CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
October 20, 2020 – 4:00 p.m.
Remote meeting via Zoom

Packet Guide

This is not the agenda.
Please click each agenda item below to link directly to the corresponding staff report and application.

4:00 **i.** **Pre-meeting discussion on refined BAR review process**

5:30 **A.** **Public comment**
(Matters from the public not on the agenda – please limit to 3 minutes)

B. **Consent Agenda**

1. July 21, 2020 BAR Meeting Minutes

2. **Certificate of Appropriateness Application**
BAR 20-09-04
128 Chancellor Street
Tax Parcel 290132000
Center for Christian Study, Owner
Thomas Keogh, Train Architects, and William Sherman, Applicants
Exterior alterations and addition

C. Deferred Items

5:50 **5.** **Certificate of Appropriateness Application**
BAR 20-09-05
1619 University Avenue
Tax Parcel 090102000
Sovran Bank, Owner
Brian Quinn, Milrose Consultants, Applicant
Exterior lighting

D. New Items

6:30 **7.** **Certificate of Appropriateness Application**
BAR 20-10-01
204 Hartmans Mill Road
Tax Parcel 260038000
Jocelyn Johnson and William Hunt, Owner
Melissa T. Colombo, Applicant
Outbuilding demolition

6:50 **7.** **Certificate of Appropriateness Application**
BAR 20-10-02
218-220 West Main Street
Tax Parcel 280001000
Brands Hatch, LLC, Owner
Frederick Wolf, Wolf Ackerman Design LLC, Applicant
Water Street gate

D. Other Business

7:30 **8.** 106 Oakhurst Circle Preliminary Discussion

8:00 **9.** City/County Courts Project Preliminary Discussion

8:30 **10.** Belmont Bridge Project Update

11. **Staff questions/discussion**
BAR Training
Preservation Awards Discussion
LEAP Energy Guide

12. PLACE Committee Update

E. Adjournment

Pre-meeting discussion on refined BAR review process

Please review the following document describing the proposed BAR review process for complex projects, reflected to show the most recent edits.

Let's focus Tuesday's discussion on the following three issues:

1. Language of motion to express support for project during Preliminary Review stage (please find Carl Schwarz's draft motion language below):
    - "I move to accept the applicant's request for a deferral. In doing so, the BAR expresses that pending a completed application, the massing, scale, exterior materials, and fenestration pattern meet the BAR's guidelines for this (district, IPP, Conservation District) . The BAR does not find that the color of the exterior materials or the landscape plan satisfy our guidelines. The BAR would like to see a lighting plan and wall sections added to the application prior to granting a CoA" The highlighted stuff would be blanks that we fill in.
2. How to conduct public notification for Preliminary Reviews
3. How to allow public comment for Preliminary Reviews

Refined BAR Review Process

October 15, 2020 Draft

Introduction and Purpose

Charlottesville's Board of Architectural Review (BAR) staff prepared this guide to establish a standard review process for large developments in the City's historic districts. This guide will inform applicants of the meetings, materials, and expectations necessary for a successful application.

While most projects can be reviewed and approved in a single BAR meeting, project teams for larger and more complex projects may require reassurance during the design process that their project will meet the BAR's guidelines. Filing a completed application without feedback presents the risk of wasted design time and project resources.

In the past, the BAR has granted multiple Certificates of Appropriateness (CoA) to individual projects. These "partial CoAs" would encompass discrete parts of a project (massing, fenestration, landscaping, etc.). However, only a final CoA, granted when the BAR was satisfied with the disparate applications, allowed the issuance of a building permit.

The Charlottesville City Code (Code) makes no provisions for "partial CoAs." Accordingly, the BAR must now modify its approach to reviewing large-scale projects. The City Attorney's Office has instructed the BAR to grant a single CoA for each proposed large-scale project.

This single CoA shall be understood as representing satisfactory review of the elements required to apply for a Building Permit. In limited circumstances, some elements may be reviewed later under a separate CoA request. (For example, landscaping and signage.) These exceptions should be discussed and resolved early in the review process by the applicant and staff.

Overview – New BAR Application Process Guide

The BAR will review large-scale projects in three stages:

I. Preliminary Discussion, (pre-application conference per Charlottesville City Code Sec. 34-282.b and c)
II. Preliminary Reviews (optional but recommended)
III. Final CoA Application.

The BAR will make its decision on the requested CoA after this final stage, when a formal application is submitted.

During the Preliminary Discussion phase, no vote on consensus will be taken so the applicant is encouraged to note all comments from staff and members during the Discussion.

During the Preliminary Review stage, the BAR may take a vote to express a consensus opinion about the project, as presented. However, this vote will not be binding on the City or the BAR, will have no legal bearing, nor will it represent a decision on the required CoA. An applicant may present their project as many times as necessary at the Preliminary Review stage. Generally, the BAR and staff intend this Preliminary Review stage to encompass the bulk of deliberations. Once a formal application is submitted for a CoA, the BAR expects to be sufficiently familiar with the project.

I: Preliminary Discussion

City of Charlottesville Code Sec 34-282 requires a pre-application conference, or Preliminary Discussion, for developments having a projected construction cost of $350,000 or more. It is also available for any projects for other applications.

This informal consultation introduces the project to the BAR, and allows applicants and the BAR to discuss project goals and establish a review schedule for successful final submittal and approval of a CoA.

Preliminary discussions will occur at the end of regular BAR meetings, generally held on the third Tuesday of each month.

The following list outlines requirements and expectations for a Preliminary Discussion:

- Applicant will notify BAR staff and request a Preliminary Discussion by 5:00 PM on the first Friday of a month. Staff has the discretion, in consultation with the BAR chair, to move a Preliminary Discussion to the following month, should the upcoming meeting's agenda warrant it. .
- Applicant will submit a digital copy of the proposed project to BAR staff by 5:00 PM on the second Thursday of a month. This digital copy will be circulated to BAR members and posted for public accessibility on the City's website.
- If the applicant revises this submittal after the second Thursday deadline, they must bring paper copies to circulate at the BAR meeting. The BAR will review such late revisions at their discretion, depending on whether members have had a chance to meaningfully review. Applicant will also provide for staff a digital copy of the revisions.)

- Staff will not prepare staff report for a Preliminary Discussion.
- There will be no fee or formal application form required for a Preliminary Discussion.
- Adjoining property owners will not receive formal notice of a submission for Preliminary Discussion (See City Code Sec. 34-284).
- The item will be noted on the BAR meeting agenda

II: Preliminary Review

The Preliminary Review stage will encompass most discussions and review of proposed large developments. Applicants can utilize as many Preliminary Review meetings with the BAR as necessary; the BAR encourages each applicant to break the review up as best suits the individual project. For example:

- Height, Massing and Scale
- Level of detail
- Building Footprint and Orientation
- Fenestration
- Roof Form
- Primary Exterior Materials
- Landscaping
- Lighting

During this stage, the applicant must indicate any elements that may be submitted later for review under a separate CoA request--landscaping, signage, etc. In consultation with City staff, the BAR will determine if, and for what elements, this will be allowed.

At the end of a Preliminary Review meeting, the BAR may take a non-binding vote to express support, opposition, or even questions and concerns regarding the project's likelihood for approval under the Guidelines. These will not represent approval or even endorsement of the CoA, but will represent the BAR's opinion on the project, relative to preparing the project for formal submittal. While such votes carry no legal bearing and are not binding, BAR members are expected to express their opinions—both individually and collectively--in good faith as a project advances through the Preliminary Review stage.

Requirements and expectations for a Preliminary Review:

- Applicant will submit a Preliminary Review application form [TBD] (found on the City website), 10 paper copies of the materials for review as well as a digital copy to Neighborhood Development Services, three weeks prior to the day of the meeting, by 3:30 PM. The digital copy will be posted on the City's website.
- Though not legally mandated, staff will endeavor to put the Preliminary Review on an agenda for a BAR meeting within 60 days of the submission deadline.
- If the applicant revises the submitted materials after the deadline, they will submit paper copies and a digital copy of the revisions to staff by 5:00 PM a week prior to the day of the meeting. Revisions submitted after this date (including at the meeting) will be considered at the discretion of the BAR.

- Staff will not prepare a staff report for the Preliminary Review, but will prepare a summary of the materials submitted and offer initial, brief comments, as needed.
- There will be no fee or formal application form required for a Preliminary Review.
- The item will be noted on the BAR meeting agenda, however, there will be no formal public notification as is required for a formal CoA application (see Sec. 34-284). Staff will provide public notice by emailing the appropriate neighborhood association, as recognized by the City, and by posting a sign at the site.

III: Final CoA Application

Once an applicant has received sufficient feedback through the Preliminary Review process, they may submit a final application for a CoA.

This final review will synthesize feedback and determinations from the Preliminary Review meetings. At the end of deliberations, the BAR will vote whether to approve a CoA. This CoA will represent the BAR's definitive decision on the application.

Requirements and expectations for a Final Review will follow the provisions of City of Charlottesville Code Sec. 34-282 and Sec. 34-284.

- Applicant will submit a CoA application form (found on the City website), 10 paper copies of the application, and a digital copy to Neighborhood Development Services three weeks prior to the day of the meeting, by 3:30 PM. The digital copy will be posted on the City's website.
- Review of a Final CoA Application will occur within 60 days of submission.
- If the applicant later revises the materials submitted, they must submit paper copies and a digital copy of the revisions to staff by 5:00 PM a week prior to the day of the meeting.
- Staff will prepare a staff report, with specific feedback and references to the Design Guidelines. This staff report will be circulated to BAR members, the applicant, and will be posted on the City website.
- The review of a Final CoA Application has a fee schedule, as set forth in the application form.
- Staff will provide public notice through letters mailed to adjacent property owners and a sign posted at the site. The review will also be listed on the monthly meeting agenda, available on the City website.

All actions of the BAR shall comply with City of Charlottesville Code Sec. 34-285. - Approval or denial of applications by BAR and City Code Sec. 34-288. - Responsibilities of BAR.

Appeals of BAR actions shall comply with City Code Sec. 34-286. - City council appeals.

Summary

The following list highlights key differences between the existing review process and the new steps:

- The BAR will now only grant one CoA for each project. This single CoA shall be understood as representing satisfactory review of all elements required to apply for a Building Permit.
- It is also understood that some elements may be reviewed later under a separate CoA request. These matters will be resolved during the Preliminary Review process.
- Earlier votes during the Preliminary Review stage have no legal bearing, or not binding, and will not function as CoAs.
- Preliminary Reviews will have no submission fees.
- Staff will not prepare staff reports for Preliminary Reviews, but will complete an inventory form explaining the contents of each submission.
- Staff will not mail letters to adjacent property owners to announce Preliminary Discussions or Preliminary Reviews. Staff will contact the applicable neighborhood association and will post signs at the site. Staff will continue to mail letters to adjacent property owners to announce final reviews for CoAs.
- Minor revisions to the approved CoA will be treated as ….. (should there be a fee and separate application? Or, as has been the done, is it reviewed with no fee required?) In the event of the CoA review running concurrent with a Special Use Permit request….

Note: For a CoA to be granted, the Charlottesville City Code only requires a Preliminary Discussion and a formal application. Preliminary Reviews are not mandated. An applicant may, after the required Preliminary Discussion, submit an application for a final CoA. The BAR must take action within 60 days of the submittal deadline.

However, to provide the time to fully vet and review a complex project—and to work towards a more complete final submittal that-–-the BAR and staff encourage applicants to utilize this three phase process and submit their application at the Preliminary Review stage as an efficient and productive step in the CoA approval process..

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
July 21, 2020 – 5:30 p.m.
Zoom Webinar

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and provide their address. Comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond. Thank you for participating. [Times noted below are rough estimates only.]

Members Present: Cheri Lewis, Carl Schwarz, Ron Bailey, Breck Gastinger, Andy McClure, James Zehmer, Jody Lahendro, Tim Mohr, Sonja Lengel
Staff Present: Robert Watkins, Patrick Cory, Jeffrey Werner, Joe Rice
Pre-Meeting:

There was a discussion regarding the removal of item #1 on the consent agenda. There was also discussion regarding the motion for the consent agenda.

The monthly BAR meeting was called to order at 5:30 PM by the chairman

A. Matters from the public not on the agenda
None

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

Ms. Lewis moved to approve the consent agenda with the removal of Front Railing at 430 N. First Street. (Motion seconded by Mr. Zehmer) Motion passed 9-0.

1. **Certificate of Appropriateness Application**
BAR 20-07-01
119 W. Main Street (Bizou)
Tax Parcel: 330260000
Owner: Walters Building, LLC
Applicant: Tim Burgess
Fence at rear of building

Motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed fencing satisfies the BAR's criteria and is compatible with this property and other properties

in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:
□ Fence height will not exceed 6'- 0".
□ Fence will be either painted or have an opaque stain—color to be submitted to staff prior to application.

2. **Certificate of Appropriateness Application**
   BAR 20-07-02 105
   E. Main Street (101-111 E. Main Street)
   Tax Parcel: 330248000
   Owner: First and Main Charlottesville LLC
   Applicant: Christie Haskin/Woodard Properties
   Install door at window opening

   Motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window removal and new door installation satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:
   □ Applicant to retain and store the existing window and metal grate, should the opening be later restored.
   □ The existing masonry opening—width, height and arch--is not altered other than below the existing window.
   □ Provide to staff for the BAR archives cut sheets on the proposed door, side lite, frame, and hardware.

3. **Certificate of Appropriateness Application**
   BAR 20-07-03
   120 Oakhurst Circle
   Tax Parcel: 110025000
   Owner: Tenth and Main, LLC
   Applicant: Bill Chapman
   New driveway and parking

   Motion: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed parking area, landscaping and site work satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC District, and that the BAR approves the application as submitted.

430 North First Street Discussion and Motion

Mr. Gastinger – This project had received approval in July, 2018 for a series of modifications. At the time, the railing did not receive much conversation. The railing design that was proposed and submitted in the drawings was relatively straight forward vertical picket. It was identified as a steel guardrail. The Board approved the project. One of the specific requirements was to come back and provide some details on what that railing would look like. To my knowledge, we never received it until the railing that is shown in the photos was constructed. This is exactly why the BAR wished to see the details of the railing prior to construction. I doubt the constructed design would have

been approved as it is wholly out of keeping with the modern style of the house. I cannot approve the motion, which essentially gives our rubber stamp on the design as constructed.

Mr. Mohr – I would agree with Mr. Gastinger in this regard. What is the next step?

Mr. Schwarz – The first thing we need to do is see how many people on the Board would like to see it come back to us. Or we can start with a motion for approval for it. I am personally OK with it as it is. I have been reviewing this project all along as new construction. It's not completely in the style of the house. I don't think it violates our guidelines.

Mr. Bailey – I agree. I don't think it violates the guidelines. I think it is a fairly modern design and it fits the neighborhood.

Mr. McClure – I am also OK with this.

Mr. Zehmer – I think it is fine.

Mr. Lahendro – I am a little confused. What is the part that the railing was there and the railing that was put there after our meeting? Is the new one the one on the street elevation? Or is it the railing that is perpendicular to the street elevation?

Mr. Gastinger – It's the Chip and Dale ridge railing.

Mr. Lahendro – I would like to see it come back to the Board.

Ms. Lewis - The difficulty is that a denial means that the applicant has to demo. It's a harsh penalty. I am not clear why this is being brought to us two year after. There was a condition of staff approval. A little more history. I don't know whether we as a Board didn't act on something or something fell through the cracks. I am not sure that I would deny because it's a pretty harsh penalty on the applicant and the owner. If they didn't bring something back, I would be more inclined. I just don't know the history. I have been asked to vote on these before. The ramifications are pretty tough. If they bring it back and it's not approved, it means they have to demolish and rebuild. Can somebody speak to what has happened between 2018 and now?

Mr. Werner – The best way to think about it is in terms of is if this was before the BAR, does this look appropriate or not? That's one side. Three months ago, there was an evaluation how COAs were approved. There are no partial approvals. This doesn't fit entirely into that. This is where everything was approved, but bring this back and show us what it is.

Mr. Gastinger – I don't think that is the issue. They built something completely different from what they submitted.

Mr. Werner – The fact that it was in place. It seemed the easiest way to remedy it was that I can offer it for the archive. This is what they installed. If there is a decision to request that they re-submit, I didn't want to say 're-submit' and have the Board say why are we having this discussion. This is the best course of action. It would be to ask them if it was brought in and denied, it would be appealable to City Council. If Council denied the appeal, it would be appealable to the courts. The action is not final as far as the BAR making someone tear something down. They would have options available to them.

Mr. Lahendro – The background to my opinion that it should come back to the Board is that what was presented during their initial COA meeting with the Board was a very simple and clean design that was compatible with the existing design. What has been put in is a very assertive design that has a lot of character to it and should have come to the BAR. It certainly is not a simple, compatible design with the existing railing. This is very different. I think this should have come to us. We told them that it should come to the BAR, but it didn't.

Ms. Lewis – Hearing that chronology, I would be in favor of the applicant re-submitting again.

Mr. Bailey – I am a bit puzzled by this. I understand that it's about the design that was submitted. As I understand our remit, it's supposed to be whether or not it is in character with the neighborhood. It isn't that intrusive to me aesthetically. Bearing in mind what Ms. Lewis said earlier about re-submitting and saying that it has to be torn out, it seems like a pretty bad penalty for something that is not that egregious.

Ms. Llengel – Can you walk me through the process if they re-submit? Then we debate what they have already done and whether or not they have to take it down.

Mr. Schwarz – Preferably for me, I would like to that now versus have them occupy time in another meeting. If we have 5 people, who don't see a concern with this railing, we move on. If there are five people, who are concerned with railing, this definitely needs to come back to the BAR.

Mr. Lahendro – Part of the re-submittal is to understand the genesis of this design. I don't know that I would vote against it necessarily. This is a very assertive design. I would like to know what the reasoning is behind it so that I can make an informed decision.

Mr. Werner – They had a photograph of some old porch almost 1950s metal porch corner that they had contemplated using. It was up in the air about what they were going to do.

Ms. Llengel – I think that they should re-submit.

Motion: Mr. Lahendro – The BAR does not accept this submittal for the BAR record and requests that this be submitted for BAR approval. (Second by Mr. Gastinger) Motion passes.

The applicant will need to resubmit.

C. New Items

4. **Certificate of Appropriateness Application**
   BAR 20-07-05
   320 W. Main Street
   Tax Parcel: 290018000
   Owner: 320 West Main LLC
   Applicant: Robert Nichols/Formwork Design
   Exterior alterations and signage

   Jeff Werner, Staff Report - Year Built: c1890-1900 District: Downtown ADC District Status: Contributing Constructed as the Sparks-Garrett House, it has been converted to

commercial use. The stuccoed, framed structure is T-shaped with Victorian detailing in its wide frieze, cross-gabled roof with overhanging eaves, and now enclosed porch with turned posts and bracket detailing. Enclosed front porch (west side): • Remove vertical siding, aluminum storefront, and windows at front porch enclosure (nonhistoric). • Remove fabric canopy. 320 West Main (July 16, 2020) 2 • Between the columns install columns install Marvin triple-gang casement windows with transoms • Install new entry doors with transom aligned with adjacent windows. Front elevation: • Remove six double-hung windows (two at the first floor bay, three at second floor) and replace with Marvin double-hung windows with two-over-two lite configuration (per historic photographs). Building Exterior: • Paint wood trim: Charcoal grey. • Paint stucco: Med/dark grey. • Paint windows and doors • "Fish-scale" wood shingles at pediments to be retained. Roofing: • Existing asphalt shingle roof to remain • Existing copper half-round gutters to remain Site Work: • Remove metal railing at entry and install new. • At west side of structure, install steel swing-gate with cutout signage at top. • At the sidewalk, install a monument sign. • At entry terrace, install 18" x 42" bluestone pavers over concrete slab. Removing an outdated and inappropriate enclosure of the front porch. Ideally, it would be left open, but the proposed is an improvement and does not remove or conceal historic elements. Double-hung 2/2 windows to be replaced: The existing windows do not match those visible in the 1980 photo in the submittal. New signage will require a separate signage permit. Staff recommends approval within the following conditions: • New Marvin windows [and doors] to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins. • Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance. • Applicant will provide to staff for the BAR archive cut sheets for the doors, widows, and any exterior light fixtures. This is a monument sign, which are not normally permitted on West Main. They are allowed for structures that have been residences converted into commercial use.

Robert Nichols, Applicant – We're not adding anything to the house. Most of what is happening here is getting caught up with the conditions that have degraded over time and had repairs that weren't up to the significance of the house in the historic district. We have been taking off applied finishes, particularly what has been covering up the porch, repairing existing wood trim and stucco, and fish-scale wood shingles. In terms of new design elements, that's concentrated on the front porch area and the terrace out front. We are not able to give up the volume and floor area of the porch as interior space. One design goal was to make legible the perimeter of the original building itself versus the way things are now on the building. It reaches one distorted volume. Our intention with the openness that we are trying to achieve and the kind of stickiness infill is to get that portion of the building to read as, if not an open porch, a nicely enclosed porch. Both sides of the entry walkway are somewhat planting beds and we are going to clean them up. The one on the left, as you face the building, will remain a planting bed and be cleaner. That tree that is shown is existing. On the right hand side, there will be blue stone pavers. It's just an outdoor area that is available for seating. At this point, there is no particular occupancy for the interior of the building. The gate shown between our building and the Comcast building will be wide open during business hours. It will be closed during the evenings. I submitted cut sheets for the windows and highlighted the profiles and cross sectional details that we anticipate having on this project. We're looking at aluminum clad window and the double hungs.

QUESTIONS FROM THE PUBLIC
None

QUESTIONS FROM THE BOARD

Ms. Lengel – Are the windows on the porch the types of windows that, when opened, you almost can't see them? Will they be opening so that you will be able to see them from the outside?

Mr. Nichols – They're outswing. They would open to the exterior. We don't know what occupancy will be on the inside in that unit.

Mr. Lahendro – With the front porch infill, what is the material below the windows and between the windows behind the post?

Mr. Nichols – That is a stucco to match.

Mr. Lahendro – It would match the historic stucco of the building itself.

Mr. Zehmer – The original porch columns are all being retained?

Mr. Nichols – All of the material that is shown there is currently in place.

Mr. Zehmer – When I look closely at the newspaper article photo, you actually have two over one. I think that they are two over one instead of two over two. You might consider that if you want to try to match the historic window appearance.

Mr. Nichols – On the second story of that middle image, I guess that was the one adjusted to two over two.

Mr. Zehmer – I think that is the Venetian blinds showing through. You have a really strong vertical mutton on all of the windows on the upper sash.

Mr. Nichols – When you at that 45 degree bump on the left hand side of the first, it looks very much like that.

Mr. Zehmer – The ones that are there now are clearly not original. If there's a way to match what was historically there, I would support that.

Mr. Nichols – The goal, with the window configuration, is to get back to what was there. We're certainly not too far past that decision.

Mr. Lahendro – In the landmarks survey from 1979, the survey calls them two over two windows.

Mr. Zehmer – I did see that.

Mr. Schwarz – Mr. Zehmer, are you saying that they are three over two or something like that?

Mr. Zehmer – I think they're two over one. I read that on the landmark survey. I agree that is what it says.

Mr. Werner – It appears to be two over two.

Mr. Schwarz – There is definitely a line down the middle. Is it the Venetian blinds?

Mr. Zehmer – I guess that is what I am encouraging: A little bit more of a deep dive to dig some more historic photos.

Mr. Nichols – There is also some store window action going on there.

Mr. Mohr – Possibly a bug screen on the lower half as part of the store window. This could also help disguise what is really going on behind it.

Mr. Lahendro – I noticed in that photograph that there are spindles between that horizontal bar above the brackets of the historic porch and the underside of the cornice. I don't see it on the renderings. Are they still there?

Mr. Nichols – They are not still there. I had seen those as well.

Mr. Lahendro – It would look really good.

Mr. Zehmer – Those old photos have a railing down at the bottom half too.

Mr. Mohr – The one thing that seems a little odd to me is the introduction of that stucco in that glass wall of the glazed in porch. It seems a little counter intuitive to me. I think the glass and the playing with the columns. It feels odd to me for stucco to be in there.

Mr. Nichols – I agree. It fights against what I said what our strategy was to delineate the boundary of the original volume or the internal volume. If we were to change that, we would go to a tight wood trim that is painted. It would be filling those remaining panels.

Mr. Schwarz – That looks like two over two to me.

Mr. Mohr – I would be surprised given that they're even that they wouldn't be two over two. If they were more of a cottage home, they would maybe two over one.

Mr. Zehmer – I have seen them both ways. This is looking more like two over two. The Landmark Survey says it.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Mohr – It seems a little counter intuitive. It all reads nicely together. If I go down to the next level, it is weird for stucco to be behind the spindles.

Mr. Nichols – I would be willing to agree to change to wood. If we could make that part of a motion, I would be happy to go along with that.

Mr. Schwarz – Does anyone have any concerns with the project that they think violate our guidelines? Is everyone in agreement that it would be preferable to have wood as opposed to stucco for the infill of the porch?

Motion: Mr. Mohr - Having considered the standards set forth within the City Code, including City Design Guidelines for Site Work, Rehabilitations, and Signage, I move to find that the proposed alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted, with the following modifications: o That wood be used instead of stucco for infill of the porch, with the proposed color scheme remaining o That the two-over-two windows have simulated divided lites o Any exterior lighting, limited to a small light on the monument sign and stake lights for the terrace, will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance.

Motion seconded by Mr. Lahendro. Motion passes 9-0

5. **Certificate of Appropriateness Application**
   BAR 20-07-04
   518 17th Street NW
   Tax Parcel: 050066000
   Owner: Charlottesville VA House Corp – Alpha Phi
   Applicant: George Stone
   Replace slate roof

   Jeff Werner, Staff Report – Year Built: 1900 District: Rugby Road- University Circle-Venable Neighborhood ADC District Status: Contributing. This rambling Victorian house was constructed for Randolph M. Balthis in 1899 and remained a single-family dwelling until at least the 1970s. The two-story house has weatherboard cladding, a steep hipped roof, and a wraparound verandah. Request CoA for removal of existing slate roof and replacement with imitation slate shingles, matching the shingles used on south addition approved by the BAR in December 2011. Flashing to be copper, with valley exposure to match existing. (Ledge flashing at the gables to remain.) Ridge and hip caps to be bent shingles. Internal gutters will be abandoned, replaced with eave mounted, 6" half-round gutters and 4" round downspouts. (Gutters will be attached to the roof sheathing; the existing cornice profile will remain.) New gutters and downspouts to be aluminum, painted white. No work proposed for the porch roof or on southern addition. Shingles: Per the Design Guidelines, artificial slate is an acceptable substitute when replacement is needed. Applicant has expressed that repeated efforts have been made to repair leaks, however problems persist. In lieu of continuing the in effectible spot repairs, the roofer recommended replacement of the entire roof. With replacement, the use of simulated slate is less expensive than new slate. Gutters and Downspouts: The BAR has approved CoA requests to remove internal gutters and replace with eave-mounted. Applicant proposes painted aluminum (white), matching the current downspouts and reducing the visibility of the new gutters. Staff recommends approval of the CoA, with the following conditions: (See the attached images.) • Match the existing dimensions of the exposed valley flashing.

• Ridge and hip cap profile to match or be similar to the existing profiled, metal cap. • Install new downspouts at same locations as the existing

John Epperly, Applicant – We are trying to make it go back exactly the way it is, with the exception of the gutters. The Philadelphia Style gutters are obsolete at this point. Going with a shank mounted to the substrate gives the strongest style of install for going with the synthetic slate.

QUESTIONS FROM THE PUBLIC
None

QUESTIONS FROM THE BOARD

Mr. Mohr – Is that light colored copper on there with the slate?

Mr. Stone – It is galvanized metal.

Mr. Mohr – Do you have any concerns about putting copper in the valleys with aluminum gutters?

Mr. Epperly – They're not going to be in contact with each other.

Mr. Lahendro – I am curious about the built in gutter. This looks unusual to me for a built in gutter. Is it just above the crown molding on the farthest part of the eave? There is a sheet metal fasia behind it that goes to a step-out for the slate roof.

Mr. Epperly – From the very edge of the roof, it comes up about eight inches. That is just covered with metal. It is essentially a 2 by 4 standing on end that is mounted to the roof. That is all wrapped with galvanized metal. It goes underneath the existing slate.

Mr. Lahendro – It is a Philadelphia Style gutter.

Mr. Werner – I called it an internal gutter because if you're coming about Philadelphia gutters.

Mr. Lahendro – I just want to make sure that in the final change, that we keep that strong shadow line there below the Philadelphia gutter. I wish I could see a detail on how that is going to be done.

Mr. Werner – At the overhang?

Mr. Lahendro – Above the overhang.

Mr. Mohr – As soon as you get rid of that 2 by 4 that stands up and that skirt below down to the dripline, you are going to lose that and you're going to have to a gutter sitting in front of your crown. You lose that detail. The slate has to come all of the way down to the drip edge at the top of the crown.

Mr. Lahendro – We are going to lose that horizontal shadow line that is very prevalent on the elevations. Is there any creative way to still have the slate come down to that line and

have sheet metal below there to still give that horizontal line instead of taking the slate all the way down to the top of the crown? It concerns me.

Mr. Epperly – It essentially would be reworking the Philadelphia Style gutter. If you're going to keep that, you're not going to be using the half round gutters. Water is not going to get to them. That is a stopping point. That's the existing design.

Mr. Lahendro – The half rounds are going to be down there. That's the top of them. That space in between that I am trying to preserve.

Mr. Epperly – With our proposed design, that's going to go away.

Mr. Lahendro – That's a concern for me. I am not sure how the rest of the Board feels.

Mr. Mohr – This has always been one of the conundrums about Philadelphia gutters. We definitely allow it. If there is a failure, it gets into the wall, which is why people don't like them. It does look like that it is outside of the wall. There is a longevity issue or a maintenance issue. On the other hand, you have ruined the crisp line to the eaves. I could see advocating keeping it on the front elevation/public elevations. It may not be visible from the street. I understand why they want to do it.

Mr. Lahendro – I understand it too. It adds a distinctive character to the exterior elevation, that strong horizontal line.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Schwarz – We have the gutter concern about maintaining the horizontal line in the Philadelphia gutter.

Mr. Mohr – One compromise might be to have an extended drip edge that mimics the transition from the slate to the outside edge of the roof. It would actually pull that up and hold the slate back. You would dispense with the 2 by 4 standup, but you would still have an eight inch panel. The last row of slate would stop 6 or 7 inches above that.

Mr. Epperly – That would essentially admitting the first course of the new slate.

Mr. Lahendro – It's almost similar to the wash within that gable end.

Mr. Zehmer – Is that also getting replaced? The color would match because you're going to paint the copper.

Mr. Epperly – That's been painted a different color.

Mr. Mohr – Is the starter course on the slate a double? That has a little bit of shadow to it.

Mr. Schwarz – I think that this opens up some complications. We are now going to have copper touching the aluminum gutter. Is there anyone on the Board content with this as proposed? I would approve it. We do have a precedent for replacing Philadelphia gutters with half rounds.

Mr. Bailey – I agree.

Motion to Approve: Mr. Gastinger - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed roof replacement satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road- University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted, with the following conditions: • Match the existing dimensions of the exposed valley flashing. • Ridge and hip cap profile to match or be similar to the existing profiled, metal cap. • Install new downspouts at same locations as the existing. Cheri Lewis seconded. Motion passes (7-2, Jody Lahendro and Tim Mohr opposed).

6. **Certificate of Appropriateness Application**
   BAR 20-07-06
   411 1st Street N
   Tax Parcel: 330107000
   Owner: Andrea and Reidar Stiernstrand
   Applicant: Julie Kline Dixon/Rosney Co. Architects
   New door at window opening

   Jeff Werner, Staff Report – Year Built: 1882-1889 District: North Downtown ADC District Status: Contributing. The George-Makris House was likely built as a rental property sometime between 1882 and 1889. Compared with neighboring houses of similar scale on the block, the subject building has fewer architectural embellishments. The two-story, three-bay brick house is situated on a high basement and is fronted by a wood porch with Victorian trim. Request CoA for removal of existing basement window and installation of entry door. • Relocate existing window to center door opening. Infill with new brick below. • Relocate existing door to south window opening. • From driveway to door, construct stone steps/landing and new stone retaining wall. • Reconstruct wood porch stairs to accommodate new access to basement entry. • Install new light fixture. Note: While the drawings indicate swapping the existing window with the existing door, the applicant would prefer to leave the door in place and install a new door in the window opening. This opening is at the primary and is being modified to accommodate accessibility for an elderly relative. If the applicant preference is approved, staff recommends the following conditions: [Staff concurs with the applicant's preference.] Remove only the proposed window and install a new door in the opening. Leave in place the existing door at the center, below the front porch. • Retain and store the existing window, should the opening be later restored. • The existing masonry opening is not altered other than below the existing window. • For the exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance. • Applicant will provide to staff for the BAR archive cut sheets for the doors, widows, and any exterior light fixtures.

Julie Dixon, Applicant – The issue really is the desired use of that lower level of their home for an aging relative and ease of transition getting the relative in and out of the house, which can't happen comfortably under the porch, as it is currently configured because of the lack of head height and the transitions being challenging. They can work very easily with the door in the existing masonry opening. When you brought up the cut sheet question, one pressing issue is that door and its exterior material. It will remain uncovered. I don't think a solid wood door, which would be our preference, would work successfully there unprotected from the weather. I don't know if the BAR has a history of approving a clad door on the exterior façade like that. That's a fair question we need to wrestle down in terms of that door cut sheet if the new use for that masonry opening is acceptable. The preferred door would be a marvin clad door uncovered. Ideally, we would like it to be half glass, similar to the one that is there. When I originally submitted to staff, we preferred the idea of reusing the existing door in the new location. I can understand from the Secretary of Interior's point of view why that might not be the preferable solution. If you go to a new door, keeping architecturally is important. Getting additional light in that room would be preferable. A half-light/half wood panel door would be the goal.

QUESTIONS FROM THE PUBLIC
None

QUESTIONS FROM THE BOARD

Mr. Zehmer – The plans that were submitted show the new door where the window is and putting that window where the center door is. My understanding is that is what the application is for. Is that correct?

Ms. Dixon – In subsequent conversations with staff, we determined that it might be preferable to leave the existing door in place, store the existing window. The only change would be to that existing window. To store the existing bricks and existing window for replacement at a future date is totally acceptable to the applicants.

Mr. Bailey – I have a questions regarding the stairway going to the upper porch. The new door will be behind that stairway. It will be obscuring the new door?

Ms. Dixon – That's correct.

Mr. Werner – The last time, Mr. Lahendro had asked mentioned a section through the wall. The applicant did provide one, which is with the submittal.

Mr. Lahendro – Is there a gutter system on the porch?

Ms. Dixon – I don't think there is.

Mr. Lahendro – I don't see it in the photographs. I think about the water running off the side of that porch roof.

Ms. Dixon – It's hard to imagine that the stairs have held up as long as they have with it.

Mr. Schwarz – There is downspout showing up to the right of the porch.

Ms. Dixon – It's hard to imagine that could hold the water from the other side. There is no sign of a surface mounted gutter. The porch, as you can see, is an oddity, slammed against those windows, where it is required removal of the shutters. They didn't want to get into changing the porch. They felt that it was more complicated to manipulate the porch. I told them that BAR might have more challenges approving the changing of that porch.

Mr. Mohr – Is there a chance that there is a deverter up there that is taking out to the corner?

Ms. Dixon – That could be. There is not a ton of travel.

Mr. Lahendro – Depending on where that downspout goes, it looks like a built in gutter.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Mohr – It's a functional consideration. It's down and not in full view. It will hold up and it won't look bad. I think that it's fine.

Mr. Zehmer – According to the plans, they are looking at suppressing the grade to go down to achieve this doorway. Why not suppress the grade, have a few steps down, suppress the grade below the porch, and it gives you better head height?

Ms. Dixon – I think that becomes complicated, not just on the exterior, it becomes complicated on the interior. When you open that door, the bottom landing of the stairway is about 2.5 to 3 feet from the door face itself. It doesn't give wheelchair accessibility to enter and maneuver in the space. It feels like a really complicated path of travel. From the exterior, it adds complication. From the interior, it's complicated.

Mr. Zehmer – You have steps down. How does that make it different with a wheelchair user? If you have steps, doesn't that make it difficult for a wheelchair user?

Ms. Dixon – That's correct. They're just trying to this path of travel as much as possible, not really knowing what they're going to get into as they move into housing. It's her mother. There are steps, regardless. They're trying to make it as easy as possible. The maneuverability of getting under the porch. We're removing that porch base and columns and into that door. There is a lot involved.

Mr. Zehmer – It seems that the columns are out at the front edge of the porch.

Ms. Dixon – The slab would have to be cut out. You have to excavate all of the slab. I am not sure how we are going to do that without damaging the brick.

Mr. Zehmer – You're cutting out to get below grade in front of that window.

Ms. Dixon – There is nothing simple about any of these solutions.

Mr. Bailey – Is the driveway next to the house their dedicated driveway as well?

Ms. Dixon – Yes.

Mr. Bailey – Is that also one of your considerations that the person using that door be taken by vehicle closer to being in that alley?

Ms. Dixon – Yes.

Mr. Schwarz – Does anybody else have any concerns with this meeting our guidelines?

Motion: Mr. Bailey - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed alterations satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC ADC District, and that the BAR approves the application as submitted, with the following conditions: o Leave in place the existing door at the center, below the front porch. o Retain and store the existing window, should the opening be later restored. o The existing masonry opening is not altered other than below the existing window. o For the exterior light fixture, the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance. o Applicant will provide to staff for the BAR archive cutsheets for the doors, windows, and any exterior light fixtures. o That a half-lite aluminum-clad solid wood door be used. Tim Mohr seconded. Motion passes (9-0).

7. **Certificate of Appropriateness Application**
   BAR 20-07-07
   422 1st Street N
   Tax Parcel: 330100000
   Owner: NONCE, LLC
   Applicant: Julie Kline Dixon/Rosney Co. Architects
   Addition to residence

   Jeff Werner, Staff Report – Year Built: c1870 - 1885 District: North Downtown ADC District Status: Contributing. The Watson-Bosserman House is a three-bay, two-story frame house built in 1870. It is representative of similar vernacular houses built in Charlottesville in the decades following the Civil War. Staff is unable to determine if the rear addition is that seen in the 1896 and 1920 Sanborn Maps, or some part of it. Applicants stated that the sunroom is not. (Note: Sanborn Maps are unreliable for building dimensions.) Staff is not opposed to the addition on this rear wing. BAR should discuss the relocated chimney. It will be angled over into the second floor addition to accommodate a window. No details are provided on the materiality. Should the BAR move to approve, staff recommends the following conditions: • New windows and doors to be wood or aluminum clad. Applied muntins are acceptable and must be appropriately dimensioned. If insulated glass, there will internal space bars aligned with the applied muntins. • Any exterior lighting the lamping will have a Color Temperature not to exceed 3,000K, preferably dimmable, and will comply with the City's "Dark Sky" ordinance. • Applicant will provide to staff for the BAR archive cut sheets for the doors, widows, and any exterior light fixtures.

Julie Dixon, Applicant – It's really the sunroom addition that is really not an addition. It's a reroofing and changing the windows of the sunroom. I am talking about the south side addition. You have probably noticed in the existing conditions that the roof has an extremely low slope. The interior ceiling slopes with that roof. The windows are a different quality and style than the rest of the house. The windows and their encasements are deteriorating. Off the rear of the house, there is now an exposed deck, partially on the south side and an exposed wood deck on the east side with a spiral stair. The goal is to improve the quality of the sunroom proportions, window type, siding type, and make that look like a wraparound porch secondary to the primary volumes. They need additional space upstairs, which is currently two bedrooms and a bathroom. There was no way to push off an addition in either north or south directions. In the rear, we would have two separate second story spaces if we didn't go up above the existing kitchen. The owners would really like the addition to stay consistent with the existing residence in material and style. The thought is that we replicate siding materials. The windows would be solid wood Marvin. The shutters would be solid wood. The trim details would be slightly simpler than those on the primary façade of the house, but still classic in proportion and detailing. The basement level, which you can see below the sunroom, is actually wood framed. It is vinyl sided. Their thought would be to dress that up because it has so much visibility from the foot traffic and the vehicular traffic on First Street. You really see it when you enter the house. They would like to look like that to look like as a masonry base, even though it doesn't currently. That was the idea of the masonry piers. The chimney exists internal to the kitchen. It's currently a gas fireplace. What we are doing is moving the gas fireplace off to the side. That would be a false masonry chimney to exit the roof off to the side of the window. It would be built by Old Carolina's veneer depth brick. They make it in one inch thick veneer brick that you can apply to maintain the visual appearance of a masonry chimney on the outside. Instead of the deck, they would like to go back with porch roof wrapping around that east façade and then back to the north side to connect to the existing kitchen door. There is an existing north side kitchen door that they want to catch with this porch. The roof on the porch would be standing seem metal. The roof above the new second story wing would be slate or metal to match the one below.

QUESTIONS FROM THE PUBLIC
None

QUESTIONS FROM THE BOARD

Mr. Mohr – What is the roof on the old house right now?

Ms. Dixon – I had thought that it was slate.

Mr. Mohr – It is slate on the main body of the house?

Ms. Dixon – It's a little hard to see. I think that we should double confirm that. The valley there looks like slate.

Mr. Mohr – I guess that would be a question. If it is not slate, what is it capable of holding?

Ms. Dixon – You're talking about the new second story?

Mr. Mohr – I was wondering about the old house. Getting some differentiation between the two would be good. It's a pretty common hierarchy.

Mr. Zehmer – Is the intent to reroof the front half of the house?

Ms. Dixon – Not unless it is necessary.

Mr. Zehmer – Is it asphalt shingles?

Mr. Lahendro – I don't know why it matters. It is not part of the application.

Mr. Mohr – I was thinking of the differentiation between the two.

Mr. Lahendro – It's not unusual to have the addition be metal, the front be slate, or something like slate.

Mr. Mohr – If you adhere strictly to the guidelines, this is being handled as a direct evolution of the house. Just looking for some differentiation.

Mr. Gastinger – Can I ask a little more about the fireplace in the back? Is that an insert? It currently does have a masonry chimney. Was it a masonry fireplace?

Ms. Dixon – It was a masonry fireplace. It has a gas insert. It actually had a larger fire box on the basement level. There is an old mantle on the basement level and a big fire box that hasn't been used. It is boarded over now. On the kitchen story, the previous owners had a gas insert instead of logs that they put in there. The owners really use them and like them. They want to maintain that.

Mr. Werner – The house is on First Street. A lot of the houses in this area are rental tenant houses. I suspect, just looking at the old photos, there is a brick base to the rear wing. Maybe that was the kitchen.

Mr. Schwarz – You had said that with the new proposed chimney, you had wanted to use a thin brick?

Ms. Dixon – Yes. If you're familiar with Old Carolina, it is hand pressed bricks. They make a thin brick for applications just like this. You can build out an exterior chimney just supported on the roof tresses.

Mr. Schwarz – I wanted to call that out. I don't think it was a part of our application materials. I do believe that is something we have to grant a special exception.

Ms. Dixon – What I didn't want was that ugly gas fluke sticking out of the roof. It's really me pushing for that and not the owners. I wanted something to house that.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Mohr – I think that it is very rational extension of the house. It fixes a lot of the visual noise that it currently has. I do think trying to distinguish it a little bit with simple things like the roof, playing with the weatherboard, and some subtle things. As far as its massing and basic approach, I think it is fine and will be a very nice addition to the house. I would like to see a little more differentiation if there is a way to achieve it.

Ms. Dixon – Like change the exposure on the siding?

Mr. Mohr – Do some little tweeks that make it clear that it wasn't built at the exact same time to the existing house.

Mr. Schwarz – The existing siding is still wood, correct?

Ms. Dixon – That's correct.

Mr. Schwarz – Are you planning on going back with wood for the new siding?

Ms. Dixon – It would definitely be wood.

Mr. Mohr – I don't have a problem with the brick chimney.

Mr. Gastinger – The issue of the chimney is not its material as much as its location. It seems like a very weird spot for a brick masonry chimney to be coming out of a roof. I would rather see it come out of the gas flue.

Mr. Mohr – If it is a gas flue, you have too many angles?

Ms. Dixon – That's right.

Mr. Mohr – If it was the front of the house or a major elevation, I would feel differently about it. It doesn't bother me.

Ms. Lengel – I have a comment about the spacing of the columns. I understand that they are spaced so that the windows are centered. Some of them wider. Some of them are closer. Since it is a historic house, they would never space the columns that way. They would space them evenly. Can you address why you chose to do it that way?

Ms. Dixon – I am not totally convinced that historic houses would have spaced them evenly. When you're inside and outside, not having to look dead-on to a column is a real advantage from the design perspective. This house has a real tree tops feel to it. You know that alley between First and Second Street gets quite low. You feel like you are in the tree canopy. It's going to draw your eye out a lot. My goal was not to impede that view of columns whenever possible. I aligned them with the base that we were given. In a perfect world, I would have redesigned the depth of that sun porch on the south side altogether. That was really not financially viable. It has an awkward depth relative to the rest of the house. We have to work within the existing foundation. We are trying regularize or normalize something that is a little funky that exists.

Mr. Lahendro – Then you end up with one column that doesn't have a brick pier below it?

Ms. Dixon – That's right. If you added a brick pier below it, you would impede the view from that existing French door. You can't see that right now. There is no reason you would have ever seen this because none of it is visible from anywhere. It is so far below any street level. I guess their neighbors Second Street, if they are looking down, could see it. It has a final lattice wall in front of that is built all of the way up. You could take that column out. Then you end up with a 14.5 foot span between columns, which also looks a little awkward and unstable.

Mr. Bailey – I don't mind the design as it is. If you remove that column, it is just taking a different kind of awkwardness. It actually isn't supporting anything.

Mr. Lahendro – I agree with Ms. Llengel. I would have expected it to be even spaced columns across that back and not a setup on windows or openings within the house itself.

Ms. Lewis – I don't see any materials submitted. This is quite a large plan of development. Would you come back with materials next time? I am just finding a lack of information with which to approve this. It is much more beautiful than existing. I am not sure about the material selections.

Ms. Dixon – I can give a written description.

Ms. Lewis – I don't want to infer that you need to defer. We are prepared to support it. It seems like it is mass of information that we haven't received with your submittal. I would just ask staff how that is going to be handled.

Mr. Schwarz – We can defer. We can't do any more partial approvals. Everyone would have to be OK with this. One thing we could do is if all materials can be described and put into the motion that is one method we have done before. If it ends up being too many materials, it becomes too complicated. You may not find enough support for that motion. I don't know if you guys want to give that a try.

Mr. Werner – This is often the case that our preference is for staff to bring you what we have and have those discussions. At the very least, service a preliminary discussion. There are some details that I think could be clarified. There are ways to do that. The best way would be to approve with the requirement that the questions you ask be on the consent agenda for August. That is a condition of approval. Knowing that a building permit could not be issued, all of those conditions are met. It could be deferred. You can continue the discussion next month. You all could opt to go through the various questions and seek to clarify them.

Mr. Schwarz – Maybe we need to quantify what we are missing.

Ms. Lewis – Siding on the ground floor, there is a small section before the windows begin. It has a small window. Around the back, there is siding on the very lower sub-grade level. With the plasters that the columns are made of, we have an answer on the brick. It would be good to know with certainty what that brick is. I would like to know the materials on the railing. I don't think that has been discussed. With the roof, we know that it is metal. Doors and windows on both levels, there are French doors. There are 6 over 6 on the bottom level. I guess that it is 6 over 6 on the top. They look like they are depicted differently than the ones on the bottom. There is a newly built stair on the back. I would just start there.

Mr. Gastinger – Any proposed lighting.

Mr. Zehmer – Wood shutters.

Mr. Mohr – It would also be good to know what the weather of the siding is. You are going to play with some details. It would be good to know what those might be.

Mr. Bailey – It is started sound like it should be deferred until the list of materials is provided.

Mr. Schwarz – What we have done in the past is deferred something with a vote of confidence saying that we're generally in approval of the application. We need to see the following items come back to us. I have Ms. Lewis' list. With the roof, have we settled on metal? I think that was in your narrative.

Ms. Dixon – Yes.

Mr. Gasinger – I would like to clarify where the proposed second addition roof will hit. It is shown in several different relationships to the existing roof in the drawings.

Mr. Mohr – I think that is an optical allusion. It does actually hit the roof.

Ms. Dixon – I was going to say the same thing. It's a strange thing with the chimney interrupting that drawing. It makes it look like it is higher.

Mr. Gastinger – In the rear section, it's lower. There was one where it looked like it was higher.

Mr. Mohr – If you draw a line, it actually aligns with it.

Mr. Zehmer – With the new chimney on the back, north and south elevations show it centered on the ridge, while the east elevation shows the opposite.

Mr. Mohr – It should be down on the roof more.

Mr. Zehmer – It is an odd chimney because, physically it could never be cut that way. You have a window on the second floor that you are trying to avoid. There is a window on the first floor.

Mr. Lahendro – With that drawing on 83.0, the existing chimney on the right hand side is not drawn correctly. It actually straddles that ridge like the one on the left. I don't know if your gable is the ridge of your addition. Your addition is going to hit the side of it or just below it.

Mr. Zehmer – I would be in favor of Mr. Schwarz's suggestion in a vote of confidence along with asking to come back with the materials. I do like the design.

Mr. Schwarz – With the siding, we would like to know what exposure that you are proposing. It looks like you have called out solid wood for the siding. You have ipe

decking. You have called for the porch posts to be wrapped in solid wood with details to match elsewhere in the house. I don't know if that's sufficient for everyone. I think that works for me.

Ms. Dixon – We have a crown. We have just a small beginning of ipe detail on that porch.

Mr. Schwarz – The pilasters are also solid wood. Railing materials appear not to be covered.

Mr. Laehendro – Are they painted wood?

Ms. Dixon – They are painted.

Mr. Mohr – There is an existing railing and existing porch detail on that front porch.

Mr. Schwarz – We have the doors and windows. We have the new stair, any proposed lighting, new shutters, and the roof peak location.

Ms. Lewis – The mature on the second story addition. We didn't determine what the materials on the main house.

Ms. Dixon – My instinct is that should be metal. If we get up there and it is an architecturally shingle roof on the existing, we will have a whole another situation.

Mr. Schwarz – That would be a good reason to defer that portion. Or have you come back with that.

Ms. Lewis – The last drawing in the submission has them matching. It is certainly not metal. It maybe slate. It looks they are matching. There is a lack of detail here.

Mr. Bailey – What would the new stairs down to the garden be made out of?

Ms. Dixon – Also ipe. I think that is in the written description. Two ipe boards, gapped every tread and same railing profile.

Mr. Schwarz – That leaves for the unknowns: the proposed lighting, the new shutters, the roof peak location, the siding, and the upper roof material.

Motion: Mr. Schwarz - Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Rehabilitation, I move to defer the application, and that the BAR generally supports the application, but would like to see the following items come back for clarification: • The siding exposure and profile • The proposed lighting • The new shutters • The roof peak and chimney location • Upper roof material Jody Lahendro seconded. Motion passes (9-0).

8. **Certificate of Appropriateness Application**
   BAR 20-07-08
   418 E. Jefferson Street (Renaissance School)
   Tax Parcel: 530040000
   Owner: 18 East Jefferson Street, LLC

Applicant: Bill Adams/Train Architects
Window repairs and replacements

Jeff Werner, Staff Report – Year Built: 1826 (Remodeled 1921) District: North Downtown ADC District Status: Contributing The building is Colonial Revival, brick (Flemish bond), two stories with a gable roof, five bays with a one bay addition. Entrance in center bay within a two-story projecting, pedimented pavilion with wooden facing and a quasi-Palladian window at the second story. Segmental broken pediment over entrance. Mousetooth cornice. Brick gable ends extend above roof line. Two, tall exterior end chimneys forms curtain above roof line. The building was extensively remodeled in 1921. The interior was gutted and converted into a central hall, double pile office complex. The eastern wall (located along 5th Street NE) with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms. Request CoA for the replacement and/or repair of select windows. Applicant requests approval of either one or some combination of three options. Last fall, staff visited the site with the contractor and inspected the windows. Staff concurs that there is substantial and significant deterioration at many of the existing window, particularly those in the original portion of the building. Of the few existing sash [at other elevations] that might match those in the primary elevation, they also warrant significant repair, if not replacement. Submittal summarizes the proposed work at each window and provides details showing how the replacements will fit into the existing frames and compare dimensionally to the existing sash. The BAR should determine if the windows warrant replacement or repair/rehabilitation. If replacement is approved, the BAR should review and approve the color, lite configuration and muntins widths, stile and rail dimensions, and installation details relative to retaining and/or replicating the existing sills and trim.

