



D I S C O V E R Y
R E V I E W

VIRGINIA

j i m r o u n s e v e l l a r c h i t e c t

2014.12.05

SYNOPSIS



■■■■■■■■■■ ROAD CONVERSION ■■■■■■■■■■ COUNTY, VIRGINIA

Built originally as an accessory shop, this two-story structure on a prominent ridge along ■■■■■■■■■■ Creek just south of the homes of ■■■■■■■■■■ sits on a four and a half acre parcel. This analysis explores the viability of converting it into a two-bedroom, two bath house and studio. According to ■■■■■■■■■■ County, the parcel can be subdivided in two by right, however questions about road access, drain field, and well locations may determine viability. The client would like the project to produce revenue as a destination short stay rental in this history and vineyard-rich landscape.

Built within the last several years, the open plan, 2400 sq. ft. building appears to be basically sound (save for some odd framing conditions at the center stair). The wood frame is clad in T-111 exterior siding, with an asphalt shingle roof. The ground level is a poured concrete slab on grade. The upper level has an unfinished sub-floor, however its load capacity would have to be confirmed. Interior walls are clad in painted gypsum board, but are untaped and unfinished. It appears the walls and roof are insulated with fiberglass batt (this is unconfirmed). Lean-to shed roofs wrap the north and west sides. The building does not have a functioning bathroom and is not connected to a septic system but is supplied with water from the main house. There is no heating system. There appears to be 200 amp electrical service and the wiring recent.

Ultimately there are two potential construction approaches; one that secures financing (cash or loan) for a complete renovation, or one that is executed in phases as time and funding allows. The design concept and necessary construction documents would be the same for both.

If investment in the conversion is contingent on the short stay rental market, clearly the potential of a destination stay would need to be fully vetted (including a pro forma). The current lending market, is more favorable now than in recent years, perhaps especially thru local lenders who understand this B+B market. Speaking from personal experience, the investment in both design and quality of two local properties I own, has paid off. We are constantly booked, and neither remain on the market for long. Construction is expensive; so while it's imperative to take an economical approach, guests in this market are also sophisticated, and compromising quality could limit revenue.

