



VSH PREMIER CIRCLE ARB 2022-29

SUBMISSION OF FINAL SITE PLAN

May 8, 2023



Khristopher Taggart, Digital Signature
ARB Approved Plan
May 24, 2023



EXISTING CONDITIONS - VIEWS FROM THE ENTRANCE CORRIDOR

We are pleased to present to the Architectural Review Board a conceptual building design for the new 81 unit, Single Resident Occupancy (SRO) building developed by Virginia Supportive Housing at Premier Circle. This affordable housing project will provide SRO units and on-site program support for formerly homeless residents. The project is financed by Low-Income Housing Tax Credits (LIHTC) that were awarded in 2021 with a request for additional credits in 2023. Start of construction is anticipated to start in 2024.

This is the first new construction on the site since recent rezoning approval in 2020. The building is set within a larger vision for the entire site, one which ultimately and strategically combines housing for homeless and formerly homeless and affordable housing - providing as many as 140 affordable multifamily homes while continuing to provide housing for homeless over the next several years. To achieve this goal, the project is phased and this building will be constructed in the middle of the overall site.

At final build-out and after anticipated subdivision, this building will be located one parcel off of the Entrance Corridor of Route 29, thereby sandwiched between two future new construction projects. At final build-out, the site's anticipated pattern will place this building between a new non-residential building that fronts the E.C. and, on the other side, an affordable multifamily building at the rear of the site. Though the building is not in the parcel directly adjacent, it will be visible from the E.C., as indicated in our

perspective images.

This Application Narrative focuses on presenting the building design intent as it will be at initial build-out, showing it in the site surrounded by the existing context. That being said, this application does provide a phased demolition plan, phased site plan, and a perspective image to give a sense for the building in the context of anticipated future build-out. Without knowing the final design of the adjacent buildings, we can only anticipate building mass per allowable building heights and areas (See Appendix).

The proposed building will begin to transform the site from the existing single-story buildings to a higher density mixed-use hub. Although the building will comprise 81 SRO units, the building design, form, and materials are meant to provide a metered building that is pleasant from the vantage of the E.C. and meant to 'break down the scale' of the building for the pedestrian on site.

Care has been taken in designing the building shape to minimize disruption to existing utilities, allow for phased development, and so that the building's future residents can enjoy some adjacent green space and optimal site circulation. The 'L-shaped' building form also reduces overall length of any one side of the building and provides a semi-enclosed meditative and community garden space on the south (E.C.) side of the building. Much of the garden and ground floor will be hidden from view along Route 29 due to existing site topography and anticipated future development in the parcel

fronting route 29, however we have developed these spaces (as well as the overall building) utilizing themes central to the ARB.

The goal for the building design is to allow residents to 'own' and identify their units within the building. Therefore, at the rhythm of the SRO units within, the building steps forward with a window bay in a contrasting material; contrasting the light brick (which encompasses the majority of the building) with a darker fiber cement panel.

As it is a tight site anticipating higher density than seen today, site sidewalks will be close to unit windows in some instances. Therefore, as the building's window bays meet the ground they recede to the plane of the building to accommodate base plantings for natural screening, softening of the building from afar.

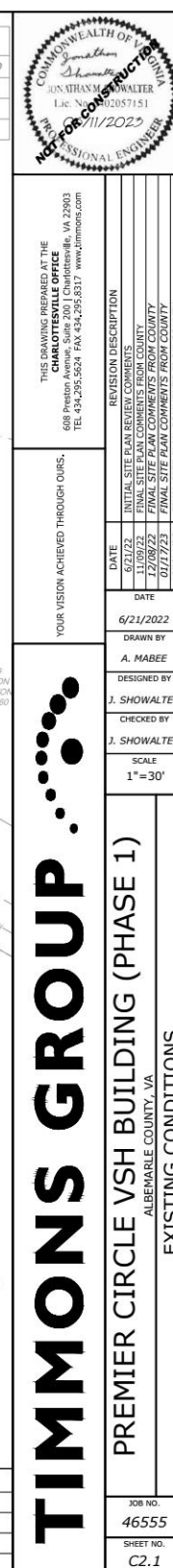
Overall, we see the idea of 'breaking down the scale' as working hand in hand with creating a more human scale destination and home along an active vehicular corridor. We hope to provide a comfortable, pedestrian environment appropriate for residential uses while responding to surrounding context and anticipating future phases.

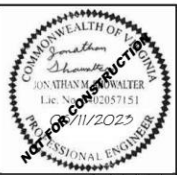
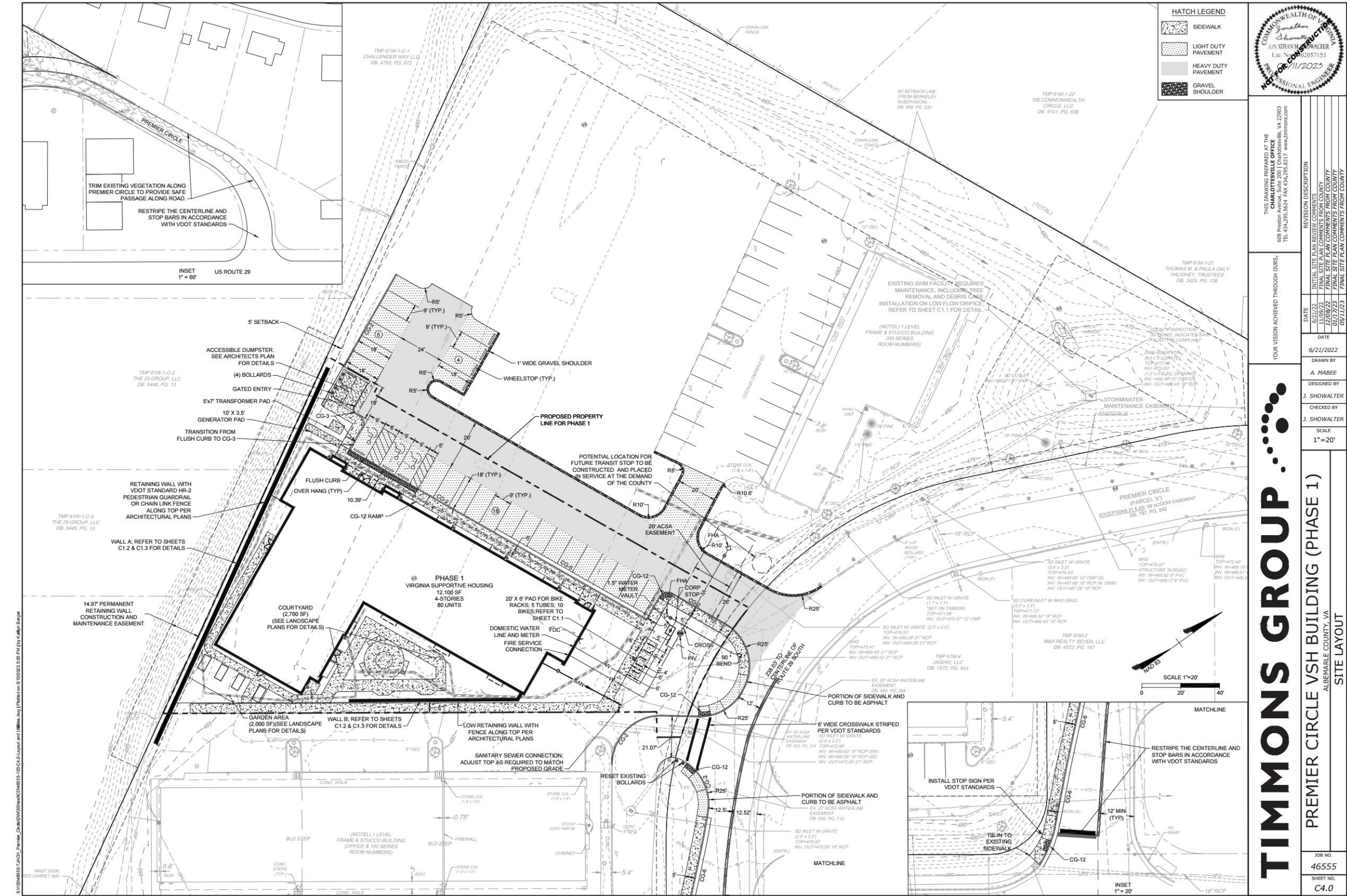
We respectfully ask for the ARB guidance in finding the best possible solution for the building and site's redevelopment in its relation to the Entrance Corridor.

PROJECT NARRATIVE

VSH PREMIER CIRCLE - ARB 2022-29

May 8, 2023





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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 644-235-5624 FAX: 644-235-6317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 6/21/2022
DRAWN BY: A. MABEE
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: 1"=20'

REVISION DESCRIPTION
DATE
06/21/22 TOTAL SITE PLAN REVISIONS
12/08/22 FINAL SITE PLAN COMMENTS FROM COUNTY
07/17/23 FINAL SITE PLAN COMMENTS FROM COUNTY
09/11/23 FINAL SITE PLAN COMMENTS FROM COUNTY

