From: Scala, Mary Joy
Sent: Monday, December 28, 2015 1:07 PM
To: Charlie Armstrong (CharlesA@southern-development.com)
Cc: Kevin Lewis (klewis@TheBCGroup.com); Andrew Garlock (agarlock@TheBCGroup.com)
Subject: BAR Action – December 15, 2015 – NW Corner of Ridge and Cherry

December 28, 2015

Cherry Avenue Investments, LLC
170 S Pantops Dr.
Charlottesville, VA 22911

RE: Certificate of Appropriateness Application
BAR 15-08-04
NW Corner of Ridge and Cherry
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Cherry Avenue Investments LLC, Owner and Applicant
Proposal for a new Marriot Hotel on Cherry and Ridge (final details)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 15, 2015. The following action was taken:

Miller moved to find that the BAR approves the proposed new building and site design details as submitted with the following modifications:

- **eliminate the sidewalk colored pavers and floating seat wall from the plaza;**
- **change Redbuds on plaza back to Red Maples;**
- **raise the canopy on the plaza side, and continue to refine, submitting any changes via email;**
- **institute lighting controls;**
- **replace upright shrubs on retaining walls with leafing or draping ones; and**
- **replace the Japanese Beauty Berry with the American Beauty Berry.**

Seconded by Schwartz. Motion passes (8-0).

Please submit final elevations, site plan and landscape plan drawings with the requested changes in digital form for circulation to the BAR.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Rice, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (June 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if

the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 15, 2015

Certificate of Appropriateness Application
BAR 15-08-04
NW Corner of Cherry Avenue and Ridge Street
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Cherry Avenue Investments LLC, Owner and Applicant
Proposed new construction of a Marriot Hotel (final details)

Background

All the parcels fronting on Ridge Street are located within the Ridge Street ADC district. The parcels fronting on Cherry Avenue are not in a design control district. However, the recently approved Planned Unit Development included a requirement that "The entire William Taylor Plaza Planned Unit Development (PUD), all phases, shall be subject to the Board of Architectural Review (BAR) as it applies all pertinent design standards and guidelines to this project in keeping with the Ridge Street Architectural Design Control (ADC) District."

May 18, 2004 – On the same parcels but different applicant: Preliminary Discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

July 20, 2004 – Preliminary discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

October 6, 2008 - City Council agreed to convey two parcels of City-owned land to the developer.

January 20, 2009 – Preliminary discussion with BAR and current applicant.

July 21, 2009 Preliminary – Preliminary discussion with the BAR. The Chair requested that staff summarize the BAR's discussion.

September 9, 2009 – The Planning Commission recommended approval of the PUD with proffers. The proffers will be revised prior to City Council's consideration. Please note that the landscaped pedestrian median that is shown on the plan in Ridge Street is not required by the proffers.

September 15, 2009 - The BAR accepted (5-0-1 with Adams recusing) applicant's deferral. The application was not properly before the BAR since the rezoning is still pending.

November 2, 2009 – City Council approved the rezoning to Planned Unit Development (PUD) with proffers.

November 17, 2009 - The BAR approved the application (6-1-1 with Brennan against and Adams recused) in concept, with the stipulation that detailed architectural designs, building materials, colors, and detailed site/landscaping design shall come back to the BAR for approval, also the BAR voiced strong support for a landscaped median on Ridge Street.

July 20, 2015 – City Council approved amendments to the 2009 William Taylor Plaza PUD.

August 19, 2015 – The BAR had a preliminary discussion.
Consensus was the proposal was too suburban; lacked pedestrian engagement along Ridge and Cherry; lacked inviting design at plaza/ important intersection corner and at rear retaining wall; lacked quality building materials; the design of the Ridge Street entrance was incompatible; and the building needs to relate in massing and scale to context of neighborhood and surrounding buildings in historic district.

September 14, 2015 – The BAR held a work session on a revised design. Consensus was the design was moving in a better direction; need larger spatial break at Cherry Avenue entrance; modulate fenestration; resolve corner space to engage Ridge Street; need a good landscape design; re-design the rear retaining wall; large, shared vehicle entrance on Ridge is problematic; historicist design less important than quality materials, details, and construction.

October 20, 2015- Schwarz moved to find that the proposed new construction, including massing, and general site layout generally satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves only the massing and general site layout, with the following modifications: that the applicant look at the lobby entryway and the corner at Ridge and Cherry, and continue to explore color. Mohr seconded. (8-0).

November 17, 2015- Miller moved to find that the proposed new construction satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves (6-0) the proposed new building [including building materials] with the following items and details to come back to the BAR for approval:

- Ridge Street corner [including glass canopies] and plaza;
- Further site plan and planting plan development;
- Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]
- Exterior lighting plan and signage.

Additional work was recommended on the rear retaining wall, such as more terracing or landscaping.

Application

The current owner is requesting a certificate of appropriateness for Phase One of a new mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue. The proposed project will be built on a total of 2.9 acres.

The BAR previously received a correct and updated copy of the PUD approval from July 20, 2015, "Approved Plan." That packet includes the ordinance, amended proffers, and drawings such as Existing Conditions, Land Use Plan, Phasing Plan, and Matrix of permitted Use Types.

Two phases are proposed, the 2.4 acre Cherry Avenue Phase (Phase One) and the 0.4 acre Ridge Street Phase (Phase Two). Since the developer is choosing to develop the Cherry Avenue Phase first, the plan stipulates that existing trees in the Ridge Street phase shall remain undisturbed until site plan approval has been granted for the Ridge Street phase, except invasive species may be removed.

Phase One includes a proposed hotel, retail space, parking, and the arboretum area. No residential units are proposed in Phase One. Phase Two may be residential or mixed use.

The new hotel is designed with 4 levels, with 2 levels of parking under the building. On the main level there is a rear drive-up entrance with a *porte cochere* that provides access to a lobby, and a pedestrian entrance from Cherry Avenue that leads into a corridor to the same lobby. On the second level at the Ridge Street end there is a commercial space and a secondary entrance to hotel, both accessed from a small plaza on Ridge Street. There is also a meeting room that has only an interior access. The third and fourth levels are all guest rooms.

There are two levels of parking under the building. The lower level has a vehicular entrance on the west side, visible from Cherry Avenue, and a bike room with outside bike racks at the SW corner of the building.. The second level has a vehicular entrance on the north (rear) side, and a pedestrian entrance from Cherry Avenue.

- In addition to the garage parking, there is a surface parking lot below the level of the future Ridge Street buildings. The proffers state that a minimum of 60% of the total project parking will be accommodated in structured parking under the buildings. Parked cars will not be visible from Ridge Street.
- The arboretum must occupy at least 25% of the site, with public access during daylight hours.
- The Phase Two area must provide an effective buffer from the surface parking lot.

The building re-design shows three layers with different materials.

Layer 1: Brick running bond, Cushwa Redland (corbl every other course below water table)
Storefronts and windows are Milk White aluminum.

Layer 2: Fine texture stucco in Sherwin Williams Anonymous or Camelback.
Storefronts and windows are Night Hawk Gray.

Layer 3: Hardie fibercement clapboard (smooth face with bead) in color Cobblestone
Windows are color Sea Wolf Gray.

Precast stone watertables, lintels – Arctic White (smooth)
Perforated decorative metal panels on garage openings – Grecian pattern, color- Milk White
Porous concrete pavers- Umbriano style, color Winter Marvel
PTAC exterior grilles – linear louvres, color to match window frame
Marquee canopy/porte cochere cladding - beige
Cherry Avenue areaway railings – agate gray with stainless steel cable
Retaining wall guardrail – matte black aluminum
Picket fence and vehicle guardrail – dark walnut stain
Segmental retaining wall system – AB Fieldstone Europa – Abbey blend
Light fixtures – matte black
Awnings – Sunbrella Sapphire (stripe)

<u>December 2015</u> - The BAR requested that the following items and details come back to the BAR for approval:

- **Ridge Street corner [including glass canopies] and plaza;**
- **Further site plan and planting plan development;**
- **Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]**
- **Exterior lighting plan and signage.**

Additional work was recommended on the rear retaining wall, such as more terracing or landscaping.

Zoning

The property is now zoned PUD with the Ridge Street ADC District historic overlay remaining on the property where it was located previous to the rezoning of the underlying R-2 district in 2009.

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;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for New Construction

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

1) *New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.*
2) *New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*

3) *Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.*
   a. *If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.*
   b. *Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.*
4) *Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.*
   a. *The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
   b. *Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

E. HEIGHT & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

1. *Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.*
2. *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*
3. *In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.*
4. *When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.*
5. *Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.*
6. *In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.*

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

1. *Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*
2. *As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.*

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.

d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.

e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.
c. The screening should not appear as an afterthought or addition the building.

H. ORIENTATION

Orientation refers to the direction that the front of the building faces.

1. . *New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.*
2. *Front elevations oriented to side streets or to the interior of lots should be discouraged.*

I. WINDOWS & DOORS

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
   a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
   b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2. *The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
   a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
   b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3. *Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
4. *Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

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.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. MATERIALS & TEXTURES

1. *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
2. *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
3. *In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
4. *Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
5. *Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
6. *Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
7. *Concrete or metal panels may be appropriate.*
8. *Metal storefronts in clear or bronze are appropriate.*
9. *The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
10. *The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
11. *All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

Discussion and Recommendations

It is important to read all the proffers and notes included in the "Approved Plan."

Previously the BAR received emails from Paul Josey with the Tree Commission, requesting large canopy street trees on 40 ft. centers; and from Lucia Stanton, requesting a professional archaeological survey of Tax Parcel 290157000, located in the SW corner of the PUD property, and believed to be the location of the Allen Hawkins family burial ground. An abutting neighbor requested a fence (not solid) around the arboretum to prevent trespassing.

The BAR should focus their review on this site as a major gateway to the City, in addition to the neighborhood context, and whether the design meets the pertinent design guidelines and is compatible with the Ridge Street ADC historic district.

December 2015 – Staff has requested from the applicants a list of changes since the last meeting.

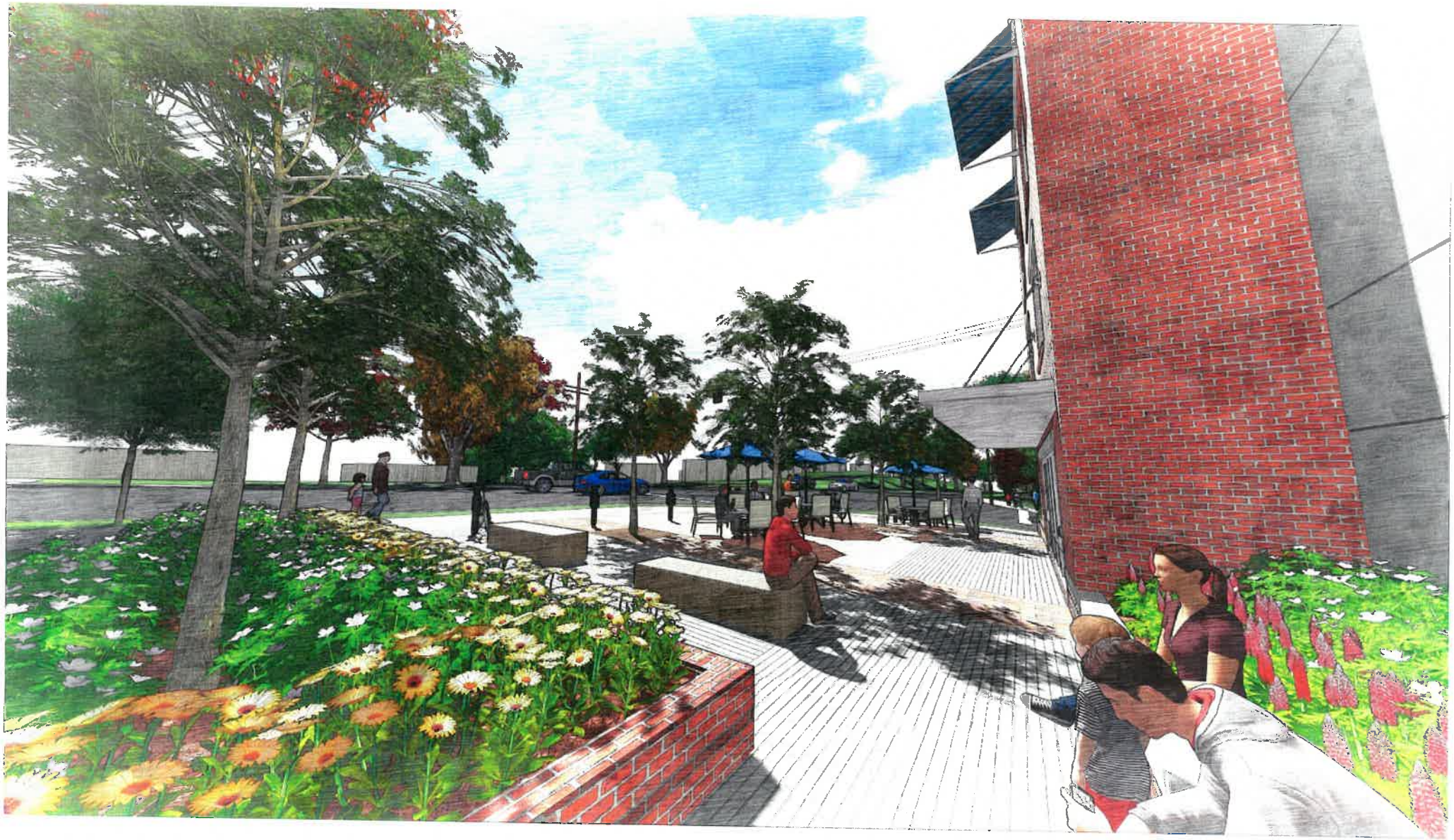
The two signs on Cherry Avenue appear to meet the maximum 100 square foot aggregate area, with no signage proposed on Ridge.

The applicant met with Ms. Knott since the November meeting, so the BAR should hear her comments on the site and landscaping updates.