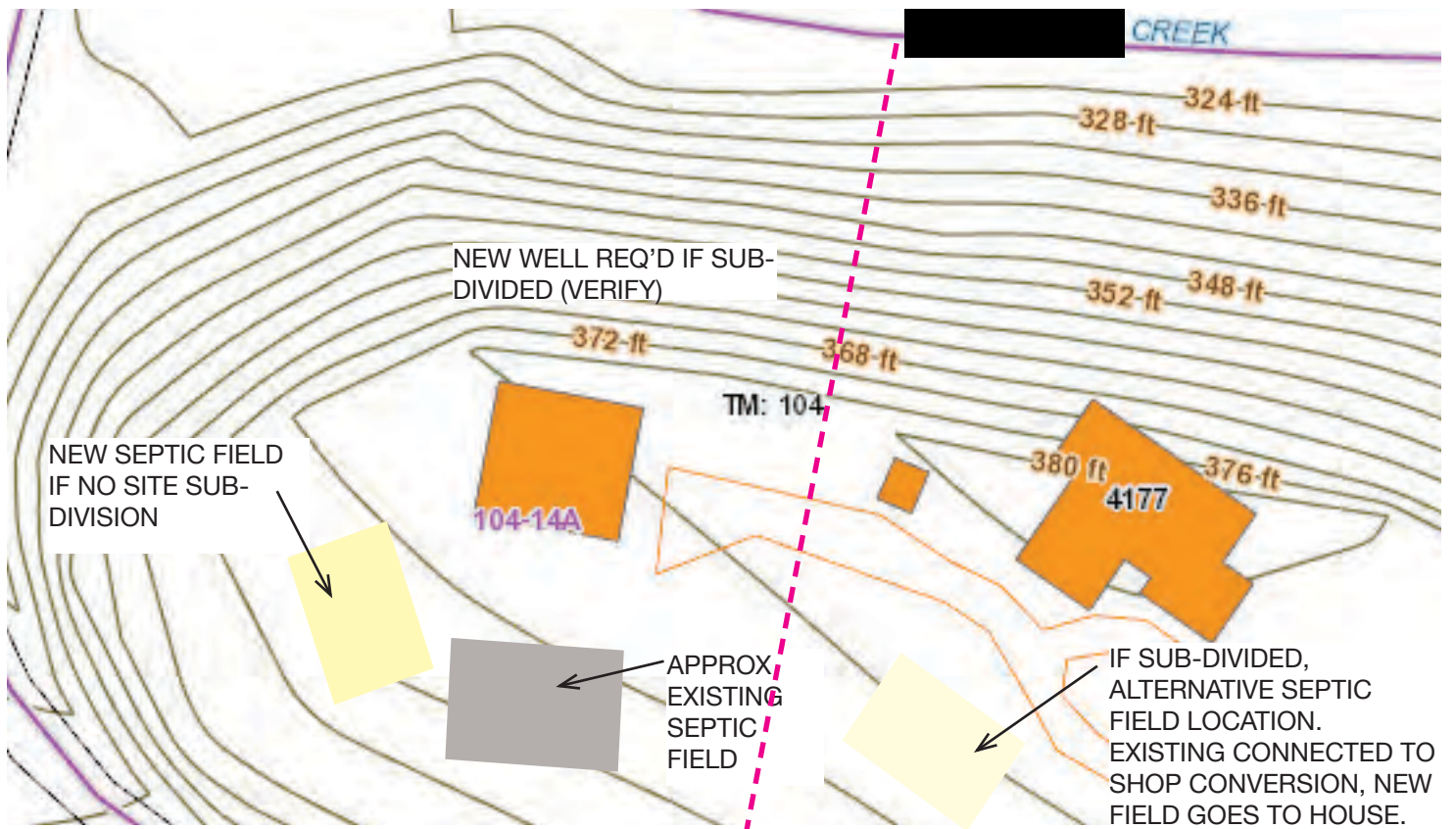
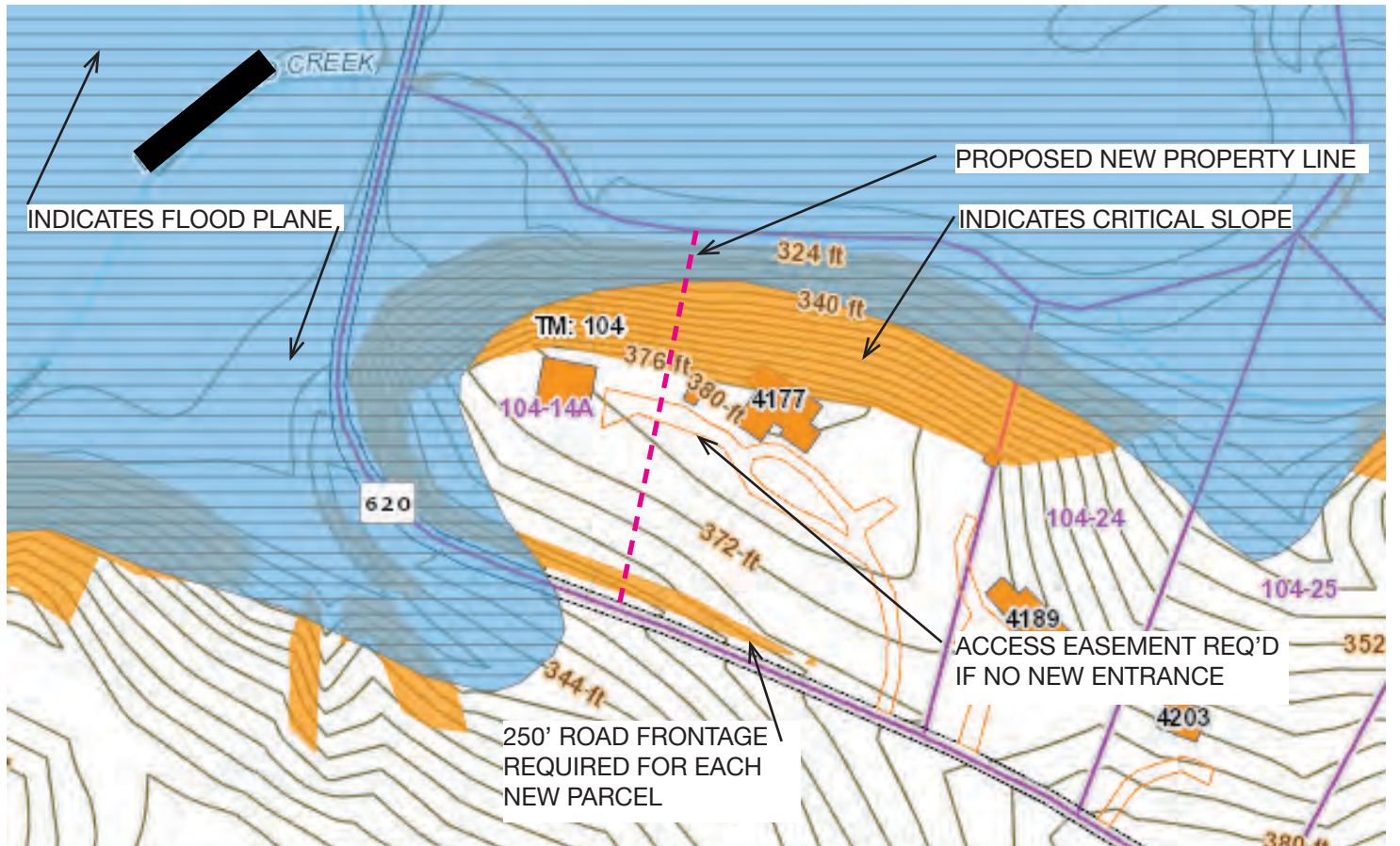
If the parcel is subdivided equally, each parcel's land value would be ■■■■■■■■■■. Improvements of \$■■■■■■■■■ are ascribed to the main house only (the owner was told the shop structure had no improvement value). The main house lot would then be valued at \$■■■■■■■■■ and the shop lot at \$■■■■■■■■■ as is. A conversion of the shop structure into single family based on the enclosed evaluation does not appear to exceed market value based on a brief review of available sales data for surrounding properties. This would have to be confirmed by a qualified real estate agent or local appraiser.

