MULTIFAMILY BUILDING BLDG 1
LOT A
AMENITY SPACE
PEDESTRIAN OUTDOOR AMENITY SPACE
10.4'
75.5'
36.4'
12.4'
5' MIN. PRIMARY STREET SETBACK
15' MAX. PRIMARY STREET SETBACK
ASPHALT DRIVEWAY
DECIDUOUS TREE
TRAVELWAY
20.4'
23.1'
23.9'
24.1'
5' MIN. ALLEY SETBACK
PRIVATE STREET
LOT B
TH9
TH8
150'
15' MAX. PRIMARY STREET SETBACK
5' MIN. PRIMARY STREET SETBACK
LOT C
AMENITY SPACE
TH7
TH6
15' MAX. SIDE STREET SETBACK
5' MIN. SIDE STREET SETBACK
15' MAX. PRIMARY STREET SETBACK
5' MIN. PRIMARY STREET SETBACK
7.6'
8.2'
9.9'
40'
22.3'
125'
8'
27.1'
45'
TRAVELWAY
SPOT 1
SPOT 2
PRIVATE STREET
SPECIAL EXCEPTION REQUEST 2: 34-2.10.5.A.5.a
BUILD-TO REQUIREMENT - LOT D (BUILDING 2), SIDE STREET LOT LINE (SPOT 1)
84.2' GARAGE
91.7' GARAGE
30'
43'
81.9' COMMON AREA
76.4' GARAGE
5' MIN. PRIMARY STREET SETBACK
15' MAX. PRIMARY STREET SETBACK
SPECIAL EXCEPTION REQUEST 1: 34-2.10.5.A.5.a
BUILD-TO REQUIREMENT - LOT C, SOUTHERNMOST SIDE STREET LOT LINE (SPOT 2)
SPECIAL EXCEPTION REQUEST 3: 34-2.3.3.B.2
ACTIVE DEPTH REDUCTION - LOT D (BUILDING 2)
SPECIAL EXCEPTION REQUEST 5: 34-2.3.3.B.5
STREET-FACING ENTRY SPACING - LOT D (BUILDING 2), PRIMARY STREET LOT LINE
MULTIFAMILY BUILDING (SENIOR) BLDG 2
LOT D
LOT E
MULTIFAMILY BUILDING BLDG 3
SPECIAL EXCEPTION REQUEST 4: 34-2.3.3.B.2
ACTIVE DEPTH REDUCTION - LOT E (BUILDING 3)
SPECIAL EXCEPTION REQUEST 6: 34-2.3.3.B.5
STREET-FACING ENTRY SPACING - LOT E (BUILDING 3), PRIMARY STREET LOT LINE
TRAVELWAY
PK IN WALL
AMENITY SPACE
AMENITY SPACE
AMENITY SPACE
AMENITY SPACE
AMENITY SPACE
TRAVELWAY
TRAVELWAY
NAD 83
SCALE 1"=30'
0
30'
60'

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK REQUIREMENT
- PRIMARY STREET LOT LINE
- SIDE STREET LOT LINE
- EXTENT OF PROPOSED PRIVATE STREET

