

COMMUNITY CHRISTIAN ACADEMY

TMP 61-127
project ID: 23.024

SUBMITTED 16 SEPTEMBER 2024

Context Map
Sheet 1 of 13



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COMMUNITY CHRISTIAN ACADEMY

PROPOSAL DESCRIPTION

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A. Project Introduction

Community Christian Academy operates a private school with a maximum enrollment of 150 students on tax parcel 61-127 in Albemarle County. The school currently operates out of the existing church building on the property but is facing space constraints as they approach their maximum enrollment. To resolve their space constraints, Community Christian Academy proposes to construct a modular building with eight classrooms. The modular structure will be very similar in appearance to modular structures that are often implemented on public school sites when capacity conflicts arise.

B. Compatibility with Surrounding Area and Entrance Corrdior

Community Christian Academy is adjacent to the Rio Road Entrance Corridor. Nearby sites include a mixture of new and historic development. There are a range of medium to large sized commercial and residential structures. Buildings are single and multistory, many with warm neutral colors. Existing landscaping in the entrance corridor highlights lawns and shade trees, which are historically significant to the area. The proposed new building for the school will use modular units in order to promote flexibility of classroom spaces. These units will be only one story tall, with warm neutral colors. Additional landscaping will include a mix of shade trees, evergreens, and flowering shrubs. The structure and the site will blend in well to the balanced character of the surrounding residential and commercial sites.

C. Human Scale

At only one story tall, the building is easily accessible and understandable to the human scale.

D. Cohesive Whole

A neutral color palette combining white and beige will create a cohesive whole.

E. Limiting Blankness

The building will have ample windows and doors, that create visual interest with material and textural changes.

F. Accessory Structures and Equipment

HVACC units will be located on the East and West sides of the building. The landscaping along the West side of the building will provide sufficient screening to limit views of these structures from the Rio Road entrance corridor.

G. Lighting

Exterior lighting will consist of one wall mounted light on the north end of the building and one wall mounted light on the south end of the building. See attached lighting plan for additional information.

H. Landscaping

The majority of existing landscaping will remain. Proposed new landscaping will consist of a mix of deciduous and evergreen vegetation which will mesh with existing planting and grading of the site. Trees in between the new building and the entrance corridor will help blend the building into the site and create pleasant views from Rio Road.

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AERIAL OVERVIEW
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**COMMUNITY
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EXISTING CONDITIONS 1
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Looking North along Rio Rd

NEW BUILDING
LOCATION

**COMMUNITY
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EXISTING CONDITIONS 2
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Looking South along Rio Rd

NEW BUILDING
LOCATION
(BEHIND EXISTING TREES)

COMMUNITY CHRISTIAN ACADEMY

SURROUNDING SITES

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1. Charlottesville Aldersgate United Methodist Church



2. Latitude Massage



3. Northside Baptist Church



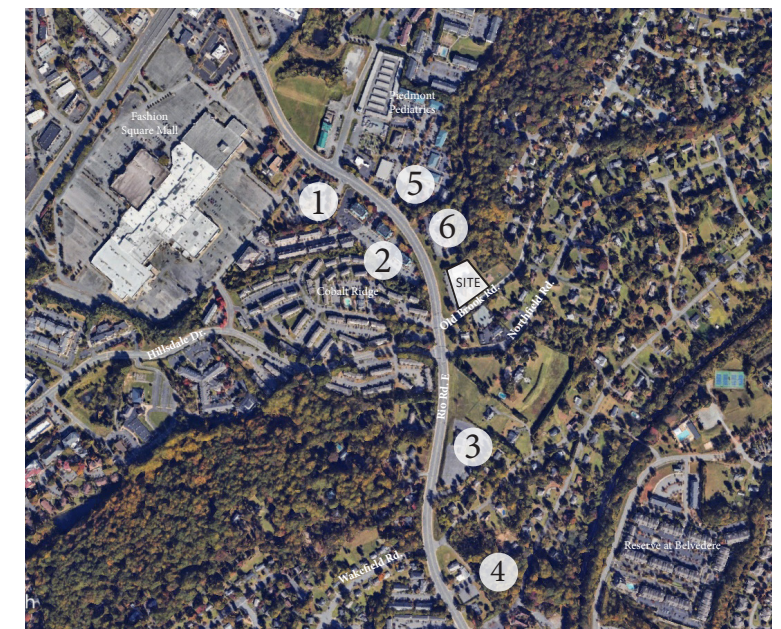
4. Charlottesville Church of the Brethren



