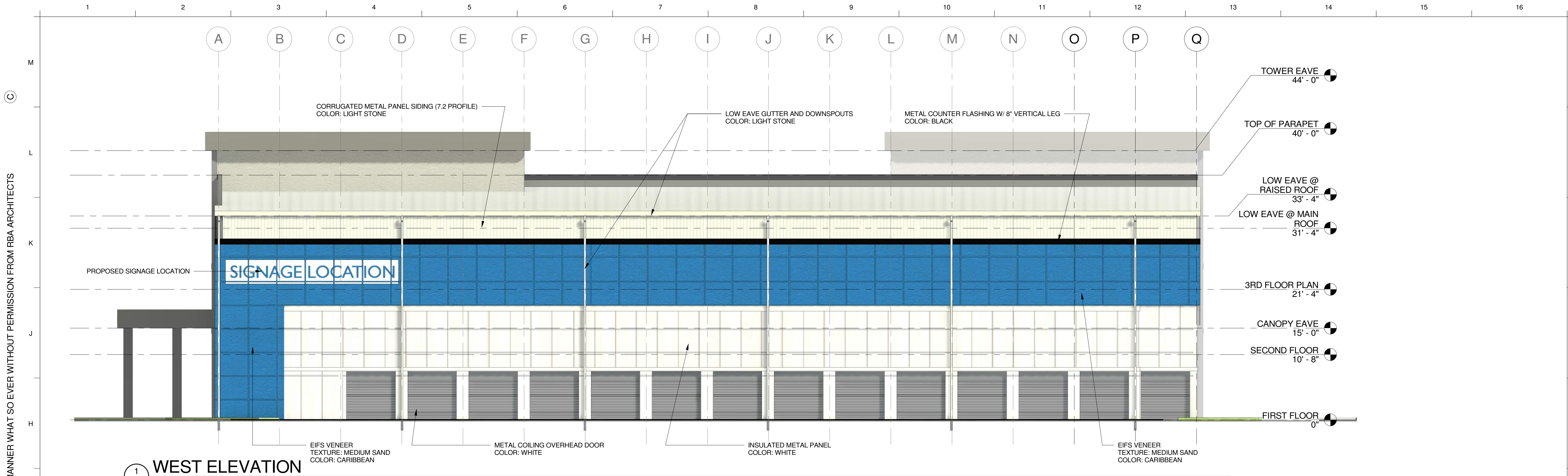
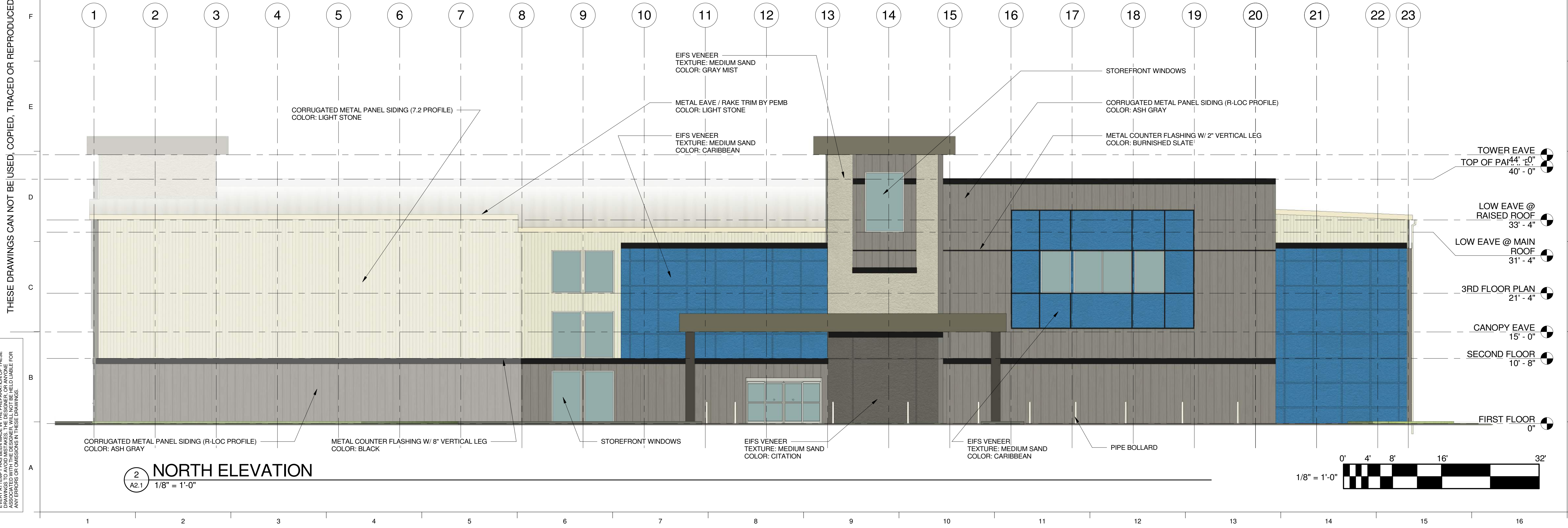