COMMONWEALTH OF VIRGINIA
JOHN C. WILSON
Lic. No. 0402058758
10/2/26
PROFESSIONAL ENGINEER
61786

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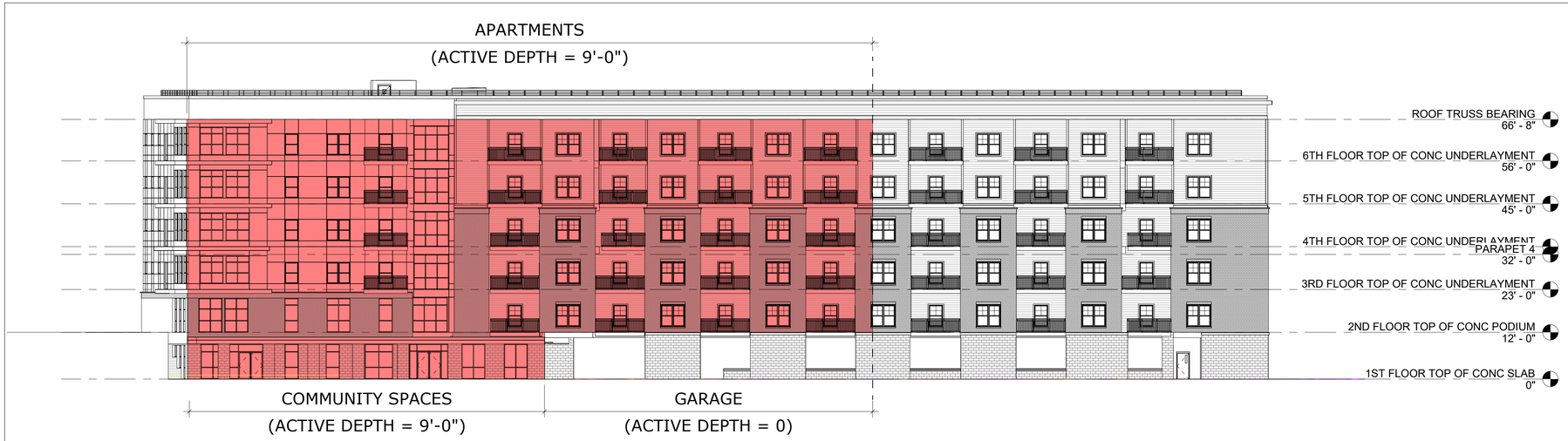
DATE 10/02/2026
DRAWN BY M. FAIN
DESIGNED BY K. ROESER
CHECKED BY J. WILSON
SCALE 1" = 30'

WESTHAVEN REDEVELOPMENT
CITY OF CHARLOTTESVILLE, VA
ZONING PLAN

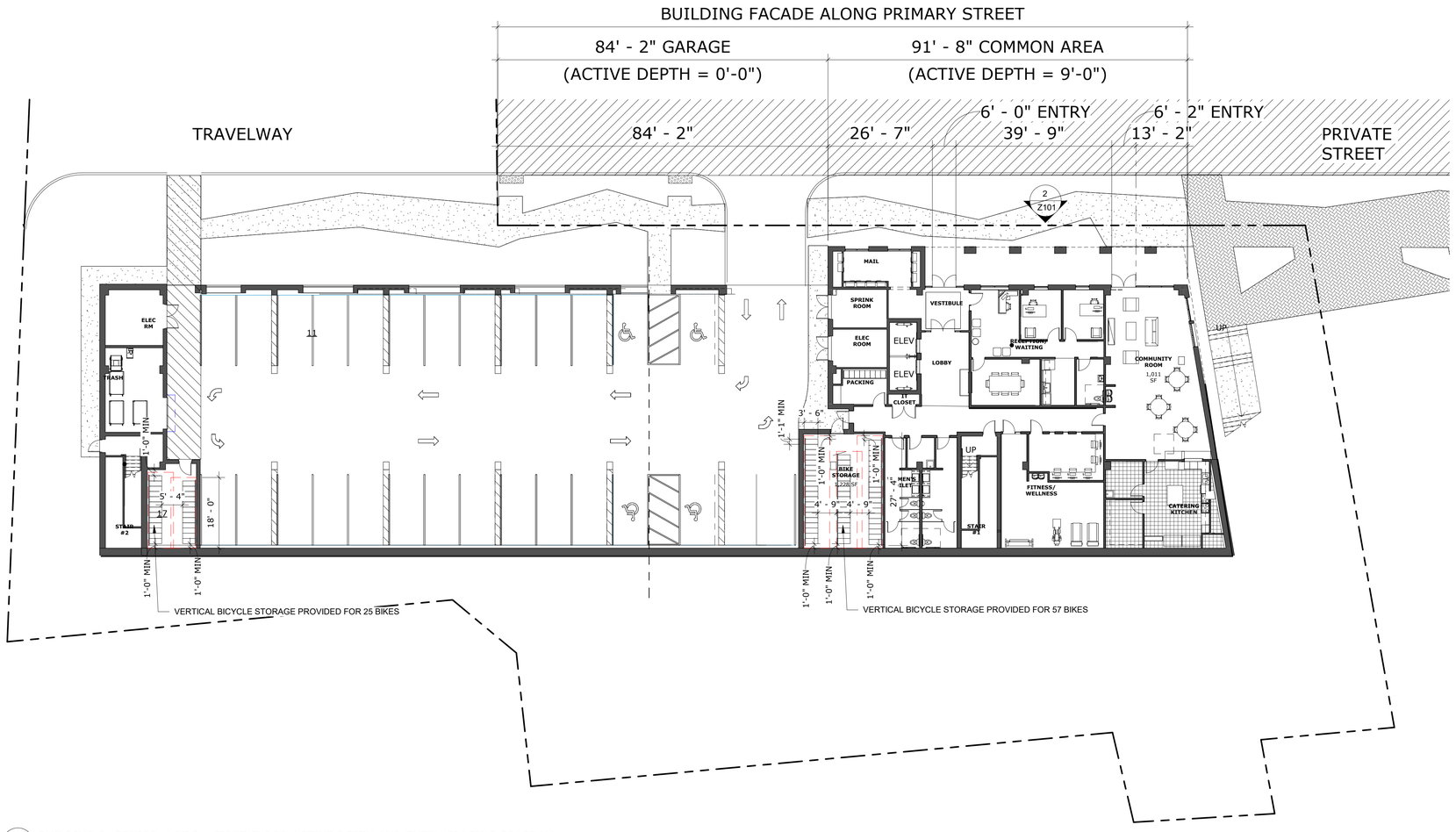
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2 Z101 BUILDING 2 (SENIOR) LOT D - NORTH ELEVATION ACTIVE DEPTH DIAGRAM
1/16" = 1'-0"