Bill Adams, Applicant – The Renaissance School and landlord want new windows. The old ones are, in many ways, failing. If you look through the presentation, you can see some photos of rot. There are a couple that have guillotine windows status. The joints and the corners are gone so far that they are holding up a piece of glass. I think that there have been some replacements in the older section of the building. There are some that are without lights. You can see it on the side elevation. This is a good elevation to start with. The original 18th century building is still in brick. That's one type of detail that I would call colonial revival detail from the 20s. The next small segment of building that you can see. That has the same detail. Moving down the street, these are hollow metal windows in the next segment. They are just one over ones with a brick mold. One way of doing it would be to re-condition what is there and replace the sashes that are there. That would be according to this existing detail. There are some unusual things about this. The outer casing is also the stop for the sash. That works well if you are considering a more modern replacement window. We have used Marvin windows on a number of historic projects, including a couple dorms. The idea would be to get something that has the energy efficiency of a modern window as the low e value and still has an acceptable level of detail for the building. It is a commercial/institutional building. The owners would really like to do the replacement windows, instead of putting back the existing sashes. When we have had new replacement sashes milled, then taken apart the existing windows, it has been very expensive. They end up with issues like the original windows had once the sashes dry out in the sun. It ends up defeated a lot of the purpose of replacing the window. They have tried to put interior storm windows in a number of areas to deal with cold air infiltration. At some point, somebody decided to apply silicon sealant all around the windows. That has caused more degradation in the windows. On the backside, they have put Plexiglas over the

windows. A lot of them are pretty far gone. We feel that the elevation on East Jefferson Street is the real primary elevation. You don't see the elevation to the west very much. That's back in the alley. This side elevation is an informal elevation. The school would like to replace all of the windows we have shown here with Marvin windows. Historic preservation is wetted to a certain attitude about window replacement. I would like to think that the front elevation is really the primary elevation. If you do not allow replacement windows on the front, we would rehabilitate or get new sashes into the old windows. The other thing to point out is where they want to fill in this door on the side. That's in a stairwell. That is never going to be an exit from the building. We created a detail that keeps the detail adjacent to it. There is this larger opening. There is a stack bond of infill. That's what we are proposing to fill in that door.

QUESTIONS FROM THE PUBLIC
None

QUESTIONS FROM THE BOARD

Mr. Mohr – You have enough window stock to re-constitute the elevations facing Court Square?

Mr. Adams – I don't think the existing window stock is going to fit. I don't think you could raid one part of the building and come up with window that fit on the front. There is too much irregularity. There are a couple of windows on the Court Square elevation that are OK. They have been painted or maybe replaced at some point.

Mr. Mohr – They are probably not being exposed to the weather.

Mr. Adams – The ones to the west get a lot of sun. Those are the ones that are dried out. The joints are gone or loose up at the sashes.

Mr. Schwarz – For your proposed replacement, am I right in seeing a loss of 5/16 of an inch all the way around.

Mr. Adams – That's correct.

Mr. Zehmer – On the east elevation of the 1826 building on the second floor, it looks there are two windows that have later sashes. They not the 6 over 6. Are you proposing to replace those with 6 over 6?

Mr. Adams – Yes. That whole piece, including the next segment, is all of the colonial detail. They would all get the windows with the lights. It's not a true divided light and applied light. It has a spacer bar in it. We have matched the width of the old putty sashes divided lights. On an institutional building like this, there is a lot of detail. The Marvin windows would provide the appropriate level of detail for the massing for the overall effect of the building.

Mr. Lahendro – Are the windows facing Court Square repairable?

Mr. Adams – There are a few that are repairable.

Mr. Lahendro – But not all?

Mr. Adams – The sashes are shot on a few of them. I was able to take a knife and run it right into some of them. Staff asked me about the trim around the window. There may be a few places where there is rotten material. Anywhere there is rotten material, it will be replaced. For the most part, the vertical grain on the trim boards is in pretty good shape. It is some of the horizontal things that have caught water. The sills are mostly in reasonable shape.

Mr. Mohr – How is the woodwork going down the center section of the front door?

Mr. Adams – That's OK. Part of the proposal is to paint all of the trim. That would all be carefully done. That wood in the center part is in pretty good shape.

Mr. Lahendro – Are the transems and the side lights to the door original?

Mr. Adams – I don't think so. That's not in the scope of this proposal. It's going to stay as is. The transem might be original. The front door is not original.

Mr. Zehmer – That is probably renovation work from the 1920s.

Mr. Adams – This is 1920s. This is neo-classical.

Mr. Gastinger – That entire central bay bumps out. It has the gabled roof. All of that is added.

Mr. Adams – We would leave that alone. It would get treated and painted. The lights on either side is from 1921.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Gastinger – I don't know if anybody got to listen to the discussion about Court Square's history. It really strikes me that this is architectural contributor to that re-writing of what Court Square was at that time. It is really interesting to think how the facades of this warehouse building were changed to tell a different story.

Mr. Lahendro – It was fascinating looking at the historic photo on 149. Seeing the cast iron gothic entry arch reminded me that the courthouse used to be gothic revival. This arch post-dated the change to putting the columns on it.

Mr. Werner – On the matter of old photographs, we really don't have a lot of photographs of old Charlottesville.

Mr. Lahendro – That strange window on the 5th Street side at the corner corresponds what used to be an open store front area. That was infilled when it was turned into a law office.

Mr. Zehmer – I tend to lead towards option two, which is replacing windows with the Marvin windows and rehabilitating the sashes on the Court Square side.

Mr. Bailey – I think option one is perfectly fine. That proposal doesn't change the way that the building looks. Why preserve windows that are not even original to the 19th century.

Mr. Lahendro – The 1920s are historic too.

Mr. Bailey – It is a building that you are not going to be changing the look of now with the new windows significantly. There is no particular reason to necessarily preserve glass because it's glass.

Mr. Lahendro – Yes. It is the historic material, the wood frames, the paint evidence on those frames, the way that the glass was made, and the materials in the glass. You replace it with something modern, it looks the same. It's not the same. You have destroyed the history of it.

Mr. Adams – They have a mechanical system that would really have operable windows again. That's a consideration. In the newer windows, it would help the mechanical system in the building.

Mr. Lahendro – If you repaired the historic windows to be operable, they would still be operable?

Mr. Adams – Yes, they would. They wouldn't have the u value a new window would have, nor would they hold the same air infiltration, specification that is now required by code.

Mr. Lahendro – We're talking about one elevation, the most historic elevation.

Mr. Zehmer – It is also the north elevation. It probably doesn't get as much direct sunlight.

Mr. Schwarz – Our guidelines put us in a pretty hard place with this. I have tried, for 6 years, to update our guidelines. To me, a window is a functional unit. It does have a lifespan. We need to focus on preserving windows that are a craftsmanship level or a little more irreplaceable than the standard 6 over 6. I recognize that the windows are in bad shape on that north side. The one on the bottom left corner is in bad shape. The ones that are not in bad shape did not appear to have wavy glass anymore. I would be OK with the west side and 5th Street side being replaced. The one over ones are from the 1930s. They are historic. I don't know what we would be preserving there.

Mr. Mohr – Do the second floor windows translate to the first floor windows? Can you mix and match at the first floor level around the corner?

Mr. Adams – They may look uniform. I don't think they are going to be the same size or right fit. When we were measuring, the openings were out a half inch to three quarters of an inch.

Mr. Mohr – I can see the argument for trying to have re-constituted or rehabbed windows at the first floor level and then going to the more modern window on the top where you can't get close to it. You can't perceive the texture.

Mr. Schwarz – How many people would be able to approve option one, which is basically a full replacement of all of the windows? It's four of us. We do need to discuss this much further.

Mr. Mohr – I am good with it. I would like to know that we have looked at all options as far as the old block is concerned. I can even see doing the second floor. The 5th Street side is where you are up close and personal with the windows. It's those three windows. I am not trying to be unrealistic.

Mr. Zehmer – The proposed scope of work, the narrative, and the application says one of the approaches is to preserve as much as possible on the north façade. I think that is a conservative approach that we should take from a preservation standpoint. It is part of their application. We could easily approve that. It would be a different conversation if the application only proposed complete replacement.

Mr. Gastinger – I want to talk more about the cultural legacy. I do feel that this is part of Court Square's rebranding of what was happening in the 1920s. This is the same year that the Stonewall Jackson monument was erected. The courthouse was being remodeled. This is part of a bigger effort within the city. It was an interesting building before. It got totally coopted. It feels really weird to try to go back and preserve those windows that tell a totally different story about what the building was.

Mr. Lahendro – That's an important story to tell. We may not like the change in the 20s. It is history. It is important to preserve for the future and learning from it. It is the same argument that we are going through with the statues.

Mr. Adams – They are not overt symbols of anything in the same way.

Mr. Gastinger – This was some neo-classical building from the early 18th century, when it wasn't.

Mr. Zehmer – The proposal is not to put this back to what it was in the 1820s or make it a completely new building that looks nothing like it did in the 1920s. The windows that are going to be put back mimic what was put in the 1920s.

Mr. Bailey – Part of what you are trying to preserve is the aesthetics of the building, not necessarily every little piece of it. What you want is the same aesthetic experience that people experience with Court Square. Changing the windows to modern windows that look essentially identical to the ones that are there will not change the aesthetic experience. It would help the people who are owning the building run it in a better, more efficient way and make it useful for the people that are living now. People will not make a mistake in history because we changed the windows.

Mr. Werner – Talking about that primary façade, I don't know how much historic material will be retained in those sashes. Are we talking about the preservation of material? Are we talking about the preservation of an aesthetic? If so, what period? Are we talking about the preservation of the dimensions? These sashes are in rough shape. The goal is to rehabilitate these at all effort into rehabilitation or replacement sashes in the existing frame. What is the preservation objective?

Mr. Lahendro – It would be to preserve the material that is still sound and salvageable. Keep it in place and not take it apart, not destroy the fasteners, and replace the material that is severely damaged and cannot be preserved. The things that are replaced are matched in kind.

Mr. Bailey – I agree that we should replace that matches it in kind. It is what these new windows would do.

Mr. Lahendro – I am also matching the historic material that's still in good condition and we're leaving it in place.

Mr. Bailey – The historic material is not in good condition.

Mr. Lahendro – I didn't hear all of the historic material is severely damaged so much that it has to be replaced. I heard that there was a mixture. I am arguing for repairing the windows in kind and preserving the materials that is still in good condition in place.

Mr. Werner – And on that primary elevation.

Mr. Adams – I think you end up with at least half of the sash replaced on the front.

Mr. Lahendro – We would have of the historic preserved.

Mr. Bailey – Would there be any distinction that anyone would be able to tell between the restored windows and the windows that could not be restored on that primary elevation?

Mr. Lahendro – Sure, with the type of paint that is put on it. The materials, the craftsmanship, the fasteners.

Mr. Werner – The primary discussion seems to be on that primary elevation. In lieu of these insertions of a slightly smaller sash fits in the existing frame, all effort will be made to retain the sash.

Mr. Mohr – It would be the exact same design detail. It would fit just like the original. The big irony about all of this discussion is that now with ADC districts, you don't see the fashion of the time rewriting all of the buildings or half the buildings. That sort of behavior doesn't work within the guidelines. It freezes some things in time. This was changed into a federal revival building. That wouldn't happen today.

Mr. Lahendro – With the historic district, you take it out of time, which is unnatural.

Mr. Zehmer – That is our charge per our guidelines.

Mr. Adams – The front part of the building is interesting. It has a theatrical quality. It was made to be a set of some kind to help set up Court Square.

Mr. Lahendro – It was designed to give it a dignity that wasn't there. It was for lawyers.

Mr. Werner – Part of the renovation of Court Square was a lawyers' building that they tore down. On this primary elevation, that a sash by sash evaluation is made to the extent that the existing sash could be repaired and retained, it should be. To the extent an existing sash is non-viable, then a replacement sash is fabricated to replicate the one that is being removed. It is installed to the existing frame using existing pulleys and weights.

Mr. Lahendro – Can we do a straw vote for number 2?

Mr. Schwarz – Mr. Mohr, have you changed your mind?

Mr. Mohr – I would like to see the primary façade preserved if at all possible.

Motion: Mr. Zehmer - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed Option 2 for window repairs and replacements (as specified in the application) satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. Ms. Lewis seconded. Motion approves (8-0-1, Mr. Gastinger abstained).

9. **Certificate of Appropriateness Application**
BAR 20-07-10
506 Park Street
Tax Parcel: 530123000
Owner: Presbyterian Church Ch'ville Trust
Applicant: Karim Habbab/BRW Architects
Addition to Fellowship Hall

Jeff Werner, Staff Report – Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986) District: North Downtown ADC District Status: Contributing First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. Request for CoA for alteration and new construction at the First Presbyterian Church. Construction of a three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace. The use of artificial turf is unprecedented within an ADC District, however this courtyard is enclosed by surrounding structures and will not be visible from any public right of way. Proposed trees and shrubs are consistent with the City's Master Tree List. • Paving materials conform with design guidelines.

Bruce Wardell, Applicant – There is a good amount to this application. It breaks down into two major components. The administrative offices have been on the Park Street level in that wing between the sanctuary and the chapel. That connector between the sanctuary and the chapel has been the administrative offices. The church, over the years, has developed this parking lot down on the northeast side. It became very difficult and very convoluted to get people from that parking lot to the administrative offices. In addition, they had an additional need for classrooms and a place to meet and gather before and after services. The fellowship hall is on the southeast side and the sanctuary is on the northwest side of the

property. This proposal, on the interior, creates a new gathering hall in the place where the administrative offices were. The impact on the district is confined on this side to developing an outside blue stone gathering terrace for before and after services. There are a series of round-top double-hung windows that exist along that western façade. The proposal is to take the four central ones and turn them into French doors that would connect the new gathering hall to the exterior terrace. That's basically the impact of the addition of the work on this side, with some new landscaping. There are details further along in this presentation of the actual configuration of those French doors. The proposal, currently, is for changing out the doors, not the round-top windows. The second part of this is a 3 story addition on the northeast side from the 7th Street elevation. It contains new administrative offices on the ground floor. It contains a large teaching room on the middle floor. It contains new junior and senior classrooms on the top floor. It's separated from the 1984 addition on the left side with that new window. We took all of the landscaping away so you can see the configuration of the new addition architecturally in relationship to the north façade of the church. The brick pattern will match. The profiles of trim and cornice work will be consistent with the existing precedence on the existing building. I do want to describe how the configuration of this 3 story addition occurred. Through a series of studies of how we could add to this building, there really was only one location. That location was filling in this empty corner of the "racetrack" connecting the fourth corner of the courtyard. We needed connection up to the Park Street level. We needed entry from the parking on the northeast side. We needed to connect it back into the fellowship hall. Given that this was the only logical location for the addition, it logically required the entry to this addition on the north side of this new addition. It couldn't happen on the 7th Street side because you would be getting crowds of people coming from the parking lots and having that tight clearance along the sidewalk. On the north side, it allowed us to address what has been a very awkward and dangerous connection between the upper parking lot and the 7th Street elevation. In creating this entry on the north side and connecting the new addition to the existing floor levels within the footprint of the building, the grading of the site to that north side indicated that the root system and the conditions around that large ash tree would be very difficult for that tree to survive. We recommended to the church that tree be removed. That's been the subject of a conversation that has come up recently with a member of the BAR. The decision was a technical one associated with the actual construction of that addition and the necessity of that addition being where it is.

COMMENTS FROM THE PUBLIC
None

COMMENTS FROM THE BOARD

Mr. Gastinger – The survey identifies the tree to be removed on the southwest side of the project. Is it magnolia?

Mr. Wardell – It is a magnolia.

Mr. Mohr – A lot of this makes sense to me. I understand the logic of turning that into the gathering place between the sanctuary and the chapel. It does seem that some larger trees would be great. If I look at that north elevation from the parking lot, I was wondering if it makes sense for that bump out to be gable rather than a hip. It seems that it doesn't have some sense of punctuation in helping the scale.

Mr. Wardell – We did have an earlier version where that was a gable. It wasn't a "slam dunk" to take it away. The north side, with a gable, began to compete with the primacy of the sanctuary and that façade. When we are entering in the hyphen, the gable began to communicate a competing message about how you were getting into the building. From the ground level, we wanted to re-emphasize the continuity of that cornice over the choir room addition. We wanted to emphasize the consistency of that cornice coming across on both sides of the hyphen. That was the reason behind taking the gable away.

Mr. Mohr – What is the inverse of where you had a gable running to pick that up so the hyphen doesn't slide through?

Mr. Wardell – That's the reason we continued the cornice line on the freeze that goes along below the attic story. We were minimizing the volume of that. We were nervous of making the gable on that side. We had the gable on the north side for 6 months. We took it away late in the design process. We could go to one of the renderings of that lower entry terrace. That's where you can see what its presence is like.

Mr. Mohr – What about a flat roof?

Mr. Wardell – You could make a flat roof bay out of that and let the main hip be. If you notice on the overall plan at the southwest corner, it mediates that corner. This is the only place where we turning the corner. At the other end of the fellowship hall, it has a hipped roof on it. The gables were on the Park Street side of the building. The hips were on the 7th Street side.

Mr. Bailey – I think that works really well.

Mr. Schwarz – As far as the architecture, does anybody see anything that is competing with our guidelines?

Mr. Gastinger – I think it is very appropriate.

Mr. Lahendro – I think it is well conceived. It blends in nicely with the existing building.

Mr. Schwarz – I think this works well. The windows are far back from the street. It is not on the main sanctuary. I think that is a perfectly timed place to change them out.

Mr. Gastinger – I feel that the landscape plan, as conceived, makes a lot of sense. I don't have an issue with the proposal. I do want to say that this project is taking out at least seven considerable trees. This property does contribute to this neighborhood. The trees going in are smaller in stature. There are two poplars that are proposed. They're in a planting that is relatively tightly spaced. They won't get to the same level of stature as the trees that are being replaced. I think there are other possibilities for replacing the kind of canopy presence over time within the property.

Mr. Schwarz – It looks like with the smaller plantings that you have quantities with them. For the trees, I am not seeing quantities. At the northeast corner at the new entry terrace, am I seeing two red maples and eight Lomndon Planes? Is that the extent of the shade trees?

Mr. Wardell – I think that's right.

Mr. Mohr – Lomndon Planes can certainly get big.

Mr. Gastinger – They can get really big. They are placed pretty tightly here.

Mr. Wardell – The number of people that come in and out of the building on the northeast side of the building, both on weekdays and the church services on Sundays, this is where the majority of the people are coming from. The space sequence along that path coming into the building are going to need to accommodate more people. Right now, it is nothing but a very steep, circular driveway. The idea was to make a room that you could come into before you come into the building. That implied the landscaping would be the edge of the space, instead of the middle of the space.

Mr. Mohr – That would mediate that whole question that I had about that one volume relative to the building.

Mr. Schwarz – I recognize that the proposal does take down quite a few large trees. I feel that the applicant is working pretty hard to put them back in a different form.

Ms. Lewis – With regards to plantings in the guidelines, #1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to the avenue effect. I would argue that it is a street tree. I pointed out to the applicant today that immediately two blocks up is an ash tree directly in the back of my building. I wonder if there are a number of ash trees that were planted just a little back from 7th Street. #4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges. There are a number of trees being taken out. There are two other trees that are near this ash tree that are also being removed. I understand the plan of development and the plan of landscaping requires them to be removed, especially this tree, which would be impacted by subgrade demolition to create this new terrace area. That's a lot of trees that are being taken out. The trees, in this property, have been planted to provide shade near the building. It is regrettable. I want to call attention to it. It violates our guidelines. I did ask the applicant if there was an effort made to design around the tree. I didn't get a response to that. I do understand that the church that the tree is going to be removed. They are agreeable to it. A lot of other people are fine with these tree removals. This is a beautiful plan of development and a nice way to augment a nice plant that the church currently has on Park Street.

Mr. Gastinger – I do have concerns about the long term longevity of the tree. It is showing a number of different signs of stress. It's certainly not doing well in its current configuration. I am willing to consider the removal of that tree. I would just wonder if there might be a provision for some other large canopy trees elsewhere in the property.

Ms. Lewis – The church owns the vacant lot directly across the parking lot and across from this new landscaped area. There probably would be an opportunity to provide some shade further away from this new 3 story addition further to the north.

Mr. Wardell – We do have a representative of the church here. The congregation has been a fairly strong caretaker of the trees and landscape around the entire property. If the congregation is willing to do some planting of some replacement trees, I would certainly be willing to take that back.

Mr. Schwarz – There is quite a lot of open space towards Park Street. It seems that the trees are all closer to the building. It would be nice to have a shade tree up by Park Street.

Mr. Mohr – There is not a whole lot of shade once you get to this point on Park Street to the end of the street.

Ms. Lewis – I withdraw my objection. We don't regularly take out trees because of their condition. I would not say that it is in decline. I would say that it is old and compromised. It does provide shade. There is a lot asphalt this church has. In five years when this planting scheme is a little grown out, it is really lovely terrace to either enjoy before going into the building.

Mr. Mohr – You're developing the north end of the building. Is there any chance that can be carried through in terms of development of the parking lot?

Mr. Wardell – We can certainly bring that back into the discussion.

Motion: Mr. Mohr - Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Site Design and Elements, I move to find that the proposed addition, alterations, and landscaping satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. The BAR does recommend: o Revamping the site lighting elsewhere on the site to be consistent with the work being done o Add as many street and shade trees as possible to enhance the overall canopy of the city Ron Bailey seconded. Motion approves (9-0).

D. **Other Business**

10. **Staff questions/discussion**

LEAP Energy Guide

Tents on the Mall

For the duration of the pandemic, the list that was developed will be enforced. It is its way through the city management.

Lights at the Standard, West Main

Lighting guidelines do need to be re-examined.

E. **Adjournment**

The meeting was adjourned at 9:36 PM until the August monthly BAR meeting.

Certificate of Appropriateness Application
BAR 20-09-04
128 Chancellor Street
Tax Parcel 290132000
Center for Christian Study, Owner
Thomas Keogh, Train Architects, and William Sherman, Applicants
Exterior alterations and addition

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
October 20, 2020

Certificate of Appropriateness
BAR 20-09-04
128 Chancellor Street
Tax Parcel 290132000
Center for Christian Study, Owner
Thomas Keogh, Train Architects, and William Sherman, Applicants
Exterior alterations and addition

Year Built: c1926
District: The Corner ADC
Status: Contributing

Rectangular form, three-bay frame shingled swelling with Craftsman and Colonial Revival stylistic elements. Constructed as a dwelling, the house was occupied until 1969 when it transitions to other uses. Since the 1980s it is served as the Center for Christian Study. (Historic survey attached.)

Prior BAR Actions
June 2014 – Admin review of exterior deck alterations.

August 18, 2020 – Preliminary discussion.

September 15, 2020 – BAR accepted applicant's request for deferral.

Application
- Applicant's submittal: William Sherman Architect, and Train Architects drawings *Center for Christian Study Expansion Study:*
  - *BAR Submission*, dated July 2020, REV. September 2020: Cover, sheets 1 through 15.
  - *Supplemental Submittal*, dated September 2020: Cover, pages 1 through 11, Marvin cut sheets (Ultimate windows and Signature doors), BEGA light fixture cut sheets (recessed ceiling luminaires, recessed ceiling downlights, recessed luminaires, and bollard light).

- *Site Lighting Supplemental Submittal*, dated 09 October 2020: Cover, sheets E1.02, E2.00, E2.01, and BEGA light fixture cut sheets (recessed ceiling luminaires, recessed ceiling downlights, recessed luminaires, and bollard light).

CoA request for a proposed three-story addition of approximately 10,500 square feet (3,500 SF per floor) at the rear of the existing structure and alterations at the front entry terrace

Materials and components

Roofing [at addition]:

- New addition: Flat (Low-Slope); White EPDM
- New Bathroom addition south side: Asphalt shingles to match existing
- (Existing flat roof: Black EPDM)

Gutters/Downspouts:

- New addition: internal drains with scuppers; no gutters and downspouts
- New bathroom addition south side: new gutters and downspouts to match existing

Cornice:

- Capped parapet wall. Metal flashing. (See sheet 5 of in September 2020 Supplemental Submittal.)

Siding and Trim:

- Cedar shingles with 6" exposure painted to match the existing cedar shingles
- James Hardie Aspyre Reveal Panel System; NOM 2'x8' panels painted Benjamin Moore Light Pelham Gray; see color elevations for example.
- Trim Flat trim; painted white

Doors and Windows:

- Windows Marvin aluminum clad wood windows; white cladding
- Window Wall Marvin structurally mulled window system-glass and panel infill (no spandrel glass); white cladding
- Glass Clear glass to match BAR standards
- Doors Marvin aluminum clad wood doors; white cladding

Soffit:

- James Hardie Soffit Panel; painted to match cedar shingles

Parking garage:

- Ceiling material: 5/8" exterior gyp sheathing
- Wall material: James Hardie Aspyre Reveal System to match exterior

Concrete retaining wall at rear.

- See attached sketch with elevations (north and south ends) and outline exterior material specification. (Sheet 9 in September 2020 Supplemental Submittal.)

Front Terrace and Landscaping

- Note: Work at the front terrace has been removed from this CoA request

Lighting

- Fixture A. Perimeter walk around new addition: low in wall mounted lights for a walking surface: BEGA LED recessed wall luminaires – asymmetrical.
- Fixture B. South exit way: BEGA shielded LED bollard
- Fixture C. Garage interior: Recessed fixtures to meet code minimum light levels: BEGA LED recessed ceiling luminaires - Vortex optics - Symmetric wide
- Fixture D. Ground level exits from parking garage: recessed downlights in soffit above: BEGA LED recessed ceiling downlights - narrow beam

Discussion

All specified lighting fixtures are available with lamping at a Color Temperature of 3,000K lamping. (The garage, soffit and low wall have lamping available at 2,700K.) BAR should consider a condition(s) regarding the lamping.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, for New Construction and for Rehabilitations, I move to find that the proposed alterations and addition satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted..

[.. as submitted with the following modifications…]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, for New Construction and for Rehabilitations, I move to find that the alterations and addition do not satisfy the BAR's criteria and are not compatible with this property and other properties in The Corner ADC ADC district, and that for the following reasons the BAR denies the application as submitted…

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;

(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines
Chapter II – *Site Design and Elements*
Chapter III – *New Construction and Additions*

VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130-3/
Negative no(s). 7297

Street address 128 Chancellor St.
Town/City Charlottesville
Historic name ____ Common name ____

Material

- ☑ wood frame (siding: ☐ weatherboard, ☑ shingle, ☐ aluminum, ☐ bricktex, ☐ ____)
- ☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ ___-course American, ☐ ____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ ____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ ____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: ____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories

☐ 1 ☑ 2½ ☐ 1½ ☐ 3 ☐ 2 ☐ ___

Roof Type

☐ shed ☐ mansard ☐ gable ☐ gambrel ☐ pediment ☐ parapet ☑ hipped ☐ flat ☐ other: ____

Roof Material

☐ slate ☐ tile ☐ wood shingle ☐ pressed tin ☑ composition ☐ not visible ☐ standing seam metal ☐ other ____

Dormers

☐ 0 ☐ 3 ☐ shed ☑ hipped ☑ 1 ☐ 4 ☐ gable ☐ ____ ☐ 2 ☐ ___ ☐ pedimented

Number of bays — Main facade

☐ 1 ☐ 4 ☐ 7 ☐ 2 ☐ 5 ☐ 8 ☑ 3 ☐ 6 ☐ ___

Porch

☑ yes ☐ no

Stories

☑ 1 ☐ 3 ☐ 2 ☐ ___

Bays

☐ 1 (center) ☐ 2 ☐ 4 ☐ 1 (side) ☐ 3 ☐ ___

General description

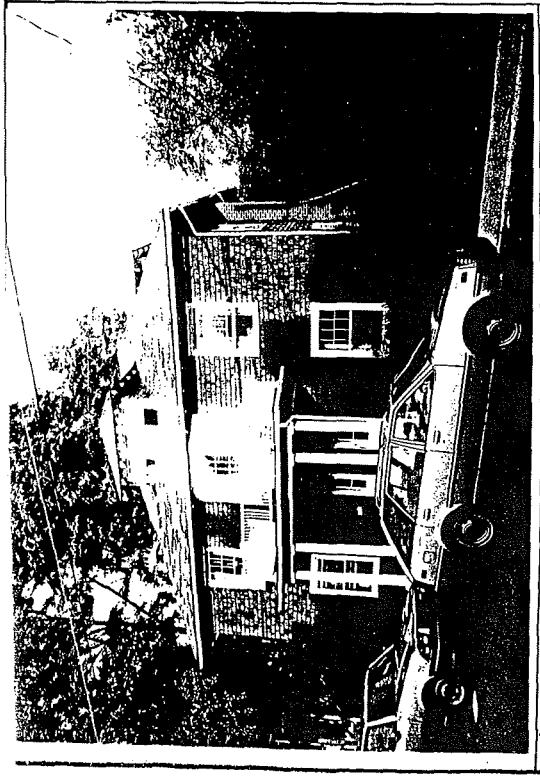
Front porch with balustraded upper deck and paired Roman Doric posts.

Building type

- ☑ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ ____

Style/period Craftsman/ Colonial Revival Date c. 1926. Architect/builder

Location and description of entrance Central entry with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house features projecting eaves, a symmetrical facade, and a central 3-sided bay on the upper floor that opens out onto the porch deck. The house is located on a lot that slopes toward the rear.

Historical information

According to the real estate records and the Sanborn maps, this house was built ca. 1926.

Source CReal Estate records; Sanborn maps;

Surveyed by Jeff O'Dell, VHLC Date 8-83

3/2/1996

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name University Christian Ministries (dba center for Christian Study) Applicant Name Tom Keogh - train architects
Bill Sherman - Williamsherman Architect
Project Name/Description Center for Christian Study Addition Parcel Number 090105000
Project Property Address 129 Chancellor Street, Charlottesville, VA 22903

Applicant Information

Address: Tom Keogh, train Architects
612 E. Jefferson St., Charlottesville, VA 22902
Email: tkeogh@trainarchitects.com
Phone: (W) 434.293.1965 (C) 434.242.5111

Property Owner Information (if not applicant)

Center for Christian Study
Address: Bill Wilder - Executive Director
129 Chancellor St. Charlottesville, VA. 22903
Email: bill@studycenter.net
Phone: (W) 434.817.1050 (C) 434.996.9900

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature 7/23/2020 Date

Thomas R Keogh 7/23/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

William W. Wilder 7-23-20
Signature Date

Bill Wilder 7/23/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Center for Christian Study
Expansion Study

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
July 2020 REV. September 2020

Cover and sheets 1 - 15

(* Sheets 16 and 17 removed *)

September 2020 BAR Review

Supplemental Submittal

Cover, sheets 1 - 11, spec sheets:

Marvin window and door spec (9 sheets)

LED lighting spec (3 sheets)

(Fine Concrete spec sheets removed *)

* Work at front of parcel removed from CoA request (Sept 28, 2020)

Center for Christian Study
Expansion Study

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
July 2020 REV. September 2020

William Sherman Architect
Train Architects
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122

128 Chancellor Street

History

Description from Charlottesville Corner Survey, Charlottesville, Va.

128 Chancellor Street: Detached dwelling. Craftsman / Colonial Revival. Ca. 1926. Frame with wood shingles: 3 stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; 1-bay front porch w/ paired Roman Doric columns and balustrade upper deck. One of only three shingle-clad dwellings in the District, this house features a 3-sided bay opening onto the upper porch deck.

A 4-story addition (3 stories of finished space and one parking level) was designed and constructed in 1996 -1998. The addition includes a semi-detached open exit stair along the north elevation. Frame construction with wood shingles' hipped and flat roofs both; is a style similar to the original construction but with a modern twist reflective of its era

Narrative

The Center of Christian Study is one of the leading Christian Study Centers in the Nation. Active in the University community since the 1970's, it first occupied a rented house on Elliewood Avenue. It purchased the house on Chancellor Street in 1976. The Center's program thrived in that location and grew to the extent that it began design work on an addition to the original house in 1996. Construction of that addition, which occupies the middle third of the site, was completed in 1998.

The Center continued to thrive in that "Corner" location and by the 2010's they were clearly outgrowing their facility. In 2015, the Center engaged William Sherman Architect with Train Architects to study their site and its potential for expansion. Working with the City of Charlottesville guidelines and code requirements regarding allowable building area, building height, and property line setbacks, it was determined that a 3-story addition of approximately 10,500 GSF (3,500 GSF per floor) could be constructed on the rear third of the site. It was also determined that a project of that size could provide the space necessary to meet the center's current needs and projected growth over the next five to ten years. The project to design an addition at the rear of the site was begun in 2019.

Description of proposed work and Design Intent

The addition to the existing Christian Studies Center will continue leave the residential character of the institution and the original building with the Chancellor Street entrance unchanged. This character is central to the identity of the institution as a "home" for university students and will be reflected in the development of the interior as a space that is domestic in character while creating the capacity to support the larger-scaled institutional needs.

The language of the exterior reflects this dual reading of the domestic to institutional scales as well, with a continuity of materials and an articulation of the massing into discrete volumes on the new addition that echo the original building. The design recognizes that the institutional spatial requirements demand a shift from the residential scale, while the relationship to the context as viewed from below requires the articulation of appropriately scaled volumes rather than the appearance of one large mass. Each of the resulting three primary elements of the new addition are clad in cedar shingles, stained to match the existing building, complemented by the white trim at the windows.

The three shingled elements include the new library reading room above the great hall with a large-scale window to the east, the curved meeting rooms to the north, and the stair and elevator tower to the south. The central large window at the common spaces serves as a singular lantern to identify the institutional program of gathering, while framing the view to the east from each room. The curved wall and window of the upper meeting room refers to the corner turrets found in the historical Shingle Style architecture that informed the original building, while providing a sweeping view to the Southwest Mountains. The stair tower and elevator are meant to provide an unobtrusive backdrop to the rear yard of the adjacent property.

The core of the building to which the three primary volumes attach forms a quiet background, a spatial and material reveal between the new addition and the existing building. The material will be a rainscreen wall panel system, reinterpreting the paneled material in the connecting links of the existing building.

All modifications to the existing building are being done in a way to precisely match the existing architecture, so that the original structure will appear essentially unchanged from the front and sides, including the beloved outdoor stair, decks and terraces.

The existing parking area will be accommodated under the new addition.

1. 1926 WEST (CHANCELLOR ST)

2. 1996 ADDITION NORTH

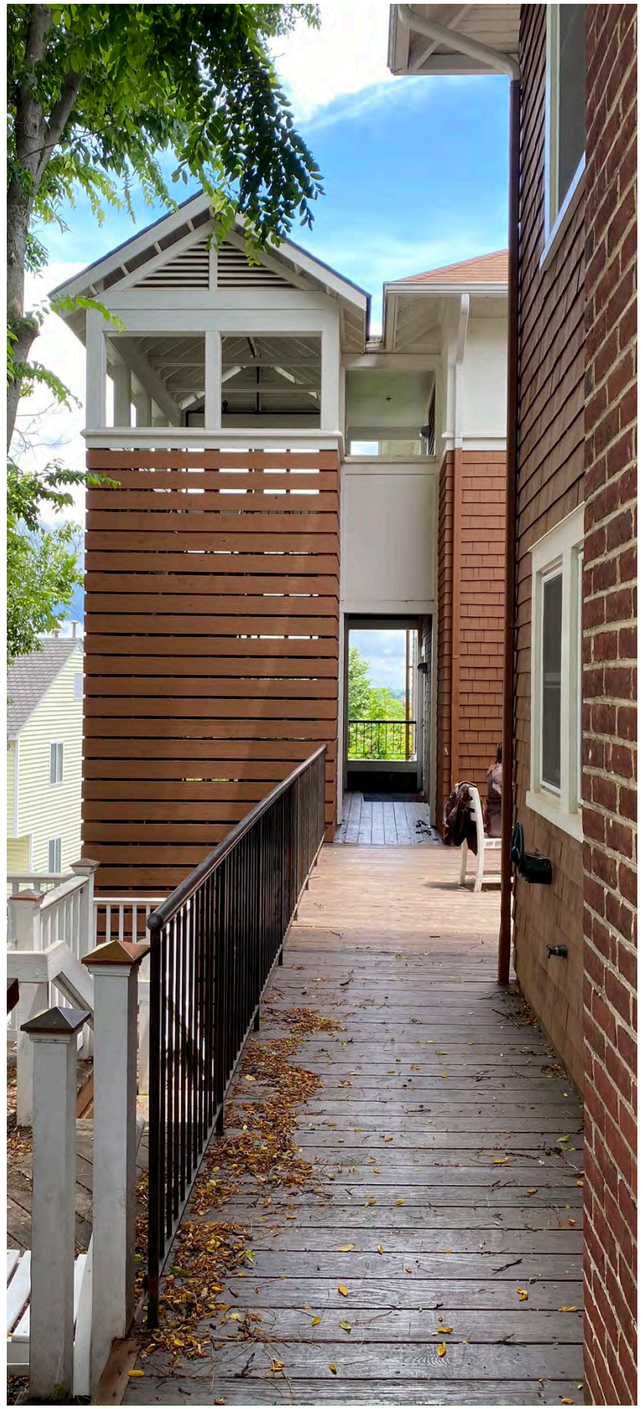
3. 1996 ADDITION NORTHEAST

4. 1996 ADDITION EAST

5. 1996 ADDITION SOUTH

5. 1996 ADDITION EAST (ELLIEWOOD AVE)

LOCATION
A. EXISTING 1926
B. EXISTING 1996 ADDITION
C. PROPOSED NEW ADDITION



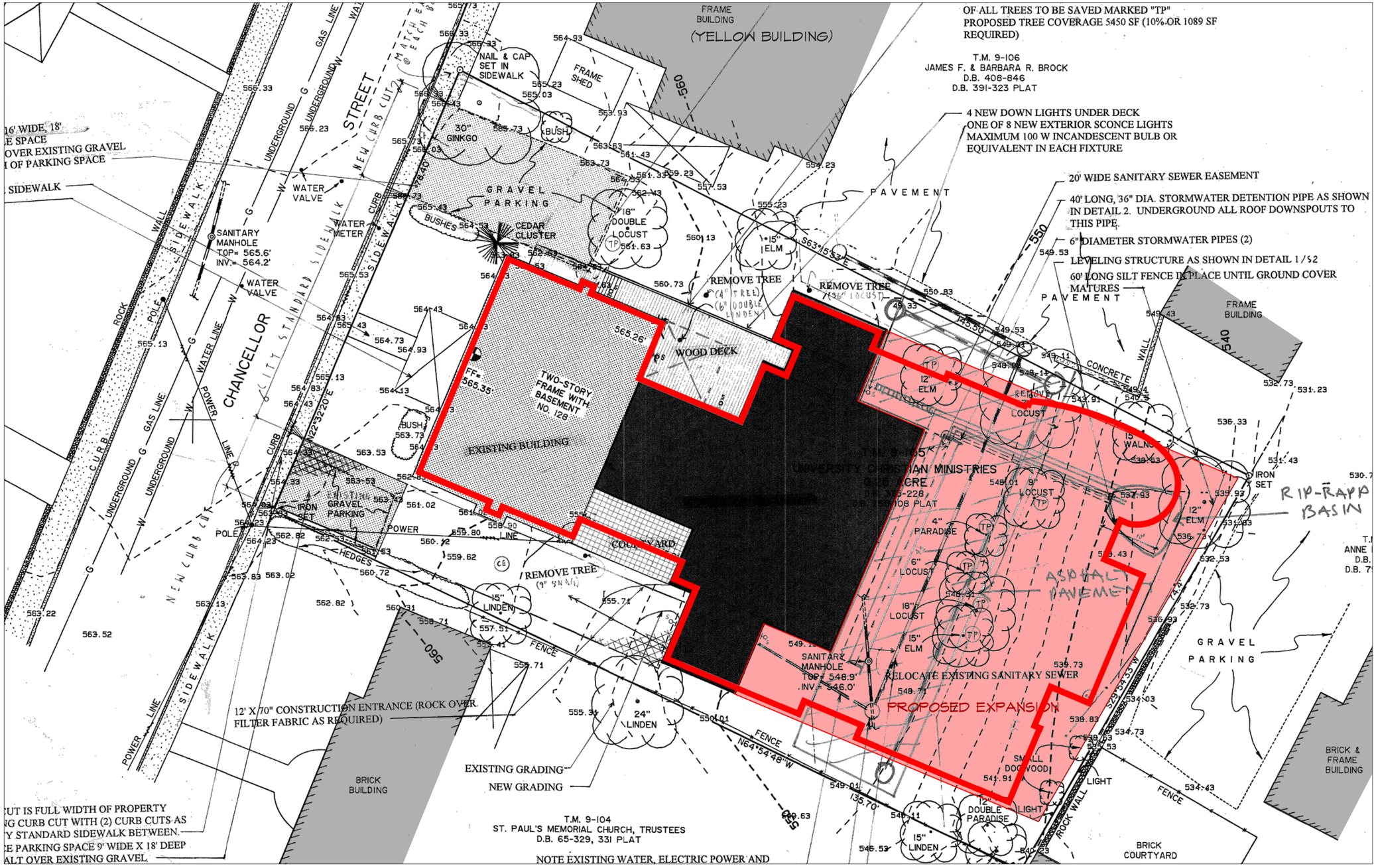
1. NORTH WALK LOOKING EAST

2. NORTH WOOD DECKS

3. 1996 ADDITION - SOUTH ELEVATION - DETAIL OF WOOD PANELING

4. 1996 ADDITION - DETAIL OF NORTH STAIR

5. SOUTH COURTYARD AND WALKWAY



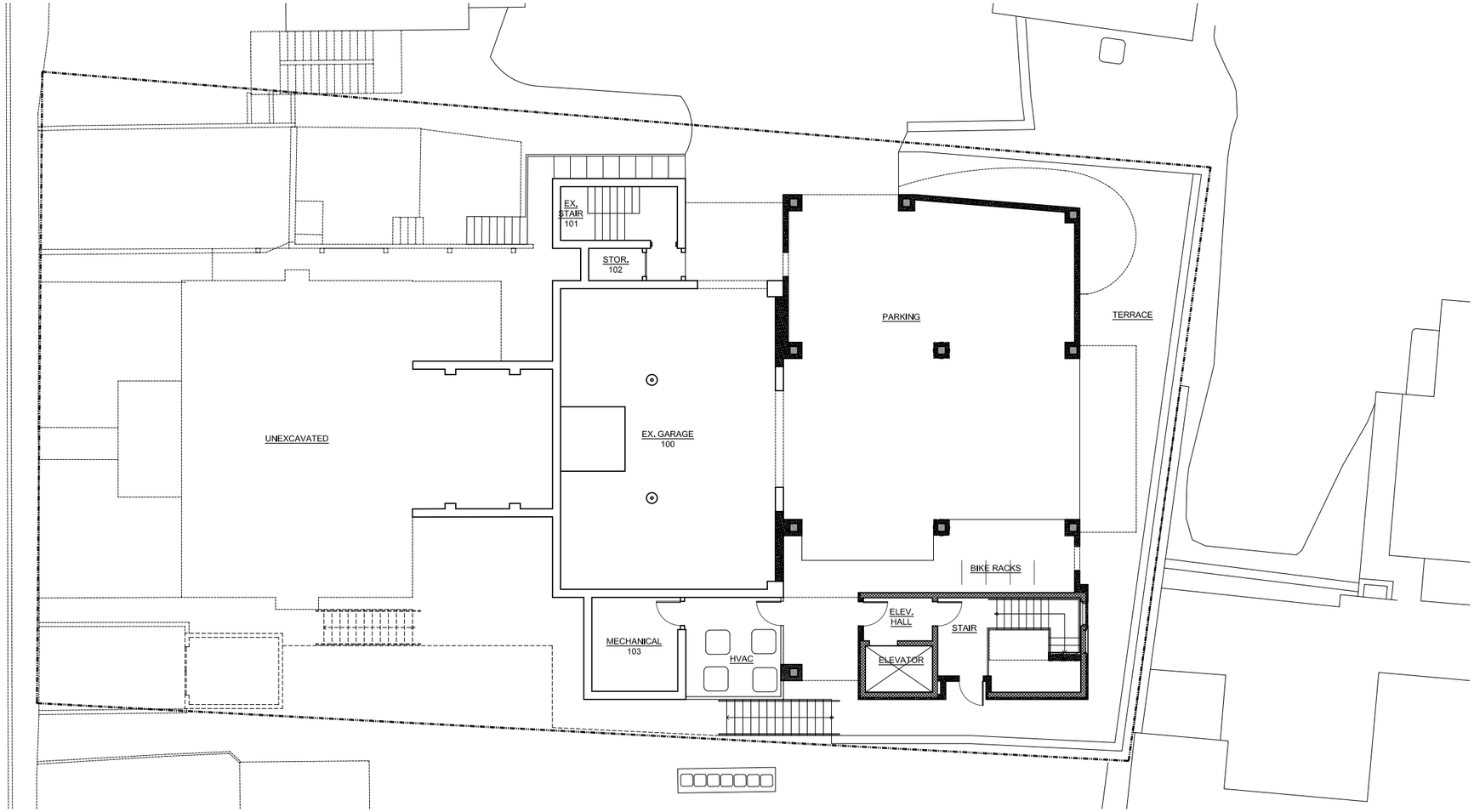
Existing Site Plan w/ Expansion

0 8' 16' 32' 64' 128' 256'

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903

Site Survey
July 2020

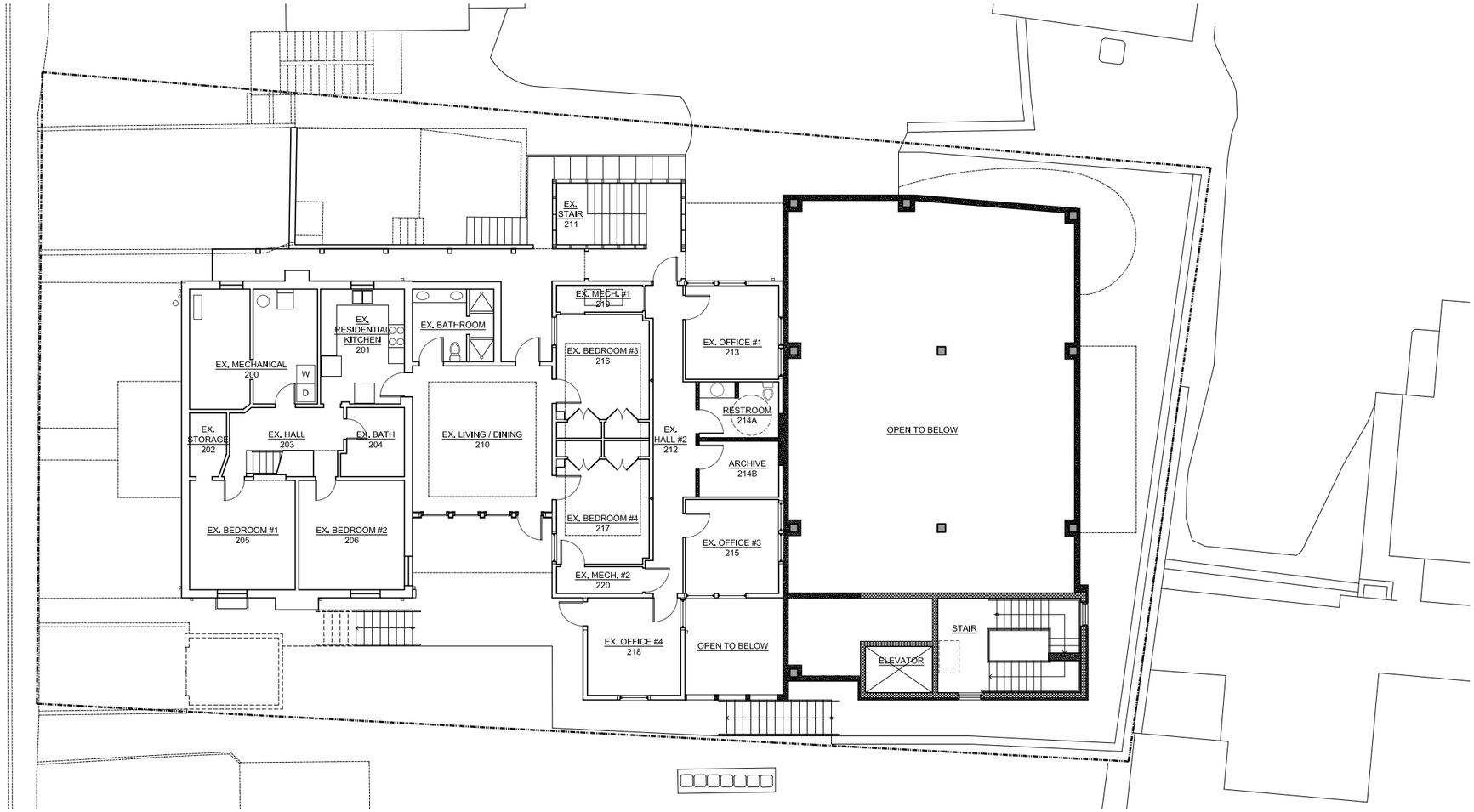


BASEMENT LEVEL PLAN

Scale: 1/16" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

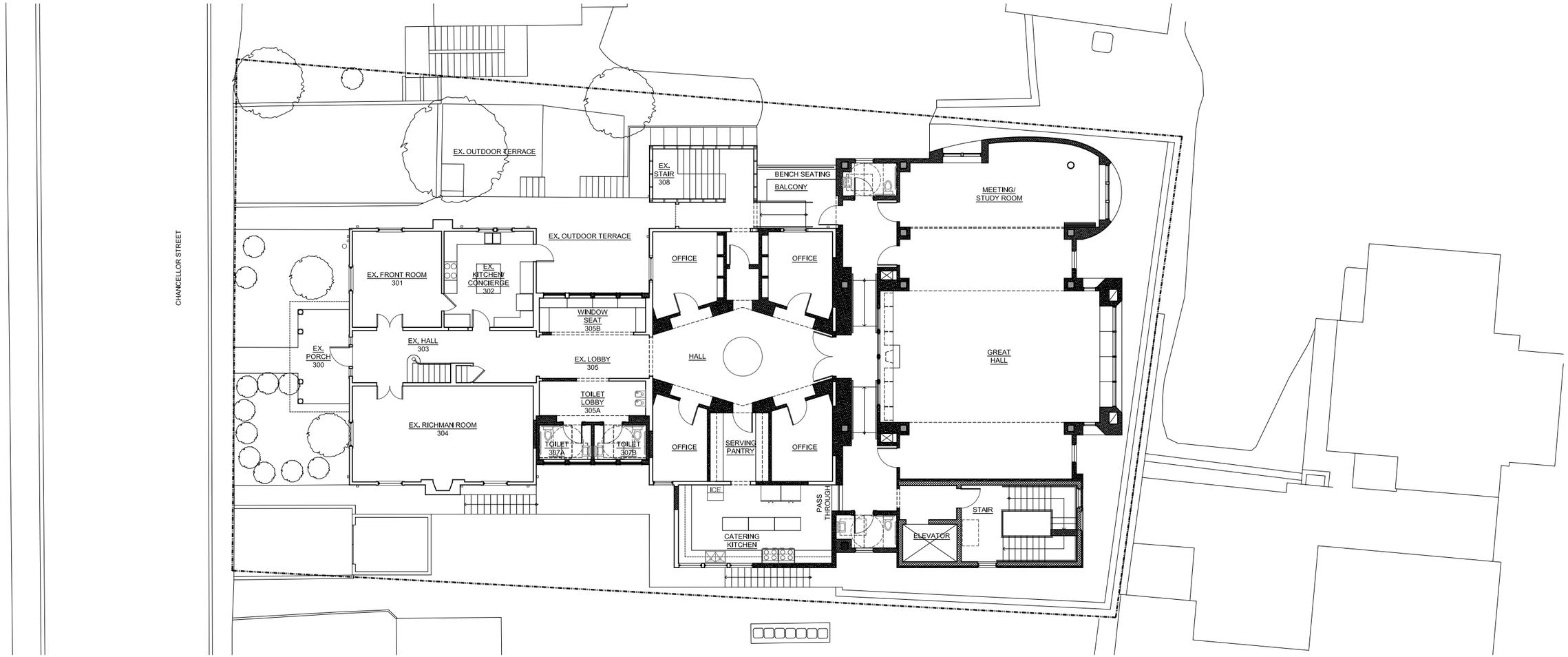


LOWER/OFFICE LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

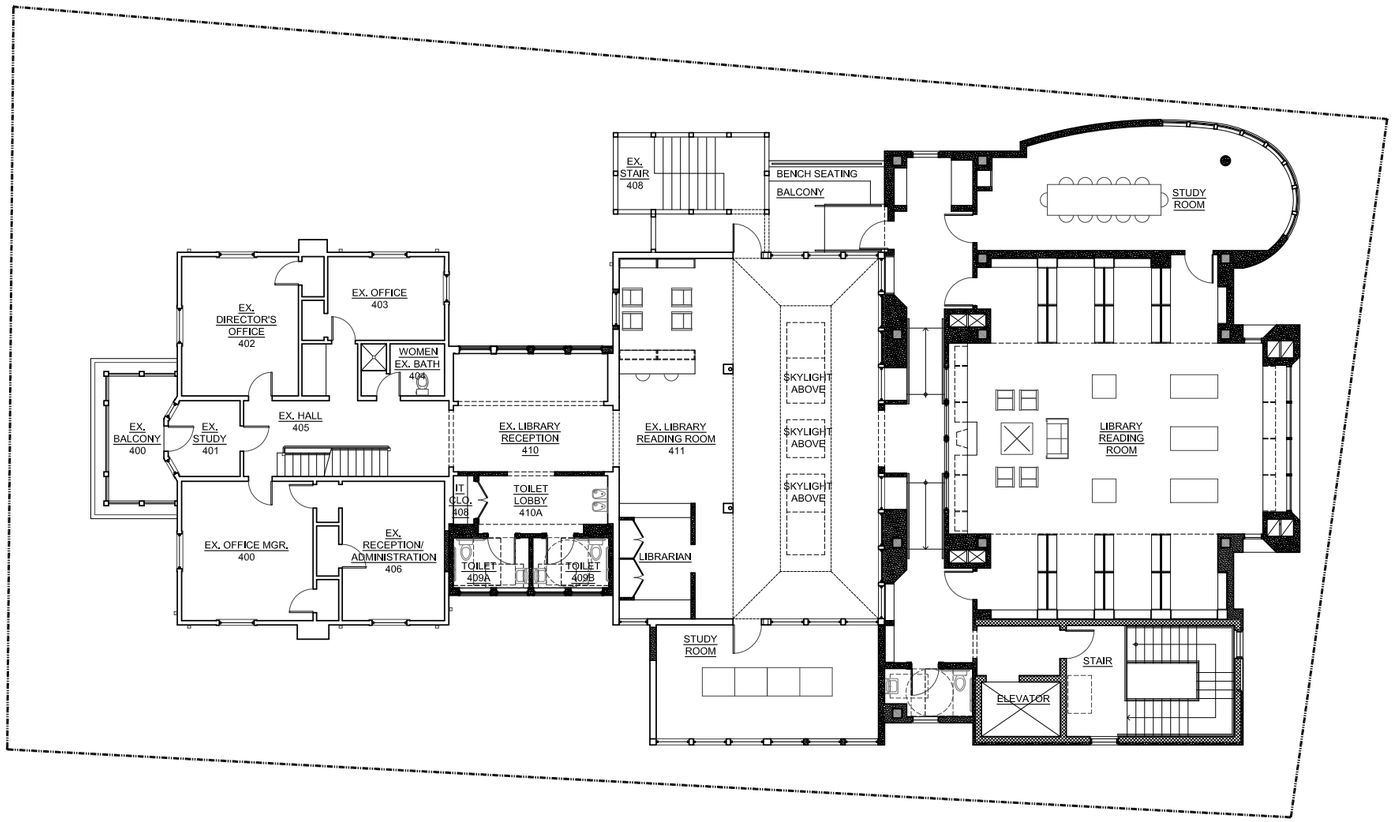


FIRST LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

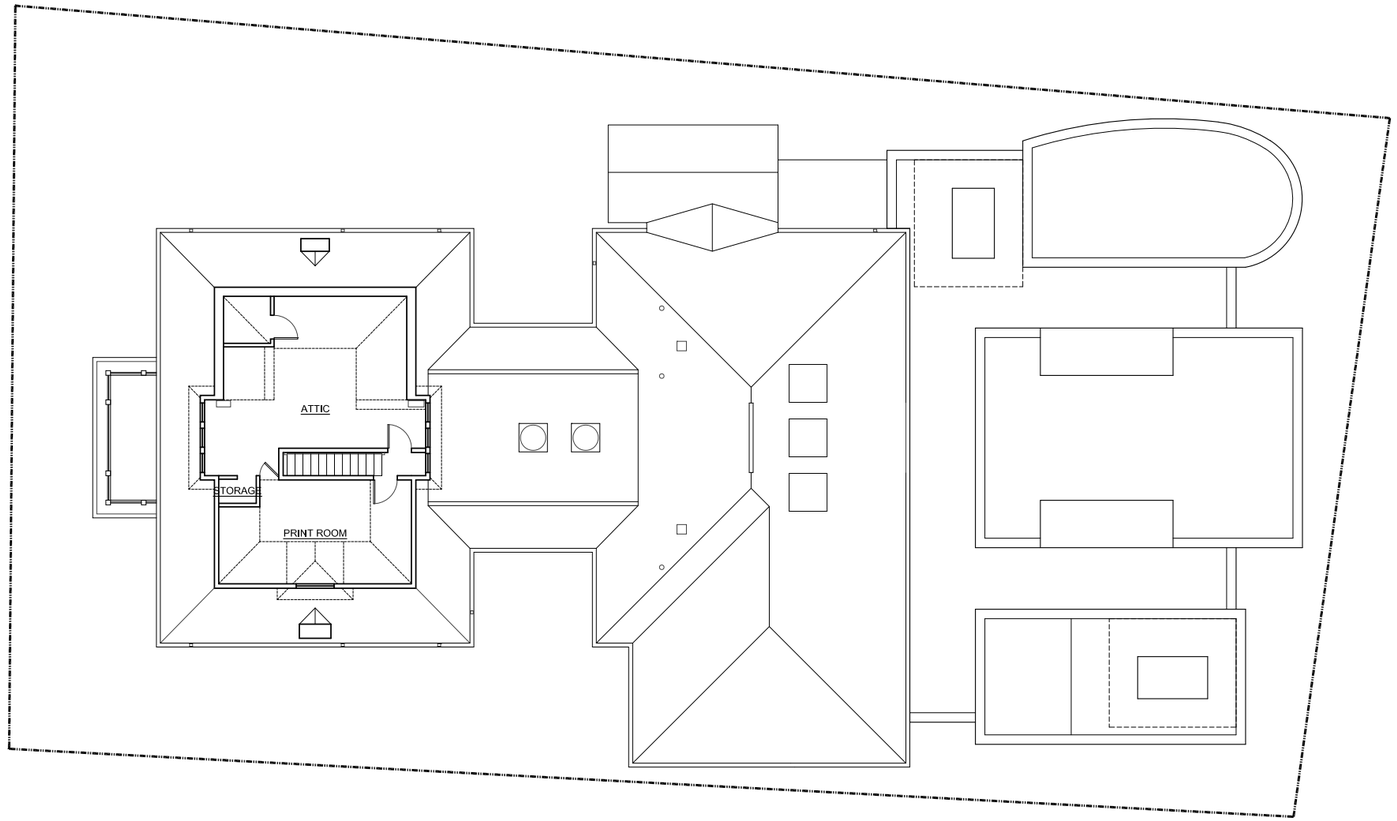


UPPER LEVEL PLAN

Scale: $\frac{1}{16}$" = 1'-0"

