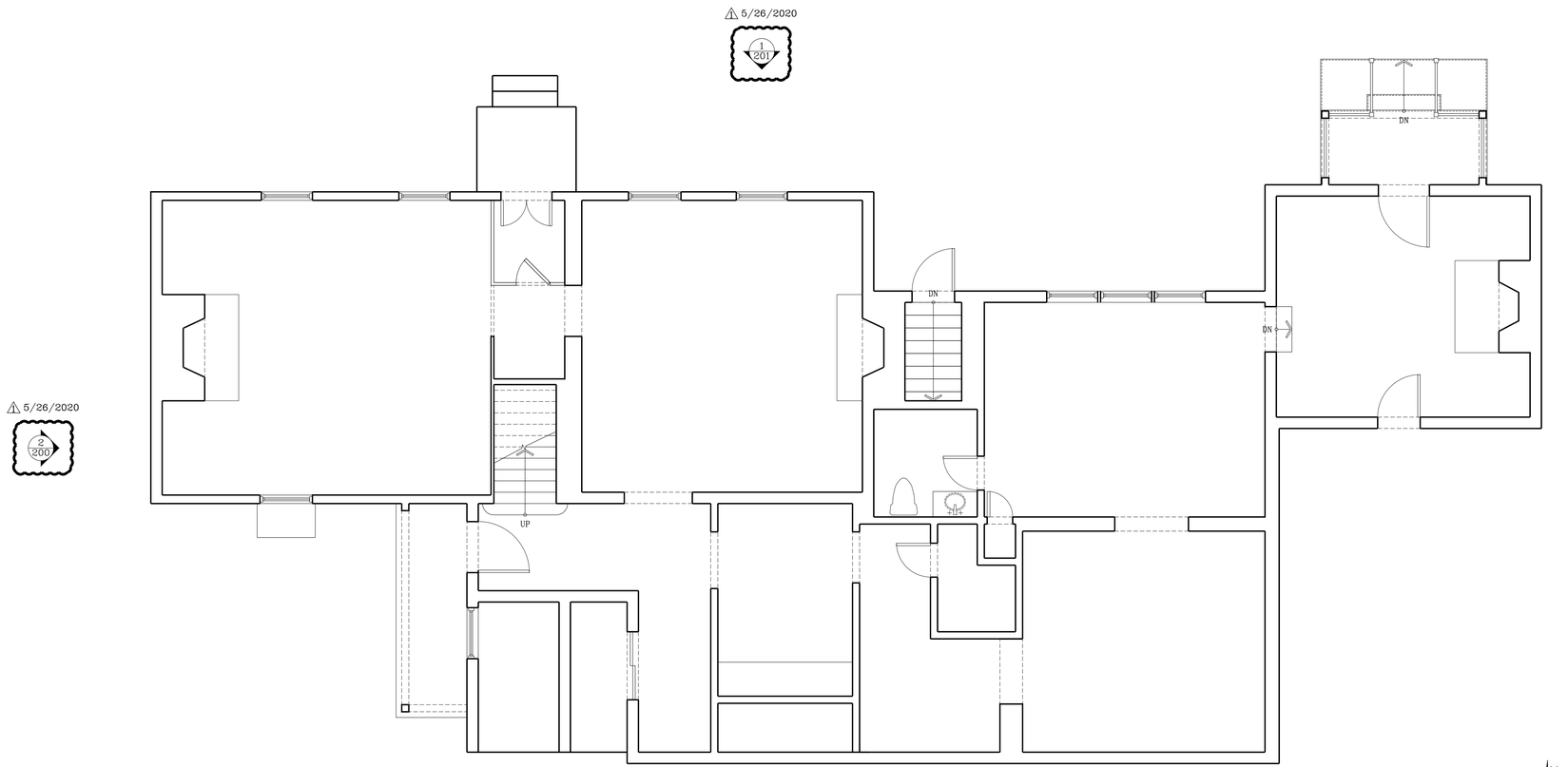
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1 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

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SHEET TITLE

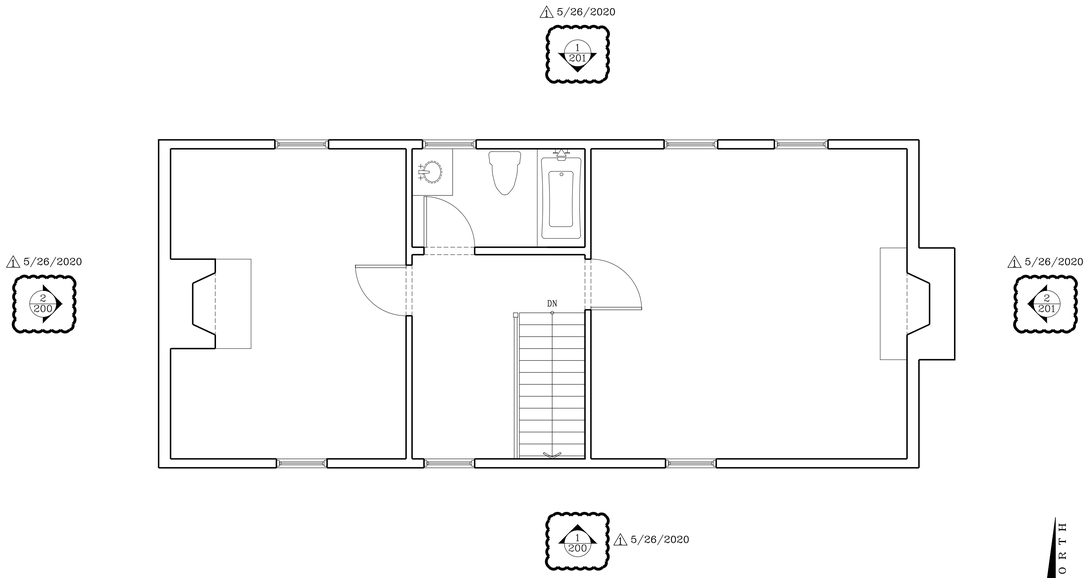
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DATE ISSUED
26 MAY 2020

SCALE	SHEET NO.
AS NOTED	EX101.0
DRAWN BY: EG	
DATE CREATED	5/26/2020

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1 EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

NORTH

D.S.
TAVERN
CHARLOTTESVILLE,
VIRGINIA

SEAL & SIGNATURE

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RA # 0401018520

SHEET TITLE

EXISTING SECOND FLOOR PLAN

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26 MAY 2020

SCALE
AS NOTED

SHEET NO.
EX102.0

DRAWN BY
EG

DATE CREATED

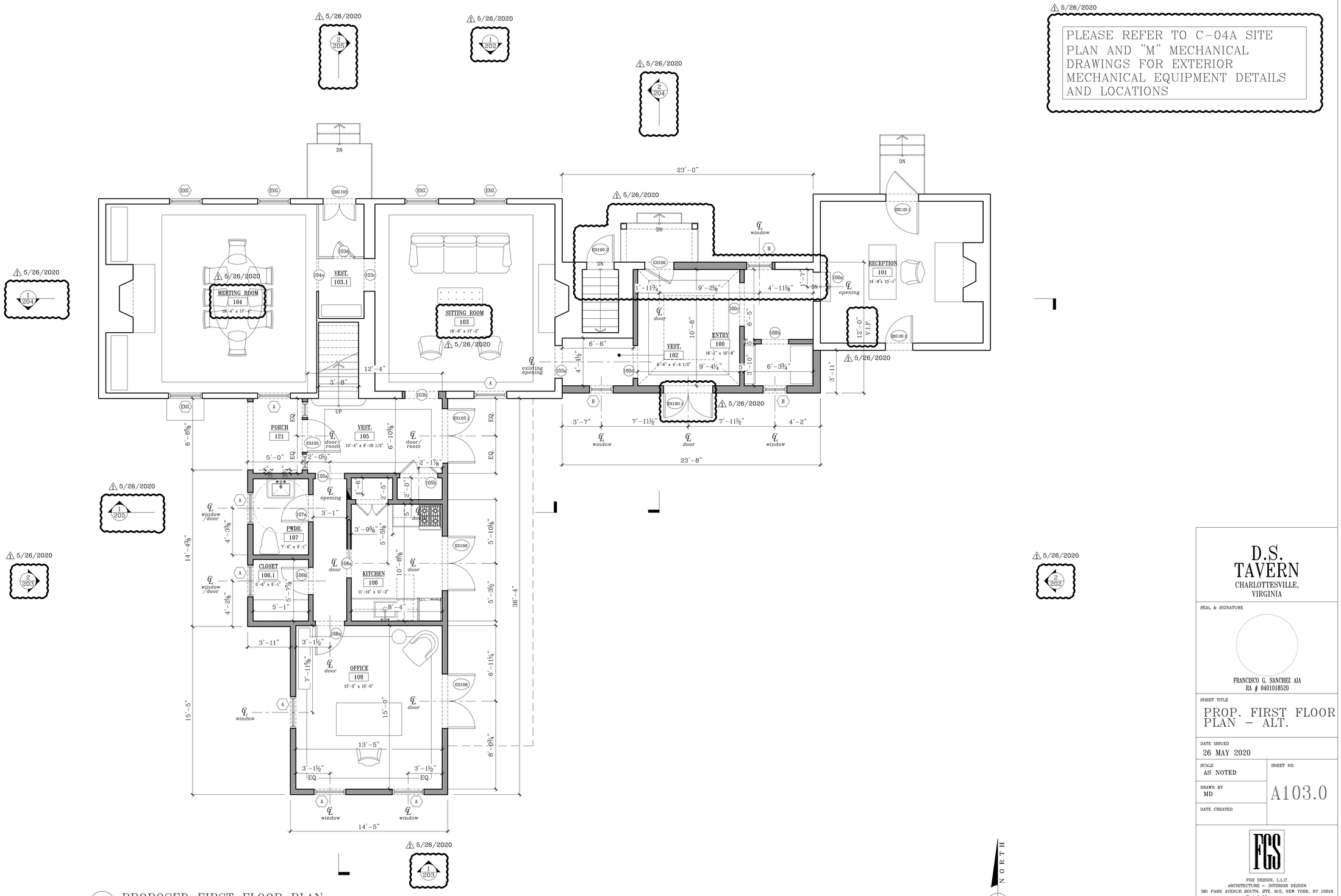
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⚠ 5/26/2020

PLEASE REFER TO C-04A SITE PLAN AND "M" MECHANICAL DRAWINGS FOR EXTERIOR MECHANICAL EQUIPMENT DETAILS AND LOCATIONS



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

PROP. FIRST FLOOR PLAN – ALT.

DATE ISSUED
26 MAY 2020

SCALE
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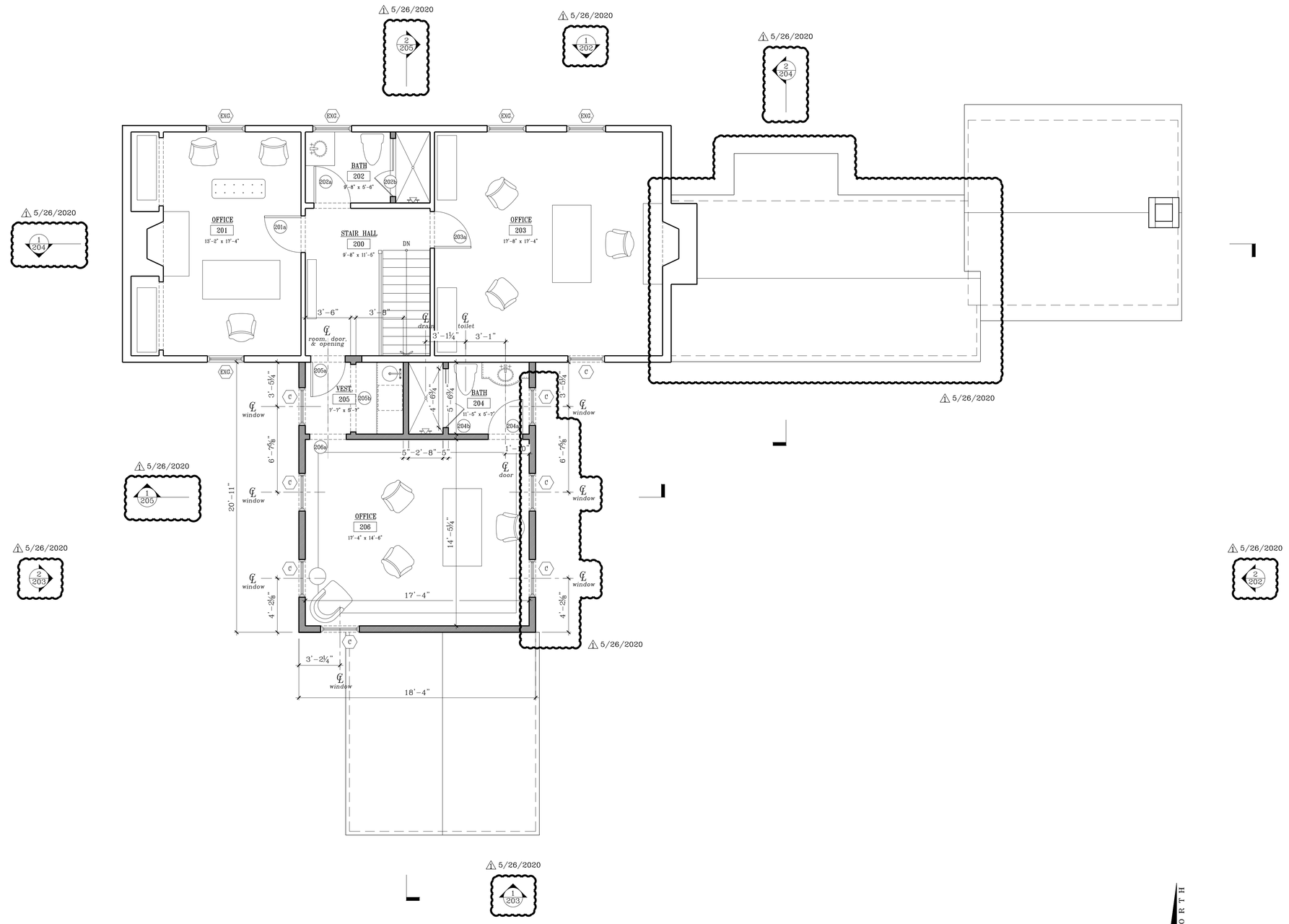
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A103.0