Enclosed are aerial views, slope analysis, zoning/code requirements, and program /budget review. Along with a few examples, also shown are preliminary diagrams intended to frame development of a design solution.

-jim rounsevell, architect
december 2014



SLOPES, RESTRICTIONS



SOLAR DIAGRAMS + EXISTING VIEWS



solar angles, 21 dec



solar angles, 21 jul



south west view



north east view



view south

PARCEL DATA + DESIGN CRITERIA

Parcel ID: [REDACTED]

Parcel Assessment Data (CAMA) Last Updated On: 11/29/2014
 Other Parcel Data Last Updated On: 11/30/2014
 GIS/Mapping Data Last Updated On: 11/30/2014

Summary Information

Parcel Information

Total Acres 4.54
Primary Prop. Address [REDACTED]
Other Address N/A
Property Card(s) 1
Lot N/A
Property Name N/A
Subdivision N/A
Notes B I / / / /

Owner Information

Owner Address [REDACTED]
Owner as of Jan 1st [REDACTED]

Most Recent Assessment Information

Year 2014
Assessment Date 11/01/2013
Assessment Reason Reassessment
Land Value [REDACTED]
Land Use Value [REDACTED]
Improvements Value [REDACTED]
Total Value [REDACTED]

Most Recent Sales History

Previous Owner [REDACTED]
Owner [REDACTED]
Sale Date [REDACTED]
Sale Price [REDACTED]
Deed Book/Page 4307/550

Other Tax Information as of Jan 1st

State Code Single Fam Res up to 5 acres
Tax Type Reg. Taxable
Parcel Level Use Code Single Family
Appraiser BJT

Requirements	
Entrance corridor/BAR review?	No
Comprehensive Plan, Rural or Dev Area?	Rural
Health Department well + septic permit?	Yes
Building permit + requirements	Yes
Recorded plat	2 copies
Architectural plans	2 copies
Land disturbing documents	less than 1 acre (if req'd)
Design Criteria	
Zoning	Rural Area (RA)
Building Code- VUSBC	2009
Snow load	25 psf
Wind speed	90 mph
Frost depth	18"
Seismic Design Class	B
Weathering	Severe
Termites	Moderate/Heavy
Decay Region	Slight/Moderate
Winter Design Temp	16 degrees F
Air Freezing Index	273
Mean Annual Temp	56.8 degrees F

10.2 PERMITTED USES

10.2.1 BY RIGHT

The following uses shall be permitted by right in the RA district, subject to the applicable requirements of this chapter:

1. Detached single-family dwellings, including guest cottages and rental of the same; provided that yard, area and other requirements of section 10.4, conventional development by right, shall be met for each such use whether or not such use is on an individual lot subject to section 10.3.

10.4 AREA AND BULK REGULATIONS

Area and bulk regulations within the RA, rural areas, zoning district are as follows:

REQUIREMENTS	DIVISIONS BY RIGHT (Amended 8-14-85)	DIVISIONS BY SPECIAL USE PERMIT (Amended 8-14-85)
Gross density	0.5 du/ac	0.5 du/ac
Minimum lot size	2.0 acres	2.0 acres
Minimum frontage existing public roads	250 feet	250 feet
Minimum frontage internal public or private roads	150 feet	150 feet
Yards, minimum:		
Front (existing public roads)	75 feet	75 feet
Front (internal public or private road)(Amended 11-13-91)	25 feet	25 feet
Side	25 feet	25 feet
Rear	35 feet	35 feet
Maximum structure height	35 feet	35 feet

QUANTITIES

The existing structure is approx. 2400 sq. ft., however based on the initial interview, there is less area required than the existing building footprint. Floor areas are based on typical sizes and are developed for preliminary purposes only. Please note that the values are provided as a courtesy and for initial budgeting only. It is not an actual estimate of construction costs. Once a design is developed, a licensed general contractor would be responsible for a bid price. Values are based on recent projects of similar scope in Charlottesville.