TIMMONS GROUP
PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
SITE LAYOUT

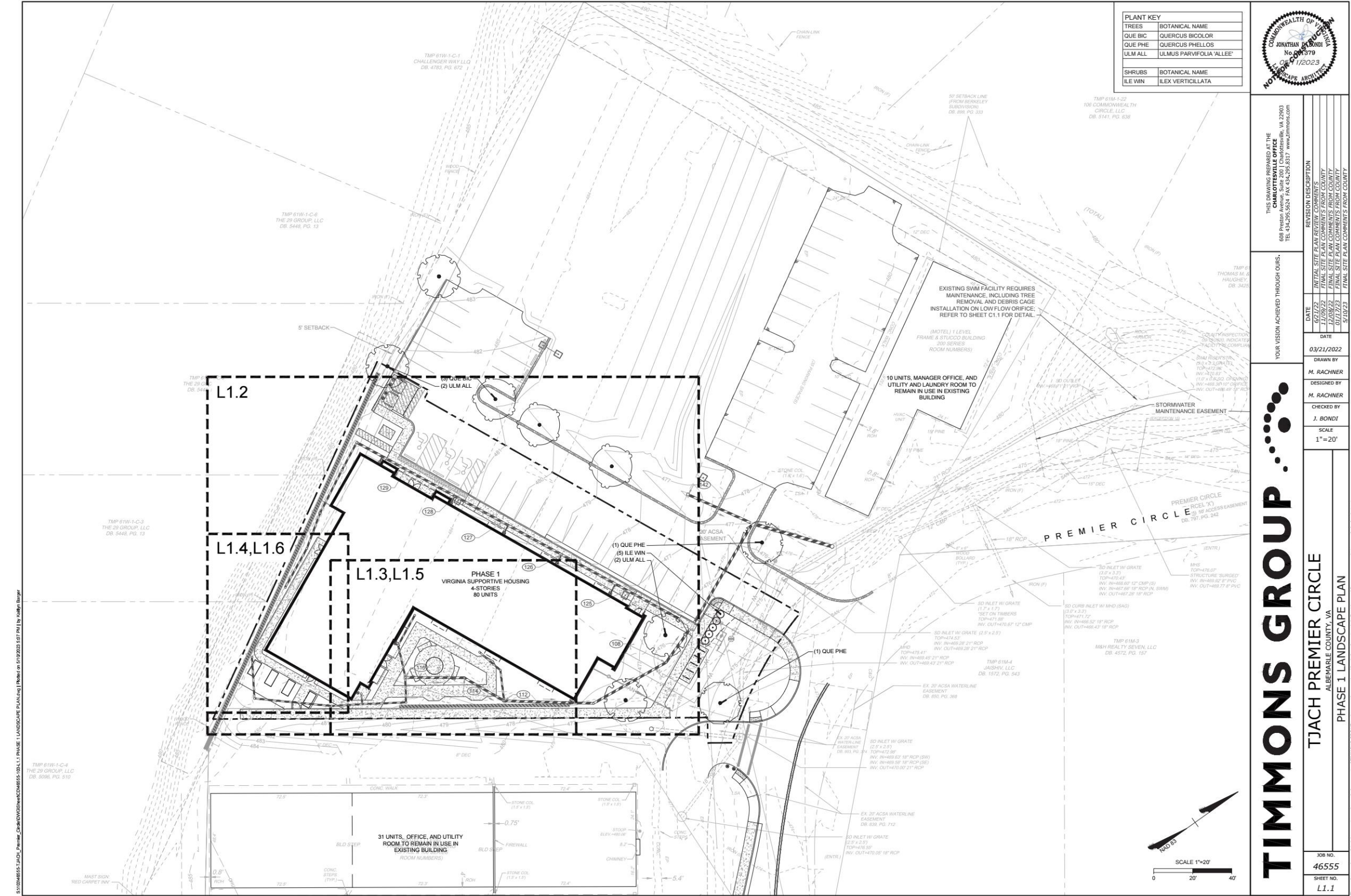
JOB NO.: 46555
SHEET NO.: C4.0

- ### RESPONSE TO COMMENTS
5. Revise the site plan set to include the limits of work for each phase of the development
- This Final Site Plan is being submitted with for this first phase of construction. Future phases will have Final Site Plans for those phases. See Final Site Plan.
15. Revise the site plan to show the limits of work for Phase 1 of the development. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans where needed.
- Site plan revised to show limits of work for phase 1. See Final Site Plan.

PROPOSED SITE PLAN

VSH PREMIER CIRCLE - ARB 2022-29

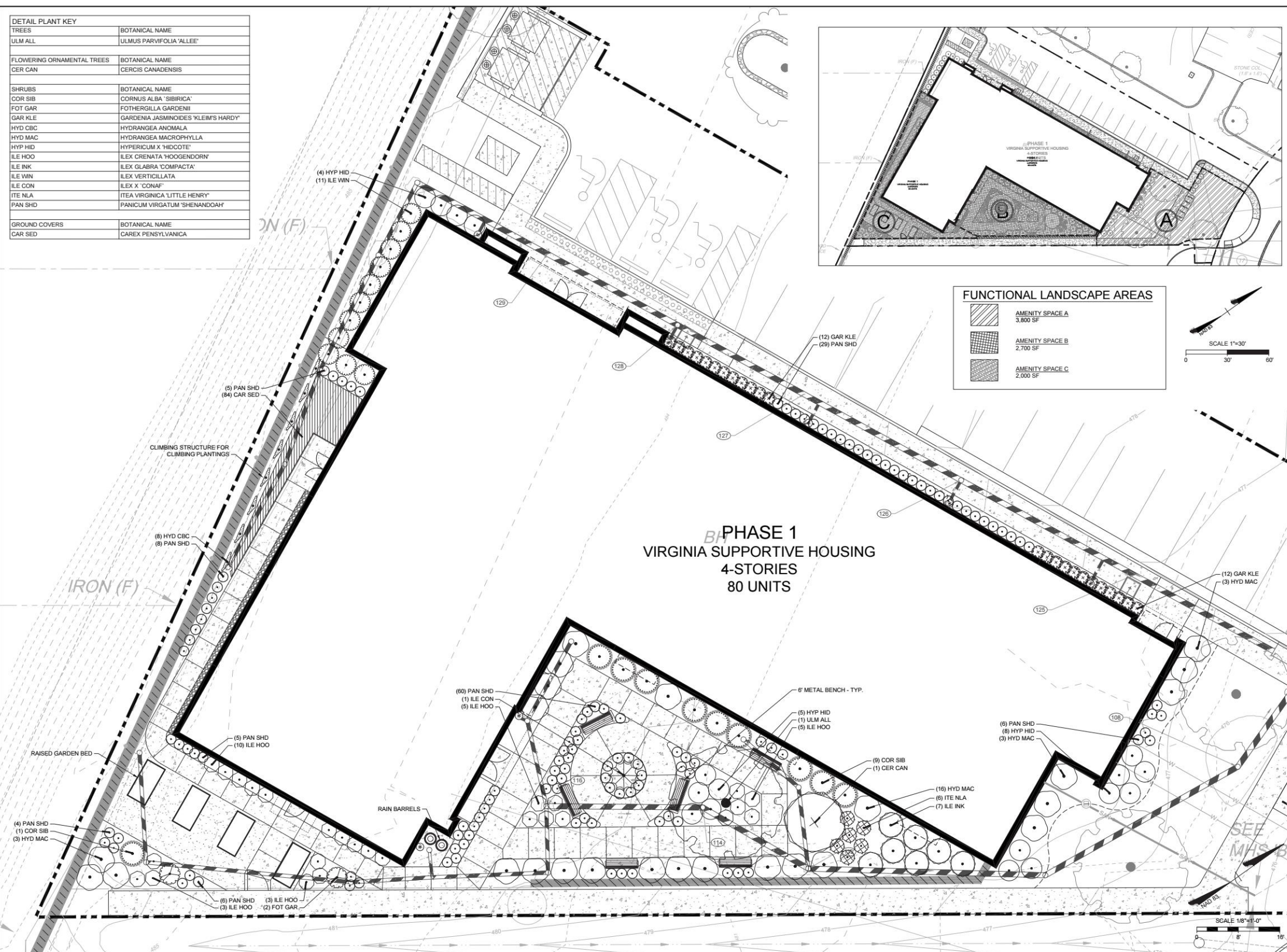
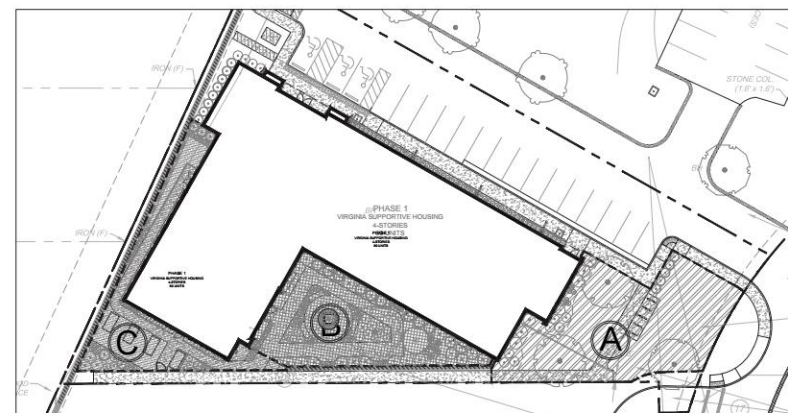
May 8, 2023



RESPONSE TO COMMENTS

14. Revise the landscape plan to provide additional trees to meet the interior parking area landscaping requirements (one tree for every 10 spaces evenly distributed) Landscape plan revised. Proposed trees meet the landscaping requirements and are located in such a way that they will not be affected by later phases. See Final Site Plan.

DETAIL PLANT KEY	
TREES	BOTANICAL NAME
ULM ALL	ULMUS PARVIFOLIA "ALLEE"
FLOWERING ORNAMENTAL TREES	BOTANICAL NAME
CER CAN	CERCIS CANADENSIS
SHRUBS	BOTANICAL NAME
COR SIB	CORNUS ALBA 'SIBIRICA'
FOT GAR	FOTHERGILLA GARDENII
GAR KLE	GARDENIA JASMINEODENS 'KLEIM'S HARDY'
HYD CBM	HYDRANGEA ANOMALA
HYD MAC	HYDRANGEA MACROPHYLLA
HYD HIB	HYPERICUM X 'HIDCOTE'
ILE HOH	ILEX CRENATA 'HOOGENDORN'
ILE INK	ILEX GLABRA 'COMPACTA'
ILE WIN	ILEX VERTICILLATA
ILE CON	ILEX X 'CONAF'
ITE NLA	ITEA VIRGINICA 'LITTLE HENRY'
PAN SHD	PANICUM VIRGATUM 'SHENANDOAH'
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENNSYLVANICA



COMMONWEALTH OF VIRGINIA
JONATHAN D. BONDI
No. 03379
05/11/2023
LANDSCAPE ARCHITECT

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REVISION DESCRIPTION
INITIAL SITE PLAN REVIEW COMMENTS
FINAL SITE PLAN COMMENTS FROM COUNTY
FINAL SITE PLAN COMMENTS FROM COUNTY
FINAL SITE PLAN COMMENTS FROM COUNTY

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DATE
6/21/22
11/09/22
12/08/22
01/17/23

03/21/2022

	DRAWN BY
	<i>M. RACHNER</i>
	DESIGNED BY
	<i>M. RACHNER</i>

CHECKED BY
1. BOND

SCALE
1/8" = 1'-0"

--	--

TIMMONS GROUP

ATTACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
PHASE 1 DETAIL | LANDSCAPE PLAN

JOB NO.	46555
SHEET NO.	L1.2

RESPONSE TO COMMENTS

14. Revise the landscape plan to provide additional trees to meet the interior parking area landscaping requirements (one tree for every 10 spaces evenly distributed)

Landscape plan revised. Proposed trees meet the landscaping requirements and are located in such a way that they will not be affected by later phases. See Final Site Plan.

LANDSCAPE PLAN

VSH PREMIER CIRCLE - ARB 2022-29
May 8, 2023

8

		TIMMONS GROUP		YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE CHARLOTTEVILLE OFFICE 688 Piedmont Road, Charlottesville, VA 22903 TEL 434.295.5624 FAX 434.295.8317 www.timmons.com	
JOB NO. 46555		SHEET NO. L.2.2		TJACH PREMIER CIRCLE ALBEMARLE COUNTY, VA		DATE 03/21/2022	
PHASE 1 DETAIL LANDSCAPE NOTES AND DETAILS						DRAWN BY M. RACHNER	
						DESIGNED BY M. RACHNER	
						CHECKED BY J. BONDI	
						SCALE N/A	
						DATE	
						REVISION DESCRIPTION	
						INITIAL SITE PLAN REVIEW COMMENTS	
						FINAL SITE PLAN COMMENTS FROM COUNTY	
						FINAL SITE PLAN COMMENTS FROM COUNTY	
						FINAL SITE PLAN COMMENTS FROM COUNTY	
						FINAL SITE PLAN COMMENTS FROM COUNTY	

S:\16046555-2\A01_Premier_Circle\DWG\Sheet\16046555-03-C7-Stormwater Management\Plan.dwg [Plotted on 5/10/2023 5:08 PM] by kldg@brw.com



WATER QUANTITY CALCULATIONS:

CHANNEL PROTECTION (ENERGY BALANCE):

$$Q_{POST-DEV\ TOTAL} \leq 0.8 * (Q_{PRE-DEV\ ON\ SITE} * RV_{PRE-DEV}) / RV_{POST-DEV}$$

4.82 CFS $\leq$ 0.8 * (6.77 CFS * 0.459 AC/FT) / 0.321 AC/FT
OK 4.82 CFS $\leq$ 7.74 CFS

FLOOD PROTECTION:

$$POST-DEVELOPED Q_{10} \leq PRE-DEVELOPED Q_{10}$$

OK 12.75 CFS (POST-DEVELOPED Q_{10}) $\leq$ 14.46 CFS (PRE-DEVELOPED Q_{10})