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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

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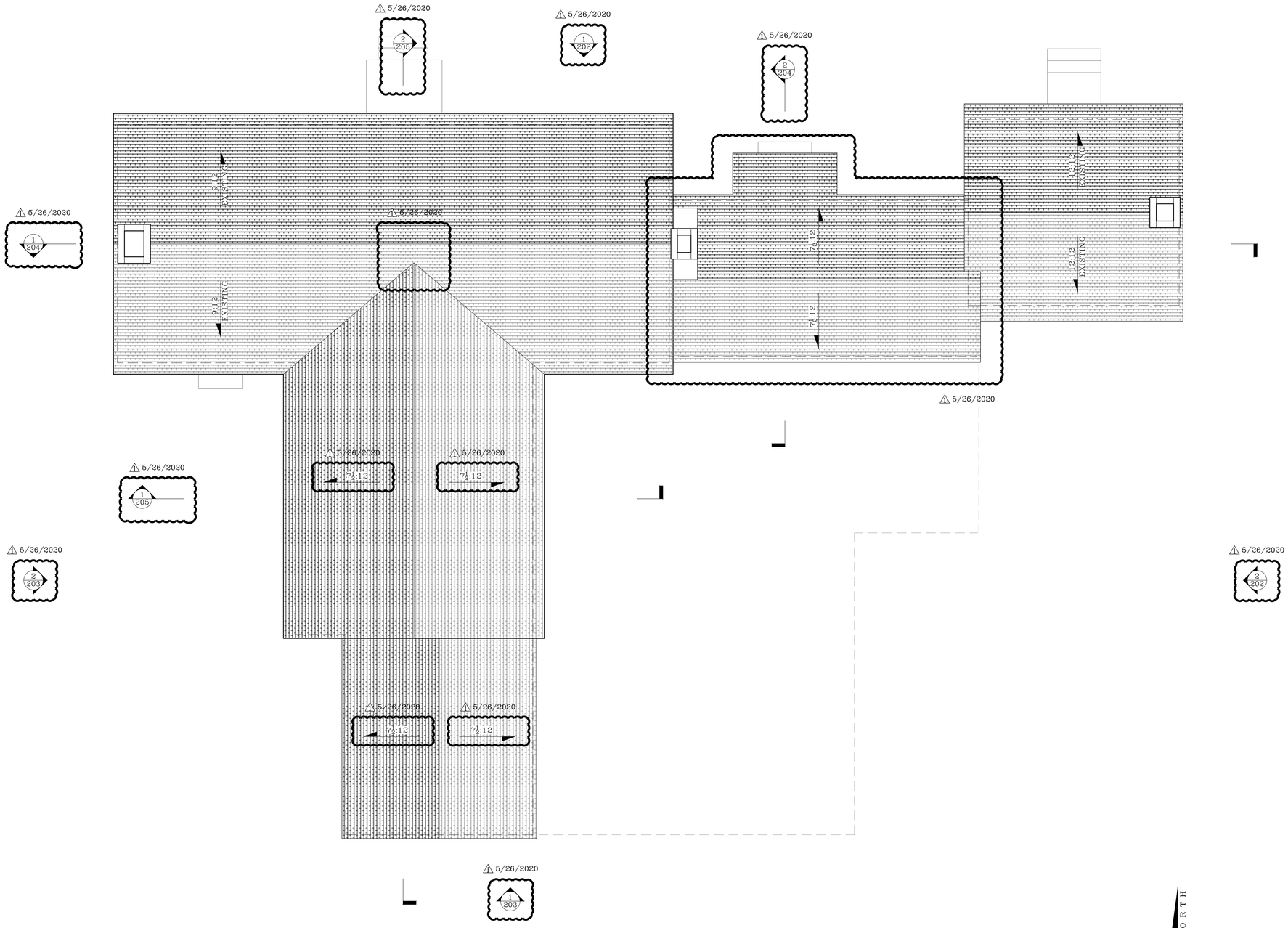
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1 ROOF PLAN

1/4"=1'-0"

NORTH

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

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RA # 0401018520

SHEET TITLE

ROOF PLAN – ALT

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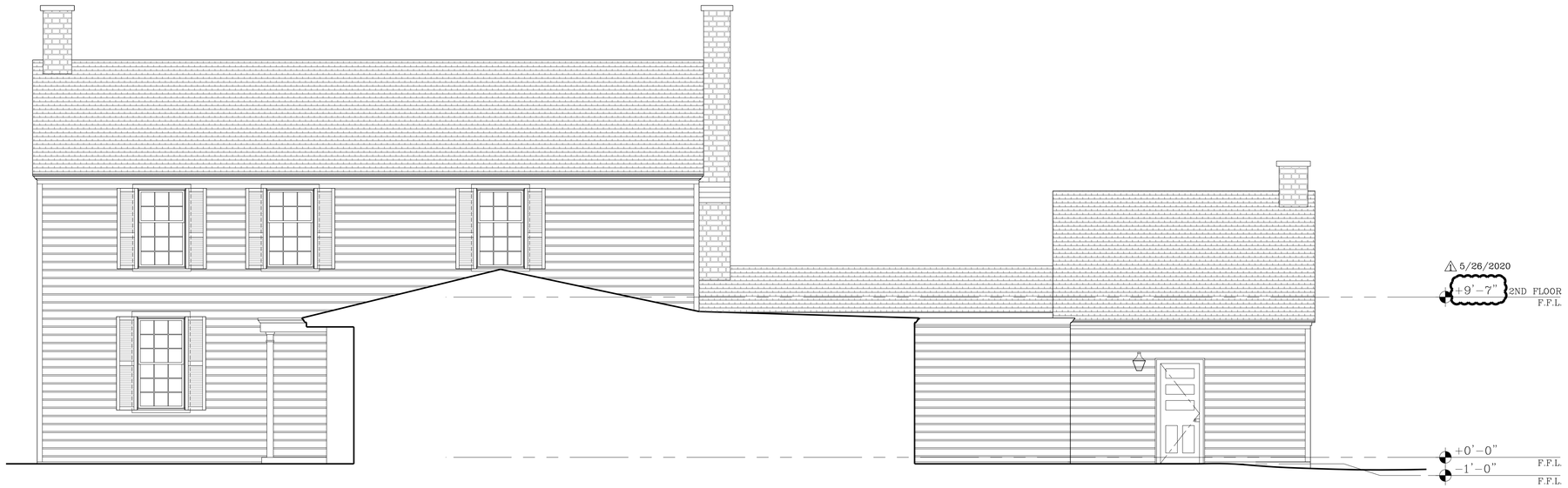
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1 EXISTING SOUTH ELEVATION

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

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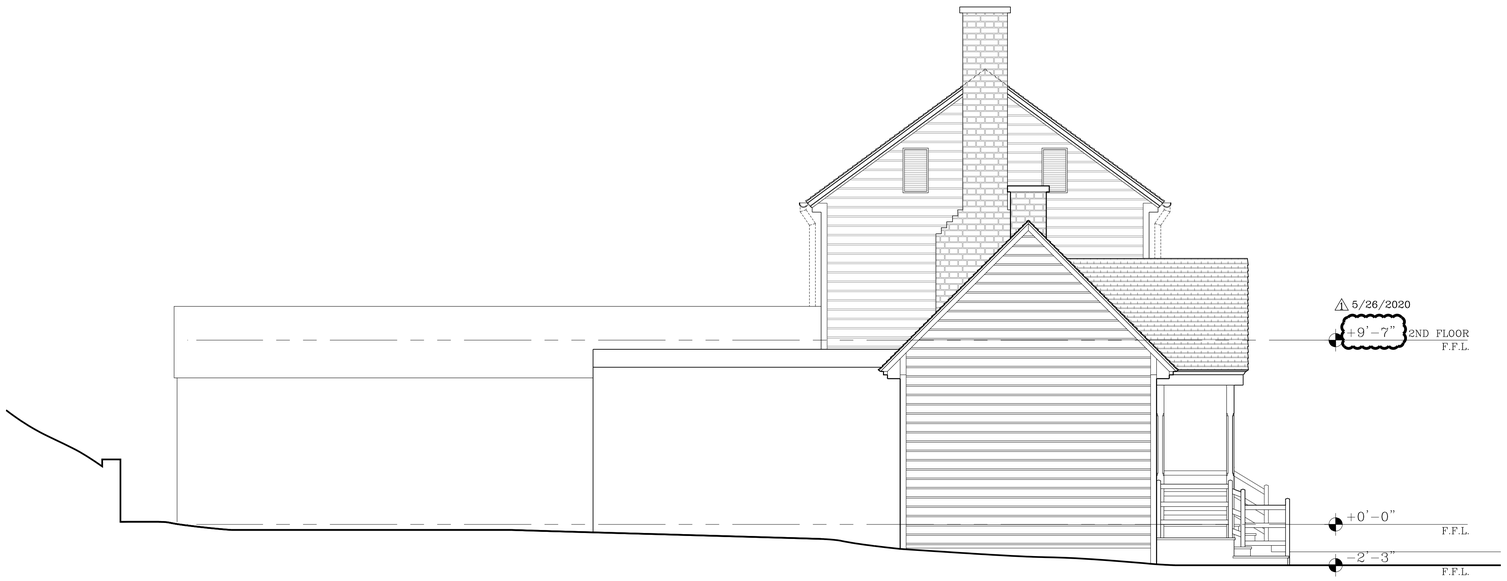
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1 EXISTING NORTH ELEVATION

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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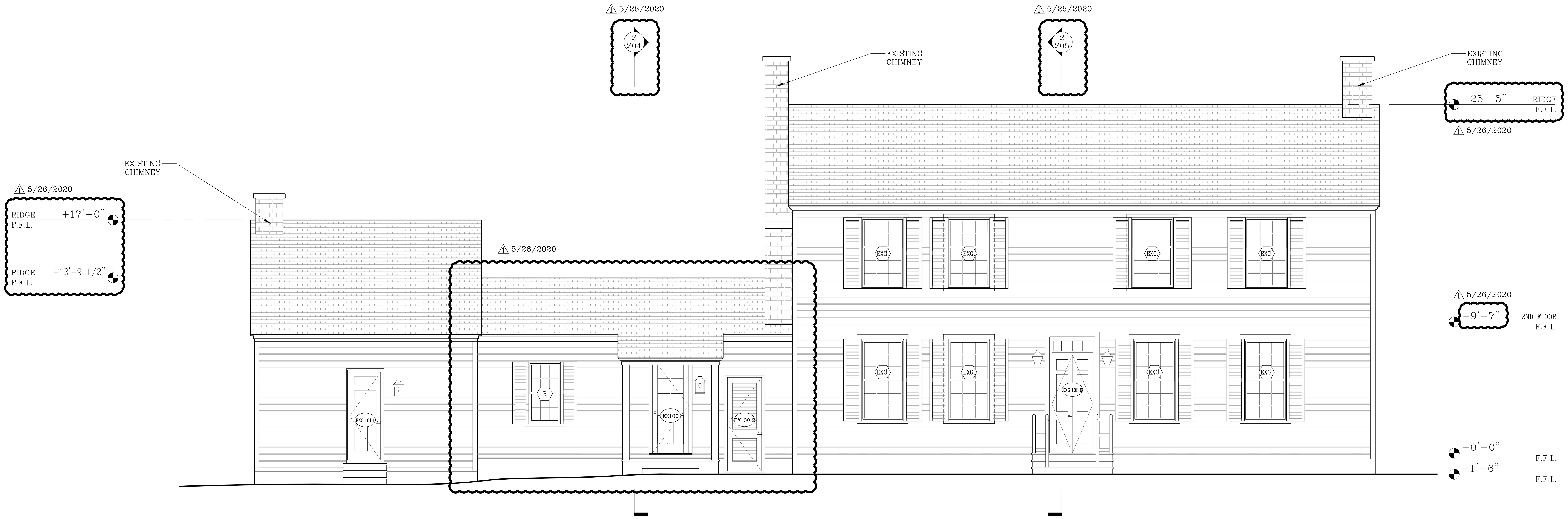
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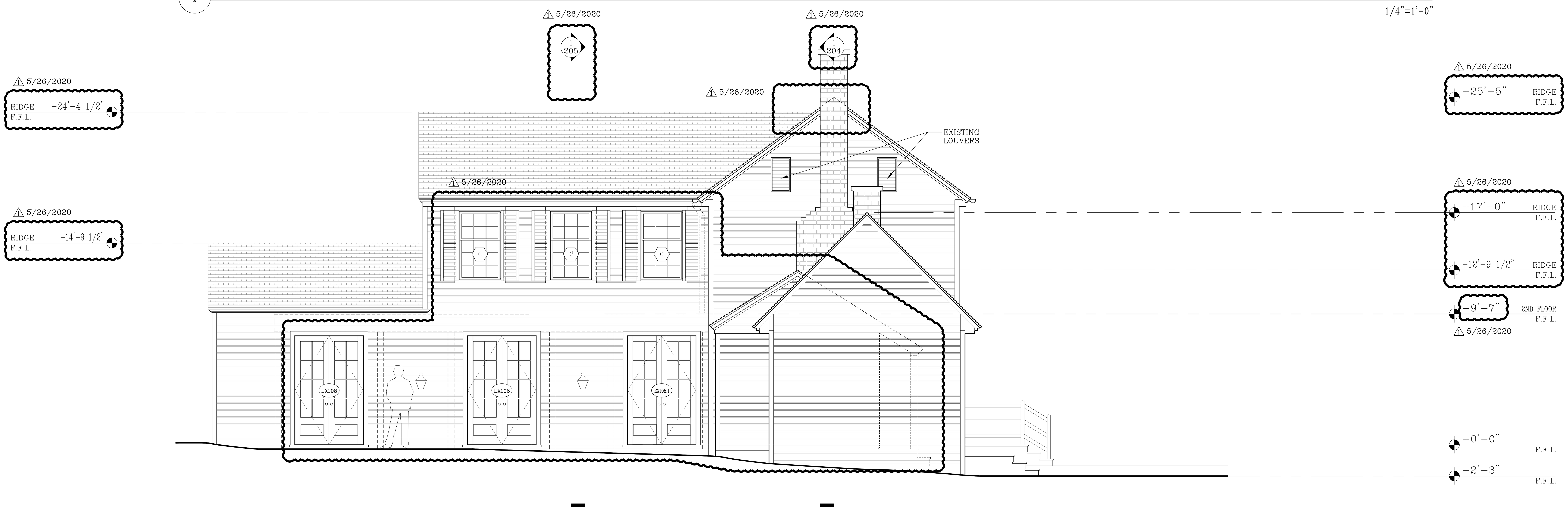
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1 PROPOSED NORTH ELEVATION

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 – ALT.