NORTH

0 8' 16' 32' 64' 128'

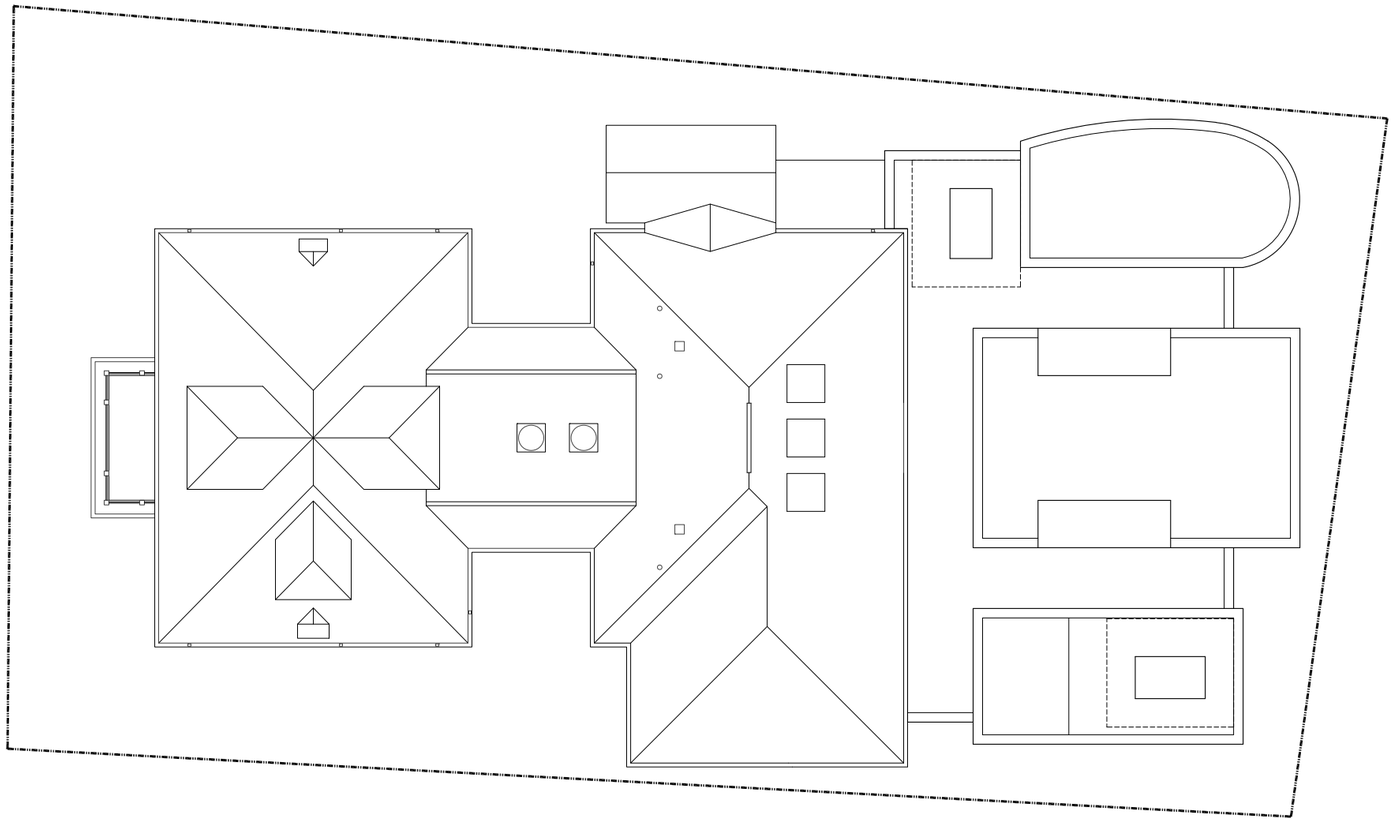


ATTIC & ROOF PLAN

Scale: $\frac{1}{16}$" = 1'-0"

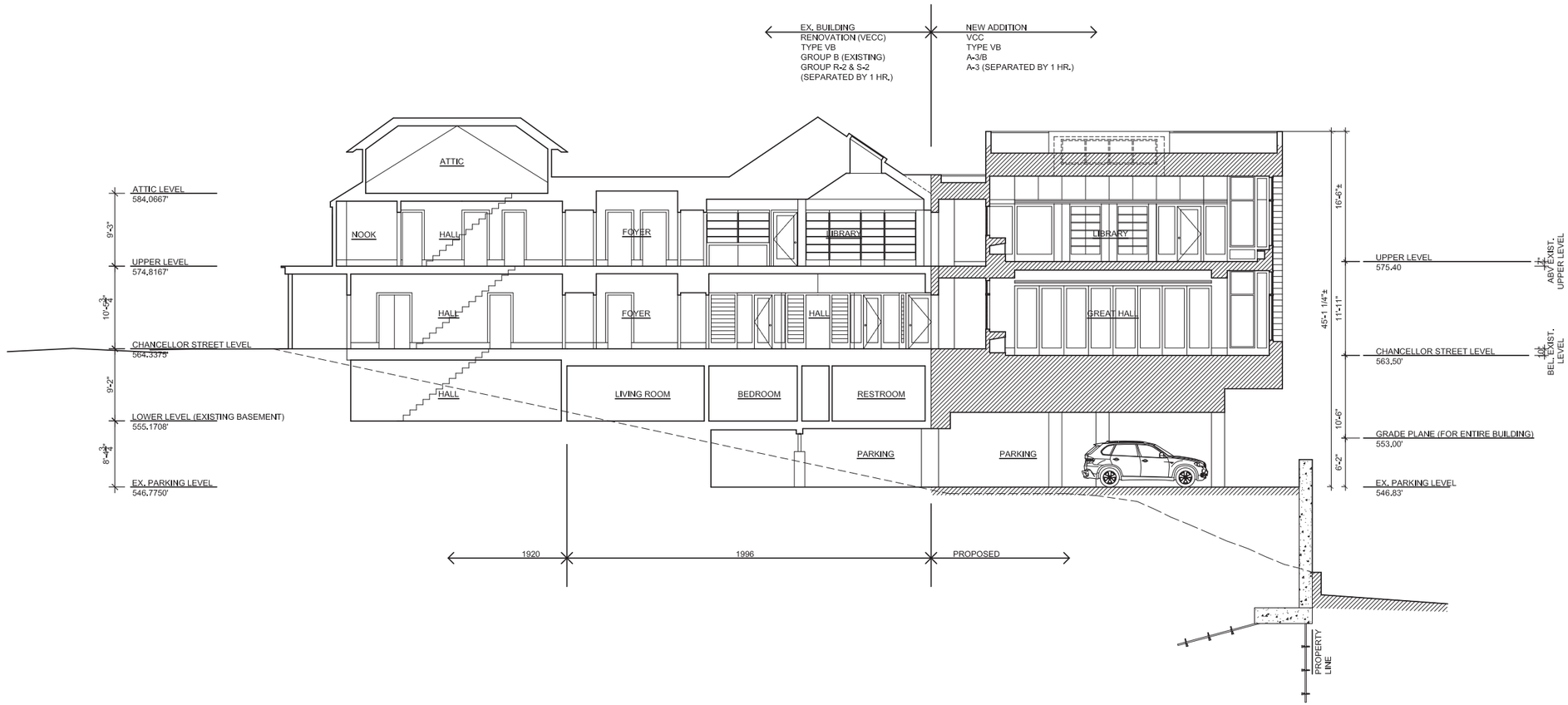
NORTH

0 8' 16' 32' 64' 128'



ROOF PLAN

Scale: $\frac{1}{16}$" = 1'-0"



LONGITUDINAL SECTION

Scale: $\frac{1}{16}$" = 1'-0"

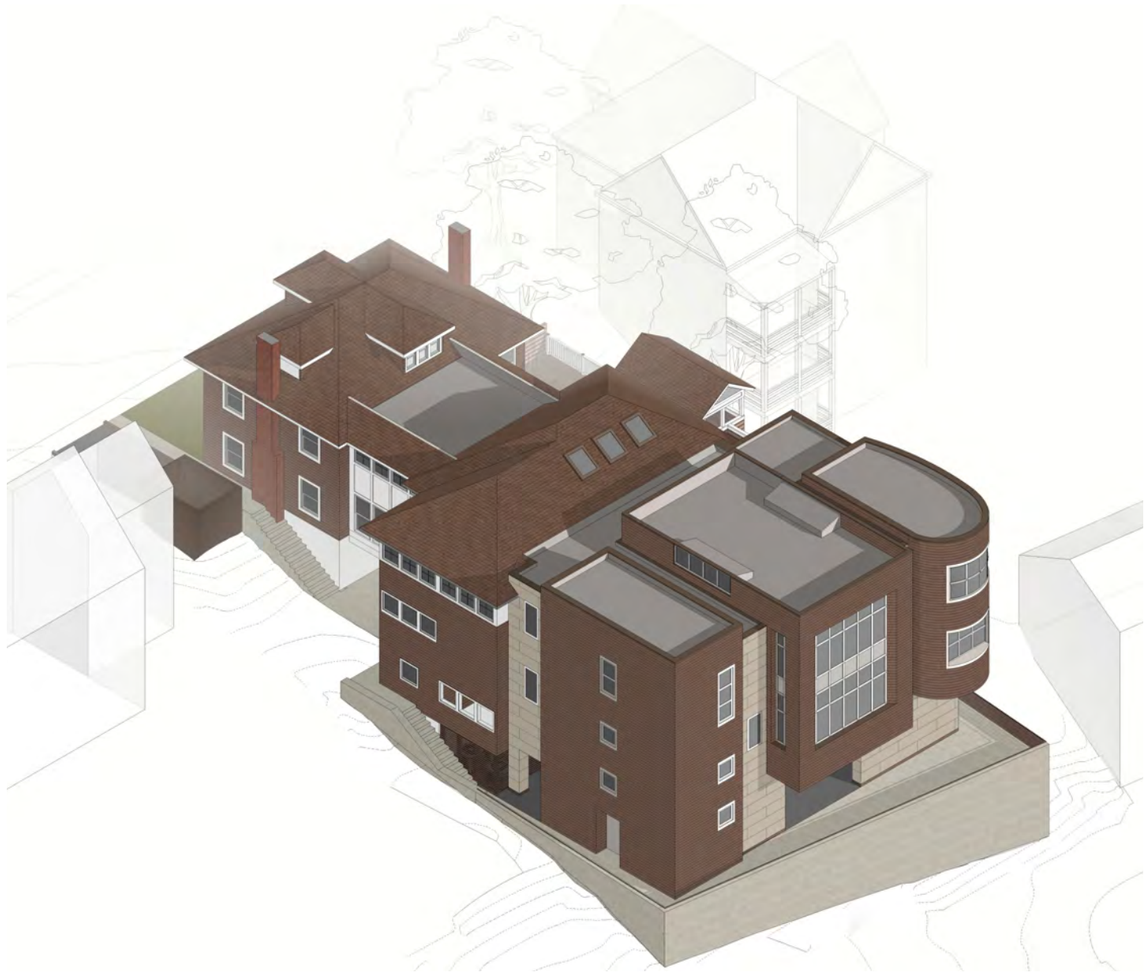
0 8' 16' 32' 64' 128'

Building Section
July 2020 REV. September 2020

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | Train Architects



Southeast Isometric

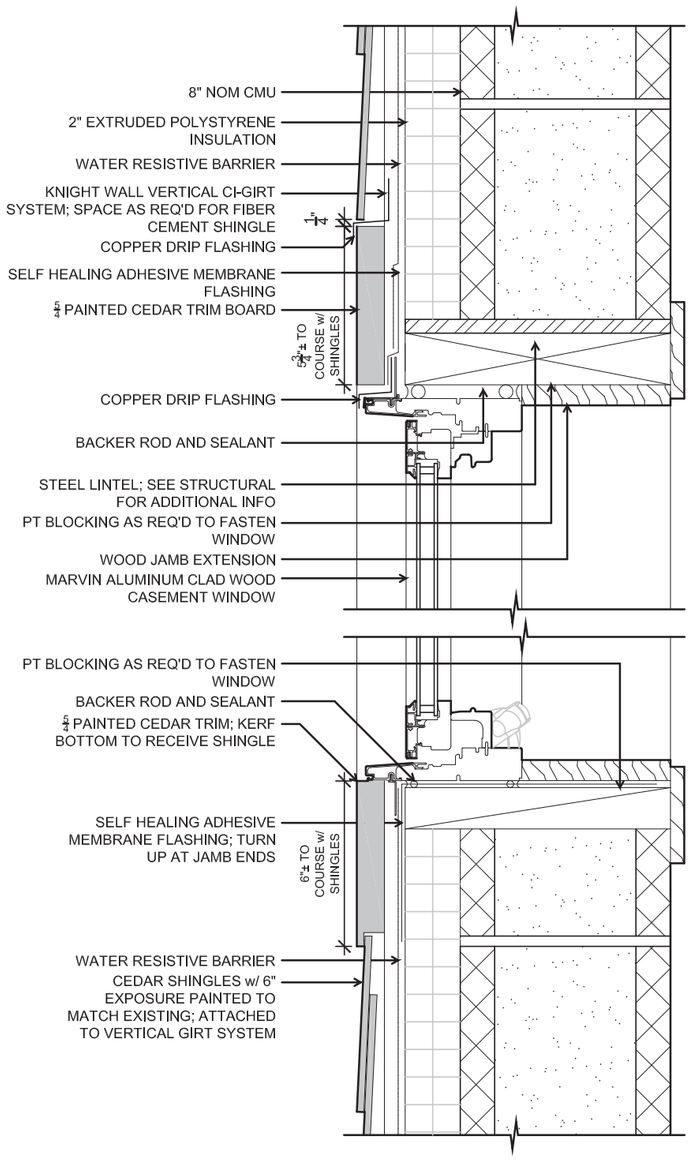
Northeast Isometric

West (Chancellor Street) Elevation

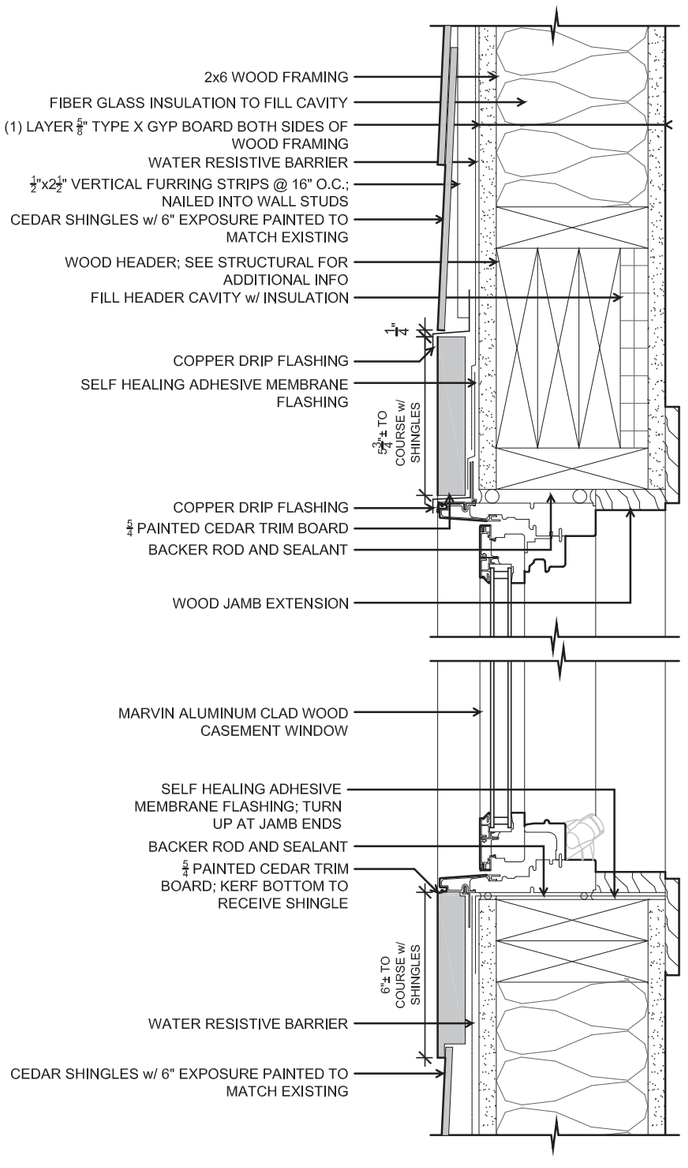
South Elevation

East Elevation

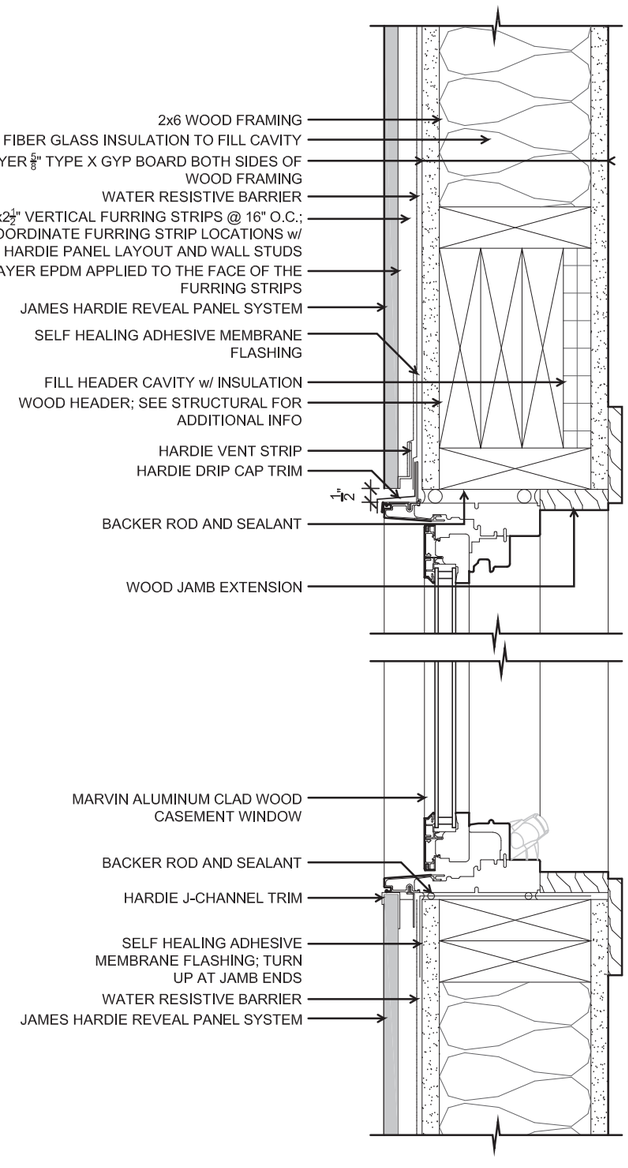
North Elevation



Window: Marvin Aluminum Clad Wood Window
Facade: Cedar Shingles; painted to match existing

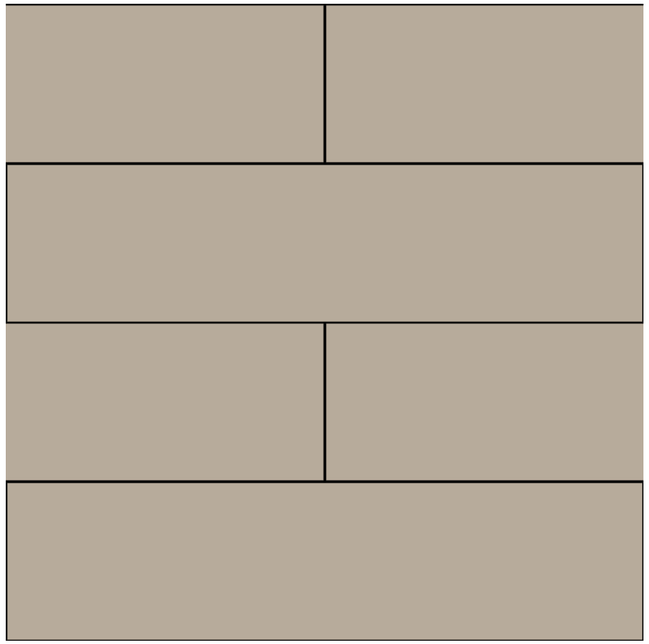


Window: Marvin Aluminum Clad Wood Window
Facade: Cedar Shingles; painted to match existing

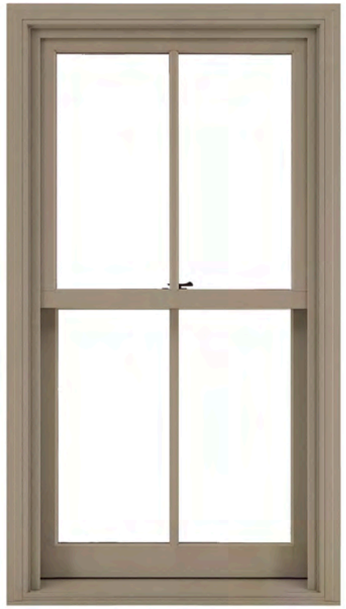


Window: Marvin Aluminum Clad Wood Window
Facade: James Hardie Aspyre Reveal Panel System; painted

CEDAR SHINGLES -
STAINED TO MATCH EXISTING



JAMES HARDIE REVEAL
CEMENT PANEL SYSTEM



ALUMINUM CLAD
WOOD WINDOW

STOREFRONT / CURTAIN WALL
WINDOW SYSTEM
NOTE: MULLION COLOR TO BE DETERMINED

Center for Christian Study Expansion

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

September 2020 BAR Review

Supplemental Submittal

Table of Contents:

Outline Exterior Material Specification

Roof	New addition: Flat (Low-Slope); White EPDM
	New Bathroom addition south side: Asphalt shingles to match existing
	Existing flat roof: Black EPDM
Cornice/Coping	Metal; color to match façade color below coping
Gutters/Downspouts	New addition: internal drains with scuppers; no gutters and downspouts
	New bathroom addition south side: new gutters and downspouts to match existing
Siding	Cedar shingles with 6" exposure painted to match the existing cedar shingles
	James Hardie Aspyre Reveal Panel System; NOM 2'x8' panels painted Benjamin Moore Light Pelham Gray; see color elevations for example
Trim	Flat trim; painted white
Flashing	Metal; white to match window frame/trim
Soffits	James Hardie Soffit Panel; painted to match cedar shingles
Rear Retaining Wall	Smooth metal formed concrete with formwork joints; natural color
Guardrails	Horizontal wood boards to match north stair, painted to match existing
Windows	Marvin aluminum clad wood windows; white cladding
Window Wall	Marvin structurally mulled window system-glass and panel infill (no spandrel glass); white cladding
Glass	Clear glass to match BAR standards
Doors	Marvin aluminum clad wood doors; white cladding
~~Front Terrace Pavers~~	~~Sand set Brick Pavers (formerly concrete pavers and changed to address drainage and aesthetics)~~

BAR Comment Responses

1) Roofing [at addition]: See outline exterior material specification.

2) Gutters/Downspouts: See outline exterior material specification.

3) Cornice: Capped parapet wall. See outline exterior material specification and attached supplemental drawings for additional information.

4) Siding and Trim: See outline exterior material specification.

5) Doors and Windows: See outline material specification and attached product literature for additional information.

    a. Which openings are storefront and which are Marvin windows? All glazing in the project to be Marvin clad windows. Storefront/curtain wall windows have been replaced with Marvin's structurally mulled window system.

    b. What are the lite arrangements for the windows? No muntins / divisions are being proposed for the windows; see exterior elevations for additional information.

    c. Colors for window and storefront components? See outline exterior material specification.

6) Soffits material: See outline exterior material specifications.

7) Parking Garage:

    a. Ceiling material: 5/8" exterior gyp sheathing

    b. Wall material: James Hardie Aspyre Reveal System to match exterior

    c. Lighting: Recessed fixtures to meet code minimum light levels

8) Concrete retaining wall at rear: See attached sketch with elevations (north and south ends) and outline exterior material specification.

~~9) Front Terrace and Landscaping:~~

    ~~a. Benches tables and chairs? "Fine Concrete'; see attached product literature for additional information.~~

    ~~b. Concrete pavers: Front terrace ground material has been revised to brick pavers. Pattern to be determined.~~

c. ~~Trash enclosure: Horizontal wood panels similar to north stair enclosure. See photo on sheet 16 of September BAR submittal and attached supplemental drawings for additional information.~~

d. ~~New wood deck: to match existing wood deck on the north side of the building.~~

e. ~~Planter boxes: Custom by "Fine Concrete"~~

f. ~~New sidewalk and driveway apron: to match existing.~~

g. ~~Lighting: Minimum required to illuminate egress paths – low wall mounted or bollards~~

h. ~~Manhole (front entry): cast iron~~

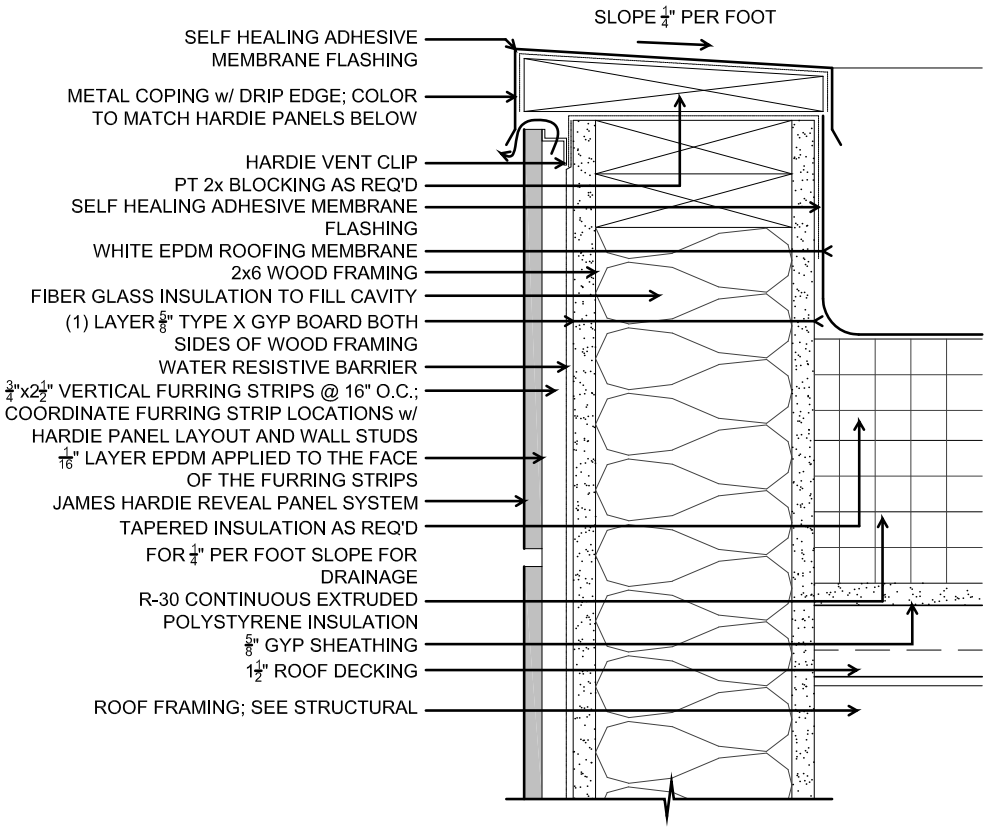
10) Exterior Lighting: See attached "basis of design" product literature for additional information

a. Ground level exits from parking garage: recessed downlights in soffit above

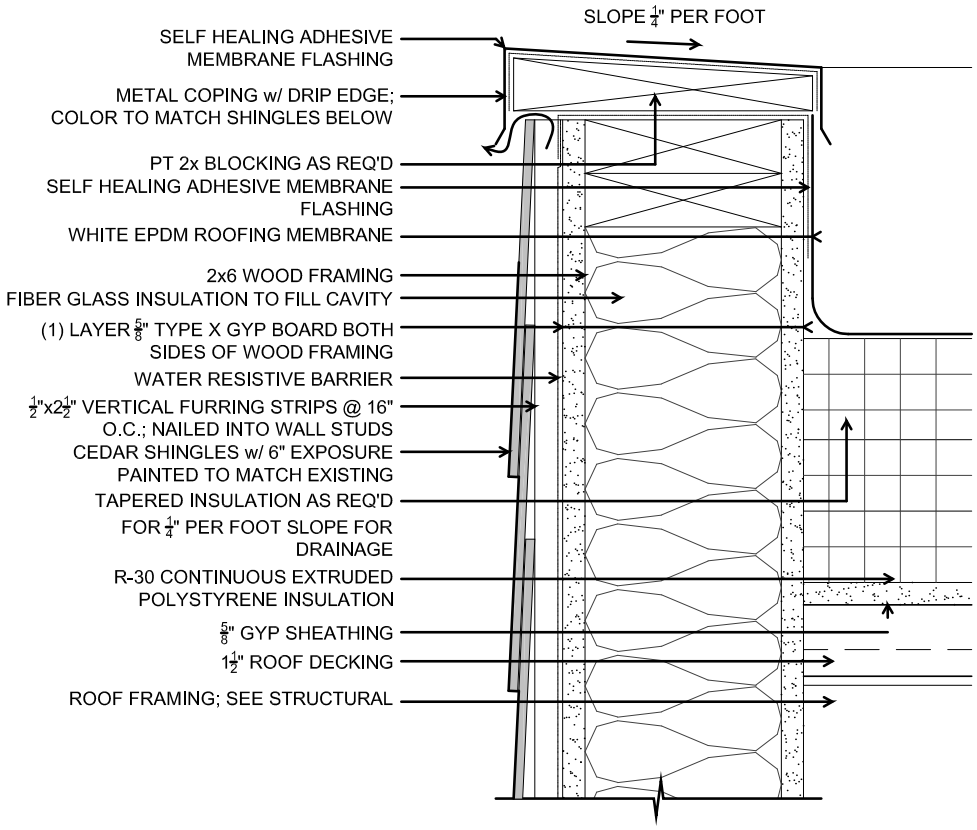
b. Perimeter walk around new addition: low in wall mounted lights for a walking surface

c. South exit way: bollards

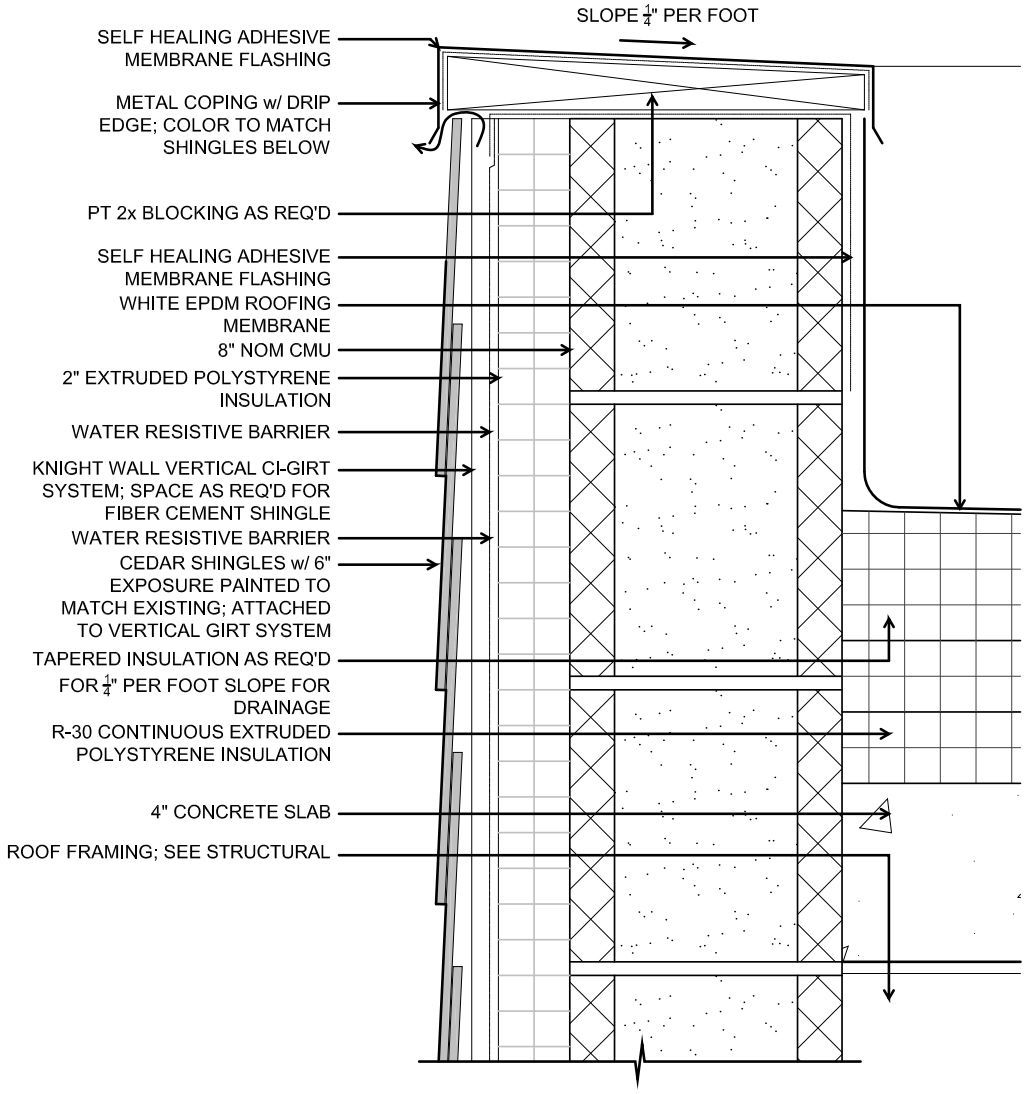
Supplemental Drawings



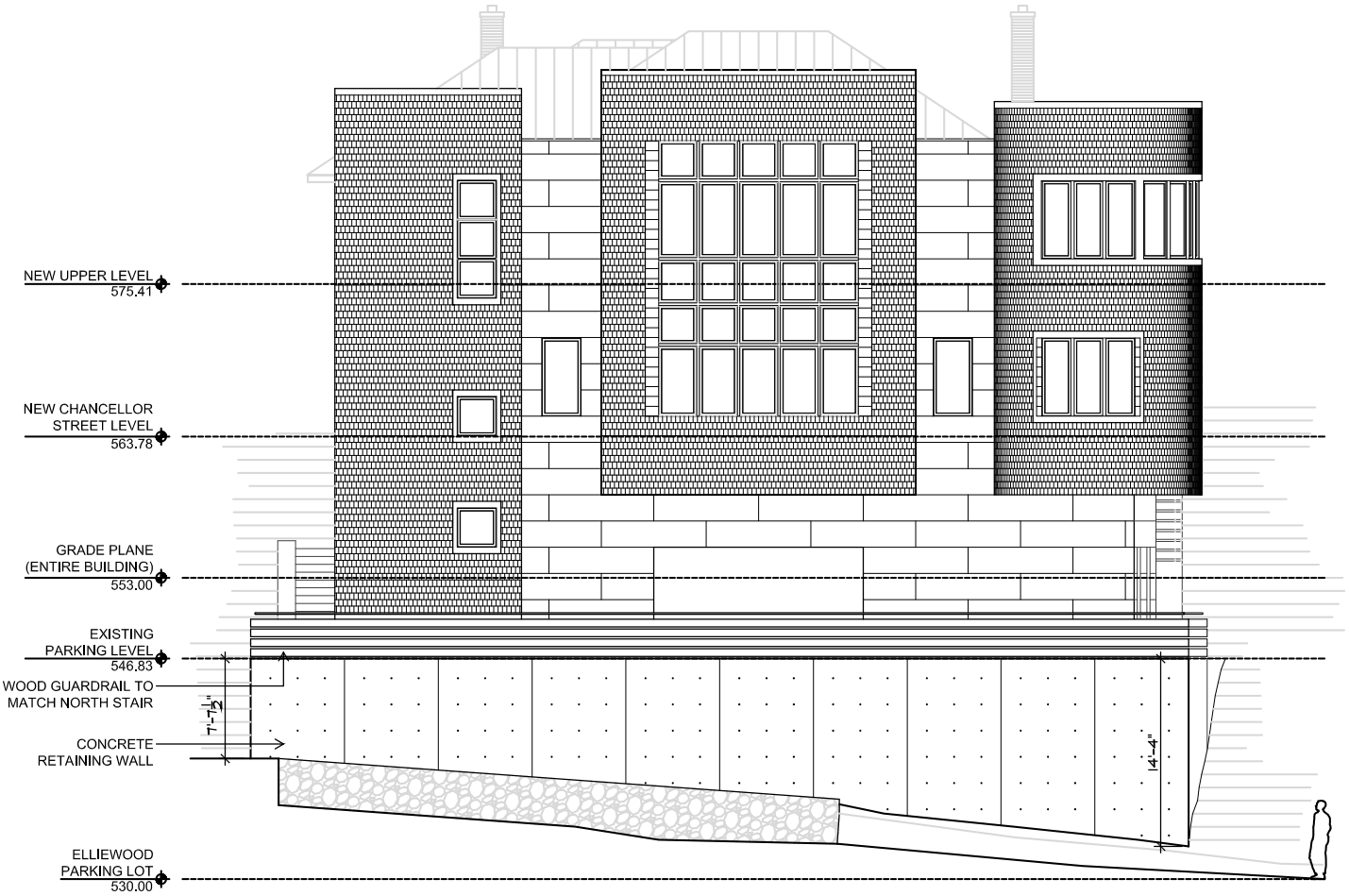
Wood Framed Parapet w/ Hardie Panel Facade



Wood Framed Parapet w/ Cedar Shingle Facade



CMU Parapet w/ Cedar Shingle Facade



East Elevation

West (Front) Elevation

Product Literature

MARVIN

CATALOG

ULTIMATE

MARVIN SIGNATURE™ COLLECTION

WINDOWS

Awning and Picture windows in Ebony

ULTIMATE CASEMENT

Casement and Picture windows with Satin Nickel hardware

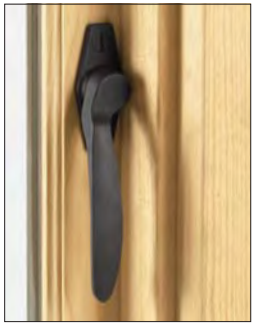
Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning–even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE

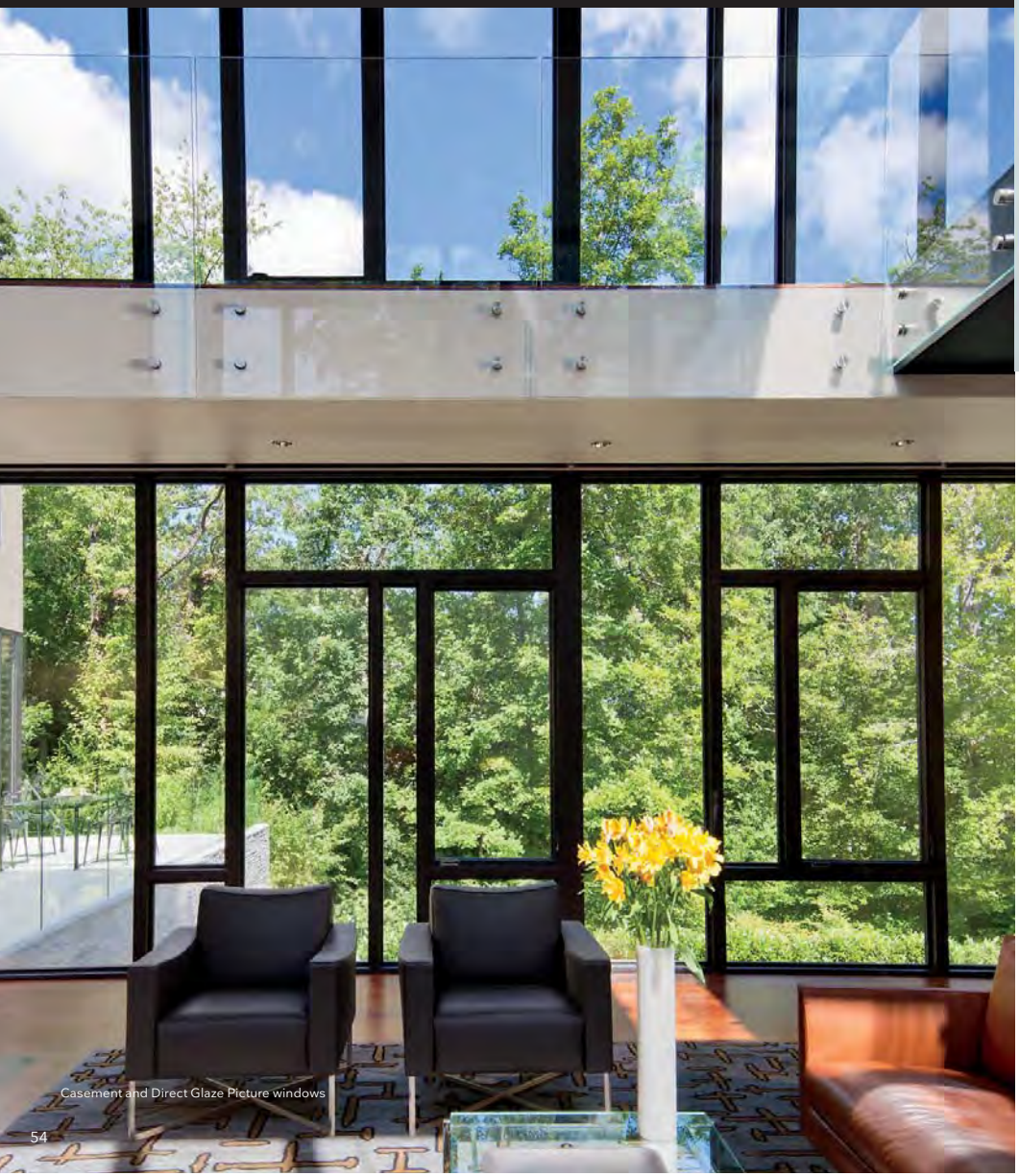
ULTIMATE CASEMENT EXTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE

CE THIS PRODUCT IS CE CERTIFIED
(ULTIMATE CASEMENT NARROW FRAME - CLAD ONLY)

ULTIMATE PICTURE

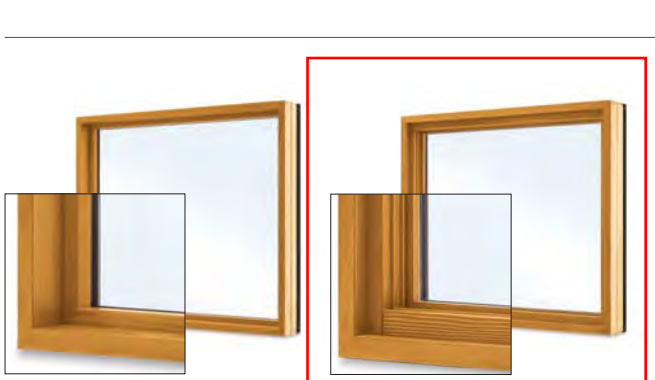


Casement and Direct Glaze Picture windows

Picture and Awning windows in White painted interior finish

ULTIMATE PICTURE

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view. Durable and energy efficient, it can be sized to match accompanying double hung, single hung, or casement windows. An aluminum-clad exterior provides durability and flexible finish options, or an all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details.



DIRECT GLAZE PICTURE WINDOW

IN-SASH PICTURE WINDOW

DIRECT GLAZE
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

IN-SASH
In-sash windows are non-operable, and they can match the profiles of windows with operable sashes.

CE THIS PRODUCT IS CE CERTIFIED

ULTIMATE BAY + BOW

Bay window

Bow window

ULTIMATE BAY

Ultimate Bay windows are a group of connected windows extending outward from a room at desired angles–allowing light and views from multiple directions. Some feature a larger operating or stationary window flanked by smaller windows. Ultimate Bay windows can create space indoors for a cozy nook or window seat, or maximize a scenic view to serve as a room's focal point.

INTERIOR BAY WITH ULTIMATE CASEMENT AND PICTURE WINDOWS

ULTIMATE BOW

Ultimate Bow windows are a series of windows connected to form a gentle outward curve. Typically made up of four or more windows, Ultimate Bow windows can create a small nook, open up a view, bring in more light, and boost visual appeal from inside and out. Bow windows are available with casement, double hung, or picture windows.

INTERIOR BOW WITH ULTIMATE CASEMENT AND PICTURE WINDOWS

CE THIS PRODUCT IS CE CERTIFIED (CLAD ONLY)

DOORS

Multi-Slide doors in Bronze

DOOR TERMS + DEFINITIONS

1. FRAME
The door frame includes the head jamb across the top, side jambs and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. RAIL
The horizontal wood members of a door are called rails, the vertical components are called stiles. The bottom rail on a French door design is about 8 inches high, harmonizing with traditional design preferences. On other doors, narrow bottom rails match 4 ¾ inch stiles for a clean, uncluttered appearance.

3. SILL
Our door sills are made of Ultrex®, pultruded fiberglass based materials that are virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS
In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, but all share the tight tolerances for fit and quality finishes.

DOOR OPERATING STYLES

OUTSWING DOOR
Single or double swinging doors open to the exterior.

INSWING DOOR
Single or double swinging doors open to the interior.

SLIDING DOOR
Save space with a door panel that operates by sliding along a track.

BI-FOLD DOOR
This door folds to the side and can include up to sixteen panels.

LIFT AND SLIDE DOOR
For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.

MULTI-SLIDE DOOR
Another option to blend interior and outdoor living with a modular frame system.

MAKE EVERY ENTRANCE GRAND

Marvin doors are designed to maximize the potential of any opening, view, and living space.

INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN DOUGLAS FIR

DOUGLAS FIR

CHERRY

WHITE OAK

MAHOGANY

MAPLE
Custom option

BLACK WALNUT
Custom option

WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of a window or door. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high quality wood.

Wood Bi-Fold door in Mahogany

STAIN + PAINT

When compared to painting or staining on the job site, factory-stained finishes offer consistent quality and performance resulting from our expertise with wood as a material and years of perfecting our staining process.

Painting on the job site or scheduling off-site finishing is an extra step that takes time and coordination. Choose our painted interior finish option on any Marvin windows and doors with a wood or clad exterior for a factory-painted option that arrives ready to install.

CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

DESIGNER BLACK

WHITE

PRIMED WHITE

* Stain colors shown on Pine. To see more about finishes visit Marvin.com.

EXTERIOR FINISH OPTIONS

- STONE WHITE
- COCONUT CREAM
- SIERRA WHITE
- CASHMERE
- PEBBLE GRAY
- HAMPTON SAGE
- CADET GRAY
- CLAY
- CASCADE BLUE
- SUEDE
- GUNMETAL
- WINEBERRY
- BRONZE
- BAHAMA BROWN
- EVERGREEN
- EBONY
- BRIGHT SILVER (PEARLESCENT)
- COPPER (PEARLESCENT)
- LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

- PINE
- VERTICAL GRAIN DOUGLAS FIR
- MAHOGANY
- WESTERN RED CEDAR
  Exterior trim package only

Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede

Type:
BEGA Product:
Project:
Modified:

Application
Linear LED recessed ceiling luminaires with symmetric wide light distribution. The patent pending 'vortex reflector' rotates a parabolic reflector around the vertical axis to for a complex vortex shape. The vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely rectangular shape.