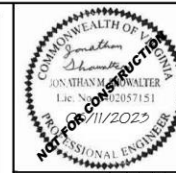
STORMWATER QUALITY CALCULATIONS: SUMMARY FROM RUNOFF REDUCTION SPREAD SHEET FOR REDEVELOPMENT (SEE CALC. BOOK):

DISTURBED AREA: 1.90 ACRES

PRE-DEVELOPMENT LAND COVER:
B SOILS: 0.28 AC TURF
1.47 AC IMPERVIOUS

POST-DEVELOPMENT LAND COVER:
B SOILS: 0.95 AC TURF
0.80 AC IMPERVIOUS

REQUIRED REMOVAL: NO REMOVAL REQUIRED



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DATE
6/21/22
12/08/23
07/17/23
09/11/23

REVISION DESCRIPTION
TOTAL SITE PLAN REVIEW
FINAL SITE PLAN COMMENTS FROM COUNTY
FINAL SITE PLAN COMMENTS FROM COUNTY
FINAL SITE PLAN COMMENTS FROM COUNTY

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA

STORMWATER MANAGEMENT PLAN

JOB NO.
46555

SHEET NO.
C6.0

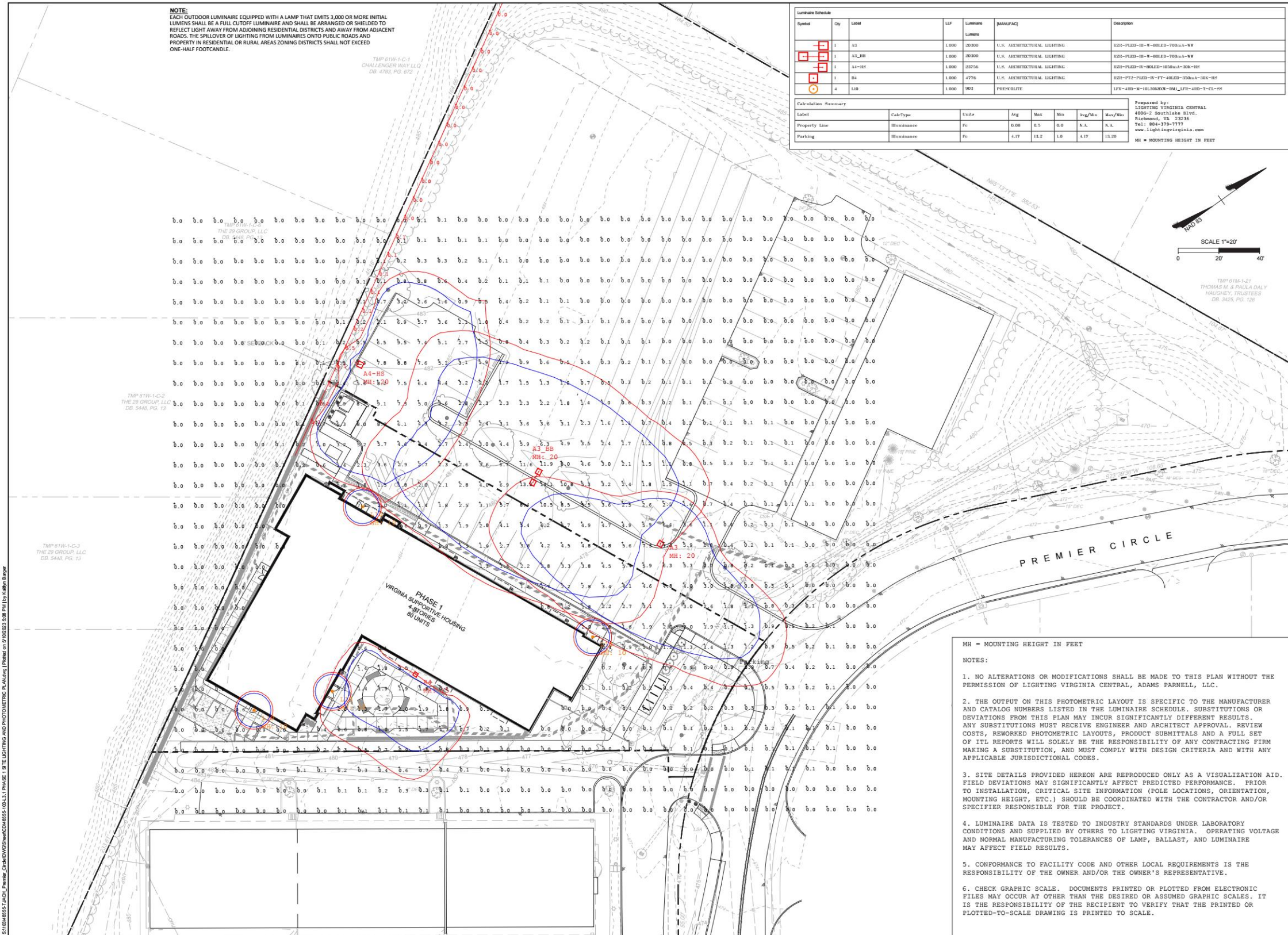
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SWM PLAN

VSH PREMIER CIRCLE - ARB 2022-29

May 8, 2023



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REVISION DESCRIPTION

DATE	DESCRIPTION
03/21/2022	DRAWN BY M. RACHNER
03/21/2022	DESIGNED BY M. RACHNER
03/21/2022	CHECKED BY J. BONDI
03/21/2022	SCALE 1"=20'

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA

PHASE 1 SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 46555
SHEET NO. L3.1

RESPONSE TO COMMENTS

- Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
Lighting plan revised. See Final Site Plan.
- Revise the plan to indicate the fixture heights will not exceed 20' including the base
Lighting plan revised. Fixture height does not exceed 20' including the base. See Final Site Plan.
- Revise the lighting plan to include fixture locations and illumination values for the wall-mounted lights.
Lighting plan revised. See L3.1 in the Final Site Plan for fixture locations. See Final Site Plan.
- Add the standard lighting note to the 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 footcandle."
Lighting plan revised. Note has been added to sheet L3.1 in the Final Site Plan. See Final Site Plan.

LIGHTING PLAN

VSH PREMIER CIRCLE - ARB 2022-29
May 8, 2023

Date: May 3, 2023

Transmittal
Lighting Virginia-Central
400 GZ Southlake Blvd.
Richmond VA 23236
Phone: (804) 379-7777
From: Mary Tipton

Page 1/1

Project: TJACH PREMIER CIRCLE SITE LTG
Location: LV - CENTRAL22-38546

Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:
☐ Drawings
☐ Prints
☐ Plans
☐ Specifications
☐ Information
☐ Submittals

OTHER:

THESE ARE TRANSMITTED FOR:
☐ Prior Approval
☐ Approval
☐ Approval as Noted
☐ Resubmittal for Approval
☐ Corrections
☐ Your Use
☐ Review and Comment
☐ Record
☐ Bids due on:
☐ Other:

Qty	Type	MFG	Part
2	A3	US Architectural	RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
1	A3-BB	US Architectural	RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
0	A4-HS	US Architectural	RZR/PLED-II-W/80LED-1050MA/30K/XXX/100XXHS-PL-ED
0	B4	US Architectural	RZR-FIT2-PLED-IV-FIT-40LED-350MA-30K-HS-PL-ED
3	12 FT POLE	American Life Pole	RNS-10-40-11-AB-PT
3	17.5 S POLE	American Life Pole	SNS-17.5-40-11-AB-PC/XX/019-BC-DMP
4	17.5 BB POLE	American Life Pole	SNS-17.5-40-11-AB-PC/XX/019-BC-DMP
4	L10	Prescote	LFR-4RD-M-10L30K8-XW-DM1LFR-4RD-1-SS-CL

FF00009 Lighting Virginia - Central phone 379-7777 fax 804-379-7778 Page 1/1

Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

PROJECT NAME: AREA & ROADWAY LIGHTING
PROJECT TYPE: RAZAR SERIES - LED LOW PROFILE AREA LUMINAIRE

Optical Housing
Heavy cast low creep aluminum assembly (A36 alloy, <2% copper) mounted on a 1.5" x 1.5" x 1.5" aluminum base. The optical housing is designed to provide maximum light output and uniformity of light distribution. The optical housing is designed to provide maximum light output and uniformity of light distribution. The optical housing is designed to provide maximum light output and uniformity of light distribution.

LED Options
Emitters (LEDs) are mounted on a metal core PCB panel with each emitter mounted on a 1.5" x 1.5" x 1.5" aluminum base. The optical housing is designed to provide maximum light output and uniformity of light distribution. The optical housing is designed to provide maximum light output and uniformity of light distribution. The optical housing is designed to provide maximum light output and uniformity of light distribution.

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An American Owned Company | Phone: 407-328-0888 | www.uspole.com

Submitted On: Dec 5, 2022 1/6 Index Page

Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

RZR SERIES - LED SPECIFICATIONS

POLE DRILLING TEMPLATE

EPA & WEIGHT

PLED MODULES

ORDERING INFORMATION

Component	Options	LED	Mounting	Finish	Options
LED	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K
Mounting	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K
Finish	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K	10000K 5000K 3000K

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Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

RZR SERIES - LED INSTALLATION DETAIL

RZR Installation

RZR-MAF Installation

RZR-WM Installation

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Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

LED	Power	Current	Voltage	Power	Current	Voltage	Power	Current	Voltage
10000K	10000K	10000K	10000K	10000K	10000K	10000K	10000K	10000K	10000K
5000K	5000K	5000K	5000K	5000K	5000K	5000K	5000K	5000K	5000K
3000K	3000K	3000K	3000K	3000K	3000K	3000K	3000K	3000K	3000K

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Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

RZR-PLED-80LED-700MA-40K - 25' Pole Height

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An American Owned Company | Phone: 407-328-0888 | www.uspole.com

Submitted On: Dec 5, 2022 5/6 Index Page

Submitted by Lighting Virginia-Central

Job Name: TJACH PREMIER CIRCLE SITE LTG
Architect: TIMMONS

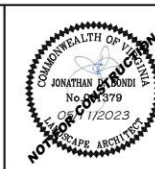
Catalog Number: RZR/PLED-II-W/80LED-700MA/30K/XXX/100XX
Notes: LV - CENTRAL22-38546

Type: A3

RZR SERIES - LED PHOTOMETRIC DATA GUIDE - LUMEN TABLES (RZR-PLED)

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TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA

PHASE 1 SITE LIGHTING CUT SHEETS

JOB NO.
46555

SHEET NO.
L4.1

These cut sheets are prepared for the project and are not to be used for any other purpose without the express written consent of TIMMONS GROUP.

LIGHTING PLAN

VSH PREMIER CIRCLE - ARB 2022-29

May 8, 2023

[illegible]

Designed by a leading European Manufacturer

Lighting Version

Job Name:
TACHER PROJECT CENTER SITE LIGHT
ADDRESS: TIMMERS

Category Number:
CZ-LED-VIBRO-LED-1050MA30K
R001/1000XHS-PLLED
Notes:

Type:
A4-HS
LT-CZ-LED-VIB-20304

AREA & ROADWAY LIGHTING

RAZAR SERIES - LED

LOW PROFILE AREA LUMINAIRE

Cupola Housing

Low profile aluminum assembly (A306 alloy x 2% copper) anodized and finished. 18" LED Module mounting area is 2x6 inches within 2.500" surface. Upper and lower mounting surfaces are finished with 1000 grit sandpaper. The cupola housing is designed for easy installation and existing line of LED CDS (pods) provide superior thermal management and long life LED's. The cupola housing is designed to be mounted to the support arm to create one assembly. Cast and forged aluminum components power other sections of the luminaire.