DATE ISSUED
26 MAY 2020

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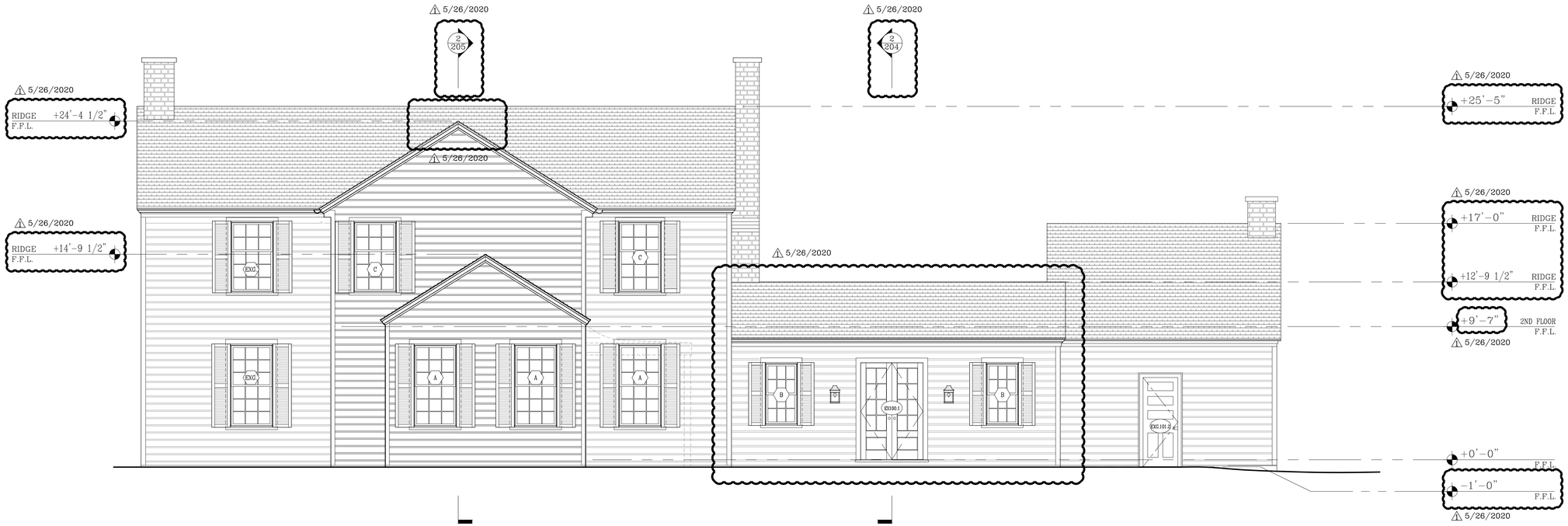
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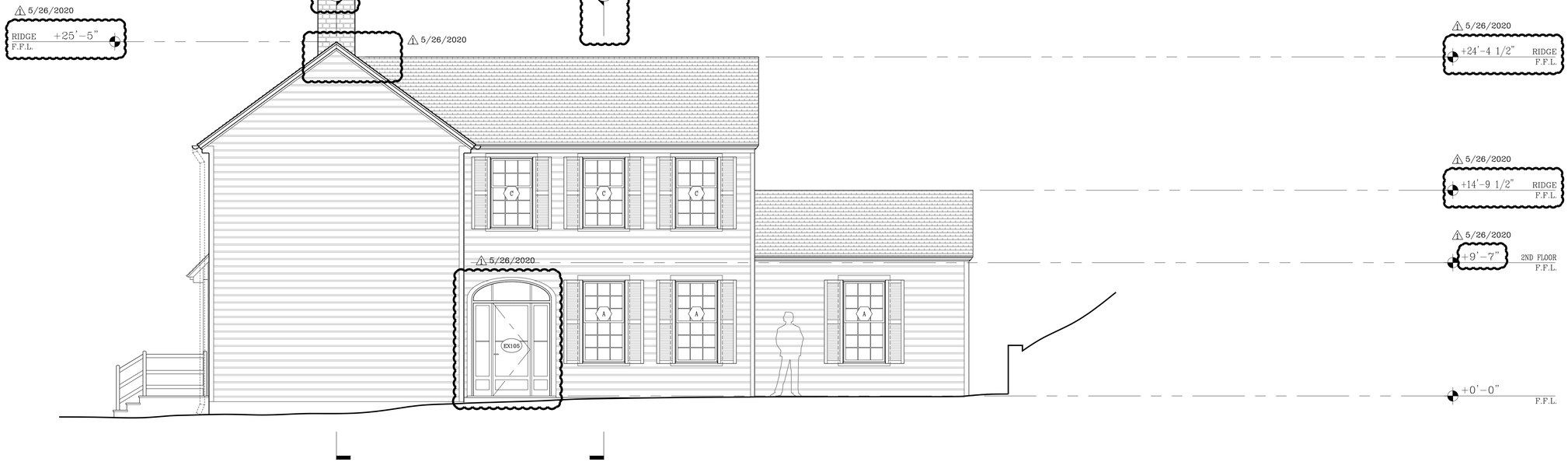
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1 PROPOSED SOUTH ELEVATION

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

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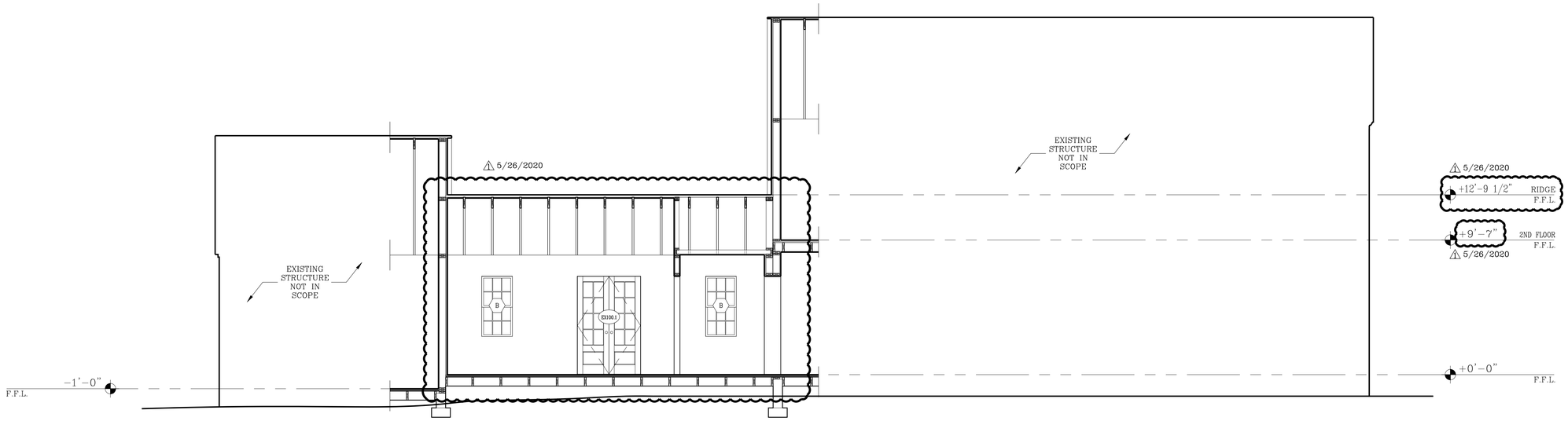
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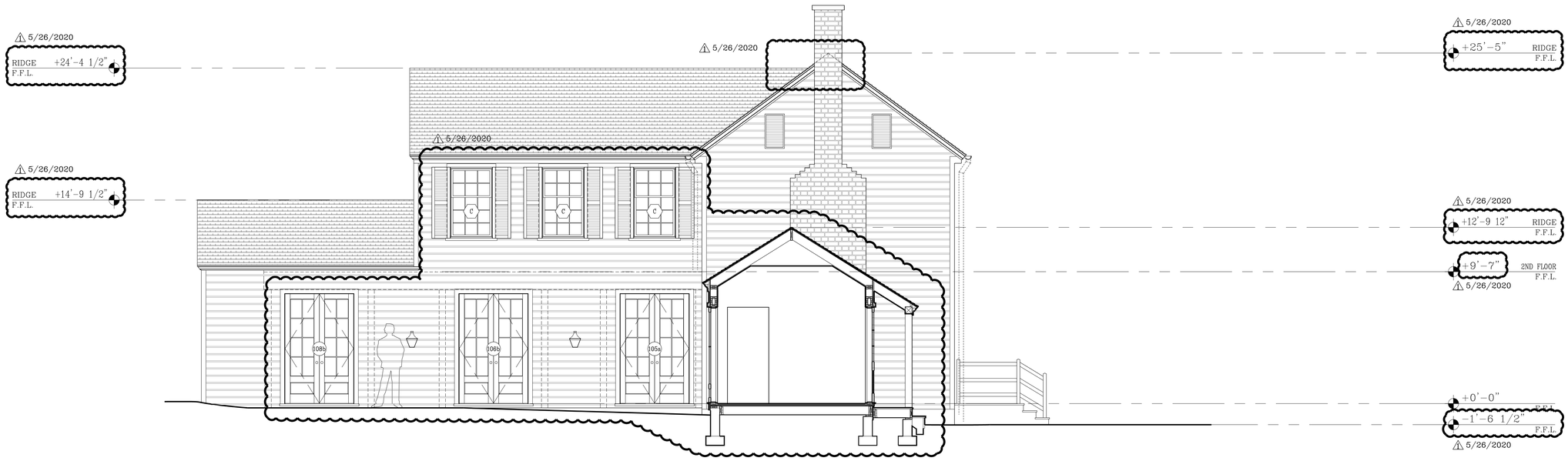
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1 PROPOSED SECTION LOOKING SOUTH

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

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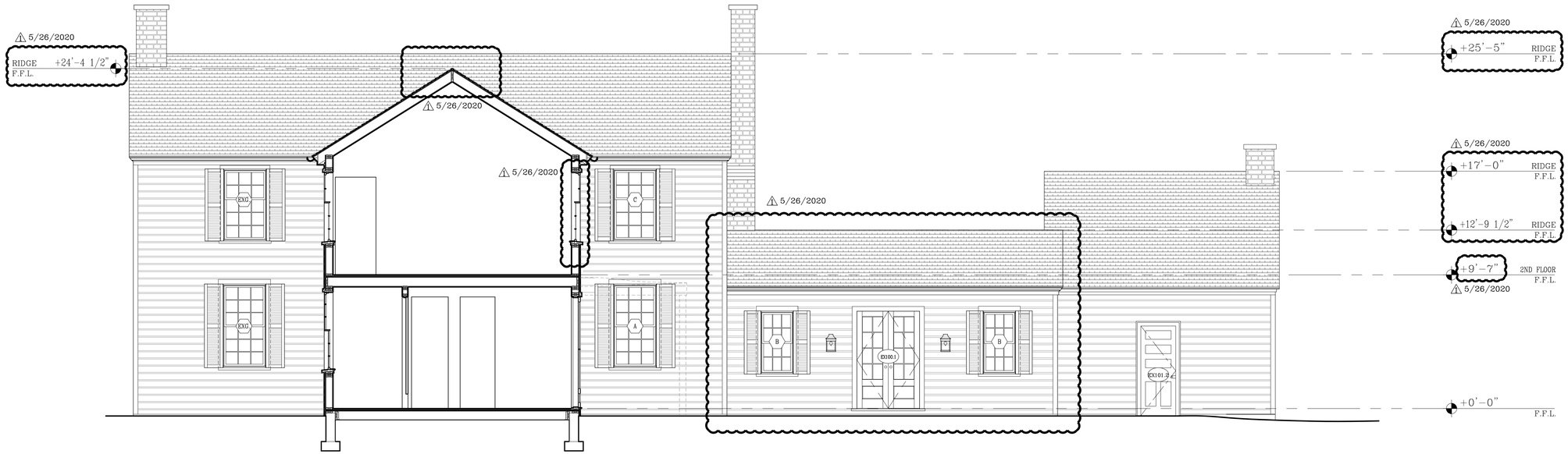
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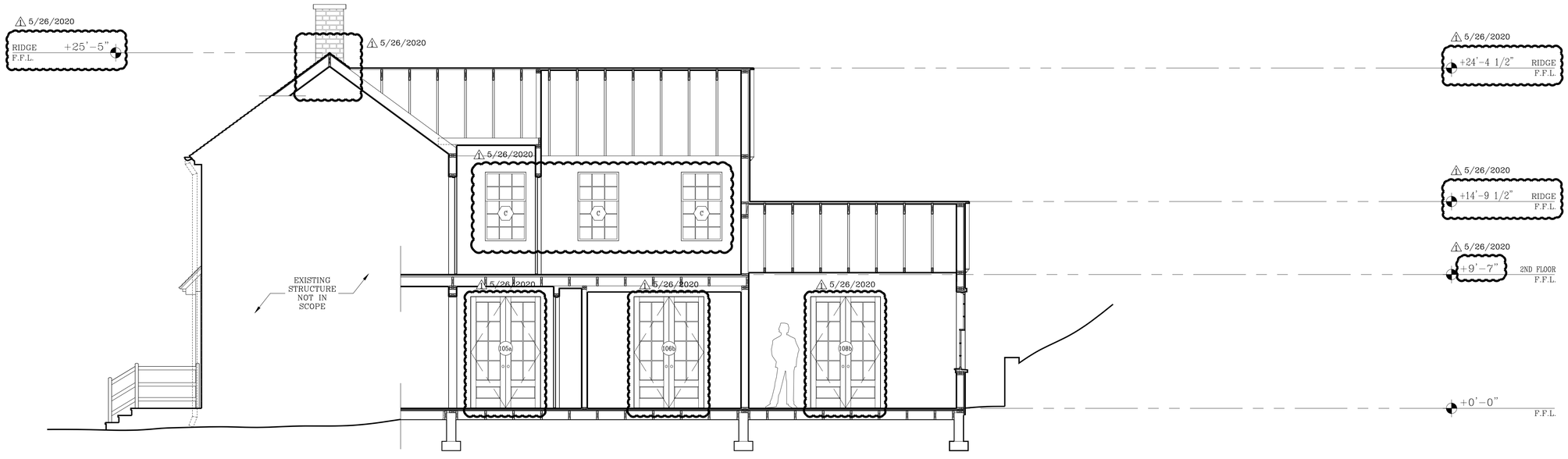
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1 PROPOSED SECTION LOOKING NORTH

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 – ALT.