Can this be done for less? Possibly. However at this preliminary stage its impossible to speculate. Total project cost will depend on scope, material choices, sweat equity, and professional fees (which are not included).

Floor Areas				
	room	w	d	size (sq. ft)
lower	living	14	16	224
	dining	13	15	195
	kitchen	9	15	135
	storage/mech/laundry	5	8	40
	entry	5	8	40
	m. bedroom #1	13	15	195
	m bathroom	5	8	40
	g. bedroom #2	11	14	154
	g bathroom (+powder rm)	5	8	40
	stair	3	15	45
	net floor area			1108
	walls @ 8%			89
	lower gross floor area			1197
	upper	studio	30	20
net floor area				600
walls @ 2%				12
upper gross floor area				612
	total gross floor area			1809
	avg \$/sq. ft. (w owner proj. mgmt)			
misc.				
	exterior- painting, gutters, repairs, etc.			9,000
	construction costs			
	driveways, landscape clearing, plantings			11,000
	septic field + well			10,600
	contingency (9%)			
	Total			



north shed view



interior views-kitchen, bed rm, upper level studio

QUALITIES

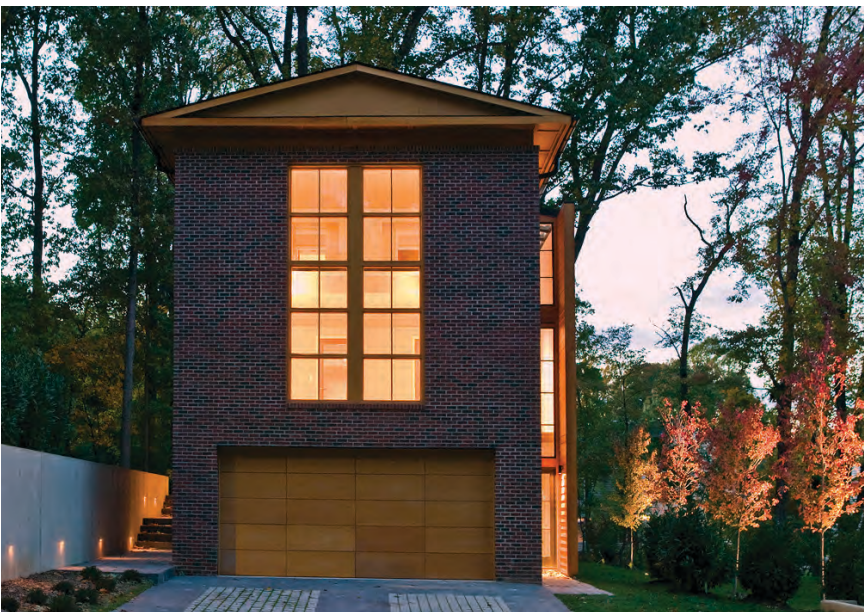
A sense of open space is paramount to the design. A Japanese (Zen) sense of quiet, unfolding space is sought. Situated on a hilltop, prevailing winds can be harnessed for cross ventilation. Connection to nature and the surrounding landscapes are paramount to spatial development and views. Creative and rigorous use of inexpensive materials dovetail with the sense of tranquility found in minimalist Zen expression. Existing spaces are dark, and while there is a medical consideration for photosensitivity, more daylight throughout is desired. Orientation shifts seasonally on the site: wintertime allows for distant views north and east, occupation of the west end (rear) preferable in summertime. Optimizing thermal performance will be essential to the project's success.



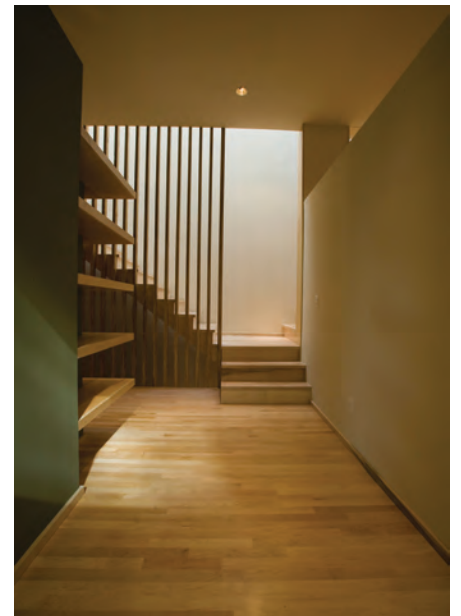
double height living space



Ikea kitchen and lighting



double height window



stair