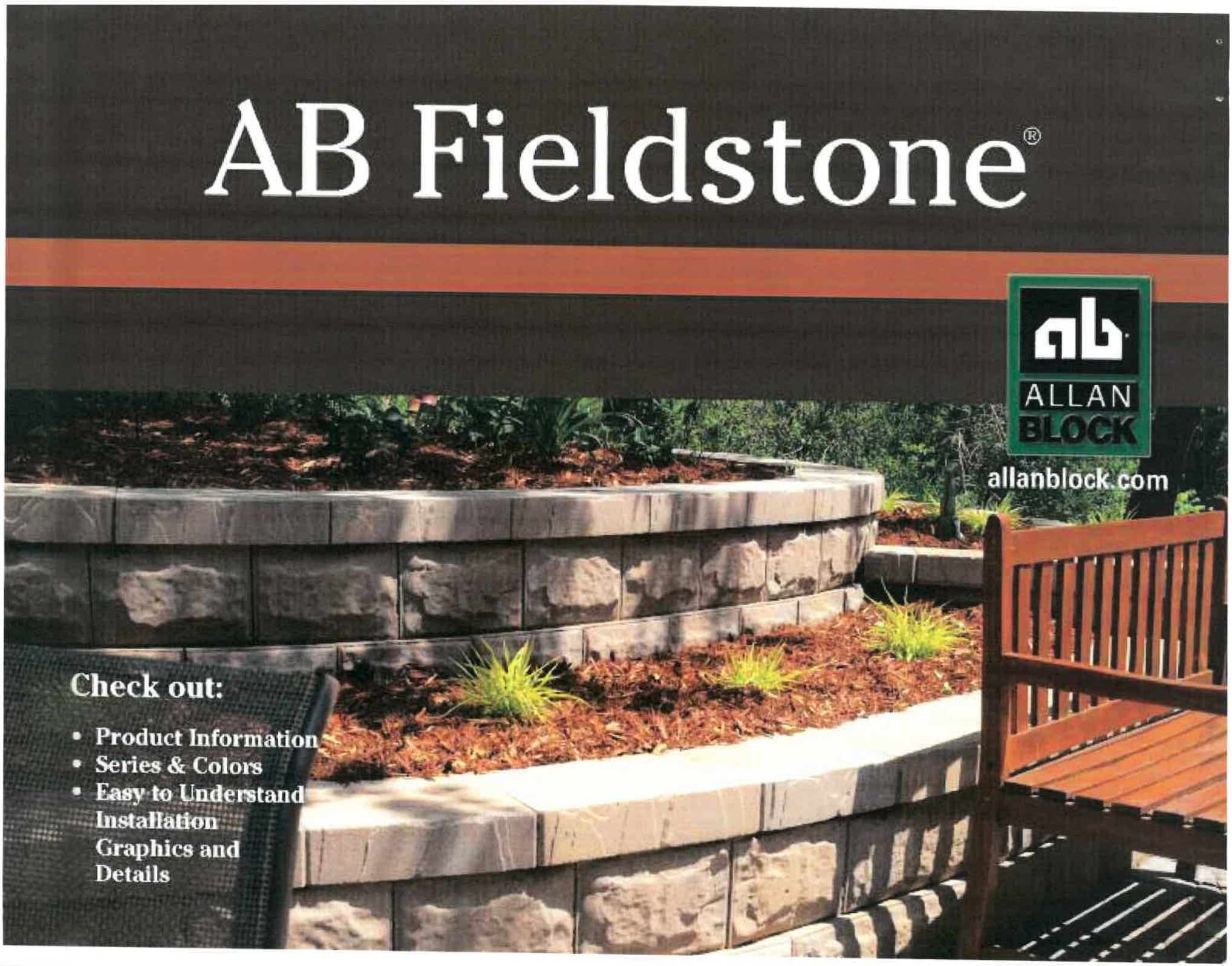
Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed details satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the proposed new building and site design details as submitted (or with the following modifications....

Received 12-9-2015



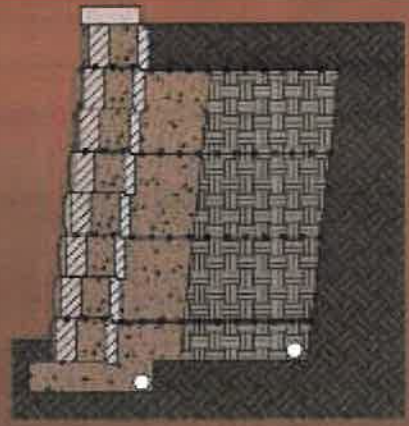
AB Fieldstone®



AB Fieldstone is easy to install - Friendly

Gravity Walls

Taller gravity walls can be achieved using the long anchoring units. This eliminates the need for geogrid reinforcement. Check maximum gravity wall heights in the table below.



Reinforced Walls

AB Fieldstone can also be built using the short anchoring units with geogrid reinforcement. Check the maximum wall height chart and the soil reinforcement chart for proper placement.

Maximum Wall Heights - AB Gravity Walls

Condition above retaining wall	Soil Type	Friction Angle	6" (h=f) AB Fieldstone Short Anchoring Unit (SAU)	6" (h=f) AB Fieldstone Long Anchoring Unit (LAU)*
Level	Clay	27°	3 ft. 7 in. 1.1 m	5 ft. 10 in. 1.8 m
	Silty Sand	32°	5.0 ft. 1.5 m	8 ft. 6 in. 2.6 m
	Sand/Gravel	36°	5 ft. 8 in. 1.7 m	9 ft. 8 in. 3.0 m
Surcharge* 100 psf (4.8 kPa)	Clay	27°	1 ft. 8 in. 0.5 m	4.0 ft. 1.2 m
	Silty Sand	32°	3 ft. 7 in. 1.1 m	7.0 ft. 2.1 m
	Sand/Gravel	36°	4 ft. 2 in. 1.3 m	8.0 ft. 2.4 m
Slope 3:1	Clay	27°	2 ft. 8 in. 0.8 m	4 ft. 4 in. 1.3 m
	Silty Sand	32°	4 ft. 4 in. 1.3 m	7 ft. 4 in. 2.3 m
	Sand/Gravel	36°	5 ft. 1 in. 1.5 m	8 ft. 7 in. 2.6 m

Tables is based on Clay soil having an internal friction angle of 27° (flat) or better and a Sandy soil having an internal friction angle of 32° (Ref) or better and a Sand/Gravel soils having an internal friction angle of 36° (Ref) or better. All heights based on exposed wall heights and include a cap block. The gravity wall heights shown above do not account for seismic loading. Check with a local engineer for assistance if you are in a seismic area. Final designs for construction purposes must be performed by a local registered Professional Engineer, using the actual conditions of the proposed site. *The surcharge loading category above assumes a solid surface such as concrete, asphalt or pavers having a suitable supporting subgrade.

Example

A 6 ft high wall (1.8 m) built in sandy soil with a level surface above the wall will require geogrid - four layers, 4 ft wide (1.2 m). With long anchoring units (LAU), it will require no additional reinforcement, but will require review by a local professional engineer.

Soil Reinforcement Chart for Residential Wall Applications

CONDITION ABOVE WALL	WALL HEIGHT**	AB Fieldstone Collection			
		CLAY SOIL		SANDY SOIL	
		No. of Layers	Width (W)	No. of Layers	Width (W)
Level	3ft (0.9 m)	0	0	0	0
	4ft (1.2 m)	2	3 ft	0	0
	5ft (1.5 m)	3	4 ft	3	3 ft
	6ft (1.8 m)	4	4 ft	4	4 ft
Surcharge* 100 psf (4.8 kPa)	2ft (0.6 m)	1	3 ft	0	0
	3ft (0.9 m)	2	3 ft	0	0
	4ft (1.2 m)	2	3 ft	2	3 ft
	5ft (1.5 m)	3	3 ft	3	3 ft
	6ft (1.8 m)	4	4 ft	4	4 ft
Slope 3:1	3ft (0.9 m)	2	3 ft	0	0
	4ft (1.2 m)	2	3 ft	2	3 ft
	5ft (1.5 m)	3	4 ft	3	3 ft
	6ft (1.8 m)	4	4 ft	4	4 ft

Table is based on clay soil having an internal friction angle of 27° (flat) or better and a sandy soil having an internal friction angle of 32° (Ref) or better. Soil reinforcement increases the strength of the wall by creating a reinforced mass of soil behind the blocks. The weight of the reinforced soil mass combines with the blocks for a heavier, stronger wall. Table is for estimating geogrid quantities only. For walls in the surcharge loading category above, on the last (top) layer of geogrid, it is typical to lengthen the grid by an additional 1 ft (300 mm). To achieve these longer grid lengths, the Allan Block reinforcing grid must be installed perpendicular to the wall (rolled out from the front of the block to the back of the excavated area). * The surcharge loading category above assumes a solid surface such as concrete, asphalt or pavers having a suitable supporting subgrade. ** Wall heights are for reference only.

See full installation details at allanblock.com

More from Allan Block - Retaining Walls

AB Europa Collection

The ***AB Europa Collection*** captures the hand-laid stone effect that brings distinction to any project. The blocks can be used separately or blended together for outstanding results. The unique texture creates a stunning look and gives old world charm to any landscape.

AB Dover

Approx. 1 blk/ft² (11 blk/m²)
8 in. H x 10.5 in. D x 18 in. L
(200 mm H x 265 mm D x 460 mm L)
80 lbs (36 kg)

AB Palermo

Approx. 2 blk/ft² (22 blk/m²)
8 in. H x 9.5 in. D x 9 in. L
(200 mm H x 240 mm D x 230 mm L)
35 lbs (16 kg)

AB Barcelona

Approx. 2 blk/ft² (22 blk/m²)
4 in. H x 10.5 in. D x 18 in. L
(100 mm H x 265 mm D x 460 mm L)
40 lbs (18 kg)

AB Bordeaux

Approx. 4 blk/ft² (44 blk/m²)
4 in. H x 10.5 in. D x 9 in. L
(100 mm H x 265 mm D x 230 mm L)
20 lbs (9 kg)

Specifications are approximate, contact local representative for availability, exact specifications, sizes and colors for all Allan Block products.

See allanblock.com for more information

Desired Look - Allan Block
Fieldstone Europa - Abbey Blend

A Complete Family of Wall Products

The Allan Block Collections give you a choice of styles to meet your site and design requirements. Use the basic gravity wall system for smaller wall projects. For taller wall projects use geogrid to reinforce the wall, or consider optional techniques using masonry, no-fines, rock bolts, soil nails, or earth anchors.

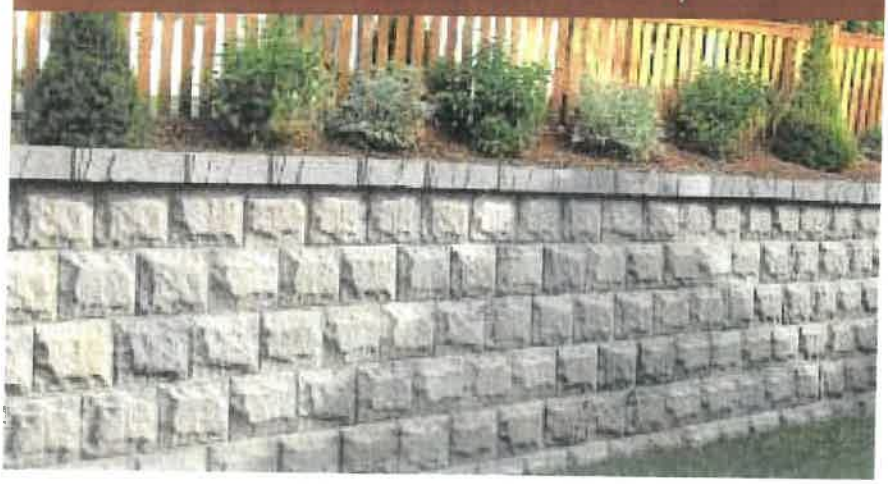
AB® Collection - Classic Cut Style

The **AB® Collection** has been a favorite of wall builders for years and offers the perfect blend of performance and style with maximum results.

AB Europa® Collection - Old World Antique

The **AB Europa® Collection** captures the hand-laid stone effect that brings old world charm and distinction to any project in beautiful marbled colors.

AB Fieldstone® Collection - Green, Natural, Friendly



The **AB Fieldstone® Collection** is a "Green/Eco-Friendly" retaining wall product that maintains the beautiful look and feel of natural stone. Installing and performing like our other Collections, AB Fieldstone truly is a friendly product.

PROMENADE™ PLANK PAVER

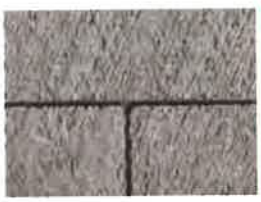
Clean, sleek lines are essential to any modern design. Choose the size, finish and color from Unilock's Promenade™ Plank Paver series for long narrow paving 'planks' to create a dynamic linear aesthetic to complement any design.

CUSTOM FINISH OPTIONS

BELPASSO®
Enamel Finish

UMBRIANO®
Mottled Finish

SERIES 3000®
Exposed Aggregate Finish



IL CAMPO®
Brushed Finish

SMOOTH/PREMIER
Finish

CUSTOM COLOR OPTIONS*

Ask your Unilock Representative about locally stocked colors.

PRODUCT SPECIFICATIONS

8 x 24 x 4"
(20 x 60 x 10cm)

6 x 24 x 6"
(15 x 60 x 15cm)

4 x 16 x 4"
(10 x 40 x 10cm)

4 x 12 x 4"
(10 x 30 x 10cm)

3 x 12 x 4"
(7 x 30 x 10cm)

Promenade® can be manufactured in a variety of custom colors and textures. Minimum quantities will apply. Please contact your Unilock Representative for more details.

Permeable version 3 x 12", Eco-Promenade™ is available by special order. See page 53.