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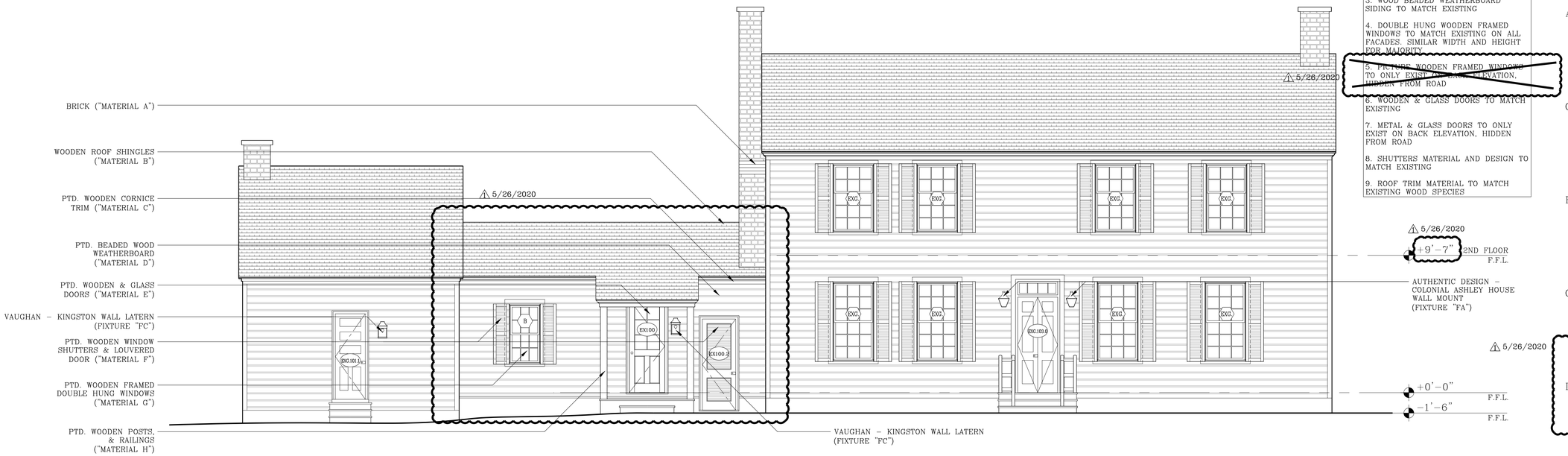
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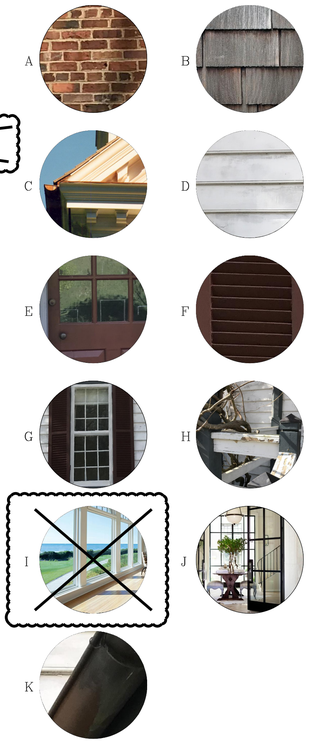
1 PROPOSED NORTH ELEVATION – MATERIALS

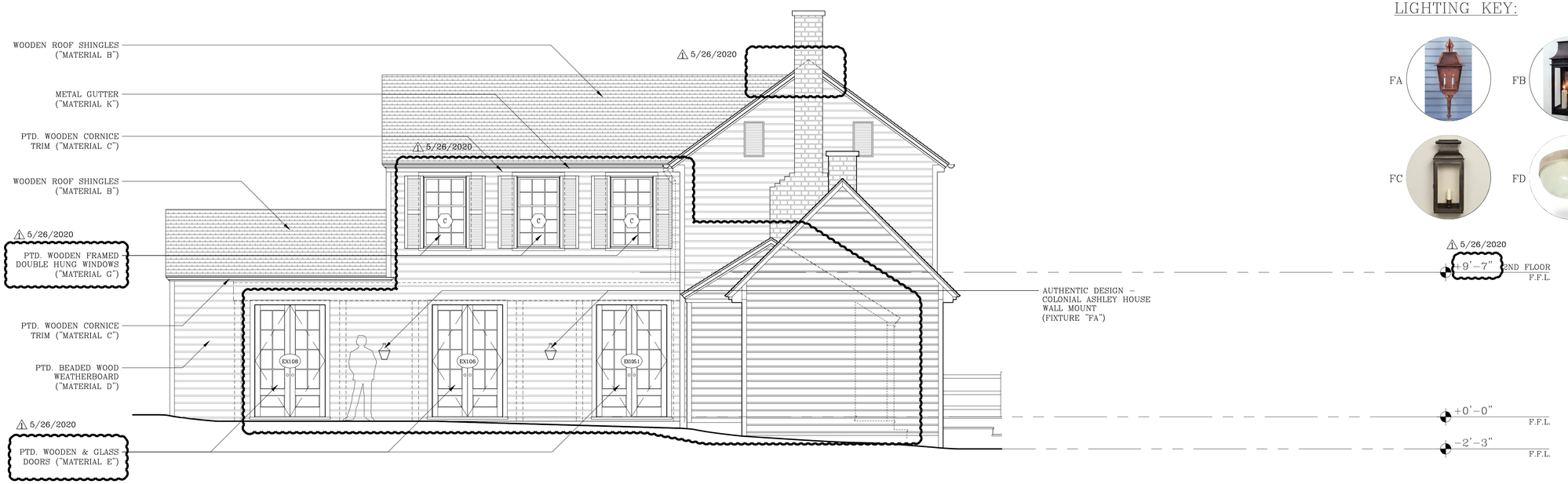
1/4"=1'-0"

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:





2 PROPOSED EAST ELEVATION – MATERIALS

1/4"=1'-0"

LIGHTING KEY:

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

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PROPOSED ELEVS MATERIALS KEY

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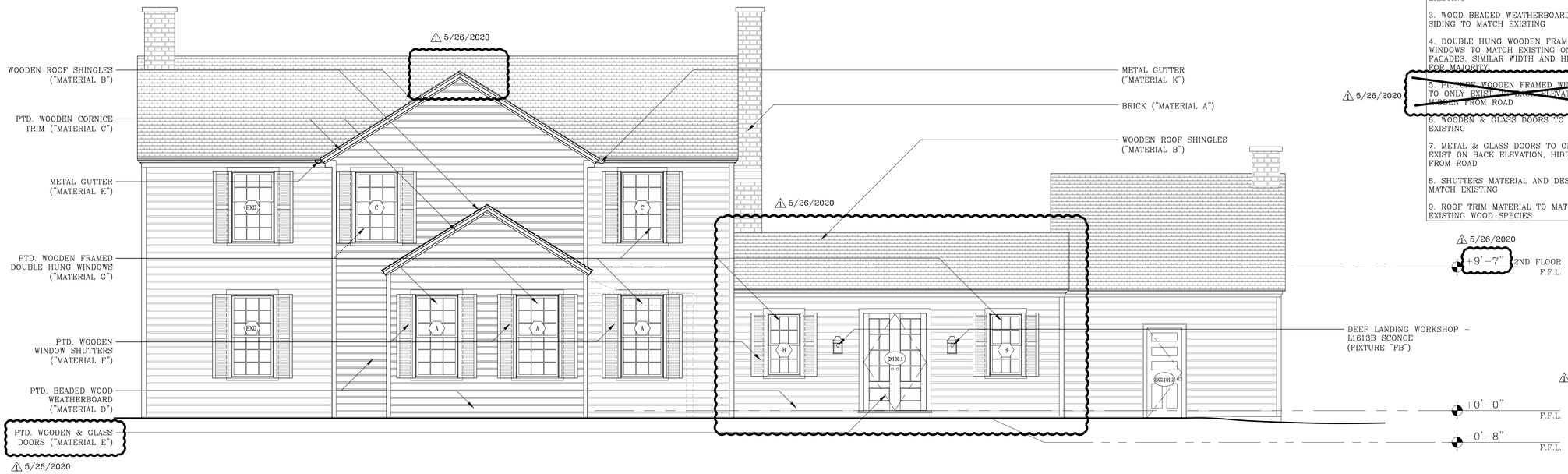
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1 PROPOSED SOUTH ELEVATION

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:

D.S. TAVERN

CHARLOTTESVILLE, VIRGINIA

SEAL & SIGNATURE

FRANCISCO G. SANCHEZ AIA
RA # 0401018520

SHEET TITLE

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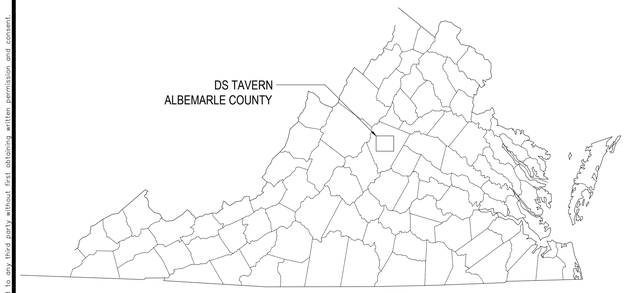
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VIRGINIA

DS TAVERN
SITE CONSTRUCTION DOCUMENTS
ALBEMARLE COUNTY, VIRGINIA

LINEAGE JOB #19066

INDEX OF SHEETS

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SITE LIGHTING PLAN	C-04 B
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:

COMMONWEALTH OF VIRGINIA
JONATHAN F. GARBER
No. 038568
PROFESSIONAL ENGINEER
05/26/2020

ARCHITECT NAME/SEAL:

PROJECT TITLE: DS TAVERN
3449 IVY ROAD, CHARLOTTESVILLE VA

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

NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: MAY 26, 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
st	ST	STORM WATER LINE
		PROPERTY LINE
		STORM SEWER
2900	2900	INDEX CONTOUR
2898	2898	INTERMEDIATE CONTOUR
2876.3 ×	2893.66	SPOT ELEVATION
		LIMITS OF CLEARING AND/OR GRADING
		WATER SERVICE AND METER
		SANITARY SEWER LATERAL AND CLEANOUT
ss	SS	SANITARY SEWER LINE
ohe	OHE	OVERHEAD ELECTRIC LINE
uge	UGE	UNDERGROUND ELECTRIC LINE
oht	OHT	OVERHEAD TELECOM LINE
ugt	UGT	UNDERGROUND TELECOM LINE
w	W	WATER LINE
gas	GAS	GAS LINE

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.

LINEAGE ARCHITECTS
DRAWING UPON TRADITION

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JONATHAN F. GARBER
No. 038568
PROFESSIONAL ENGINEER
05/26/2020

ARCHITECT NAME/SEAL:

PROJECT TITLE:
DS TAVERN
3449 IVY ROAD, CHARLOTTESVILLE VA

CLIENTS INFO:
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381 PARK AVENUE SOUTH, SUITE 915, NEW YORK 10016

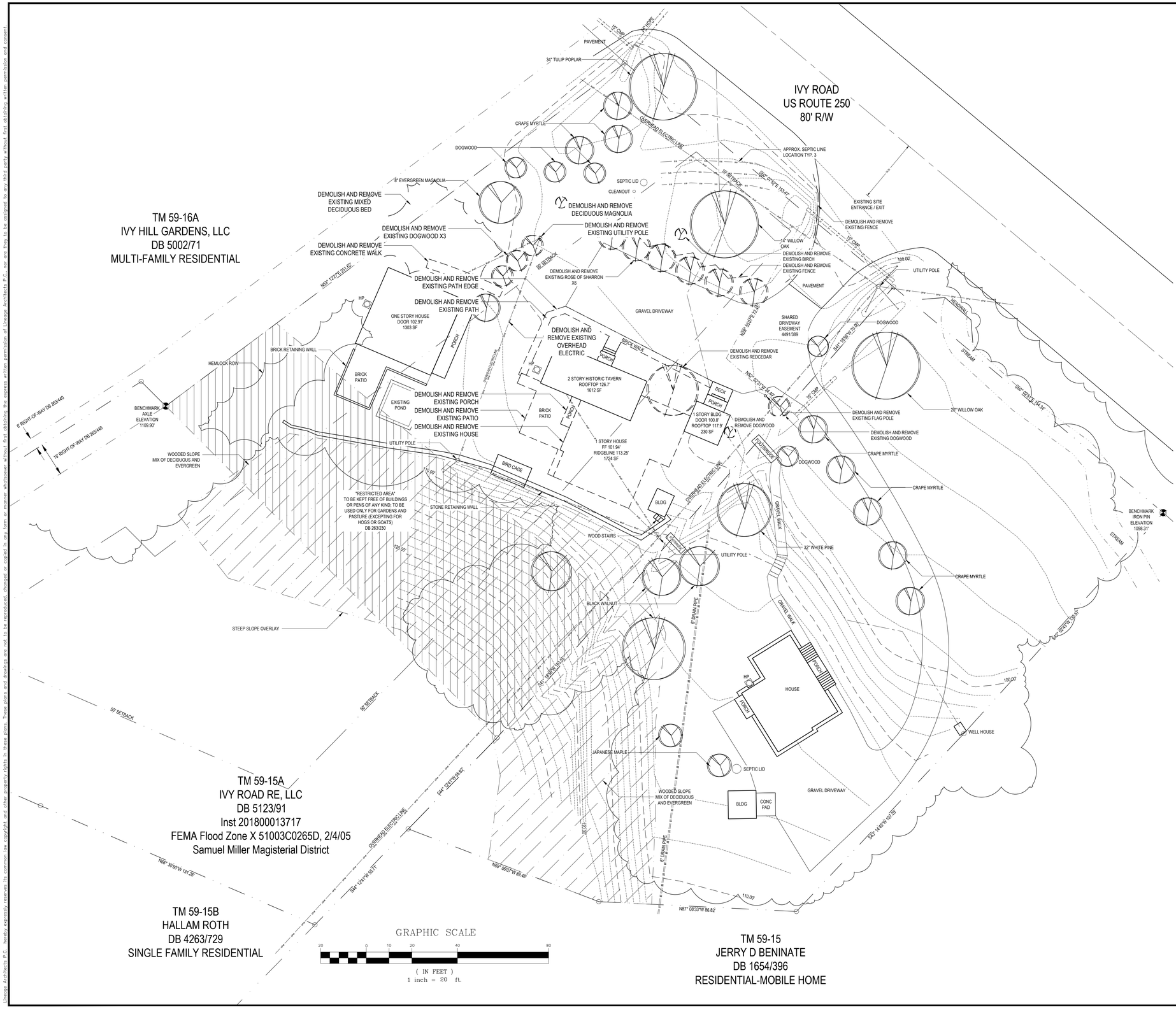
NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: MAY 26, 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.
8. ALL TREES NOT EXPLICITLY SHOWN FOR DEMOLITION SHALL BE PRESERVED.