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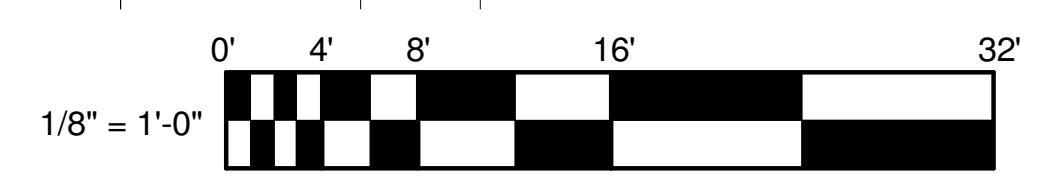
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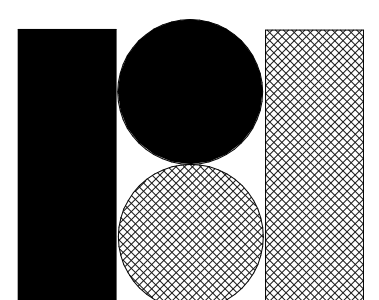


1
A2.1
WEST ELEVATION
1/8" = 1'-0"



2
A2.1
NORTH ELEVATION
1/8" = 1'-0"





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AIRPORT INDUSTRIAL COMPLEX, CHARLOTTESVILLE, VA
AIRPORT ROAD STORAGE
EXTERIOR ELEVATIONS

REVISIONS		
NO:	DATE:	DESCRIPTION:

DATE: 03/19/2026
JOB NUMBER: 25118

SHEET NUMBER:
A2.1

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CORRUGATED METAL PANEL SIDING (7.2 PROFILE)
COLOR: LIGHT STONE

EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: CARIBBEAN

STOREFRONT WINDOWS

PROPOSED SIGNAGE LOCATION

METAL EAVE / RAKE TRIM BY PEMB
COLOR: LIGHT STONE

CORRUGATED METAL PANEL SIDING (R-LOC PROFILE)
COLOR: ASH GRAY

METAL COUNTER FLASHING W/ 2" VERTICAL LEG
COLOR: BURNISHED SLATE

TOWER EAVE
44' - 0"

TOP OF PARAPET
40' - 0"

LOW EAVE @
RAISED ROOF
33' - 4"

LOW EAVE @ MAIN
ROOF
31' - 4"

3RD FLOOR PLAN
21' - 4"

EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: CITATION

SECOND FLOOR
10' - 8"

FIRST FLOOR
0"

METAL COILING OVERHEAD DOOR
COLOR: WHITE

INSULATED METAL PANEL
COLOR: WHITE

METAL COUNTER FLASHING W/ 8" VERTICAL LEG
COLOR: BLACK

EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: CARIBBEAN

METAL COILING OVERHEAD DOOR
COLOR: SIGNAL BLACK

EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: GRAY MIST

SIGNAGE LOCATION

M1
A2.2
1/8" = 1'-0"