UNILOCK - PLANK PAVERS (MODERN) - COLOR UMBRIANO

UNILOCK - MISC. SIZE PAVERS - COLOR SUMMER WHEAT

UNILOCK - 8X16 PAVERS - COLOR BELPASSO

UNILOCK

Architectural Products

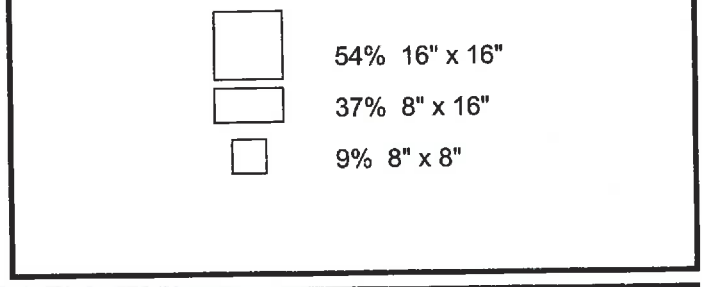
www.unilock.com 1-800-UNILOCK

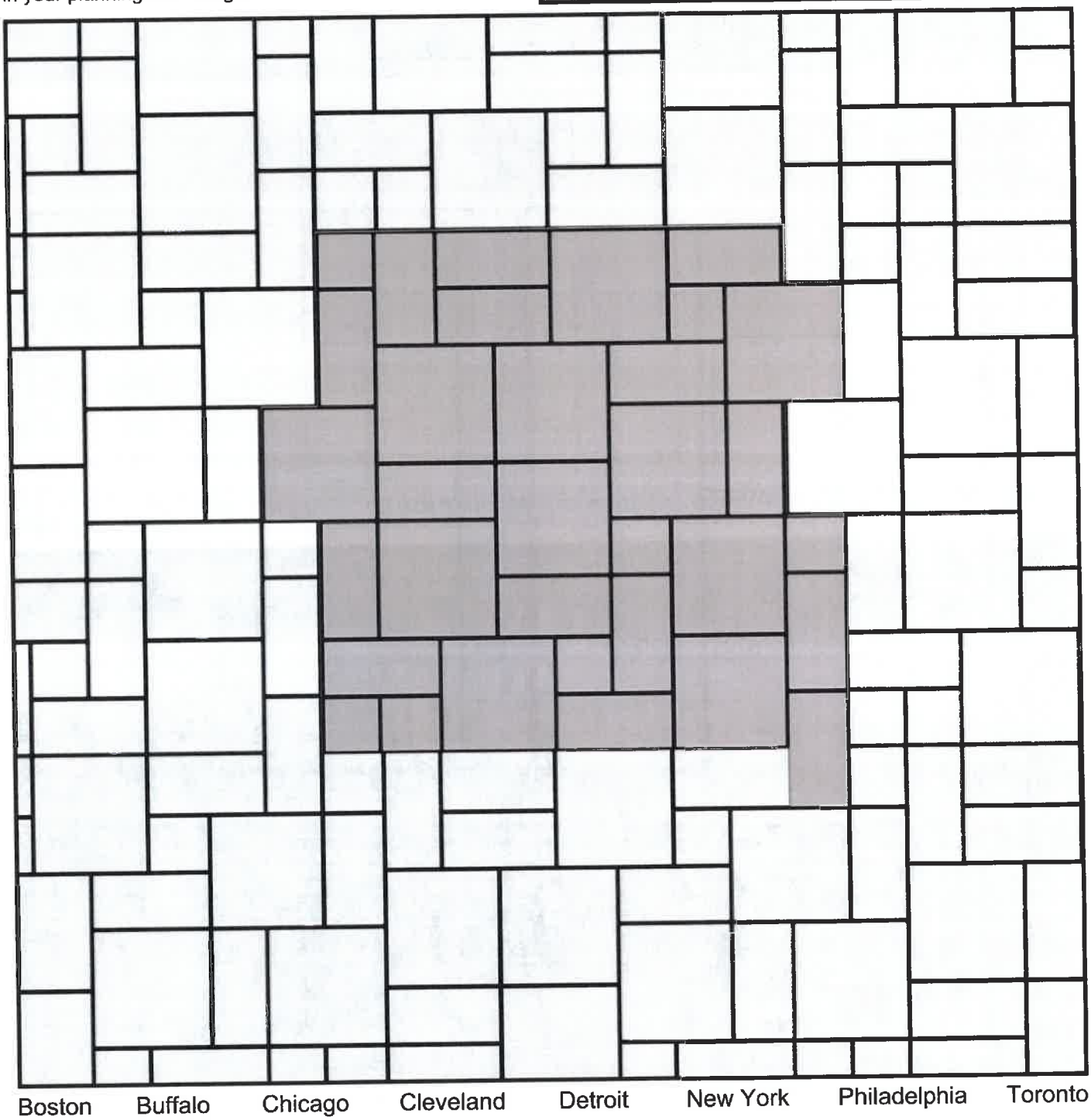
Umbriano®

Pattern C

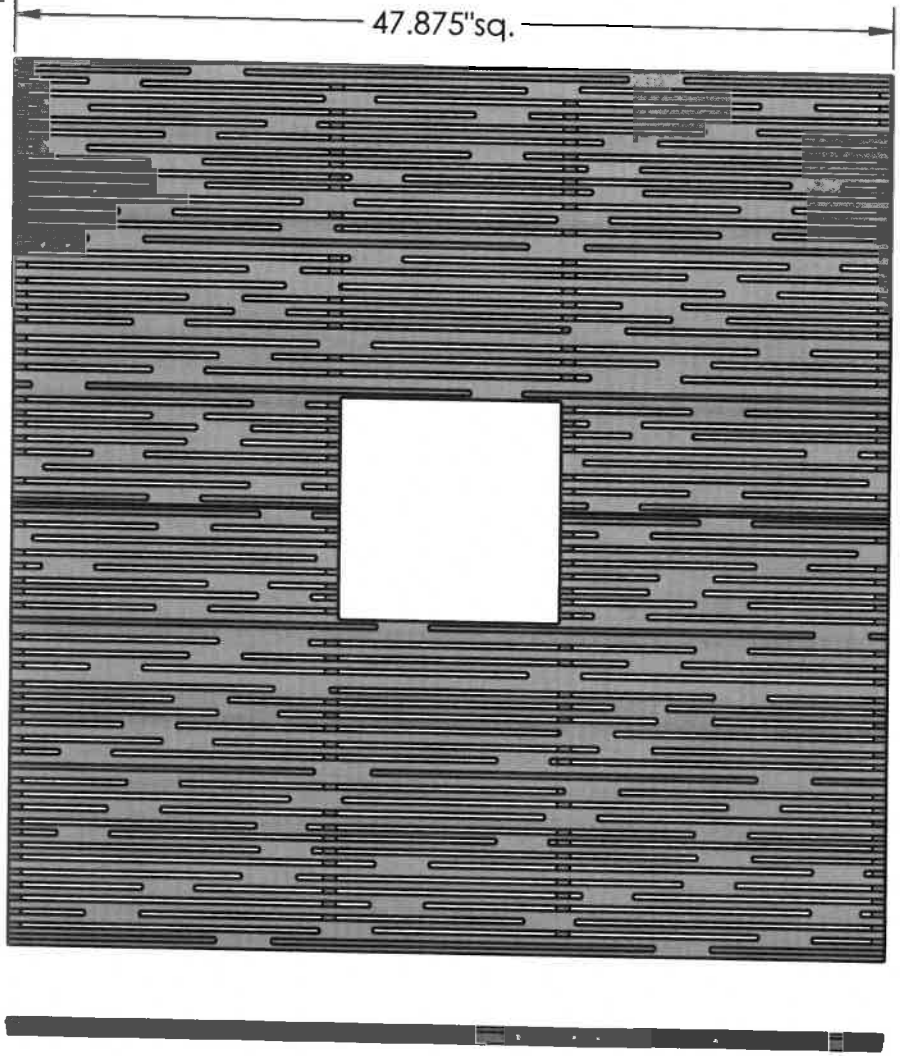
Notes:
AutoCAD® hatch pattern files can be downloaded from www.unilock.com for use in architectural drawings.

Some patterns may not necessarily reflect the percentages of stone sizes within a particular bundle configuration. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

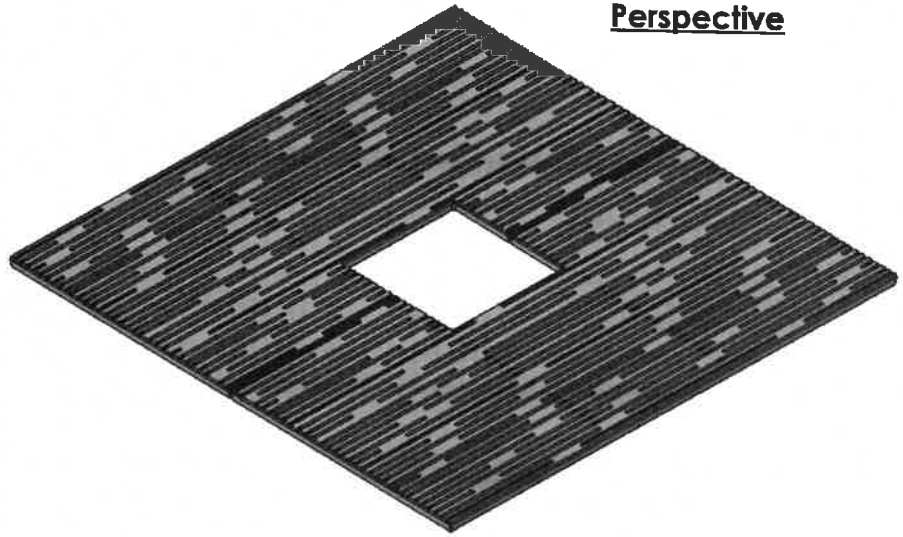




Top



Perspective



IRON AGE DESIGNS
2104 SW 152nd st #4 TEL 206.276.0925
Burien, WA 98166 FAX 206.257.0318
www.ironagegrates.com

Rain 48"sq. Tree Grate CONCEPT

JOB NO. ...

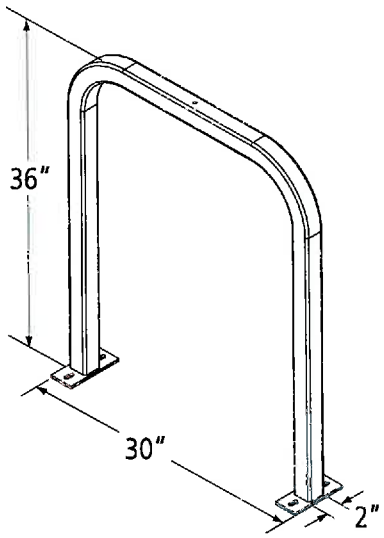
DWG. NO. 01-Rai.I.48sq

Drawn by: JH
Date: 1/1/14
Scale: Not to Scale

NOTES:

1. Material: cast iron
2. Finish: Natural
3. Edge thickness: 1"
4. Fits frame by: Iron Age
5. Heelproof; No openings greater than 1/4"
6. Weight approx. N/A
7. Due to casting inconsistencies all dimensions are nominal

DOWNTOWN RACK
Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 2" x 2" x 3/16" square tube - mild steel
2" x 2" x 11g square tube - stainless steel

FINISHES

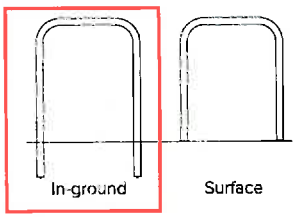
☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.

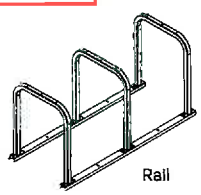
☒ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

color - black

☐ **Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish offers superior impact resistance over powder coating.

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.





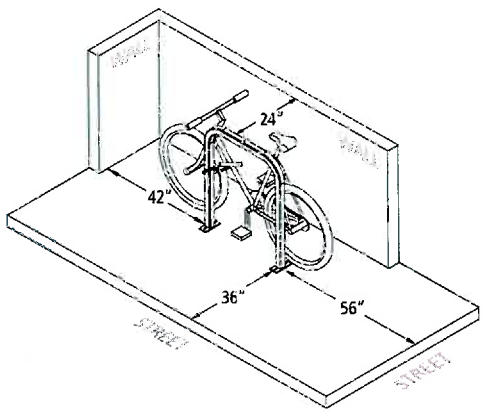
MOUNT OPTIONS

☐ **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.

☐ **Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

☐ **Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

SETBACKS



DERO
A PLAYCORE Company

CRL ARS Aluminum Railing System

CRL's high quality commercial or residential Aluminum Railing Systems are manufactured from extruded aluminum framing members utilizing infill options of tempered glass, aluminum pickets, stainless steel cable, cast or water jet/laser cut infills, that are engineered to meet applicable building code specifications.

Regardless of style or color, each one of our railing systems provides superior color retention, impact resistance, and weatherability in any environment.

We manufacture a comprehensive selection of railing systems that combine the durability of extruded aluminum with innovative design details. This assures long-term structural integrity and enhances project aesthetics, while consistently reducing the annual maintenance expense.

Design Options

- Exterior and Interior Hand Rails and Guard Rails
- Infill Panel Options: Aluminum Pickets, Aluminum Pattern Panels, Clear or Coated Structural Glass, or Stainless Steel Cable
- Custom Gates
- ADA Compliant Grab Rails
- Attractive Low-Voltage, Post Mounted Lighting System for Our Railing Systems. Using a Safe, 12 Volt Power Source, These Lights Provide a Subtle Glow That is Sure to Enhance Any Balcony Environment

Component Features and Benefits

- Innovative Design Details for Standard or Custom Applications
- Extruded Aluminum for Durability, Weather Resistance, and Low Maintenance
- Heavy Gauge Materials and Steel Embeds for Strength
- Uses 1/4" to 1/2" (6 to 12 mm) Tempered Glass for Safety and Impact Resistance

Color Selection

- Tough, Powder-Coated or Optional Kynar Paint Colors for Superior Color Retention and Weather Resistance
- Special Coating for Resistance to Salt Water Corrosion

Our specially formulated coatings are designed to resist the corrosive effects of salt water, providing a permanent, worry-free addition to your building. You can choose from one of the seven standard colors plus unfinished chromate, or one of our 250 additional "Quick Turn" colors. If you still can't find just the right color, you can send us the desired color and we can match it for you.

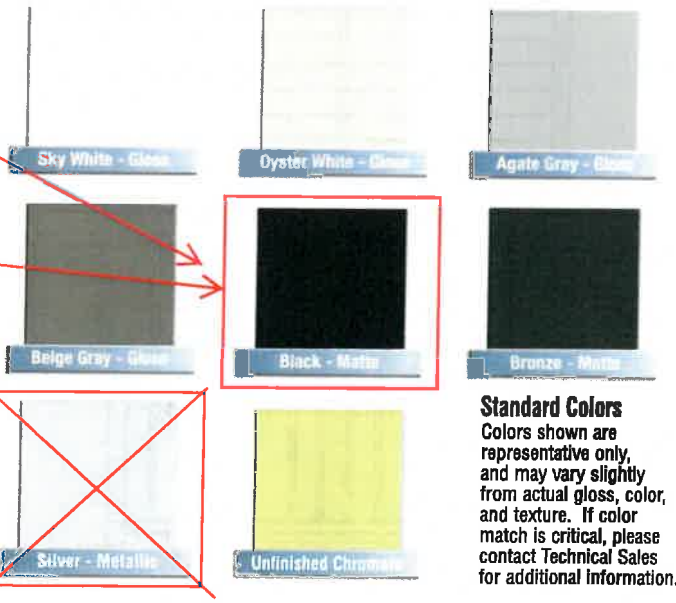
Standard Colors

- In-House Factory Applied
- Baked on TGIC Polyester Powder Coat Paint System
- Excellent Weatherability and Durab
- Meets AAMA 2603-98 Specification

Additional Color Options

- A Variety of Textured and Performance Enhanced Powder Coat Paint Systems
- Custom Color Matching
- 50% and 70% Kynar Paint Systems to Meet Stringent AAMA 2604-98 and 2605-98 Commercial Specifications
- All Paint Systems Will Be Applied Over State-of-the-Art Chromate Pre-Treatment

- 2-3/8" and 4" (60.3 and 101.6 mm) Square Posts Available
- Seven Standard Powder Paint Colors Available, Plus Unfinished Chromate
- Custom Colors Also Available



Standard Colors
Colors shown are representative only, and may vary slightly from actual gloss, color, and texture. If color match is critical, please contact Technical Sales for additional information.

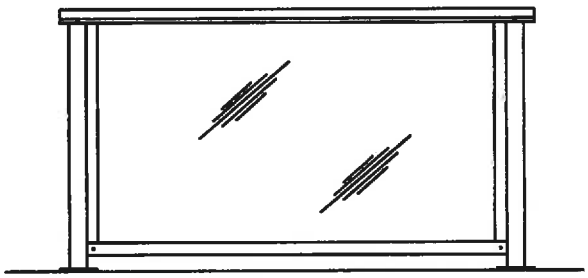
Retaining Wall Picket Railing

Cherry Ave/Stair Cable Railings

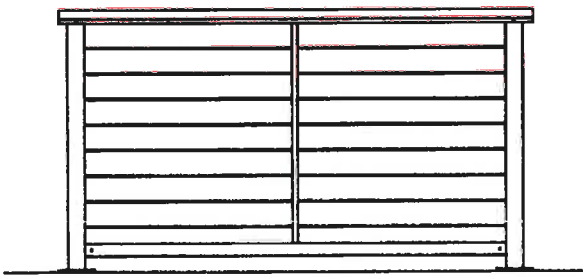
~~Cherry Avenue Cable Railing~~

Infill Options

CRL offers the five Infill Options shown here. Utilizing our state-of-the-art manufacturing facility we can produce almost any desired design to meet your project specifications. All of the Infill Options shown are designed to work with all CRL Aluminum Railing Systems.