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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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.
11. SEE LANDSCAPING SHEET BY OTHERS FOR LANDSCAPING PLAN.

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 OR AT THE REQUEST OF THE APPLICANT, THE ACTUAL NET OFFICE FLOOR AREA AS SHOWN ON FLOOR PLANS SUBMITTED BY THE APPLICANT, DELINEATING THE ACTUAL NET OFFICE FLOOR AREA, WHICH PLANS SHALL BE BINDING AS TO THE MAXIMUM NET FLOOR AREA USED.

NET PLANS APPROVED BY KHRISTOPHER TAGGERT MAY 22, 2020

NET SF OF OFFICES ONLY: 1,730 sf

$\frac{1730}{200}$ = 8.65 = 9

TOTAL SPACES REQUIRED = 9 (INCLUDING 1 H/C)

TOTAL SPACES PROVIDED = 9 (INCLUDING 1 H/C)

N

OVERALL SITE PLAN

SCALE: 1"=20'

LINEAGE ARCHITECTS
DRAWING UPON TRADITION

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ENGINEER NAME/SEAL:

COMMONWEALTH OF VIRGINIA
JONATHAN P. GARBER
No. 038568
05/26/2020
PROFESSIONAL ENGINEER

ARCHITECT NAME/SEAL:

PROJECT TITLE:
DS TAVERN
3449 IVY ROAD, CHARLOTTESVILLE VA

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

NO.	REVISION/ISSUE	DATE

JOB NUMBER: 19066
DATE: MAY 26, 2020
DRAWN BY: JMT
APPROVED BY: JFG

DRAWING DESCRIPTION:
OVERALL SITE PLAN

DRAWING NUMBER:
C-04



Monroe and Crocker, PC
Landscape Architecture | Site Planning | Architecture
Post Office Box 722 . Flint Hill, VA 22627 . tel: 540.636.4505

D.S. Tavern, Albemarle County, Virginia
Spring 2020 Planting Schedule for 26 May 2020 Re-submission for ARB

Botanical Name	Common Name	Qty	Size	Roo	O.C.
LARGE TREES					
Cladrastis kentuckea	Yellowwood	1	TBD	B&B	TBD
Ilex opaca	American Holly	3	TBD	B&B	TBD
Juniperus virginiana	Eastern Redcedar	3	TBD	B&B	TBD
Magnolia virginiana	Sweetbay Magnolia	2	TBD	B&B	TBD
Ostrya virginiana	Hophornbeam	1	TBD	B&B	TBD
Quercus shumardii	Shumard Oak	1	TBD	B&B	TBD
SMALL TREES					
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	TBD	B&B	TBD
Chionanthus virginicus	Fringetree	3	TBD	B&B	TBD
Cornus floridus	Flowering Dogwood	3	TBD	B&B	TBD
Lagerstroemia indica 'Natchez'	Natchez Crapemyrtles	2	TBD	B&B	TBD
Stewartia monodelpha	Tall Stewartia	1	TBD	B&B	TBD
Viburnum prunifolium	Blackhaw Viburnum	3	TBD	B&B	TBD
SHRUBS					
Aesculus parviflora	Bottlebrush Buckeye	3	TBD	Cont	TBD
Aucuba japonica 'Emily Rose'	Emily Rose Aucuba	4	TBD	Cont	TBD
Buxus sempervirens 'Suffruticosa'	English Boxwood	4	TBD	Cont	TBD
Calycanthus floridus 'Ashrodite'	Ashrodite Sweetshrub	3	TBD	Cont	TBD
Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew	8	TBD	Cont	TBD
Hamemelis intermedia 'Arnold Promise'	Arnold Promise Witchhazel	1	TBD	Cont	TBD
Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	6	TBD	Cont	TBD
Lindera benzoin	Spicebush	5	TBD	Cont	TBD
Myrica pensylvanica	Northern Bayberry	5	TBD	Cont	TBD
Jasminum nudiflorum	Winter Jasmine	TBD	TBD	Cont	TBD
Rhododendron chinoides	Chinoides Rhododendron	4	TBD	Cont	TBD
Viburnum nudum 'Winterthur'	Winterthur Smooth Witherod	8	TBD	Cont	TBD
Viburnum pragense	Prague Viburnum	6	TBD	Cont	TBD
GROUND COVER, PERENNIALS, BULBS, VINES, GRASS					
Hypericum calycinum	St. John's Wort	TBD	TBD	Cont	TBD
Sarcococca humilis	Sweetbox	TBD	TBD	Cont	TBD
	Sod or Seed & Straw	TBD			

Plant Health Note
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.

Scale: 1" = 10'
0' 10' 20' 30'
NORTH

D. S. Tavern
3449 Ivy Road
Charlottesville, VA 22903

CURRENT FIELD SURVEY RECORDED BY:
Jonathan Garber, PE
Lineage Architects, P.C.
PO Box 991
98 Lee Highway
Verona, VA 24482
P: 540-248-3771
E: jgarber@lineagearch.com
FEBRUARY 3, 2020

KEY

- Name — EXISTING TREE TO REMAIN
- POWER POLE
- OHT — OVER HEAD TELEPHONE
- OHE — OVER HEAD ELECTRIC
- TP — TREE PROTECTION FENCE
- SITE LIGHTING
- FA
- FB
- FC
- FD

COMMONWEALTH OF VIRGINIA
ROSA T. CROCKER
Cert. No. 364
LANDSCAPE ARCHITECT

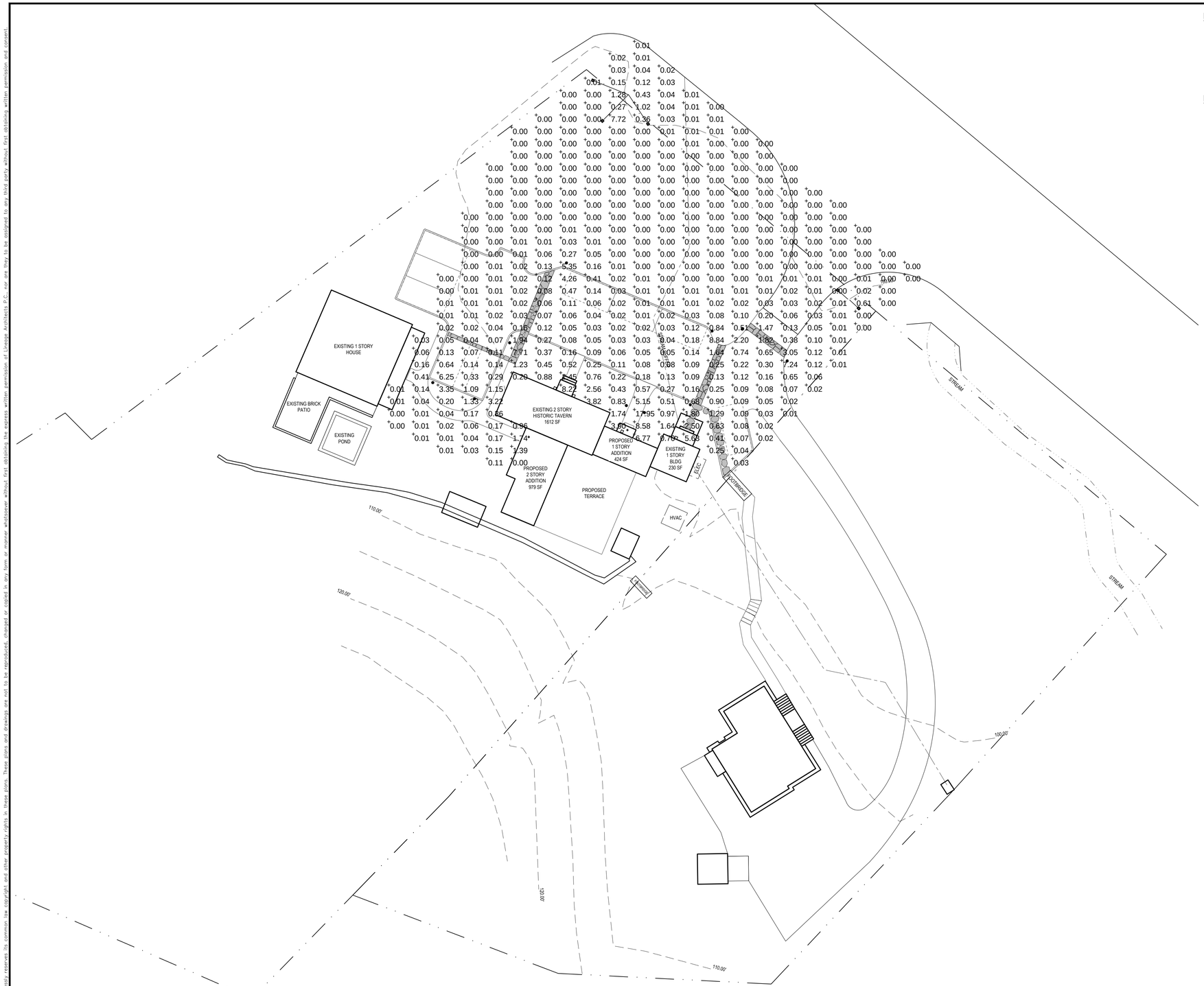
Monroe and Crocker, P.C.
Landscape Architecture · Site Planning · Architecture
P.O. Box 722 Flint Hill, Virginia 22627
Tel. (540) 636-4505
E-mail: mcpc@monroecrocker.com

Scale: 1" = 10'
Drawn: RC, EB
Project #: 613.01
Date: July 12, 2019
REVISED May 23, 2020
REVISED May 26, 2020

LANDSCAPE PLAN

Sheet: C-04A

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GRAPHIC SCALE

20 0 10 20 40 40

(IN FEET)
1 inch = 20 ft.

LIGHTING FIXTURE QUANTITIES:

(2) ASPEN LED 12v LED UPLIGHTS BY HYDREL
(10) LIL LED PATH ACCENT LIGHTS BY LITHONIA
(2) COLONIAL ASHLEY HOUSE COACH WALL MOUNT LANTERN BY AUTHENTIC DESIGNS
(2) L-1613B BY DEEP LANDING WORKSHOP
(2) MORRIS LIGHT BY ANN - MORRIS (AS PROTECTED PORCH LIGHTS)

LIGHTING NOTES:

1. ALL LIGHTING MEETS THE TIMING, GLARE, CUTOFF, INTENSITY, AND COLOR STANDARDS OF ALBEMARLE COUNTY.
2. PHOTOMETRIC MODEL PREDICTS 0.0 fc AT PROPERTY BOUNDARIES.
3. NO TALL POLE MOUNTED LIGHTING IS PROPOSED FOR THIS PROJECT.