Electrical Housing w/ Integrated Arm

Heavy cast low carbon aluminum (A306 alloy x 2% copper) assembly with integral cooling fins surrounding the enclosed aluminum arm and a built-in arm for the luminaire. The electrical housing is designed to be mounted to the support arm to create one assembly. The electrical housing is designed to be mounted to the support arm to create one assembly. The electrical housing is designed to be mounted to the support arm to create one assembly.

LED Optics

Optics are arranged on a metalized copper plate with each emitter protected by a clear lens. The optics are designed to be mounted to the support arm to create one assembly. The optics are designed to be mounted to the support arm to create one assembly. The optics are designed to be mounted to the support arm to create one assembly.

LED Drivers

Constant current electronic with a power factor of .90 and a minimum operating temperature of -40°F (-40°C). The LED drivers are designed to be mounted to the support arm to create one assembly. The LED drivers are designed to be mounted to the support arm to create one assembly. The LED drivers are designed to be mounted to the support arm to create one assembly.

LED Enclosure

Low profile aluminum assembly with a clear lens. The LED enclosure is designed to be mounted to the support arm to create one assembly. The LED enclosure is designed to be mounted to the support arm to create one assembly. The LED enclosure is designed to be mounted to the support arm to create one assembly.

Arm

Low profile aluminum assembly with a clear lens. The arm is designed to be mounted to the support arm to create one assembly. The arm is designed to be mounted to the support arm to create one assembly. The arm is designed to be mounted to the support arm to create one assembly.

PROJECT NAME:

PROJECT TYPE:

MODEL: RZR, RZR-G, RZR-M, RZR-MF, RZR-MF-G, RZR-MF-G-2, RZR-MF-G-3, RZR-MF-G-4, RZR-MF-G-5, RZR-MF-G-6, RZR-MF-G-7, RZR-MF-G-8, RZR-MF-G-9, RZR-MF-G-10, RZR-MF-G-11, RZR-MF-G-12, RZR-MF-G-13, RZR-MF-G-14, RZR-MF-G-15, RZR-MF-G-16, RZR-MF-G-17, RZR-MF-G-18, RZR-MF-G-19, RZR-MF-G-20, RZR-MF-G-21, RZR-MF-G-22, RZR-MF-G-23, RZR-MF-G-24, RZR-MF-G-25, RZR-MF-G-26, RZR-MF-G-27, RZR-MF-G-28, RZR-MF-G-29, RZR-MF-G-30, RZR-MF-G-31, RZR-MF-G-32, RZR-MF-G-33, RZR-MF-G-34, RZR-MF-G-35, RZR-MF-G-36, RZR-MF-G-37, RZR-MF-G-38, RZR-MF-G-39, RZR-MF-G-40, RZR-MF-G-41, RZR-MF-G-42, RZR-MF-G-43, RZR-MF-G-44, RZR-MF-G-45, RZR-MF-G-46, RZR-MF-G-47, RZR-MF-G-48, RZR-MF-G-49, RZR-MF-G-50, RZR-MF-G-51, RZR-MF-G-52, RZR-MF-G-53, RZR-MF-G-54, RZR-MF-G-55, RZR-MF-G-56, RZR-MF-G-57, RZR-MF-G-58, RZR-MF-G-59, RZR-MF-G-60, RZR-MF-G-61, RZR-MF-G-62, RZR-MF-G-63, RZR-MF-G-64, RZR-MF-G-65, RZR-MF-G-66, RZR-MF-G-67, RZR-MF-G-68, RZR-MF-G-69, RZR-MF-G-70, RZR-MF-G-71, RZR-MF-G-72, RZR-MF-G-73, RZR-MF-G-74, RZR-MF-G-75, RZR-MF-G-76, RZR-MF-G-77, RZR-MF-G-78, RZR-MF-G-79, RZR-MF-G-80, RZR-MF-G-81, RZR-MF-G-82, RZR-MF-G-83, RZR-MF-G-84, RZR-MF-G-85, RZR-MF-G-86, RZR-MF-G-87, RZR-MF-G-88, RZR-MF-G-89, RZR-MF-G-90, RZR-MF-G-91, RZR-MF-G-92, RZR-MF-G-93, RZR-MF-G-94, RZR-MF-G-95, RZR-MF-G-96, RZR-MF-G-97, RZR-MF-G-98, RZR-MF-G-99, RZR-MF-G-100, RZR-MF-G-101, RZR-MF-G-102, RZR-MF-G-103, RZR-MF-G-104, RZR-MF-G-105, RZR-MF-G-106, RZR-MF-G-107, RZR-MF-G-108, RZR-MF-G-109, RZR-MF-G-110, RZR-MF-G-111, RZR-MF-G-112, RZR-MF-G-113, RZR-MF-G-114, RZR-MF-G-115, RZR-MF-G-116, RZR-MF-G-117, RZR-MF-G-118, RZR-MF-G-119, RZR-MF-G-120, RZR-MF-G-121, RZR-MF-G-122, RZR-MF-G-123, RZR-MF-G-124, RZR-MF-G-125, RZR-MF-G-126, RZR-MF-G-127, RZR-MF-G-128, RZR-MF-G-129, RZR-MF-G-130, RZR-MF-G-131, RZR-MF-G-132, RZR-MF-G-133, RZR-MF-G-134, RZR-MF-G-135, RZR-MF-G-136, RZR-MF-G-137, RZR-MF-G-138, RZR-MF-G-139, RZR-MF-G-140, RZR-MF-G-141, RZR-MF-G-142, RZR-MF-G-143, RZR-MF-G-144, RZR-MF-G-145, RZR-MF-G-146, RZR-MF-G-147, RZR-MF-G-148, RZR-MF-G-149, RZR-MF-G-150, RZR-MF-G-151, RZR-MF-G-152, RZR-MF-G-153, RZR-MF-G-154, RZR-MF-G-155, RZR-MF-G-156, RZR-MF-G-157, RZR-MF-G-158, RZR-MF-G-159, RZR-MF-G-160, RZR-MF-G-161, RZR-MF-G-162, RZR-MF-G-163, RZR-MF-G-164, RZR-MF-G-165, RZR-MF-G-166, RZR-MF-G-167, RZR-MF-G-168, RZR-MF-G-169, RZR-MF-G-170, RZR-MF-G-171, RZR-MF-G-172, RZR-MF-G-173, RZR-MF-G-174, RZR-MF-G-175, RZR-MF-G-176, RZR-MF-G-177, RZR-MF-G-178, RZR-MF-G-179, RZR-MF-G-180, RZR-MF-G-181, RZR-MF-G-182, RZR-MF-G-183, RZR-MF-G-184, RZR-MF-G-185, RZR-MF-G-186, RZR-MF-G-187, RZR-MF-G-188, RZR-MF-G-189, RZR-MF-G-190, RZR-MF-G-191, RZR-MF-G-192, RZR-MF-G-193, RZR-MF-G-194, RZR-MF-G-195, RZR-MF-G-196, RZR-MF-G-197, RZR-MF-G-198, RZR-MF-G-199, RZR-MF-G-200, RZR-MF-G-201, RZR-MF-G-202, RZR-MF-G-203, RZR-MF-G-204, RZR-MF-G-205, RZR-MF-G-206, RZR-MF-G-207, RZR-MF-G-208, RZR-MF-G-209, RZR-MF-G-210, RZR-MF-G-211, RZR-MF-G-212, RZR-MF-G-213, RZR-MF-G-214, RZR-MF-G-215, RZR-MF-G-216, RZR-MF-G-217, RZR-MF-G-218, RZR-MF-G-219, RZR-MF-G-220, RZR-MF-G-221, RZR-MF-G-222, RZR-MF-G-223, RZR-MF-G-224, RZR-MF-G-225, RZR-MF-G-226, RZR-MF-G-227, RZR-MF-G-228, RZR-MF-G-229, RZR-MF-G-230, RZR-MF-G-231, RZR-MF-G-232, RZR-MF-G-233, RZR-MF-G-234, RZR-MF-G-235, RZR-MF-G-236, RZR-MF-G-237, RZR-MF-G-238, RZR-MF-G-239, RZR-MF-G-240, RZR-MF-G-241, RZR-MF-G-242, RZR-MF-G-243, RZR-MF-G-244, RZR-MF-G-245, RZR-MF-G-246, RZR-MF-G-247, RZR-MF-G-248, RZR-MF-G-249, RZR-MF-G-250, RZR-MF-G-251, RZR-MF-G-252, RZR-MF-G-253, RZR-MF-G-254, RZR-MF-G-255, RZR-MF-G-256, RZR-MF-G-257, RZR-MF-G-258, RZR-MF-G-259, RZR-MF-G-260, RZR-MF-G-261, RZR-MF-G-262, RZR-MF-G-263, RZR-MF-G-264, RZR-MF-G-265, RZR-MF-G-266, RZR-MF-G-267, RZR-MF-G-268, RZR-MF-G-269, RZR-MF-G-270, RZR-MF-G-271, RZR-MF-G-272, RZR-MF-G-273, RZR-MF-G-274, RZR-MF-G-275, RZR-MF-G-276, RZR-MF-G-277, RZR-MF-G-278, RZR-MF-G-279, RZR-MF-G-280, RZR-MF-G-281, RZR-MF-G-282, RZR-MF-G-283, RZR-MF-G-284, RZR-MF-G-285, RZR-MF-G-286, RZR-MF-G-287, RZR-MF-G-288, RZR-MF-G-289, RZR-MF-G-290, RZR-MF-G-291, RZR-MF-G-292, RZR-MF-G-293, RZR-MF-G-294, RZR-MF-G-295, RZR-MF-G-296, RZR-MF-G-297, RZR-MF-G-298, RZR-MF-G-299, RZR-MF-G-300, RZR-MF-G-301, RZR-MF-G-302, RZR-MF-G-303, RZR-MF-G-304, RZR-MF-G-305, RZR-MF-G-306, RZR-MF-G-307, RZR-MF-G-308, RZR-MF-G-309, RZR-MF-G-310, RZR-MF-G-311, RZR-MF-G-312, RZR-MF-G-313, RZR-MF-G-314, RZR-MF-G-315,

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Submitted by Lightfast Virginia-Cree

Job Name:
TACH PREMIER CIRCLE SITE LTO
PROJECT: TIMMONS

Catalog Number:

RZR12R-LED-IPW-LED 1050MA/300K
XXX/1700X/HS-PLED
Notes:

Type:

A4-HS

LM-1207/24/24/24/24

RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - LM-80 MIN. MAINTENANCE

LED life / Operating hours	Current Derate Factor	Current Derate Factor
60,000 (On Test Time Calculated)	0.95	0.95
100,000 (Theoretical Calculated)	0.90	0.90
150,000 (Theoretical Calculated)	0.85	0.85

Current Derate Factor Calculated Based on Accelerance With 8500h Ta=85 and 10000 (25°C Ambient) With 40 hr. Test Time Derate Factor Multiplier: 0.85/0.80/0.75

ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

LED Temp	max Temp	120V	120V	208V	208V	277V	347V	480V
25	300	1.18	0.31	0.31	0.31	0.30	0.26	0.26
35	320	0.9	0.25	0.25	0.25	0.23	0.19	0.19
50	350	0.8	0.22	0.22	0.22	0.21	0.18	0.18
75	400	0.6	0.17	0.17	0.17	0.16	0.14	0.14
100	450	0.5	0.14	0.14	0.14	0.13	0.11	0.11
125	500	0.4	0.11	0.11	0.11	0.10	0.09	0.09
150	550	0.3	0.08	0.08	0.08	0.08	0.07	0.07
175	600	0.2	0.06	0.06	0.06	0.06	0.05	0.05
200	650	0.1	0.04	0.04	0.04	0.04	0.03	0.03
225	700	0.05	0.02	0.02	0.02	0.02	0.02	0.02
250	750	0.03	0.01	0.01	0.01	0.01	0.01	0.01
275	800	0.02	0.01	0.01	0.01	0.01	0.01	0.01
300	850	0.01	0.005	0.005	0.005	0.005	0.005	0.005
325	900	0.01	0.005	0.005	0.005	0.005	0.005	0.005
350	950	0.01	0.005	0.005	0.005	0.005	0.005	0.005
375	1000	0.01	0.005	0.005	0.005	0.005	0.005	0.005
400	1050	0.01	0.005	0.005	0.005	0.005	0.005	0.005
425	1100	0.01	0.005	0.005	0.005	0.005	0.005	0.005
450	1150	0.01	0.005	0.005	0.005	0.005	0.005	0.005
475	1200	0.01	0.005	0.005	0.005	0.005	0.005	0.005
500	1250	0.01	0.005	0.005	0.005	0.005	0.005	0.005
525	1300	0.01	0.005	0.005	0.005	0.005	0.005	0.005
550	1350	0.01	0.005	0.005	0.005	0.005	0.005	0.005
575	1400	0.01	0.005	0.005	0.005	0.005	0.005	0.005
600	1450	0.01	0.005	0.005	0.005	0.005	0.005	0.005
625	1500	0.01	0.005	0.005	0.005	0.005	0.005	0.005
650	1550	0.01	0.005	0.005	0.005	0.005	0.005	0.005
675	1600	0.01	0.005	0.005	0.005	0.005	0.005	0.005
700	1650	0.01	0.005	0.005	0.005	0.005	0.005	0.005
725	1700	0.01	0.005	0.005	0.005	0.005	0.005	0.005
750	1750	0.01	0.005	0.005	0.005	0.005	0.005	0.005
775	1800	0.01	0.005	0.005	0.005	0.005	0.005	0.005
800	1850	0.01	0.005	0.005	0.005	0.005	0.005	0.005
825	1900	0.01	0.005	0.005	0.005	0.005	0.005	0.005
850	1950	0.01	0.005	0.005	0.005	0.005	0.005	0.005
875	2000	0.01	0.005	0.005	0.005	0.005</		

Submitted by Lighting Virginia Credit

Lighting Virginia
Member

Job Name:
TACCH PREMIER CIRCLE SITE LTO
ADDRESS: TIMMONS

Catalog Number:
RZR-LED-IRVING-LED-1050MA/3000
XCU/1700X/HX-PLED
Notes:

Type:
A4-HS
LIT. C-1070701-02-2008

RZR SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOPHOTCANDLE PLOTS

RZR-LED-80LED-700mA-40X - 25' Pole Height

IES file downloads for this product can be found at www.iesgfp.com/downloads/iesgfp.html

U.S. Feltz Company Inc.

1000 Westwood Blvd., Suite 1000
San Francisco, CA 94115-1000

USA

U.S. ARCHITECTURAL
ILLUMINATION

Submitted On: Dec 5, 2022

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[illegible]

TIMMONS GROUP 

[illegible]

Submitted by Lighting Design Center
LIBERTY VENTURA


Job Name:
L2CH- PREMIER CIRCLE SITE LTO
Architect: TIMMONS

Catalog Number:
LFR-4FD-M-10L30K8-DX-WH-D1LFR-4RD-T-SS-CL
Notes:

Type: **L10**
LT-CPRTM-24-0108



DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG # _____



L2CH- PREMIER CIRCLE
L2CH-CPRTM-24-0108

CONTROLS
Controllable Controls
Customized functionality in a variety of deployment options. Integrates with and enables a wide array of luminaires including those with SmartScene, Learning Technology.



NX INTEGRATED CONTROLS REFERENCE									
NX Control	Scene	Remote	Scheduling	Emergency	Preprogrammed	Hand Control	Dimming	On/Off Control	Bluetooth® App Programming
NX Networked – Wired									
NX Networked – Wireless	Yes	Yes	No	No	No	No	No	No	Requires MDT-1
NX Networked – Wireless									
MDT-1	Yes	Yes	No	No	No	No	No	No	

1. MDT-1 requires a separate application or module (not provided) to interface with Alexa ecosystem.
2. Does not require an Alexa ecosystem for basic operation.

PERFORMANCE DATA TABLE
Performance data shown is 3000K 500-2000mK. Spectral reflector output equals Extra Wide distribution which is Semi-Cutoff.

Lumen Package	Number Lumens	Distribution	Delivered Lumens	Watts	LPW
N1	500	Very Narrow	200	10	20
		Narrow	400	10	40
		Medium	600	10	60
		Extra Wide	800	10	80
		Full Width	1000	10	100
N1	500	Very Narrow	200	10	20
		Narrow	400	10	40
		Medium	600	10	60
		Extra Wide	800	10	80
		Full Width	1000	10	100
2A	1000	Very Narrow	400	10	40
		Narrow	800	10	80
		Medium	1200	10	120
		Extra Wide	1600	10	160
		Full Width	2000	10	200
2A	1000	Very Narrow	400	10	40
		Narrow	800	10	80
		Medium	1200	10	120
		Extra Wide	1600	10	160
		Full Width	2000	10	200
2L	2000	Very Narrow	800	10	80
		Narrow	1600	10	160
		Medium	2400	10	240
		Extra Wide	3200	10	320
		Full Width	4000	10	400
2L	2000	Very Narrow	800	10	80
		Narrow	1600	10	160
		Medium	2400	10	240
		Extra Wide	3200	10	320
		Full Width	4000	10	400
3A	3000	Very Narrow	1200	10	120
		Narrow	2400	10	240
		Medium	3600	10	360
		Extra Wide	4800	10	480
		Full Width	6000	10	600
3A	3000	Very Narrow	1200	10	120
		Narrow	2400	10	240
		Medium	3600	10	360
		Extra Wide	4800	10	480
		Full Width	6000	10	600
4L	4000	Very Narrow	1600	10	160
		Narrow	3200	10	320
		Medium	4800	10	480
		Extra Wide	6400	10	640
		Full Width	8000	10	800
4L	4000	Very Narrow	1600	10	160
		Narrow	3200	10	320
		Medium	4800	10	480</

Submitted by Lighting Virginia Center

Lighting Virginia Center

Job Name:
JACO PREMIER CIRCLE SITE LTO

Architect: TIMMONS

Catalog Number:
LFR-4RD-M-10L30K3-XW-DM1-LFR-4RD-T-SS-CL

Notes:

Type: **L10**

LT_C207000-010101

prescolite

LFR-4RD

LED LINEAR & QUAD DOWNLIGHT

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

DRAWING #: _____

DIMENSIONS

LFR-4RD-M

Fixture measures consists of Light Engine and Driver & Bus assemblies. Detailed dimensions for options are dependent upon configuration selected. See the following pages for details.

Driver & Bus
(Not shown)

Light Engine
with Trim assembly installed

DIMENSIONAL DATA

HEIGHT-ALL	60.50" (1537 mm)
OVERALL	59.57" (1513 mm)
FLANGE WIDTH	Standard 1.58" (40 mm)
FLANGE WIDTH	Trim Mount 1.75" (44 mm)
FLANGE TO FLANGE	Standard 60.57" (1538 mm)
FLANGE TO FLANGE	Trim Mount 60.50" (1537 mm)
CEILING OUTPUT	60.41" (1535 mm)
CEILING THICKNESS	Trim Mount 60.48" (1536 mm)
	0.50" - 0.50" (12.7 - 12.7 mm)

LFR-4RD LIGHT ENGINE

OVERALL LIGHT ENGINE HEIGHT "H"

DATA PACKAGE	TYPE AND MOUNTING	WIDE	WIDE MOUNT	TRIM
LFR-35A	Standard	2.12" (53 mm)	9.41" (239 mm)	9.41" (239 mm)
	CP	2.12" (53 mm)	8.47" (215 mm)	8.50" (215 mm)
	CP	2.12" (53 mm)	7.00" (178 mm)	7.00" (178 mm)
LFR-55A	Standard	2.12" (53 mm)	10.47" (267 mm)	10.47" (267 mm)
	CP	2.12" (53 mm)	9.47" (241 mm)	9.50" (241 mm)
	CP	2.12" (53 mm)	8.00" (203 mm)	8.00" (203 mm)

* All dimensions are in inches and millimeters.
 * All dimensions are rounded to the nearest 0.01 inch and 0.25 mm.
 * All dimensions are subject to change without notice.
 * All dimensions are subject to change without notice.

Side View Standard

Side View CP - Chalice Pattern

Current

www.currentlighting.com/prescolite

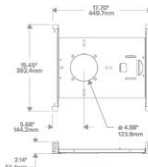
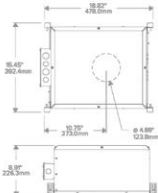
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FILE LFR_4RD_Side View

Submitted On Dec 5, 2022

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Submitted to: Lighting Virginia Corp. COUNTRY: UNITED STATES OF AMERICA LIGHTING: VIEWING AREA REUSE: NO		Catalog Number: LFR-4RD-M, TOL-20KS-XW-DM1-LFR-4RD-T-SS-CL Notes:		Type: L10 L.F. 1007676-10 1007676	
Job Name: LATCH PREMIER CIRCLE SITE LTO ADDRESS: THIMONS		DATE: _____ LOCATION: _____ TYPE: _____ PURPOSE: _____ CAD/DWG #: _____			
Prescolite LFR-4RD LITEFRAME #1 ROUNDED DOWN-IGT					
<u>DIMENSIONS CONTAINED</u> OPTIONAL FEATURES					
					
					
					
LFR-4RD-M NON-IGT HOUSING FRAME Model 2 pattern design developed to be installed above ceiling  ROUND 1/4 MOOSE #1 METAL OVERLAP RING (See LFR-4RD-M Installation Manual for more details)					
LFR-4RD-M I.C. HOUSING Not for use with CP Switch 					
currentlighting.com/usa/usa © 2012 Current Lighting, Inc. All rights reserved. Reproduction and distribution without written permission is prohibited. All other rights reserved. Current Lighting, Inc. is a registered trademark of Current Lighting, Inc. Page 4 of 4 Item 1007676 FILE: LFR-4RD-M-001					

Powered by Lighting Visionary Center

Part Name:
LATCH PREMIER CIRQUE BITE LTG
ADDRESS: THOMPSON

Catalog Number:
LF-4RD-M 20L35KXWD-DIM-LFR-
4RD-T-SS-CL
Notes:

Type:
LFR-4RD-M 20L35KXWD-DIM-LFR-
4RD-T-SS-CL

LFR-4RD

4" ROUND DOWNLIGHT

PHOTOMETRY CONTINUED

LFR-4RD-M 20L35KXWD-DIM-LFR-4RD-T-SS

LUMINAIRE DATA	
Product Name	2035074
Manufacturer	20000, 200, Wfco, 30000, 80, Cde
Part Number	2035074
Part Name	4RD
Finish	White
Beam Angle	24°
Beam Diameter	3.6"
Beam Area	9.87
Beam Area at 100'	100'

ZONAL LUMEN SUMMARY		
Footcandle	Lumens	% Lumens
0-100	1000	100%
100-200	1000	100%
200-300	1000	100%
300-400	1000	100%
400-500	1000	100%
500-600	1000	100%

CANDULA DISTRIBUTION	
Beam Angle	Footcandle
0-10	1000
10-20	1000
20-30	1000
30-40	1000
40-50	1000
50-60	1000
60-70	1000
70-80	1000
80-90	1000
90-100	1000
100-110	1000
110-120	1000
120-130	1000
130-140	1000
140-150	1000
150-160	1000
160-170	1000
170-180	1000
180-190	1000
190-200	1000
200-210	1000
210-220	1000
220-230	1000
230-240	1000
240-250	1000
250-260	1000
260-270	1000
270-280	1000
280-290	1000
290-300	1000
300-310	1000
310-320	1000
320-330	1000
330-340	1000
340-350	1000
350-360	1000

LUMINANCE DATA	
Footcandle	Footcandle
0-100	1000
100-200	1000
200-300	1000
300-400	1000
400-500	1000
500-600	1000
600-700	1000
700-800	1000
800-900	1000
900-1000	1000
1000-1100	1000
1100-1200	1000
1200-1300	1000
1300-1400	1000
1400-1500	1000
1500-1600	1000
1600-1700	1000
1700-1800	1000
1800-1900	1000
1900-2000	1000
2000-2100	1000
2100-2200	1000
2200-2300	1000
2300-2400	1000
2400-2500	1000
2500-2600	1000
2600-2700	1000
2700-2800	1000
2800-2900	1000
2900-3000	1000
3000-3100	1000
3100-3200	1000
3200-3300	1000
3300-3400	1000
3400-3500	1000
3500-3600	1000

LFR-4RD-M 20L35KXWD-DIM-LFR-4RD-T-SS

LUMINAIRE DATA	
Product Name	2035074
Manufacturer	20000, 200, Wfco, 30000, 80, Cde
Part Number	2035074
Part Name	4RD
Finish	White
Beam Angle	24°
Beam Diameter	3.6"
Beam Area	9.87
Beam Area at 100'	100'

CANDULA DISTRIBUTION	
Beam Angle	Footcandle
0-10	1000
10-20	1000
20-30	1000
30-40	1

[illegible]

TIMMONS GROUP	JOB NO.	46555
	SHEET NO.	L4.3
TJACH PREMIER CIRCLE ALBEMARLE COUNTY, VA PHASE 1 SITE LIGHTING CUT SHEETS		

[illegible][illegible]

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL 434.295.3624 FAX 434.295.831 | www.timmons.com

DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS
11/09/22	FINAL SITE PLAN COMMENTS FROM COUNTY
12/08/22	FINAL SITE PLAN COMMENTS FROM COUNTY
01/11/23	FINAL SITE PLAN COMMENTS FROM COUNTY
5/10/23	FINAL SITE PLAN COMMENTS FROM COUNTY

TIMMONS GROUP

TJACH PREMIER CIRCLE ALBEMARLE COUNTY, VA PHASE 1 SITE LIGHTING CUT SHEETS	JOB NO.	46555
	SHEET NO.	L4.4

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[illegible]

Submitted by Lighting Vapors, Inc.

Job Name:
LUNCH PREMIER CIRQUE SITE/LT
INDICATOR TIMONIMS

Catalog Number:

ONS: 17-5-40-11-AB-PC(XXX)-D19-BIC

Type:

17.5" 5 POLES

**Lighting
Vapors**

File: 1757273-00000

DETAIL 3 - POLE CAP

DETAIL 4 - BASE PLATE

25 POLE CUT TO 22.5 FOR
MTG ON 2.5\"/>

DETAIL 5 - ANCHOR BOLT

1) REFERENCE TO BE GRANTED TO ASTM A570		2) ANCHOR BOLT SHALL BE HEAVY GALVANIZED FOR 40% MIN	
3) AS RELATING TO CONCRETE TO BE AND BUT NOT RECENT EVIDENCE		4) REFERENCED TO BE GRANTED TO ASTM A570	
5) REFERENCED TO BE GRANTED TO ASTM A570		6) REFERENCED TO BE GRANTED TO ASTM A570	
7) REFERENCED TO BE GRANTED TO ASTM A570		8) REFERENCED TO BE GRANTED TO ASTM A570	
9) REFERENCED TO BE GRANTED TO ASTM A570		10) REFERENCED TO BE GRANTED TO ASTM A570	
11) REFERENCED TO BE GRANTED TO ASTM A570		12) REFERENCED TO BE GRANTED TO ASTM A570	
13) REFERENCED TO BE GRANTED TO ASTM A570		14) REFERENCED TO BE GRANTED TO ASTM A570	
15) REFERENCED TO BE GRANTED TO ASTM A570		16) REFERENCED TO BE GRANTED TO ASTM A570	
17) REFERENCED TO BE GRANTED TO ASTM A570		18) REFERENCED TO BE GRANTED TO ASTM A570	
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77) REFERENCED TO BE GRANTED TO ASTM A570		78) REFERENCED TO BE GRANTED TO ASTM A570	

[illegible]



RESPONSE TO COMMENTS

2.
Consider revising the windows along the south elevation, west of the courtyard area to match the scale of the windows present in the overall building design or otherwise relieve the blankness.

To provide windows along this façade to provide a consistent look is not possible as windows at a consistent head height will interfere with the interior layout, which have kitchens along this location. The building has been revised to include windows on the north facade, east of the stair as indicated in the perspective rendering to the left.

3.
Consider revising the design of the southern portion of the east elevation to add architectural details to relieve the blankness.

To provide windows along this façade to provide a consistent look is not possible as windows at a consistent head height will interfere with the stair landings on the interior. The building has been revised to include windows on the north facade, east of the stair as indicated in the perspective rendering to the left.

9.
Add the standard mechanical equipment note to the architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated." See note below.



EXISTING PERSPECTIVE

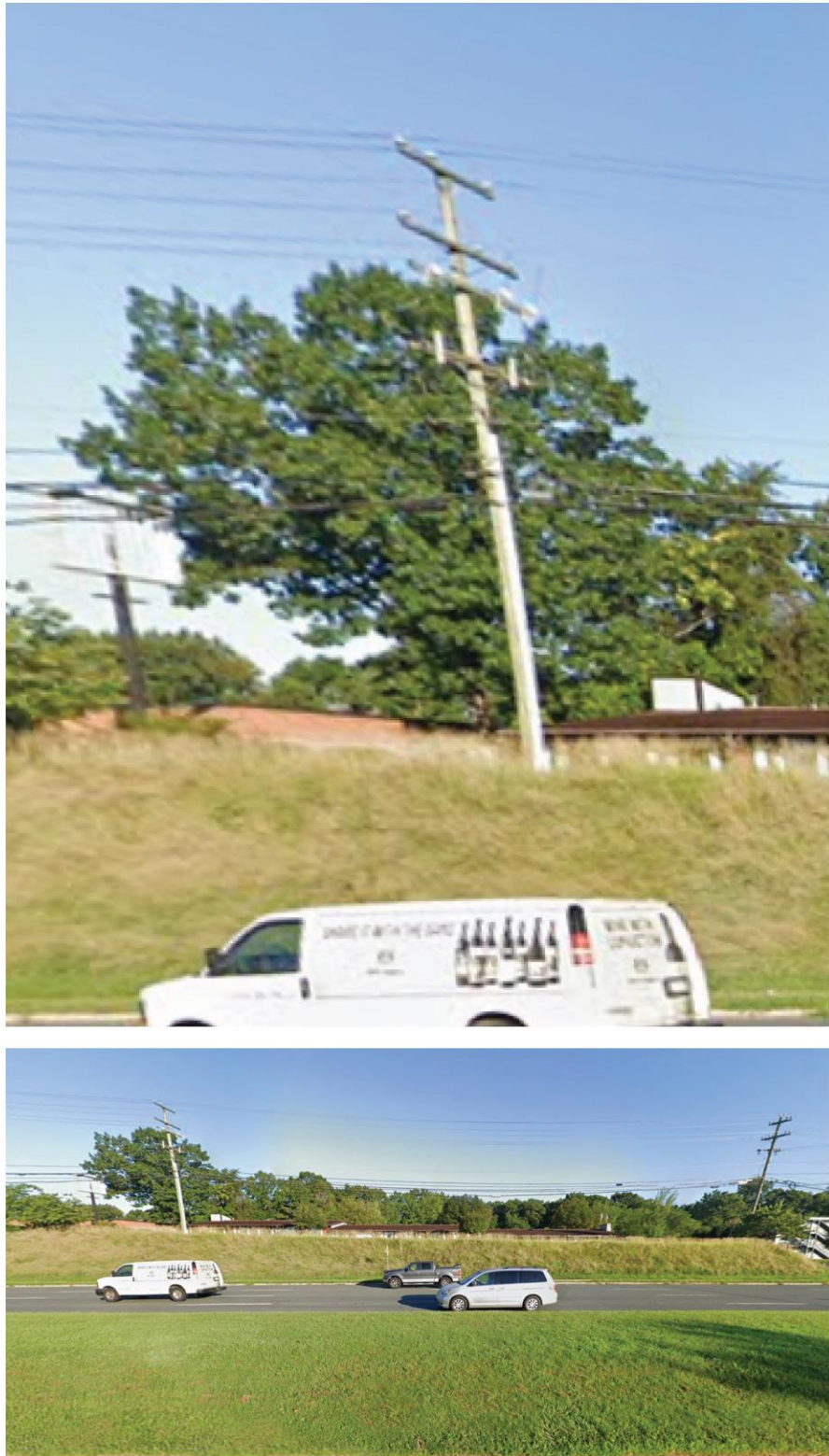
PERSPECTIVE RENDER



NOTE:
VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED

PERSPECTIVE - LOOKING SOUTH FROM RT.29

VSH PREMIER CIRCLE - ARB 2022-29
May 8, 2023



EXISTING PERSPECTIVE



PERSPECTIVE RENDER

RESPONSE TO COMMENTS

2.
Consider revising the windows along the south elevation, west of the courtyard area to match the scale of the windows present in the overall building design or otherwise relieve the blankness.
To provide windows along this façade to provide a consistent look is not possible as windows at a consistent head height will interfere with the interior layout, which have kitchens along this location. The building has been revised to include windows on the north facade, east of the stair as indicated in the perspective rendering to the left.
3.
Consider revising the design of the southern portion of the east elevation to add architectural details to relieve the blankness.
To provide windows along this façade to provide a consistent look is not possible as windows at a consistent head height will interfere with the stair landings on the interior. The building has been revised to include windows on the north facade, east of the stair as indicated in the perspective rendering to the left.
9.
Add the standard mechanical equipment note to the architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
See note below.