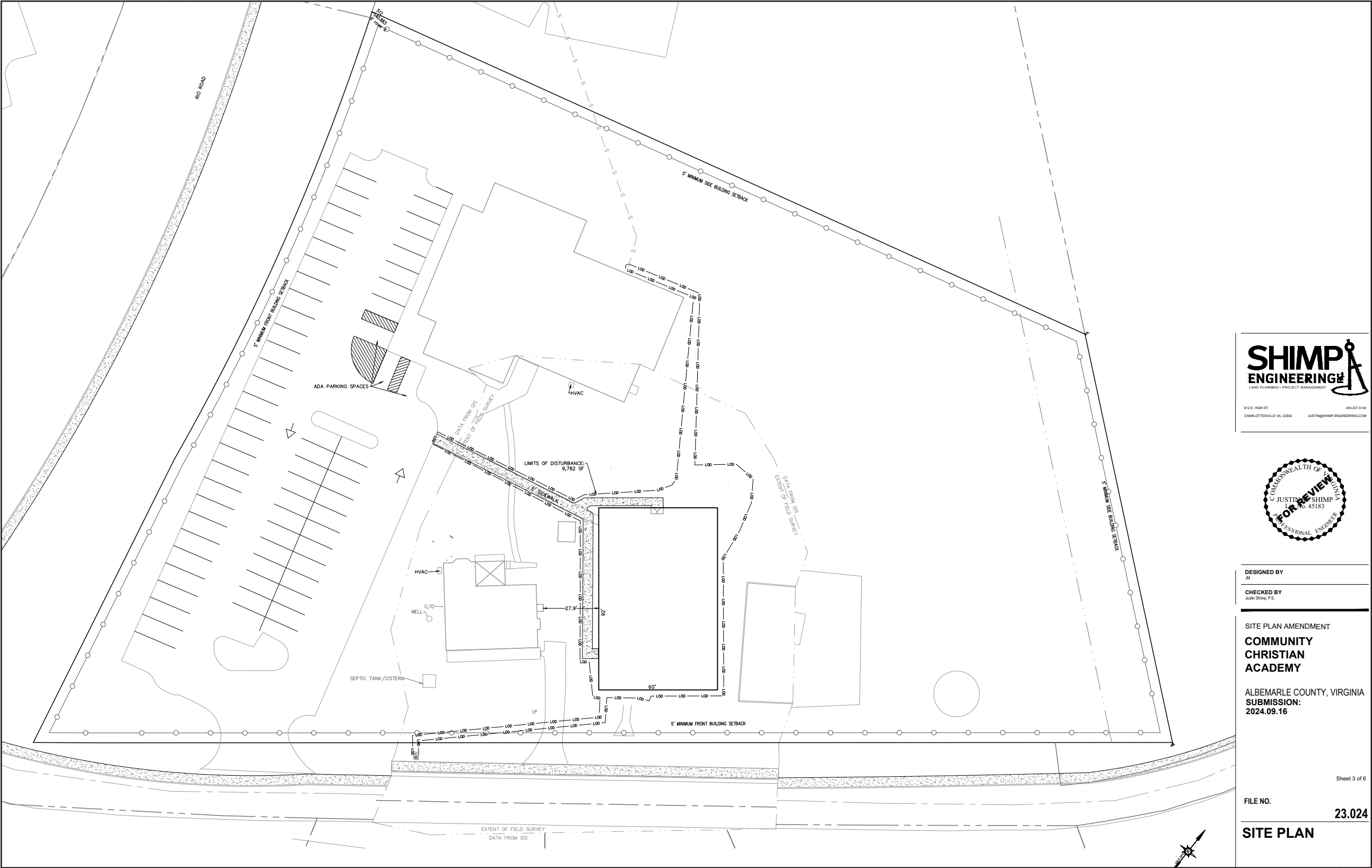
5. Charlottesville Veterinary Hospital



6. Rio Center



COMMUNITY
CHRISTIAN
ACADEMY
SITE PLAN
Sheet 7 of 13



DESIGNED BY
JM
CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT
**COMMUNITY
CHRISTIAN
ACADEMY**
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.09.16