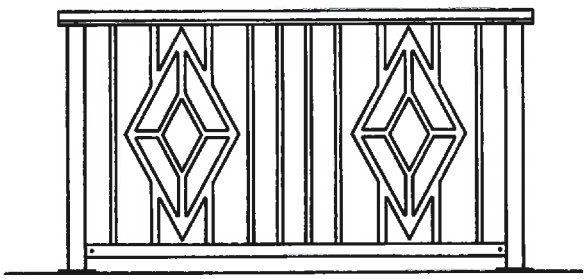


1/4" (6 mm) through 1/2" (12 mm) Tempered Glazing

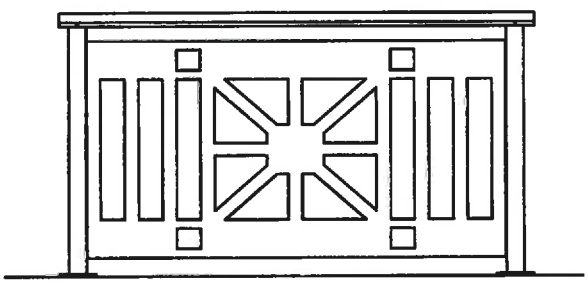


Horizontal 1/8" (3.2 mm) Diameter Type 316 Stainless Steel Cable

3/4" (19 mm) Square or Round Aluminum Picket Panels



Cast Aluminum Panels



Custom Water Jet/Laser Cut Panels

Superior Series 7000/700 Aluminum Picket Fence

Strong, Durable, and Maintenance-Free Beauty!

Superior Series 7000 and 700 Picket Fence can be found where a touch of elegance, function and security are a must. This **maintenance-free fencing** is an excellent choice for perimeter and pool fencing, as well as dividers on residential, commercial, institutional, multi-housing and municipal installations.

Superior Picket Fence **utilizes all the advantages of aluminum – strong, durable, and rust- and corrosion-free**. These characteristics make it a practical, sound investment for the budget-minded buyer.

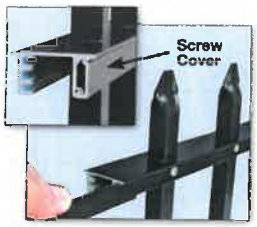
The smart, contemporary design is an added plus. Our unique, no-weld design utilizes simple, cast aluminum fittings or machined openings for a **no-hassle, easy installation**.

To make our fencing even more versatile, cast aluminum ornaments, inserts and scrolls are available to mount on top of posts and on pickets for a custom decorative appearance.

Superior Picket Fence comes with 2", 2½" or 4" square posts and ¾" square pickets with a formed spear, a cast spear or a flat top. Options for picket spacing include 3", 4½" or 6" centers, as well as custom spacing.

Superior fencing comes in standard 6' lengths, as well as custom lengths, in 2, 3 or 4-line styles. Ordering standard 6' lengths reduces lead times and cost.

Fencing is also available in any height. Standard heights include 60" and 72". For heights above 60", 3 or 4-line styles are recommended.



NEW! Concealed Picket Screws

A new product design for Series 7000 and 700 Fence features a screw cover to conceal picket screws on top and bottom rail assemblies for a cleaner, more streamlined look.

Finishes

Smart, decorative finishes add a distinctive touch. Whether baked-on enamel, anodized or duranodic, these finishes are guaranteed to endure for years of continued service and maintenance-free beauty.

SERIES 7000 New

Series 7000 Picket Fence features machined post openings, eliminating the need for brackets. The result is a clean, rigid design with added strength.

Easy Assembly and Installation!

View of the underside of bottom rail to show rail wedge location.

Tightening rail wedge on shortened section.

Rail wedge screws to secure corner and end posts.

Series 7000 Picket Fence is not only easy to assemble and install, but the machined post openings and factory assembled sections facilitate quick turn-around and cost savings.

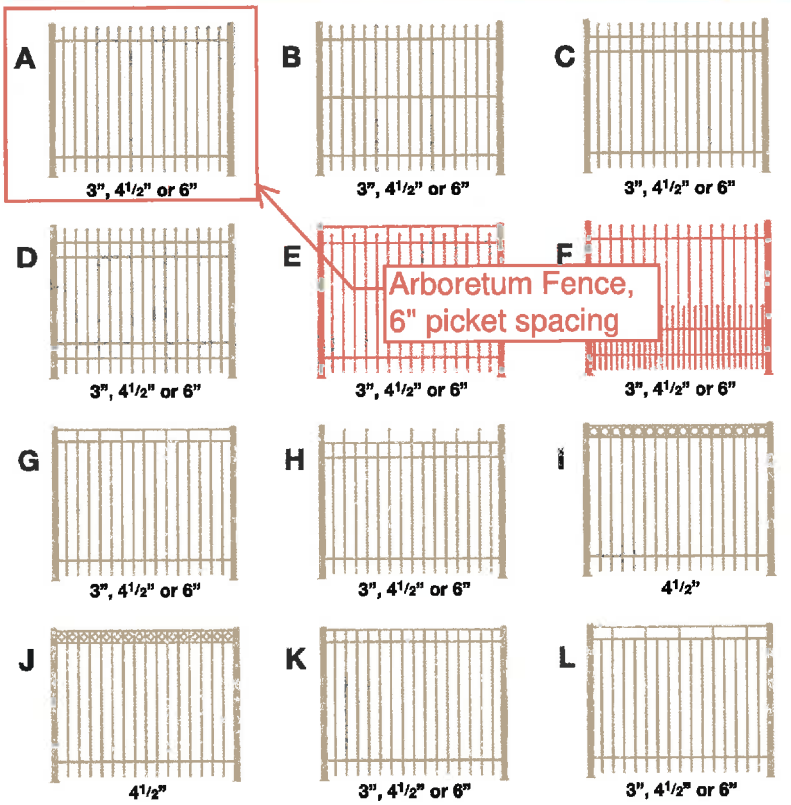
All posts are machined with openings to receive top and bottom rails. If the fence is angled vertically or horizontally, specify the angle so the proper openings can be machined into the post. As assembled fence is inserted into the openings, rail wedges located in the top and bottom rails will ensure proper insertion of 1¼" inside the post.

If a fence section or sections need to be shortened, simply saw an equal amount from each rail end with the use of a miter or circular saw. Reinstall and tighten the rail wedge using an ⅛" Allen Wrench on both the top and bottom rails so 1¼" protrudes through the post openings.

For securing a corner or end post, a screw is provided for each rail wedge to prevent the post from moving outward.

Picket Fence Design Styles

To order, choose design A, B, C, etc., and specify picket center spacing.



Custom Aluminum Gates

Superior manufactures attractive, aluminum gates to any size and design configuration. The durable, all-welded gate construction coupled with electrostatic painting or anodizing, means years of trouble-free service. Gates can be equipped with standard or custom security locks. See example gate configurations below.

Style C - Single Gate

Style K - Single Arched Gate

Style C - Double Arched Gate with 2½" Sq. Frame and 991 Cast Spears

Style K - Double Arched Gate with 2½" Sq. Frame

Style D - Double Arched Gate with 2½" Sq. Frame, Gussets, Heavy Duty Roller Bearing Hinges, 991 Cast Spears and 935 Cast Rings

Ask about snap-in privacy liner to hide equipment and/or items out of view.

Aesthetic Timber Barrier / Wood Guardrail

Aesthetic Timber Barriers / Wood Guardrail are frequently used on private property or parking lots where aesthetic concerns are considered a high priority. There are numerous wood guardrail options, including a variety of guardrail "panel" measurements and post styles. Wood guardrail is commonly installed on brown (poly-coated or Corten) guardrail posts to achieve an aesthetically pleasing look, or can be mounted on wood posts. Please view our gallery and explore our site for some Wood Guardrail examples or consult one of our specialists to attain your desired option.

TO BE STAINED DARK WALNUT

SHERWIN-WILLIAMS.

STUCCO COLOR AT PARKING GARAGE (SEE RENDERINGS)

SW 6349 Pennywise

Interior / Exterior

Locator Number: 125-C6

Color Details

Color Family: Oranges

RGB Value: R-162 | G-86 | B-58

Hexadecimal Value: #A2583A

LRV: 15

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

491 FACTORY ST
Watertown, NY 13601-2765
(315) 788-3130

NOTES:

FAVORITE STORE

491 FACTORY ST
Watertown, NY 13601-2765
(315) 788-3130

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)

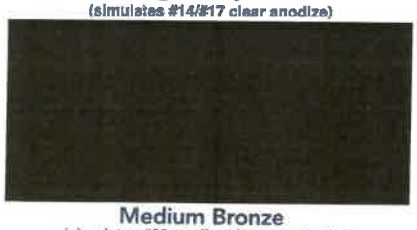
Permadize® Hardcoat Finishes

Highlight Your
Architectural
Achievements

Light Sequin
(simulates #14/#17 clear anodize)

Champagne
(simulates #18 champagne anodize)

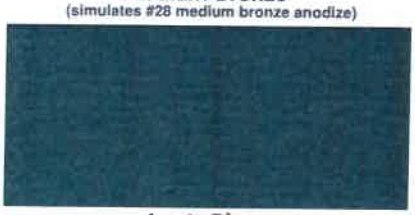
Gold
(simulates #26 light bronze anodize)



Medium Bronze
(simulates #28 medium bronze anodize)

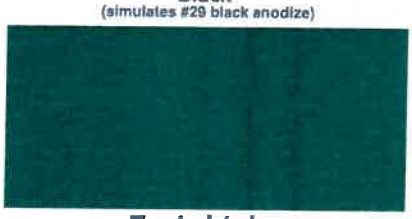
Dark Bronze
(simulates #40 dark bronze anodize)

Black
(simulates #29 black anodize)



Arctic Blue

Metallic Brick



Tropical Jade

Platinum Ice

Terra Cotta Metallic

Sterling Gray

Mediterranean Mist

Champagne Rose

Classic Copper

Hartford Mist

Sapphire Ice

Burgundy Metallic

COLOR OF CHERRY AVENUE ENTRANCE STOREFRONT AND PORTE COCHERE ENTRANCE STOREFRONT

KAWNEER
AN ALCOA COMPANY

D-Series Size 1
LED Area Luminaire

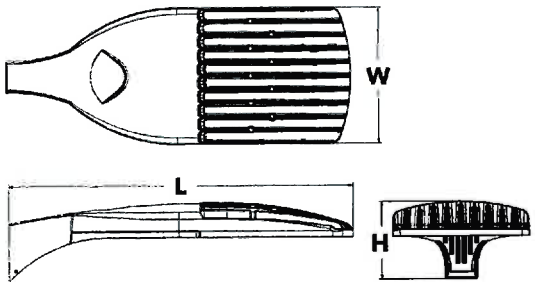
Catalog Number

Notes

Type

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100–400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [2]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [6]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) [7]
PER5	Five-wire receptacle only (no controls) [7,8]
PER7	Seven-wire receptacle only (no controls) [7,8]
DMG	0-10V dimming driver (no controls) [9]
DCR	Dimmable and controllable via ROAM® (no controls) [10]
DS	Dual switching [11,12]
PIR	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13]
PIRH	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13]
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13]
BL30	Bi-level switched dimming, 30% [12,14]
BL50	Bi-level switched dimming, 50% [12,14]
PNMTDD3	Part night, dim till dawn [15]
PNMT5D3	Part night, dim 5 hrs [15]
PNMT6D3	Part night, dim 6 hrs [15]
PNMT7D3	Part night, dim 7 hrs [15]

Other options

Shipped installed

HS	House-side shield [16]
WTB	Utility terminal block [17]
SF	Single fuse (120, 277, 347V) [18]
DF	Double fuse (208, 240, 480V) [18]
L90	Left rotated optics [19]
R90	Right rotated optics [19]

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Accessories

Controls & Shields

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [21]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [21]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [21]
SCU	Shorting cap [21]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

For more control options, visit DTL and ROAM online.

NOTES

1. Rotated optics available with 60C only.
2. AMBPC only available with 530mA or 700mA.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
4. Not available with single board, 530mA product (30C 530 or 60C 530 DS). Not available with BL30, BL50 or PNMT options.
5. Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
6. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
9. DMG option for 347V or 480V requires 1000mA.
10. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options.
11. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR or PIRH.
12. Requires an additional switched circuit.
13. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
14. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
15. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
16. Also available as a separate accessory; see Accessories information.
17. WTB not available with DS.
18. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
19. Available with 60 LEDs (60C option) only.
20. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

d"series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

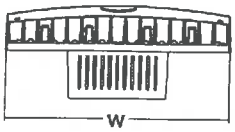
Specifications

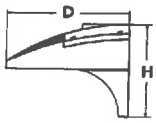
Luminaire

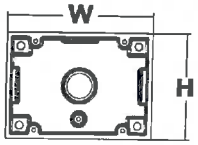
Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)
Weight: 21 lbs (9.5 kg)

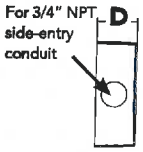
Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)
BBW Weight: 1 lbs (0.5 kg)









Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately[3]** BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[4] PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls)[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[6]	**Shipped installed** SF Single fuse (120, 277, 347V)[7] DF Double fuse (208, 240, 480V)[7] HS House-side shield[3] SPD Separate surge protection[8] **Shipped separately[3]** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

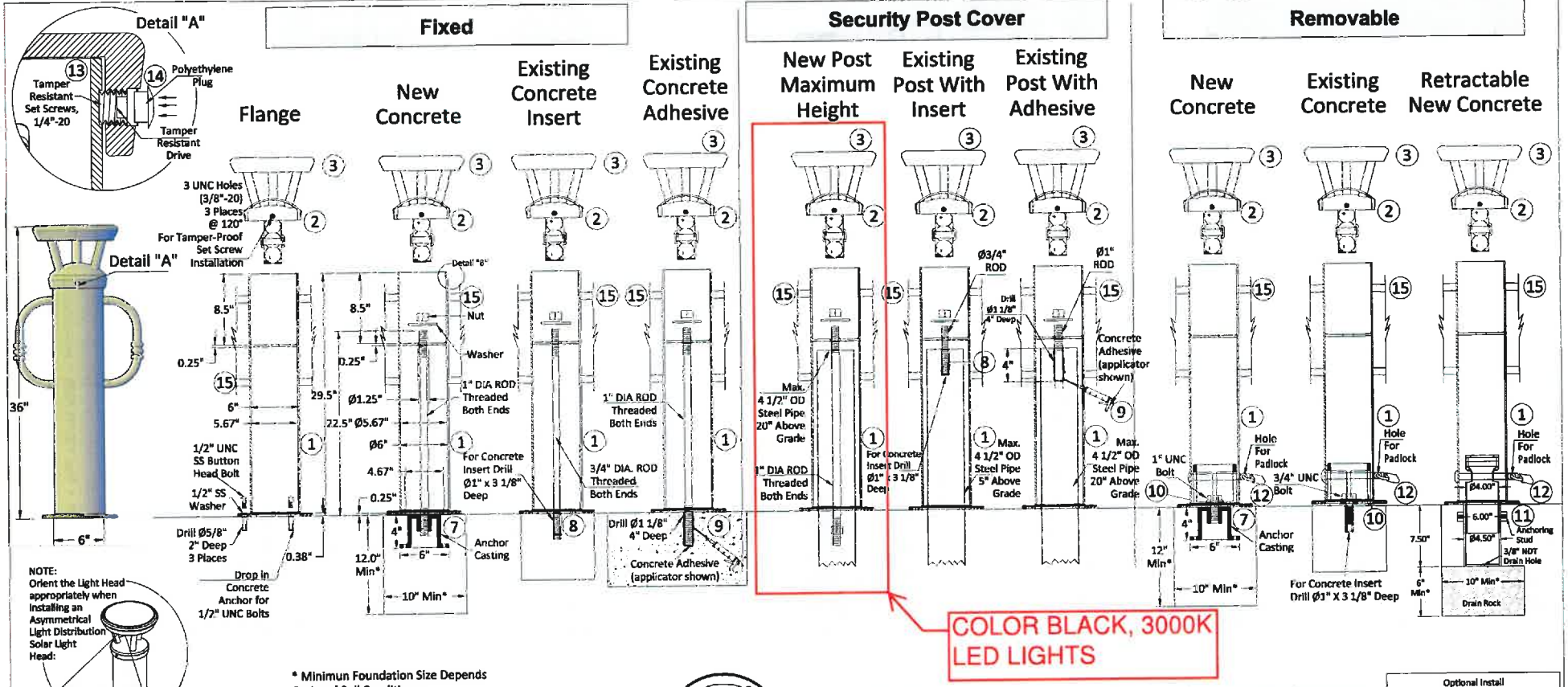
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
3. Also available as a separate accessory; see Accessories information.
4. Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIRH. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
6. Specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell) or DCR. Dimming driver standard.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. See the electrical section on page 2 for more details.
9. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[9]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[9]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[9]
SCU	Shorting cap[9]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com