Materials
Luminaire housing and trim constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 14.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	48.0 W
System wattage	55.0 W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	5,880 lumens (3000K)
Lifetime at Ta = 15° C	369,000 h (L70)
Lifetime at Ta = 35° C	111,000 h (L70)

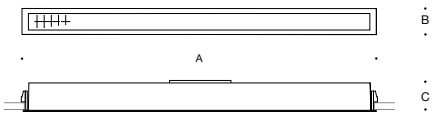
LED color temperature

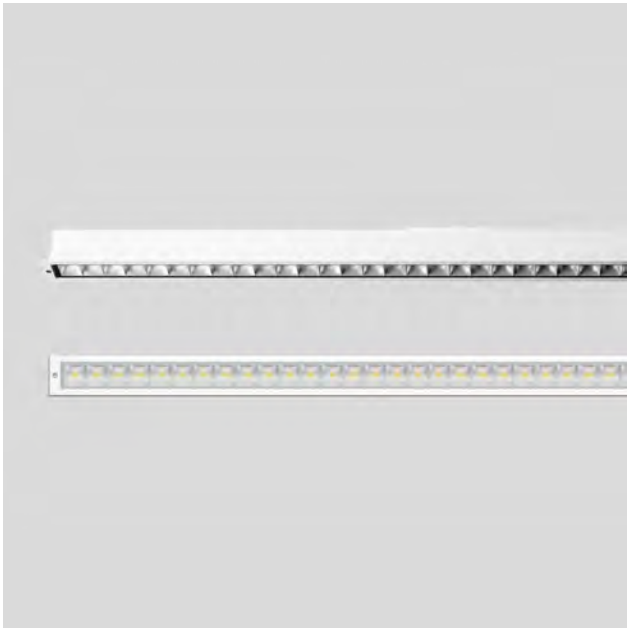
4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:





Recessed ceiling luminaires · Vortex optic · Symmetric wide

	LED	β	A	B	C
24 305	48.0 W	52°	60 3/8	3	3 1/2

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed ceiling luminaire with narrow beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone optical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steep rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	8.3 W
System wattage	9.7 W
Controlability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	1,194 lumens (3000K)
Lifetime at Ta=15°C	> 500,000 h (L70)
Lifetime at Ta=45°C	270,000 h (L70)

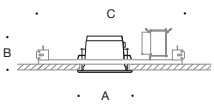
LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED recessed ceiling downlights · narrow beam

	LED	β	A	B	C
24 817	8.3 W	21°	5 5/8	5	18

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Updated 01/25/18

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.1 lbs

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-40° C
LED module wattage	8.4 W
System wattage	11.0 W
Controlability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	480 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**
Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

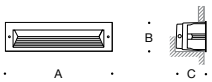
LED module wattage	8.7 W (Amber)
System wattage	10.7 (Amber)
Luminaire lumens	111 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.



LED recessed wall luminaires · asymmetrical

	LED	A	B	C
33 055	8.4 W	12 ½	2 ¾	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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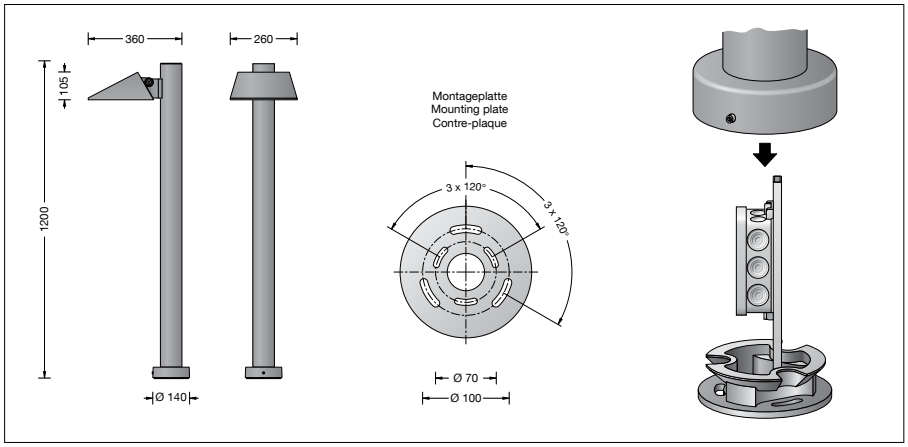
BEGA 84 107

Bollard IP 65

Project · Reference number

Date



Product data sheet

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Swivel range 90°
Luminaire with mounting plate for bolting onto a foundation or an anchorage unit
Mounting plate with two pitch circles:
ø 70 mm, 3 elongated holes 7 mm wide
ø 100 mm, 3 elongated holes 9 mm wide
Luminaire can be aligned on the mounting plate around 360°
Mounting bracket with connection box for through-wiring of up to 5 × 2,5□
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
BEGA Thermal Control®
Temporary thermal regulation to protect temperature-sensitive components without switching off the luminaire
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK08
Protection against mechanical impacts < 5 joule
CE – Conformity mark
Weight: 7.0 kg

Application
Shielded LED bollard with asymmetrical light distribution for the illumination of squares, access roads and entry areas.
The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site.

Lamp

Module connected wattage	19.4 W
Luminaire connected wattage	22.2 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 50 °C

84 107 K4

Module designation	LED-0872/940
Colour temperature	4000 K
Colour rendering index	CRI > 90
Module luminous flux	3310 lm
Luminaire luminous flux	2661 lm
Luminaire luminous efficiency	119,9 lm/W

84 107 K3

Module designation	LED-0872/930
Colour temperature	3000 K
Colour rendering index	CRI > 90
Module luminous flux	3130 lm
Luminaire luminous flux	2516 lm
Luminaire luminous efficiency	113,3 lm/W

Service life · Ambient temperature
Rated temperature t_a = 25 °C
LED psu: > 50,000 h
LED module: > 200,000 h (L80B50)
100,000 h (L90B50)

Ambient temperature $t_{a\,max}$ = 50 °C (100 %)
LED psu: 50,000 h
LED module: 91,000 h (L80B50)
100,000 h (L70B50)

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 50 luminaires
B 16 A: 50 luminaires
C 10 A: 50 luminaires
C 16 A: 50 luminaires

Light technique
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

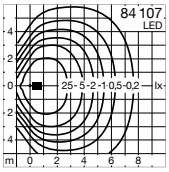
Article No. 84 107
LED colour temperature optionally 4000 K or 3000 K
4000 K – Article number + **K4**
3000 K – Article number + **K3**

Colour graphite or silver
graphite – article number
silver – article number + **A**

Accessory
70 895 Anchorage unit with mounting flange made of hot-dip galvanised steel. Total length 400 mm. 3 stainless steel fixing screws M8. Pitch circle ø 100 mm.

See the separate instructions for use.

Light distribution



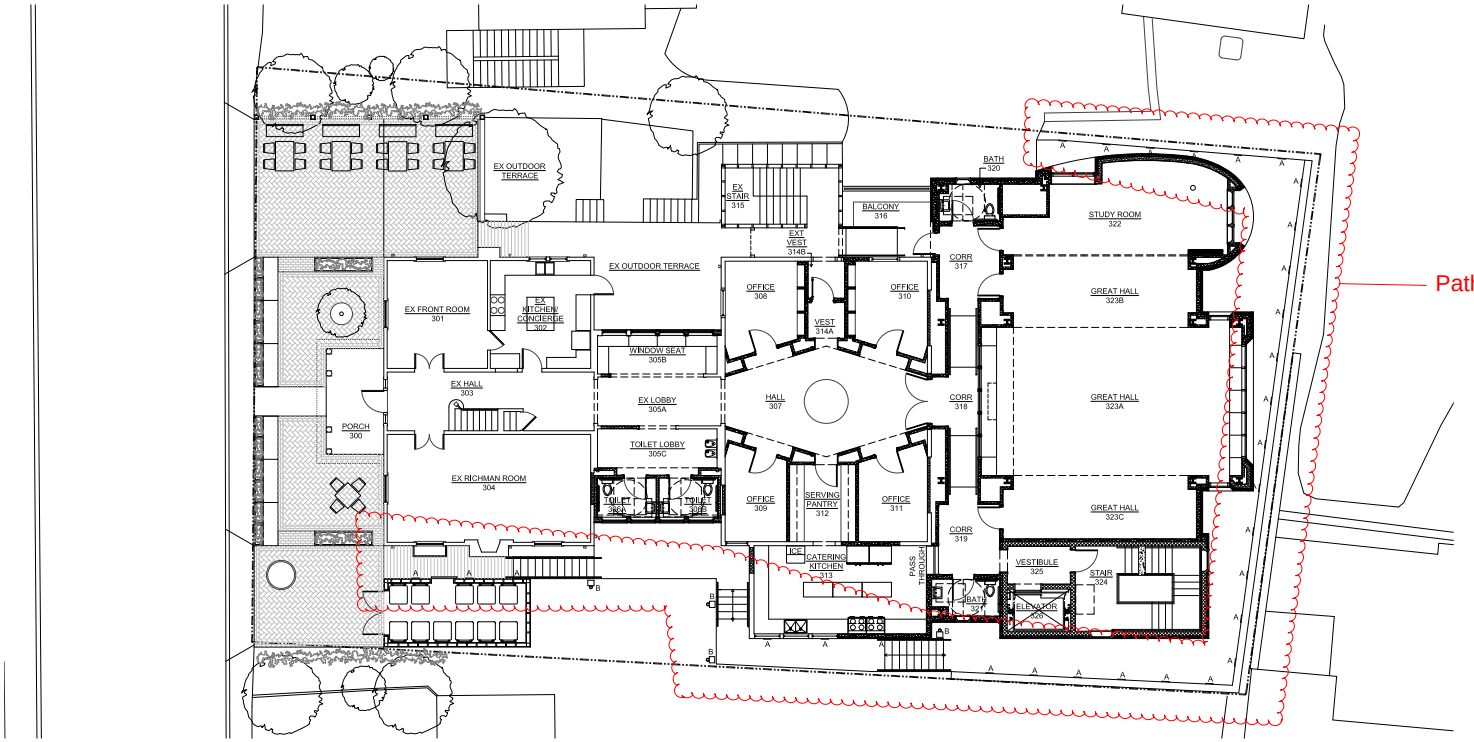
Center for Christian Study Expansion

Center for Christian Study
128 Chancellor St
Charlottesville, VA 22903

Site Lighting Supplemental Submission
09 October 2020

William Sherman Architects

Train Architects
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122



Path lights and bollards, types A and B

06 E1.02 E1.02

Chancellor Street Level Site Lighting Plan

Scale: 3/8" = 1'

North

Design Development Documents

Center For Christian Study
Expansion

128 Chancellor Street
Charlottesville, VA 22903

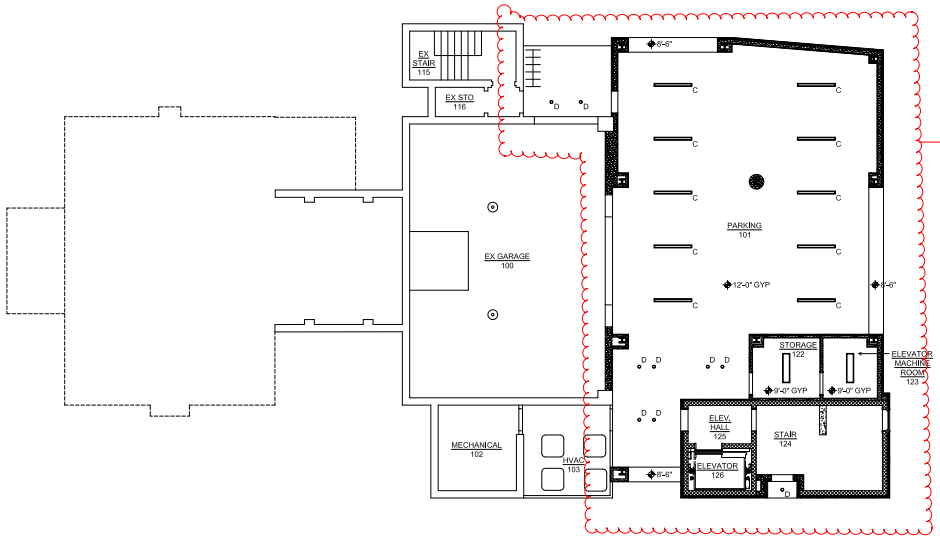
Design Development Documents
06 October 2020
Architect's Project Number 2002

William Sherman Architect
Train Architects

Chancellor Street Level Site Lighting Plan

Rev 01: Not Used
Rev 02: Not Used
Rev 03: Not Used
Rev 04: Not Used
Rev 05: Not Used

E1.02



Parking lighting and soffit lighting at exits from stair tower and parking, types C and D

06 E2.00 / E2.00

Parking Level Lighting Reflected Ceiling Plan

Scale: 3/8" = 1'

North

Design Development Documents

Center For Christian Study
Expansion

128 Chancellor Street
Charlottesville, VA 22903

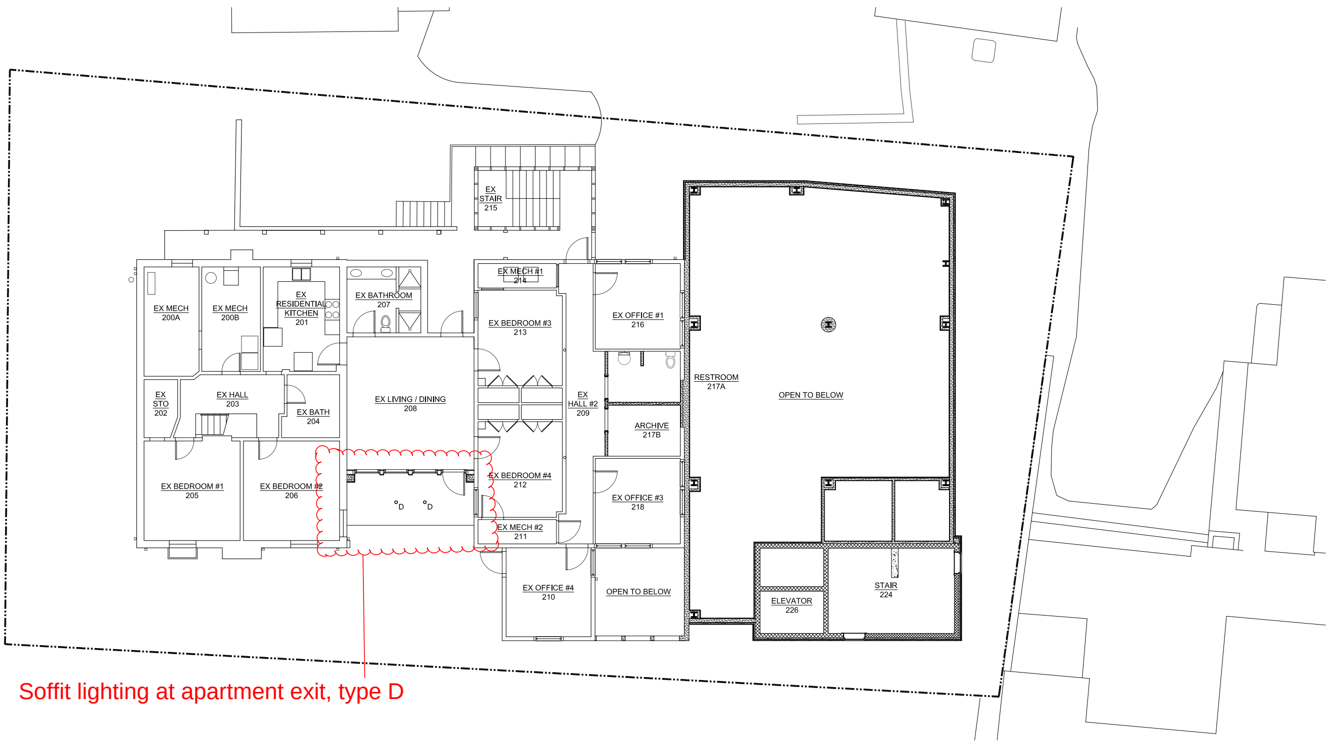
Design Development Documents
06 October 2020
Architect's Project Number 2002

William Sherman Architect
Train Architects

Rev 01: Not Used
Rev 02: Not Used
Rev 03: Not Used
Rev 04: Not Used
Rev 05: Not Used

Parking Level Lighting Reflected Ceiling Plan

E2.00



06
E2.01 E2.01

Lower Level Lighting Reflected Ceiling Plan

Scale: $\frac{3}{8}$" = 1'

North

Design Development Documents

Center For Christian Study
Expansion

128 Chancellor Street
Charlottesville, VA 22903

Design Development Documents
06 October 2020

William Sherman Architect
Train Architects

Rev 01: Not Used
Rev 02: Not Used
Rev 03: Not Used
Rev 04: Not Used
Rev 05: Not Used

Lower Level Lighting Reflected Ceiling Plan

E2.01

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	8.4 W
System wattage	11.0 W
Controlability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	480 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**
○ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

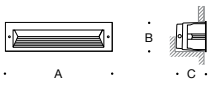
LED module wattage	8.7 W (Amber)
System wattage	10.7 (Amber)
Luminaire lumens	111 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED recessed wall luminaires · asymmetrical

	LED	A	B	C
33055	8.4 W	12 ½	2 ¾	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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BEGA

Bollard

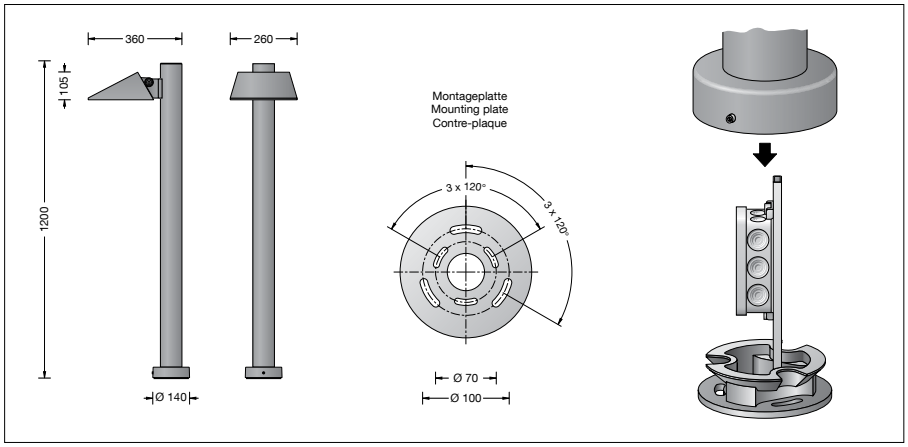
B

84 107

IP 65

Project · Reference number

Date



Product data sheet

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
Safety glass
Silicone gasket
Reflector made of pure anodised aluminium
Swivel range 90°
Luminaire with mounting plate for bolting onto a foundation or an anchorage unit
Mounting plate with two pitch circles:
ø 70 mm, 3 elongated holes 7 mm wide
ø 100 mm, 3 elongated holes 9 mm wide
Luminaire can be aligned on the mounting plate around 360°
Mounting bracket with connection box for through-wiring of up to 5 × 2,5□
LED power supply unit
220-240 V ∿ 0/50-60 Hz
DC 176-276 V
DALI controllable
A basic isolation exists between power cable and control line
BEGA Thermal Control®
Temporary thermal regulation to protect temperature-sensitive components without switching off the luminaire
Safety class I
Protection class IP 65
Dust-tight and protection against water jets
Impact strength IK08
Protection against mechanical impacts < 5 joule
CE – Conformity mark
Weight: 7.0 kg

Application
Shielded LED bollard with asymmetrical light distribution for the illumination of squares, access roads and entry areas.
The luminaire housing is adjustable, allowing the light distribution to be adapted to the requirements of the installation site.

Lamp

Module connected wattage	19.4 W
Luminaire connected wattage	22.2 W
Rated temperature	t_a = 25 °C
Ambient temperature	$t_{a\,max}$ = 50 °C

84 107 K4

Module designation	LED-0872/940
Colour temperature	4000 K
Colour rendering index	CRI > 90
Module luminous flux	3310 lm
Luminaire luminous flux	2661 lm
Luminaire luminous efficiency	119,9 lm/W

84 107 K3

Module designation	LED-0872/930
Colour temperature	3000 K
Colour rendering index	CRI > 90
Module luminous flux	3130 lm
Luminaire luminous flux	2516 lm
Luminaire luminous efficiency	113,3 lm/W

Service life · Ambient temperature
Rated temperature t_a = 25 °C
LED psu: > 50,000 h
LED module: > 200,000 h (L80B50)
100,000 h (L90B50)

Ambient temperature $t_{a\,max}$ = 50 °C (100 %)
LED psu: 50,000 h
LED module: 91,000 h (L80B50)
100,000 h (L70B50)

Inrush current
Inrush current: 12 A / 24.2 µs
Maximum number of luminaires of this type per miniature circuit breaker:
B 10 A: 50 luminaires
B 16 A: 50 luminaires
C 10 A: 50 luminaires
C 16 A: 50 luminaires

Light technique
Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

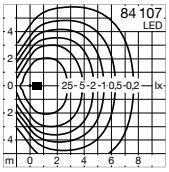
Article No. 84 107
LED colour temperature optionally 4000 K or 3000 K
4000 K – Article number + **K4**
3000 K – Article number + **K3**

Colour graphite or silver
graphite – article number
silver – article number + **A**

Accessory
70 895 Anchorage unit with mounting flange made of hot-dip galvanised steel. Total length 400 mm. 3 stainless steel fixing screws M8. Pitch circle ø 100 mm.

See the separate instructions for use.

Light distribution



Type:
BEGA Product:
Project:
Modified:

Application
Linear LED recessed ceiling luminaires with symmetric wide light distribution. The patent pending 'vortex reflector' rotates a parabolic reflector around the vertical axis to for a complex vortex shape. The vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely rectangular shape.

Materials
Luminaire housing and trim constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 14.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	48.0 W
System wattage	55.0 W
Controllability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	5,880 lumens (3000K)
Lifetime at Ta = 15° C	369,000 h (L70)
Lifetime at Ta = 35° C	111,000 h (L70)

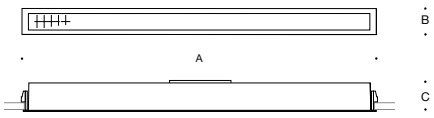
LED color temperature

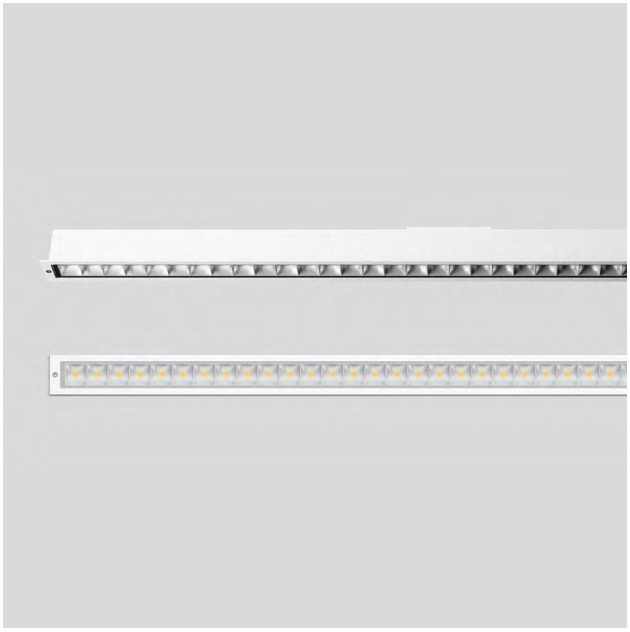
○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:





Recessed ceiling luminaires · Vortex optic · Symmetric wide

	LED	β	A	B	C
24 305	48.0 W	52°	60 3/8	3	3 1/2

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018
Updated 02/14/19

Type:
BEGA Product:
Project:
Modified:

Application
LED recessed ceiling luminaire with narrow beam light distribution designed for downlighting atriums, canopies, passages and other interior and exterior locations.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone optical collimating lens
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steep rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.2 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	8.3 W
System wattage	9.7 W
Controlability	0-10V dimming down to 0.1%
Color rendering index	Ra > 80
Luminaire lumens	1,194 lumens (3000K)
Lifetime at Ta=15°C	>500,000 h (L70)
Lifetime at Ta=45°C	270,000 h (L70)

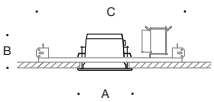
LED color temperature

○ 4000K - Product number + **K4**
○ 3500K - Product number + **K35**
○ 3000K - Product number + **K3**
○ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ○ Black (BLK) ○ White (WHT) ○ RAL:
○ Bronze (BRZ) ○ Silver (SLV) ○ CUS:



LED recessed ceiling downlights · narrow beam

	LED	β	A	B	C
24817	8.3 W	21°	5⅝	5	18

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Certificate of Appropriateness Application
BAR 20-09-05
1619 University Avenue
Tax Parcel 090102000
Sovran Bank, Owner
Brian Quinn, Milrose Consultants, Applicant
Exterior lighting

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2020

Certificate of Appropriateness Application
BAR 20-09-05
1619 University Avenue
Tax Parcel 090102000
Sovran Bank, Owner
Brian Quinn, Milrose Consultants, Applicant
Exterior lighting

Background

Year Built: 1959
District: The Corner ADC District
Status: Contributing

This one-story Classical Revival brick commercial building was built as a bank branch in 1959. It is characterized by a projecting half-octagon porch, fixed 35-light windows, and a hipped roof.

Prior BAR Reviews

May 2013 – BAR accepted applicant's request for deferral. Revised plan should further develop the drawing submitted at meeting; brick walls at consistent horizontal level; lose the picket railing; look at framing concrete travel ways with brick, and coordinate with stone tread steps/brick risers; straighten path; clean up landscaping under tree; keep upper diagonal path on east side; use red brick [Old Virginia] pavers instead of dark brick, and consider polymeric sand.

July 2013 – BAR approved with conditions that the handrail design will match existing; eliminate two stairs in the center front; carry the bluestone cap detail across so it breaks the upper level from lower level; carry City sidewalk brick color to wall*; clean up geometry east side so there is a memory of an arc. Resubmit digitally to staff to be circulated to BAR for approval; *include two photoshop versions of brick color [dark City sidewalk brick and red brick to match existing] so final decision can be made.

September 15, 2020 – (For BAR 20-09-05.) BAR accepted applicant's request for deferral.

Application

- Submittal: Little Diversified Architectural Consulting, *Bank of America, University, ELP Renovation,* dated 24 August 2020: CoA application, two letters, Sheets A00.00, A03.01, E00.01, E01.01, E02.01, E031.01, E04.01, and S01.01.
    - **Note**: Submittal is the same as presented for the September BAR meeting, except Sheet A03.01, which has been revised (09/21/2020) to omit the removal of two trees.
- Additional/updated information:
    - Various night renderings of the proposed lighting.
    - Light fixture cut sheets.

Request CoA for the replacement of exterior lighting.

Discussion and Recommendations

Applicant provided information confirming that the lamping for all proposed fixtures will have a Color temperature that does not exceed 3,000K. Staff recommends approval of the CoA.

BAR may consider conditions for the tree and vegetation trimming, including requiring that any work within the public right of way be coordinated with the City.

1619 University Ave		Calculated w/ 40K Lamping		
Fixture Type	**Cree Lighting #**	**BUG**	**Lumens**	0-10V Dimming available
USA	SEC-EDG-2S-WM-02-E-UL-BZ-350-30K	B1 U0 G1	2,664	Yes
USB	SEC-EDG-2S-WM-02-E-UL-BZ-525-30K	B1 U0 G1	3,780	Yes
UAB	ARE-EDG-4M-DA-04-E-UL-BZ-525-40K	B2 U0 G2	7,099	Yes
UAN	ARE-EDG-5M-DA-06-E-UL-BZ-525-30K	B2 U0 G2	11,074	Yes
UAW	ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K	B1 U0 G2	6,311	Yes
UAX	ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K	B1 U0 G2	9,359	Yes
UBO	CPY250-A-DM-F-20W-UL-WH-30K	B1 U0 G1	2,000	?

30K indicates lamping Color Temperature

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed lighting satisfies the BAR's criteria and is compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted.

[.. as submitted with the following modifications…]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed lighting does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Corner ADC District, and for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and
2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
4) The effect of the proposed change on the historic district neighborhood;
5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

D. Lighting

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

VIRGINIA
HISTORIC LANDMARKS COMMISSION

SURVEY FORM

File no. 104-70
Negative no(s). 5071 (38A)

Historic name
Common name Virginia National Bank
County/Town/City Albermarle / Charlottesville
Street address or route number 1619 University Ave.

USGS Quad Charlottesville West, Va
Date or period 1965
Original owner
Architect/builder/craftsmen
Original use
Present owner
Source of name
Present owner address
Source of date
Stories 1 story
Present use bank
Foundation and wall const'n
Acreage
Roof type hip roof

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Brick (Flemish bond); 3 bays; full height octagonal porch at middle bay. Jeffersonian Revival. 2 entrances at either side of porch. All windows in centre bay are plate glass. Windows in side bays have 35 lights.

Interior inspected? no

Historical significance (Chain of title: individuals, families, events, etc., associated with the property.)

Form No. VHLC-01-004

Date 3/2/96 File No. 104.132-33

Name Nations Bank, 1619 University Ave.

Town Charlottesville

County

Photographer S. C. Smead

Contents 3 exterior views

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Five (5)
Please submit ~~ten (10)~~ hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name SOVRAN BANK Applicant Name Brian Quinn - Milrose Consultants

Project Name/Description Bank of America - exterior lighting Parcel Number 090102000

Project Property Address 1619 University Avenue

Applicant Information

Address: 1175 Marlkress Rd., Unit 1060
Cherry Hill, NJ 08003
Email: bquinn@milrose.com
Phone: (W) _____ (C) 917-848-1032

Property Owner Information (if not applicant)

Address: SOVRAN BANK
101 N TRYON ST
Email: CHARLOTTE NC, 28255
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Brian Quinn — 8/11/20
Signature — Date

Brian Quinn - Milrose Consultants — 8/11/20
Print Name — Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Sergio Emmanuel Merino — Digitally signed by Sergio Emmanuel Merino Date: 2020.08.21 13:07:01 -04'00' — 08/21/2020
Signature — Date

Sergio Emmanuel Merino — 08/21/2020
Print Name — Date

Description of Proposed Work (attach separate narrative if necessary):
REPLACING, REMOVING AND ADDING LIGHT FIXTURES ALONG THE EXTERIOR OF THE EXISTING BANK BRANCH ONLY. THERE IS NO INTERIOR WORK BEING PERFORMED.

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance*:*

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

August 24, 2020

Joey Winter
City Planner
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Re: Bank of America 1619 University Avenue Administrative Site Plan Amendment
1st Submittal – June 16, 2020 – Response Letter

Thank you for reviewing the attached plans. Below are our responses to the comments dated June 26th, 2020.

Comment 1. As per City Code Sec. 34-1003(d), the spillover light from luminaires onto public roads and onto property within any low-density residential district shall not exceed one-half (½) foot candle. There is too much spillover in areas along the northern and eastern borders of the property
Response: Lighting plan has been updated along the northern and eastern borders of the property to prevent a spillover greater than one-half foot-candle.

- **List of Electrical Revisions;**
  - Updated to lower number of fixtures on and around building.
  - Updated fixture strengths to lower lighting around building.
  - E01.01 updated per new lighting fixture schedule on E03.01.
  - E02.01 updated per new lighting fixture schedule on E03.01.
  - E03.01 updated lighting fixtures.
    - All fixture color has been updated to 30k.
    - AG1 updated to UAW1 (Double to single fixture arrangement, lower wattage).
    - AG2 updated to UAB1 (lower wattage).
    - AJ1 updated to UAX1 (Triple to single fixture arrangement, lower wattage).
    - AR1 updated to UAN1 (Double to single fixture arrangement, lower wattage).
    - AR2 Removed from plan (Pole fixture by main road).
  - E04.01 Photometric plan has been updated per new fixtures.

Included in this submission package are the following items:
- Comment Response Letter
- Electronic Revisions

If you have any questions or concerns, please do not hesitate to contact me at (703) 908-4535.

Sincerely,

Ryan McGrath, AIA
Little Diversified Architectural Consulting

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

August 24, 2020

Jeff Werner, AICP
Design Planner
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Re: Bank of America 1619 University Avenue Administrative Site Plan Amendment
1st Submittal – June 16, 2020 – Response Letter

Thank you for reviewing the attached plans. Below are our responses to the comments dated June 26th, 2020.

Comment 1. This site is within The Corner ADC District and the proposed work will require a design review Certificate of Appropriateness (CoA) from the Board Architectural Review (BAR).
Response: We will be submitting to the BAR to obtain a certificate of Appropriateness.

Comment 2. I have reviewed the cut sheets provided for the new lighting fixtures and all have lamping that exceeds a Color Temperature of 4,000K, which exceeds the 3,000K maximum that the BAR will require. Also, the City Code requires that all exterior fixtures be full cut off, which is not stated in the specs for the proposed fixtures. To address bright lights and unwanted glare within the City's ADC Districts, the BAR can impose limitations on lighting levels. From this, the BAR has established a standard requiring that the light emitted from a lamp be dimmable and not exceed a Color Temperature of 3,000K.
Response: Lighting fixtures have been updated to 3,000k Color Temperature. Fixtures included are LED emitting that do not project upwards into the sky and prevent glare.

- **List of Electrical Revisions;**
  - Updated to lower number of fixtures on and around building.
  - Updated fixture strengths to lower lighting around building.
  - E01.01 updated per new lighting fixture schedule on E03.01.
  - E02.01 updated per new lighting fixture schedule on E03.01.
  - E03.01 updated lighting fixtures.
    - All fixture color has been updated to 30k.
    - AG1 updated to UAW1 (Double to single fixture arrangement, lower wattage).
    - AG2 updated to UAB1 (lower wattage).
    - AJ1 updated to UAX1 (Triple to single fixture arrangement, lower wattage).
    - AR1 updated to UAN1 (Double to single fixture arrangement, lower wattage).
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  - E04.01 Photometric plan has been updated per new fixtures.

Included in this submission package are the following items:
- Comment Response Letter
- Electronic Revisions

If you have any questions or concerns, please do not hesitate to contact me at (703) 908-4535.

Sincerely,

Ryan McGrath, AIA
Little Diversified Architectural Consulting
August 11, 2020

Rendering of proposed lighting. Eye level from University Ave (applicant submittal Sept. 28, 2020)

Same view in daylight.

(Google Maps. Inserted by BAR staff.)

Bank of America

University ELP Renovation

BULLETIN: XX/DDXX
LITTLE PROJECT #: 223.13649.00

1619 University Avenue Charlottesville, VA

BUILDING CODE SUMMARY

Name of Project: Bank of America University
Address: 1619 University Avenue, Charlottesville, VA
Proposed Use: Existing Bank Branch
Owner or Authorized Agent: (CBRE) Sergio Merino — Phone # 703.302.2529
Owned By: ☐ City/County ■ Private ☐ State
Code Enforcement Jurisdiction: ■ City Charlottesville ☐ County ☐ State VA

PROJECT SUMMARY
Building description: Existing Bank branch receiving ELP Renovations

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	E-MAIL
Architectural	LITTLE	Ryan McGrath	0401016494	703.908.4535	rmcgrath@littleonline.com
Civil					
Electrical	LITTLE	Stephen Robey	0402049826	704.561.3241	stephen.robey@littleonline.com
Fire Alarm					
Plumbing					
Mechanical					
Sprinkler-Standpipe					
Structural	LITTLE	Eddie Chang	0402060473	703.908.4535	Edward.Chang@littleonline.com

APPLICABLE CODES:
2015 Virginia Construction Code (IBC) | USBC, Part I
2015 Virginia Energy Conservation Code (with ASHRAE 90.1-2004)
2015 Virginia Mechanical Code (IMC)
2015 Virginia Plumbing Code (IPC)
2015 Virginia Fuel Gas Code (IFGC)
2014 National Electrical Code
2009 ANSI A117.1 (ADA)

☐ New Construction ☐ Addition ☐ Upfit ■ Renovation (Existing Bldg.) ☐ Repair ☐ Alteration ☐ Reconstruction

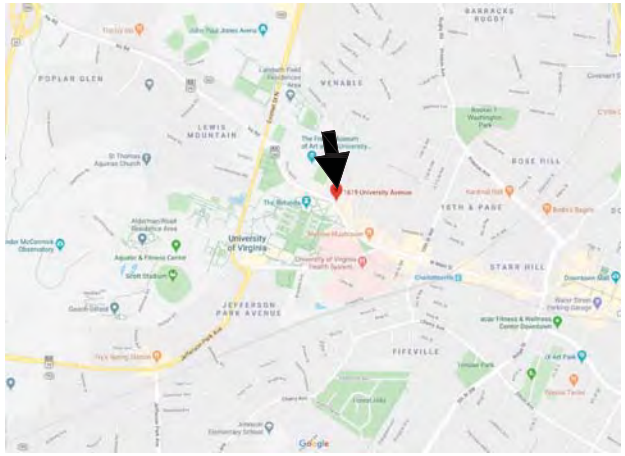
PROJECT INFORMATION

PROJECT ADDRESS:	1619 University Avenue
PROJECT TYPE:	BANK OF AMERICA – EXISTING BRANCH
PROJECT DESCRIPTION:	ELP RENOVATIONS
BUILDING DATA	
USE GROUP:	B – BUSINESS
APPROXIMATE GROSS AREA PER FLOOR:	4,003 SF
AREA OF WORK:	EXTERIOR LIGHTING ONLY
AUTOMATIC SPRINKLER SYSTEM:	NO
HANDICAPPED ACCESSIBILITY STATUS:	ACCESSIBLE AT AFFECTED AREA
EGRESS	
OCCUPANCY LOAD (100 SF/PERSON):	41 PERSONS

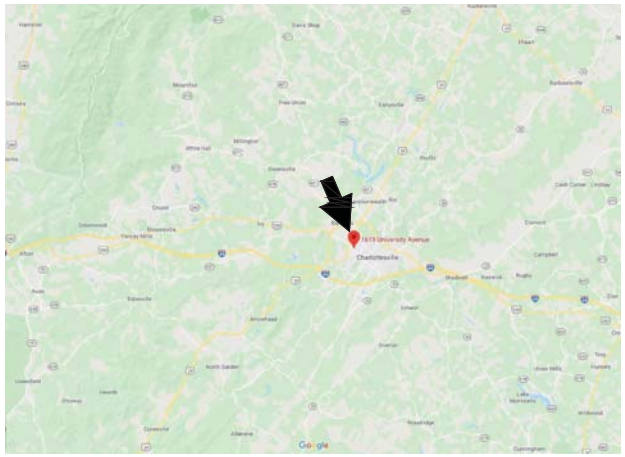
SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES ONLY THAT WORK ASSOCIATED WITH REPLACING, REMOVING AND ADDING LIGHT FIXTURES ALONG THE EXTERIOR OF THE EXISTING BANK BRANCH ONLY. THERE IS NO INTERIOR WORK BEING PERFORMED.

LOCATION MAP



VICINITY MAP



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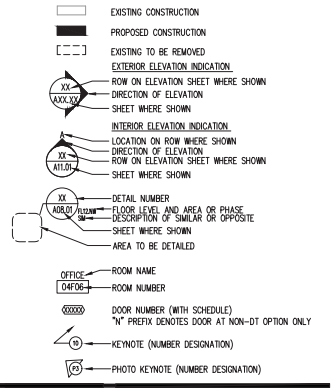
DRAWING INDEX

GRAPHIC SYMBOLS



Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

LITTLE
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	Issue	Date & Issue Description	By	Check
	01	02/17/2020 OWNER'S REVIEW SUBMISSION		
	02	03/27/2020 PERMIT SUBMISSION		
1	03	08/24/2020 PERMIT RESUBMISSION		

Seal/Signature

Digitally signed by Ryan M McGrath
DN: CN=Ryan M McGrath, OU=A01410C000017DCAD0B90A0000D357, O=Unaffiliated, C=US
Date: 2020.08.24 12:16:04 -05'00'

Project Name
BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

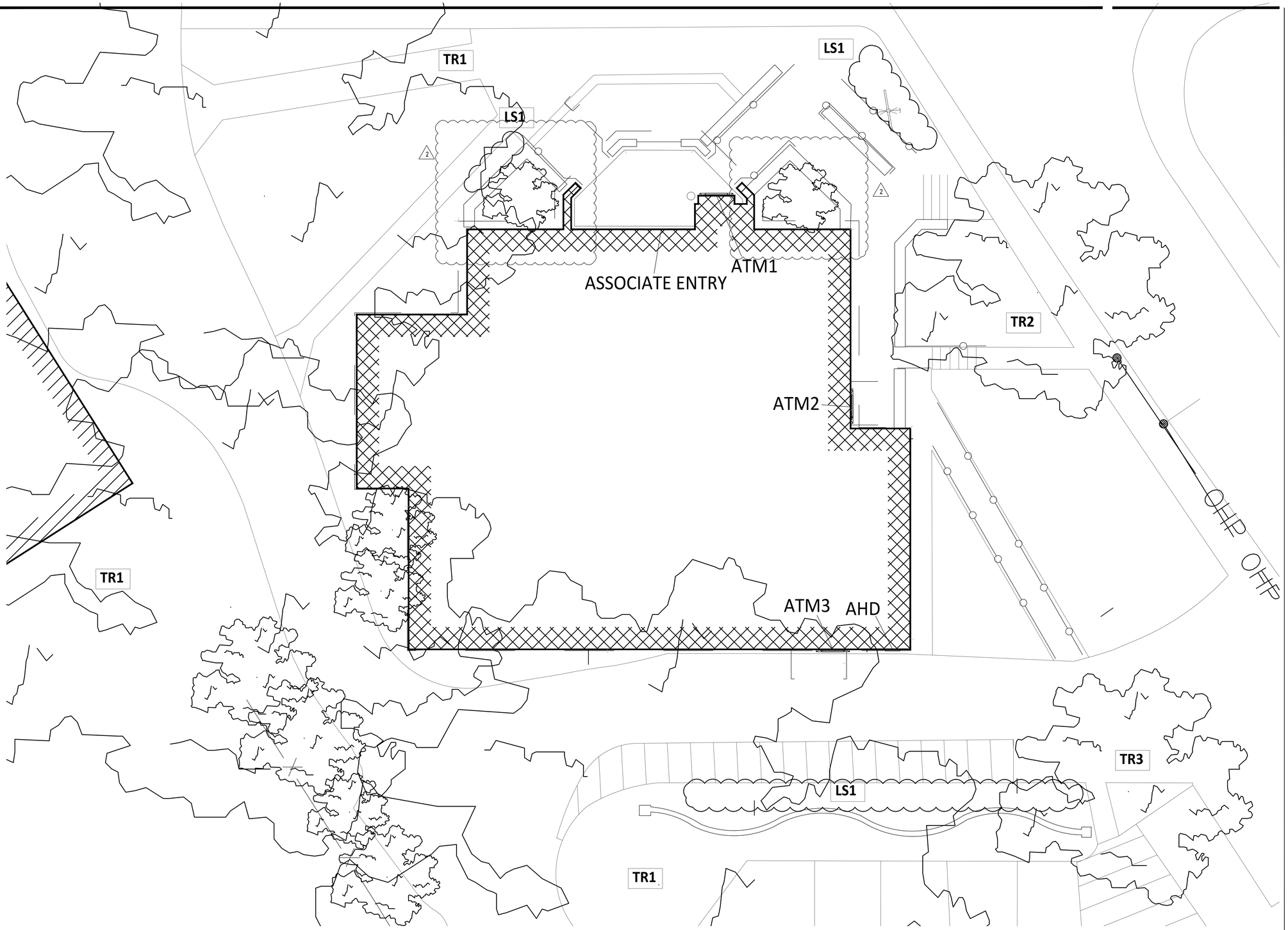
PROTOTYPE LAYOUT

CAD File Name

Description
DRAWING INDEX, LOCATION MAP & PROJECT INFORMATION

Scale

A00.00



KEY NOTES

LANDSCAPE SCHEDULE CM = CRAPE MYRTLE UNK = UNKNOWN		
SYMBOL	QTY	NOTES
TR1	3	TRIM TREE UP TO 15' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
TR2	1	TRIM TREE UP TO 10' AND THIN OUT TREE CANOPY
TR3	1	TRIM TREE UP TO 11' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
LS1	-	TRIM LANDSCAPING DOWN TO 36"

2

SHEET NOTES

A. EXISTING PLAN IS FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.

B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.

LANDSCAPING PLAN

SCALE: N.T.S.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
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01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		
03	08/24/2020 PERMIT RESUBMISSION		
2 04	09/21/2020 PERMIT RESUBMISSION		

Seal/Signature

Project Name
BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
LANDSCAPING PLAN

Scale NOT TO SCALE

A03.01

ELECTRICAL SPECIFICATIONS

SCOPE OF WORK

PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, COORDINATION, ADDITIONAL DESIGN, AND ALL INCIDENTALS NECESSARY TO PROVIDE COMPLETE AND OPERABLE ELECTRICAL SYSTEMS AS DETAILED ON PLANS. AND DESCRIBED HEREIN, TO THE SATISFACTION OF THE ENGINEER AND THE OWNER. ALL WORK SHALL BE PERFORMED BY A QUALIFIED ELECTRICAL CONTRACTOR LICENSED IN VIRGINIA, WHO HAS PREVIOUSLY PERFORMED WORK OF THIS SIZE AND TYPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF THE PRICE.

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING;

1. INTERNATIONAL BUILDING CODE (IBC) - LATEST ADOPTED ISSUE
2. NATIONAL ELECTRICAL CODE (NFPA 70) - LATEST ADOPTED ISSUE
3. IECC / ASHRAE 90.1 - LATEST ADOPTED ISSUE WHICH APPLIES
5. REGULATIONS SET FORTH BY THE LOCAL AUTHORITY HAVING JURISDICTION

THE FOLLOWING DIVISIONS AND SECTIONS OF SPECIFICATIONS SHALL BE CAREFULLY FOLLOWED, ALONG WITH ADDITIONAL DESCRIPTIONS OF THE WORK IDENTIFIED ON THE PLANS.

1. SECTION 26 05 00 - WIRING AND GROUNDING

DIVISION 26 - ELECTRICAL GENERAL REQUIREMENTS

MATERIALS: MATERIALS SHALL BE NEW AND UNUSED, FREE FROM DEFECTS, AND LISTED ACCORDINGLY BY UL, ASTM, ANSI, ETL, NEMA, OR OTHERWISE AS BY SYSTEM TYPE AND APPLICABLE STANDARDS. QUALITY OF MATERIALS UTILIZED SHALL BE ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, AND RECOGNIZED IN THEIR RESPECTIVE INDUSTRY AS SPECIFICATION OR COMMERCIAL GRADE.

SHOP DRAWINGS: WHERE THE CONTRACTOR PROPOSES USE OF ALTERNATE EQUIPMENT, LIGHT FIXTURES, DEVICES OR MAJOR MATERIALS, A FULL SHOP DRAWING INCLUDING SUPPLIER DETAILS AND PRODUCT INFORMATION, WITH SPECIFIC QUANTITIES, OPTIONS AND ACCESSORIES IDENTIFIED FOR THE SAME, SHALL BE SUBMITTED FOR ENGINEER APPROVAL. IF MORE THAN THREE (3) ENGINEER REVIEWS ARE REQUIRED FOR ANY ONE SECTION OF ITEMS, ADDITIONAL REVIEWS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ENGINEER APPROVAL OF ANY PROPOSED EQUIPMENT, LIGHT FIXTURES, DEVICES AND MAJOR MATERIALS SHALL BE OBTAINED BEFORE THESE ARE ORDERED, FABRICATED OR INSTALLED.

WARRANTY: ALL WORK SHALL BE WARRANTED TO BE FREE FROM DEFECTS IN QUALITY AND INSTALLED WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT OR REPAIR OF ANY DEFECTIVE MATERIALS, EQUIPMENT AND SYSTEMS DURING THE ONE YEAR PERIOD SHALL BE AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER. COMPLETE OWNER'S MANUALS AND AS-BUILTS FOR ALL SYSTEMS SHALL BE PROVIDED TO THE OWNER AFTER ACCEPTANCE OF THE WORK AND TRAINING ON THE SYSTEMS IS COMPLETE.

PERMITS AND FEES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS, AND PAYING THE RELATED FEES, WHICH ARE NECESSARY TO COMPLETING THE WORK.

TESTING AND TRAINING: THE CONTRACTOR SHALL ENSURE ALL EQUIPMENT AND SYSTEMS ARE PROPERLY TESTED TO CONFIRM SAFE AND EFFECTIVE OPERATION. THE OWNER SHALL RESERVE THE RIGHT TO OBSERVE THE TESTING OF ANY ELECTRICAL ITEMS OR SYSTEMS, AND SHALL RECEIVE SUFFICIENT TRAINING AS APPROPRIATE FOR EACH.

LABELING AND IDENTIFICATION: ALL PANELBOARDS, DISCONNECTS, AND MOTOR STARTERS SHALL BE LABELED WITH ENGRAVED NAMEPLATES HAVING NAME, AND CIRCUIT NUMBER FROM WHICH EQUIPMENT IS SERVED. STENCIL CIRCUIT NUMBERS ON ALL CONDUITS AT JUNCTION BOXES, AND PAINT FIRE ALARM SYSTEM BOXES RED. ALL MAJOR EQUIPMENT CABINETS SHALL HAVE THE NAME AND INFORMATION OF THE LOCAL INSTALLING COMPANY SO THAT THE OWNER MAY CONTACT THEM FOR FUTURE SERVICE AND MAINTENANCE.

SECTION 26 05 00 - WIRING AND GROUNDING

THE OPERATING CHARACTERISTICS OF THE BUILDING ELECTRICAL SYSTEM IS 120/208VOLTS, 3PHASE, 4WIRE, 60HZ.

PROVIDE AND INSTALL A COMPLETE SYSTEM OF GROUNDING CONDUCTORS AND BONDS, ELECTRODES AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND THE ELECTRICAL SYSTEM AND BUILDING STRUCTURE IN ACCORDANCE WITH THE NEC. SPECIFICALLY ENSURE THE NON-CURRENT CARRYING METALLIC PORTIONS OF ELECTRICAL EQUIPMENT, CABINETS, RACEWAYS, BOXES, FIXTURES AND DEVICES ARE PROPERLY GROUNDED IN ACCORDANCE WITH THE NEC.

RACEWAYS: ALL ELECTRICAL WIRING SHALL BE IN CONDUIT, MINIMUM SIZE 3/4", WITH TYPE AS REQUIRED BY THE ENVIRONMENT AND PER THE NEC. FINAL CONNECTIONS TO LIGHT FIXTURES AND EQUIPMENT SUBJECT TO MOVEMENT SHALL BE FLEXIBLE METAL CONDUIT (LIQUIDTIGHT WHERE EXPOSED TO MOISTURE). ALL EXTERIOR CONDUITS ABOVE GRADE SHALL BE GRS, WITH SCHEDULE 40 PVC PERMITTED BELOW GRADE. EXPOSED CONDUIT 4 FT, HIGH AND LESS ABOVE FINISHED FLOOR, EXTENDING BELOW FROM ELECTRICAL EQUIPMENT ENCLOSURES AND DEVICE BOXES, SHALL BE RIGID CONDUIT WHERE SUBJECT TO DAMAGE, UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED. WITH COMPRESSION OR SET SCREW FITTINGS. CONCEALED CONDUIT IN WALL PARTITIONS SHALL BE EMT. RACEWAYS INSTALLED FOR OTHER TRADES, OR DESIGNATED FOR FUTURE USE, SHALL HAVE NYLON PULL STRINGS INSTALLED. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED BY UL-APPROVED METHODS USING FIRE-RATED ASSEMBLIES AND UL-LISTED SEALING MATERIALS.

CONDUCTORS: ALL WIRING SHALL BE COPPER, UNLESS INDICATED OTHERWISE OR SPECIFICALLY PERMITTED IN WRITING BY THE ENGINEER. CONDUCTORS SHALL BE TYPE THWN, OR THHN, INSULATED FOR 600V, AND BE MINIMUM SIZE #12 AWG. CONDUCTOR SIZES #12 AND #10 SHALL BE SOLID, AND SIZE #8 OR LARGER SHALL BE STRANDED. UNDERGROUND WIRING SHALL BE XHHW TYPE. FOR 20 AMP CIRCUITS THE FOLLOWING CONDUCTOR SIZES SHALL BE USED TO LIMIT VOLTAGE DROP FOR THE INDICATED LENGTHS OF CIRCUITS: #12 - 0 TO 100', #10 - 101' TO 250', #8 - 251' TO 500', #6 - 501' AND ABOVE.
THE COLOR CODING OF PHASE WIRING SHALL BE AS FOLLOWS FOR 120/208V CIRCUITS*: PHASE A - BLACK
PHASE B - RED
PHASE C - BLUE

BOXES: BOXES SHALL BE SIZED PER NEC AND LISTED FOR THEIR INTENDED USE. BOXES SHALL BE ONE-PIECE CONSTRUCTION, WITH KNOCKOUTS AS REQUIRED, WITH INSTALLED PLATE TO MATCH THE SURROUNDING FINISH COLOR AND TYPE. CEILING BOXES SHALL HAVE ADJUSTABLE BAR HANGERS AND BE RATED FOR THE LOAD. UNDERGROUND AND SPECIALIZED FLOOR BOXES SHALL BE AS INDICATED ON THE DRAWINGS.