1 Z101 BUILDING 2 (SENIOR) LOT D - FIRST FLOOR ACTIVE DEPTH AND ENTRY SPACING DIAGRAM
1/16" = 1'-0"

SPECIAL EXCEPTION REQUEST 3:

- SECTION 34-2.3.3.B2 ACTIVE MINIMUM DEPTH (ALL FLOORS ALONG PRIMARY STREET) : 9'-0"
  1. ACTIVE DEPTH FIRST FLOOR = 0'-0" AT GARAGE, 9'-0" AT COMMON AREA
  2. ACTIVE DEPTH SECOND THROUGH SIXTH FLOORS = 9'-0"

SPECIAL EXCEPTION REQUEST 5: SECTION 34-2.3.3.B.5.a ENTRANCE REQUIREMENTS:

- MIN ENTRY SPACING ALONG PRIMARY STREET: 40'
  1. LOCATED ON A STREET-FACING GROUND STORY FACADE
  2. PROVIDE BOTH INGRESS AND EGRESS PEDESTRIAN ACCESS TO THE GROUND STORY OF THE BUILDING.
  3. REMAIN OPERABLE AT ALL TIMES.
  4. MUST ACCESS AN OCCUPIABLE SPACE
     A. "WHICH IS ANY AREA DESIGNATED AND INTENDED FOR HUMAN OCCUPANCY WITH A MINIMUM CLEAR HEIGHT OF 7.5 FEET"

SPECIAL EXCEPTION REQUEST 7:

- SECTION 34-4.5.2.c.2.a
- GENERAL BICYCLE PARKING MINIMUM SPACES 2.5' WIDE AND AT LEAST 3'-0" FROM ALL OBSTACLES
  1. BIKE STORAGE SPACES REVISED TO 1'-1" MINIMUM WIDE FOR VERTICAL HIGH DENSITY STORAGE EQUIPMENT AND 1'-0" MINIMUM CLEAR PROVIDED FROM OBSTACLES. 82 TOTAL SPACES PROVIDED.