Solar Light Bollard

Item	Part Number	Description	Material	Weight
1	R-9810-FL	Bollard Post	Steel	31.5 lbs.
2	R-9810-B3	Solar Light Battey (1 comes with light, but also available as an additional accessory)	Pure Lead, Spiral Wound, Absorbed Glass Mat (AGM)	3.2 lbs.
3	R-9810-AL	Head Assembly, c/w Integral Light Kit	Aluminum	13.2 lbs
4	7500-E	Chain Eye Loop	Steel - Forged	
5	R-7500-CH	Chain, 5/16" (Measured In Feet)	Steel - Plated	
6	R-7500-Q	Chain Quick Link	Steel - Plated	
7	R-7500-AN	Anchor Casting	Ductile Iron (ASTM A536, Grade 65-45-12)	
8	INSERT 1	Concrete Insert, 3/4" UNC	Steel - Plated	
9	R-7500	Concrete Adhesive	Concrete Adhesive	
10	R-7500	Removable Mount	Steel	
11	R-7000	Removable/Retractable Mount	Steel	
12	Padlock 936	Padlock, marine grade (OPTIONAL)	Brass; chrome plated with stainless steel shackle	
12	Padlock 835	Padlock (OPTIONAL)	Brass	
13		Tamper Resistant Set Screw 1/4" - 20 x 1/2" long, Pinned hex drive, 3pcs.	Stainless Steel	
14		Polyethylene Plug, 1/4" - Black, 3 pcs.	Polyethylene	
15		Bike Bollard Arms	316 Stainless Steel	4.5 lbs

REV	DATE	DESCRIPTION	DR

RELIANCE FOUNDRY CO. LTD
Unit 207, 6450 - 148 Street, Surrey, BC, Canada V3S-7G7
1-888-735-5680 - info@reliance-foundry.com
www.reliance-foundry.com | www.bollards.ca | www.bike-parking.ca

Solar Light Bollard, Model R-9810-FL-B

SCALE	NTS	DRAWING NUMBER	SIZE	REV.
DESIGN		R-9810-FL-B	A	A
DATE	03/14/2013			

GN1LED26NSADW

RAB LIGHTING

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.25A	Color Temp:	~~4000K (Neutral)~~
208V:	0.16A	Color Accuracy:	85 CRI
240V:	0.14A	L70 Lifespan:	100,000
277V:	0.12A	Lumens:	1,461
Input Watts:	29W	Efficacy:	51 LPW
Efficiency:	90%		

13 & 26 Watt Dome Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Dome Shade with 24" Goose Arm Style 1.

Color: White

Weight: 11.0 lbs

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 26W high-output, long-life LED.

Correlated Color Temp. (Nominal CCT):

4000K

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Construction

Fixture:

The GN1LED26NSADW comes with the GOOSE1W Arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz, 0.48 A, THD≤20%, PF 97.9%.

Surge Protection:

4kv

Other

Shades:

15" Angled Dome Shade offered.

Equivalency:

The GNLED26 is equivalent in delivered lumens 120W incandescent, 75W MH or 42W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GN1LED26NSADW

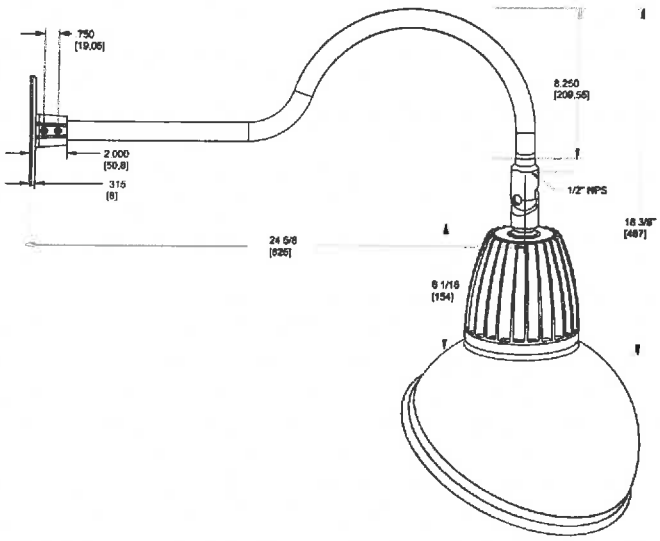
Technical Specifications (continued)

Other

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4

Dimensions



Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	26	~~N~~	S	AD		~~W~~
	13 = 13W **26** = 26W	**Y** = 3000K **N** = 4000K	= Flood **R** = Rectangular **S** = Spot	**AD** = Angled Dome	**11** = 11" = 15"	**B** = Black **W** = White **A** = Bronze **S** = Silver **G** = Hunter Green **YL** = Yellow **LB** = Light Blue **BL** = Royal Blue **BWN** = Brown **I** = Ivory **R** = Red

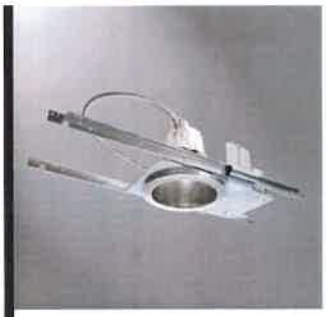
Halo Commercial

DESCRIPTION

Recessed 6-inch LED lens downlight is available in various distributions, lumen and CRI/CCT options. Suitable for commercial construction and can be used for both new or renovation work. Insulation must be kept 3" from top and sides of housing. Use for general area lighting where high efficiency and visual comfort are required.

Catalog #		Type
Project		
Comments		Date
Prepared by		

Recessed Canned Fixtures beneath Canopies



PD610
PD615
PD620
PD630

PDM6A

61V

1000, 1500, 2000 & 3000 Lumen Series

LED 6-Inch Aperture Lens Downlight

SPECIFICATION FEATURES

MECHANICAL

Frame
Boat shaped galvanized steel frame with adjustable plaster lip accommodates ceilings up to ½ - 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

Mounting Brackets
Bar hanger receivers adjusts 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with ½" EMT. Removable to facilitate installation from below the ceiling.

No Fuss™ Bar Hangers
Captive preinstalled bar hanger locks to tee grid with a screwdriver or pliers. Centering mechanism allows consistent positioning of fixtures.

OPTICAL

LED Module
Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation. Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity. See ordering information for available CRI / CCT options. Passive thermal management achieves L70 at 50,000 hours in non IC applications. Integral diffuse lens provides visual shielding. Integral connector allows quick connection to housing flex.

Reflector
One piece parabolic aluminum reflector provides cutoff for a visually comfortable optic. Attaches to LED module with (3) speed clamps minimizing light leaks to lens. Self-flanged standard with an optional white painted flange.

Trim Retention
Reflectors are retained with two torsion springs holding the flange tightly to the finished ceiling surface.

ELECTRICAL

Junction Box
(6) ½" and (2) ¾" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

Driver
Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation. For 347V input use Halo transformer H347 or H347200. Continuous, flicker-free dimming from 100% to 10% with leading or trailing edge phase cut at 120V or 0 -10V analog control.

Emergency Option
Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting. Available with both integral or remote charge indicator and test switch.

Compliance
- cULus listed for wet location
- cCSAus listed for wet location
- IP66 Ingress Protection Rated
- insulation must be kept 3" from top and sides.
- Airtight per ASTM-E283.
- Optional City of Chicago environmental air (CCEA) marking for plenum applications.
- EMI/RFI emissions per FCC 47CFR Part 18 non-consumer limits.
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08.
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.
- ENERGY STAR® listed for commercial applications, reference database for current listings.

THD: ≤ 20%
PF: ≥ 0.90
T Ambient -30 - +40°C
Sound Rating ≤ 22dba

Lumens	1000 Series	
Input Voltage	120V	277V
Input Current	.103 A	.058 A
Input Power	12.1 W	13.2 W
Efficiency	88 LPW	88 LPW
Inrush Current	.048 A	.080 A

Lumens	1500 Series	
Input Voltage	120V	277V
Input Current	.146 A	.1 A
Input Power	17.1 W	17.9 W
Efficiency	87 LPW	87 LPW
Inrush Current	1.920 A	0.960 A

Lumens	2000 Series	
Input Voltage	120V	277V
Input Current	.175 A	.536 A
Input Power	20.78 W	21.06 W
Efficiency	89 LPW	89 LPW
Inrush Current	.064 A	.128 A

Lumens	3000 Series	
Input Voltage	120V	277V
Input Current	.299 A	.145 A
Input Power	35.72 W	36.4 W
Efficiency	82 LPW	82 LPW
Inrush Current	.096 A	.928 A

Halo Commercial

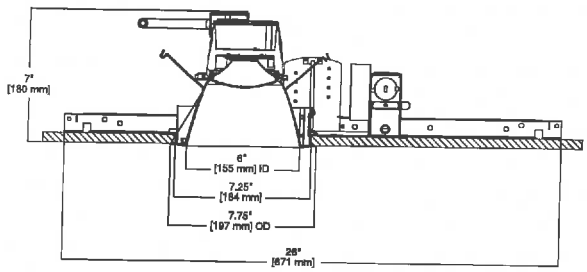
ORDERING INFORMATION

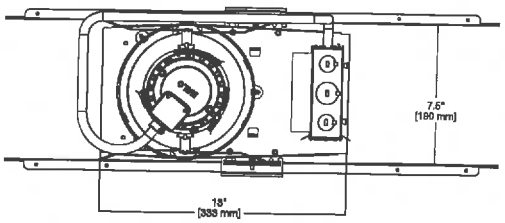
SAMPLE NUMBER: PD610ED010REM-PDM6A827-61VC
A complete luminaire consists of a housing, LED module and reflector, order separately.

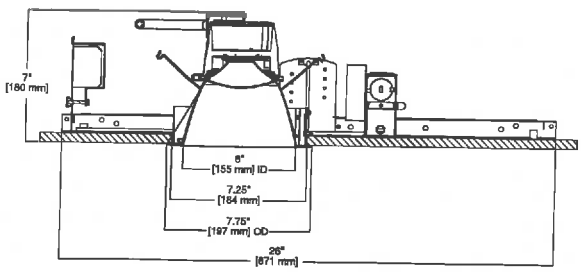
Housing	Lumens	Driver	Options	LED Module	CRI/CCT
PD6 = 6" aperture LED downlight **PD6CP** = 6" aperture LED downlight, CCEA listed for City of Chicago plenum requirements	**10** = 1,000 lumens (nominal) **15** = 1,500 lumens (nominal) **20** = 2,000 lumens (nominal)	**ED010** = 120-277V 50/60Hz, 0-10V and LE/TE phase cut dimming	**REM** = Emergency operation with remote indicator and test switch **IEM** = Emergency operation with integral indicator and test switch, 60 Hz only (REM and IEM options not available with PD6CP housing)	**PDM6A** = Downlight LED module for PD6 housing, provides 1,000, 1,500, 2,000, or 3,000 lumens (nominal) depending on connected housing type	**827** = 80 CRI, 2700K CCT **927** = 90 CRI, 2700K CCT **830** = 80 CRI, 3000K CCT **930** = 90 CRI, 3000K CCT **835** = 80 CRI, 3500K CCT **935** = 90 CRI, 3500K CCT **840** = 80 CRI, 4000K CCT **940** = 90 CRI, 4000K CCT
	30 = 3,000 lumens (nominal)	**D010** = 120-277V 50/60Hz, 0-10V dimming (3,000 lumen only)			

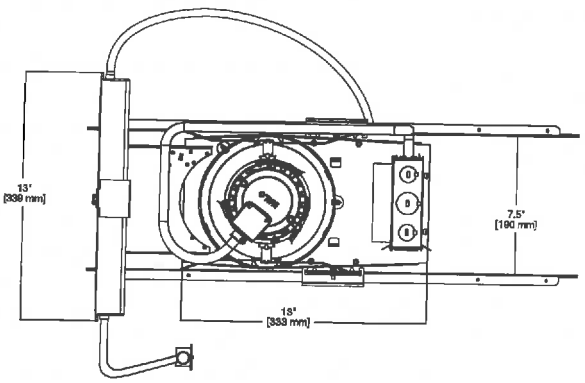
Reflector	Finish Option	Flange Option	Accessories
61V = 6" vertical parabolic reflector **61VEM** = 6" vertical parabolic reflector for IEM	**C** = Specular clear **G** = Specular gold **H** = Semi-specular clear **W** = White (white flange) **BB** = Black baffle (white flange) **WB** = White baffle (white flange)	**Blank** = Polished flange standard with C, G & H reflector finishes **Blank** = White flange standard with W, BB, & WB **WF** = White flange option available with C, G, & H reflector finishes	**HB128APK** = L channel hanger bar, 26", 'No-Fuss', pair (replacement) **RMB22** = 22" long wood joist mounting bars, pair **H347** = Step down transformer for 347V input **H347** = Step down transformer for 347V input, 75VA max **H347200** = Step down transformer for 347V input, 200VA max