EQUIPMENT CONNECTIONS: THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BOXES, CONDUIT, WIRING AND SUPPORTS TO MAKE FINAL CONNECTIONS FROM THE ELECTRICAL SYSTEM TO EQUIPMENT PROVIDED BY OTHER TRADES. MOTOR CONTROL AND/OR DISCONNECTING MEANS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR ACCORDING TO THESE SPECIFICATIONS AND AS INDICATED ON THE DRAWINGS. WHERE MECHANICAL EQUIPMENT CONTROLS ARE PROVIDED AND INSTALLED BY OTHERS, PROVIDE DEDICATED 120V RECEPTACLE, OR DIRECT CONNECTION TO MECHANICAL CONTROL CABINET. WHERE CONTROL BOXES OR MOD'S ARE 24 VOLTS, PROVIDE CONTROL TRANSFORMER WITH 120V CIRCUIT.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

A	AMPERES
AC	ALTERNATING CURRENT OR ABOVE COUNTER
A/E	ARCHITECT/ENGINEER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTES, INC.
AT	AMPERE TRIP
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BC	BARE COPPER
BPS	BOLTED PRESSURE SWITCH
C	CONDUIT
CB	CIRCUIT BREAKER
CBM	CERTIFIED BALLAST MANUFACTURERS
CATV	COMMUNITY ANTENNA TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
cd	CANDELA RATING
CFL	COMPACT FLUORESCENT
CKT	CIRCUIT
CLG	CEILING
CT	CURRENT TRANSFORMER
CU	COPPER
DB	DIRECT BURIAL
dBA	DECIBEL LEVEL
DC	DIRECT CURRENT
DISP	GARBAGE DISPOSAL
DN	DOWN
DWG	DRAWING
E.C.	ELECTRICAL CONTRACTOR
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
ELBU	EMERGENCY LIGHTING BATTERY UNIT
EM	EMERGENCY
EMR	EQUIPMENT MANUFACTURER REQUIREMENT
EMT	ELECTRIC METALLIC TUBING
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EX	EXISTING
F	FUSE
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FCU	FAN COIL UNIT
FDAS	FIRE DETECTION ALARM SYSTEM
FLUOR	FLUORESCENT
FPVAV	FAN POWERED VARIABLE AIR VOLUME BOX
GC	GENERAL CONTRACTOR
GF,GFI	GROUND FAULT CIRCUIT INTERRUPTER
GFR	GROUND FAULT RELAY
G, GND	GROUND
HH	HANDHOLE
HOA	HAND OFF AUTOMATIC
HP	HORSEPOWER
HZ	HERTZ
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KW	KILOWATT
KV	KILO VOLT
KVA	KILO VOLT-AMPERE
L	LOCKING
LCP	LIGHTING CONTROL PANEL
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MLO	MAIN LUGS ONLY
MH	MANHOLE
MSP	MOTOR STARTER PANEL
MT	MOUNT
MTS	MANUAL TRANSFER SWITCH
MHT	MOUNTING HEIGHT
MV	MEDIUM VOLTAGE
MW	MICROWAVE
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NIC	NOT IN CONTRACT
NF	NON FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PA	PUBLIC ADDRESS
PB	PULLBOX
PH	PHASE
P	POLE
PNL	PANELBOARD
PT	POTENTIAL TRANSFORMER
PWR	POWER
Q	QUARTS RESTRIKE LAMP
R	RACEWAY
REC	RECEPTACLE
RECEPT	
REF	REFRIGERATOR
REL	RELOCATE EXISTING
REX	REMOVE EXISTING
RMC	RIGID METAL CONDUIT
RS	RAPID START
RV	REMOVE EXISTING
SA	SURGE ARRESTOR
SN	SOLID NEUTRAL
SPD	SURGE PROTECTION DEVICE
SS	SAFETY SWITCH
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TEL	TELEPHONE
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UC	UNDER COUNTER
UH	UNIT HEATER
UL	UNDERWRITERS' LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VP	VAPOR PROOF
VAV	VARIABLE AIR VOLUME BOX
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE, WATTS
WAP	WIRELESS ACCESS POINT
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL NOTES

1. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.
2. CONTRACTOR TO CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
3. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL STRING OR FISH TAPE.
4. CONTRACTOR SHALL INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN A 5-PERCENT WORST CASE VOLTAGE DROP, FROM SERVICE ENTRANCE TO FURTHEST DEVICE.
5. POWER RATINGS INDICATED ON DRAWINGS MAY DIFFER FROM THE ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON THE DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
6. ALL PANELBOARDS SHALL BE FURNISHED WITH A REVISED TYPED CIRCUIT DIRECTORY CARD WITH THE EQUIPMENT AND SPACE SERVED PROPERLY DESIGNATED. INDICATE ALL REVISED AND NEW CIRCUIT DESCRIPTIONS.
7. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED, PRIOR TO SUBMITTING PRICING. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, BEFORE BEGINNING WORK.
8. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
9. EXISTING BOXES, CONDUIT, AND WIRING SHALL BE REUSED TO FURTHEST EXTENT PRACTICAL. SUPPLEMENT WHERE NEEDED.
10. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH EXISTING.
11. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE, IF NECESSARY, TO THE CIRCUITING SHOWN ON THE PLANS AS REQUIRED BY FIELD CONDITIONS.
12. WHERE ELECTRICAL WORK PENETRATES EXISTING FIRE-RATED BARRIERS (WALLS, FLOORS, AND CEILINGS), SEAL OPENING AROUND ELECTRICAL WORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.

GENERAL NOTES (RENOVATION)

1. CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED, PRIOR TO SUBMITTING PRICING. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, BEFORE BEGINNING WORK.
2. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
3. EXISTING BOXES, CONDUIT, AND WIRING SHALL BE REUSED TO FURTHEST EXTENT PRACTICAL. SUPPLEMENT WHERE NEEDED.
4. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH EXISTING.
5. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE, IF NECESSARY, TO THE CIRCUITING SHOWN ON THE PLANS AS REQUIRED BY FIELD CONDITIONS.
6. WHERE ELECTRICAL WORK PENETRATES EXISTING FIRE-RATED BARRIERS (WALLS, FLOORS, AND CEILINGS), SEAL OPENING AROUND ELECTRICAL WORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.

GENERAL NOTES (DEMOLITION)

1. REMOVE ALL EXISTING FIXTURES, WIRING DEVICES, ELECTRICAL EQUIPMENT AND BRANCH CIRCUIT WIRING, AS REQUIRED BY THE DEMOLITION WORK IN THE AREA. REMOVE WIRING BACK TO THE NEAREST POINT OF USAGE (SOURCE OF VOLTAGE). FOR ITEMS TO BE REMOVED, REMOVE THE ENTIRE ELECTRICAL INSTALLATION, INCLUDING ALL ASSOCIATED CONDUIT, JUNCTION BOXES, WIRING AND FITTINGS, INCLUDING CABLING AND SUPPORTS, SURFACE RACEWAY, ETC. REUSE EXISTING BOXES AND CONDUIT WHERE PRACTICAL. ALL CONDUIT NOT TO BE REUSED SHALL BE REMOVED.
2. WHERE EXISTING FIXTURES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE REMOVED, RECONNECT CIRCUITING AS REQUIRED TO MAINTAIN CONTINUITY TO OUTLETS REMAINING ON THE CIRCUIT WITHIN OCCUPIED SPACES.
3. WHERE REQUIRED BY NEW CONSTRUCTION, PROVIDE EXTENSION RINGS, COVERPLATES, OR ACCESS PLATES AS REQUIRED TO MAINTAIN ACCESS TO EXISTING WIRING.
4. FIELD VERIFY LOCATIONS OF EXISTING OUTLETS. WHERE NEW CONSTRUCTION CONFLICTS WITH EXISTING OUTLETS, REMOVE WIRING DEVICES OR RELOCATE FIXTURES AS REQUIRED.
5. WHERE EXISTING WIRING DEVICES ARE REMOVED AND JUNCTION BOXES ARE NOT REUSED, PROVIDE BLANK COVERPLATES.
6. WHERE EXISTING CIRCUITS ARE EXTENDED TO SERVE NEW OR RELOCATED DEVICES OR FIXTURES, PROVIDE TYPE AND SIZE OF CONDUCTORS TO MATCH.
7. PROVIDE CUTTING AND PATCHING AS REQUIRED VERIFY EXTENT OF NEW AND EXISTING PARTITIONS WITH ARCHITECTURAL DRAWINGS.
8. EXISTING CIRCUITING SHALL BE FIELD VERIFIED AND ADJUSTMENTS SHALL BE MADE IF NECESSARY TO THE CIRCUITING SHOWN ON THE PLANS, AS REQUIRED BY FIELD CONDITIONS.

CONTROLS AND ADDITIONAL NOTES

LIGHTING CONTROL NOTES:

THE CONTRACTOR SHALL VERIFY THE CONTROLS FOR ALL EXTERIOR LIGHTING AND ATM/AHD INTERIOR LOBBIES ON THE SITE (EXCLUDING SIGNAGE) AND ADJUST ACCORDING TO THE FOLLOWING:

- IC3 CONTROL

  CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:

  CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:

  CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:

  CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE VERIFICATION IN WRITING TO THE BANK OF AMERICA PJM THAT ALL WORK IS COMPLETE ACCORDING TO THE CONSTRUCTION DOCUMENTS, AND THAT ALL EXTERIOR LIGHTING IS FUNCTIONING DURING NIGHTTIME HOURS. COMPLETION PHOTOS, TAKEN AT NIGHT, SHALL BE PROVIDED IN THE FOLLOWING FORMAT:

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

- SITE PHOTOS FROM ALL SIDES OF BUILDING
- MINIMUM OF 3 PHOTOS OF EACH COMPLIANCE AREA (ATM(S), AFTER-HOUR DEPOSITORIES, ASSOCIATE ENTRY) FROM DIFFERENT ANGLES
- MINIMUM OF 2 PHOTOS OF ALL NON-COMPLIANCE AREAS FROM DIFFERENT ANGLES

FIXTURE CLARIFICATION NOTES:

1. OUT OF SCOPE - EXISTING FIXTURES TO REMAIN ON SITE WITHOUT MODIFICATION. NO ACTION REQUIRED UNLESS NOTED OTHERWISE.
2. REMOVE AND PATCH - EXISTING FIXTURES TO BE FULLY REMOVED AND ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
3. REPLACE EXISTING FIXTURE - EXISTING FIXTURE TO BE FULLY REMOVED AND REPLACED IN THE SAME LOCATION WITH A NEW FIXTURE. CONTRACTOR TO VERIFY IF POLE AND/OR POLE BASE IS SUFFICIENT FOR THE NEW FIXTURES. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED IS TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
4. ADD NEW FIXTURE - NEW FIXTURES TO BE ADDED. ANY PAINTING, PATCHING OR ELECTRICAL WORK NEEDED TO BE ASSESSED AND PERFORMED BY CONTRACTOR.
5. CONTRACTOR IS TO WORK WITH DISTRIBUTOR AND/OR MANUFACTURER ON A CASE BY CASE BASIS TO IDENTIFY AND ORDER REQUIRED MOUNTING HARDWARE.
6. CONTRACTOR TO VERIFY WHETHER EXISTING WIRING LOCATIONS OR THE ADDITION OF WIRING FOR NEW FIXTURE LOCATIONS IS SUFFICIENT FOR THE DESIGNATED FIXTURE LOCATION.
7. CONTRACTOR TO VERIFY POLE COLOR AND TYPE PRIOR TO ORDERING.
8. ALL FIXTURES ARE ASSUMED BRONZE IN COLOR UNLESS NOTED OTHERWISE IN THE LUMINAIRE SCHEDULE. CONTRACTOR TO CONFIRM PRIOR TO ORDERING.

Bank of America University ELP Renovation

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BULLETIN:

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Seal/Signature

COMMONWEALTH OF VIRGINIA
STEPHEN EDWARD ROBEY
Lic. No. 049826
ENGINEER

Project Name

BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

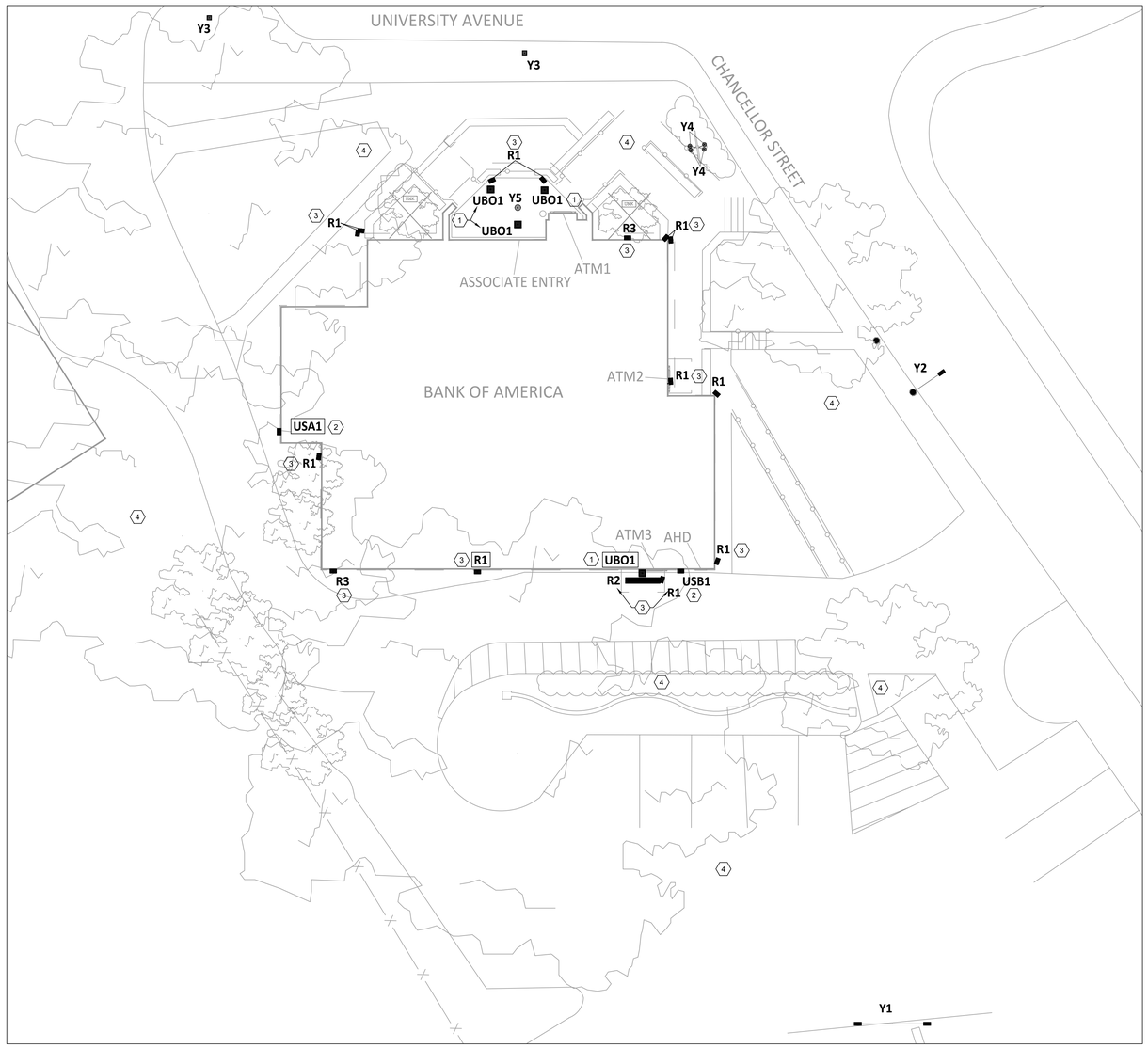
Description

ELECTRICAL COVER SHEET

Scale

NONE

E00.01



1 E01.01 ELECTRICAL SITE PLAN - DEMOLITION
1" = 10'-0"

1 *SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

GENERAL DEMOLITION NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE SHEET E03.01 FOR RISER DIAGRAM, PANEL AND FIXTURE SCHEDULES.

C. SEE GMR DRAWINGS FOR FINAL LIGHTING FIXTURE LAYOUT, DETAILS, AND NOTES.

D. UNLESS SPECIFICALLY INDICATED OTHERWISE, ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, DEVICES, FEEDERS, AND BRANCH CIRCUIT WIRING INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIREITY BACK TO THE SOURCE OR TO THE NEXT ACTIVE FIXTURE TO REMAIN.

E. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHOW INTENT OF DEMOLITION WORK TO BE DONE. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR A COMPLETE WORKING INSTALLATION.

F. ITEMS OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN AND SHALL REMAIN ACTIVE THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL ENSURE THE CONTINUITY OF POWER TO ALL EXISTING ITEMS TO REMAIN AND RESTORE DISRUPTED CIRCUITS AS REQUIRED.

G. POWER SHUTDOWNS SHALL BE COORDINATED AND COMPLETED AT TIMES OUTSIDE OF NORMAL WORKING HOURS AS APPROVED BY THE OWNER. PROVIDE A MINIMUM OF SEVEN DAYS ADVANCED NOTICE PRIOR TO ANY SHUTDOWN.

H. ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DWGS FOR ADDITIONAL INFORMATION.

I. EXISTING LIGHT FIXTURES TYPE "Y" ARE EXISTING TO REMAIN.

NOTES:

1. TYPICAL - EXISTING CANOPY MOUNTED LIGHT FIXTURE(S) TO BE REMOVED AND REPLACED. REMOVE FIXTURE / SUPPORTS, AND RETAIN EXISTING BRANCH CIRCUIT / CONTROLS FOR RECONNECTION UNDER NEW WORK. CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING AS REQUIRED.
2. TYPICAL - EXISTING BUILDING MOUNTED LIGHT FIXTURE(S) TO BE REMOVED AND REPLACED. REMOVE FIXTURE, SUPPORTS, AND RETAIN EXISTING BRANCH CIRCUIT FOR RECONNECTION UNDER NEW WORK. CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING / FIREPROOFING AS REQUIRED.
3. TYPICAL - EXISTING LIGHT FIXTURE(S) TO BE REMOVED. REMOVE FIXTURE, SUPPORTS, WIRING, AND CONDUIT BACK TO SOURCE OR TO NEXT ACTIVE FIXTURE TO REMAIN. ANY CIRCUITS MADE SPARE BY DEMOLITION WORK SHALL BE TURNED TO 'OFF' POSITION AND UPDATED ON PANEL SCHEDULE. GC SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING / FIREPROOFING AS REQUIRED.
4. CONTRACTOR SHALL COORDINATE AND VERIFY REMOVAL / TRIMMING OF TREES / BUSHES WITH GMR DRAWINGS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

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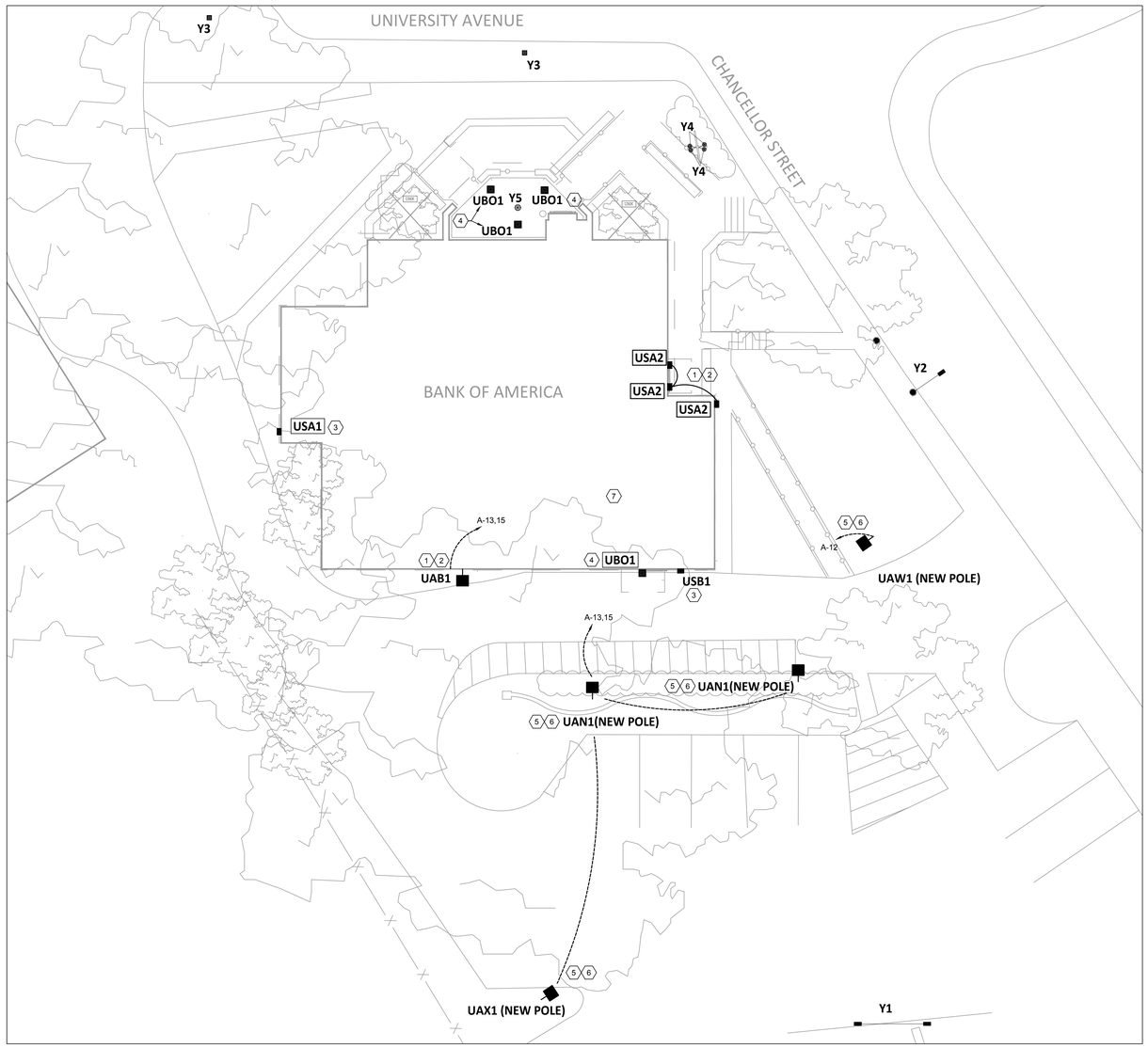

1 E02.01 ELECTRICAL SITE PLAN - NEW WORK

1" = 10'-0"

1 *SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

GENERAL NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE SHEET E03.01 FOR RISER DIAGRAM & PANEL SCHEDULES.

C. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.

D. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.

E. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS.

F. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.

G. THE ACTUAL NUMBER OF WIRES ARE NOT INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. E.C. SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.

H. ALL EMPTY CONDUIT RUNS SHALL BE PROVIDED WITH PULL STRINGS.

F. ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DRAWINGS FOR ADDITIONAL INFORMATION.

G. ALL EXTERIOR LIGHTING CIRCUITS / FIXTURES SHALL OPERATE SIMULTANEOUSLY AND SHALL BE AUTOMATICALLY POWERED 'ON' FROM DUSK UNTIL DAWN, UNLESS OTHERWISE NOTED.

NOTES:

1. EXTEND EXISTING EXTERIOR BRANCH CIRCUIT SERVING NEAREST LIGHT FIXTURES TO NEW BUILDING MOUNTED LIGHTING FIXTURES AS NECESSARY [2#10, 1#10G IN 3/4"C]. CONTRACTOR SHALL BALANCE THE LOADS WHERE MORE THAN ONE EXISTING CIRCUIT IS AVAILABLE THE CONTRACTOR SHALL CONCEAL ALL BRANCH CIRCUIT WIRING WHERE POSSIBLE. EXPOSED CONDUIT AT BUILDING EXTERIOR SHALL ONLY BE USED WHERE ABSOLUTELY NECESSARY. IF EXPOSED CONDUIT IS DEEMED NECESSARY, CONTRACTOR SHALL COORDINATE LOCATION / USE WITH OWNER. ENSURE EXTERIOR BRANCH LIGHTING CIRCUIT IS AUTOMATICALLY CONTROLLED AND POWERED 'ON' FROM DUSK-UNTIL-DAWN, UNLESS OTHERWISE NOTED.
2. PROVIDE AND INSTALL NEW WALL MOUNTED FIXTURE(S) AT BUILDING EXTERIOR AT MOUNTING HEIGHT AS SCHEDULED ON SHEET E03.01. COORDINATE FINAL LOCATION WITH EXISTING CONDITIONS AND PROVIDE MOUNTING HARDWARE AS WELL AS ANY CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED.
3. TYPICAL - PROVIDE AND INSTALL NEW WALL MOUNTED FIXTURE(S) AT BUILDING EXTERIOR. MATCH EXISTING MOUNTING HEIGHT AND CONNECT LIGHT FIXTURES TO EXISTING CIRCUITING, WITH EXISTING CONTROL TO REMAIN, UNLESS OTHERWISE NOTED. COORDINATE INSTALLATION W/ EXISTING STRUCTURE / CONDITIONS AND PROVIDE MOUNTING KIT & HARDWARE AS WELL AS ADDITIONAL CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED.
4. PROVIDE AND INSTALL NEW FIXTURES AT EXISTING CANOPY AND CONNECT TO EXISTING LIGHTING CIRCUIT. COORDINATE INSTALLATION W/ EXISTING STRUCTURE / CONDITIONS AND PROVIDE MOUNTING KIT & HARDWARE AS WELL AS ADDITIONAL CUTTING, PATCHING, PAINTING, AND FIREPROOFING / WATERPROOFING AS REQUIRED. CONNECT LIGHT FIXTURES TO EXISTING CIRCUITING, WITH EXISTING CONTROL TO REMAIN, UNLESS OTHERWISE NOTED.
5. PROVIDE NEW POLE, CONCRETE POLE BASE (W/ #6G COPPER GROUND TO GROUND ROD), AND POLE MOUNTED FIXTURE(S) AS SCHEDULED. SEE LIGHTING FIXTURE SCHEDULE ON E03.01 AND POLE BASE DETAIL ON STRUCTURAL SHEET S0.01 FOR ADDITIONAL INFORMATION.
6. EXTEND 240V-20A BRANCH LIGHTING CIRCUIT TO NEW POLE MOUNTED FIXTURES AS NECESSARY FROM INDICATED LIGHTING CIRCUIT [2#8, 1#10G IN 1-1/2"C]. COORDINATE FINAL ROUTING WITH EXISTING CONDITIONS AND TRENCH THE PATH WITH THE LEAST AMOUNT OF DISTURBANCE TO EXISTING DRIVEWAYS AND SIDEWALKS. COORDINATE ALL WORK WITH OWNER AS REQUIRED.
7. LOCATION OF EXISTING ELECTRICAL SOURCE PANELS, IN ELECTRICAL ROOM IN BACK-OF-HOUSE SPACE, FOR EXTERIOR LIGHTING CIRCUITS TO BE EXTENDED AS NEEDED. EXISTING TIMECLOCK AND CONTACTORS CONTROLLING ALL EXTERIOR LIGHTING CIRCUITS SHALL REMAIN IN PLACE AND BE RE-UTILIZED.

SITE LIGHTING DESIGN STATEMENT

THE INDICATED BUILDING-MOUNTED AND POLE-MOUNTED LIGHTING DESIGN, INCLUDING FIXTURE SELECTIONS, INSTALLATION LOCATIONS AND SUPPORTING PHOTOMETRIC CALCULATIONS, HAS BEEN PERFORMED BY THE OWNER'S CONSULTANT (GMR). THE BUILDING-MOUNTED AND POLE-MOUNTED FIXTURES, INCLUDING FIXTURE SUPPORTS, POLE BASES AND ALL INDICATED CIRCUITING, ARE INCLUDED IN THE CONTRACT AND SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR, ACCORDING TO THE POLE AND FIXTURE MANUFACTURER'S INSTRUCTIONS.

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PROTOTYPE LAYOUT

CAD File Name

Description
ELECTRICAL SITE PLAN – NEW WORK

Scale
1" = 10'-0"
0 5' 10' 20'

E02.01

PANEL: **A (EXISTING)** **AMP:** 225 **VOLT:** 120/240

PHASE: 3 **4 WIRE + GND**

MOUNTING: SURFACE **MAIN:** 225

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
CABINET HEATER ATTEND. BATH	0.75			20/2	1	A	2	20/2	0.75			HEAT PUMP - OFFICES
-		0.75		-	-	B	-	-		0.75		-
TELLER RECEPT.			0.36	20/2	3		4	30/2			0.75	CABINET HEATER - VAULT
-	0.36			-	-	A	-	-	0.75			-
WATER HEATER		1.00		30/2	5	B	-	-		1.00		-
-			1.00	-	-		6	20/3			1.00	INDOOR FAN HEAT PUMP #2
-	1.00			-	-	A	-	-	1.00			-
OUTDOOR FAN HEAT PUMP #2		1.00		30/3	7	B	-	-		1.50		-
-			1.00	-	-		8	50/3			1.50	HEAT SECTIONS PUMP #1
-	1.50			-	-	A	-	-	1.50			-
HEATERS HEAT PUMP #2		1.50		40/3	9	B	-	-		1.50		-
-			1.50	-	-		10	50/3			1.50	OUTDOOR SECTIONS PUMP #1
-	2.50			-	-	A	-	-	1.50			-
COMPRESSOR HEAT PUMP #1		2.50		50/3	11	B	**12**	**20/2**		**0.34**		**EXTERIOR LIGHTS**
-			2.50	-	-		**-**	**-**			**0.34**	**-**
POLE LIGHTS (NOTE 3)	**0.81**			**20/2**	**13**	A	14	20/2	0.75			BASEBOARD HEAT - KITCHEN / BATH
-		**0.81**		**-**	**15**	B	-	-		0.75		-
SPACE ONLY			0.00	-	17		16	20/2			0.75	BASEBOARD HEAT - OFFICES
SPACE ONLY	0.00			-	19	A	-	-	0.75			-
SPACE ONLY		0.00		-	21	B	18	50/2		1.50		HEATING UNIT - OFFICES
SPACE ONLY			0.00	-	23		-	-			1.50	-
	6.92	7.56	6.36	<< PHASE SUB-TOTALS >>					7.09	7.34	7.34	

PHASE A	13.92	kVA	
PHASE B	14.90	kVA	42.5 TOTAL CONNECTED LOAD (KVA)
PHASE C	13.70	kVA	102.4 TOTAL CONNECTED LOAD (AMPS)

NOTES: **(1) EXTERIOR LIGHTING CIRCUITS ARE INDICATED IN BOLD, ALL OTHER LOADS ARE EXISTING.**
(2) GC TO VERIFY EXTERIOR LIGHTING CIRCUIT AND UPDATE LOAD DESCRIPTION.
(3) PROVIDE NEW 2P-20A CIRCUIT BREAKER FOR EXTERIOR LIGHTING.

PANEL: **B (EXISTING)** **AMP:** 225 **VOLT:** 120/240

PHASE: 3 **4 WIRE + GND**

MOUNTING: SURFACE **MAIN:** MLO

Branch Circuit Load Description	KVA Load A	KVA Load B	KVA Load C	Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load A	KVA Load B	KVA Load C	Branch Circuit Load Description
LIGHTS - FRONT PORCH & LOBBY EAST REA	0.50			20/1	1	A	2	20/1	0.35			LIGHTS - MANAGER
RECEPTS. - 4700 SYSTEM		0.72		20/1	3	B	**4**	**20/1**		**0.30**		**EXTERIOR FLOOD LIGHTS**
LIGHTS - STORAGE / HALL / KITCHEN			0.75	20/1	5	C	6	20/1			0.35	LIGHTS - LOBBY EAST FRONT 3
EXHAUST FAN - BATH / KITCHEN	0.50			20/1	7	A	8	20/1	0.18			FAN ALARM SYSTEM - VAULT
LIGHTS - LOBBY BKTS & CHANDOLIER		0.50		20/1	9	B	10	20/1		0.30		LIGHTS - LOBBY WEST FRONT 3
LIGHTS - LOBBY WEST REAR 3			0.25	20/1	11	C	12	20/1			0.50	LIGHTS - TELLER ROOM SOUTH
LIGHTS - TELLER ROOM NORTH	0.25			20/1	13	A	14	20/1	0.54			RECEPTS. - MECHANICAL ROOM
RECEPTS. - MSGU		0.72		20/1	15	B	16	20/1		0.50		LIGHTS - VAULT / ATTEND. BATH
LIGHTS - ATTIC			0.30	20/1	17	C	18	20/1			0.50	LIGHTS - VAULT / LOBBY / COUPON
LIGHTS - BATHROOMS	0.30			20/1	19	A	20	20/1	0.36			RECEPTS. - TELLER COUNTER REAR
RECEPTS. - INCINERATOR / COUPON RM		0.72		20/1	21	B	22	20/1		0.20		LIGHTS - ATM
RECEPTS. - KIT. / BATHS / HALL			0.72	20/1	23	C	24	20/1			0.54	RECEPTS. - KITCHEN
RECEPTS. - FLOOR LOBBY REAR WALL	0.54			20/1	25	A	26	20/1	0.36			RECEPTS. - TELLER COUNTER REAR
DRIVE IN WINDOW		0.36		20/1	27	B	28	20/1		0.72		RECEPTS. - MNGR / COUPON RM
ATM (FRONT DOOR)			1.00	20/1	29	C	**30**	**20/1**			**0.30**	**EXTERIOR FLOOD LIGHTS**
RECEPTS. - TELLER ROOM	0.36			20/1	31	A	**32**	**20/1**	**0.30**			**EXTERIOR FLOOD LIGHTS**
TELEPHONE -UTILITY ROOM		0.18		20/1	33	B	34	20/1		1.00		ATM
FLOOR RECEPTS. - OFFICES			0.72	20/1	35	C	36	20/1			1.00	AC FOR COMPUTERS
AC - REAR OFFICES	1.00			20/1	37	A	**38**	**20/1**	**0.30**			**EXTERIOR LIGHTS**
RECEPTS. - REAR OFFICES		0.54		20/1	39	B	40	20/1		0.10		EXIT LIGHTS
LIGHTING - REAR OFFICES			0.50	20/1	41	C	42	20/1			1.00	DRIVE-UP ATM
	3.45	3.74	4.24	<< PHASE SUB-TOTALS >>					2.39	3.12	4.19	

PHASE A	5.84	kVA	
PHASE B	6.86	kVA	21.1 TOTAL CONNECTED LOAD (KVA)
PHASE C	8.43	kVA	50.9 TOTAL CONNECTED LOAD (AMPS)

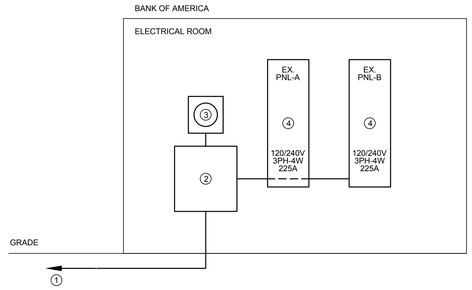
NOTES: **(1) EXTERIOR LIGHTING CIRCUITS ARE INDICATED IN BOLD, ALL OTHER LOADS ARE EXISTING.**
(2) GC TO VERIFY EXTERIOR LIGHTING CIRCUITS AND UPDATE LOAD DESCRIPTION.

1

LIGHTING FIXTURE SCHEDULE — ** CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**

SYMBOL	LABEL	WATTAGE PER FIXTURE	FIXTURE ARRANGEMENT	FIXTURE TYPE / MOUNTING / MANUFACTURER	BUG RATING	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES
	UAB1	70	SINGLE	(AB) ARE-EDG-4M-DA-04-E-UL-BZ-525-30K / WALL MOUNT / CREE	B2-U0-G2	10' - 6" AFG	WM-DA-BZ	ADD NEW FIXTURE
	UAN1(NEW POLE)	101	SINGLE	(AN) ARE-EDG-5M-DA-06-E-UL-BZ-525-30K / POLE MOUNT / CREE	B4-U0-G3	15' AFG	-	ADD NEW FIXTURE
	UAW1 (NEW POLE)	93	SINGLE	(AW) ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE
	UAX1 (NEW POLE)	134	SINGLE	(AX) ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE
	UBO1	20	SINGLE	(BO) CPY250-A-DM-F-20W-UL-WH-30K / CANOPY MOUNT / CREE	B1-U0-G1	MATCH EXISTING	XA-BXCC9001	REPLACE EXISTING FIXTURE
	USA1	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE
	USA2	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	8' - 6" AFG	-	ADD NEW FIXTURE
	USB1	37	SINGLE	(SB) SEC-EDG-2S-WM-02-E-UL-BZ-525-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE
	R1	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	REMOVE AND PATCH
	R2	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	REMOVE AND PATCH
	R3	-	SINGLE	EXISTING WALL MOUNT FIXTURE	-	-	-	REMOVE AND PATCH
	Y1	-	DOUBLE (2@180°)	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y2	-	SINGLE	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y3	-	SINGLE	EXISTING DECORATIVE POLE FIXTURE	-	-	-	OUT OF SCOPE
	Y4	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	OUT OF SCOPE
	Y5	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	OUT OF SCOPE

SEE E00.01 FOR ADDITIONAL FIXTURE NOTES.



1 POWER RISER DIAGRAM
E03.01 NOT TO SCALE

GENERAL NOTES:

A. ALL PANEL BOARDS AND FEEDERS ARE EXISTING TO REMAIN.
B. EC SHALL VERIFY EXISTING CONDITIONS, EXISTING RISER DIAGRAM, EQUIPMENT RATINGS, AND FEEDER SIZES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

RISER NOTES:

1. EXISTING 120/240V-3P ELECTRICAL SERVICE FROM POWER COMPANY.
2. EXISTING C.T.'s ENCLOSURE.
3. EXISTING C.T. ELECTRICAL METER
4. REFER TO PANEL SCHEDULE FOR DETAILS.

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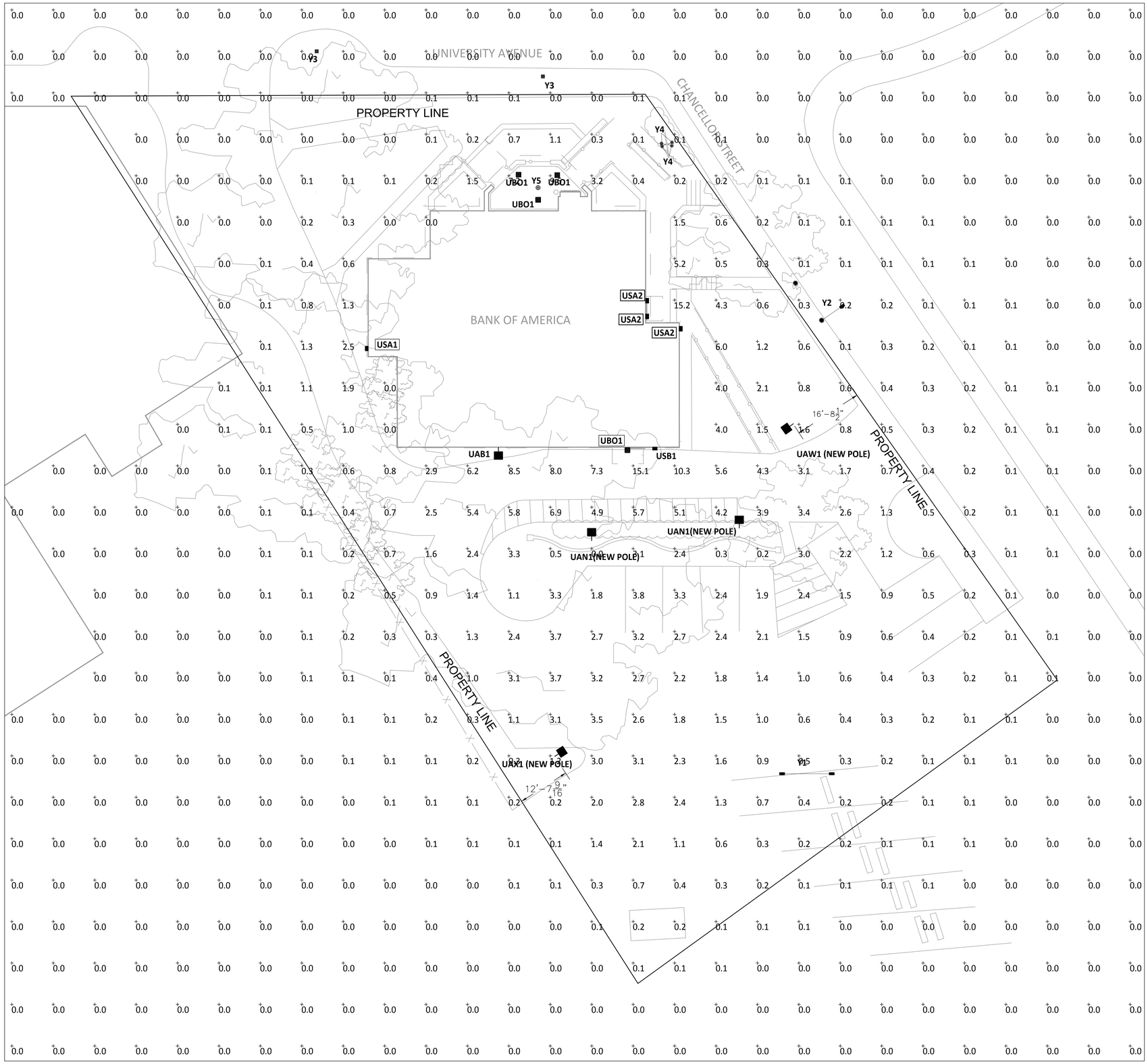
PROTOTYPE LAYOUT

CAD File Name

Description
RISER DIAGRAM & PANEL SCHEDULES

Scale NONE

E03.01



1 E04.01 PHOTOMETRIC PLAN

1" = 10'-0"

1 *PHOTOMETRIC LEVELS UPDATED PER FIXTURE SCHEDULE CHANGES ON E03.01.

GENERAL NOTES:

A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.

B. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.

C. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.

D. FOOT-CANDLES (+0.0) ON SITE PLAN ARE MEASURED AT GRADE.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
4245 North Fairfax Drive Suite 650 Arlington, VA 22203
T: 703.908.4501 F: 703.908.4502
www.littleonline.com

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	Issue	Date & Issue Description	By	Check
	01	02/17/2020 OWNER'S REVIEW SUBMISSION		
	02	03/27/2020 PERMIT SUBMISSION		
1	03	08/24/2020 PERMIT RESUBMISSION		

Seal/Signature

COMMONWEALTH OF VIRGINIA
STEPHEN EDWARD ROBEY
Lic. No. 047826
PROFESSIONAL ENGINEER

Project Name
BANK OF AMERICA – UNIVERSITY ELP
223-13649-00

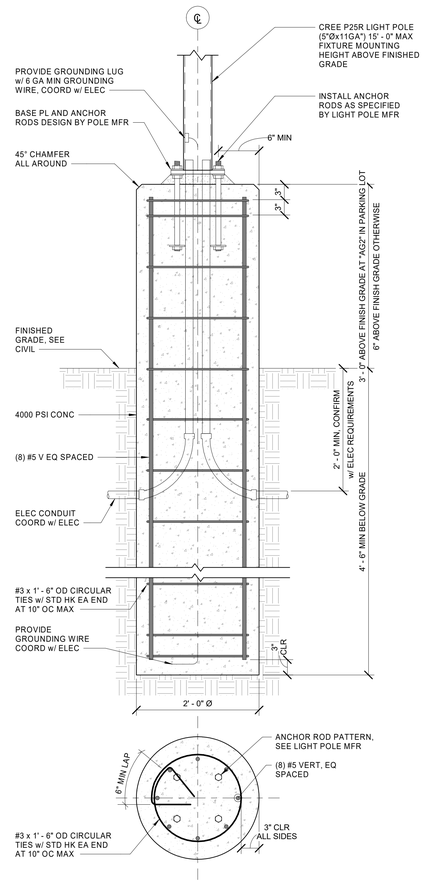
PROTOTYPE LAYOUT

CAD File Name

Description
PHOTOMETRIC PLAN

Scale
1" = 10'-0"
0 5' 10' 20'

E04.01



NOTES:
1. SEE ELECTRICAL FOR LIGHT POLE LOCATIONS.

1 / S01.01 LIGHT POLE FOUNDATION DETAIL
1" = 1'-0"

GENERAL NOTES:
1. LIGHT POLE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE LOCAL JURISDICTION
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.
3. DESIGN LOADS:

SNOW LOAD	Pg	30 PSF
	Is	1.0
WIND LOAD	V	115 MPH
	EXPOSURE	C
	Iw	1.0
	LIGHT FIXTURE PROJECTED WIND AREA	1.68 SF
	LIGHT POLE BASE SHEAR	.35 K
SEISMIC LOAD	OCCUPANCY GROUP	II
	Ie	1.0
	Ss	0.208
	S1	0.069
	SITE CLASS	D (DEFAULT)
	Sds	0.222
	Sd1	0.110
	SEISMIC DESIGN CATEGORY	B
	STRUCTURAL SYSTEM	INVERTED PENDULUM BASE SHEAR
	LIGHT POLE	0.2 K

4. SOIL BEARING CAPACITY ARE BASED ON THE PRESUMPTIVE LOAD-BEARING VALUES PROVIDED IN TABLE 1806.2 IN THE IBC AND SHALL BE VERIFIED AT TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT STATE. IF MINIMUM BEARING CAPACITY IS FOUND TO BE LESS THAN 1,500 PSF FOR GRAVITY AND 100 PSF/FT FOR LATERAL, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AND LIGHT POLE FOUNDATION DESIGN WILL BE REVISED IF NECESSARY.
5. ALL CONCRETE WORK SHALL CONFORM TO ACI 318-14.
6. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:
   1. CONCRETE CATEGORY : F2 (ACI 318-14)
   2. 28 DAY COMPRESSIVE STRENGTH F'c = 4,000 PSI AT 28 DAYS
   3. NORMAL WEIGHT (145 PCF)
   4. MAXIMUM W/C RATIO = 0.40
   5. MAXIMUM AGGREGATE SIZE - 3/4"
   6. ENTRAINED AIR = 6% ± 1%
   7. SLUMP = 4" ± 1"
   8. NO CALCIUM CHLORIDE SHALL BE ALLOWED
7. SUBMIT CONCRETE MIX TO EOR FOR REVIEW PRIOR TO POURING.
8. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA 22903

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

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Issue	Date & Issue Description	By	Check
01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		

Seal/Signature

COMMONWEALTH OF VIRGINIA
EDWARD CHANG
Lic. No. 60473
PROFESSIONAL ENGINEER
03/27/2020

Project Name
BANK OF AMERICA - University ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
GENERAL NOTES AND LIGHT POLE FOUNDATION DETAIL

Scale

S01.01

BoA Exterior Lighting, 1619 University Ave

Information prepared by BAR staff - October 1, 2020

1619 University Ave

		With 4,000K (40K) Lamping?		
Fixture Type	**Cree Lighting #**	**BUG**	**Lumens**	0-10V Dimming available
USA	SEC-EDG-2S-WM-02-E-UL-BZ-350-30K	B1 U0 G1	2,664	Yes
USB	SEC-EDG-2S-WM-02-E-UL-BZ-525-30K	B1 U0 G1	3,780	Yes
UAB	ARE-EDG-4M-DA-04-E-UL-BZ-525-40K	B2 U0 G2	7,099	Yes
UAN	ARE-EDG-5M-DA-06-E-UL-BZ-525-30K	B2 U0 G2	11,074	Yes
UAW	ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K	B1 U0 G2	6,311	Yes
UAX	ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K	B1 U0 G2	9,359	Yes
UBO	CPY250-A-DM-F-20W-UL-WH-30K	B1 U0 G1	2,000	?

Fixture Types USA and USB

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML option **P Photocell** - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire **30K 3000K Color Temperature** - Minimum 80 CRI - CCT per luminaire; 0.833 lumen multiplier

USA

USB

USA	SEC-EDG-2S-WM-02-E-UL-BZ-350-30K
USB	SEC-EDG-2S-WM-02-E-UL-BZ-525-30K

Type II Short Distribution

LED Count (x10)	4000K ????? Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
350mA				
02	2,664	B1 U0 G1	2,716	B1 U0 G1
04	5,327	B2 U0 G2	5,433	B2 U0 G2
06	7,900	B2 U0 G2	8,056	B2 U0 G2
08	10,533	B3 U0 G3	10,742	B3 U0 G3
10	13,135	B3 U0 G3	13,395	B3 U0 G3
12	15,762	B3 U0 G3	16,074	B3 U0 G3
525mA				
02	3,780	B1 U0 G1	3,859	B1 U0 G1
04	7,560	B2 U0 G2	7,719	B2 U0 G2
06	11,211	B3 U0 G3	11,446	B3 U0 G3
08	14,948	B3 U0 G3	15,261	B3 U0 G3

Fixture Type UAB

Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
						E				
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **HL** Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **P** Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only **PML** Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R** NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Photocell and shorting cap by others - Refer to PML spec sheet for availability with PML options **30K** 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire - Lumen Multiplier from 57K: 0.82 **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

UAB	ARE-EDG-4M-DA-04-E-UL-BZ-525-30K

Type IV Medium Distribution

LED Count (x10)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
525mA				
02	3,550	B1 U0 G1	3,624	B1 U0 G1
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3

?????

UAB

Fixture Type UAN

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
				E				
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	E	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **HL** Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **P** Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only **PML** Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R** NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Photocell and shorting cap by others - Refer to PML spec sheet for availability with PML options **30K** 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire - Lumen Multiplier from 57K: 0.82 **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood **70** 70° Flood **SN** Sign **N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

UAN	ARE-EDG-5M-DA-06-E-UL-BZ-525-30K

Type V Medium Distribution

LED Count (x10)	4000K Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
525mA				
02	3,734	B2 U0 G1	3,812	B2 U0 G1
04	7,468	B3 U0 G2	7,625	B3 U0 G2
06	11,074	B4 U0 G2	11,306	B4 U0 G2

????

UAN

Fixture Types UAW and UAX

Product	Optic			Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
						E				
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current - Not available with PML options **HL** Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **P** Photocell - Refer to PML spec sheet for availability with PML options - Available with UL voltage only **PML** Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R** NEMA® 3-Pin Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Photocell and shorting cap by others - Refer to PML spec sheet for availability with PML options **30K** 3000K Color Temperature - Minimum 80 CRI - Color temperature per luminaire - Lumen Multiplier from 57K: 0.82 **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19

UAW	ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K
UAX	ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K

Type IV Medium Distribution w/BLS

LED Count (x10)	4000K ????? Initial Delivered Lumens*	4000K BUG Ratings** Per TM-15-11	5700K Initial Delivered Lumens*	5700K BUG Ratings** Per TM-15-11
700mA				
02	3,156	B1 U0 G1	3,220	B1 U0 G1
04 (UAW)	6,311	B1 U0 G2	6,440	B1 U0 G2
06 (UAX)	9,359	B1 U0 G2	9,549	B1 U0 G2

Fixture Type UBO

BXCC9047&

Product	Version	Mounting	Optic	Input Power	Voltage	Color Options
CPY250	A	DM Direct	F Flat Lens	20W	UL Universal 120-277V	WH White

UBO	CPY250-A-DM-F-20W-UL-WH-30K

UBO

Flat Lens Distribution	
4000K ?????	
Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2,000	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:
www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

BoA Lighting - 1619 University Ave

Rendering of proposed lighting. Eye level from University Ave

(applicant submittal Sept. 28, 2020)

Same view in daylight. (Google Maps)

The Corner - Night Photos

Theblacksheeponline, 0/21/2016. Rachel Mayman

https://theblacksheeponline.com/virginia/streets-uva-edition-2

CBS 19 News, 3/18/2020. Nazir Afzali

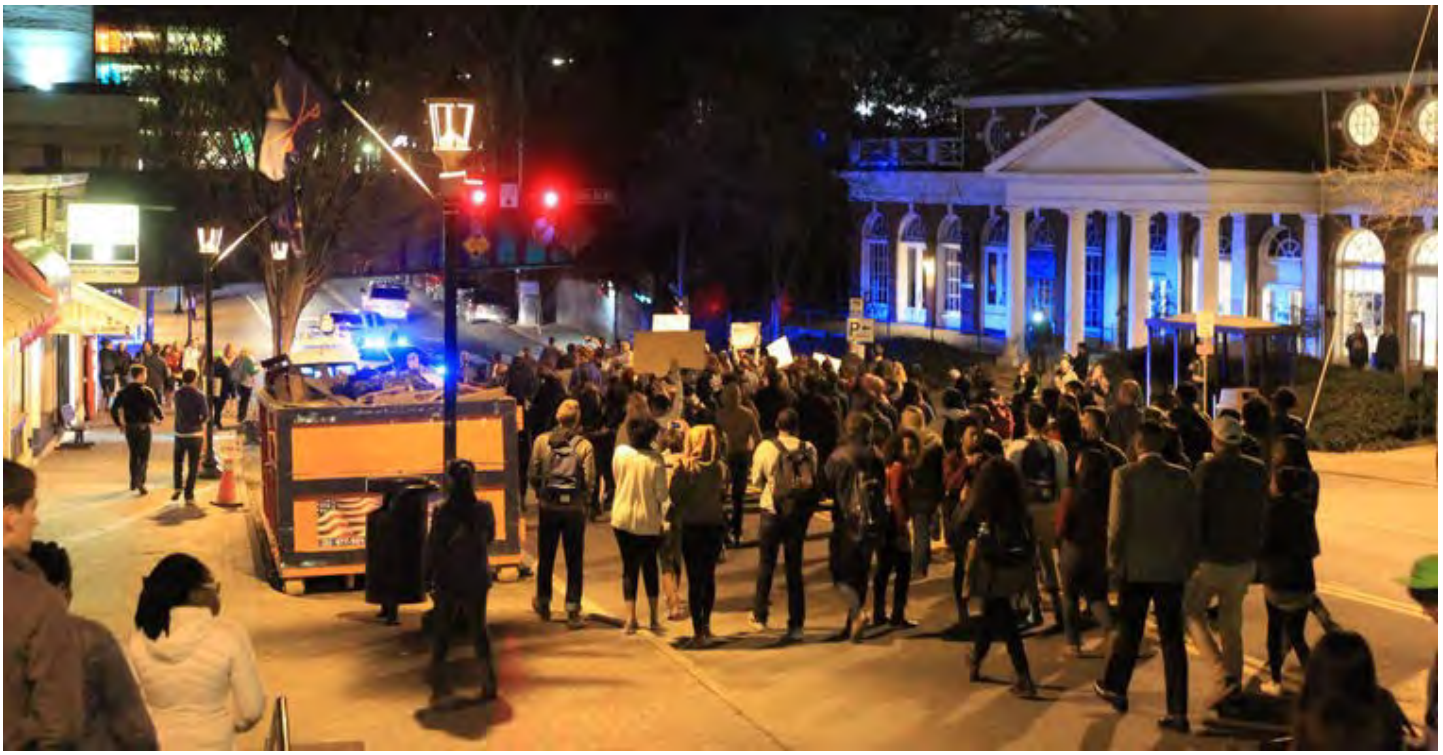
https://www.cbs19news.com/story/41907771/quiet-st-patricks-day-on-the-corner

The Corner - Night Photos

From the C-VILLE Weekly, 6/13/16 Copyright Martyn Kyle/Pernmoot Photography
www.c-ville.com/close-home-charlottesville-reacts-orlando-massacre/

Charlottesville Tomorrow, 9/24/2020. Jessie Higgins/
www.cvilletomorrow.org/articles/getting-to-thanksgiving-is-going-to-be-hard-uva-tightens-covid-restrictions-in-effort-to-keep-grounds-open

The Corner - Night Photos



Daily Progress, 3/19/2015. Andrew Shurtleff

https://richmond.com/news/virginia/photos-protesters-block-streets-in-charlottesville/collection_6cf8b23c-ce33-11e4-a380-4f735396b3a3.html

Ad for The Virginian, undated.

https://www.bringfido.com/restaurant/28562

The Corner - Night Photos

UVa Today, 8/15/2017. Photo by Kristen Finn

https://news.virginia.edu/content/7-resources-help-students-stay-safe-university-virginia

Getty Images, undated. Stacy Smith / EyeEm

www.gettyimages.com/detail/photo/statue-against-building-at-night-royalty-free-image/768014509?adppopup=true

The Corner - Night Photos

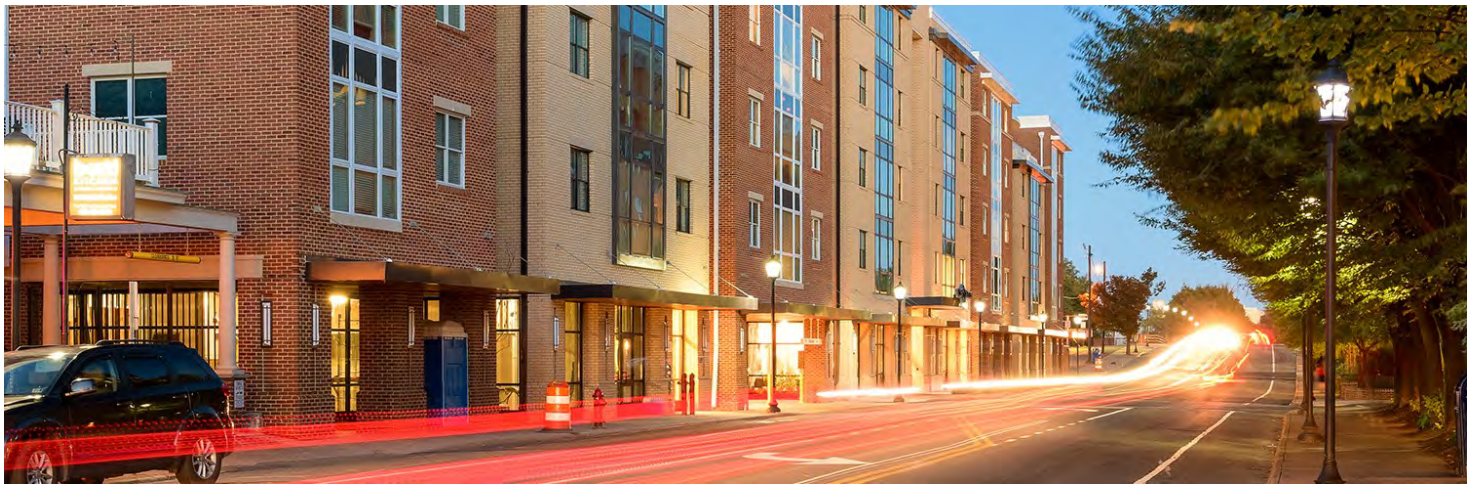
11/11/2015

https://thetab.com/us/uva/2015/11/11/abooze-buck-corner-edition-1258

WTOP, 4/8/2019. Joslyn Chesson

https://wtop.com/wp-content/uploads/2019/04/IMG_1941.jpg

And elsewhere - Night Photos



Undated.

https://thestandardcharlottesville.landmark-properties.com/faq-information/

Undated

https://offgroundshousing.student.virginia.edu/

BoA 1619 University Avenue: Rendering of proposed lighting.