N

SITE LIGHTING PLAN

SCALE: 1"=20'

LINEAGE ARCHITECTS
DRAWING UPON TRADITION

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COMMONWEALTH OF VIRGINIA
JONATHAN F. GARBER
No. 038568
05/26/20
PROFESSIONAL ENGINEER

ARCHITECT NAME/SEAL:

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SITE LIGHTING PLAN

DRAWING NUMBER:
C-04 B

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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

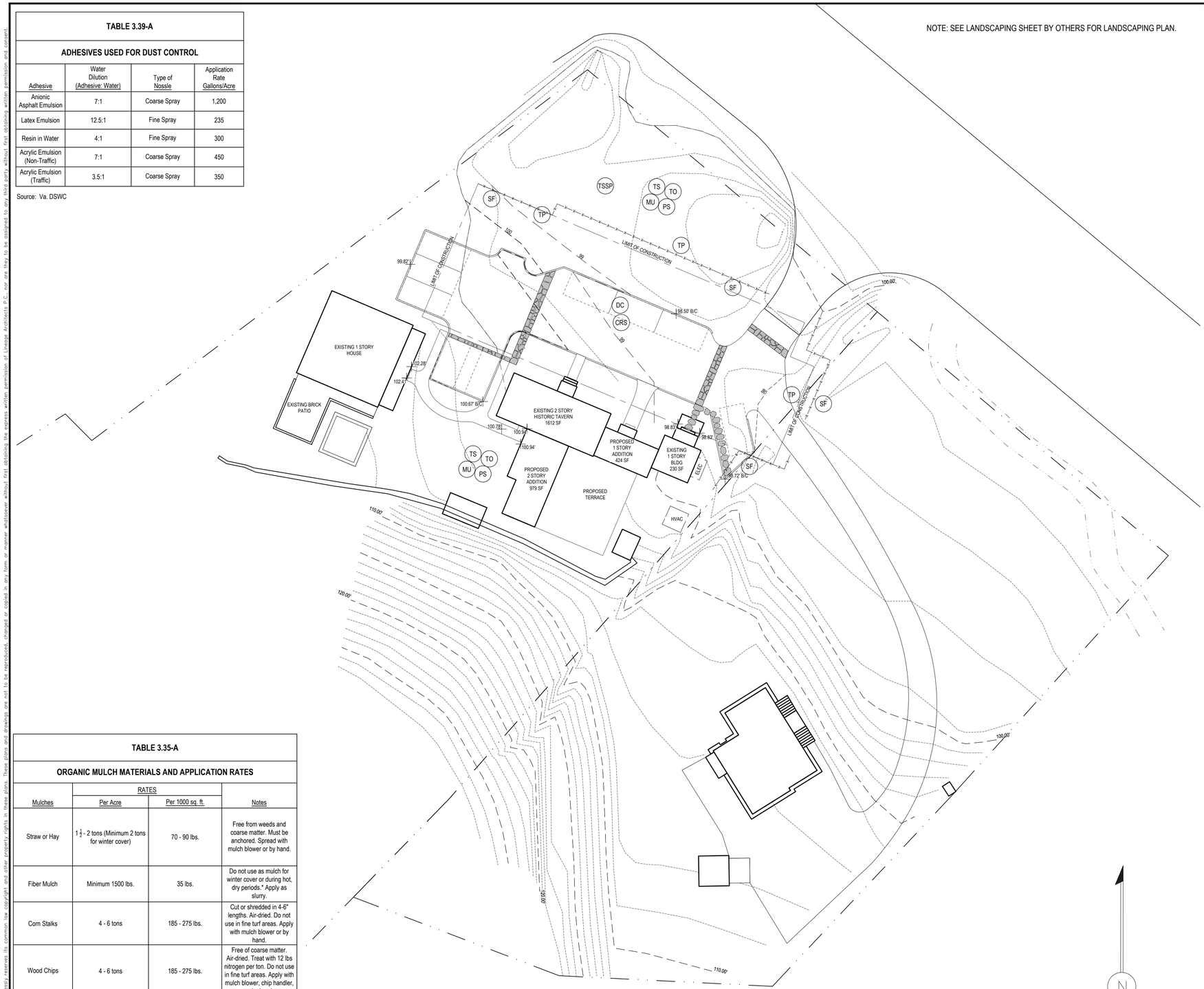
ORGANIC MULCH MATERIALS AND APPLICATION RATES

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

NOTE: SEE LANDSCAPING SHEET BY OTHERS FOR LANDSCAPING PLAN.



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	X—X—X—X
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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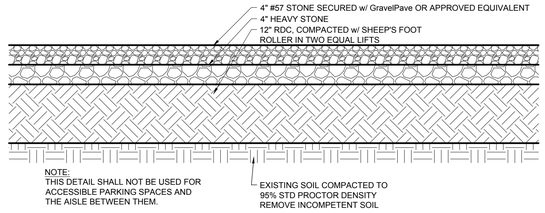
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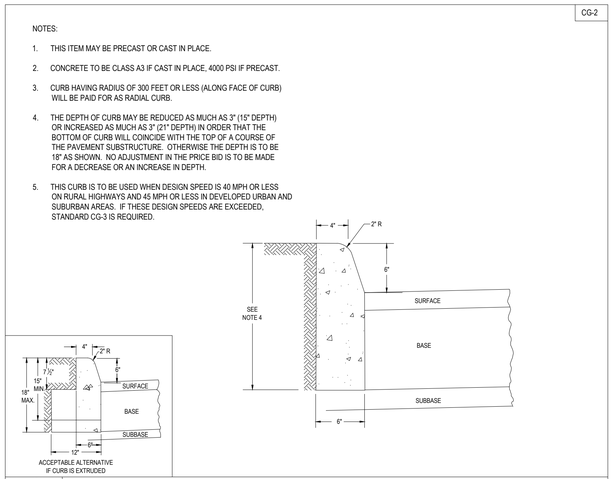
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HEAVY DUTY GRAVEL DETAIL

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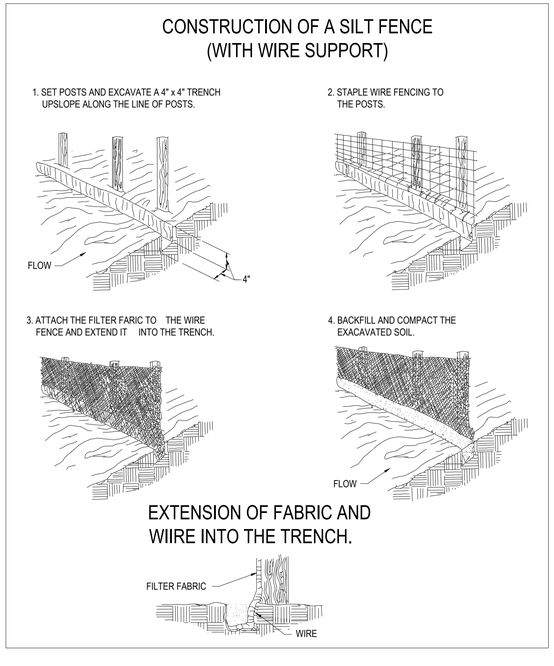
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CG-2 DETAIL

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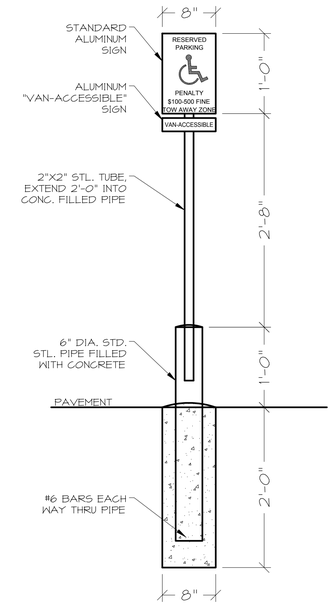
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SILT FENCE DETAIL

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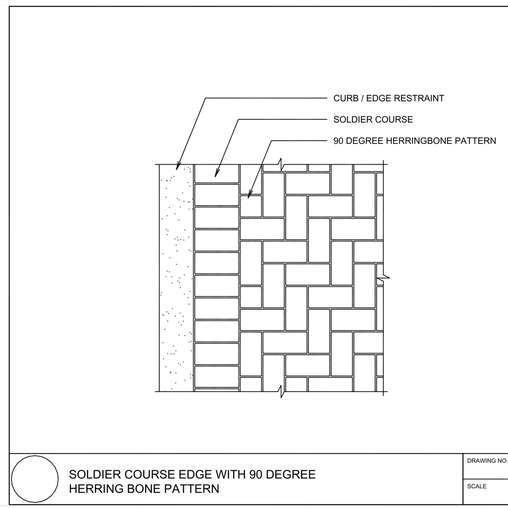
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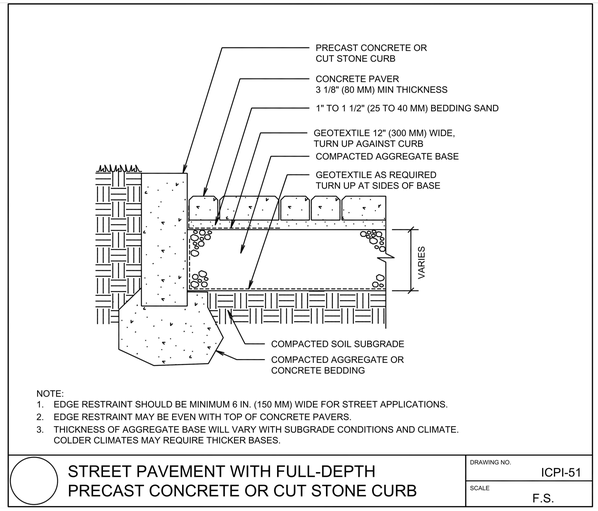


HANDICAP PARKING SIGN

SCALE: NTS

4 C-06





PAVER PLAN AND SECTION

SCALE: NTS

5 C-06

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No. 038568
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PROFESSIONAL ENGINEER

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DRAWING DESCRIPTION:
CONSTRUCTION DETAILS

DRAWING NUMBER:
C-06

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INTERNATIONAL SOCIETY OF ARBORICULTURE

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.

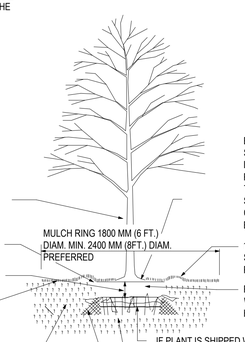
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

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

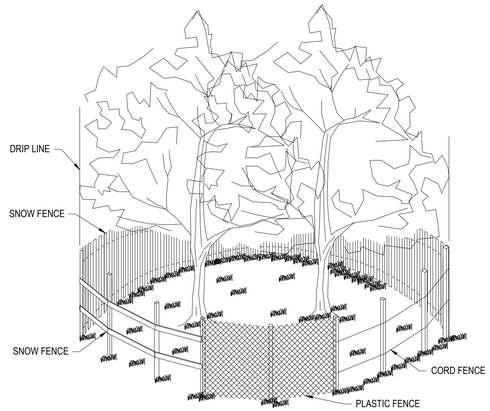
NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

TREE PLANTING DETAIL

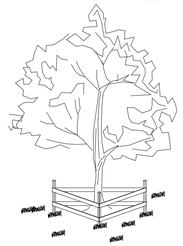
1 C-07

SCALE: NTS

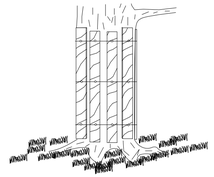
FENCING AND ARMORING



CORRECT METHOD OF TREE FENCING



TRIANGULAR BOARD FENCE

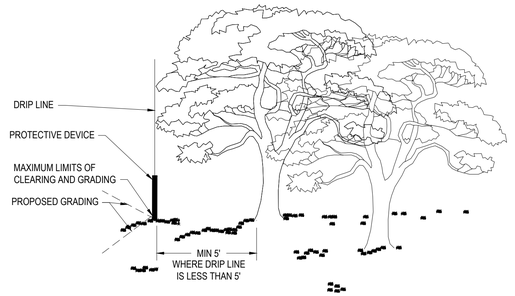


CORRECT TRUNK ARMORING

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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AUTHENTIC DESIGNS
The Mill Road
West Rupert, Vermont 05776
www.authenticdesigns.com

Colonial Ashley House Coach Wall Mount Lantern - FA



SM-LT-45-S-W

BULB SPECS:

2 60 Watt Maximum E12 Bulbs

2700 Kelvin

FINISH:

Darkened Terne

GLASS:

Standard Pane

UL LISTED FOR OUTDOOR USE

DEEP LANDING WORKSHOP, CHESTERTOWN, MD 21620
410-778-4042 877-778-4042 fax 410-778-4070
www.deeplandingworkshop.com
deeplandingworkshop@gmail.com



L-1613B - FB

15 1/2" high x 8" wide x 5 1/4" deep
projects 6 1/2"
Two candelabra (E12) sockets
60 watt max each/ 2700 Kelvin
UL Listed for Outdoor use
Finish is FIN-DLCC, dark lead coat copper
Glass is GL-RST, hand made restoration glass

VAUGHAN

Kingston Wall Lantern - FC

WA0131

UX Version



Height	*18″*
Width	*8″*
Depth	*5½″*
Weight	*6.6 lbs*
Material	*BZ - Brass* *ZI - Zinc*
Bulb Quantity	*x1*
Input Voltage	*120V*
Dimmable	*Mains Dimmable*

Finishes

Bronze	WA0131.BZ.UX
Zinc	WA0131.ZI.UX

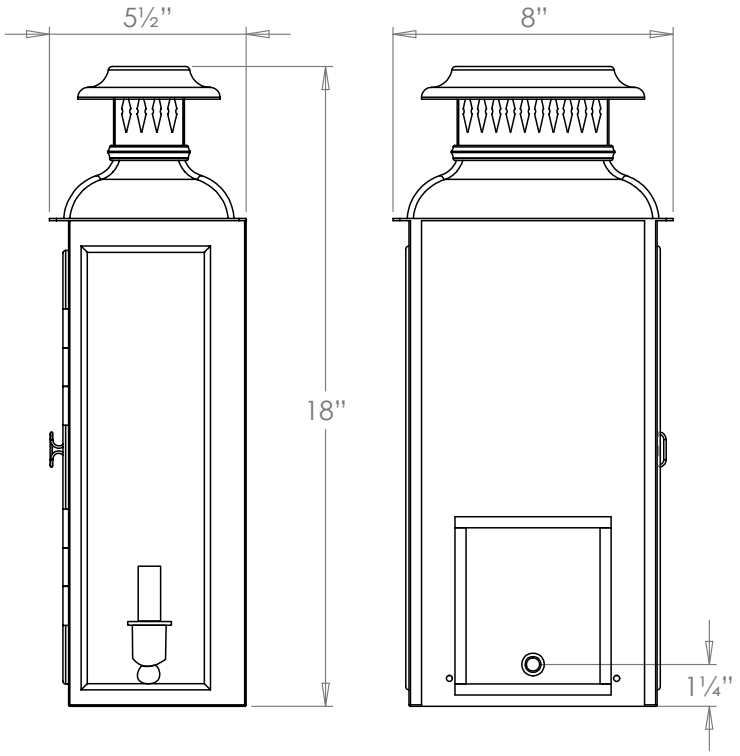
Bulb Specification

Bulb Base	E12 Candelabra Base
Max Wattage	40W
Bulb Supplied	No
Vaughan Recommends	LED/2700K/500 lm

For a brighter light, a bulb with a higher lumen output can be used.