ARNOLD DESIGN STUDIO
930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

WESTHAVEN PHASE ONE
CHARLOTTESVILLE, VIRGINIA

REV	DATE	DESCRIPTION

SCHEMATIC DESIGN

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DESIGNED	THE STUDIO
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APPROVED	CMA
DATE	10/02/2026
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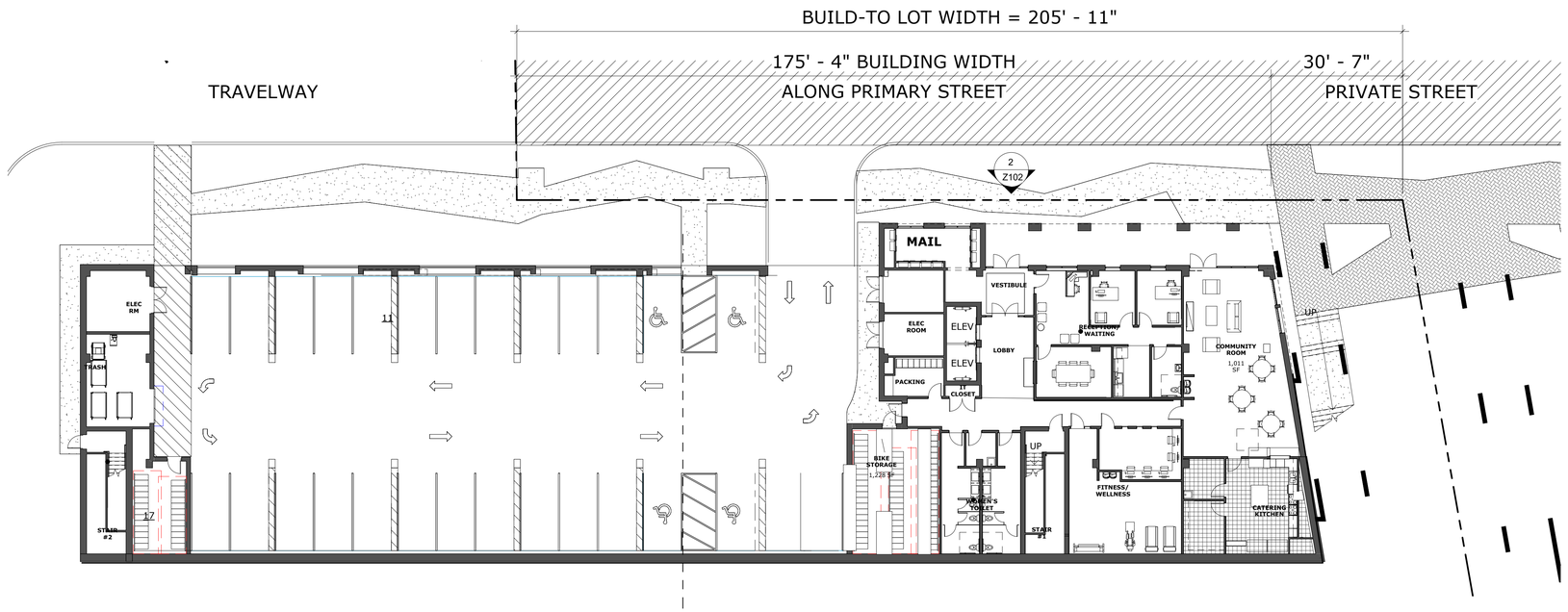
BUILDING 2 (LOT D) SPECIAL EXCEPTIONS AND VARIANCES

SHEET

Z101



2 Z102 BUILDING 2 (SENIOR) LOT D - NORTH ELEVATION TRANSPARENCY DIAGRAM
1/16" = 1'-0"



1 Z102 BUILDING 2 (SENIOR) LOT D - FIRST FLOOR MASSING DIAGRAM
1/16" = 1'-0"

TRANSPARENCY REQUIREMENTS:
- MIN GROUND STORY %: 35%
  1. BLDG 2 PROVIDED GROUND STORY %: 38%
- MIN UPPER STORY %: 20%
  1. BLDG 2 PROVIDED UPPER STORY %: 20%

HEIGHT LIMIT:
- 7 STORIES / 100' (W/ AFFORDABLE DWELLING BONUS)
  1. BLDG 2 HEIGHT: 6 STORIES / 66'-8"

MASSING:
- BUILDING WIDTH (MAX): 275'
  1. BUILDING WIDTH (ACTUAL): 175'-4"

GROUND STORY REQUIREMENTS:
- MIN GROUND STORY HEIGHT: 10'
  1. BLDG 2 PROVIDED GROUND STORY HEIGHT: 12'