Eye level from behind bank, looking south.

Applicant submittal October 1, 2020

BoA 1619 University Avenue: Rendering of proposed lighting.

Eye level from behind bank, looking west

Applicant submittal October 1, 2020

BoA 1619 University Avenue: Rendering of proposed lighting.

Eye level from Chancellor Street, looking east.

Applicant submittal October 1, 2020

Approx. daytime view. Google Maps image

Certificate of Appropriateness Application
BAR 20-10-01
204 Hartmans Mill Road
Tax Parcel 260038000
Jocelyn Johnson and William Hunt, Owner
Melissa T. Colombo, Applicant
Outbuilding demolition

Application components (please click each link to go directly to PDF page):

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2020

Certificate of Appropriateness
BAR 20-10-01
204 Hartman's Mill Road
Tax Parcel 260038000
Jocelyn Johnson and William Hunt, Owner
Melissa Colombo, Applicant
Outbuilding demolition

Background
Year Built: Cottage: Evidence suggests the NW corner of the cottage was constructed c1900-1910, with additions through the 1920s. The east extension and rear shed component was later followed by the rear [bathroom] addition.
House: c1873, with ongoing additions through 1920.
District: Individually Protected Property

Known as the George T. Nimmo House, family tradition holds that the original house--believed to be the northeast corner--was built in 1870, with later additions occurring over an extended period. Nimmo acquired the property in 1873 and tax records indicate three periods of building activity--1873-1874, 1880-1885, and 1915-1920. The original house likely dates to 1873. The periods of construction coincide with Census data showing the growth of the Nimmo household. (Historic Survey attached.)

Prior BAR Actions
September 15, 2020 – Staff presented images of the cottage and suggested a BAR site visit in lieu of requiring an engineer's evaluation of the structure. On Tuesday, September 22, four members of the BAR, in two groups and accompanied by staff, visited the site.

Application
- Applicant's submittal: Moussaka Design and Photography, LLC narrative and photographs, dated September 27, 2020 (pages 1 through 8) and a plat of the parcel, dated 2007.

CoA request to demolish existing, wood-framed, single story cottage.

Discussion and Recommendations

After examining the structure, it staff's opinion that the cottage is in a significantly deteriorated condition. There might be individual components (mantle, some windows, etc.) and materials (bricks, floorboards, etc.) that are salvageable for reuse elsewhere; however, rehabilitation of the cottage—in place or relocated--would require significant, if not entire, demolition, with the reconstruction incorporating a limited amount of salvageable, original material.

Staff recommends approval of the demolition CoA, with a condition that the applicant provide for the BAR archive scaled, sketch drawings of the structure—floor plan, roof plan, four elevations. (Note: The applicant has already provided a detailed photographic inventory of the cottage.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC Guidelines for Demolition, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the request as submitted.

...*as submitted* and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including ADC Guidelines for Demolition, I move to find that the proposed demolition does not satisfy or the BAR's criteria and guidelines and is not compatible with this IPP, and for the following reasons the BAR denies the request as submitted:…

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application, the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Proposed Demolition of Existing Garage

City Code Sec. 34-278. Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

   1) The age of the structure or property;

      Staff comment: Evidence suggests the NW corner of the cottage was constructed c1900-10, with additions through the 1920s. The east extension and rear shed component was later followed by the rear [bathroom] addition.

   2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

      Staff comment: Property is not listed on the VLR or NRHP.

3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
Staff Comment: Not applicable.

4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
Staff Comment: Not applicable.

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty
Staff comment: Not applicable.

6) The degree to which distinguishing characteristics, qualities, features or materials remain;
Staff Comment: The original features and elements remain, generally; however, the structure is in a state of significant deterioration.

b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
Staff comment: Not applicable.

c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
Staff comment: In lieu of requiring a structural report, four members of the BAR and one staff person visited the site and examined the structure.

d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
Staff comment: The deteriorated condition of the cottage limits its use, whether in the current location or relocated.

e) Any applicable provisions of the city's Design Guidelines.

ADC Guidelines, Chapter VII: Demolition and Moving.
Review Criteria for Demolition
1) The standards established by the City Code, Section 34-278
Staff comment: (See above.)

2) The public necessity of the proposed demolition.
Staff comment: There is no public necessity.

3) The public purpose or interest in land or buildings to be protected.
Staff comment: The Comprehensive Plan encourages protection of the City's historic resources, One of purposes stated in the City Code section for Historic Preservation is: To preserve and

protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of this city, the Commonwealth of Virginia, or this nation.

4) The existing character of the setting of the structure or area and its surroundings.
   Staff comment: At the center of this 3.3 acre wooded parcel is a remnant of George T. Nimmo's late 19th century farmstead. (See the Historic Survey.) Like the cottage, the residence is the result of almost continuous expansion. Nimmo was a carpenter and builder. The documentary evidence supports the architectural evidence that periods of construction occurred as new space was needed. The site falls away Hartman's Mill Road, dropping almost 50-ft over the 700-ft distance to the rear property line, at an old farm pond. The house and cottage sit in the center of the lot, roughly 450-ft from the road and 25-ft below it. The City's 1980s notes a stable and chicken coop, which no longer exist. In the NE corner of the property is the Nimmo family cemetery, in which there are four known graves.

5) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
   Staff comment: (See comments in the Discussion and Recommendations.)

6) Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
   Staff comment: This property is an IPP, so demolition of the cottage would affect only the character if this parcel. Demolition of the cottage would remove one of the property's remaining historic structures; however, the impact is mitigated by the deteriorated condition of the cottage, the prominence of the house and its undeniably unique character, and the parcel's unaltered landscape.

7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.
   Staff comment: Under the circumstance, staff suggests that a structural report is not necessary or warranted. (See comments in the Discussion and Recommendations.)

LANDMARK SURVEY

186
~~435~~

IDENTIFICATION

Street Address: 106 Hartmans Mill Road
Map and Parcel: 26-38
Census Track & Block: 4-330
Present Owner: Robert B. Gray & Rebecca T. Keese
Address: 106 Hartman's Mill Road
Present Use: Residence
Original Owner: George T. Nimmo
Original Use: Residence

BASE DATA

Historic Name: Nimmo House
Date/Period: c. 1873
Style: Vernacular
Height to Cornice:
Height in Stories: 1
Present Zoning: R-2
Land Area (sq.ft.): 2.4 acres
Assessed Value (land + imp.): 8,000 + 18,200 = 26,200

ARCHITECTURAL DESCRIPTION

This one-storey weatherboarded house has the rambling form of a house that has grown in several stages and resembles houses a century older. The original section was two rooms with a central hall, its gable roof continuing as a shed roof over a veranda. There was a separate kitchen a few feet behind the main house, and another room and a shed-roofed end porch were soon added to it; and the two sections were connected, creating a weatherboarded hallway between, as in a dog-trot cabin. The kitchen section is two steps above the level of the rest of the house, and its ceilings are a little lower and its gable roof lower pitched. Some years later a much taller one-room addition was built onto the front of the house, with a section of the L-shaped veranda under its high gable roof. The veranda, with its two-part roof, has square posts and simple balustrade. There are three small interior chimneys and an exterior end chimney of brick laid in stretcher bond with an occasional random header. The living room has a fireplace, and the other rooms were heated by stoves. The ornate oak entrance door is decorated in the manner of late Victorian furniture and has a single pane of glass surrounded by small panes of stained glass. The windows are double sash, six-over-six, except those on the veranda, which are two-over-two. Windows and doors have plain trim. A two-room board and batten cottage in the yard was built about the same time as the house. It was completely remodeled in 1974, however, and the exterior end chimney rebuilt and all interior fabric replaced.

HISTORICAL DESCRIPTION

George A. Sinclair purchased a 9¼ acre tract from the easte of Edward J. Timberlake in 1870, but did not receive a deed until 1873. He immediately gave Jesse W. Nimmo a deed for 1.1 acres which he and his brother George T. Nimmo had apparently purchased from him previously. The brothers added another half-acre in 1882, and in 1887 divided the tract, with Jesse taking the northern half, on the road, and George taking the southern half, with a right-of-way to the road. Tax records indicate that a building was erected on the property in 1871. The 1873 deed shows a house on Jesse's portion near the road. Tax records indicate that there was a house of equal value on each brother's portion by 1887. Family tradition is that George Nimmo built his house about 1870. Nestled in a nicely landscaped hollow, it was the home of his descendants for 100 years. They owned 12 acres when they sold it in 1973. It was subdivided, and the present owners purchased the house and 2½ acres in 1976. They are now renovating it.

Deed References: ACDB 71-413, 68-308, 68-325, 82-93, 100-144; City DB 351-103, 351-108, 378-500.

SIGNIFICANCE

This is a small, rambling vernacular farmhouse typical of many others; but, isolated in a small valley within the city, it and its environment are much better preserved than most.

CONDITIONS

Fair

SOURCES

City/County Records
Robert Gray and Rebecca Keese
Mrs. Forest N. Morris
Mrs. Herbert M. Hammer

196

Negative nos. 15673, 15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

~~Town~~

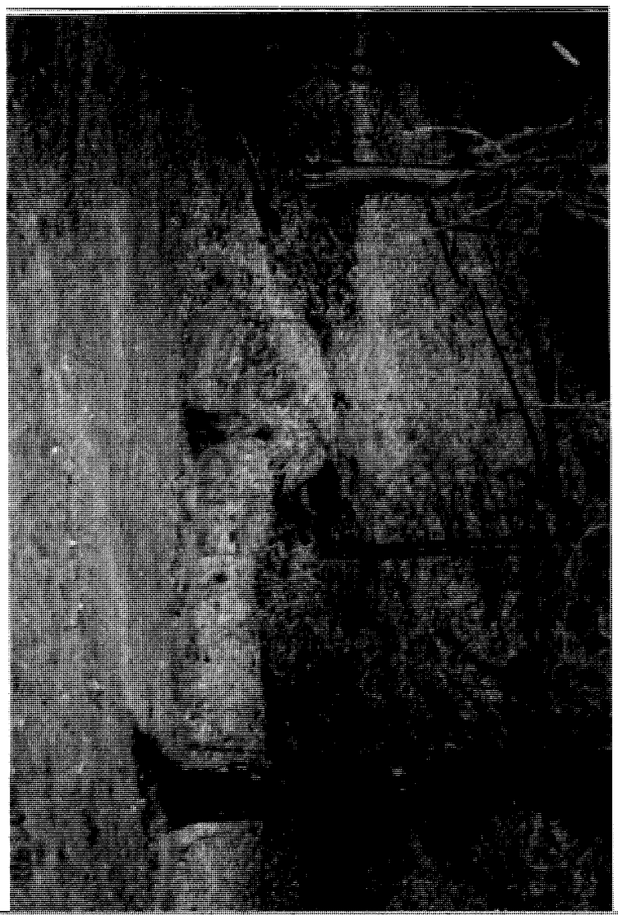
~~City~~ ~~County~~ Charlottesville

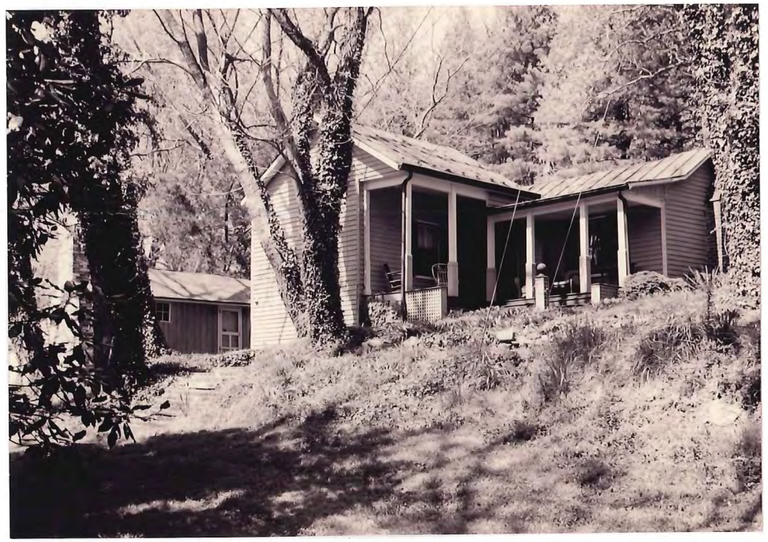
Photographer Leslie A. Giles, Dan Pezzoni

Contents ~~4~~ 5 exteriors of house

~~4~~ ~~3~~ 5 outbuilding views

1 landscape view





196

Negative nos. 15673, 15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

~~Town~~

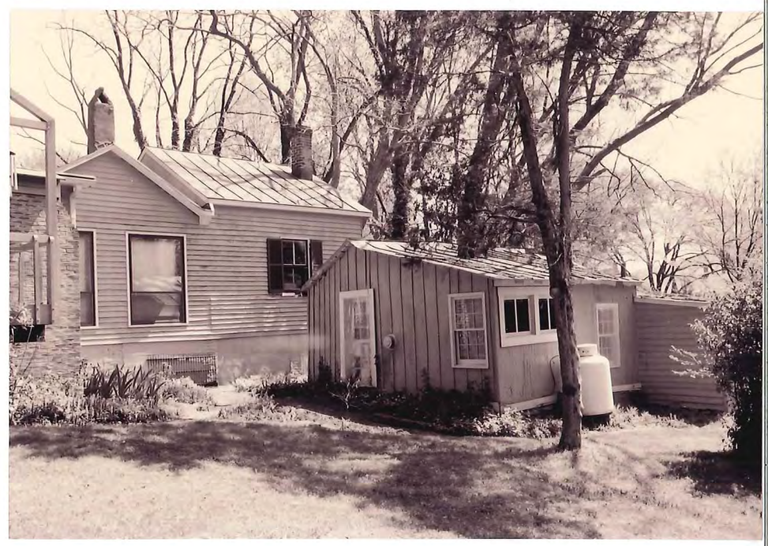
~~City~~ ~~County~~ Charlottesville

Photographer Leslie A. Giles, Dan Pezzoni

Contents 45 exteriors of house

35 outbuilding views

1 landscape view



CITY OF CHARLOTTESVILLE

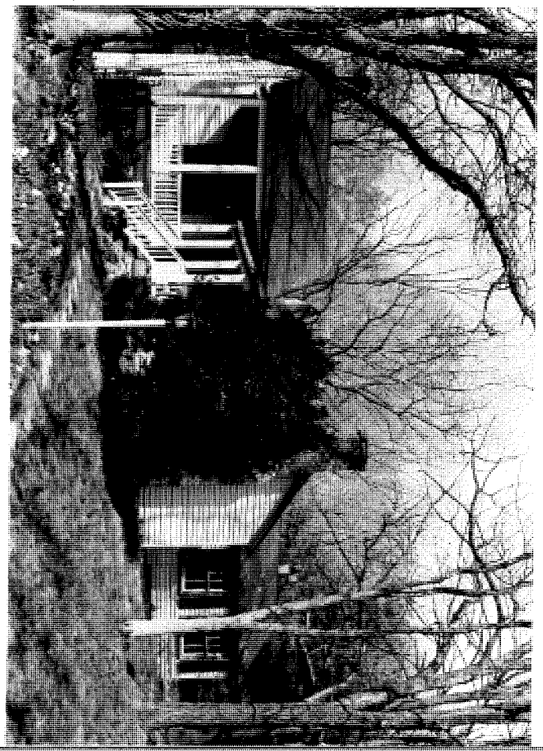
Department of Community Development
City Hall
Charlottesville, Virginia 22902

#196

NO PRINT

Nimmo House

106 Hartman's Mill Road



Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

five (5) *

Please submit ~~ten (10)~~ hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Jocelyn Johnson and William Hunt Applicant Name Melissa Colombo

Project Name/Description Outbuilding demolition Parcel Number 2.60038000

Project Property Address 204 Hartman's Mill Road

Applicant Information

Address: 418 Bunker Hill St, Fredericksburg, VA 22401

Email: mtcolombo@gmail.com
Phone: (W) 540.287.3489 (C) _____

Property Owner Information (if not applicant)

Address: 204 Hartman's Mill Road, C-ville, Va. 22902

Email: jocelynnjohnson@gmail.com, billy@billyhunt.com
Phone: (W) 434.825.5196 (C) 434.825.7721

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature 9/27/2020
Date

Melissa T. Colombo 9/27/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature 9/28/2020
Date

JOCELYN JOHNSON / BILLY HUNT 9/28/2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Demolition of single-story, approximately 10-ft x 10-ft outbuilding.

List All Attachments (see reverse side for submittal requirements):
Project summary with regards to the demolition request.

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

BAR Certificate of Appropriateness

Date: September 27, 2020

To: City of Charlottesville
Dept of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902
434-970-3130

RE: Demolition of outbuilding
204 Hartman's Mill Road
Charlottesville, VA 22902

Property Background

Main House (Nimmo House)
Year: c. 1873
Zoning: R-1SH
Acreage: 3.28

Cottage
Year: c. 1873, remodeled completely c. 1976 and 1997

To whom it may concern:

We are requesting the approval to demolish an existing outbuilding and old growth tree at the above address. The property is an individually protected property in the City of Charlottesville.

General Summary

The outbuilding is located directly behind the primary residential structure. The outbuilding is in poor structural condition and is uninhabitable due to mold and a previous septic backup. Per a 1997 landmark survey, it is believed this structure was completely remodeled multiple times.

The large tree adjacent to the primary structure and cottage is in poor health. Mitigation efforts over the years have not been fruitful. The tree has caused the exterior a/c condenser to be raised several feet in the last few years. The tree needs to be removed to prevent damage to the primary structure.

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

The owners wish to construct an addition at the rear of the existing house at the current location of the cottage structure. This addition is in the predesign phase due to the need of board approval for removal of the existing cottage. If the board approves the removal of this structure, another application will be submitted later for this proposed addition.

Please see attached photos and survey for additional information. Feel free to contact me with any questions or concerns.

Sincerely,

Melissa T. Colombo
Architect, AIA.

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Cottage view from rear year towards Owner's bedroom @ Main House

Cottage & tree view from driveway

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Cottage view from rear of the property

Cottage rear view detail

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Cottage rear view detail

Cottage rear view detail

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Interior detail – bathroom floor damage

Interior detail – bathroom floor damage

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Cottage front view from rear of main structure

Cottage view from driveway

moussaka design & photography, LLC
418 Bunker Hill Street, Fredericksburg, VA 22401
ph: 540-287-3489
email: mtcolombo@gmail.com

Cottage foundation detail

Cottage foundation detail

RECORD MERIDIAN
D.B.351 Pg.110

0 50 100 200
SCALE IN FEET

Owners:
William Hunt, III
& Jocelyn Johnson

Legal Reference:
D.B.822 Pg.434

Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

This plat represents a current field run survey.

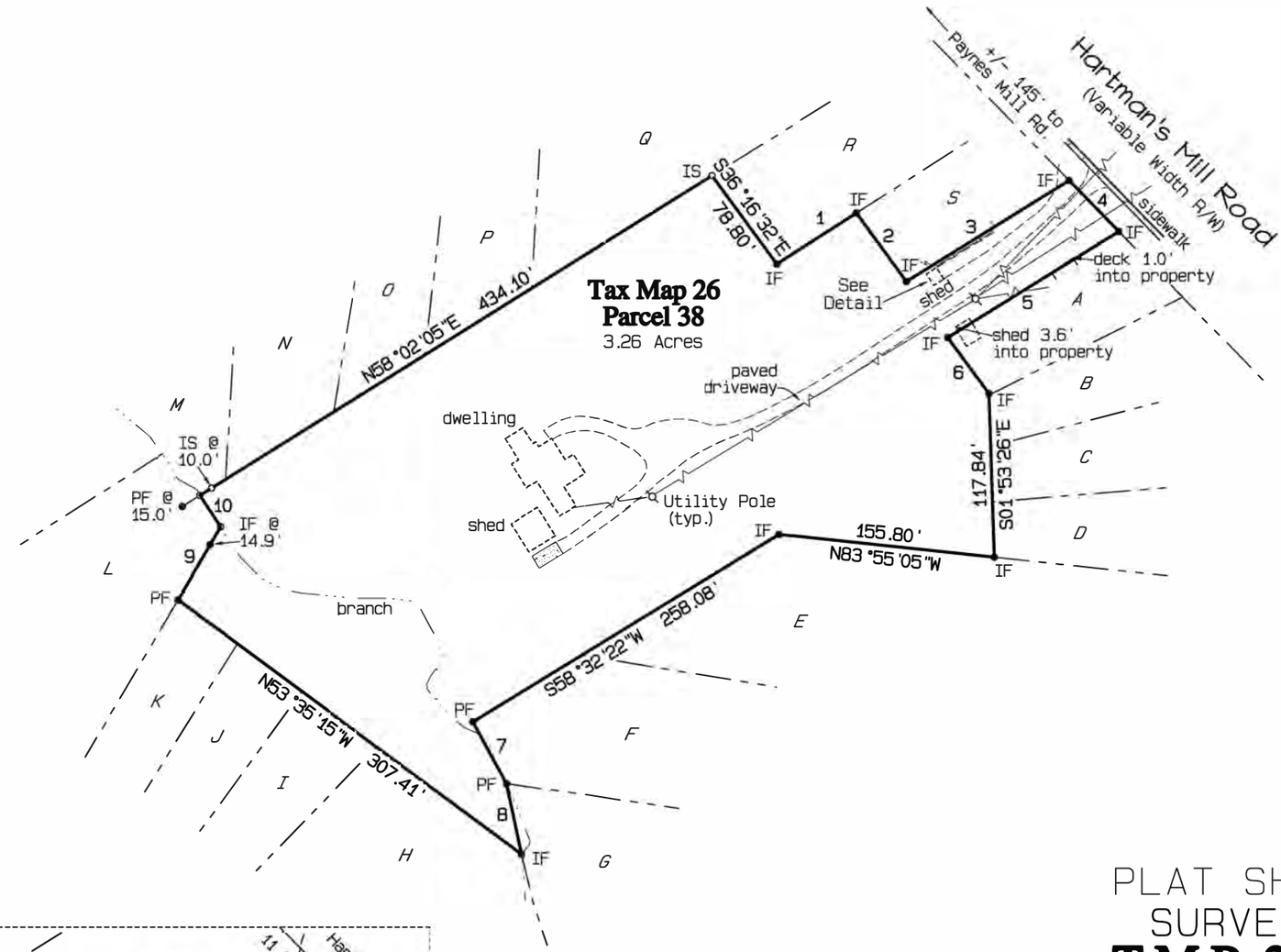
The property lines shown are according to field evidence and plats of record.

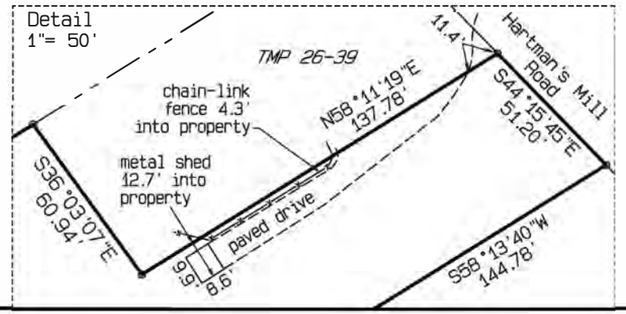
IS = Iron Set
IF = Iron Found
PF = Pipe Found

Adjoiner's Information:

A) TMP 26-39.1 / Edith Thompson / D.B.599 Pg.312
B) TMP 26-40 / David Jacques, Jr., et ux / D.B.383 Pg.628
C) TMP 26-40.1 / Brenda D. Carter / D.B.852 Pg.352
D) TMP 26-40.2 / Davis Slaughter, et ux / D.B.397 Pg.18
E) TMP 26-41 / William H. Johnson, et ux / D.B.992 Pg.438
F) TMP 26-42 / Platypus LLC / Inst.# 2017:4895
G) TMP 26-43B / Roy's Place LLC / D.B.1022 Pg.755
H) TMP 26-45.4 / David E. Fortna, et ux / Inst.# 2014:1344
I) TMP 26-45.3 / Ronald B. Florence, et ux / Inst.# 2018:2294
J) TMP 26-45.2 / John Feminella, et al / Inst.# 2017:3594
K) TMP 26-45.1 / Barrett Worthington, et al / Inst.# 2017:4211
L) TMP 26-46.3 / Benjamin V. Trudel, et al / Inst.# 2015:3963
M) TMP 26-34.004 / Southern Stone, LLC / Inst.# 2018:2872
N) TMP 26-34.003 / Southern Stone, LLC / Inst.# 2018:2872
O) TMP 26-34.002 / Southern Stone, LLC / Inst.# 2018:2872
P) TMP 26-34.001 / Southern Stone, LLC / Inst.# 2018:2872
Q) TMP 26-34 / Southern Stone, LLC / Inst.# 2018:2873
R) TMP 26-36 / Howard G. Carey, et ux / D.B.643 Pg.411
S) TMP 26-39 / Howard G. Carey, et ux / D.B.672 Pg.726

Line Courses:
1) N57°18'49"E 68.04'
2) S36°03'07"E 60.94'
3) N58°11'19"E 137.78'
4) S44°15'45"E 51.20'
5) S58°13'40"W 144.78'
6) S36°24'51"E 50.00'
7) S28°36'26"E 50.55'
8) S12°03'43"E 51.77'
9) N30°29'27"E 61.26'
10) N33°40'41"W 27.00'





COMMONWEALTH OF VIRGINIA
Robert W. Coleman, Jr.
Lic. No. 2007
LAND SURVEYOR

RESIDENTIAL SURVEYING SERVICES
(434) 245-8744
1710 ALLIED STREET, SUITE 20A
CHARLOTTESVILLE, VIRGINIA 22903

PLAT SHOWING SURVEY OF **T.M.P. 26 – 38**

LOT 2, PARCELS 37, 45B AND NIMMO
ADDRESSED AS
204 HARTMAN'S MILL ROAD
CHARLOTTESVILLE, VIRGINIA
OCTOBER 22, 2018 1"= 100'

18-176

Certificate of Appropriateness Application
BAR 20-10-02
218-220 West Main Street
Tax Parcel 280001000
Brands Hatch, LLC, Owner
Frederick Wolf, Wolf Ackerman Design LLC, Applicant
Water Street gate

Application components (please click each link to go directly to PDF page):

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2020

Certificate of Appropriateness
BAR 20-10-02
218-220 West Main Street
Tax Parcel 280001000
Brands Hatch, LLC, Owner
Frederick Wolf, Wolf Ackerman Design LLC, applicant
Water Street Gate

Background
This CODE Building project initially encompassed multiple structures at 215 West Water Street, 218-220 West Main Street, and 230 West Main Street. The site is now a single parcel, 230 West Main Street. Except for the preserved façade of what had been 218-220 West Main Street (constructed in 1901), the entire project is new construction.

Prior BAR Actions (See appendix)

Application
Submitted by applicant:

- Wolf Ackerman Design drawings dated October 20, 2020, C*enter of Developing Entrepreneurs (CODE) BAR Amendment Submittal: Water Street Gate*: Sheets 1 – 11.

CoA request to install a street-level, metal gate at/near the Water Street entrance to the CODE Building's inner courtyard. (Note: This CoA request is for a separate CoA, not an amendment to the CoAs approved for the CODE Building, BAR 17-08-01.)

Discussion and recommendation
The most recent, similar request was the installation of security gates at 500 Court Square (The Monticello Hotel), which the BAR approved in January 2019.
weblink.charlottesville.org/public/0/edoc/790279/BAR_500%20Court%20Square_Jan2019.pdf

In April 2004, the BAR approved a CoA for security gates in the brick arcade along North 1st Street for the First United Methodist Church (101 East Jefferson Street).

For both projects, staff presented the design guidelines for *Walls and Fences* [from Chapter 2 – Site Design and Elements], which is applicable for this request. Additionally, staff suggests the BAR refer to the design guidelines for *Street-Level Design, Materials & Textures*, and *Details & Decoration* [from Chapter 3 - New Construction and Additions].

Staff requested that the applicant provide detail on the gate, including dimensions of the rails and pickets, proposed color/finish, and information on the gate hardware. If the BAR approves the design as currently submitted, staff recommends a condition that the gate's details be submitted for the BAR record.

Note: The gate will likely require an amendment to the Site Plan, including reviews for compliance with zoning, building code, and public safety requirements. Regardless of BAR approval of the requested CoA, construction of the gate will be subordinate to the requirements of the approved Site Plan or its subsequent revision, if required, and/or the requirements of the Building Permit. In the event that those reviews significantly alters the approved design, design staff may require BAR review of those changes.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed gate satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application *as submitted*[.]

...*as submitted* and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Site Design and Elements, and New Construction, I move to find that the proposed gate does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:…

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application, the BAR shall approve the application unless it finds:

1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
(4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(5) The effect of the proposed change on the historic district neighborhood;
(6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
(9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design

C. Walls and Fences

1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

Pertinent Guidelines for New Construction and Additions include:

K. Street-Level Design

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.

2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4) Include doors in all storefronts to reinforce street level vitality.
5) Articulate the bays of institutional or office buildings to provide visual interest.
6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7) Office buildings should provide windows or other visual interest at street level.
8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.

…

M. Materials & Textures

1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.

…

O. Details & Decoration

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

Appendix: Prior BAR Actions

February 21, 2012* – Prelim discussion of solar panels on the ice park building. BAR offered consensus support, approval pending a formal submittal of details.

March 20, 2012* - BAR approved (9-0) the application to install solar panels on the roof, as submitted.

May 30, 2013* – (215 West water Street) Administrative approval of lattice paneling at front patio.

May 17, 2016* – BAR denied (3-5) the application to remove the bushes on the Water St. entrance and create a patio space.

June 28, 2016* - Resolution of the planting locations.

* Unrelated to the CODE Building

April 18, 2017 – BAR approved demolition of 215 West Water Street (BAR 17-04-06) and 230 West Main Street. (BAR 17-04-05).

CoA reviews under BAR 17-08-01

August 15, 2017 – BAR held a preliminary discussion. No action was taken. Some comments were:

- The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.
- Go for higher in lobby area – it looks squished
- The massing is sensitive to the proportion of the mall, Water Street, and the walkway into the mall
- The garage feels a little out of place with how it sticks out from the façade, look at different options
- Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Also, keep the heights in mind when you are designing those spaces.
- Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)
- The BAR is very supportive of the massing submitted at the meeting, and they are grateful the applicant is looking at building it by-right

November 16, 2017 – Board of Zoning Appeals granted a variance to eliminate need for exactly three stories in the streetwall, and specified minimum/maximum heights allowed for three segments of the streetwall of the façade between the Mall and Water Street.

November 21, 2017 – BAR approved the massing, only as submitted, provided it complies with zoning regulations, and approved the schematic site plan.

March 20, 2018 – BAR approved the proposed details, including the supplemental drawings* provided at the [3/20/2018 BAR Meeting] provided they comply with zoning regulations. (*Addendum to submittal, dated 3/20/2018, Sheets #1-17). Approved (8-0). Proposed demolition of the side and rear wall at 218 West Main to come back as a separate COA request. This will include options for the treatment [preservation] of the front façade.

Applicant needs to provide to BAR information for review, including:

- Lighting
- Signage
- Clarification of the street trees along Water Street
- Treatment of the ground plane at the Mall entrance [to the courtyard] and at the parking garage entry [on Water Street]
- Clarify adjustments to the bus pullover [on Water Street]
- Further development of the roof configuration for the building fronting on Water Street; need to dematerialize the parapet at the uppermost level
- Details for the garage door (cut sheet)

June 19, 2018: BAR approved revisions, with the suggestion that landscape design add more trees to the mall end of the courtyard. The resolution of the tree grates needs to come back and be circulated for BAR review. Request that applicant assure that visibility issues along steps and edges will not later result in/require the installation of safety marking (for ex. yellow tape).

March 13, 2019: BAR approved revisions to the materials and design. (Rescheduled Feb meeting.)

Architectural And Historic Survey

Identification

STREET ADDRESS: 218-220 W. Main Street
MAP & PARCEL: 28-9.1
CENSUS TRACT AND BLOCK:
PRESENT ZONING: B-4
ORIGINAL OWNER: Alice B. C. Lewis
ORIGINAL USE: Retail Stores
PRESENT USE: Oriental Rug Store
PRESENT OWNER: Butler Griffin Limited Partnership
ADDRESS: P. O. Box 345
Charlottesville, Virginia

HISTORIC NAME: Lewis Building
DATE / PERIOD: 1901, 1981
STYLE: Victorian
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 42' x 115' (2830 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Fall 1981
SOURCES: City/County Records
Sanborn Map Co. - 1886, 1891, 1896, 1920

ARCHITECTURAL DESCRIPTION

This small duplex store building is two storeys tall and six bays wide. Construction is of brick laid in stretcher bond on the facade and in 6-course American bond elsewhere. It is painted brick red with yellow trim. The first level storefronts, set within a single mitered brick frame, have been remodeled several times. At one time, both had recessed central entrances. The store rooms have now been combined, and the entrance is deeply recessed in the eastern half of the western storefront. A stair entrance in the western half replaces the original one between the storefronts which has been bricked up. The eastern storefront is recessed and faced with weatherboarding below the display window. At the second storey level, the facade is recessed between corner piers. Windows are double-sash, one-over-one light, with concrete sills and lintels. Above the windows there is a single brick panel. The facade is crowned by a projecting wooden parapet cornice with modillions and dentil mouldings and a plain frieze. Behind it a metal shed roof slopes to the rear. All but one of the seven segmental-arched windows at the second level of the western elevation have been bricked up. The rear elevation is six bays wide with doors in the two center bays at both levels and 2-over-2 light windows in the side bays, all segmental arched. All the windows at the first level have been bricked up. A 2-storey shed-roofed porch covers the two center bays. The store room has a patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

There was s small store building on this lot when Alice B. C. Lewis purchased it in 1897 (City DB 8-250). It had been built between 1886 and 1891 on the site of a 2-storey residence. According to tax records and a party-wall agreement (DB 13-62), she replaced that store building with the present one in 1901. Mrs. Lewis died in 1917 (WB 2-97), and her heirs sold the building to Leggett's, Inc. in 1950 (DB 72-311, 155-56, 162-146). Leggett's Bargain Center occupied the combined store room for 20 years. The storefronts were rebuilt in 1971. Waterman Associates bought it in 1980 (DB 411-689), divided the lot, and sold the Main Street end with this building to Butler Griffin Limited Partnership in 1981 (DB 418-1). They have rebuilt the storefronts and completely renovated the building.

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Brands Hatch LLC. Applicant Name Frederick Wolf / Wolf Ackerman Design LLC

Project Name/Description CODE (formerly The Technology Center) Parcel Number 280009100, 2800010000, 280009000

Project Property Address 218-220 West Main; 230 West Main and 215 W. Water Street; Charlottesville VA 22902

Applicant Information

Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
Email: fw@wolfackerman.com
Phone: (W) 434.296.4848 (C) _____

Property Owner Information (if not applicant)

Address: Zero Court Square
Charlottesville, VA 22902
Email: william.foshay@feltongroup.org
Phone: (W) 434.270.8923 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature 9.29.20 Date

Frederick A. Wolf Jr 09/29/2020
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): BAR Amendment Submission: Water Street Gate to previous BAR approval for project on May 15, 2018

List All Attachments (see reverse side for submittal requirements): CODE: BAR AMENDMENT SUBMITTAL: WATER STREET GATE booklet dated 10.20.2020 (11 Pages)

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

PROJECT INFO

NAME OF DEVELOPMENT:	CENTER OF DEVELOPING ENTREPRENEURS
OWNER / DEVELOPER INFORMATION:	BRANDS HATCH LLC
PARCEL NUMBERS:	280001000 / 280009100 / 280009000
TOTAL ACREAGE:	0.88 ACRE
CURRENT ZONING:	D/H - DOWNTOWN HISTORIC
SPECIAL USE PERMITS:	N/A
PROPOSED USE:	RETAIL + COMMERCIAL OFFICE

CENTER OF DEVELOPING ENTREPRENEURS (CODE)
BAR AMENDMENT SUBMITTAL: WATER STREET GATE

GREGG BLEAM
LANDSCAPE ARCHITECT

TIMMONS GROUP
CIVIL ENGINEER

FOX & ASSOCIATES
STRUCTURAL ENGINEER

2RW CONSULTANTS
MEP ENGINEER

10.20.20

WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE
ARCHITECT

The CODE project – formerly the Charlottesville Technology Center – is well under way with its construction and slated for a summer 2021 substantial completion date. It received its original BAR approval on May 15, 2018 and had a minor amendment package approved on February 19, 2019.

As the Board is aware, our project includes a large exterior courtyard and a pedestrian 'gallery' in the middle of the building that allows people to pass from the Mall to Water Street through private property. The courtyard and the gallery are an important and unique part of the design. As an urban design gesture, this will help to extend the connectivity and walkability of downtown. Its rare that any private building provides for such public access through its site. We are proud of this feature. However, with such a space - management, security and privacy concerns also exist. Our team is eager to share this space (and the building) with the Charlottesville community, but we also need to provide the owner / building management team a way to control these spaces after hours.

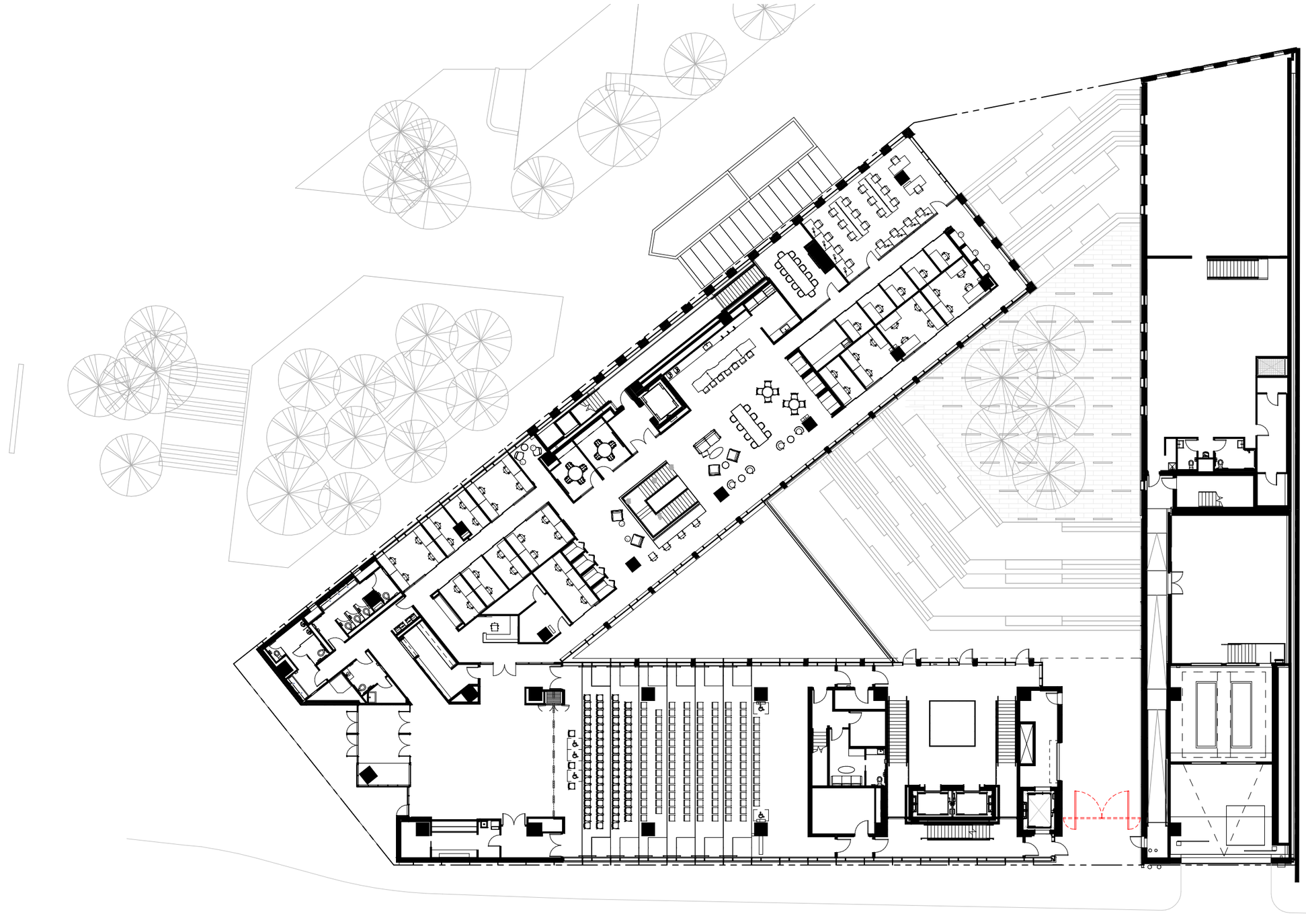
With this in mind, we have been asked by our client to design a simple gate located at the Water Street entrance to the courtyard that could be used in some instances to control or limit circulation through the space after hours and overnight. It would be set back from the building face and held within the 21' wide x 18'-6 high gallery walls. This gate would remain open during operational hours and special building functions as well as on weekends during the daytime. The gate will be fabricated in steel or aluminum and painted to match all other exterior metalwork. And when in its closed and in its locked position – the gate would still contain hinged egress doors at each side to provide emergency exits from the courtyard. It simply would not allow anyone to enter the courtyard from the Water Street sidewalk. Access to the courtyard from the Mall side will be managed with signage only, indicating hours of operation. In this way, the private courtyard space remains visually open while the gate at the top of the stairs and end of the gallery (visible from the Mall) indicates that the passage is closed for the evening.

We view this as a minor addition with limited impact on the spirit or function of the overall project as well as a reasonable request to help manage and control the use of the courtyard and gallery after hours. We hope you agree and approve as submitted. Thank you.

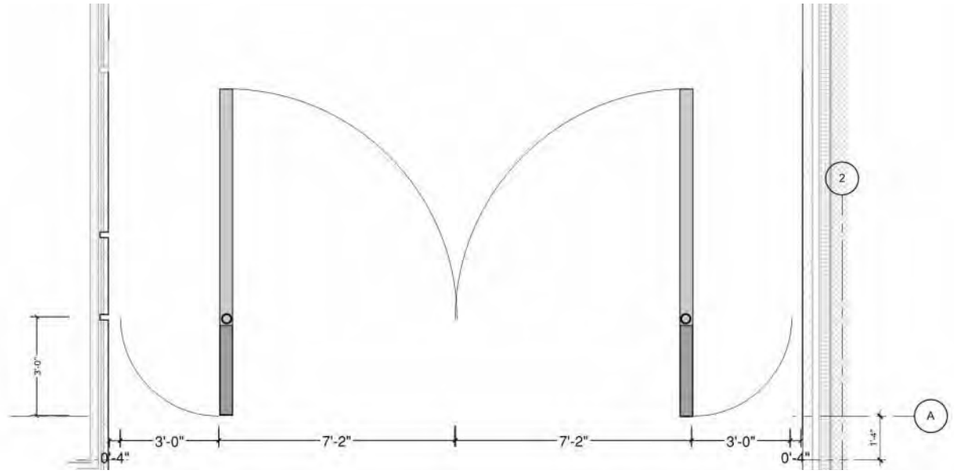
Sincerely,

Fred Wolf, AIA

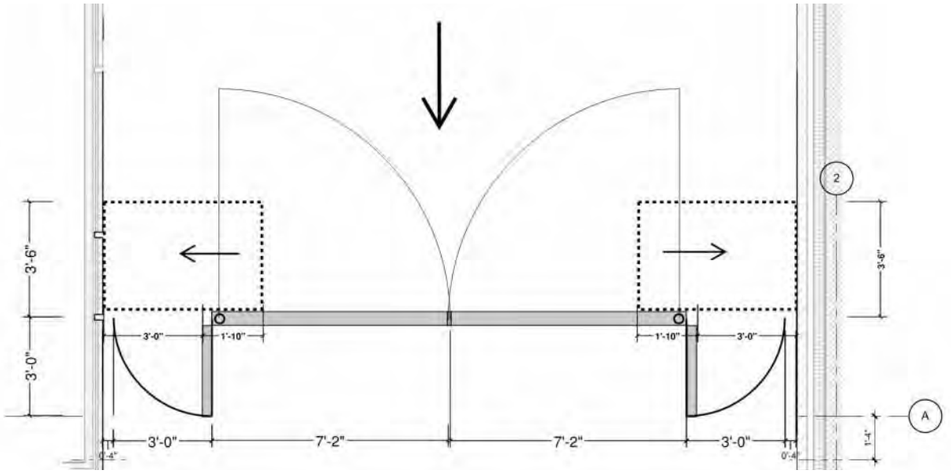
WOLF ACKERMAN



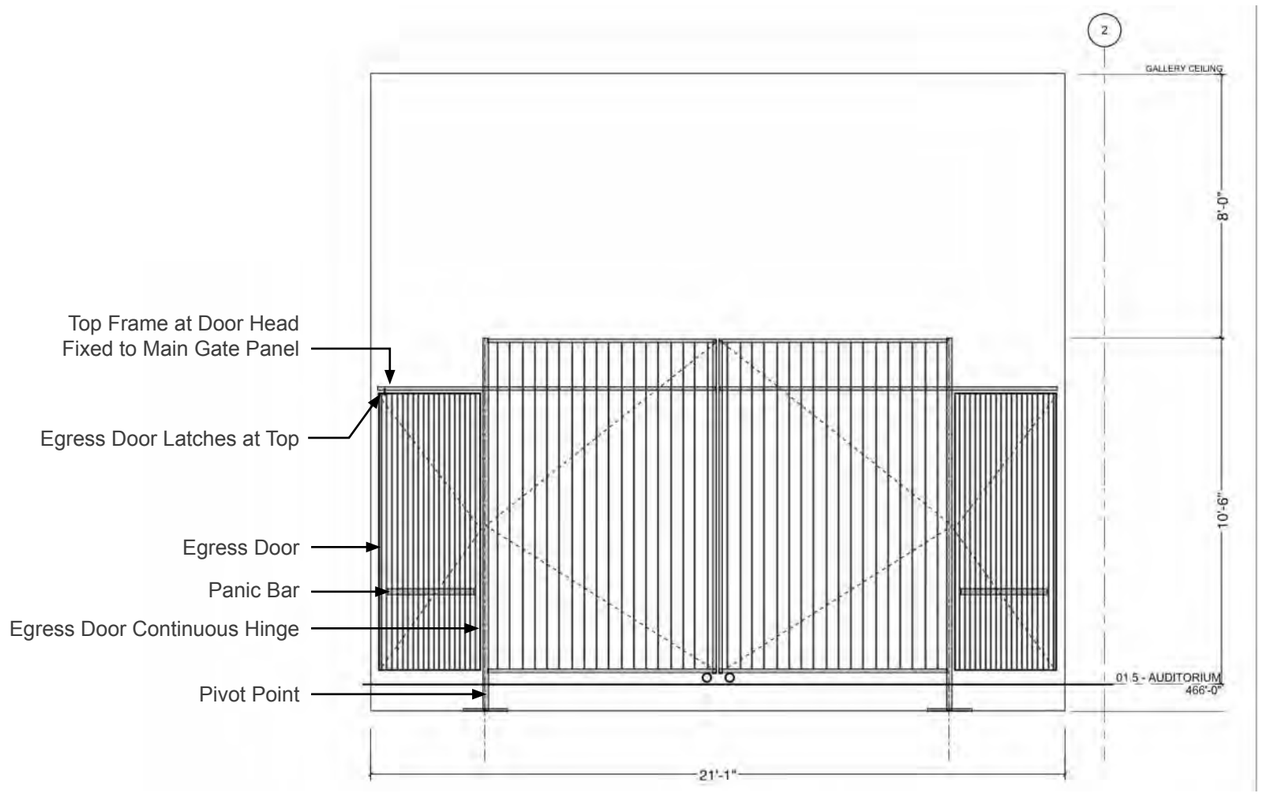
Gate Location



Plan - Gate Open



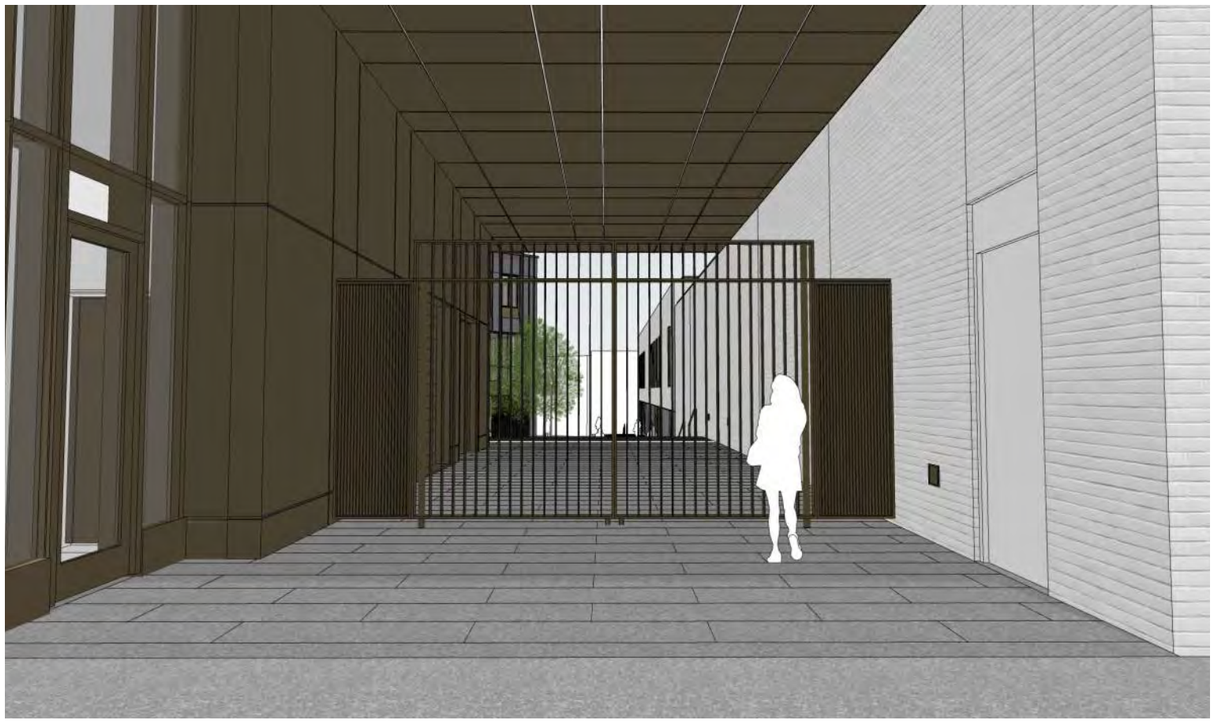
Plan - Gate Closed



Elevation from Water Street - Gate Closed

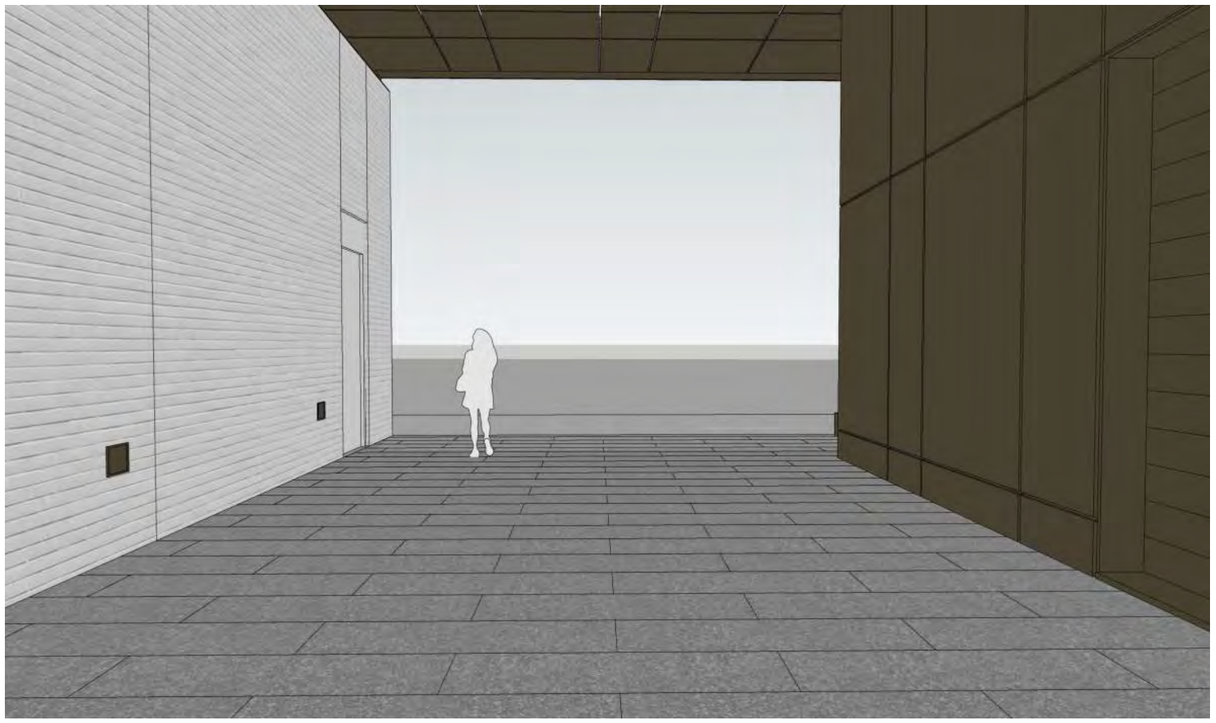
Before

Gate Open

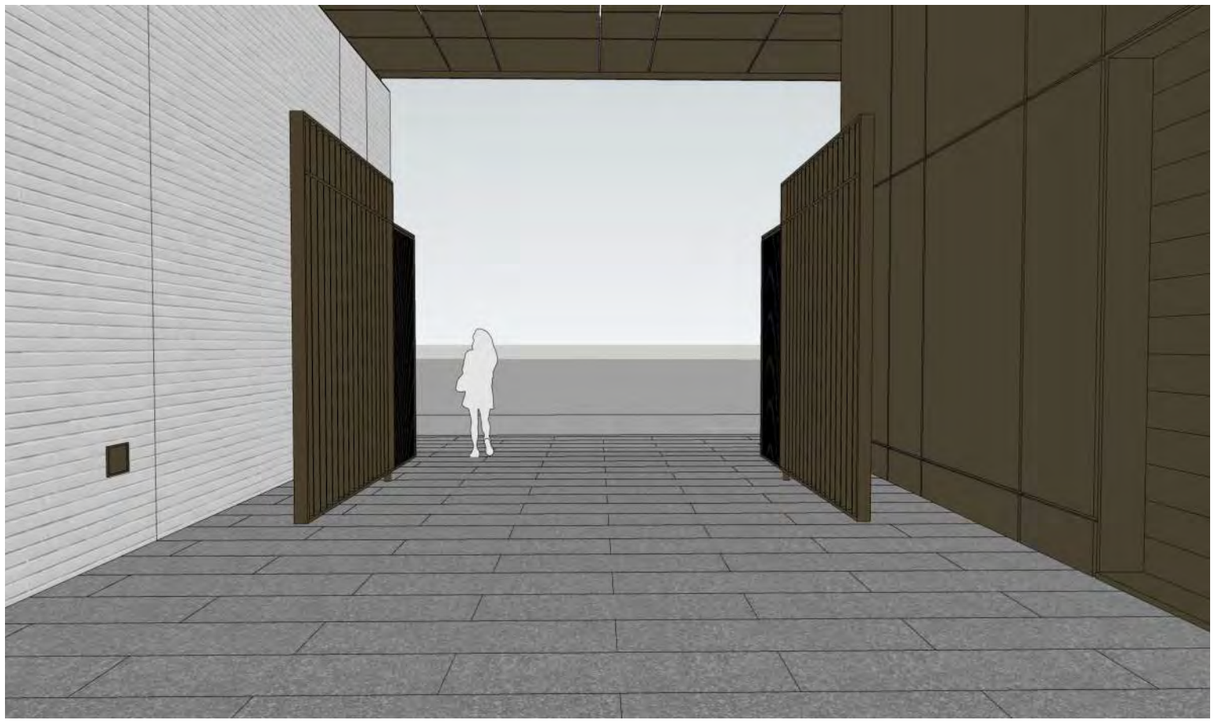


Gate Closed

Gate Closed - Egress Doors Open



Before



Gate Open

Gate Closed

Gate Closed - Egress Doors Open

Before

Gate Open

Gate Closed

Gate Closed - Egress Doors Open

106 Oakhurst Circle Preliminary Discussion

Discussion components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
October 20, 2020

Preliminary Discussion on Requested Certificate of Appropriateness
106 Oakhurst Circle, Tax Map Parcel 110005000
Oakhurst-Gildersleeve ADC District
Owner: 106 Oakhurst Circle LLC
Applicant: Patrick Farley
Project: Alterations and site work

Background

Year Built: 1922
District: Oakhurst-Gildersleeve ADC District
Status: Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (From the National Register nomination for the Oakhurst-Gildersleeve Neighborhood Historic District.)