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FILE NO. **23.024**

SITE PLAN

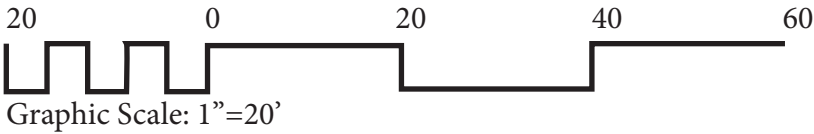
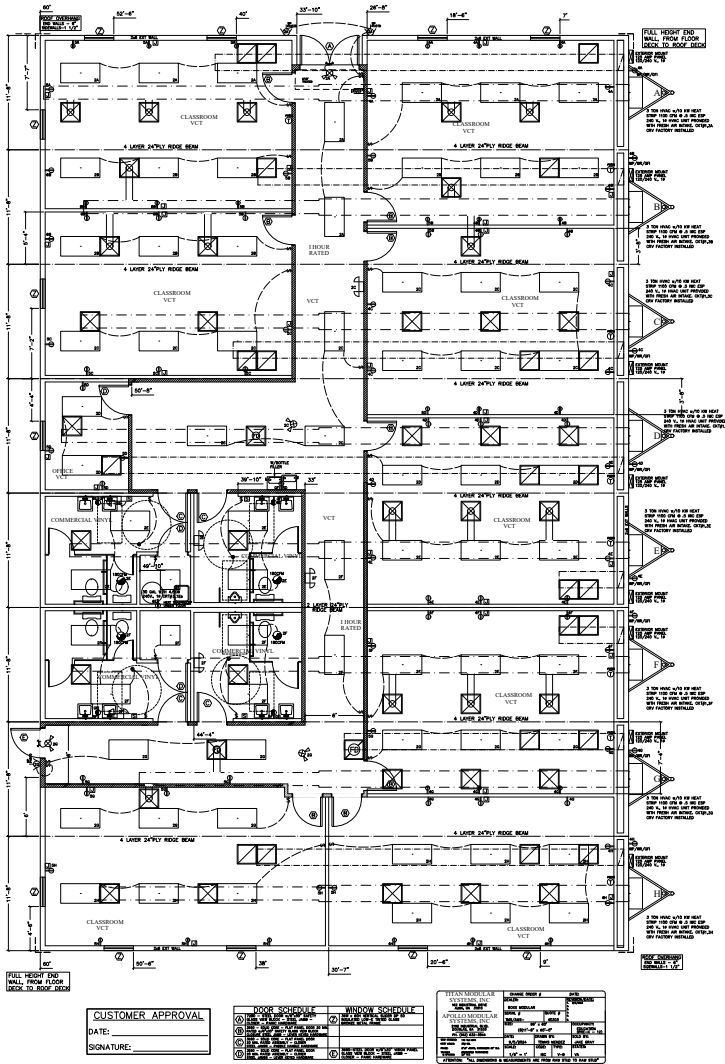
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**COMMUNITY
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REFERENCE PHOTO
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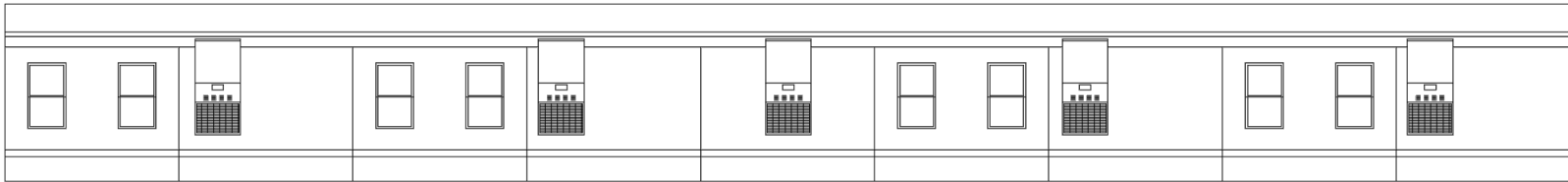