Further Information

Suitable for outdoor use.



c UL us LISTED

Please Note:- These notes are for guidance only. Vaughan accepts no responsibility for any installation using the above notes. The final decision on installation remains with the installer.

ANN–MORRIS

NEW YORK

239 EAST 60TH STREET, NEW YORK, NY 10022
TEL: (212) 755-3308 FAX: (212) 838-4955
EMAIL: info@ann-morris.com
WEBSITE: www.ann-morris.com



MORRIS LIGHT - **FD**

FINISH: STATUARY BRONZE

8” DIAMETER X 4” DEPTH

LAMPING: (2) SOCKETS PER FIXTURE- UP TO 40 WATTS PER SOCKET INCANDESCENT

OR UP TO 60 WATTS PER SOCKET LED

LAMPBASE: MEDIUM BASE (E26)

2700K
UL LISTED FOR OUTDOOR USE

A – M



Specifications

Weight:	1.6 lbs.

H:	5.85" (149mm) w/C1
	6.79" (172mm) w/C2
	8.65" (220mm) w/C3

ASPEN LED

12V/120V LED

HIGHLIGHTS

- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable with low voltage magnetic dimmer
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm

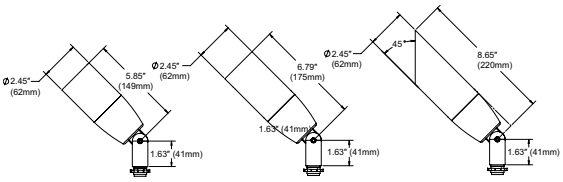
LED

5 YEAR warranty

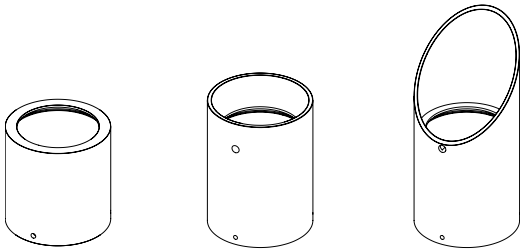
66 IP RATED

WET LOCATION™

DIMENSIONS



C1 C2 C3



C1
SHORT FLUSH

C2
LENS RECESSED

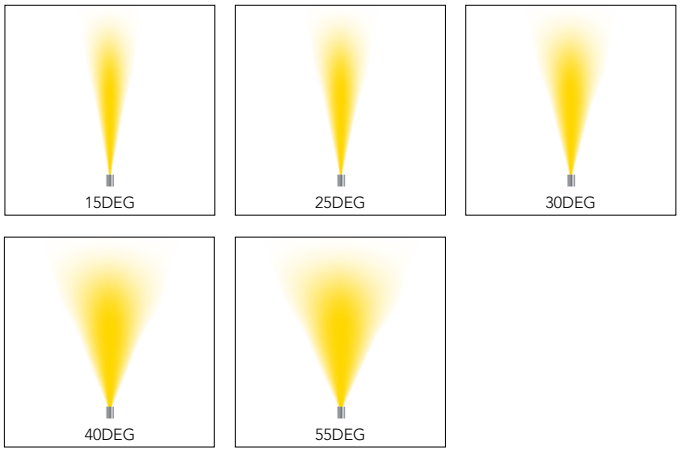
C3
45° CUTOFF

LUMEN PACKAGES

	15DEG	20DEG	25DEG	30DEG	35DEG	40DEG	45DEG	50DEG	55DEG
Delivered Lumens	685	623	659	642	674	656	634	639	641
Watts	11	11	11	11	11	11	11	11	11
LPW	62	57	60	58	61	60	58	58	58
Peak Candela	5,056	2,725	2,827	1830	1569	1212	982	742	664

Note: Information based on 4000K @ P1, 80CRI, 120 Volt with C1 cap and FLC lens

STANDARD DISTRIBUTION



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ORDERING INFORMATION

EXAMPLE: ASPEN SS P1 80CRI 30K 12 20DEG WSL KM C1 BL

ASPEN

Series*	Material*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
ASPEN	**A** Aluminum **BR** Brass **SS** Stainless Steel	**P1** **P2**	**80CRI** **90CRI**	**27K** **30K** **35K** **40K** **50K** *Note: 50K only available with 80CRI*	**12**[1] 12Vac **120**[2] 120Vac *Note: 120V only available with P1*	**15DEG** 15° **40DEG** 40° **20DEG** 20° **45DEG** 45° **25DEG** 25° **50DEG** 50° **30DEG** 30° **55DEG** 55° **35DEG** 35°	**FLC** Flat Clear **WSL** Watershed	**KM** Knuckle **350R** 350° rotational knuckle

Mounting Accessories*

Independent Mounting

JBA	Aluminum J-Box
JBB	Bronze J-Box Architectural
ARJB	J-Box, Aluminum
CN4	4" rectangular canopy
CN4BR	4" rectangular canopy, brass
CN5	5" round canopy
CN5BR	5" round canopy, brass
CN5SS	5" round canopy, stainless
WMC	Wall Mount Cover
WMSA	Wall Mount with Splice Access
STK	Mounting Stake
TRA	Tree Mounted J-Box, Aluminum
TRB	Tree Mounted J-Box, Bronze
_TRAS	Tree Mounted J-Box with Aluminum mounting strap, available with 1-4 JBoxes per strap
_TRBS	Tree Mounted J-Box with Bronze mounting strap, available with 1-4 JBoxes per strap
PM60A	Adjustable Post Mount
PMBR60A	Adjustable Post Mount - Bronze
PM60C	Post Mount with Conduit
PMBR60C	Post Mount with Conduit - Bronze
PM60D	Post Mount with Open Bottom
PMBR60D	Post Mount with Open Bottom - Bronze

Stems

S3[3]	3" Stem
S6[3]	6" Stem
S__[3]	12" - 24" stems, available in 6" incriments
S3BR[4]	3" Stem Brass
S6BR[4]	6" Stem Brass
S__BR[4]	12" - 24" stems, available in 6" incriments

Extended Arms[5]

EA__	12", 24" or 36"
EA45__	45° - 12", 24" or 36"
EA90__	90° - 12", 24" or 36"

Options[6]

Internal Louver

IHL	Honeycomb Louver

Internal Accessory

L1	Prismatic Lens
L2	Linear Spread Lens
L3	Softening Lens

Internal Filters

FA	Amber
FG	Green
FGD	Green Dichroic
FLB	Light Blue
FM	Mercury Vapor
FMB	Medium Blue
FMBD	Medium Blue Dichroic
FR	Red
FRD	Red Dichroic

External Caps*

C1	Short Flush
C2	Recessed Lens
C3	45° Angle Cut

Finish*

All Material

BL	Black Textured
BRS	Bronze Smooth
BRT	Bronze Textured
DBL	Black Smooth
DDB	Designer Bronze
DNA	Natural Aluminum
NBS[7]	Natural Bronze Smooth
STG	Steel Gray
VET	Verde Textured
WH	White Textured
WHS	White Smooth
CF	Custom Finish
RALTBD	Ral Paint Finishes

Brass Only

BRZ	Satin Brass w/ Satin Clear
NAT	Natural Brass w/ Satin Clear
POL	Polished Brass w/ Gloss Clear

Stainless Only

BRSS	Brushed Stainless Steel
NSS	Natural Stainless Steel
PSS	Polished Stainless Steel

Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.

*Required Fields

Notes:

1 Remote transformer required. Options for remote transformers.
2 Integral Driver.
3 Aluminum stems only compatiable with PM60A, PM60C and PM60D.
4 Brass stems only compatible with PMBR60A, PMBR60C and PMBR60D.
5 Extended arms compatible with WMC and WMSA.
6 Up to 2 options can be specified.
7 NBS paint uses specialty pigments to give a natual appearance that may vary by fixture.

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PERFORMANCE DATA

LUMEN OUTPUT

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1 12 Volt	8	15DEG	33	33	19	19	5,180	702	88	5,374	728	91	5,471	741	93	5,665	768	96	5,858	794	99
		20DEG	45	45	22	22	2,792	639	80	2,897	663	83	2,949	675	84	3,053	699	87	3,158	722	90
		25DEG	44	44	24	24	2,897	675	84	3,005	700	88	3,060	713	89	3,168	738	92	3,276	764	96
		30DEG	56	56	30	30	1,875	658	82	1,945	682	85	1,980	694	87	2,050	719	90	2,120	744	93
		35DEG	57	56	37	36	1,608	691	86	1,668	717	90	1,698	729	91	1,758	755	94	1,818	781	98
		40DEG	65	64	41	40	1,242	672	84	1,288	697	87	1,311	710	89	1,358	735	92	1,404	760	95
		45DEG	74	73	45	44	1,006	650	81	1,044	674	84	1,063	686	86	1,100	711	89	1,138	735	92
		50DEG	86	85	53	51	760	654	82	788	679	85	802	691	86	831	716	90	859	740	93
		55DEG	93	93	56	54	681	657	82	706	682	85	719	694	87	744	719	90	770	743	93
P2 12 Volt	12	15DEG	33	33	19	19	7,012	950	79	7,274	986	82	7,405	1,003	84	7,667	1,039	87	7,930	1,074	90
		20DEG	45	45	22	22	3,780	865	72	3,921	897	75	3,992	913	76	4,133	945	79	4,274	978	82
		25DEG	44	44	24	24	3,921	914	76	4,068	948	79	4,141	965	80	4,288	999	83	4,435	1,033	86
		30DEG	56	56	30	30	2,538	890	74	2,632	923	77	2,680	940	78	2,775	973	81	2,870	1,006	84
		35DEG	57	56	37	36	2,176	935	78	2,257	970	81	2,298	987	82	2,379	1,022	85	2,461	1,057	88
		40DEG	65	64	41	40	1,681	909	76	1,744	943	79	1,775	960	80	1,838	994	83	1,901	1,028	86
		45DEG	74	73	45	44	1,362	880	73	1,413	912	76	1,438	929	77	1,489	962	80	1,540	995	83
		50DEG	86	85	53	51	1,029	886	74	1,067	919	77	1,086	935	78	1,125	968	81	1,163	1,002	84
		55DEG	93	93	56	54	921	889	74	956	923	77	973	939	78	1,007	973	81	1,042	1,006	84

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1 120 Volt	11	15DEG	33	33	19	19	4,568	619	56	4,710	638	58	4,755	644	59	5,056	685	62	5,078	688	63
		20DEG	45	45	22	22	2,463	563	51	2,539	581	53	2,563	586	53	2,725	623	57	2,737	626	57
		25DEG	44	44	24	24	2,555	595	54	2,634	614	56	2,659	620	56	2,827	659	60	2,840	662	60
		30DEG	56	56	30	30	1,653	580	53	1,704	598	54	1,721	603	55	1,830	642	58	1,838	645	59
		35DEG	57	56	37	36	1,418	609	55	1,461	628	57	1,475	634	58	1,569	674	61	1,576	677	62
		40DEG	65	64	41	40	1,095	592	54	1,129	611	56	1,140	617	56	1,212	656	60	1,217	659	60
		45DEG	74	73	45	44	887	573	52	915	591	54	924	596	54	982	634	58	986	637	58
		50DEG	86	85	53	51	670	577	52	691	595	54	697	601	55	742	639	58	745	641	58
		55DEG	93	93	56	54	600	580	53	619	597	54	625	603	55	664	641	58	667	644	59

CRI SCALING	Multipler
90CRI	0.83

Note: Information based on ASPEN 12 volt

CRI SCALING	Multipler
90CRI	0.77

Note: Information based on ASPEN 120 volt

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

FEATURES & SPECIFICATIONS

MATERIAL: Body, caps and knuckle machined from 6061-T6 aluminum. BR - machined from 360 brass. SS- machined from 304 stainless steel.

LIGHT SOURCE: Proprietary high output LED's. Units have near constant light output when supplied with 11VAC-14VAC to combat voltage drop. All within 3 MacAdam ellipses.

VOLTAGE: 12 Volt AC, 120 volt AC.

DISTRIBUTION: Available 15DEG, 20DEG, 25DEG, 30DEG, 35DEG, 40DEG, 45DEG, 50DEG, 55DEG

LENS: FLC - Cut from heat strengthened borosilicate glass for superior clarity and strength. WSL - Molded heat strengthened borosilicate glass for superior clarity and strength

MOUNTING: Knuckle to mount to 7/8" thru hole.

POWER SUPPLY: Remote 12VAC transformer, purchased separately. For 120VAC driver is integral. 12VAC dimmable using a remote magnetic transformer. 120V AC dimmable using a standard Triac dimming switch/systems.

FINISH: Super durable polyester TGIC powder coat finish (standard). Optional zinc undercoat for harsh environments.

FEATURES: Tapered "Sure Lock" knuckle seat for infinite aiming and an unparalleled locking ability. Any combination of up to 2 lens accessories/color filter/shielding can be specified in any cap style and are held securely by a removable stainless steel clip ring.

LISTING: cCSAus, Wet location. Laboratory tests conducted by CSA to UL Standards UL-1598, UL-8750 and UL-1838.

WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

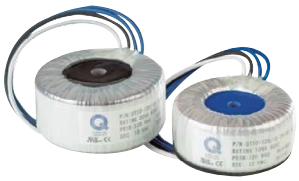
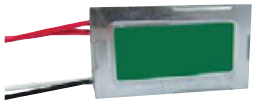
Consult factory for details

NOTE: Actual performance may differ as a result of end-user environment and application.All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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REMOTE TRANSFORMERS

Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.
Non-Isolated Transformers: Suitable for use with landscape type lighting
Isolated Transformers: Suitable for use with underwater and landscape type lighting

		Part #
	• 10 and 20 watts, 120V to 12VAC or 277V to 12VAC magnetic • Must be mounted in a listed weatherproof enclosure • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Examples: TM10 120 TM10 277 TM20 120 TM20 277 See spec sheet for more options
	• 40 and 100 watts, 120V to 12VAC or 277V to 12VAC magnetic • Rated for outdoor surface mount, minimum of 12" above finished grade with the wire connection terminals facing down • Resetable circuit breaker • Two 1/2" knock-outs in the side • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Example: TM40 120 TM40 277 TM100 120 TM100 277 See spec sheet for more options
	• 200, 300, 600 and 900 watts, 120V to 12VAC or 277V to 12VAC magnetic • Rated for outdoor surface mount, minimum of 12” above finished grade with the wire connection terminals facing down • Multi-tap secondary output allowing 12-15 Volt • Internal on/off switch-circuit breaker • Five “knock-outs” in the bottom cover plate (two 1/2", two 3/4" and one 1-1/2") • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Example: TM200 120 TM200 277 TM300 120 TM300 277 TM600 120 TM600 277 TM900 120 TM900 277 See spec sheet for more options
	• 15watts, 120V to 12VAC, electronic • Maximum remote distance is 10' • Non-Isolated Suitable for LED	Example: TE15 120 See spec sheet for more options

REMOTE TRANSFORMERS

Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.
Non-Isolated Transformers: Suitable for use with landscape type lighting
Isolated Transformers: Suitable for use with underwater and landscape type lighting

		Part #
	• 60 and 75 watts 120V to 12VAC or 277V to 12VAC electronic • Maximum remote distance is 10' • Non-Isolated Suitable for LED	Examples: TE60 120 TE75 120 TE75 277 See spec sheet for more options
	• Stepdown transformers are two winding isolated type • Two separate wiring compartments isolate primary and secondary leads • Housed in weatherproof enclosure • Meets requirements of article 680 N.E.C. Listed byU.L • 100 watt 120/12,13,14 ac (T1901) • 300 watt 120/12,13,14 ac (T1903) • 900 watt 120,12,13,14 ac (T1904) • 500 watt 120/12,13,14 ac (1905) • Dimmable by using magnetic low voltage dimmer switch • Isolated - can be used near underwater application • Suitable for LED	Examples: T1901 (100watts) T1903 (300watts) T1904 (900 watts) T1905 (500 watts) See spec sheet for more options
	• 300 watt • A combination junction box and transformer box • Box includes a junction box, transformer housing, and anti-wicking chamber to prevent water being drawn from the conduit into the transformer housing • Completely pre-wired with interconnecting leads which are terminated and imbedded in high temperature sealing compound to prevent wicking • M300 watt 120 or 277 volt can be used with LED 12VAC • M300 Dimmable using low voltage magnectic dimmer switch • Suitable for LED • Non-Isolated	Examples: BPTA or BPTB See spec sheet for more options

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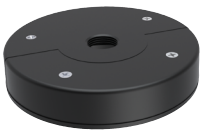
REMOTE TRANSFORMERS

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Non-Isolated Transformers: Suitable for use with landscape type lighting
Isolated Transformers: Suitable for use with underwater and landscape type lighting

		Part #
	• Ground power post mount • 15 watts, 120V to 12V AC, electronic • Non-Isolated, suitable for LED • Non-Dimmable • Stem length available from3" to 36"	Examples: PM60B ET15 120 S3 BL PMBR60B ET15 120 S6 POL See spec sheet for more options
	• Wall mount power box • 15 watts, 120V to 12V AC, electronic • 20 watts, 120V to 12V AC, magnetic • ET15 - Electronic is non-dimmable • M20 - Magnetic is dimmable using low voltage magnetic dimmer switch • Non-isolated, suitable for LED	Examples: WP2J ET15 120 12C BL WP2S M50 120 34C BRS See spec sheet for more options

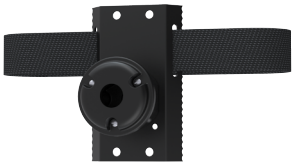
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ACCENT MOUNTING ACCESSORIES

		Part #
	• JBA/JBB Junction box for direct fixture mounting • Available in cast bronze or aluminum • Used where splicing is required for single or multiple fixtures Drilled and tapped to specified requirements • May be Ground or wall mounted	Examples: JBA 34E 34F 78G BL JBB 12A 12C 78G See spec sheet for more options
	• ARJB Architectural Junction Box • Available in cast aluminum • For direct mounting of a single lighting fixture • Designed foe architectual and lansdscpe application Recommended for mounting on a rigid metallic conduit	Example: ARJB 12B 78C BL See spec sheet for more options
	• CN4 wall plate canopy • Available in aluminum or brass • Shape rectangular to mount over a standard switch box • Thru hole sized for standard 1/2 pipe thread • Fixtures secured via lockaing nut (for thru hole) or threaded knuckle	Example: CN4 78C BL See spec sheet for more options
	• CN5 wall mount canopy • Availabe in Aluminum, Brass or stainless steel • Shape round to mount over a standrd 4" round or octagonal box. Thru hole sized for standard 1/2 pipe thread • Fixture secured via locaking nut (for thru hole) or threaded knuckle	Example: CN5 78C BL See spec sheet for more options
	• WMC wall mount cover • Available in cast aluminum • Wall mount cover or mounting fixture over wall box (by others)	Examples: WMC 78C BL See spec sheet for more options
	• WMSA wall mount splice access • Available in cast aluminum • Wall mount with splice access plate for mounting a variety of fixtures • Integral splice access compatment for easy fixture connections • To be mounted over a recessed wall box	Example: WMSA 78C BL See spec sheet for more options

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ACCENT MOUNTING ACCESSORIES

		Part #
	• TRA/TRB tree mount junction box • Available in cast aluminum or bronze Includes a splice box with a mounting plate • Placement of small accent fixtures around or on a structure, like a tree	Examples: TRA 12B 78C BL TRB 12B 78C See spec sheet for more options
	• TRAS/TRBS tree mount junction box with strap. • Available in cast aluminum or bronze • Includes one or more splice boxes with a polypropylene strap • Placement of small accent fixtures around the trunk or branch of a tree	Examples: 2TRAS 12B 78C DDB 1TRBS 12B 78C See spec sheet for more options
	• STK ground mounting stake • Low voltage portable installations only • UV Stable plastic	Example: STK See spec sheet for more options
	• Post Mounts PM60A, PM60C and PM60D Ground Mounting posts • Available in aluminum or brass • Suitable for fixtures with 1/2" knuckles • Fixtures are secured with a locking nut • Used with low voltage fixtures • Optional stems are offered in lengths from 3" to 36"	Examples: PM60A S3 BL PMBR60C S12BR BRS PM60D BL See spec sheet for more options
	• EA–Extended Arms • Available in lengths 12", 24" and 36" • Available in angles 45° and 90° • Material available in aluminum • Extended arms are compatible with WMC and WMSA wall • mounts	Examples: WMC EA12 12C BL WMSA EA4512 12C BRS
	• Tree Ring TRAR 2FX, TRAR 3FX, TRAR 4XF, TRAR 5FX, TRAR 6FX • Stainless Steel Ring and Hardware • Can accommodate trees between 10" to 15" in diameter • Available in 2, 3, 4, 5 and 6 fixture configurations	Examples: TRAR 5FX 12S 12C BL TRAR 3FX 12S 12C BRS Note: TRAR is sold separately. See spec sheets for options

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ASPEN INTERNAL ACCESSORIES

Internal Accessories can be ordered separate and are field replaceable

	**INTERNAL HONEYCOMB LOUVER** • Hexagonal cell louver with 45°cut-off • includes retaining ring	Example: IHLASPEN
	**INTERNAL ACCESSORY LENSES** • L1 Prismatic Lens • L2 Linear Spread Lens • L3 Softening Lens • includes retaining ring	Examples: LAASPEN L1 LAASPEN L2 LAASPEN L3
	**INTERNAL COLORED FILTERS** • FA Amber • FG Green • FGD Green Dichroic • FLB Light Blue • FM Mercury Vapor • FMB Medium Blue • FMBD Medium Blue Dichroic • FR Red • FRD Red Dichroic • includes retaining ring	Examples: CFASPEN FA CFASPEN FG CFASPEN FGD CFASPEN FLB CFASPEN FM CFASPEN FMB CFASPEN FMBD CFASPEN FR CFASPEN FRD

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LIL LED
LED Wall Luminaire

NIGHTTIME FRIENDLY

TITLE 24 PART 6

DLC QPL LISTED

5 YEAR warranty

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

landscape lighting

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Introduction

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Ordering Information

EXAMPLE: LIL LED 40K MVOLT WH

LIL LED											
Series	**Color Temperature**		**Voltage**		**Controls**		**Mounting**		**Finish**	
LIL LED	**30K**	3000 K [1]	**MVOLT**	120 / 277V [2]	**(blank)**	None	**(blank)**	None	**DDBTXD**	Textured dark bronze
	40K	4000 K			**PE**	MVOLT button photocell [2,3]	**BB**	Back box accessory for conduit wiring [4]	**WH**	White [5]
					EL	Battery pack [3]				

Accessories

Ordered and shipped separately.

LIL LED BB DDBTXD	Back box for conduit entry applications, dark bronze - CI Code *249WXH
LIL LED BB WH	Back box for conduit entry applications, white - CI Code *249WXJ

NOTES

1. Only available with EL option when order with DDBTXD.
2. MVOLT driver operates on 120V and 277V (50/60Hz).
3. PE and EL cannot be ordered together.
4. Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.
5. Only available with PE or EL option when orderen in WH.

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
LED technology provides long operating life (L70/50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
Easily mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.

This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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landscape lighting

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Model Number	CCT	Rated Power	Lumens	LPW
LIL LED	3000K	8.4W	800	95

Electrical Load

		Input current at given input voltage (amps)			
Model Number	Rated Power	120V	208V	240V	277V
LIL LED	8.4W	0.07	0.04	0.03	0.03

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

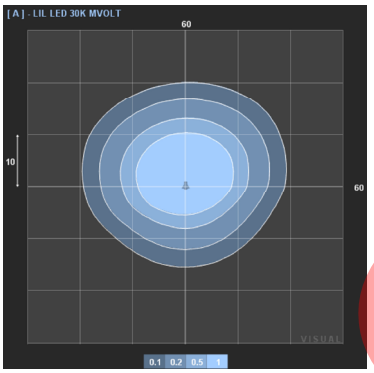
Operating Hours	0	25,000	50,000
LIL LED	1.00	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting LIL LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

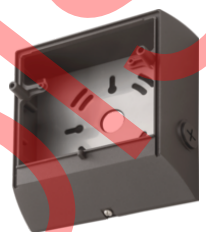
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



Accessories

LIL LED BB DDBTXD	Back box for conduit entry applications, dark bronze
LIL LED BB WH	Back box for conduit entry applications, white

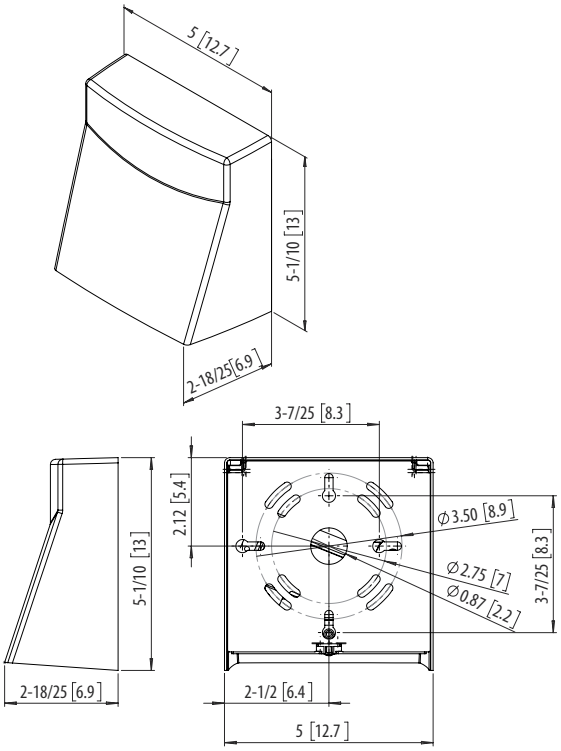


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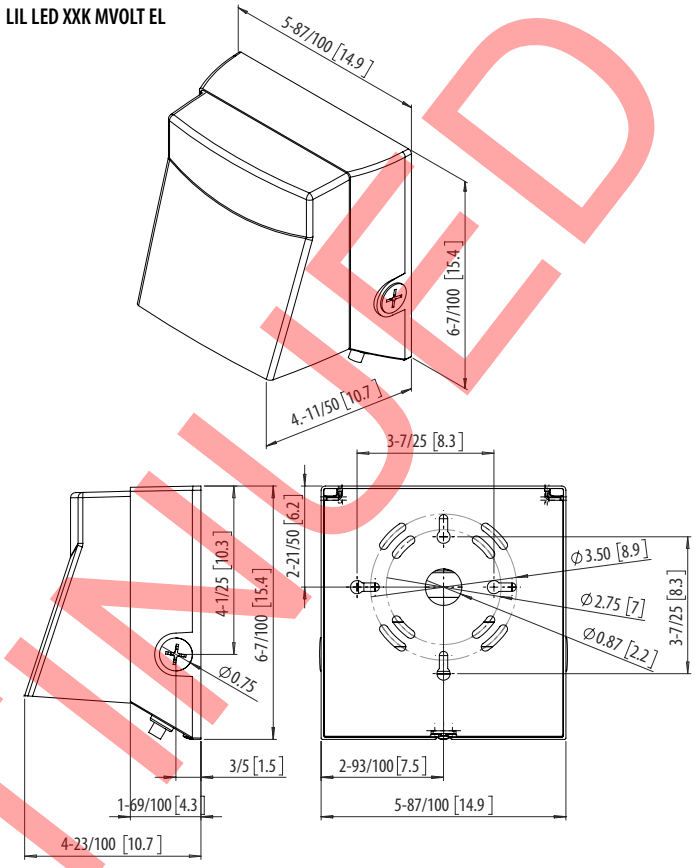
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Dimensions

LIL LED XXK MVOLT



LIL LED XXK MVOLT EL



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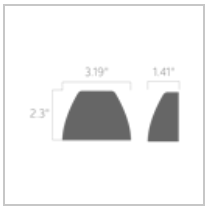
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4 Corners 3000K LED Deck Light Textured Architectural Bronze

16111AZT30 (Textured Architectural Bronze)







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3000K Pure White Four Corners LED deck light in Textured Architectural Bronze features 4 gently sloped cast aluminum corners.

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FINISH: Textured Architectural Bronze

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