Prior BAR Reviews

September 15, 2020 – BAR help a Primary Discussion on the materials submitted. Due to difficulty connecting on-line, the applicant was unable to participate.

Application

- Submittal: Patrick Farley Architect submittal dated 5 October 2020: Narrative; sheet 01 (house photos); sheet 02 (site photo); sheet 03 (reference details photos); sheet 04 (existing site plan); sheet 05 (proposed site plan), sheet 06 (alternate site plans); sheet 04 (floor plans); and sheet 08 (schematic views). (Eleven pages).

Preliminary discussion to review proposed alter the house into a two-family attached (duplex) dwelling. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version. Remove and replace the existing rear deck (not original) and construct a new exterior space accessible to both dwelling units.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to questions from the applicant and/or for recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: … (4) Development having a projected construction cost of three hundred fifty thousand dollars ($350,000.00) or more;

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size

a. Attempt to accommodate needed functions within the existing structure without building an addition.
b. Limit the size of the addition so that it does not visually overpower the existing building.

2) Location
    a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
    b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
    c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
    a. New additions should not destroy historic materials that characterize the property.
    b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
    a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
    a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
    a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 106 Oakhurst Circle

Property Addresses

Current - 106 Oakhurst Circle

County/Independent City(s): Charlottesville (Ind. City)
Incorporated Town(s): *No Data*
Zip Code(s): 22903
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): CHARLOTTESVILLE WEST

Property Evaluation Status

Not Evaluated

This Property is associated with the Oakhurst/Gildersleeve Neighborhood Historic District.

Additional Property Information

Architecture Setting: Town
Acreage: *No Data*
Site Description:

House is set back from sidewalk, gravel drive; mature oak trees and bushes.

Surveyor Assessment:

This ca. 1925 dwelling exhibits a combination of elements typical of the vernacular Colonial Revival and the vernacular Craftsman styles and is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: Contributing
Date of Construction: Ca 1925
Date Source: Site Visit/Map
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Craftsman
Form: *No Data*
Number of Stories: 1.5
Condition: Excellent
Threats to Resource: None Known
Architectural Description:

This 1 ½-story, 3-bay, symmetrical, vernacular Craftsman and Colonial Revival-style frame dwelling is very much intact. Constructed ca. 1925, the gable-roofed, stuccoed dwelling features the following details: asphalt shingle roofing, overhanging eaves with exposed rafter ends, a pent roof between the first and 2nd floor; an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gable hood supported by brackets. Triple 8 x 8 casement windows are found on first floor, while 8/8-sash windows on the second floor flank a central triple 8x8 casement bay. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular 1-story bay window supported by wooden brackets on the west end.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Asphalt	Shingle
Foundation	Solid/Continuous	*No Data*	Parged
Windows	Casement	Wood	Multiple-light
Chimneys	Central interior	Concrete	Stuccoed
Structural System and Exterior Treatment	Frame	Wood	Stuccoed
Windows	Sash, Double-Hung	Wood	8/8

Secondary Resource Information

Historic District Information

Historic District Name: Oakhurst/Gildersleeve Neighborhood Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: HD104-5092
Investigator: Kalbian, Maral
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2004
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Survey conducted for the city of Charlottesville in preparation of Preliminary Information Form

Project Bibliographic Information:

Name: Bibb, Eugenia
Record Type: Personal Papers
Bibliographic Notes: Bibb, Eugenia, "Field Notes," April 15, 2004. 1545 Dairu Road, Charlottesville, Va. 22903

Name: Sanborn Fire Insurance Maps
Record Type: Map

Name: Chville Assessors Records
Record Type: Local Records
Bibliographic Notes: Web Site

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

106 Oakhurst Circle - Schematic DRAFT 14 August 2020

PROJECT NARRATIVE

Vitals:

The subject property was developed as a single family home in 1922. Arts & Crafts in character, its primary materials comprise stucco cladding, painted wood trim, shingle roof (in need of replacement) and a combination of single-glazed wood window types (casement & double-hung). The original porch to the south appears to have been covered as there is evidence of an attached second story porch structure; however, there are no available records describing the architecture. The current zoning is R2U, which would allow either single or two-family use. The property has been used as a student rental home since at least 1996 and contains 3 bedrooms & 2.5 baths. Current off-street parking is capable of accommodating 2 cars, stacked.

Proposed Improvements

We propose to re-develop the property as a two-family attached (duplex) dwelling, with a "front" and a "rear" unit, in concert with off-street parking that could accommodate 5 to 6 average-sized vehicles. Central to our site strategy is the installation of a new driveway connecting from the existing driveway, so as to avoid alteration and impact to the public right-of-way. This will entail removal of the south porch and replacement with a shallower version. With the overarching goal of bringing a 20th Century home into the 21st, the existing dwelling will be fully renovated inside and out, along the lines of a "deep energy retrofit"; the defining elements of which have yet to be fully determined, but could potentially follow "Passivhaus" protocols. We also intend to remove and replace the existing rear deck (not original) with a new common exterior space that is accessible to both dwelling units. In concert with a re-imagining of the front yard and vehicular access, a ramped walk will be integrated for accessibility to one of the two dwellings.

The architecture

The existing dwelling is proposed to undergo minimal architectural change. As the existing shingle roof areas have reached the end of their useful life, we propose to replace all with a standing seam metal system, which is partly driven by the aforementioned energy efficiency agenda, as well as reducing the maintenance cycle. And, as noted previously, the south porch is proposed to be replaced; aside from the driveway accommodation, we seek a more intimate exterior space at the main level in concert with a second floor balcony and roof canopy supported by wood brackets in keeping with the existing character. The addition (unit #2) is proposed to contain the "DNA" of the original home, while evincing a quiet modernity that reflects its sense of connection with a restored landscape. The materials palette will comprise synthetic stucco and aluminum-clad windows of a

contemporary, low-profile. The dark blue-black finish of the existing accent trim will weave thru all trim, as well as the base of the new building. The roofing will be standing seam for uniformity throughout.

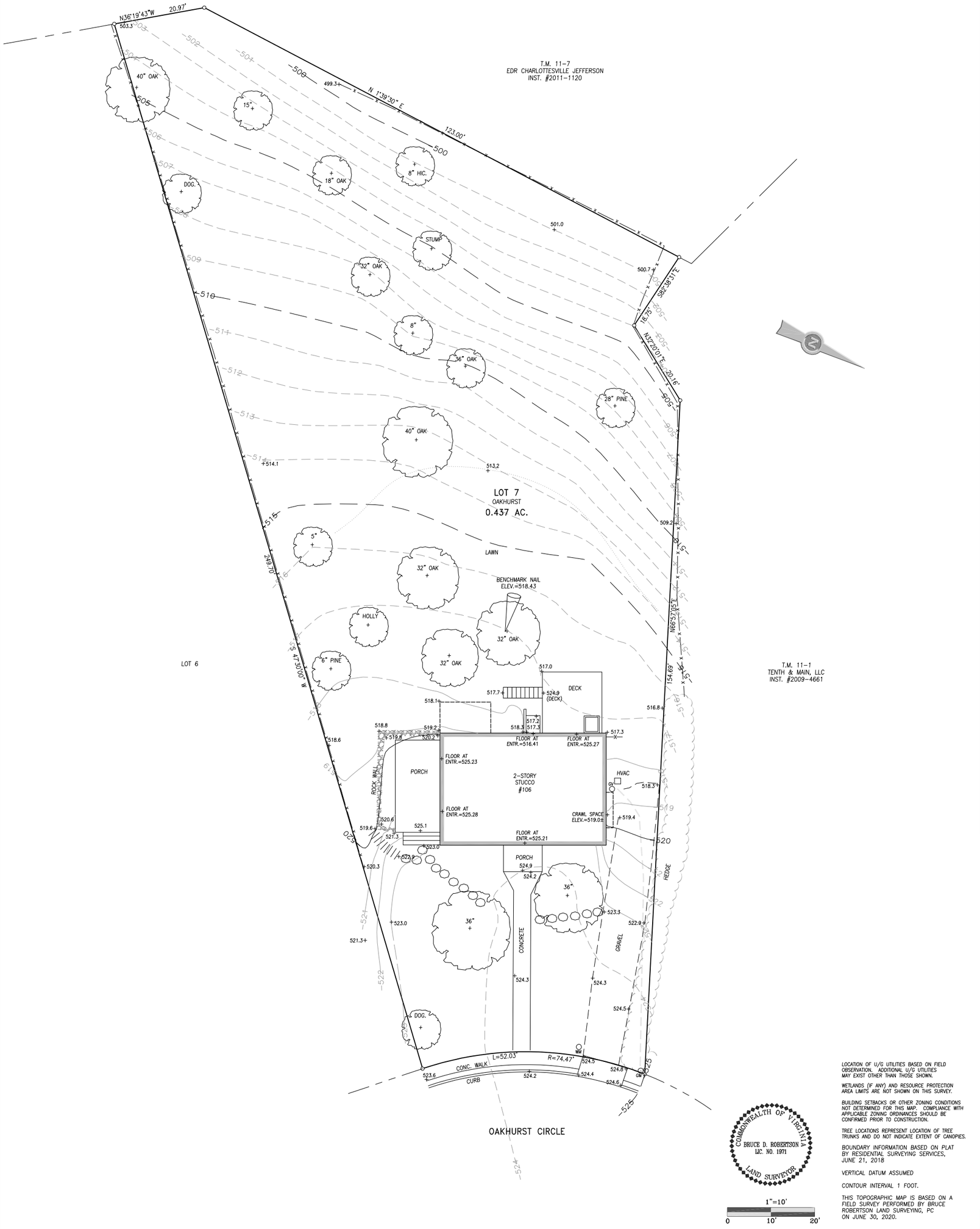
Site ecology

The existing landscape is defined by numerous mature White Oaks. However, the areas not currently in mowed lawn are primarily a mix of a few ornamentals (front yard) and a sloped rear yard slowly being overtaken by invasive non-native plants (English Ivy being dominant). Our site design entails removal of at least one large oak in the rear yard to facilitate off-street parking; however, we propose to atone for that loss partly by fully restoring the ecosystem to a native landscape, modeling an oak forest habitat. Ground covers and shrub layers will support the first trophic level of the food web, while new understory and additional canopy trees will increase overall breeding and nesting structure. The landscape goal is the site-at-large comprising three native garden spaces supporting the overarching agenda of biodiversity - - the entry yard, the central "tree court" and a restored rear yard of intense plantings, inclusive of a forest rain garden. Extending to the boundaries, the plan includes additional vegetated buffers via new shrubs and trees, as well as a "living fence" along the south boundary (108 Oakhurst). Related to this and our underlying stewardship goals, we are planning to remove the south porch in a "surgical" manner by saw-cutting the concrete top into masonry units that will then be re-purposed into the retaining wall required to resolved the grading at the new driveway. This will mitigate both the solid waste stream and the noise impact to those neighbors during the demolition phase.






EXISTING DWELLING



LOCATION OF U/G UTILITIES BASED ON FIELD OBSERVATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.

BOUNDARY INFORMATION BASED ON PLAT BY RESIDENTIAL SURVEYING SERVICES, JUNE 21, 2018

VERTICAL DATUM ASSUMED

CONTOUR INTERVAL 1 FOOT.

THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON JUNE 30, 2020.

COMMONWEALTH OF VIRGINIA
BRUCE D. ROBERTSON
LIC. NO. 1971
LAND SURVEYOR

1"=10'
0 10' 20'

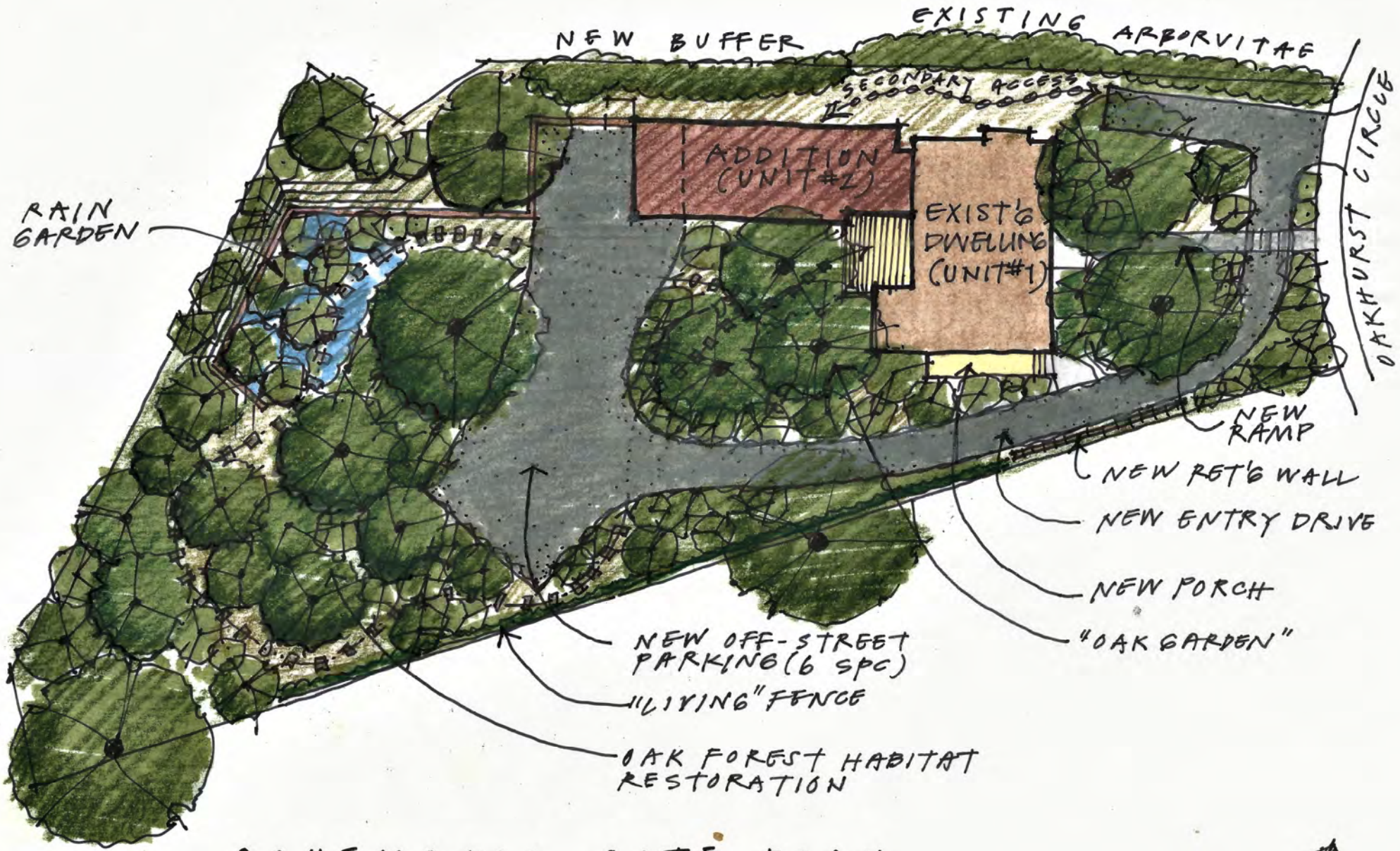
Bruce Robertson Land Surveying, P.C.
P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

SURVEY SHOWING EXISTING CONDITIONS ON PROPERTY LOCATED AT 106 OAKHURST CIRCLE LOT 7, OAKHURST

CITY OF CHARLOTTESVILLE, VIRGINIA

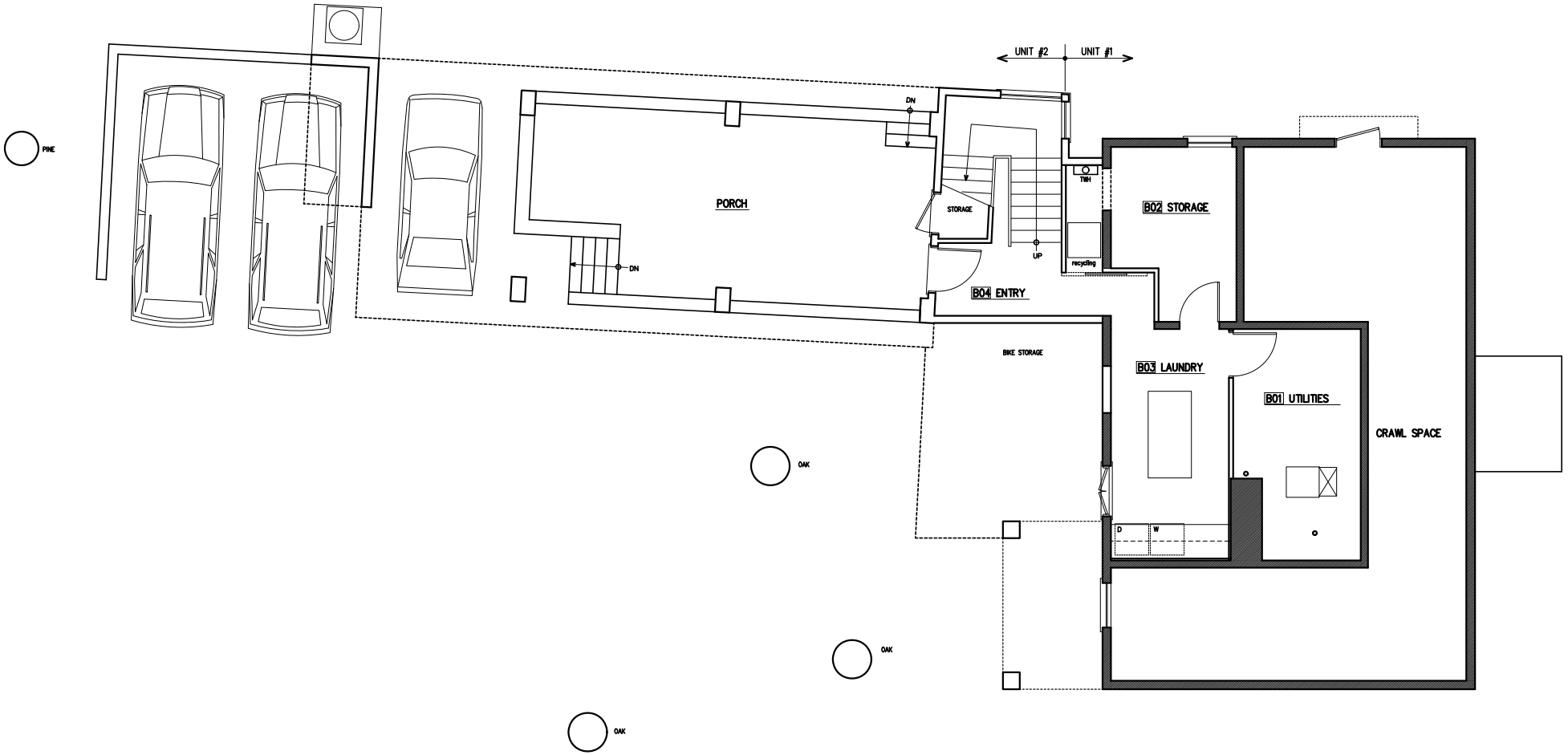
Date: 7/2/20
Scale: 1"=10'
Drawn: bdr

JN 20112



SCHEMATIC SITE PLAN

106 OAKHURST CIRCLE (PFA) 14 AUGUST 2020

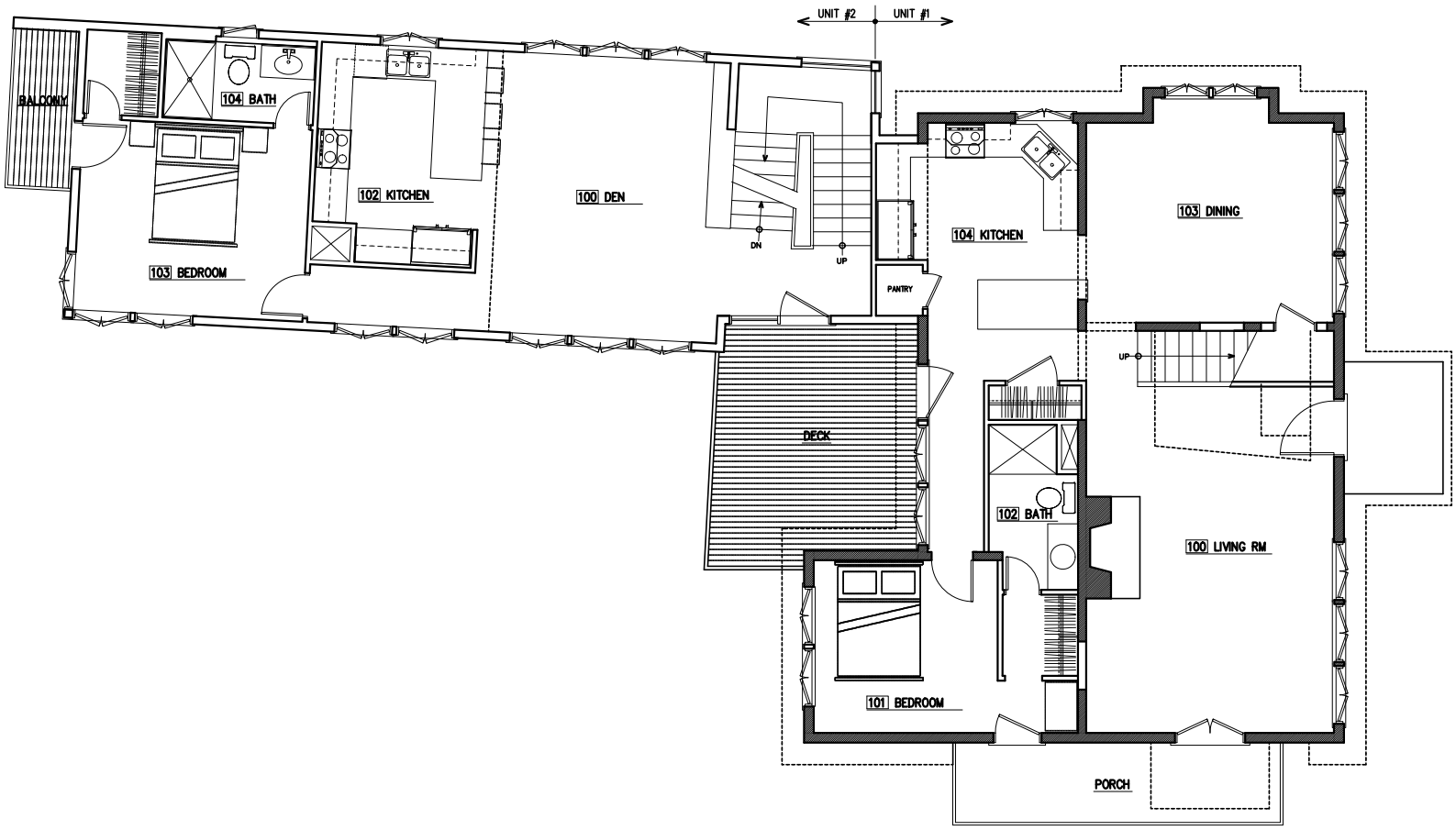


SCHEMATIC BASEMENT PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC

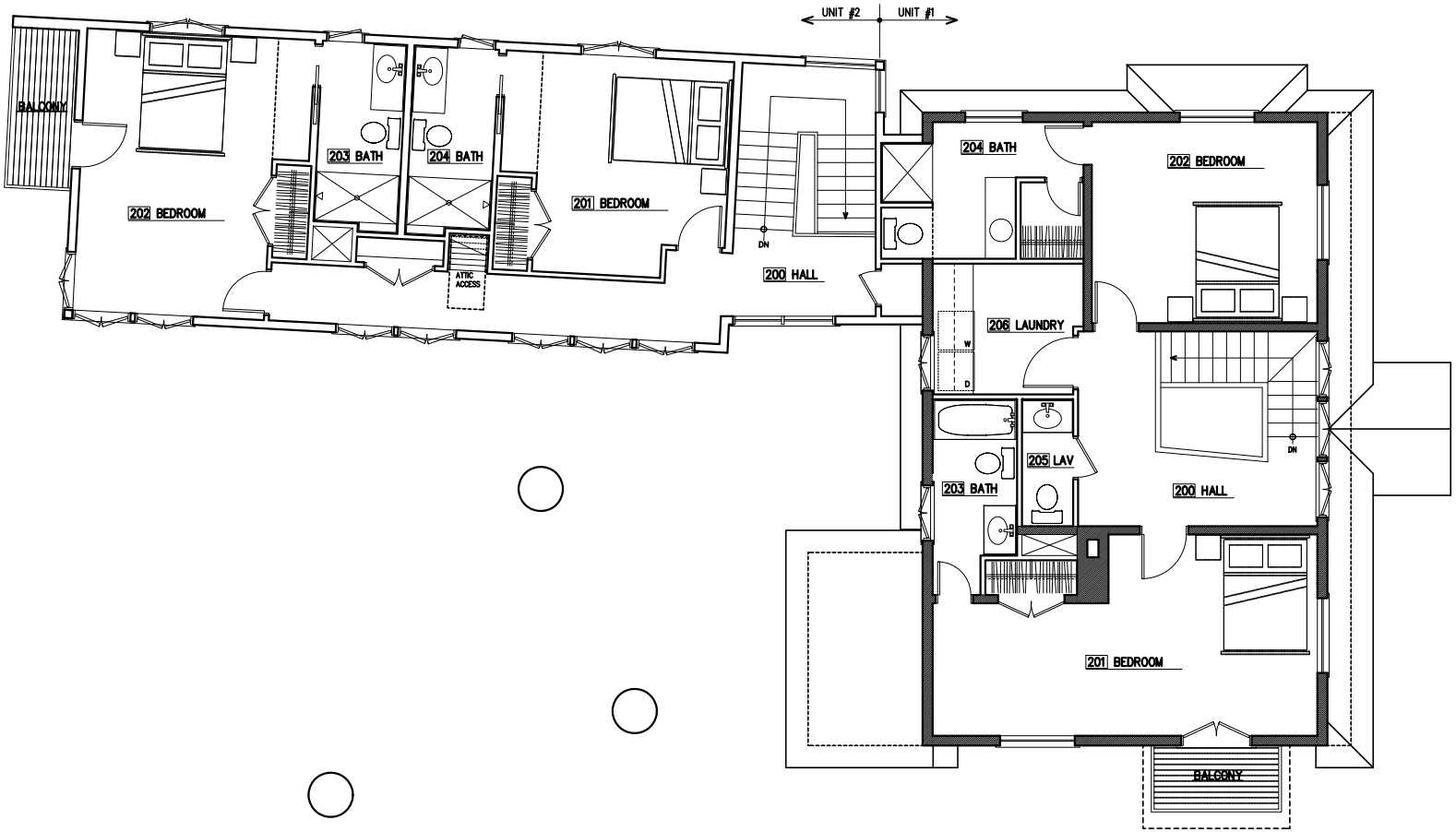


SCHEMATIC FIRST FLOOR PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC



SCHEMATIC SECOND FLOOR PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE

PATRICK FARLEY ARCHITECT, PLLC

City/County Courts Project Preliminary Discussion

Discussion components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Memo
October 20, 2020

Project Introduction
City County Courts Complex
350 Park Street, TMP 530109000
0 Park Street, TMP 530108000
614 E High Street, TMP 530111000
North Downtown ADC District
Owner: Co-owned by the City and County.
Project Rep: Eric Amtmann, Dalgliesh Gilpin Paxton Architects

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Background: 350 Park Street
Year Built: Levy Opera House 1852, Annex ca. 1980s
District: North Downtown ADC District
Status: Contributing

Background: 0 Park Street
Year Built: N/A, parking lot
District: North Downtown ADC District
Status: N/A

Background: 614 E High Street
Year Built: House ca. 1885
District: North Downtown ADC District
Status: Contributing

350 Park Street: Brick laid in American bond with a Flemish bond variant, three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crosette architraves, brick watertable. Greek Revival; built circa 1851; three-bay entrance porch with double-tired back porch added. [from VCRIS]

614 E High Street: A good example of the Vernacular style, the house is picturesque with its double gabled façade and ornately 5-bracketed cornice under the overhanging eaves. The two story three bay spacious house was originally U shaped, but numerous additions have been tacked on the rear. Stains on the front indicate that an earlier Victorian style porch once graced the house.

Prior BAR Reviews

350 Park Street

February 2003 – Prelim discussion. Temporary sally port and ADA ramp.
March 2003 - Prelim discussion. Permanent ADA ramp

614 East High Street

October 2005 – BAR approved shutters, front door replacement and painting.
January 2005 – BAR approved shutters for addition.

Attachments

- Images of existing conditions, prepared by BAR staff.
- Project team presentation: *Courts Complex Addition and Renovation*

Discussion

This presentation will allow the project team for the City-County Courts Complex to introduce to the BAR the scope of and schedule for this multi-phased project. At the completion of this discussion, no BAR action is required.

All of the project parcels, including the existing Albemarle County Courthouse, are within the City's North Downtown ADC District, and all of the existing structures are designated *contributing structures.* The City Code requires BAR approval for the exterior alterations to a property within the district and for the demolition of any *contributing structurers* within the district.

In brief, the BAR's role in this project will be as follows:

1. Evaluate the proposed demolitions of the Levy Building Annex at 350 Park Street and the existing house and addition at 614 East High Street. This includes existing landscaping, walls, etc.

   Pertinent Design Guidelines
   - Chapter 7 – Demolition and Moving

2. Evaluate the proposed new construction at 350 Park Street, 0 Park Street, and 614 E High Street, and any exterior alterations at the existing County Courthouse.

   Pertinent Design Guidelines
   - Chapter 2 – Site Design and Elements
   - Chapter 3 – New Construction and Additions
   - Chapter 4 – Rehabilitation
   - Chapter 6 – Public Design and Improvements

LANDMARK SURVEY

IDENTIFICATION

Street Address: 350 Park Street
Map and Parcel: 53-109
Census Track & Block: 1-103
Present Owner: Town Hall-Levy Opera House Found., Inc.
Address:
Present Use:
Original Owner: Charlottesville Town Hall Co.
Original Use: Town Hall

BASE DATA

Historic Name: The Levy Opera House
Date/Period: 1851-2
Style: Greek Revival
Height to Cornice: 48
Height in Stories: 3
Present Zoning: B-1
Land Area (sq.ft.): 56 x 112
Assessed Value (land + imp.): 12,300 + 13,890 = 26,190

ARCHITECTURAL DESCRIPTION

The Levy Opera House was the first building in Charlottesville to be designed with pilasters as the dominent architectural feature of the facade. The influence of this device was great. The Hughes House (c. 1853), Lyons Court (1858) and the Abell-Gleason House (1859) are a few examples of the "Pilastered Style" fashioned after the Levy Opera House. The pilasters of the Opera House are stuccoed and painted to make them outstanding and to create a portico effect. The four pilasters support a Tuscan entablature and a hipped roof which replaced the original Classical pediment. The Flemish bond brickwork is among the latest examples in the city. As a town hall, the town hall had a level floor, a stage with two curtains (one with advertising), fly decks, and benches for seats.

HISTORICAL DESCRIPTION

On July 9, 1851, the Trustees of the Charlottesville Town Hall Company, headed by Valentine W. Southall, purchased the lot from Samuel Leitch for $750 "for the purpose of building a town hall". In December, 1852, a notice was placed in the local paper by H. Benson that the newly completed town hall would be available to rent for lectures, concerts, and thespian productions. The building was sold in 1887 and opened in March, 1888, as an opera house. One year later Jefferson Monroe Levy of Monticello gained title to the property. He sold it in 1914 to E. G. Haden who turned the building into apartments. Deed references: ACDB 50-143, City DB 2-32, 27-46, 34-302, 37-218, 73-158, 116-341, 337-5, 337-574.

CONDITIONS

Poor

SOURCES

City/County Records
Alexander, Recollections, p.37.
Margaret F. Clark

Courts Complex Addition and Renovation

County of Albemarle and City of Charlottesville

FENTRESS ARCHITECTS

DALGLIESH GILPIN PAXTON ARCHITECTS

Fentress Architects
Design Architect, Architect of Record

- *Steve White* — Principal in Charge
- *Bill Boghosian* — Project Manager
- *Toriano Davis* — BIM Manager
- *Brian Chaffee* — Lead Designer
- *Betsy Petrusic* — Asst. Project Manager
- *Lauren Lee* — Interior Designer
- *Deborah Lucking* — Sustainability
- *Curtis Fentress* — PIC Design
- *Martin Eiss* — Project Architect

DGP Architects
Local Architect & Historic Preservation

- *Eric Amtmann*
- *Robert Paxton*
- *Roger Birle*

Fentress Incorporated
Courts Planner

- *Kurt Schlauch*
- *Matt Hemphill*

Lynch Mykins Structural
Structural Engineer, Blast

- *John Hancock*
- *Garrett Braun*

Newcomb & Boyd
MEP, Acoustics, A/V, IT, Court Technology, Telecommunications

- *Steve Bruning*
- *David Chandler*
- *Josef Henschen*
- *Donald Walker*
- *John Garretson*
- *Kris Kuipers*

Rhodeside & Harwell
Landscape Architect

- *Elliot Rhodeside*
- *Drew Taylor*

Simpson Gumpertz & Heger
Envelope, Historic Forensics

- *Jeffrey Kerr*
- *John Karras*

MCLA Architectural Lighting
Lighting Design

- *Maureen Moran*

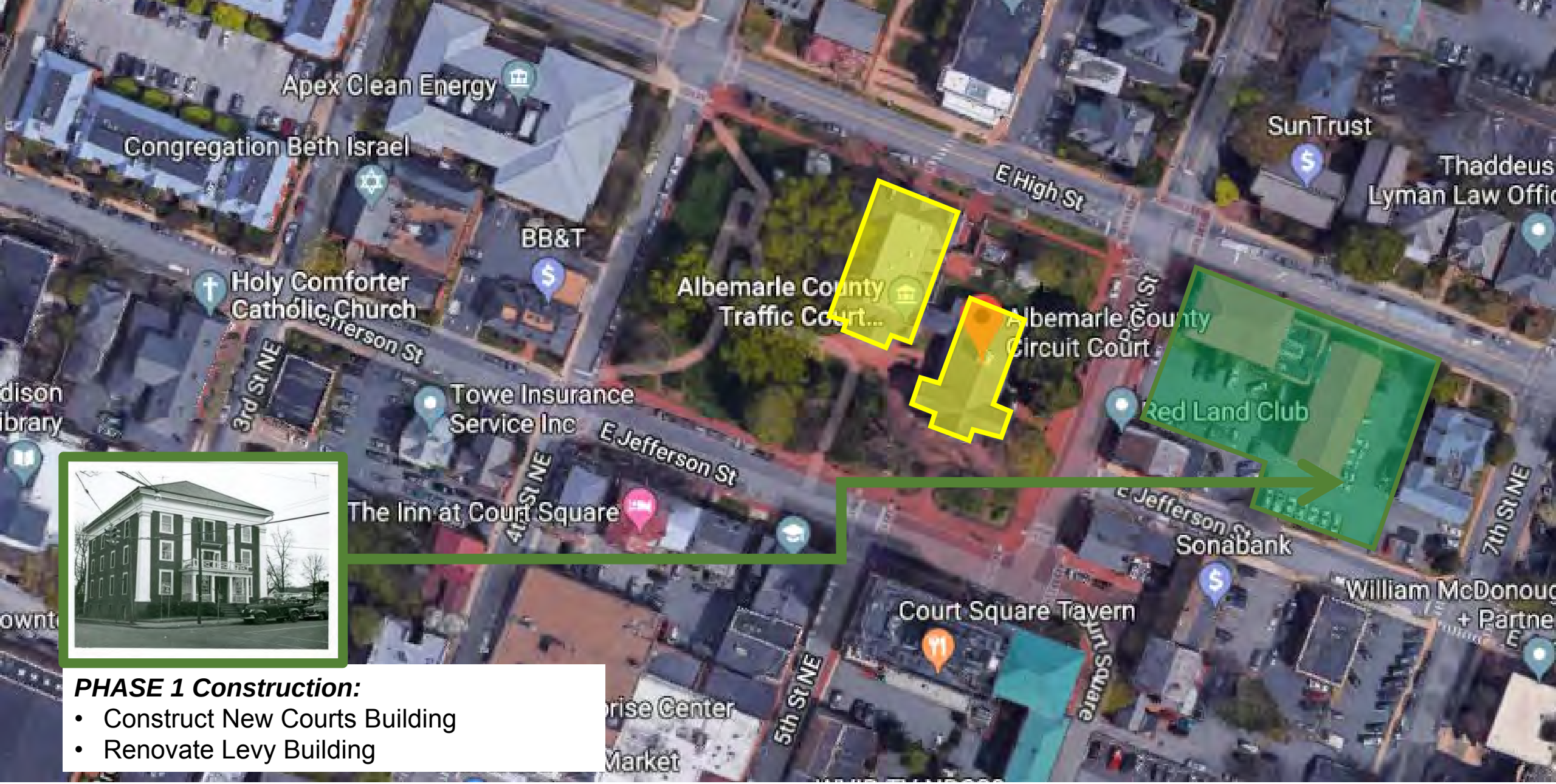
OCMI, Inc.
Cost Estimating, Scheduling

- *Tom Strandberg*

Timmons Group
Civil Engineer

- *Craig Kotarski*
- *Bruce McCloy*
- *Scott Dunn*
- *Joe Medley*

Albemarle Courts Phases



PHASE 1 Construction:

- Construct New Courts Building
- Renovate Levy Building

Albemarle Courts Phases

PHASE 1 Completion:

- Move County Circuit Court to new Courts Building (temporary)
- Move County General District Court to New Courts Building
- Move County CAO to Renovated Levy Building

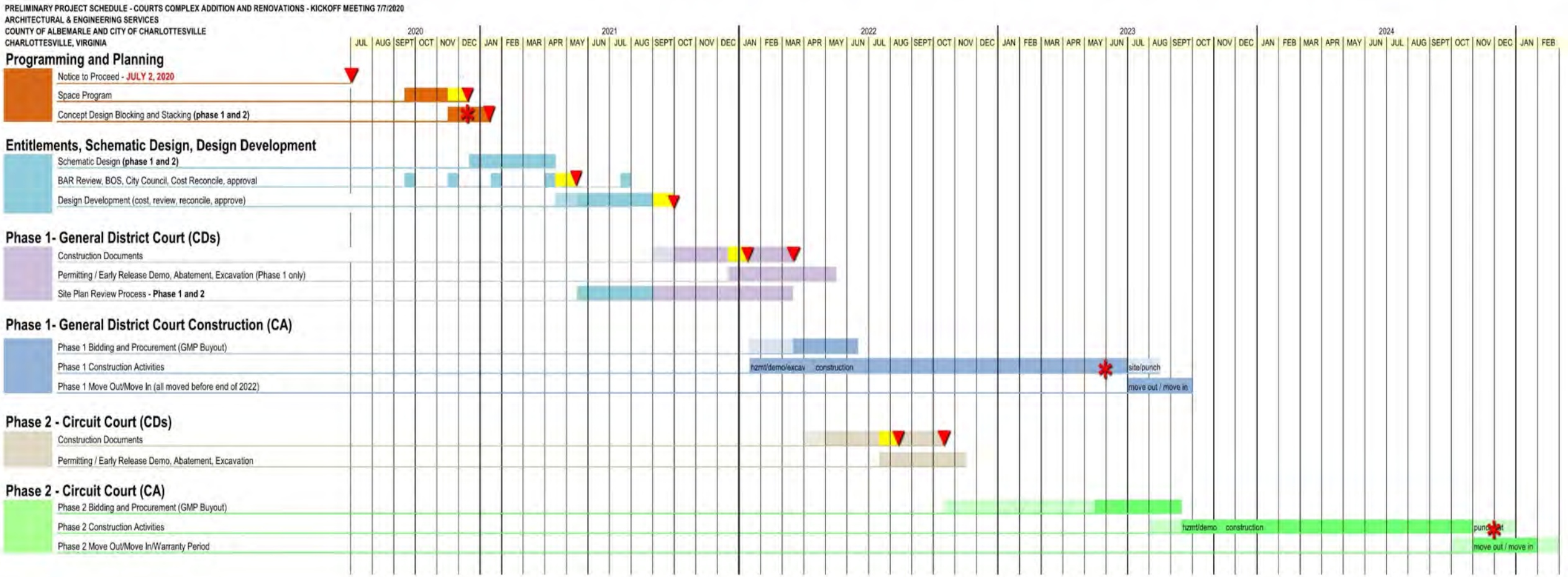
Albemarle Courts Phases

PHASE 2 Construction:

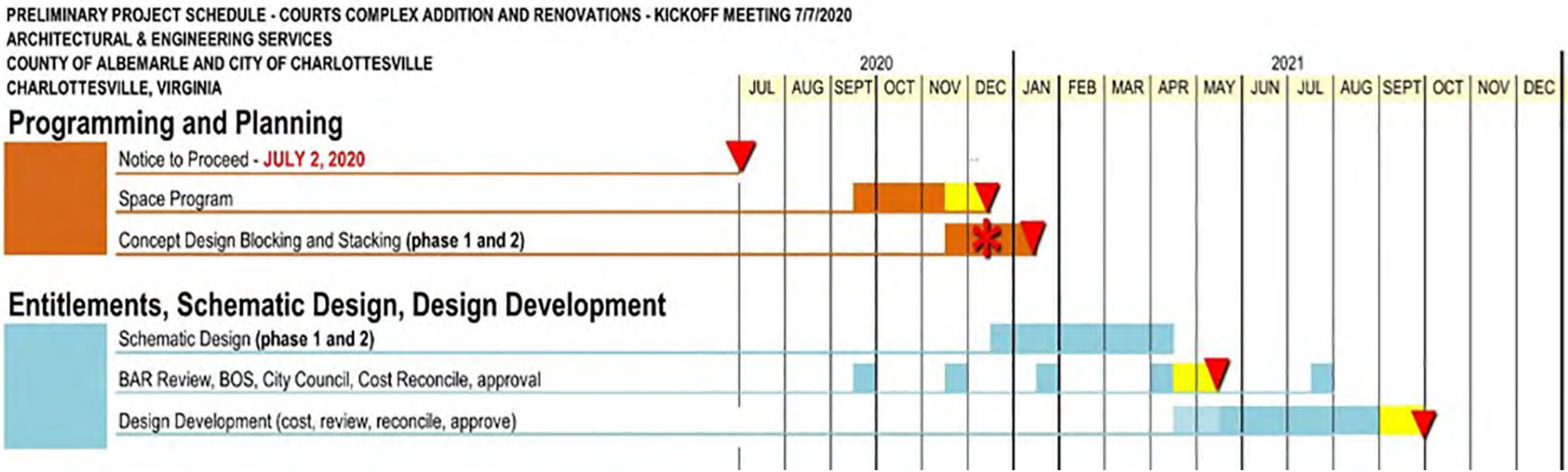
- Renovate County Circuit Court
- Renovate County District Court
- Construct Minor Additions for Accessible Entrances

Albemarle Courts Phases

Albemarle Courts Phases



Albemarle Courts Schedule Overview



Albemarle Courts Schedule Detail

Levy Building: Southwest Corner

Levy Building: Northwest Corner

Levy Building Annex: Northeast Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS

Levy Building Annex: East Facade

Levy Building Annex: Southwest Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS

Belmont Bridge Project Update

City of Charlottesville
MEMO

TO: Board of Architectural Review
FROM: Jeanette Janiczek, UCI Program Manager
DATE: September 28, 2020
SUBJECT: Belmont Bridge Replacement Project – Update on Final Certificate of Appropriateness

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ATTACHED:
1) Retaining Wall Plan Sheets 13(2A) – 13(2J)
2) Special Provision for Retaining Walls
3) Enhanced Pedestrian Access Structure
4) Roadway Lighting Plans 8(1) – 8(5-1)
5) Landscaping Plans 12(3) to 12(5)
6) Roadway Plans 3, 4 and 5

Attachments in prior memo.
BAR Aug 18, 2020 meeting.
See: https://charlottesvilleva.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aoid=693

7) Sheet 13(1)
8) Updated Special Provision for Retaining Walls
9) Knuckle Rendering
10) North Tunnel Rendering - we-ef QLS420
11) Brochure – we-ef QLS420

Attached

On August 20, 2019, the Board of Architectural Review (BAR) issued a Certificate of Appropriateness (COA) for the Belmont Bridge Replacement project with the following motion:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed bridge, lighting and site work satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application with the following additions.

- **That the striations will wrap the corners at the abutment, and should appear cut at any obstructions as discussed;***
- **That lamping for the pole lights will have a minimum 80 color rendering index (CRI), although 90 is preferred;**
- **The BAR strongly recommends review of the overhang at the knuckle to reduce the perceived heaviness of the beam, and to visually separate the beam from the parapet;**
- **The BAR to provide advisory review of the special provision for the concrete panels for the retaining wall system.**

Mohr seconded. Approved (8-0).

[* Specifically: A) At the two corners of the south abutment the striation pattern of the panels on the east and west walls will appear to wrap the corner onto the abutment wall under bridge; and B) where the striated wall panels meet the sloped parapet (above), the ground level (at the base), and an obstruction (a different, non-striated element that has been inserted onto or through the vertical plane of the striated wall--for example, the stairs and the bike/ped tunnels) the striation pattern will terminate as if cut, similar to a natural, exposed rock outcropping if cut for a road or bored into for an opening. Note: Refer to slides #3 and 19 of the presentation.]

Attached and below are responses to the additions raised by the BAR in the COA. These were presented at the BAR's August 18, 2020 meeting. Text in red is based on the discussion at the August 18, 2020 meeting, additional questions posed by the Board as well as follow-up responses by the project team.

1) **Retaining Wall Striations**

   Attached plan sheets 13(2A) to 13(2C) display the proposed panel layout of the three retaining walls, how the striations will be cut at the two pedestrian underpasses as well as the SW staircase and how the striations will be wrapped at the corners. Plan sheets 13(2D) to 13(2I) provide details on the 35 panel variations, their dimensions, and striation relief. Sheet 13(2J) provides further details on the corner detail and its mitered corner. These plan sheets reflect the direction provided by BAR and will be used to evaluate the Virginia Department of Transportation's Approved Wall System, Category A to be selected and submitted by the contractor.

   The Board requested clarification on the existing/new pedestrian underpasses and how the striations would terminate at each opening with a request for the underpasses' openings to extend past walls/striations end into sides of underpasses. Reviewed underpasses' vertical structures/arches would come precast, with walkways poured as CityMix concrete.