SOUTH ELEVATION

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EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: CARIBBEAN

STOREFRONT WINDOWS

EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: GRAY MIST

EAVE / RAKE TRIM BY PEMB
COLOR: LIGHT STONE

TOWER EAVE
44' - 0"

LOW EAVE @
RAISED ROOF
33' - 4"

LOW EAVE @ MAIN
ROOF
31' - 4"

CORRUGATED METAL PANEL SIDING (7.2 PROFILE)
COLOR: LIGHT STONE

3RD FLOOR PLAN
21' - 4"

CANOPY EAVE
15' - 0"

SECOND FLOOR
10' - 8"

FIRST FLOOR
0"

METAL COILING OVERHEAD DOOR
COLOR: SIGNAL BLACK

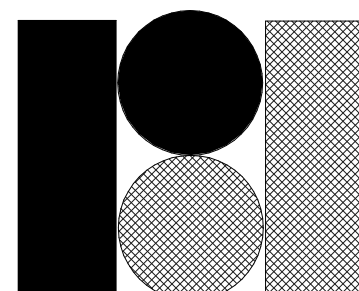
EIFS VENEER
TEXTURE: MEDIUM SAND
COLOR: CITATION

METAL COUNTER FLASHING W/ 8" VERTICAL LEG
COLOR: BLACK

CORRUGATED METAL PANEL SIDING (R-LOC PROFILE)
COLOR: ASH GRAY

F1
A2.2
1/8" = 1'-0"

EAST ELEVATION



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AIRPORT ROAD STORAGE
EXTERIOR ELEVATIONS

REVISIONS		
NO.	DATE:	DESCRIPTION:

DATE: 03/19/2026
JOB NUMBER: 25118

SHEET NUMBER:

A2.2

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UNIT MIX FIRST FLOOR			
SIZE	COUNT	SQ. FEET	TOTAL SQ. FEET
*10x15	3	150 SF	450 SF
*10x20	3	200 SF	600 SF
*10x25	16	250 SF	4000 SF
*10x30	13	300 SF	3900 SF
5x5	7	25 SF	175 SF
7.5x10	24	75 SF	1800 SF
10x10	13	100 SF	1300 SF
10x15	22	150 SF	3300 SF
10x20	6	200 SF	1200 SF
10x30	19	300 SF	5700 SF
GRAND TOTAL: 126			

ADA STORAGE UNIT COMPLIANCE:

SCOPING REQUIREMENTS:

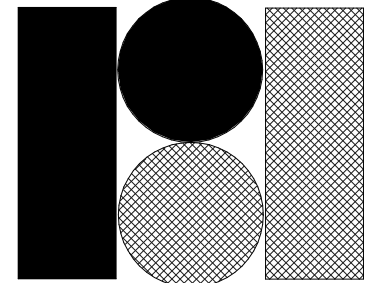
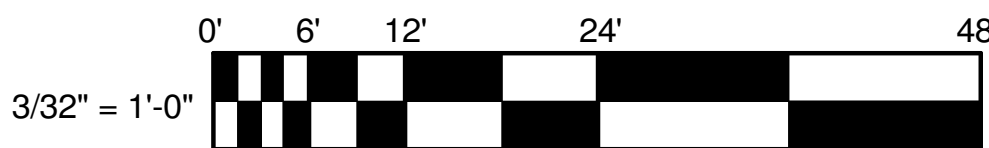
- 5% IF LESS THAN 200 UNITS
- 10 UNITS PLUS 2% IF MORE THAN 200 UNITS
- DISPERSED AMONG CLASSES OF SPACES
- EXAMPLE: A 180 UNIT FACILITY MUST MAINTAIN 9 ACCESSIBLE UNITS. A 320 UNIT FACILITY MUST MAINTAIN 13 ACCESSIBLE UNITS. THESE MUST BE A MIXTURE OF SIZES (5X10, 10X10, 10X15, ETC.)