SECTION 34-2.10.5.A.5.a BUILD-TO REQUIREMENTS:
- PRIMARY STREET: 75%
  1. ACTUAL BUILD-TO %: 85%

BUILD-TO CALCULATION:
- LOT WIDTH: 205'-11"
  1. BUILDING WIDTH: 175'-4"
- PERCENTAGE OF BUILD-TO WIDTH: 85%

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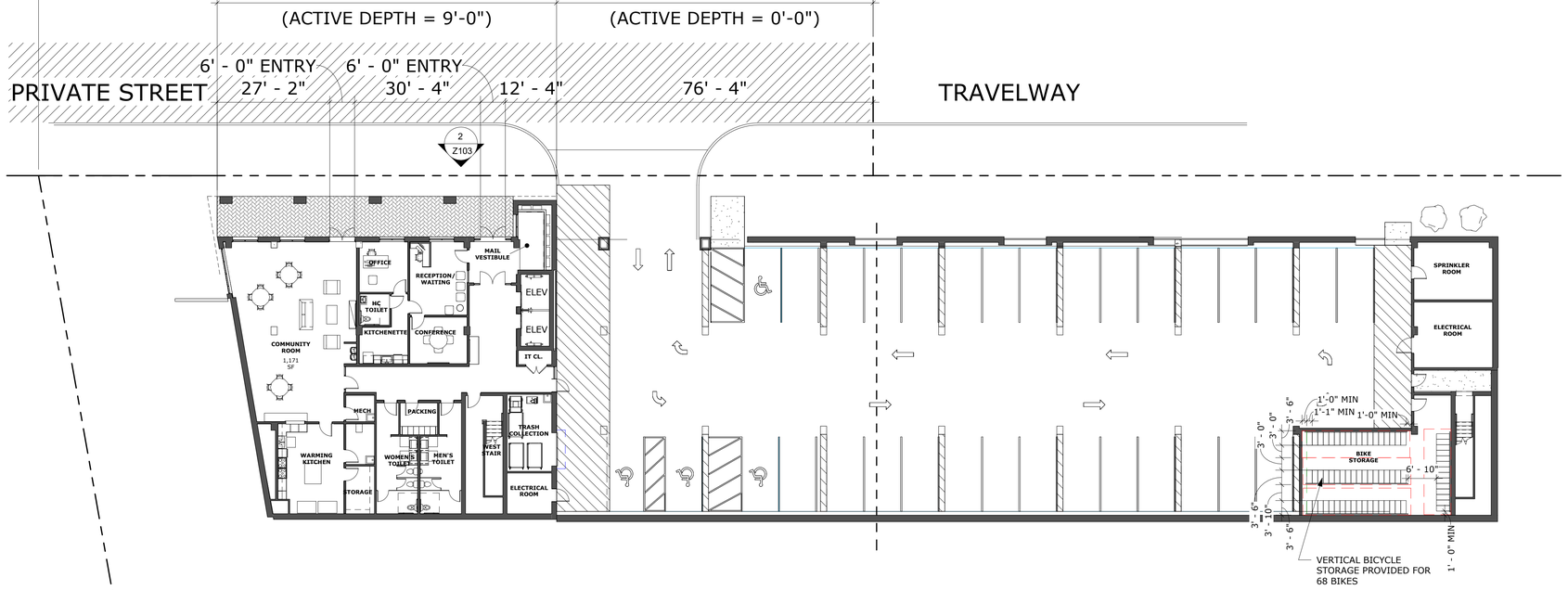
BUILDING 2 (LOT D) SECTION 2.10 COMPLIANCE

SHEET

Z102



2 Z103 BUILDING 3 LOT E - NORTH ELEVATION ACTIVE DEPTH DIAGRAM
1/16" = 1'-0"



1 Z103 BUILDING 3 LOT E - FIRST FLOOR ACTIVE DEPTH AND ENTRY SPACING DIAGRAM
1/16" = 1'-0"

SPECIAL EXCEPTION REQUEST 4:

- SECTION 34-2.3.3.B2 ACTIVE MINIMUM DEPTH (ALL FLOORS ALONG PRIMARY STREET) : 9'-0"
  1. ACTIVE DEPTH FIRST FLOOR = 0'-0" AT GARAGE, 9'-0" AT COMMON AREA
  2. ACTIVE DEPTH SECOND THROUGH SIXTH FLOORS = 9'-0"