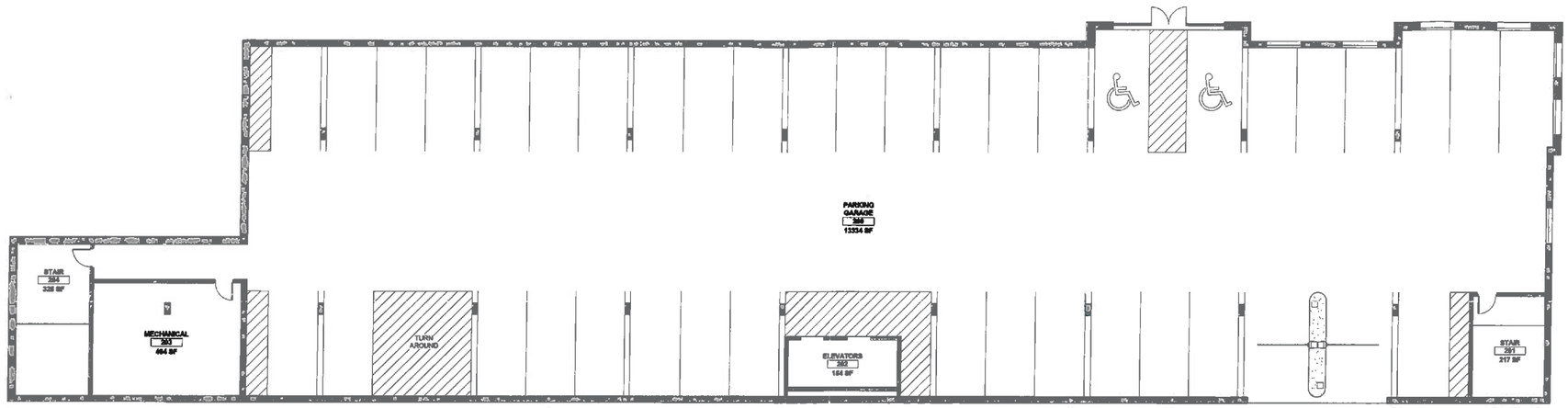
DIMENSIONS





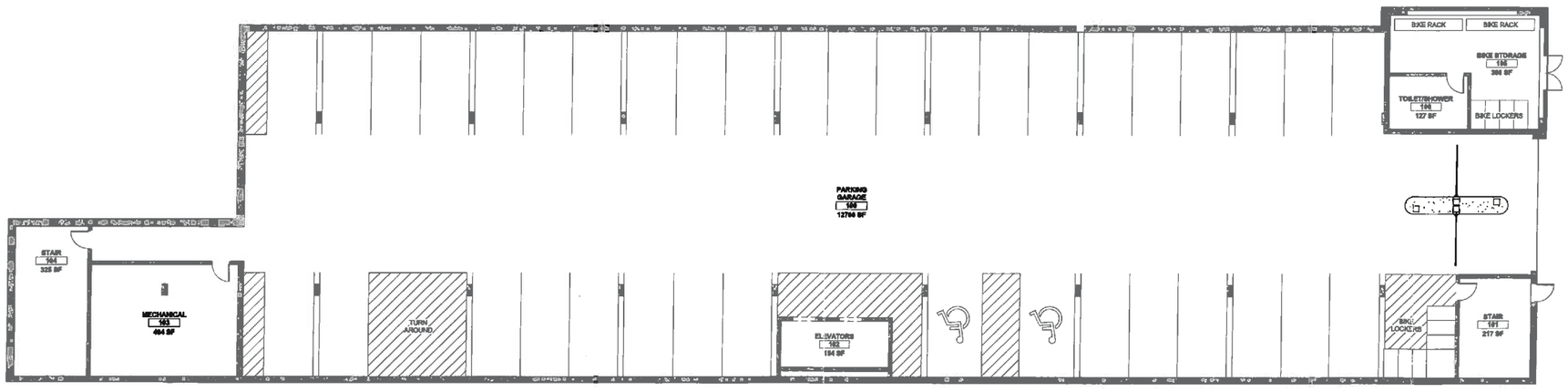






GARAGE LEVEL 2
-15,435 SF (GROSS)
-39 PARKING SPACES

GARAGE LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"



GARAGE LEVEL 1
-15,342 SF (GROSS)
-38 PARKING SPACES
-10 BIKE LOCKERS
-2 BIKE RACKS

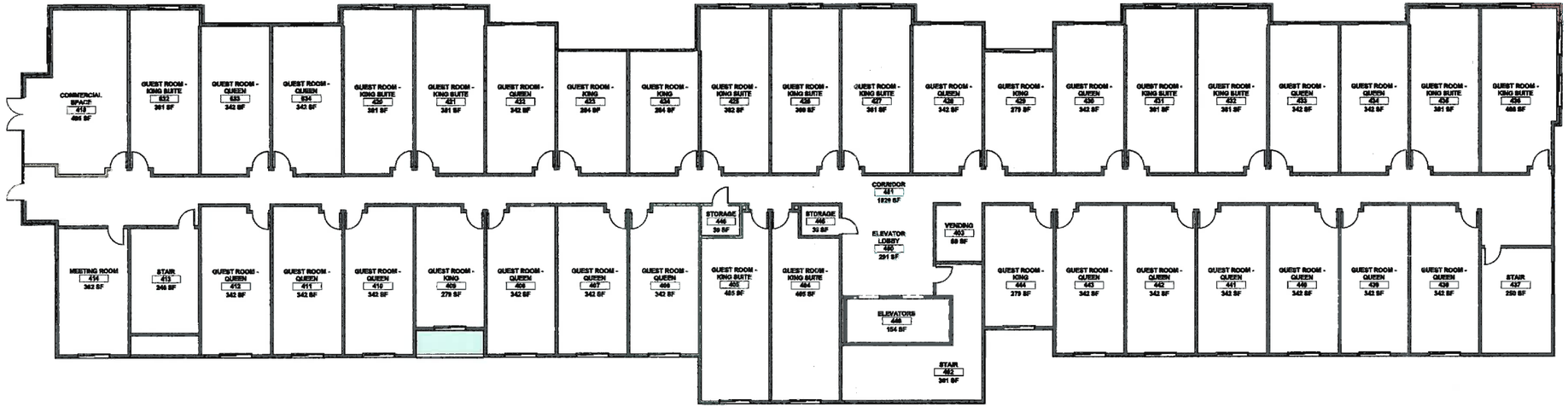
GARAGE LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

A-100 PROPOSED FLOOR PLANS

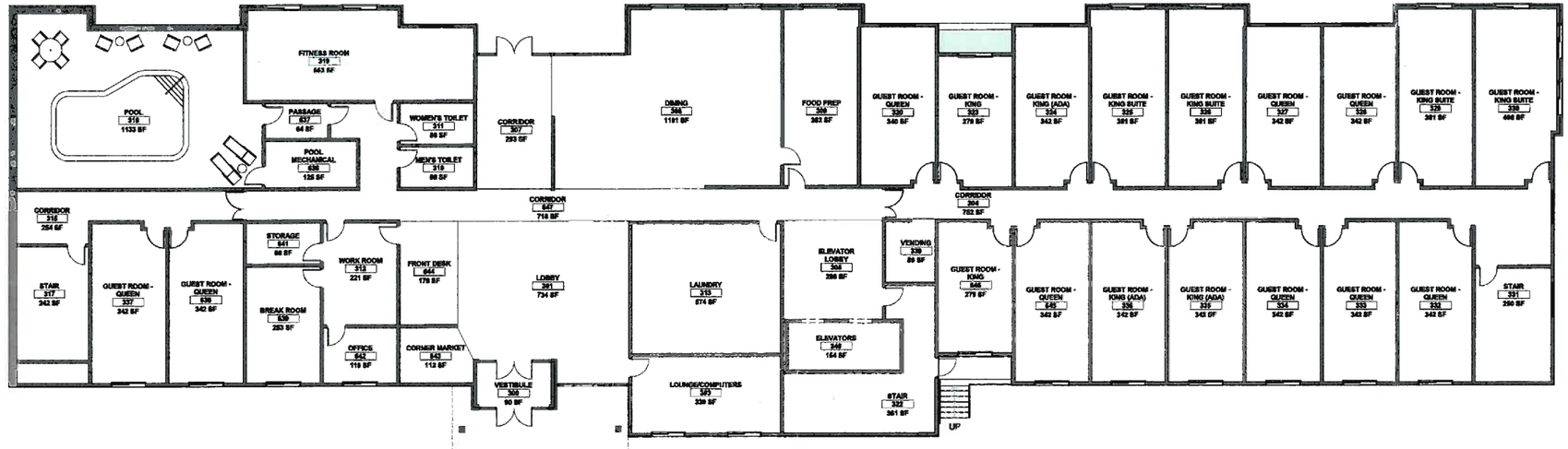
BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - DECEMBER 15, 2015



HOTEL LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 2
-18,252 SF (GROSS)
-36 GUEST ROOMS



HOTEL LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 1
-17,327 SF (GROSS)
-18 GUEST ROOMS

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

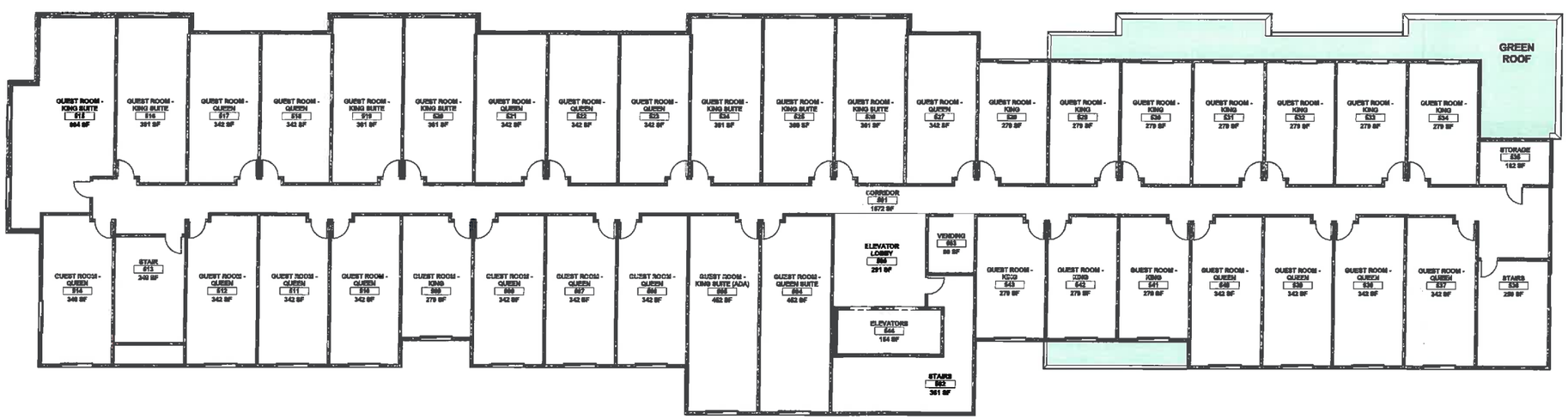
A-101 PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - DECEMBER 15, 2015

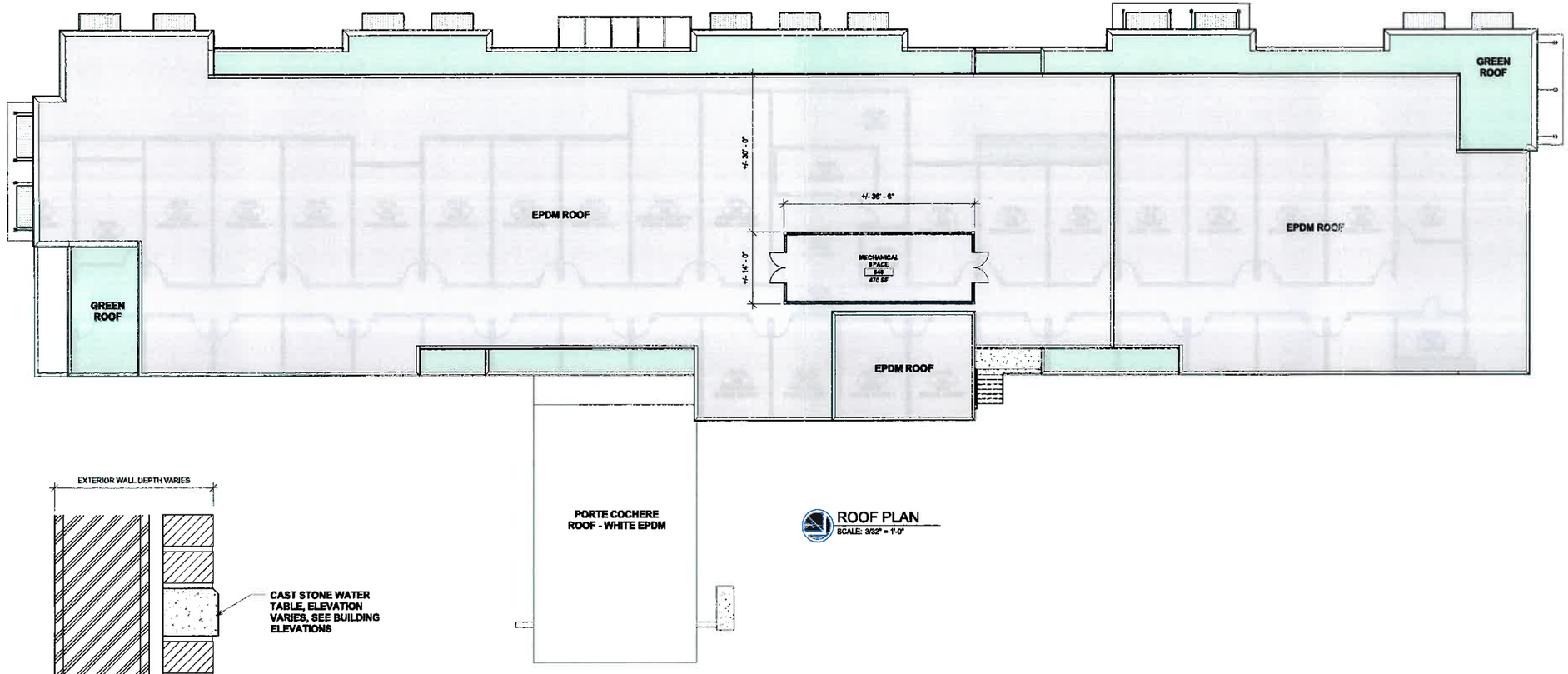
HOTEL LEVEL 4 PLAN
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 4
-11,581 SF (GROSS)
-26 GUEST ROOMS