NOTE:
VISIBILITY OF ALL MECHANICAL
EQUIPMENT FROM THE ENTRANCE
CORRIDOR SHALL BE ELIMINATED

PERSPECTIVE - LOOKING WEST FROM RT.29

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EXISTING PERSPECTIVE

PERSPECTIVE RENDER

PERSPECTIVE - LOOKING NORTH FROM RT.29

VSH PREMIER CIRCLE - ARB 2022-29
May 8, 2023



NOTE:
VISIBILITY OF ALL MECHANICAL
EQUIPMENT FROM THE ENTRANCE
CORRIDOR SHALL BE ELIMINATED

RESPONSE TO COMMENTS

7. Confirm that the visibility of roof-mounted mechanical equipment has been considered in the perspective drawings.

In the renders to the right, the mechanical equipment and elevator tower do not appear until the view is taken from 21’ above the ground and higher, therefore we can confirm the visibility has been considered from typical perspectives on the entrance corridor. See page 13 for more details regarding the roof plan.

8. Revise the architectural drawings to show the finish (material, color, detailing) of the elevator tower and show the tower in the perspective drawings.

In the renders to the right, the elevator tower is rendered in the proposed finish and detailing - it will match the roofing material, a membrane roof that will not be visible from the E.C. See page 12 and 13 for more details.

9. Add the standard mechanical equipment note to the architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”

See note below. See page 13 for more details regarding the roof plan.



NOTE:
VISIBILITY OF ALL MECHANICAL
EQUIPMENT FROM THE ENTRANCE
CORRIDOR SHALL BE ELIMINATED



PERSPECTIVE RENDER - REAR - NOT VISIBLE FROM E.C.



PERSPECTIVE RENDER - REAR - NOT VISIBLE FROM E.C.



21 FEET ABOVE ROUTE 29 SOUTH - NOT VISIBLE FROM E.C.



PERSPECTIVE RENDER - PARTLY VISIBLE FROM E.C.



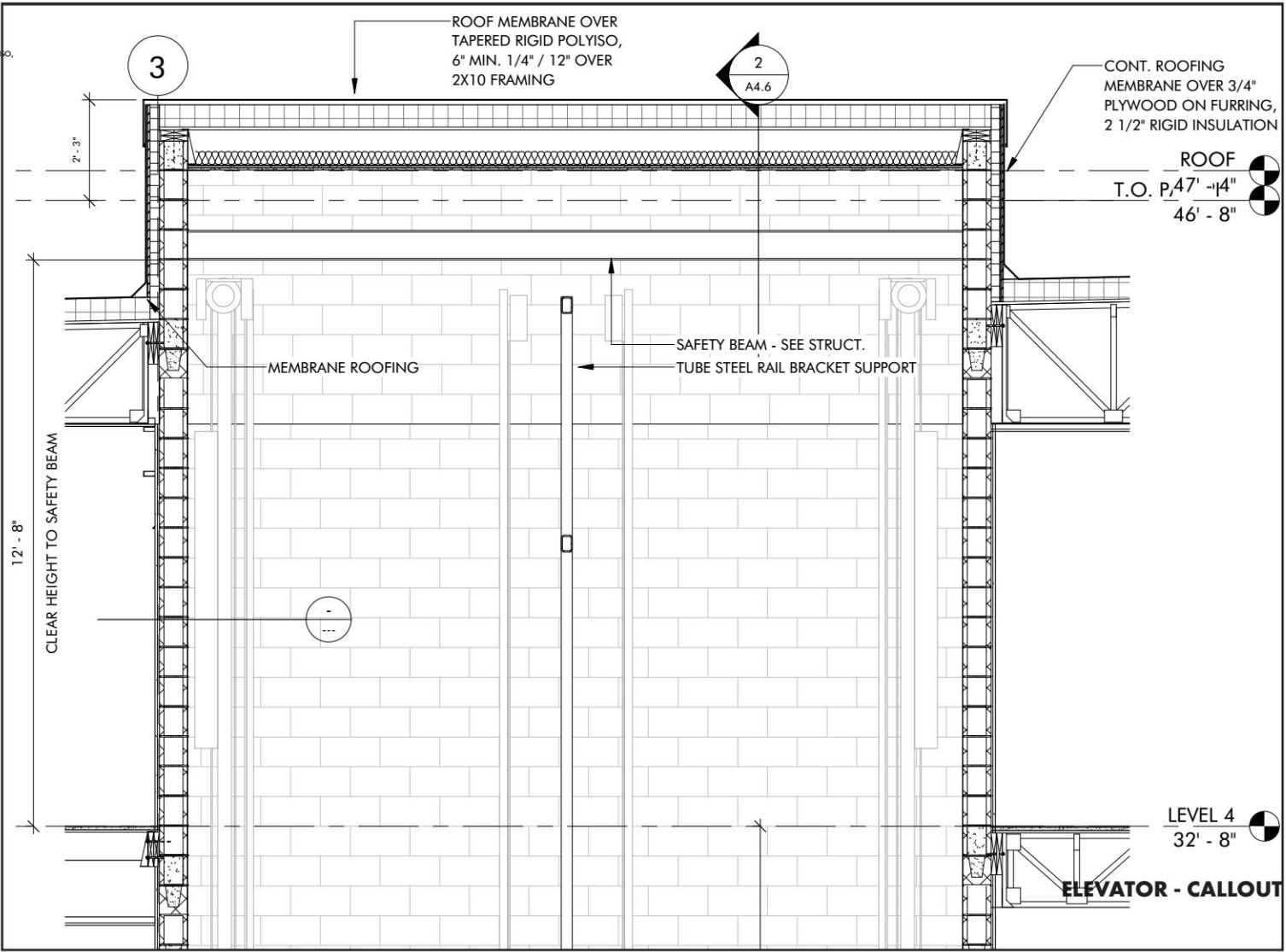
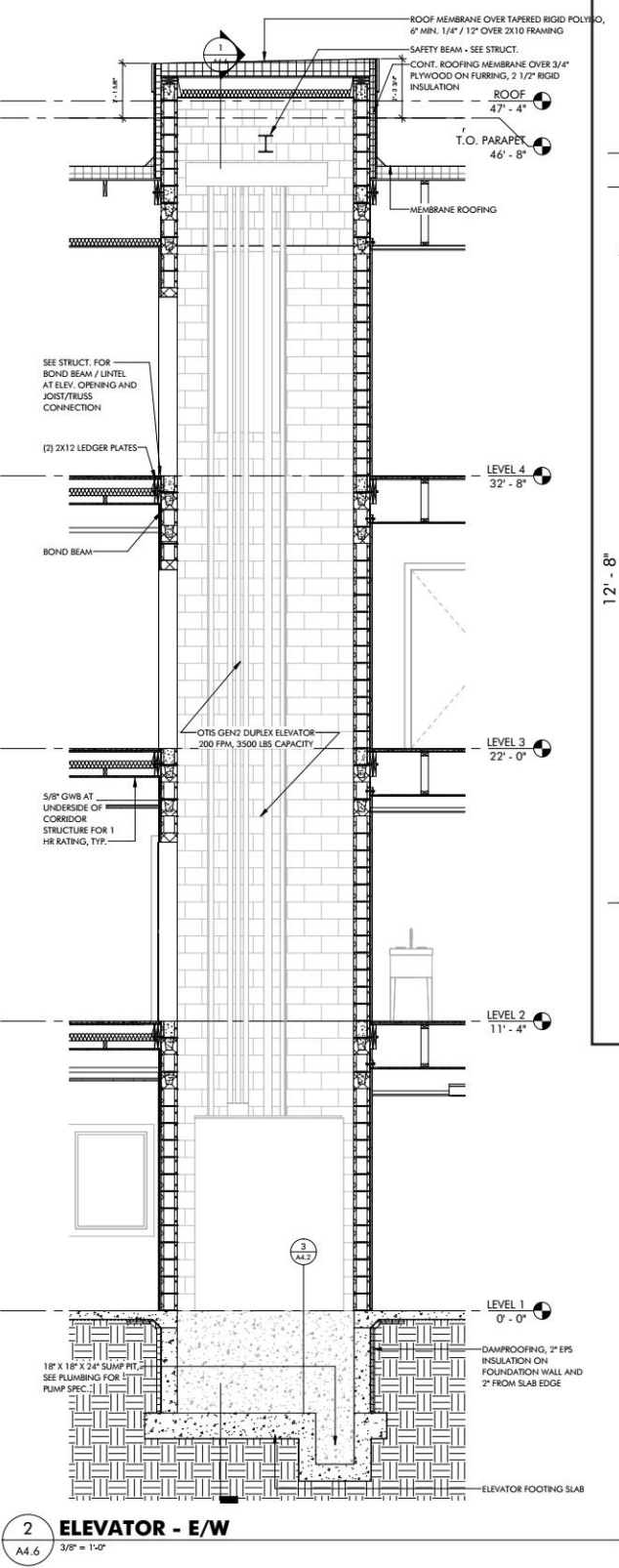
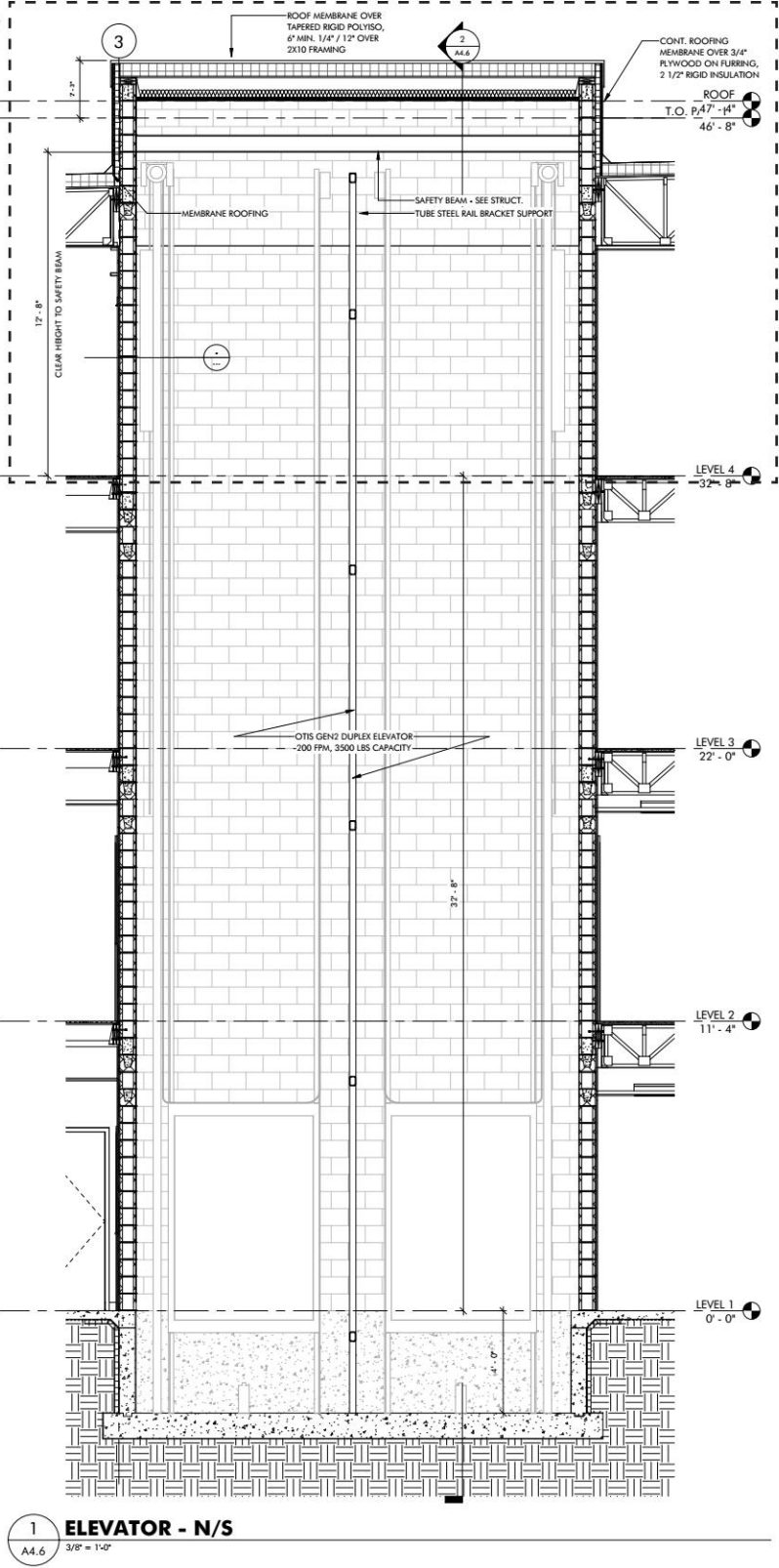
FROM PREMIER CIRCLE