REQUIRED MODIFICATIONS:

- A PULL MUST BE INSTALLED ON THE DOOR EXTERIOR NO LOWER THAN 15" AND NO HIGHER THAN 48"
- PULL MUST HAVE A LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
- A NYLON ROPE MUST BE INSTALLED ON THE BOTTOM BAR WHICH HANGS 15" – 48" INCHES WHEN DOOR IS OPEN
- ROPE MUST ALSO CONTAIN A LOOP LARGE ENOUGH TO FIT A FIST AND REPLACES THE TRADITIONAL ROPE
- AN ACCESSIBILITY PLAQUE WITH BRAILLE MUST BE CLEARLY DISPLAYED OUTSIDE OF UNIT
- DOOR MUST BE TENSIONED AT 5LBS. MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR. *NOTE: JANUS DOORS MEET THIS REQUIREMENT.*
- FOR EXTERIOR UNITS, RAMPING IS REQUIRED WHICH COVERS THE ENTIRE WIDTH OF THE UNIT.

1ST FLOOR PLAN

3/32" = 1'-0"



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AIRPORT ROAD STORAGE
FIRST FLOOR PLAN

REVISIONS		
NO:	DATE:	DESCRIPTION:

DATE: 03/19/2026
JOB NUMBER: 25118

SHEET NUMBER:

A1.1

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UNIT MIX SECOND FLOOR			
SIZE	COUNT	SQ. FEET	TOTAL SQ. FEET
5x5	5	25 SF	125 SF
5x10	65	50 SF	3250 SF
7.5x10	27	75 SF	2025 SF
10x10	53	100 SF	5300 SF
10x15	37	150 SF	5550 SF
10x20	39	200 SF	7800 SF
GRAND TOTAL: 226			

ADA STORAGE UNIT COMPLIANCE:

SCOPING REQUIREMENTS:

- 5% IF LESS THAN 200 UNITS
- 10 UNITS PLUS 2% IF MORE THAN 200 UNITS
- DISPERSED AMONG CLASSES OF SPACES
- EXAMPLE: A 180 UNIT FACILITY MUST MAINTAIN 9 ACCESSIBLE UNITS. A 320 UNIT FACILITY MUST MAINTAIN 13 ACCESSIBLE UNITS. THESE MUST BE A MIXTURE OF SIZES (5X10, 10X10, 10X15, ETC.)

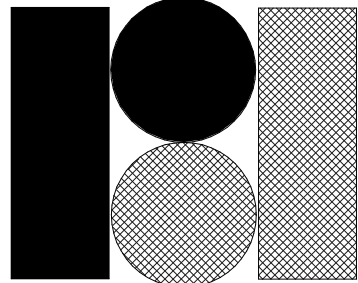
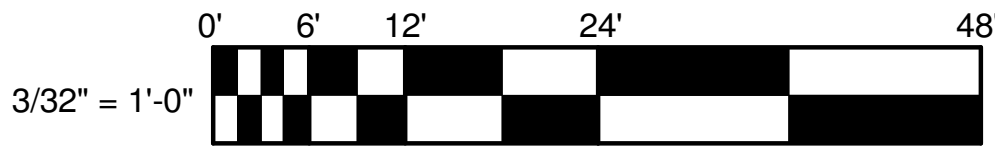
REQUIRED MODIFICATIONS:

- A PULL MUST BE INSTALLED ON THE DOOR EXTERIOR NO LOWER THAN 15" AND NO HIGHER THAN 48"
- PULL MUST HAVE A LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
- A NYLON ROPE MUST BE INSTALLED ON THE BOTTOM BAR WHICH HANGS 15" – 48" INCHES WHEN DOOR IS OPEN
- ROPE MUST ALSO CONTAIN A LOOP LARGE ENOUGH TO FIT A FIST AND REPLACES THE TRADITIONAL ROPE
- AN ACCESSIBILITY PLAQUE WITH BRAILLE MUST BE CLEARLY DISPLAYED OUTSIDE OF UNIT
- DOOR MUST BE TENSIONED AT 6LBS. MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR. *NOTE: JANUS DOORS MEET THIS REQUIREMENT.*
- FOR EXTERIOR UNITS, RAMPING IS REQUIRED WHICH COVERS THE ENTIRE WIDTH OF THE UNIT.

2ND FLOOR PLAN

1
A1.2 3/32" = 1'-0"

2
A2.1



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AIRPORT ROAD STORAGE
SECOND FLOOR PLAN

REVISIONS

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A1.2

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UNIT MIX THIRD FLOOR

SIZE	COUNT	SQ. FEET	TOTAL SQ. FEET
5x5	95	25 SF	2375 SF
5x10	56	50 SF	2800 SF
7.5x10	19	75 SF	1425 SF
10x10	126	100 SF	12600 SF
10x15	17	150 SF	2550 SF
10x20	2	200 SF	400 SF

GRAND TOTAL: 315

ADA STORAGE UNIT COMPLIANCE:

SCOPING REQUIREMENTS:

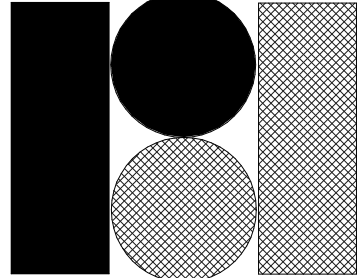
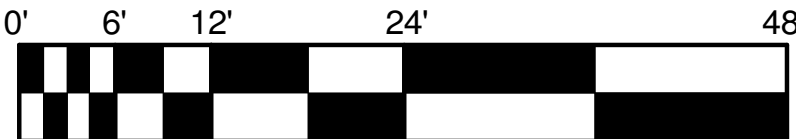
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- DISPERSED AMONG CLASSES OF SPACES
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REQUIRED MODIFICATIONS:

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- FOR EXTERIOR UNITS, RAMPING IS REQUIRED WHICH COVERS THE ENTIRE WIDTH OF THE UNIT.

3RD FLOOR PLAN

3/32" = 1'-0"