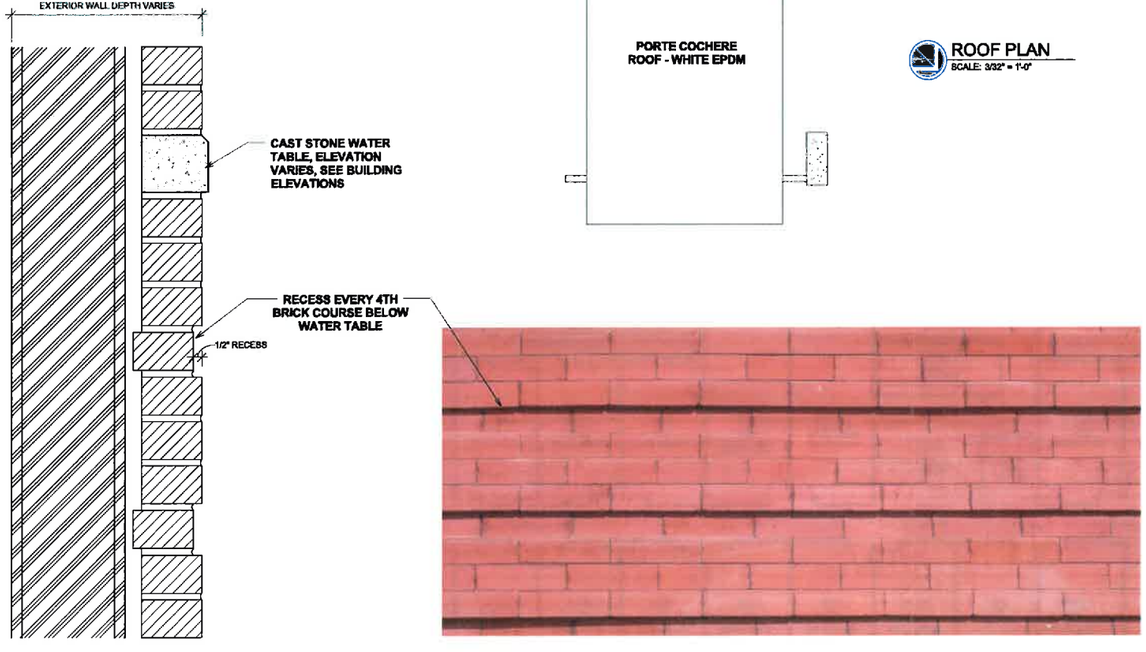


HOTEL LEVEL 3 PLAN
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 3
-17,368 SF (GROSS)
-37 GUEST ROOMS



ROOF PLAN
SCALE: 3/32" = 1'-0"



1 BRICK DETAIL
SCALE: 3" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

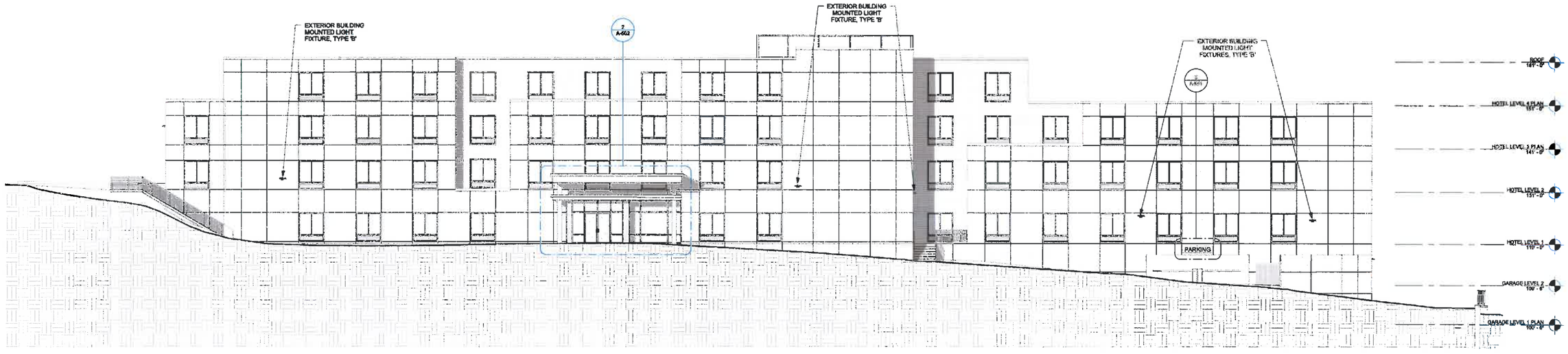
A-103 PROPOSED ROOF PLAN AND BRICK DETAIL

BCA ARCHITECTS AND ENGINEERS

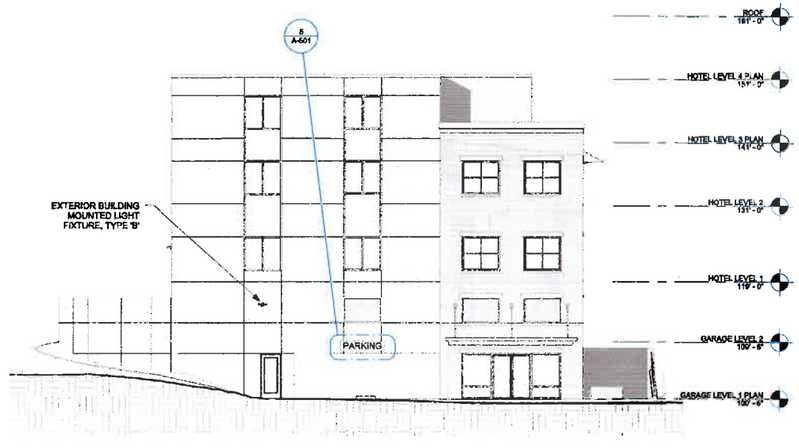
BAR SUBMISSION - DECEMBER 15, 2015

1 **SOUTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"

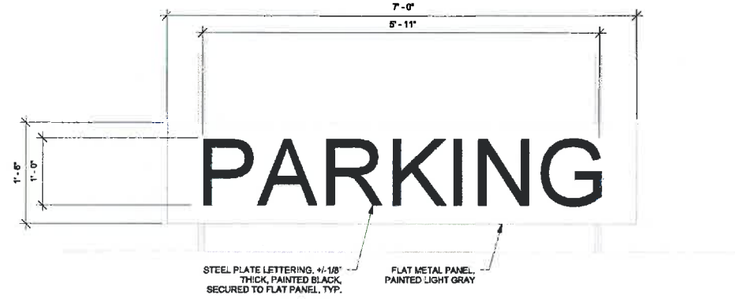
2 **SOUTHEAST ELEVATION**
SCALE: 3/32" = 1'-0"



3 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



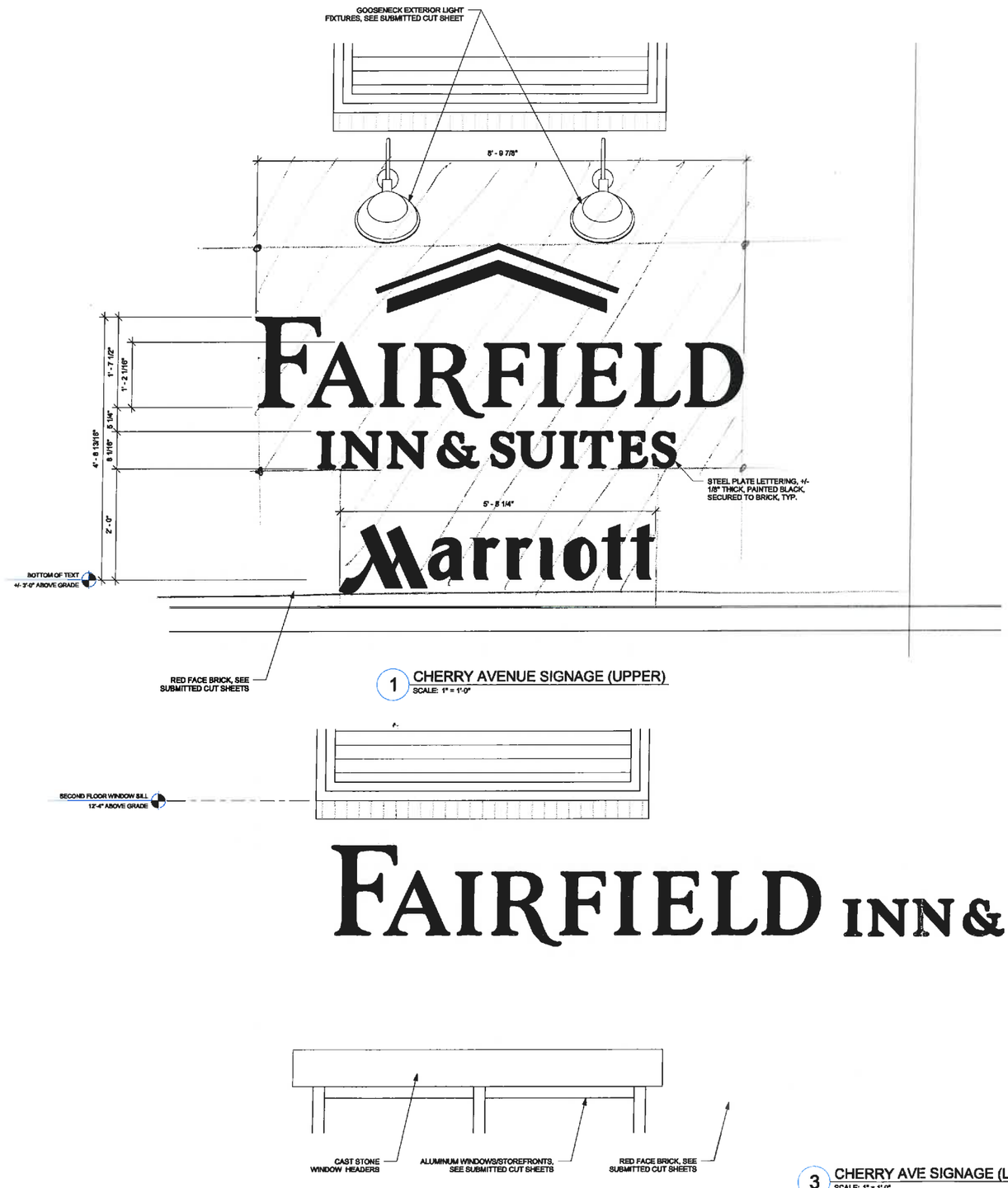
5 PARKING GARAGE SIGNAGE
SCALE: 1" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

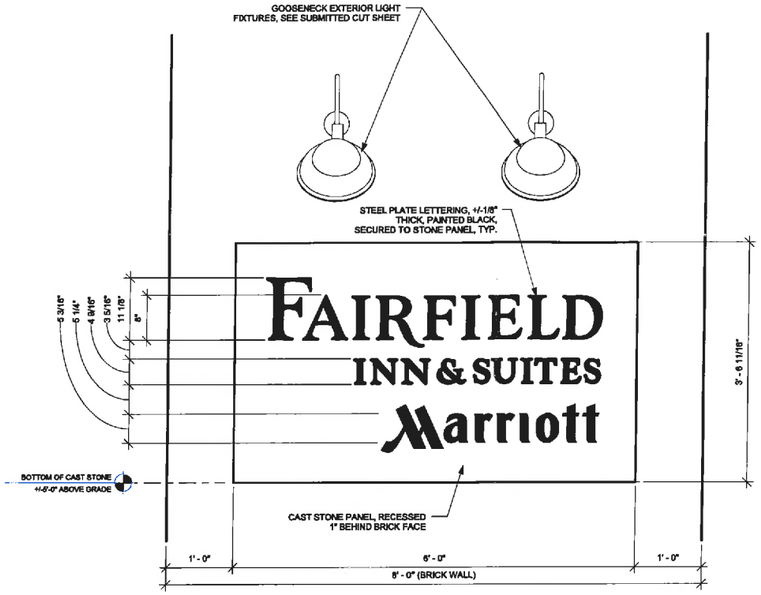
A-501 PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - DECEMBER 15, 2015



1 CHERRY AVENUE SIGNAGE (UPPER)
SCALE: 1" = 1'-0"



2 PORTE COCHERE SIGNAGE
SCALE: 1" = 1'-0"
NOTE: THIS SIGNAGE IS TYPICAL AT (2) LOCATIONS

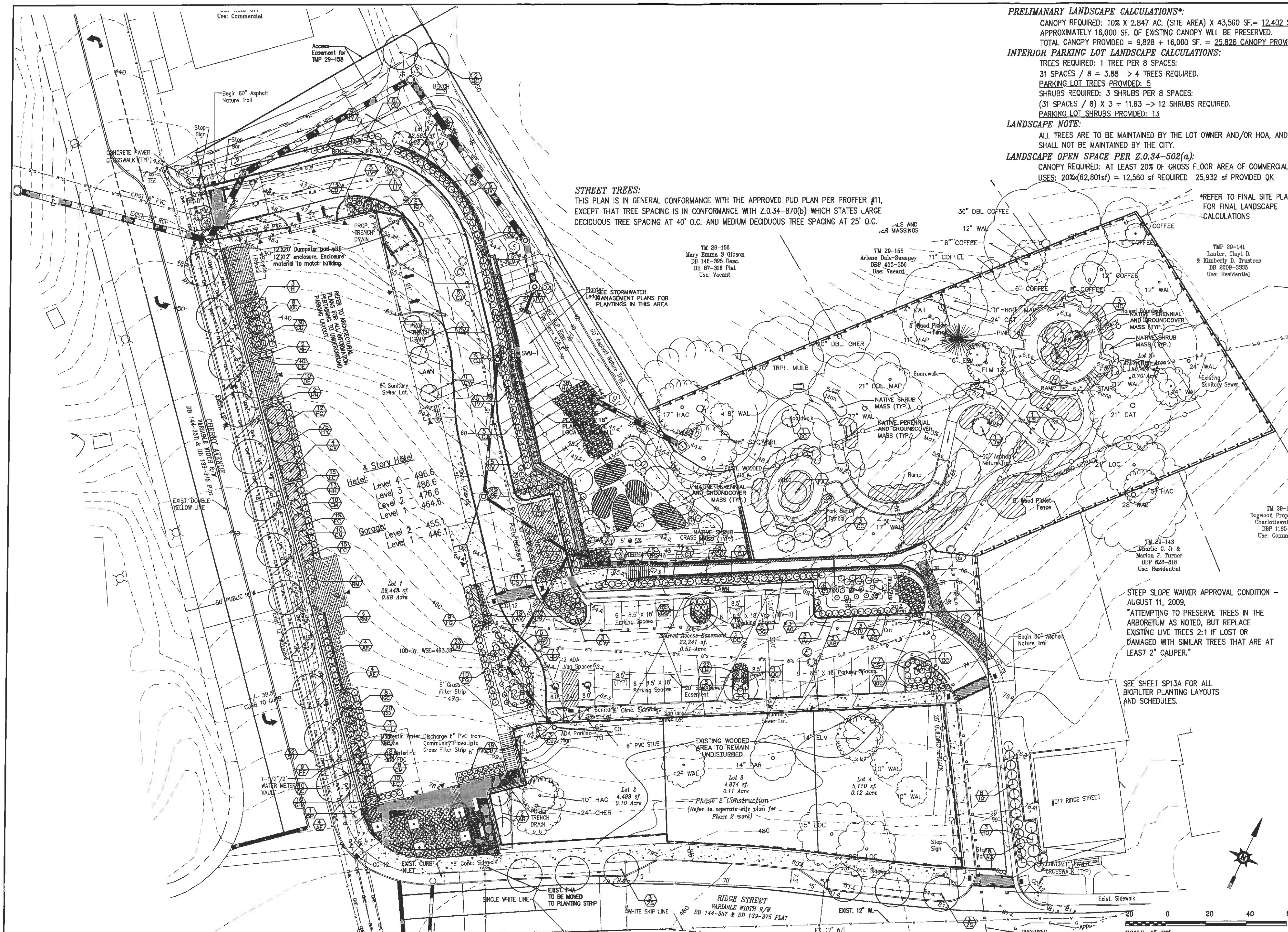
3 CHERRY AVE SIGNAGE (LOWER)
SCALE: 1" = 1'-0"
NOTE: CHERRY AVENUE SIGNAGE (UPPER) TEXT SIZE IS SIMILAR TO CHERRY AVENUE SIGNAGE (LOWER) TEXT SIZE. SEE DETAIL '1' ON THIS SHEET.