ELEVATOR TOWER AND MECHANICAL

VSH PREMIER CIRCLE - ARB 2022-29
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item 8: ELEVATOR TOWER VISIBILITY AND MATERIAL

see inset



RESPONSE TO COMMENTS

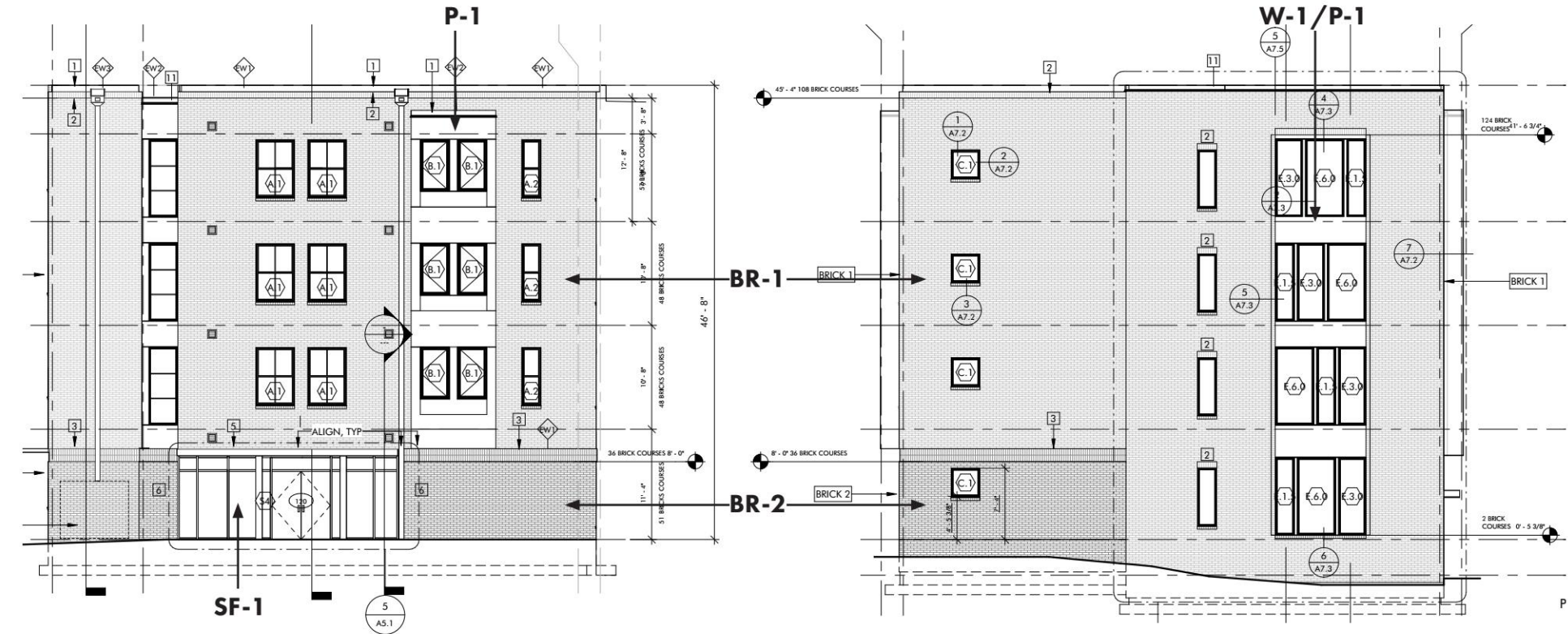
6.

Revise the architectural drawings to note conformity with the updated window glass specifications. The updated specifications are visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.

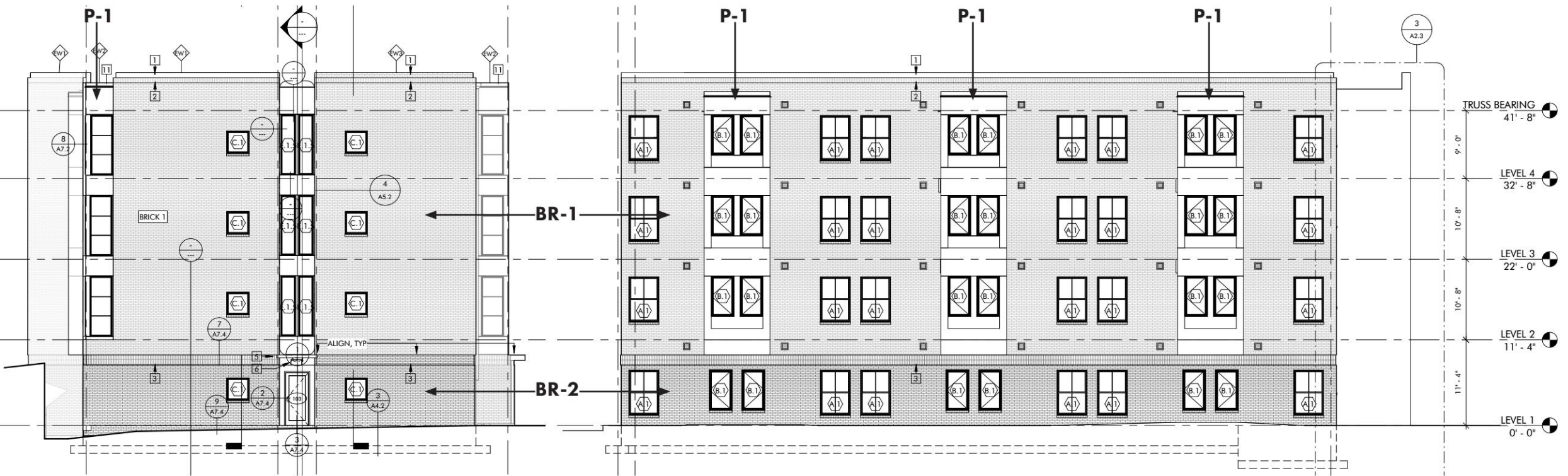
See note below.
9.

Add the standard mechanical equipment note to the architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

See note below.



ELEVATIONS - EAST (FROM PREMIER CIRCLE) - PARTLY VISIBLE FROM E.C.
Scale: 1/16" = 1'-0"



ELEVATION - SOUTH (FROM ROUTE 29) - PARTLY VISIBLE FROM E.C.
Scale: 1/16" = 1'-0"

GLAZING REQUIREMENTS
VISIBLE LIGHT TRANSMITTANCE >= 40%
VISIBLE LIGHT REFLECTANCE <= 30%

NOTE:
VISIBILITY OF ALL MECHANICAL
EQUIPMENT FROM THE ENTRANCE
CORRIDOR SHALL BE ELIMINATED

MATERIAL PALETTE



BR-1: Brick: Triangle Brick (Merry Oaks Modular)
Color: Dover White
Mortar Color: Workrite WRA2900 (almond)



BR-2: Brick: Triangle Brick (Merry Oaks Modular)
Color: Southampton
Mortar Color: Workrite WRA2900 (almond)



P-1: 5/16" Fiber Cement Panel, James Hardie
Color: Rich Espresso



SF-1: Storefront: Kawneer
Color: #29 Black
Glazing: Kawneer to meet transmittance and reflectance requirements.



W-1: Windows: Pella 250 Vinyl,
Color: Fossil

NEW - ELEVATIONS

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COMPATIBILITY WITH ENTRANCE CORRIDOR GUIDELINES

- **STRUCTURE DESIGN**
 - Building form and features relate to multiple scales of the site - the E.C. and the pedestrian on site - by breaking down the meter through facade variation and breaking down the overall mass of the building through building shape.
 - Care has been taken in siting the building to allow for accessible site circulation, conform to existing site development patterns, and provide for pedestrian and vehicular connections and circulation per the site's anticipated build out.
- **ACCESSORY STRUCTURES AND EQUIPMENT**
 - Rendered studies along the E.C. indicate that proposed mechanical equipment on the building's roof will not be visible at the typical height of a vehicle or pedestrian north or southbound along route 29.
 - All utility transformers and refuse will be located on the opposite side of the E.C.
 - The community meditative garden and plaza in the 'crook' of the I-shaped building

will require a continuous fence per the building regulations for Virginia Supportive Housing to allow residents to fluidly move from indoors to garden and back. This fence will be see-through and will be softened by a brick seat wall to match the building brick. The fence is not visible from the E.C. due to existing grade and existing (and possibly also proposed future) building on the parcel directly along the E.C.

- **LIGHTING**

- All lighting on site for parking, pedestrian walkways, and decorative landscape lighting will comply with Entrance Corridor Guidelines, using LLF of 1.0 for all fixtures.

- **LANDSCAPING**

- This project will provide all required landscaping along project specific interior roads such as the new parking access road, pedestrian walkways, parking area, and will provide all required landscaping along the building.
- Specifically, a meditative garden and community garden space as well as a patio and planting areas are integral components of the building design and are designed by a landscape architect.
- A landscaping contractor will oversee and maintain these gardens and planting beds.

- **DEVELOPMENT PATTERN**

- The building and site plan for the project are organized to provide ease of travel on and off site within the existing context and in planning for future building on the site.
- Similarly, the building and site plan allow the possibility of future pedestrian connections to the southern-most adjacent parcel(s) and, therefore, the nearest existing bus stop, to the south.
- Pedestrian walkways are also designed to provide access to proposed garden space, parking, and the potential future bus stop along Premier Circle.

- **GRADING**

- This project will comply with Universal Design standards for accessibility. Therefore, the site circulation is no different. This is yet another piece of the design that has contributed to careful site placement to minimize grading while allowing all walkways to comply with accessibility standards.
- Furthermore, the surrounding existing buildings on site will remain in use during and after construction and place further limits on site grading.
- An existing berm along the southwest property line of the site may require a retaining wall, however, the applicant hopes to obtain a grading easement to eliminate this wall. If the wall must remain, it will not be visible from the E.C. Negotiations between property owners to initiate easement are underway.

COMPATIBILITY WITH E.C. GUIDELINES

VSH PREMIER CIRCLE - ARB 2022-29

June 21, 2022

APPENDIX



(affordable residential building conceptual massing)

(non-residential building massing assuming full 4 -story buildout)



EXISTING PERSPECTIVE



PERSPECTIVE - LOOKING NORTH FROM RT.29 - FUTURE MAXIMUM BUILD-OUT

VSH PREMIER CIRCLE - ARB 2022-29
May 8, 2023