The proposed building will be similar in appearance to the one shown above.

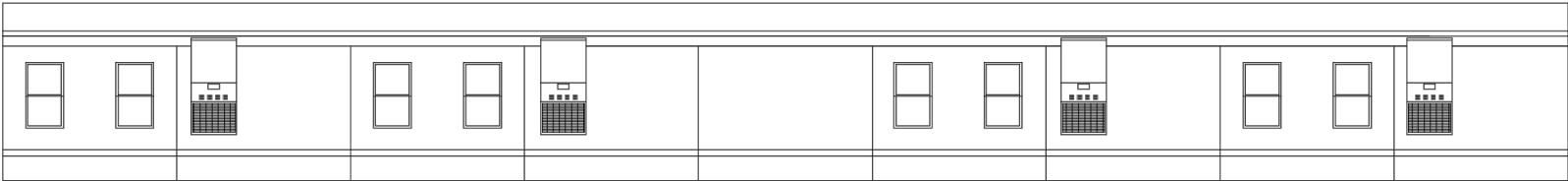
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ACADEMY
FLOOR PLAN
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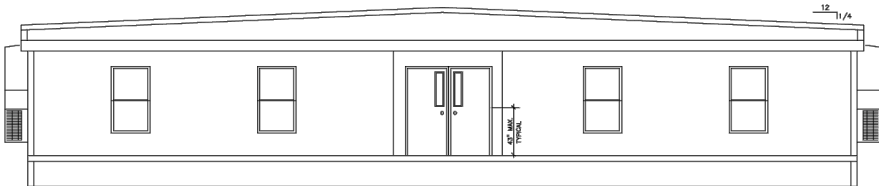
COMMUNITY
CHRISTIAN
ACADEMY
ELEVATIONS
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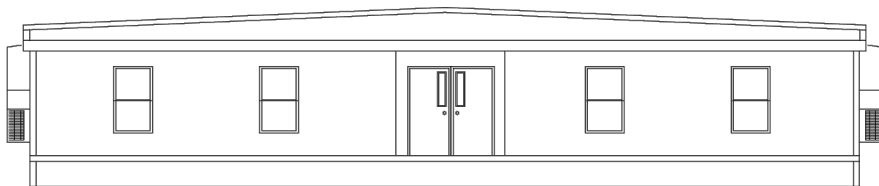
East Elevation