   Designers confirmed the pedestrian underpasses terminate in the same plane as the retaining wall panels; in other words, the panels directly abut the tunnels such that the shape of the tunnels will be visible and the exterior faces of the adjacent panels are flush with the ends of the tunnels. This is consistent with the interaction of the stairs and the retaining wall. Lengthening the south tunnel such that it extends beyond the retaining wall panels would require numerous adjustments to design details – ex. the sidewalk and curb that is adjacent to both ends of the southern underpass since it has been detailed to be flush with the underpass/panels. Fixed constraints including the private Monticello Road, needed stairs and right-of-way/easement which would not allow for extension and adjustments on the east side of the southern underpass (Parcel 001).

2) **Special Provision for the Retaining Walls**

   Attached is the Special Provision for the Retaining Walls that the BAR requested to provide advisory review. This Special Provision supplements the plan sheets and provides additional requirements that must be met for the City to accept the Retaining Wall – submittals, material/construction requirements, mockups, et cetera.

   The Board wanted to ensure panels are not coated, painted or stained – that the color is integral to the concrete.

   Both the retaining wall plans (sheet 13(1) - note 17) and the Special Provision indicate that the panels were to be coated with the specified color. This has been revised to

require integral coloring of the panels, both on the MSE wall plan sheet and in the Special Provisions (see revised sheets).

The Board did a RGB conversion to R91 G94 B86 for the color noted in the plans (C0.039, M0.0000, Y0.0825, K0.6196) and found the color darker than expected, but acknowledged this perception could change in production/field with natural lighting. Kimley Horn has revised the CMYK value to R94 G97 B89 which is a slightly lighter gray.

Board was assured that it has been reiterated to the bridge designer that color needs to match renderings previously presented to the Board and the public. The Board will be provided an opportunity to review the sample provided by the winning bidder during construction when it is being evaluated by the Architect and City (this will require short notice to the Board with a 3 day turnaround for comment).

The Board would also have opportunity to see the mockup consisting of 4 panels with corner piece and one corner detail. The contractor will be required to provide a 30 day notice as to when the mockup will be ready for review. Reiterated that the City must accept based on plans and Special Provisions that have been previously reviewed by Board.

3) **Overhang at the Knuckle**

The BAR has requested the overhang at the knuckle be reviewed to 1) reduce the perceived heaviness of the beam and 2) visually separate the beam from the parapet.

The following measures have been taken to achieve the aesthetic effect requested while maintaining the overhang's structural design:

- Added a mask wall at the west end of the pier/overhang to hide the ends of the beam (Sheet 9 – face of mask wall, Sheet 10 – Section C)
- Extended the deck 3" beyond the backwall on the pier/overhang to create a shadow line at the joint between the parapet, deck, and backwall (Sheet 15 – Transverse Section Span a)
- Added a taper to the south face of the columns at the pier (Sheets 9 and 10 – shows 3" tapers of each pier)

These details have been added to the attached Enhanced Pedestrian Access Structure plan sheets as noted above.

- The Board requested confirmation on location of mask wall and what the mask wall would be "masking."

An arrow has been added to the previous rendering to demonstrate where the mask wall will be and what it will be hiding – constructed at the end of the pier cap to hide the ends of the beams of the knuckle structure. The mask wall cannot extend to the west side of

the knuckle to hide the side of the beams due to anticipated impacts to the existing retaining wall and the lack of means to support it behind the retaining wall.

- The appearance of the piers/beams of Knuckle as seen from Water Street was discussed with questions on if they appear monolithic/flush with one another and is there a reveal between the two.

The plans previously had the piers and beams appearing monolithic/flush with one another as there are no reveals specified within the pier. The reveal was limited to the interaction between the deck and the top of the pier/backwall. Based on comments from the Board, a tooled construction joint will be added which will provide chamfers on both sides of the joint between the piers and the beams.

- Anywhere a joint is allowed/expected between concrete pours – BAR would like that expressed with blocking. Either want no joint or, if a joint is allowed/expected, then make it apparent (form follows function).

The plans previously allowed for a construction joint at the top of the columns/bottom of the pier cap, and there is a permissible (contractor's option) construction joint at the top of the pier cap/bottom of the backwall (see attached rendering for locations and identification of each element). Based on comments from the Board, a tooled construction joint will be added which will provide chamfers on both sides of the joint if the contractor elects to use a permissible construction joint at the top of the pier cap/bottom of the backwall.

- The Board wanted a description of canting of piers.

The canting of the columns was to eliminate any shadows at the tie in with the pier cap because the pier cap is wider than the columns. Constructing the columns with the slope shown allows for the exposed face (from Water Street) to be flush with the exposed face of the pier cap. Sheet 9 of 42, section C shows the top of the columns/piers are 3" wider than the bottom of the columns/pers.

- The Board requested confirmation that the parapet & railing of the mainline bridge matches that of the Knuckle.

There is a reveal (or deck extension) at the bottom of the parapet and deck on the knuckle and the mainline bridge as requested by the Board. When viewed from Water Street, the parapet & railing will look the same whether on the mainline or the Knuckle.

4) Lighting Plan

Kimley Horn has confirmed that the pole lights, KIM Lighting Ouro LED, have a minimum 80 color rendering index. This detail can be confirmed on Roadway Plan Sheet 8(2A).

Accepted as presented.

Updates to the Plans

As the plan set has been refined, certain adjustments have been made in response to changed, existing conditions or due to other technical issues (such as items no longer being manufactured). These changes are outlined below and illustrated in the attached plan sheets.

1) Lighting Along Water Street

The City has recently replaced existing lighting along the south side of Water Street, east of the bridge with the current residential lighting fixture contained within the City's Standards and Design Manual. This lighting will be extended further west on both sides of Water Street under the bridge for a total of nine fixtures. The fixture specification is located on plan sheet 8(2A) and their locations can best be seen on sheet 8(4-2).

Accepted as presented.

2) Lighting at Downtown Transit Station

The Transit Station has its own lighting fixture on the northern side of Water Street, west of the bridge. One of the existing fixtures needs to be relocated and it was proposed to add one other, new light fixture further east to meet photometric measures on illumination. We have coordinated with the Facilities Department to ensure the current, replacement fixture is specified on sheet 8(2B).

The current light fixture specifies NW (4000k) LED and the Board requested if WW (3000k) LED could be specified. The Board did not want these different LEDs to be interspersed – but uniform in installation. It was confirmed the 2 light fixtures currently being replaced by Facilities had been received and were delivered with the NW (4000k) LED. The 2 new light fixtures being installed with the bridge project will be specified as WW (3000k) LED and it was requested future light fixtures will be specified as WW (3000k) LED. The new WW (3000k) LED fixtures will be on the eastern end of the string and as fixtures are replaced the new LEDs will be installed from the east so the fixtures will not be interspersed.

3) Lighting with existing Pedestrian Underpass

The existing Pedestrian Underpass will be extended to the east which will require the addition of 2 new light fixtures. When contacting the manufacturer, we were notified the existing fixture is no longer in production. Kimley Horn was able to identify a similar fixture, a we-ef QLS420, which is shown on sheet 8(2F). The project will add two of these fixtures and replace the existing twelve fixtures to ensure a cohesive appearance within the tunnel.

The Board requested how high/low is the light that is thrown from new fixture within the existing Pedestrian Underpass. A model rendering (attached) was created to display how the light will illuminate the top and bottom of the tunnel. Because the fixture will be mounted just a few feet above the pedestrian surface, and because of the sloped rocks on the side of the tunnel, neither the forward throw of light from the bottom of the fixture nor will the light shining up will be in pedestrians' eyes. This fixture was selected because of its safety glass lens as well as metallic cover to shield the LED fixture from pedestrians' eyes. A brochure is attached with additional details on light distribution.

4) Mezzanine Lighting

Previously, the light fixture being used within the staircases, the SPI Eco Effect EEG11953 found on sheet 8(2D), was proposed for the mezzanine. To improve illumination and reduce the number of light fixtures by 15, a new light fixture, the Tryg Exterior Wall Elegant, also shown on sheet 8(2F) is proposed at the locations on sheet 8(4-2).

The Board expressed several concerns about this substituted fixture:

- Concerned light would be installed 5.5' above mezzanine floor – light could shine in peds eyes, easy to vandalize, could be bumped into as an ADA violation.
- Could a cover be used to avoid light shining out into eyes?
- Would prefer lights installed under bridge shining down. Harder to maintain but also harder to vandalize.

The SPI Echo Effect was substituted once it was realized the concerns/difficulty of embedding any light fixture within the wall bordering the mezzanine. A surface-mounted fixture was needed and the Tryg Elegant was selected to be cohesive with the SPI family while minimizing the obstruction into the pedestrian walkway area and reducing the overall number of needed fixtures. A ceiling-mounted fixture was not selected for several reasons: mounting location options were restrictive, installation above the retaining wall would have created a dark area over most of the mezzanine, trying to aid with facial recognition in this area which requires light to be directed out, not just up and/or down.

After hearing the Boards concerns, the we-ef QLS420 (being proposed in the existing Ped Tunnel) can also be used in this area to address many of the Board's concerns. The fixture specifications will be modified to the appropriate wattage and the light distribution changed to a rectangular forward throw to avoid the up-lighting though we will lose some facial recognition provide by the SPI Echo Effect (light no longer directed out). Putting a cover over the SPI Echo Effect would block most of the light from the fixture. Since the pathway on the mezzanine is 10' wide, the additional protrusion of the we-ef QLS420 (3.74" vs 1.9") does not result in an obstruction per ADA.

5) Bridge Pier Lighting

The locations of the previously approved light fixture to highlight the bridge piers have been finalized and are shown on sheet 8(4B).

Accepted as presented.

6) Landscaping

The Tree Commission reviewed the landscaping plans one additional time and requested as many large, shade trees as possible – particularly along South Street. The project team was able to add a few additional shade trees by adjusting the location and size of some trees which also required the adjustment (reduction) of shrubs and groundcover proposed. The species of landscaping proposed within the project remains the same as previously reviewed plans. Landscaping plans can be found on sheets 12(3) to 12(5).

Accepted as presented. The Board was supportive of adding more shade trees and understood the need to reduce shrubs and groundcover to accommodate the change.

7) Bollards

Previously, bollards were proposed in a semi-circular arrangement. After speaking with the bollard manufacturers, it was determined the bollards need to be installed in a straight line to properly protect against collisions coming from the side/off-center. Bollards can be seen on sheets 3, 4 and 5.

Accepted as presented. The Board raised no issue with reconfiguring the bollards as it was a small detail and related to safety.

8) Traffic Signal at East Market Street/9th Street Intersection

The Belmont Bridge Replacement project was replacing half of this intersection (one pole with 2 mast arms in SW corner) with the East High Streetscape replacing the other half (one pole with 2 mast arms in NE corner). Due to timing issues with the East High Streetscape project, Belmont may need to replace the entire intersection. This would result in reconstructing the NE corner per East High Streetscape's proposed roadway section (curb would extend further into the roadway) which would allow for ADA compliant curb ramps/access while avoiding overhead utilities. All equipment would remain the same in terms of aesthetics – such as black, powdercoated poles – but the signal poles would be reconfigured with one pole with 1 mast arm on the NE corner and another pole with 1 mast arm on the SE corner.

STATE	FEDERAL AID		STATE		SHEET NO.
	ROUTE	PROJECT	ROUTE	PROJECT	
VA.	—	BR-5104 (159)	20	0020-104-101, B601	13(1)

GENERAL NOTES

1. Specifications
   Construction - Virginia Department of Transportation Road and Bridge Specifications, 2020
   Design - AASHTO LRFD Bridge Design, 8th edition, 2017; and VDOT Modifications
2. These plans are incomplete unless accompanied by the Supplemental Specifications and Special Provisions included in the contract documents.
3. The minimum design life of M.S.E. wall shall be 100-year.
4. The M.S.E. Wall Quantity (s.f.) is based on Limits of Measurement from top of wall to top of leveling pad.
5. ⊗ Denotes items to be paid for on the basis of plan quantities in accordance with current Road and Bridge Specifications.
6. ◒ Denotes Boring Location.
7. ◆ Denotes Settlement Plates
8. Settlement Plates shall be Std. SP-1 and in accordance with VDOT Road and Bridge Specifications, Section 303. Settlement plates shall be provided at the locations indicated in the table.
9. The Contractor shall select an M.S.E. wall system from the Approved Retaining Wall Systems List, Category A, from the VDOT Manual of Structure and Bridge Division; Part 11: Geotechnical Manual for Structures, Issued 2/3/2017. The supplier shall be included on approved retaining wall system list dated 2/3/2017.
10. The term M.S.E. Wall shall be considered identical to the pay item Retaining Structure.
11. Complete working drawings/shop plans and design calculations shall be submitted to the Engineer for review and approval prior to beginning wall work.
12. The anticipated M.S.E. Wall total settlement is a maximum of 1½ inches at Abutment A and 3 inches at Abutment B.
13. Geotechnical boring data is available for review in electronic form. These boring logs, although not included in these drawings, shall be considered a part of the bid documents. For further information, please contact the Engineer of Record.
14. Prior to wall construction, the foundation shall be compacted with a smooth wheel vibratory roller. The drums of the roller should be ballasted and each pass of the roller should overlap one half the width of the previous pass. The roller shall make at least ten passes over the proposed wall foundation zone. No density test will be required. Any foundation soils found to be unsuitable shall be removed and replaced with select material Type I minimum CBR of 30.
15. Remove unsuitable or unstable foundation material below the bottom of the wall and replace with select material prior to wall construction. Compact the foundation area according to the VDOT Specifications.
16. The minimum required depth of undercut shall be as denoted in the table on this sheet. Remove unsuitable or unstable foundation material below the bottom of the wall and replace with select material prior to wall construction. Compact the foundation area according to VDOT Specifications. The lateral limits of excavation are generally 3 feet beyond the face of the wall and 0.7OH behind the wall face, Additional localized excavation may be required depending on the site conditions at the time of construction.
17. Concrete coloring shall be a grey as identified by Red/Green/Blue (RGB) values (R94, G97, B89). The color shall be integral with the concrete. A sample shall be provided to the Engineer prior to fabrication for approval.
18. Vertical slip joints shall be detailed by Contractor's wall designer to accommodate construction phasing corners, abrupt changes in wall height, adjacent structures or walls, and subsurface utilities as required.
19. Joints in the Moment Slab shall be located at a minimum distance of 20 feet from the vertical slip joints.
20. Rustication treatment shall be determined prior to construction beginning. Forms and liners shall be approved by the Engineer of Record.
21. Minimum panel design thickness is 6.0 inches. Thickness of concrete must increase to accommodate any architectural surface finish that may be specified.
22. Reinforcing steel in the rail curb, M.S.E. coping, terminal walls, parapets and the moment slabs shall be CRR (Corrosion Resistant Reinforcement) Class I.
23. All concrete shall be class A4 including face panels, copings and moment slabs.
24. All reinforcing steel not required to be CRR shall be deformed and shall conform to ASTM A615 Grade 60.
25. A geotextile shall be used as a separator between the mechanically stabilized earth mass and the subbase.
26. Provide drainage details such as perforated pipe underdrain and/or drainage blanket based upon field conditions.
27. All panel types and other related elements shall be detailed on shop drawings.
28. Minimum M.S.E. strap length shall be 0.70 x wall height or 8 feet, whichever is greater.
29. During simultaneous construction of drainage structures and M.S.E. walls, care shall be taken during placement of M.S.E. wall fill and straps to avoid drainage structures.
30. All trees located within M.S.E. wall reinforcement must have soil suitable for planting 3 feet in depth above M.S.E. wall fill.
31. Coping shall not be placed until sufficient monitoring data has been reviewed and approved by the Engineer of Record.
32. The M.S.E. Wall as shown is only schematic. Actual details shall be designed by the Contractor and submitted for approval by the Engineer.
33. M.S.E. wall systems shall be designed for parapet, coping and moment slab loads.
34. Lateral pressure arising from surcharge loading shall be added to the earth pressures to determine the total lateral pressures that the walls must resist. In addition, transient loads imposed on the walls by construction equipment during placement and compaction of backfill shall be taken into consideration during design and construction. Heavy construction equipment shall not be allowed within 5 feet of the walls. Compaction within 5 feet of the walls shall be performed with a hand operated tamper or small roller compactor.
35. M.S.E. wall acute corner at Abutments shall be designed as bin structure with at-rest earth pressures from top to bottom. Slip joints shall be added at acute corners.
36. M.S.E. wall supplier shall be responsible for the design of moment slabs. All quantities including concrete and rebar for the moment slab shall be included in the cost per square feet of retaining structure.
37. For light pole anchorage locations, see lighting plans.
38. For limits of overexcavation, see profile sheets.
39. Modify M.S.E. walls, rail curbs, and moment slab at drainage structures and light poles as required to avoid impacting or damaging drainage structures and light poles.
40. The M.S.E. wall designer shall consider the additional load imposed on the M.S.E. structure from the soil-pile interaction during thermal bridge loading. Anticipated thermal movement is 0.90 inches in each direction along the construction baseline of the bridge. The designer shall incorporate into the M.S.E. wall design the additional minimum loads imposed at each pile location as shown. All design calculations and details shall be prepared in accordance with AASHTO Specifications and shall be sealed by an Engineer licensed to practice in the Commonwealth of Virginia. These design details and calculations shall be submitted in accordance with Specification Section 105 for review.
41. The Contractor shall determine all dimensions and details necessary for installation.
42. Settlement is expected to occur during construction of M.S.E. walls and embankment fill. As such, no waiting period prior to placing other structure components of the planned construction is required.
43. For M.S.E. wall typical sections see sheet 13(2K).
44. When the M.S.E. wall reinforcing straps are metallic, they shall be placed with at least 3" clear to the pile and the pile sleeve. Where 3" clear cannot be obtained using a maximum 15 degree splay, the minimum clear can be reduced, but shall not be less than 1". The M.S.E. wall manufacturer shall reduce the tensile resistance of all reinforcement by the cosine of the 15 degree maximum splay angle in the strap design.
45. For locations of undercut refer to the roadway cross sections.

ESTIMATED QUANTITIES

Pay Item Code	13815	60621	00200
Location	Mechanically Stabilized Earth (M.S.E.) Wall	NS Railing	Settlement Plate
	s.f.	l.f.	ea.
Wall A	8,820	521	-
Wall B	6,901	406	-
Wall C	1,225	-	-
Wall D	1,121	-	-
Wall E	816	-	-
Wall F	4,058	313	-
Total	22,941	1,240	9

SETTLEMENT PLATE LOCATIONS

Station	Offsets
15+75	30 ft Left, 0 and 30 ft Right
19+15	20 ft Left and 25 ft Right
20+15	28 ft Right and 45 ft Right
20+75	30 ft Right and 50 ft Right

Stations are along 9th Street Construction ℄.

PAC PLANS

THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

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No.	Description	Date
	Revisions	

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
STRUCTURE AND BRIDGE DIVISION

M.S.E. RETAINING WALL GENERAL NOTES

Designed: PDC	Date	Plan No.	Sheet No.
Drawn: JJK	May 2020	302-08	13(1)
Checked: SAD			

SPECIAL PROVISION FOR
MECHANICALLY STABILIZED EARTH WALLS (CONCRETE PANEL FACING)
Belmont Bridge
Charlottesville, Virginia

1.0 DESCRIPTION

This work shall consist of furnishing and constructing Mechanically Stabilized Earth (MSE) Walls in accordance with these specifications and in reasonably close conformity with the lines, grades, dimensions, and design shown on the plans or established by the Engineer. This specification is intended to cover MSE walls utilizing discrete concrete panel facing as approved by VDOT Structure and Bridge Division.

2.0 SUBMITTALS

The Contractor shall submit working drawings, shop plans, and design calculations, signed and sealed by a Virginia Registered Professional Engineer, to the Engineer for review by the City. The Contractor shall allow 30 days from the day the submittals are received by the City for review and approval. Fabrication or any wall construction shall not begin prior to the approval of the design, working drawings and shop plans. Approval of the Contractor's working drawings and shop plans shall not relieve the Contractor of any of his responsibility under the contract for the successful completion of the work.

2.1 Working Drawings and Shop Plans

The working drawings and shop plans shall reflect all information needed to fabricate and erect the walls including:

a. Elevations at the top of wall at all the horizontal and vertical break points and at intervals not exceeding 50 feet along the wall;

b. Elevations at the top of leveling pad step breaks;

c. Elevation of the finished grade in front of the wall;

d. The number, size, type, length, and details of the soil reinforcing elements in each design section;

e. The locations and sizes of all pipes, utilities, drainage facilities, overhead sign footings, piles, and landscape trees that will be penetrating the wall face or within the soil reinforced mass;

f. Typical cross-section or cross-sections showing the elevation relationship between ground conditions and proposed grades;

g. Details for construction of wall around obstructions (i.e. drainage facilities, utilities, overhead sign footing, piles, drilled shafts, landscape trees) within the reinforced backfill;

h. Details pertaining to coping, parapets, railing, as required by the contract plans;

i. Shape, dimension, surface relief design and designation of wall panel;

j. Details of the architectural or finish treatment supplied.

2.2 Design Calculations

The proposed design shall satisfy the design parameters and requirements in the plans and in the special provisions. Complete design calculations shall include the most critical geometry and loading combination for each design section that exist during construction and at the end of construction.

3.0 MATERIALS

The Contractor shall decide to purchase or manufacture the facing elements, metallic reinforcing mesh or strips, geosynthetic geogrids or geostrips, connection devices, joint materials, and all other necessary components. Material not conforming to this section of the specifications shall not be used without the written consent from the Engineer.

3.1 Reinforced Concrete Face Panels

Concrete for face panel units shall be Class A4 conforming to the requirements of Section 217 of the Specifications except that the maximum water/cement ratio shall be 0.47.

Panel steel reinforcement shall meet the requirements of Section 223 of the Specifications. If corrosion resistant reinforcing (CRR) steel is required, adequate separation between CRR steel and metallic connection devices and lifting device shall be provided.

Panel steel reinforcement, connection devices, and lifting devices shall be set in place to the dimensions and tolerances shown on the plans prior to casting.

Where reinforced concrete panels encounter an obstruction, or where the panels meet the coping/parapet and the ground line, the panels shall terminate as if cut.

3.1.1. Testing and Inspection

The Contractor or his supplier shall furnish facilities and shall perform all necessary sampling and testing in an expeditious and satisfactory manner. Panels will be considered acceptable for placement in the wall when control cylinder tests exceed 85% of 28 day design strength requirements and meets all other requirements as outlined below.

3.1.2. Casting

Concrete panels shall be cast on a flat area; the front face of the form at the bottom and the back face at the upper part. Galvanized connection devices shall be set on the rear face. The concrete in each unit shall be placed without interruption and shall be consolidated using an approved vibrator, supplemented by such hand-tamping as may be necessary to force the concrete into the corners of the forms and prevent the formation of stone pockets or cleavage planes. Clear form oil of the same manufacture shall be used throughout the casting operation.

3.1.3. Curing

Panel units shall be cured in accordance with the requirements of Section 404.03 (k) of the Specifications. Any panel concrete placement that does not reach specified design strength within 28 days will be rejected as determined by concrete control cylinders.

3.1.4. Removal of Forms

The forms shall remain in place for a minimum of 20 hours or when control cylinder tests

indicate that the concrete has attained at least 20% of the 28-day design requirement in accordance with the requirements of Section 404.03 (j) of the Specifications.

3.1.5. Concrete Finish and Tolerances

Unless otherwise shown on the plans, concrete surface for the front face shall be a Class 1 finish conforming to the requirements of Section 404 of the Specifications or as detailed on the plans and a uniform surface finish on the rear face. Rear face of the panel shall be screeded to eliminate open pockets of aggregate and surface distortions in excess of 1/4 inch. For design intent, see MSE wall rendering drawings (included as an attachment to this special provision).

Precast Concrete Facing Panel:

- Panel Size: 50 square feet, 5 feet height by 10 feet long
- Panel Types: 21. Surface Relief Design of each panel type to be as indicated on drawings.
- Panel Color: Color shall be grey as identified by Cyan/Magenta/Yellow/Black (CMYK) value (C0.039, M0.0000, Y0.0825, K0.6196). Color shall be integral to the concrete. A sample shall be provided to the Architect and City for approval. Coping shall receive the same integral coloring as the concrete panels.
- Panel Layout at each MSE Walls (A to F): panels to be layout as indicated on Wall Elevation – Panel Layout drawings. Provide a numbered panel layout drawing for fabrication and erection purpose.
- Concrete panel coping shall be provided along the top of the wall, unless noted otherwise. The joint between all coping segments shall be sealed to prevent infiltration of water into the retaining wall backfill.
- Mock-Ups: Provide mock-ups for evaluation of finish and configuration. Mockups will be reviewed by the Architect, Engineer, City and Board of Architectural Review.
  - Size: 1 Facing Panel Type 5 with at least three adjacent panels (for a total of four panels in the mockup) and 1 corner panel
  - Do not proceed with panel fabrication until workmanship is approved by Architect and City.
  - Rework mock-up as required to produce acceptable work.
  - Retain mock-up during construction as quality standard.

3.1.6. Tolerances

All panel units shall be manufactured within the following tolerances:

- Lateral position of connection devices within 1 inch.
- All other panel dimensions within 3/16 inch.
- Squareness, as determined by the difference between the two diagonals, shall not exceed ½ inch.
- Surface irregularities on smooth formed surfaces measured on a length of 5 feet

shall not exceed 1/8 inch. Surface irregularities on textured-finish surfaces measured on a length of 5 feet shall not exceed 5/16 inch.

3.1.7. Rejection

Panel units will be subject to rejection because of failure to meet any of the requirements specified above. In addition, any of the following defects will be sufficient cause for rejection:

- Defects that indicate imperfect molding.
- Defects such as chipped or broken concrete.
- Defects indicating honeycombed or open texture concrete.
- Color variations on the front face of panel due to excess form oil or other reason.

3.1.8. Marking

The date of manufacture, production lot number, and piece mark shall be clearly scribed on the rear face of each panel unit.

3.1.9. Handling, Storage and Shipping

All panel units shall be handled, stored and shipped in such manner as to eliminate the danger of chipping, cracks, fractures and excessive bending stresses. Panel units shall be removed from casting beds by an approved four-point pick up method. Panel units in storage shall be supported on firm blocking to protect the panel connection devices and the exposed exterior finish.

3.2 Steel Soil Reinforcing and Connection Devices

3.2.1. Metallic Reinforcing Strips

Reinforcing strips shall be hot rolled or cold formed from bars or coil to the required shape and dimensions. Their physical and mechanical properties shall conform to ASTM A-36, ASTM A- 572 Grade 65, or ASTM A-1011 Grade 65. Galvanization for reinforcing strips shall conform to the requirements of ASTM A-123 and the minimum coating thickness shall be 2 oz/sf (or 3.4 mils).

3.2.2. Metallic Reinforcing Mesh and Bar Mats

Reinforcing mesh shall be shop fabricated of cold drawn steel wire conforming to the requirements of ASTM A-82 and shall be welded into the finished mesh fabric in accordance with the requirements of ASTM A-185, except that, the minimum average shear stress of the weld shall be at least 35,750 psi. The reinforcing mesh manufacturer shall provide certification that the minimum average weld shear strength is adequate for the proposed design and provides a reasonable safety factor.

Galvanization shall be applied after the mesh is fabricated and conform to the requirements of ASTM A-123 and the minimum coating thickness shall be 2 oz/sf (or 3.4 mils). Any damage to the galvanizing shall be repaired in accordance with the requirements of Section 233 of the Specifications.

3.2.3. Tie Strips/Lug

Tie strips/lug shall be shop fabricated of hot rolled or cold formed steel conforming to the requirements of ASTM A-570, Grade 50 or ASTM A-1011 Grade 50. Galvanization shall conform to ASTM A-123 and the minimum coating thickness shall be 2 oz/sf (or 3.4 mils).

3.2.4. Fasteners

Bolts and nuts shall conform to the requirements of ASTM A-325, ASTM A-449, or ASTM A- 563 and shall be galvanized in accordance with ASTM A-153 and minimum coating thickness of 2 oz/sf (or 3.4 mils).

3.2.5. Connection Devices

Connection loop shall be fabricated of cold drawn steel wire conforming to the requirements of ASTM A-82 and welded in accordance with the requirements of ASTM A185. Connector bars shall be fabricated of cold drawn steel wire conforming to the requirements of ASTM A-82 and galvanized in accordance with ASTM A-123.

All connection devices shall be galvanized in accordance with the requirements of ASTM A- 123 or approved equal and minimum coating thickness shall be 2 oz/sf (or 3.4 mils).

3.3 Geosynthetic Soil Reinforcing and Connection Devices

3.3.1. Geogrids

Geogrids shall be structural geogrids formed by uniaxially drawing a continuous sheet of high-density polyethylene material. Geogrids shall be a regular network of integrally connected polymer tensile elements with aperture geometry sufficient to permit significant mechanical interlock with the surrounding soil or rock. Structure of geogrid reinforcement shall be dimensionally stable and able to retain its geometry under manufacture, transport and installation.

3.3.2. Geostrips

Geostrips shall be structural geostrips made of high-tenacity polyester fibers with linear low- density polyethylene coating. Geostrips shall have high resistance to deformation under sustained long-term design load and shall also be resistant to ultraviolet degradation, to damage under normal installation practices and to all forms of biological and /or chemical degradation.

3.3.3. Delivery, Storage, and Handling

The Contractor shall check the geosynthetic soil reinforcement upon delivery to assure that the proper grade and type of material has been received. Rolled geosynthetic soil reinforcement shall be stored in accordance with the manufacture's recommendations. During all period of shipment and storage, geosynthetic soil reinforcement shall prevent wet cement, epoxy and like materials from coming in contact with and affixing to the geosynthetic soil reinforcement.

3.3.4. Connection Devices

Connection devices, such as bars, pins, plates etc, shall consist of non-degrading polymer and be made for the express use with the geosynthetic soil reinforcements supplied.

3.4 Joint Materials

3.4.1. Joint Cover

If required, cover all joints between panels on the back side of the wall with a geotextile meeting the requirements for drainage fabric as specified in Section 245. Use adhesive approved by the manufacturer to attach the geotextile to the panel. The minimum width and lap shall be 12 inches.

3.4.2. Bearing Pads

Provide in horizontal joints between panels preformed EPDM (Ethylene Propylene Diene Monomer) rubber pads conforming to ASTM D-2000 Grade 2, Type A, Class A with a minimum Durometer Hardness of 70, or HDPE (High Density Polyethylene) pads with a minimum density of 0.946 g/cm3 (or 59.06 lb/ft3) in accordance with ASTM 1505.

3.4.3. Joint Filler

If required, provide flexible foam strips as recommended by wall manufacturer for filler for vertical and inclined joints between panels, and in horizontal joints where pads are used, where indicated on the plans.

3.5 Select Backfill Material

Select backfill material used in the structure volume shall be reasonably free from organic material, shale or other poor durability particles and otherwise deleterious materials. The backfill shall conform to the following grading as determined by AASHTO T-27:

Sieve Size	Percent Passing
4"+	100
No. 40	0 - 60
No. 200	0 – 15

+ The maximum soil particle size for polymeric geosynthetic soil reinforcement shall be 3/4 inch unless full scale installation damage tests are conducted in accordance with ASTM D5818.

The Plasticity Index (P.I.) of the backfill material as determined by AASHTO T-90 shall not exceed 6.

Backfill material shall exhibit an angle of internal friction of not less than 34 degrees, as determined by the standard Direct Shear Test, AASHTO T236, on the portion finer than the #10 sieve, using a sample of the material compacted to 95 percent of AASHTO T99, Methods C or D with oversized correction, at optimum moisture content. No testing is required for material containing VDOT #57 aggregates or larger Open-Graded Coarse Aggregates in VDOT Road and Bridge Specifications.

Backfill material shall have a magnesium sulfate soundness loss of less than 30 percent after four cycles.

Additionally, the backfill material shall conform to the following electrochemical requirements:

- For metallic soil reinforcements:

Requirements	AASHTO Test Methods
a) pH range between 5.0 and 10.0	T289
b) Resistivity greater than 3,000 ohm-cm	T288
c) Chlorides less than 100 ppm	T291
d) Sulfates less than 200 ppm	T290

e) Organic Content less than 1%	T267

If resistivity is greater or equal to 5000 ohm-cm, the chlorides and sulfates requirements may be waived.

- For geosynthetic soil reinforcements:

Polyolefin Polymer (Polypropylene and High Density Polyethylene):

Requirement	**AASHTO Test Methods**
a) pH range between 3.0 and 11.0	T289

Polyester polymer:

Requirement	**AASHTO Test Methods**
a) pH range between 3.0 and 9.0	T289

The Contractor shall perform analysis tests for each source of material and shall perform such additional tests to assure conformance whenever the character of the select backfill material changes. All tests shall be performed by laboratories that are AASHTO Materials Reference Laboratory (AMRL) accredited.

The Contractor shall furnish the Engineer a Certificate of Compliance certifying the furnished select backfill materials comply with the aforementioned requirements. Test results performed by the Contractor necessary to assure contract compliance shall also be furnished the Engineer.

3.6 Cast-In-Place Concrete

Concrete for leveling pads and wall top coping shall be Class A3 conforming to the requirements of Section 217 of the Specifications. Coping shall be colored to match the concrete panels; see section 3.1.5 above for color requirements.

3.7 Moment Slab Reinforcing Steel

Corrosion resistant reinforcing (CRR) steel meeting the requirements of Section 223 of the Specifications shall be used in moment slab and shall be the same type of CRR steel specified for parapet as shown on plans.

3.8 Coping Reinforcing Steel

Class I corrosion resistant reinforcing steel meeting the requirements of Section 223 of the Specifications shall be used in coping.

4.0 CONSTRUCTION REQUIREMENTS

4.1 Wall Excavation

Wall excavation shall be unclassified in accordance with the requirements of Sections 506 and 401 of the Specifications and shall be performed in reasonably close conformity to the limits and construction stages shown on the plans.

4.2 Foundation Preparation

The foundation for the structure shall be graded level for a width equal to or exceeding the length of reinforcement or as shown on the Plans. Prior to wall construction, the foundation shall be compacted in accordance with the embankment requirements of Section 303.04 (h) of the

Specifications and graded to a relatively smooth and uniform surface. Any foundation soils found to be unsuitable shall be removed and replaced with select backfill as per Materials of these specifications.

At each panel foundation level, an unreinforced concrete leveling pad shall be provided as shown on the plans. Leveling pads shall be level within 1/8 inch per pad or per 100 feet, whichever is greater. The pad shall be cured a minimum of 12 hours before placement of wall panels.

4.3 Wall Erection

Precast concrete panels shall be placed vertically with the aid of a crane or other suitable equipment. For erection, panels shall be handled by means of a lifting device set into the upper edge of the panels. Panels shall be placed in successive horizontal lifts in the sequence shown on the plans as backfill placement proceeds. As fill material is placed behind a panel, the panels shall be maintained in vertical position by means of temporary wooden wedges placed in the joint at the junction of the two adjacent panels on the external side of the wall. External bracing may also be required for the initial lift. Vertical tolerances (plumbness) and horizontal alignment tolerance shall not exceed 3/4 inch when measured along a 10-foot straight edge. The maximum allowable lateral offset at any panel joint shall be 3/4 inch. The overall vertical tolerance of the wall (plumbness from top to bottom) shall not exceed ½ inch per 10 feet of wall height.

4.4 Select Backfill Placement

The placement of the select backfill material shall closely follow the erection of each lift of panels. At each reinforcing element level, backfill shall be roughly leveled before placing and attaching reinforcement to the panel. Unless otherwise shown on the plans, reinforcement shall be placed normal to the face of the wall. The maximum lift thickness shall not exceed 8 inches loose and shall closely follow panel erection. The Contractor shall decrease this lift thickness if necessary to obtain the specified density.

Backfill shall be compacted to 95% of the maximum density as determined by AASHTO T-99 Methods C or D with oversized correction. For backfill containing VDOT #57 aggregate or larger Open-Graded Coarse Aggregates in VDOT Road and Bridge Specifications, density test is not required but each lift shall be compacted until there is no visible evidence of further densification. A minimum of four passes with a heavy roller shall be used. For applications where, spread footings are used to support bridge or other structural loads, the top 5 feet below the footing elevation shall be compacted to 100 percent AASHTO T-99. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer. Backfill material shall have a placement moisture content equal to the optimum moisture content. Moisture content may be up to 2 percentage points less than optimum moisture content.

Prior to placement of any backfill, geosynthetic soil reinforcement shall be pulled taut to remove slack. The backfill shall be placed in a manner that geosynthetic soil reinforcement remains taut. Tracked construction equipment shall not operate directly on geosynthetic soil reinforcement. A minimum fill thickness of 6 inches over the geosynthetic soil reinforcement is required prior to operation of tracked vehicles. Rubber tired equipment may pass over the geosynthetic soil reinforcement at speeds less than 10 mph. Sudden braking and sharp turning shall be avoided.

At the end of each day's operations, the Contractor shall shape the last level of backfill as to permit runoff of rainwater away from the wall face. Backfill compaction shall be accomplished without disturbance or distortion of reinforcing elements and panels. Compaction adjacent to the backside of the wall in a strip 3 feet wide shall be achieved using mechanical hand tampers. No compaction density tests are required within 3 feet from the back face of wall.

4.5 Cast-In-Place Concrete

Concrete work for leveling pads and wall top coping shall be performed in accordance with the requirements of Section 404 of the Specifications.

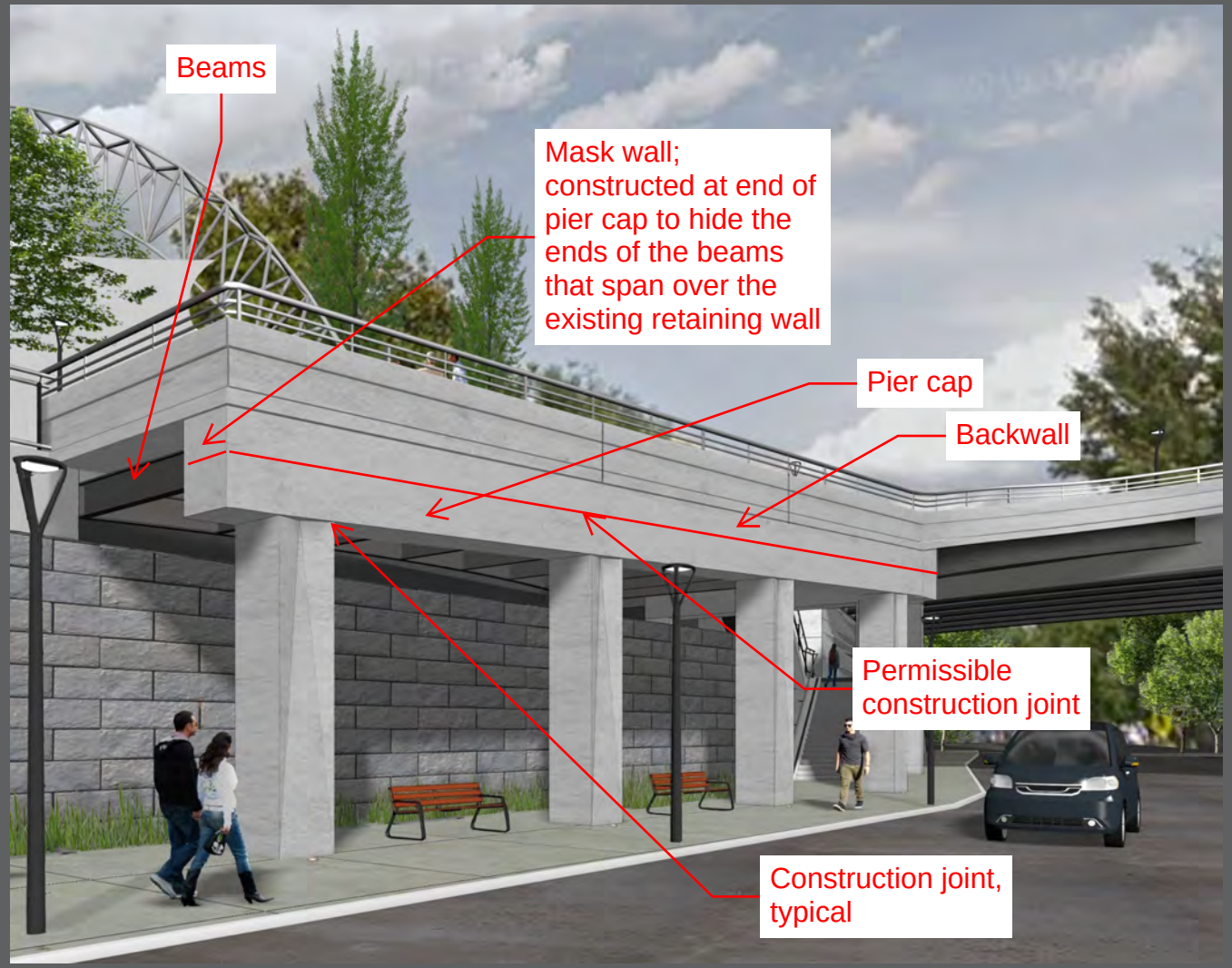
5.0 MEASUREMENT AND PAYMENT

Mechanically Stabilized Earth (MSE) walls will be paid for as Retaining Structure at the contract unit price per square foot on a plan quantity basis as shown on the contract drawings. This price shall include excavating; temporary shoring when not specified on the wall plans or in the proposal as a separate pay item; furnishing and installing concrete footing; leveling pads; face panels; copings and moment slabs; masonry; reinforcing steel; steel or geosynthetic soil reinforcements, select backfill material; backfilling; compaction; joint materials; riprap to fill temporary excavation, including all work necessary outside the retainage area shown on the plans; and disposing of unsuitable or surplus material offsite or, where permitted by the Engineer, onsite.

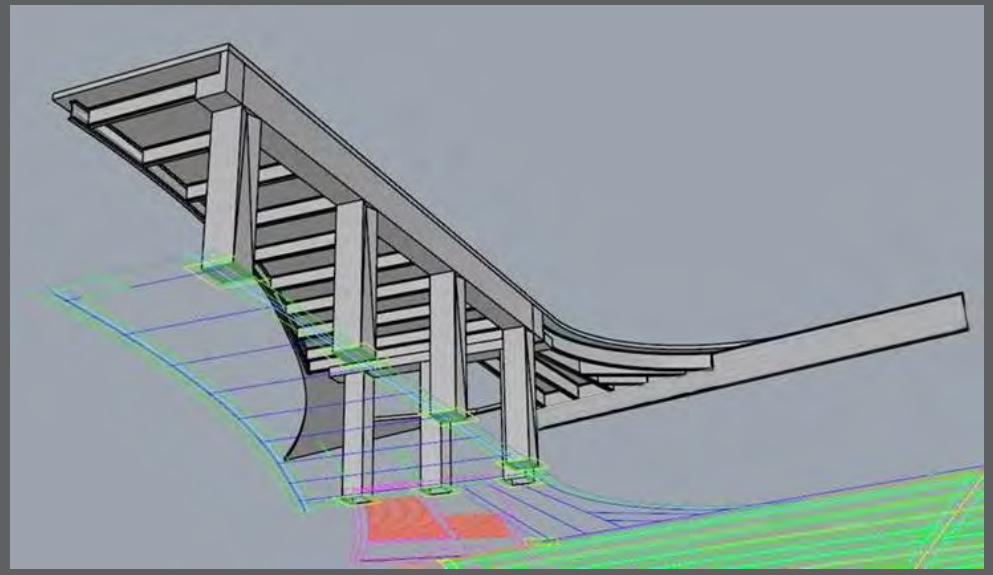
Payment will be made under:

Pay Item	**Pay Unit**
Retaining Structure	Square foot

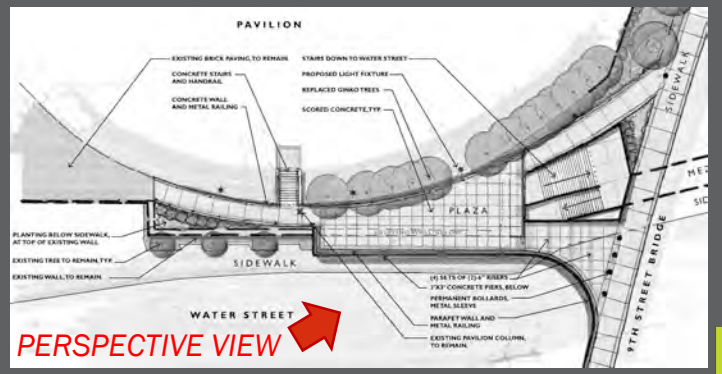
Knuckle Design: Perspectives



ILLUSTRATIVE VIEW OF KNUCKLE FROM WATER STREET-LOOKING EAST



VIEW OF KNUCKLE FROM BELOW – AXON VIEW



KEY PLAN

Belmont BRIDGE

Attachment 10 - NorthTunnelRendering we-ef Light Fixture

we-ef

WE-EF LIGHTING USA

Wall Luminaires Surface Mounted

QLS400 / VLS400 / SLS400

2017

THE INTELLIGENCE OF LIGHT®

Design and Engineering

The most important element in the design process is the development of luminaires that encompass timeless design; in other words, design that best reflects their enduring qualities.

In addition, state-of-the-art engineering brings with it the highest standards with regard to environmentally-friendly materials and processes, i.e., high IP ratings, excellent thermal management and innovative optical systems. The development of high-end, efficient reflectors and lenses is one of the core competencies of WE-EF. This means compliance with international lighting and safety norms, while meeting the criteria of such organizations as the Dark Sky Society. Continual investment in research and development is the basic condition for meeting these requirements. WE-EF innovations, such as IOS® Innovative Optical Systems, CTA® Cool Touch Adaptor, ASC Anti Slip Coating and OLC® One LED Concept, are just some examples of the company's continuing investment in technology.

Production

´Made by WE-EF' is more than just an expression; the high quality level of in-house production processes includes:

- Tooling for HPDC and injection moulding
- Aluminum high-pressure die-casting
- CNC machining
- Powdercoating
- Pole manufacturing
- Assembly

Through continual investment in tooling, production processes and the ongoing education of our employees, we are able to achieve the highest standards of quality. In exterior lighting, the corrosion resistance qualities of a product are important for their reliability and longevity. A durable and reliable corrosion protection can only be achieved when Product Development and the Production Processes are considered together. Years of research, development and practical testing and experience in some of the harshest climates on earth has resulted in WE-EF's unique 5CE corrosion protection system. It encompasses five critical elements; Material, Conversion Coating, Powder Coating, PCS Polymer Coated Stainless Hardware and Process Control. Only complete systems such as 5CE can provide reliability and longevity in exterior environments.

Application

Real and sustainable cost and energy savings can only be achieved through professional project planning, including the application of the latest optical systems and LEDs. In streetlighting applications, for example, this means minimizing the number of luminaires required by optimizing the efficiency of the optical system, while at the same time limiting glare in line with international standards. In short, reduced installation and maintenance costs, less CO_2 and improved quality of light.

Recycling

More than 90 percent of a WE-EF luminaire can be recycled. The main component, a marine-grade aluminum substrate, is refined from recycled aluminum. This recycled aluminum is also an ´energy storer'. Only 5 percent of the original energy needed to process bauxite into aluminum is required for recycling. In other words, 95 percent of the original energy input is also recycled.

QLS400 SERIES

Wall luminaire, medium or narrow beam distribution, symmetric or side throw, asymmetric down, or combined up and down.

IP66, Class I. IK07. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Powdercoat finish in Black RAL 9004, Grey Metallic RAL 9007, White RAL 9016, or Dark Bronze RAL 8019. Silicone rubber gaskets. Safety glass lens. Two cable entries. Suitable for installation over a standard 4 inch recessed junction box.

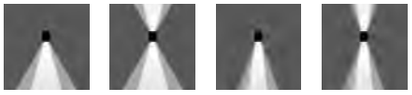
Integral EC electronic converter.

Factory installed LED circuit board. LED boards can be easily removed for upgrading. PMMA OLC® LED lenses for superior illumination and glare control.

0-10V dimmable on request.

Light source
LED 6-24 W, 3000 K,
for 4000 K refer to www.we-ef.com

Light distributions
[M] [M/M] [N] [N/N] [N/M] [S] [N/S]



[M] [M/M] [N] [N/N]

[M] Medium beam distribution down
[M/M] Medium beam distribution up and down
[N Narrow beam distribution down
[N/N] Narrow beam distribution up and down

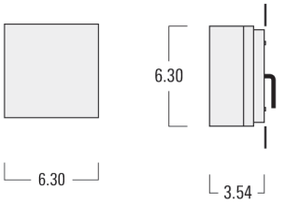
[M]	Part ID	Light source	K	lm*			Down	cd/klm	lbs
QLS410	620-2520	3 LED 6W / 700 mA	3000	738			16°/16°	1503	7.5
QLS420	620-3520	6 LED 12W / 700 mA	3000	1476			16°/16°	1503	15.0

[M/M]	Part ID	Light source	K	lm*	Up	cd/klm	Down	cd/klm	lbs
QLS410	620-2522	2 x 3 LED 12W / 700 mA	3000	2 x 738	16°/16°	1503	16°/16°	1503	7.5
QLS420	620-3522	2 x 6 LED 24W / 700 mA	3000	2 x 1476	16°/16°	1503	16°/16°	1503	15.0

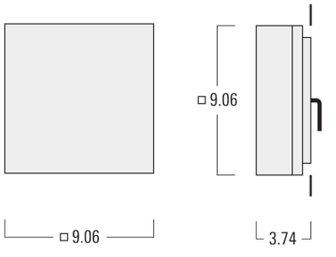
[N]	Part ID	Light source	K	lm*			Down	cd/klm	lbs
QLS410	620-2120	3 LED 6W / 700 mA	3000	738			7°/7°	6566	7.5
QLS420	620-3120	6 LED 12W / 700 mA	3000	1476			7°/7°	6566	15.0

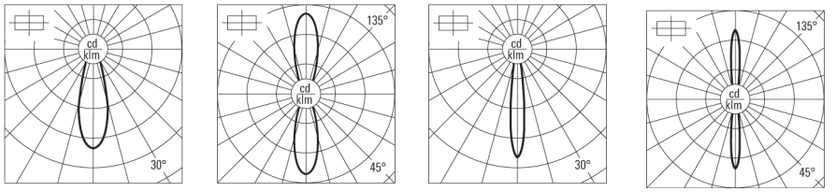
[N/N]	Part ID	Light source	K	lm*	Up	cd/klm	Down	cd/klm	lbs
QLS410	620-2122	2 x 3 LED 12W / 700 mA	3000	2 x 738	7°/7°	6566	7°/7°	6566	7.5
QLS420	620-3122	2 x 6 LED 24W / 700 mA	3000	2 x 1476	7°/7°	6566	7°/7°	6566	15.0

QLS410



QLS420





[M] [M/M] [N] [N/N]

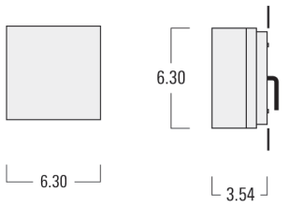
* Nominal lumen output based on LED manufacturers data at 85°C T_J. For rated lumens at 25°C T_q and latest data refer to www.we-ef.com.

[N/M]

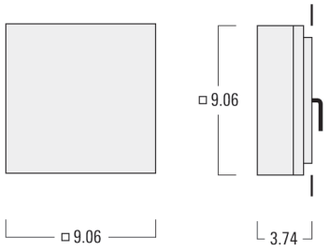
[N/M] Narrow beam distribution up and medium beam down

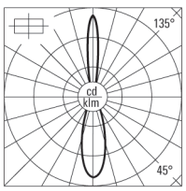
[N/M]	Part ID	Light source	K	lm*	Up	cd/klm	Down	cd/klm	lbs
QLS410	620-2530	2 x 3 LED 12W / 700 mA	3000	2 x 738	7°/7°	6566	16°/16°	1503	7.5
QLS420	620-3530	2 x 6 LED 24W / 700 mA	3000	2 x 1476	7°/7°	6566	16°/16°	1503	15.0

QLS410



QLS420





[N/M]

[S]

[N/S]

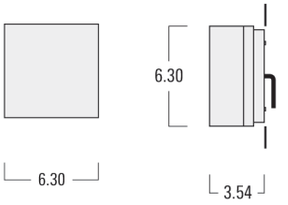
[S] Side throw distribution down

[N/S] Narrow beam distribution up and side throw down

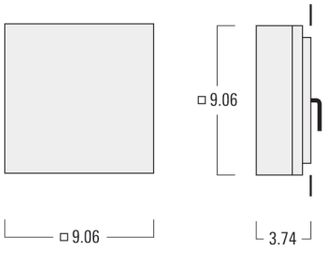
[S]	Part ID	Light source	K	lm*			C_0C_{180} Down	$C_{90}C_{270}$ Down	cd/klm	lbs
QLS410	620-2529	3 LED 6W / 700 mA	3000	738			11°/11°	29°/29°	1269	7.5
QLS420	620-3529	6 LED 12W / 700 mA	3000	1476			11°/11°	29°/29°	1269	15.0

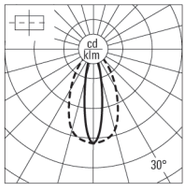
[N/S]	Part ID	Light source	K	lm*	Up	cd/klm	C_0C_{180} Down	$C_{90}C_{270}$ Down	cd/klm	lbs
QLS410	620-2527	2 x 3 LED 12W / 700 mA	3000	2 x 738	7°/7°	6566	11°/11°	29°/29°	1269	7.5
QLS420	620-3527	2 x 6 LED 24W / 700 mA	3000	2 x 1476	7°/7°	6566	11°/11°	29°/29°	1269	15.0

QLS410

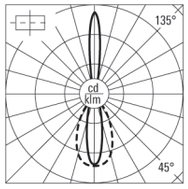


QLS420





[S]



[N/S]

* Nominal lumen output based on LED manufacturers data at 85°C T_J. For rated lumens at 25°C T_q and latest data refer to www.we-ef.com.