SPECIAL EXCEPTION REQUEST 6:
SECTION 34-2.3.3.B.5.a ENTRANCE REQUIREMENTS:

- MIN ENTRY SPACING ALONG PRIMARY STREET: 40'
  1. LOCATED ON A STREET-FACING GROUND STORY FACADE
  2. PROVIDE BOTH INGRESS AND EGRESS PEDESTRIAN ACCESS TO THE GROUND STORY OF THE BUILDING.
  3. REMAIN OPERABLE AT ALL TIMES.
  4. MUST ACCESS AN OCCUPIABLE SPACE
     A. "WHICH IS ANY AREA DESIGNATED AND INTENDED FOR HUMAN OCCUPANCY WITH A MINIMUM CLEAR HEIGHT OF 7.5 FEET"

SPECIAL EXCEPTION REQUEST 8:

- SECTION 34-4.5.2.c.2.a
- GENERAL BICYCLE PARKING MINIMUM SPACES 2.5' WIDE AND AT LEAST 3'-0" FROM ALL OBSTACLES
  1. BIKE STORAGE SPACES REVISED TO 1'-1" MINIMUM WIDE FOR VERTICAL HIGH DENSITY STORAGE EQUIPMENT AND 1'-0" MINIMUM CLEAR PROVIDED FROM OBSTACLES. 68 TOTAL SPACES PROVIDED.

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WESTHAVEN PHASE ONE B
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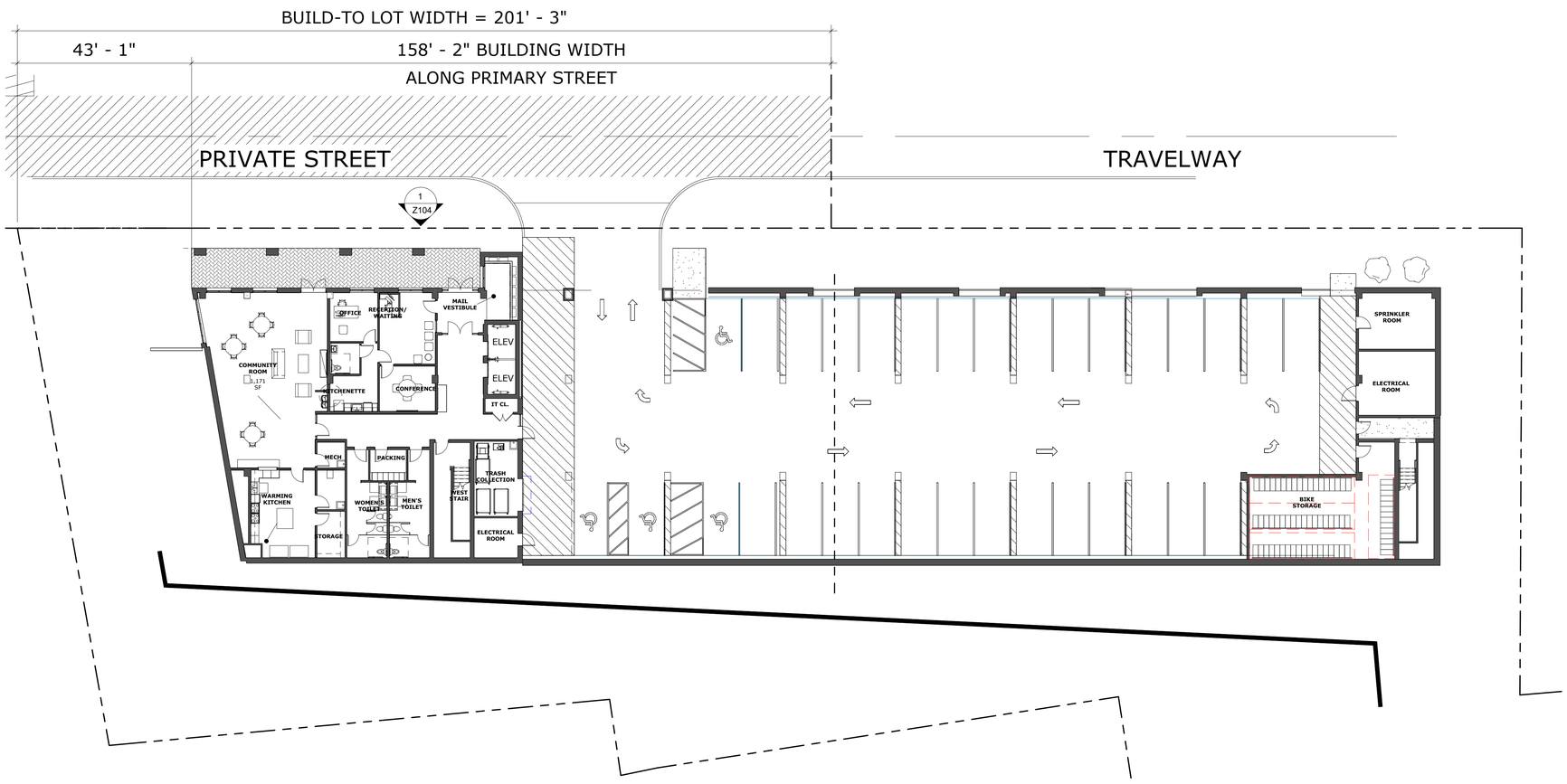
BUILDING 3 (LOT E) SPECIAL EXCEPTIONS AND ZONING