West Elevation

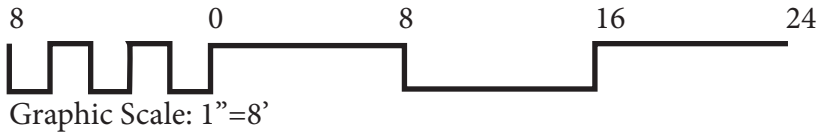


North Elevation

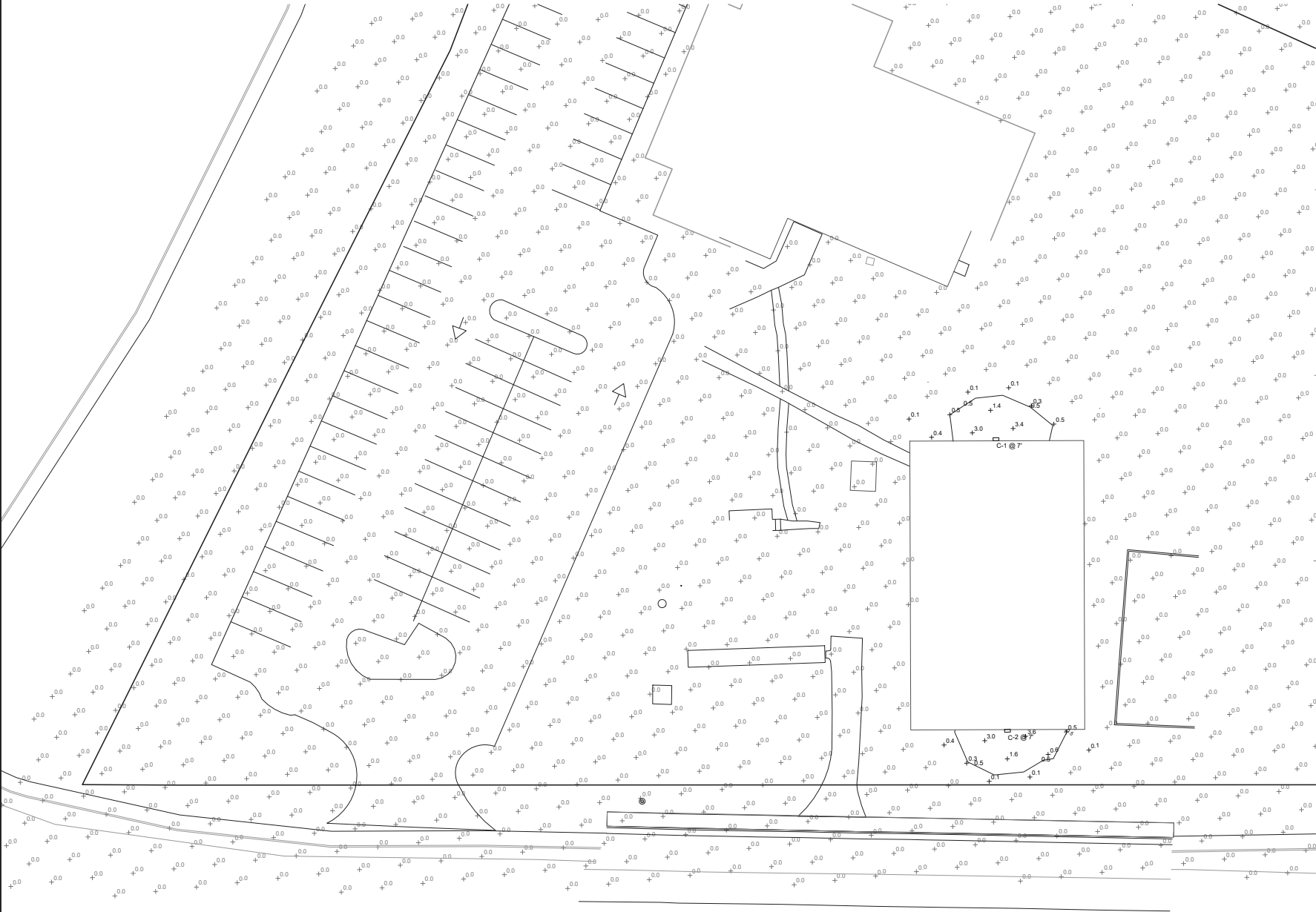


South Elevation

See attached manufacturer’s sheet for materials. All faces of the building will be “Ivory” HI RIB STEEL with white trim around the top and windows.



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LIGHTING PLAN
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Lighting Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	C	2	GARDCO	GBS--A01--830--T2M	Geoform Wall Sconce -- black, 20 LED's, 3000K CCT, TYPE T2M OPTIC, 80CRI	GBS--A01--830--T2M.ies	1	Absolute	1.00	10.2

CALCULATIONS
AVERAGE: 0.0 fc
MAXIMUM: 3.6 fc
MINIMUM: 0.0 fc

LIGHTING NOTES:
1. 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 footcandle.
2. "C" fixtures shall be mounted at a height of 7'.
3. "C" fixtures shall have a CCT of 3000K.