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THIRD FLOOR PLAN

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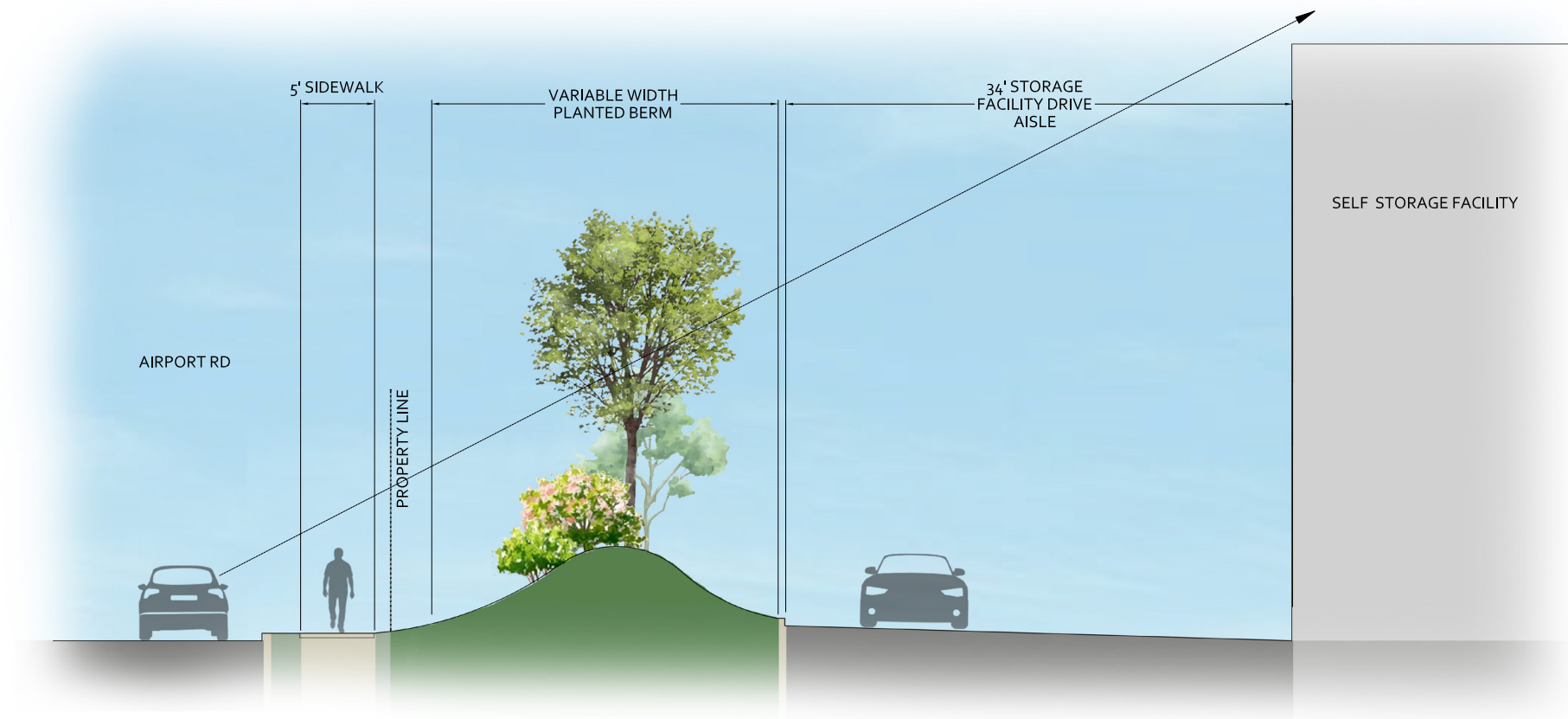
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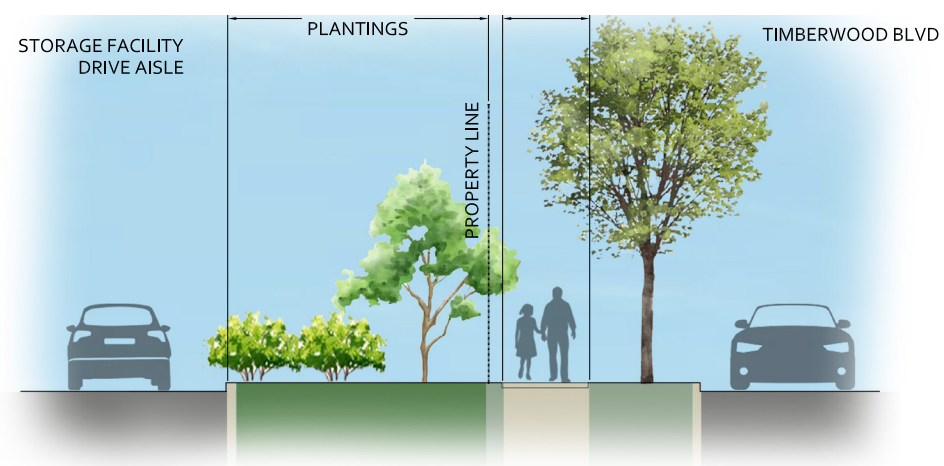
COLLINS ENGINEERING