SHEET

Z103



1 Z104 BUILDING 3 LOT E - NORTH ELEVATION TRANSPARENCY DIAGRAM
1/16" = 1'-0"



2 Z104 BUILDING 3 LOT E - FIRST FLOOR MASSING DIAGRAM
1/16" = 1'-0"

BUILD-TO REQUIREMENTS:
- PRIMARY STREET: 75%
  1. ACTUAL BUILD-TO %: 79%

BUILD-TO CALCULATION:
- LOT WIDTH: 201'-3"
- FIRST FLOOR BUILD-TO WIDTH: 158'-2"
- BUILD-TO % = 79%

HEIGHT LIMIT:
- 7 STORIES / 100' (W/ AFFORDABLE DWELLING BONUS)
  1. BLDG 3 HEIGHT: 6 STORIES / 66'-8"

BUILDING MASSING:
- BUILDING WIDTH (MAX): 275'
  1. BUILDING WIDTH (ACTUAL): 158'-2"

GROUND STORY REQUIREMENTS:
- MIN GROUND STORY HEIGHT: 10'
  1. BLDG 3 PROVIDED GROUND STORY HEIGHT: 12'

TRANSPARENCY REQUIREMENTS:
- MIN GROUND STORY %: 35%
  1. BLDG 3 PROVIDED GROUND STORY %: 36%
- MIN UPPER STORY %: 20%
  1. BLDG 3 PROVIDED UPPER STORY %: 21%

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WESTHAVEN PHASE ONE B
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BUILDING 3 (LOT E) SECTION 2.10 COMPLIANCE

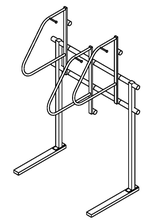
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Z104

Specification guide

Powder coated steel high density bike rack

SOUTHWEST SOLUTIONS GROUP



Current Config: SSULT-B4-SINGLESIDED

Description

The high density unit is modular to fit in nearly any space. The double-sided model parks more than double the capacity of a standard bike rack. Options include: wall-mount, floor-mount, and double-sided.

Product code	Width	Depth	Height
SSULT-B4-SINGLESIDED	54.00"	31.69"	81.00"
SSULT-B4-WALLMOUNT	54.00"	31.69"	81.00"
SSULT-B8-DOUBLESIDED	54.00"	57.38"	81.00"

Standard sizes

Widths: 38", 54", 70", 86", 102", 118"
Depths: 31 11/16", 57 3/8"
Heights: 81"

Classification

Masterformat: 12 93 13
Uniformat: E2010.90
Omniclass: 23.40.10.11.11

Options

☐ ADD_Wheel Stop

Last Edited: 04/05/2021

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SPECIAL EXCEPTIONS PROPOSED BICYCLE RACK EXAMPLE

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Z105