Wall Mount

Geoform

GBS LED wall sconce

Gardco Geoform black steel LED wall sconce features a compact geometric design that will complement a range of architectural styles. Geoform is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. Geoform with light effects may be inverted for a wall location light option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Ordering guide	example GBS-A01-830-T2M-UVW-80S																																				
<table><thead><tr><th>Accessories</th><th>Configuration</th><th>Color</th><th>Options</th><th>Notes</th><th>Mounting</th><th>Controls</th><th>Material</th><th>Finish</th></tr></thead><tbody><tr><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td></tr></tbody></table>	Accessories	Configuration	Color	Options	Notes	Mounting	Controls	Material	Finish	GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS	<table><thead><tr><th>Accessories</th><th>Configuration</th><th>Color</th><th>Options</th><th>Notes</th><th>Mounting</th><th>Controls</th><th>Material</th><th>Finish</th></tr></thead><tbody><tr><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td><td>GBS</td></tr></tbody></table>	Accessories	Configuration	Color	Options	Notes	Mounting	Controls	Material	Finish	GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS
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Accessories	Configuration	Color	Options	Notes	Mounting	Controls	Material	Finish																													
GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS	GBS																													

Luminaire Accessories (order separately?)

GBS-A01-830-T2M-UVW-80S Wall Mounted Size for surface consult, painted black

GBS-A01-830-T2M-UVW-80S Wall Mounted Size for surface consult, painted black

LAND PLANNING • PROJECT MANAGEMENT

912 E. HIGH ST. 434
CHARLOTTEVILLE VA 22902 JUSTIN@SHIMPEENGINEERING.COM



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JM

CHECKED BY
Justin Shimp, P.E.

SITE PLAN AMENDMENT
**COMMUNITY
CHRISTIAN
ACADEMY**

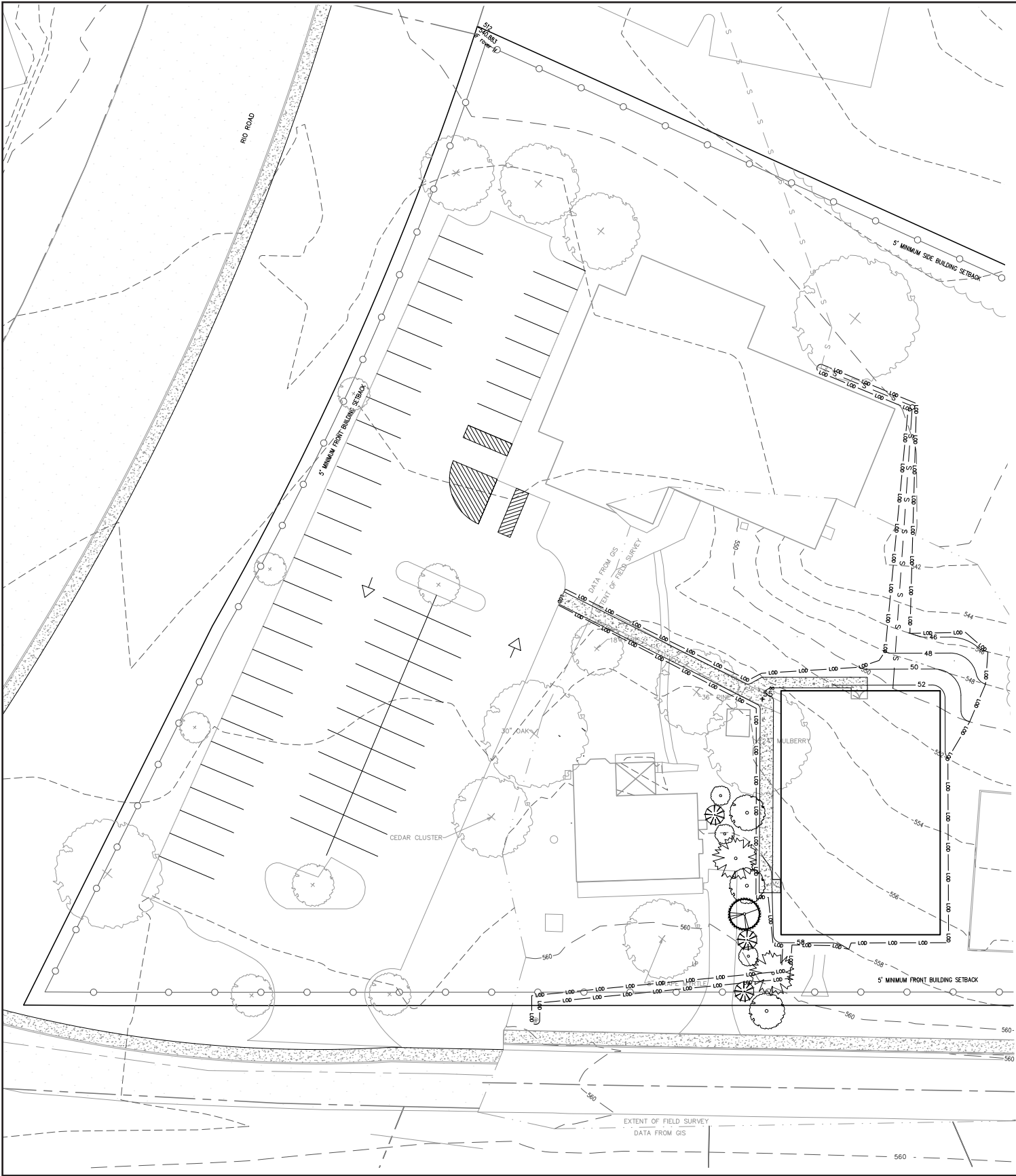
ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:
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LIGHTING PLAN