Airport Road Self Storage Site Plan Rendering

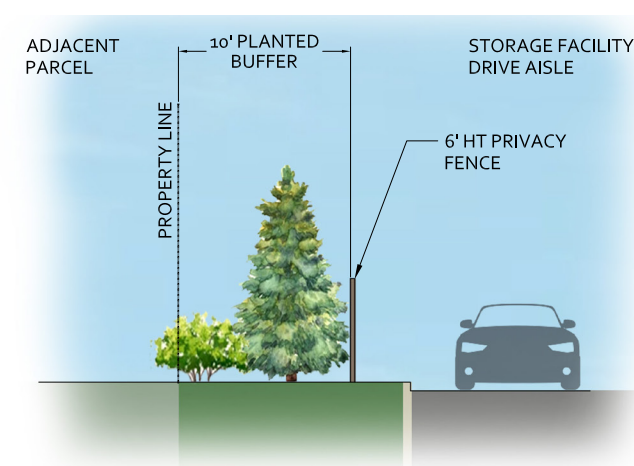
03/19/2026



AIRPORT RD FRONTAGE TYPICAL SECTION



TIMBERWOOD BLVD FRONTAGE TYPICAL SECTION



ADJ. PROPERTY BUFFER TYPICAL SECTION











COLLINS ENGINEERING

Airport Road Self Storage
Site Photos

03/19/2026

March 20, 2026

RE: Airport Rd. Self Storage Facility Initial ARB Narrative

Building Design:

The design for this 3-story self-service storage facility features a contemporary design character achieved using a similar material and color palette to the recently approved MicroAir Expansion at 3590 Grand Forks Blvd, which will be visible directly across Airport Rd. Both buildings will feature gray and white base colors with blue accent colors achieved using a variety of types and configurations of metal panel systems as well as EIFS and storefront glass.

The predominance of the building will have a single slope standing seam metal roof but variable roof edge treatments, including parapets, metal eave trim with downspouts, and membrane-roof topped tower elements; are used to break up roof lines and to create distinct massings within the overall volume of the building. These distinct massings, are reinforced by the material compositions: areas with metal eave trim as the roof edge feature accent colored EIFS at the upper sections of the wall with flat profile, white, insulated-metal-panel at the lower sections; areas with parapet wall as the roof edge feature gray corrugated metal panel with horizontal banding created using black, decorative-metal transition flashing, and the tower elements feature a combination of light gray EIFS, dark gray metal panels, and storefront glazing.

The overall design composition is truly “four-sided” architecture, with the above-described elements and compositional logic being consistently distributed around the entirety of the building.

Site Design:

The proposed site design includes enhanced landscaping along Airport Road, Timberwood Boulevard, and the western property line that will add visual interest to the overall project. Landscaping and lighting are also included for the parking areas and drive aisles around the property as shown on the submitted plans.

Several existing major utilities run down Airport Road near the existing sidewalk, including a water line, telecommunications line, overhead power lines, and a storm sewer. The easements associated with these utilities prohibit tree plantings adjacent to the sidewalk; therefore, landscape plantings have been pushed back closer to the proposed development. Plantings include a mixture

of large shade trees, flowering understory trees, and a variety of shrubs. A raised berm has also been created to help elevate plantings along Airport Road.

Timberwood boulevard landscaping includes large shade trees located in the 6' wide planting strip between the back of curb and sidewalk. Additional plantings of understory flowering trees and shrubs have been proposed between the sidewalk and internal drive aisle associated with the site.

The western property line includes a mixture of evergreen trees and shrub plantings, as well as a 6' privacy fence to help screen the proposed drive aisle and parking from the adjacent property and views from the entrance corridor.

Several illustrations have been provided to help convey intent and provide a sense of what the project will look like from different viewpoints along the entrance corridor. These include site plan renderings, sections from the different sides of the project, perspectives of the building and site, and architectural elevations.

Site lighting includes building mounted fixtures and several pole lights near the entrance and parking spaces. The proposed lighting is all dark sky compliant and matches the fixture types submitted with the light industrial offices currently under review to the north. A detailed photometric plan and specifications sheet have been included with this initial submission for review.