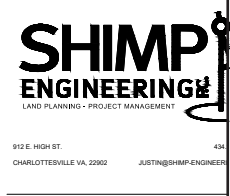
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COMMUNITY
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ACADEMY
LANDSCAPE PLAN
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LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Shade Tree	Carpinus caroliniana	American Hornbeam	2.5"	2	25	113	226
	Evergreen Tree	Thuja occidentalis	Arborvitae	6-8' Ht.	3	10	10	30
	Evergreen Tree	Magnolia grandiflora	Southern Magnolia	6-8' Ht.	1	20	54	54
	Deciduous Shrub	Hydrangea quercifolia	Oakleaf hydrangea	6-8' Ht.	3	10	10	30
	Evergreen Shrub	Ilex glabra	Inkberry Holly	6-8' Ht.	3	10	23	69
							TOTAL SF:	256

- NOTES:
1. 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.
 2. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.



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JM

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SITE PLAN AMENDMENT
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ALBEMARLE COUNTY, VIRGINIA
**SUBMISSION:
2024.09.16**

FILE NO. **23.024**

**LANDSCAPE
PLAN**



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**COMMUNITY
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PLANT PALETTE**

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American Hornbeam



Arborvitae



Southern Magnolia



Inkberry Holly



Oakleaf Hydrangea

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HI RIB STEEL COLOR SAMPLES

TITAN

MODULAR SYSTEMS, INC

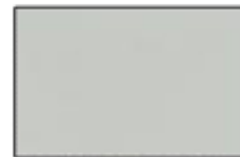
162 INDUSTRIAL DRIVE/P.O. BOX 427, ALMA GEORGIA

OFFICE: (912)632-3344 - FAX: (912)632-3345

Colors shown are not exact matches to the metal itself, but they have been matched as accurately as possible.
Availability of colors are subject to change. Not all colors are available in all panel systems and gauges.



ARTIC WHITE



POLAR WHITE



BONE WHITE



LIGHT STONE



OLD TIME GRAY



FORREST GREEN



HAWAIIAN BLUE



GALLERY BLUE



BARN RED



GALVALUME



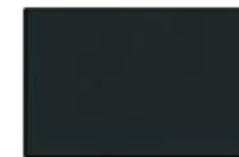
PATRIOT RED



COCOA BROWN



BLACK



CHARCOAL GRAY



IVORY