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

A-502 PROPOSED BUILDING SIGNAGE DETAILS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - DECEMBER 15, 2015



PRELIMANARY LANDSCAPE CALCULATIONS:*

CANOPY REQUIRED: 10% X 2.847 AC. (SITE AREA) X 43,560 SF.= 12,402 SF
APPROXIMATELY 16,000 SF. OF EXISTING CANOPY WILL BE PRESERVED.
TOTAL CANOPY PROVIDED = 9,828 + 16,000 SF. = 25,828 CANOPY PROVIDED.

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS:

TREES REQUIRED: 1 TREE PER 8 SPACES:
31 SPACES / 8 = 3.88 -> 4 TREES REQUIRED.
PARKING LOT TREES PROVIDED: 5
SHRUBS REQUIRED: 3 SHRUBS PER 8 SPACES:
(31 SPACES / 8) X 3 = 11.63 -> 12 SHRUBS REQUIRED.
PARKING LOT SHRUBS PROVIDED: 13

LANDSCAPE NOTE:

ALL TREES ARE TO BE MAINTAINED BY THE LOT OWNER AND/OR HOA, AND SHALL NOT BE MAINTAINED BY THE CITY.

LANDSCAPE OPEN SPACE PER Z.0.34-502(a):

CANOPY REQUIRED: AT LEAST 20% OF GROSS FLOOR AREA OF COMMERCIAL USES: 20%x(62,801sf) = 12,560 sf REQUIRED 25,932 sf PROVIDED OK

*REFER TO FINAL SITE PLAN FOR FINAL LANDSCAPE CALCULATIONS

STREET TREES:

THIS PLAN IS IN GENERAL CONFORMANCE WITH THE APPROVED PUD PLAN PER PROFFER #11, EXCEPT THAT TREE SPACING IS IN CONFORMANCE WITH Z.0.34-870(b) WHICH STATES LARGE DECIDUOUS TREE SPACING AT 40' O.C. AND MEDIUM DECIDUOUS TREE SPACING AT 25' O.C.

STEEP SLOPE WAIVER APPROVAL CONDITION – AUGUST 11, 2009, "ATTEMPTING TO PRESERVE TREES IN THE ARBORETUM AS NOTED, BUT REPLACE EXISTING LIVE TREES 2:1 IF LOST OR DAMAGED WITH SIMILAR TREES THAT ARE AT LEAST 2" CALIPER."

SEE SHEET SP13A FOR ALL BIOFILTER PLANTING LAYOUTS AND SCHEDULES.

Dominion Engineering
172 South Pantops Drive, Charlottesville, VA 22911

MICHAEL F. MYERS
Lic. No. 33028
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10/12/15

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:
ARC	ARC	MFM	1" = 20'

FINAL SITE DEVELOPMENT PLAN FOR WILLIAM TAYLOR PLAZA PUD (PH1)

CITY OF CHARLOTTESVILLE, VIRGINIA

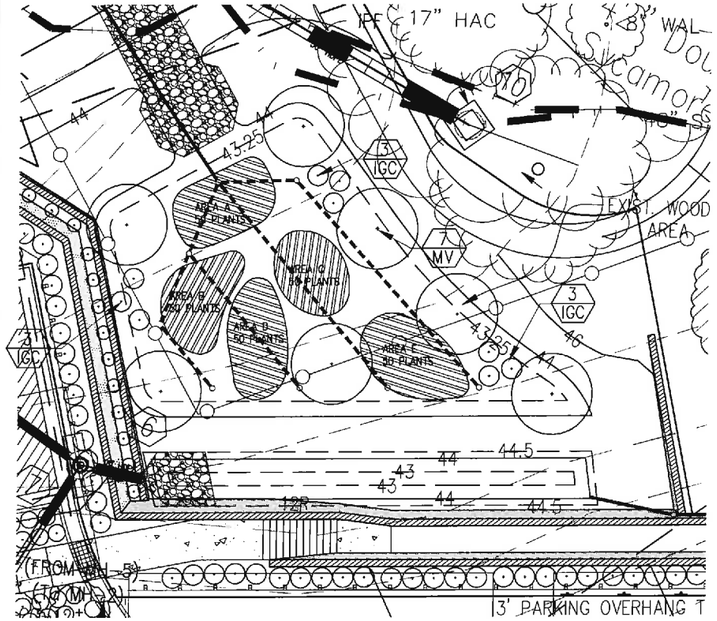
SHEET TITLE: LANDSCAPE PLAN

DOM. PROJECT NO: 15.0082

INDEX TITLE: SP13

SHEET NO: 13 of 19

DATE: 07/29/15

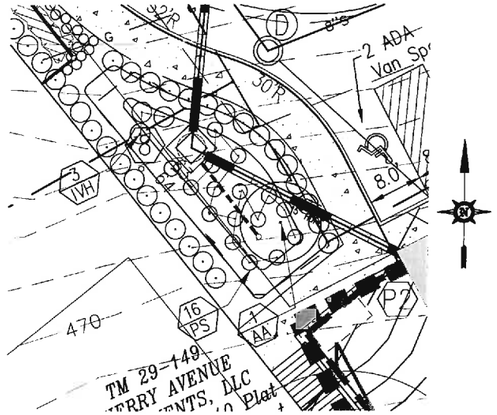


BIORETENTION FILTER 1

PLANTING LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES						
MV	7	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5–6' HT.	B&B	AS SHOWN
SHRUBS						
IGC	12	ILEX GLABRA "CHAMZIN"	CHAMZIN INKBERRY HOLLY	24"–30" HGT.	#3 CONT.	3' O.C.
HERBACEUS PERENNIALS (Plugs)						
AREAS A,D,E	20	PANICUM 'SHENANDOAH'				
	10	LOBELIA CARDINALIS				
	10	IRIS VERSICOLOR				
	10	CAREX STRICTA				
TOTAL	50x3 = 150 PLUGS					
AREAS B,C	20	PANICUM CORDATA				
	10	LOBELIA CARDINALIS				
	10	IRIS VERSICOLOR				
	10	CAREX STRICTA				
TOTAL	50x2 = 100 PLUGS					
TOTAL PLUGS AREAS A,B,C,D,E	60	PANICUM 'SHENANDOAH'				
	50	LOBELIA CARDINALIS				
	50	IRIS VERSICOLOR				
	50	CAREX STRICTA				
	40	PANICUM CORDATA				
TOTAL	250 PLUGS					

NOTE:
PLANTING SPECIES SELECTED TO BE WATER TOLERANT IN UP TO 1.0' OF WATER.



BF-2 PLAN DETAIL

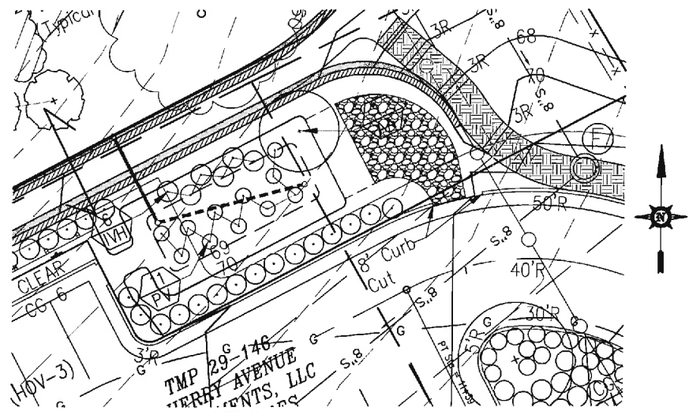
PLANTING LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES						
AA	1	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5–6' HT.	B&B	AS SHOWN
SHRUBS						
IVH	3	ITEA VIRGINICA "HENRY'S GARNET"	"HENRY'S GARNET" SWEETS	8–10' HT.	#3 CONT.	AS SHOWN
GRASSES						
PS	16	PANICUM SHENANDOAH			#1 CONT.	36" O.C.

NOTE:
PLANTING SPECIES SELECTED TO BE WATER TOLERANT IN UP TO 0.5' OF WATER.

10 0 10 20 30

SCALE: 1"=10'



BF-3 PLAN DETAIL

PLANTING LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES						
AA	1	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5–6' HT.	B&B	AS SHOWN
SHRUBS						
IVH	6	ITEA VIRGINICA "HENRY'S GARNET"	"HENRY'S GARNET" SWEETS	8–10' HT.	#3 CONT.	AS SHOWN
GRASSES						
PV	11	PANICUM VIRGATUM			#1 CONT.	36" O.C.

NOTE:
PLANTING SPECIES SELECTED TO BE WATER TOLERANT IN UP TO 0.5' OF WATER.

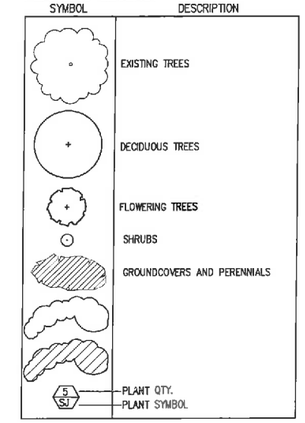
PLANTING LIST:

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES						
AR	2	ACER RUBRUM "RED SUNSET"	RED SUNSET MAPLE	3-3 1/2" CAL	B&B	AS SHOWN
FA	1	FAGUS GRANDIFOLIA	AMERICAN BEECH	3-3 1/2" CAL	B&B	AS SHOWN
LS	1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3-3 1/2" CAL	B&B	AS SHOWN
QC	5	QUERCUS COCCINEA	SCARLET OAK	3-3 1/2" CAL	B&B	AS SHOWN
SJ	12	SOPHORA JAPONICA	REGENT JAPANESE PAGODA	3-3 1/2" CAL	B&B	AS SHOWN
ZS	6	ZELKOVA SERRATA "GREEN VASE"	GREEN VASE ZELKOVA	3-3 1/2" CAL	B&B	AS SHOWN
FLOWERING TREES						
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL	B&B	AS SHOWN
CV	11	CHIONANTHUS VIRGINICUS	FRINGE TREE	8'-10' HGT.	B&B	AS SHOWN
CP	3	CRATAEGUS PHAENOPYRUM FASTIGIATA	FASTIGIATE WASHINGTON HAWTHORN	2-2 1/2" CAL	B&B	AS SHOWN
DV	1	DIOSPYRUS VIRGINIANA	COMMON PERSIMMONS	2-2 1/2" CAL	B&B	AS SHOWN
GG	1	CORNUS MAS "GOLDEN GLORY"	GOLDEN GLORY CORNELIAN CHERRY	2-2 1/2" CAL	B&B	AS SHOWN
HC	3	HALESIA CAROLINA "TETRAPTERA"	SILVERBELL	2-2 1/2" CAL	B&B	AS SHOWN
LI	7	LAGERSTROEMIA INDICA "CATAWBA"	CRAPE MYRTLE	8'-10' HGT.	B&B	AS SHOWN
SP	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8'-10' HGT.	B&B	AS SHOWN
EVERGREEN TREES						
TO	3	THUJA OCCIDENTALIS "TECHNY"	TECHNY ARBORVITAE	6'-7' HGT.	B&B	6' O.C.
SHRUBS						
AE	12	ABELIA "EDWARD GOUCHER"	EDWARD GOUCHER ABELIA	30"-36" HGT.	#3 CONT.	3' O.C.
AG	17	ABELIA GRANDIFLORA	GLOSSY ABELIA	36"-42" HGT.	#5 CONT.	5' O.C.
CD	83	COTONEASTER DAMMERI "STREIBS FOUNDLING"	STREIBS FOUNDLING COTONEASTER	24"-30" HGT.	#3 CONT.	30" O.C.
CJ	76	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	24"-30" HGT.	#3 CONT.	3' O.C.
CS	73	COTONEASTER SALICIFOLIA REPENS	WILLOWLEAF COTONEASTER	24"-30" HGT.	#3 CONT.	30" O.C.
DG	15	DEUTZIA X "MONZIA"	PINK-A-BOO DEUTZIA	36"-42" HGT.	#3 CONT.	3' O.C.
FG	31	FOTHERGILLA GARDENII	FOTHERGILLA	24"-30" HGT.	#3 CONT.	3' O.C.
HH	24	HYPERICUM "HIDCOTE"	ST. JOHN'S WORT	24"-30" HGT.	#3 CONT.	3' O.C.
IC	8	ILEX CRENATA "STEEDS"	STEEDS JAPANESE HOLLY	36"-42" HGT.	#5 CONT.	5' O.C.
IGC	37	ILEX GLABRA "CHAMZIN"	CHAMZIN INKBERRY HOLLY	24"-30" HGT.	#3 CONT.	3' O.C.
IV	46	ILEX VERTICILLATA	COMMON WINTERBERRY	4'-4.5' HGT.	#5 CONT.	42"' O.C.
PF	9	POTENTILLA FRUTICOSA	RED ACE POTENTILLA	24"-30" HGT.	#3 CONT.	3' O.C.
RM	8	ROSA X "MEIRUTRAL	RED SUNBLAZE	24"-30HGT.	#3 CONT.	3' O.C.
GROUNDCOVERS AND PERENNIALS						
AV	19	ASTILBE "VARIETY"	ASTILBE	12"-15" HGT.	#1 CONT.	12" O.C.
CM	36	COREOPSIS "MOONBEAM"	MOONBEAM COREOPSIS	12"-15" HGT.	#1 CONT.	12" O.C.
DE	20	DICENTRA "EXIMA"	FRINGED BLEEDING HEART	12"-15" HGT.	#1 CONT.	12" O.C.
EC	75	ERICA CINERA "MAHOGENY"	MAHOGENY HEATH	12"-15" HGT.	#1 CONT.	12" O.C.
GH	10	GERANIUM HIMALAYENSE	HIMALAYAN CRANSBILL	12"-18" HGT.	2QT. POT	18" O.C.
HY	75	HYPERICUM CALYCINUM	ROSE OF SHARON HYPERICUM	8"-12" HGT.	QT. POT	12" O.C.
LM	64	LIRIOPE MUSCARI "VARIEGATA"	VARIEGATED LIRIOPE	12"-18" HGT.	#1CONT.	18" O.C.
VINES AND CLIMBING PLANTS						
HA	38	HYDRANGIA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	18"-24" HGT.	#2 CONT.	4' O.C.

PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCING PLANTING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF CONDITIONS DETRIMENTAL TO NEW AND EXISTING PLANT MATERIAL ARE ENCOUNTERED.
2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS.
3. THE CONTRACTOR SHALL STAKE LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. NOTIFY THE OWNER'S REPRESENTATIVE WHEN STAKING IS COMPLETE, AT WHICH TIME A MEETING WILL TAKE PLACE TO DETERMINE FINAL LOCATIONS.
4. ALL PLANT BEDS AND TREE PITS SHALL RECEIVE 4" OF SHREDDED BARK MULCH.
5. THE CONTRACTOR SHALL TOPSOIL AND SEED LAWN AREAS AND ALL AREAS DISTURBED AS A RESULT OF NEW CONSTRUCTION.

PLANTING LEGEND:



Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.7040 (p)
434.979.7043 (f)
domeng.com

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10/15/15

DESIGNED BY: MFM
DRAWN BY: ARC
CHECKED BY: ARC
SCALE: 1" = 10'
FILE NAME: [illegible]

FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

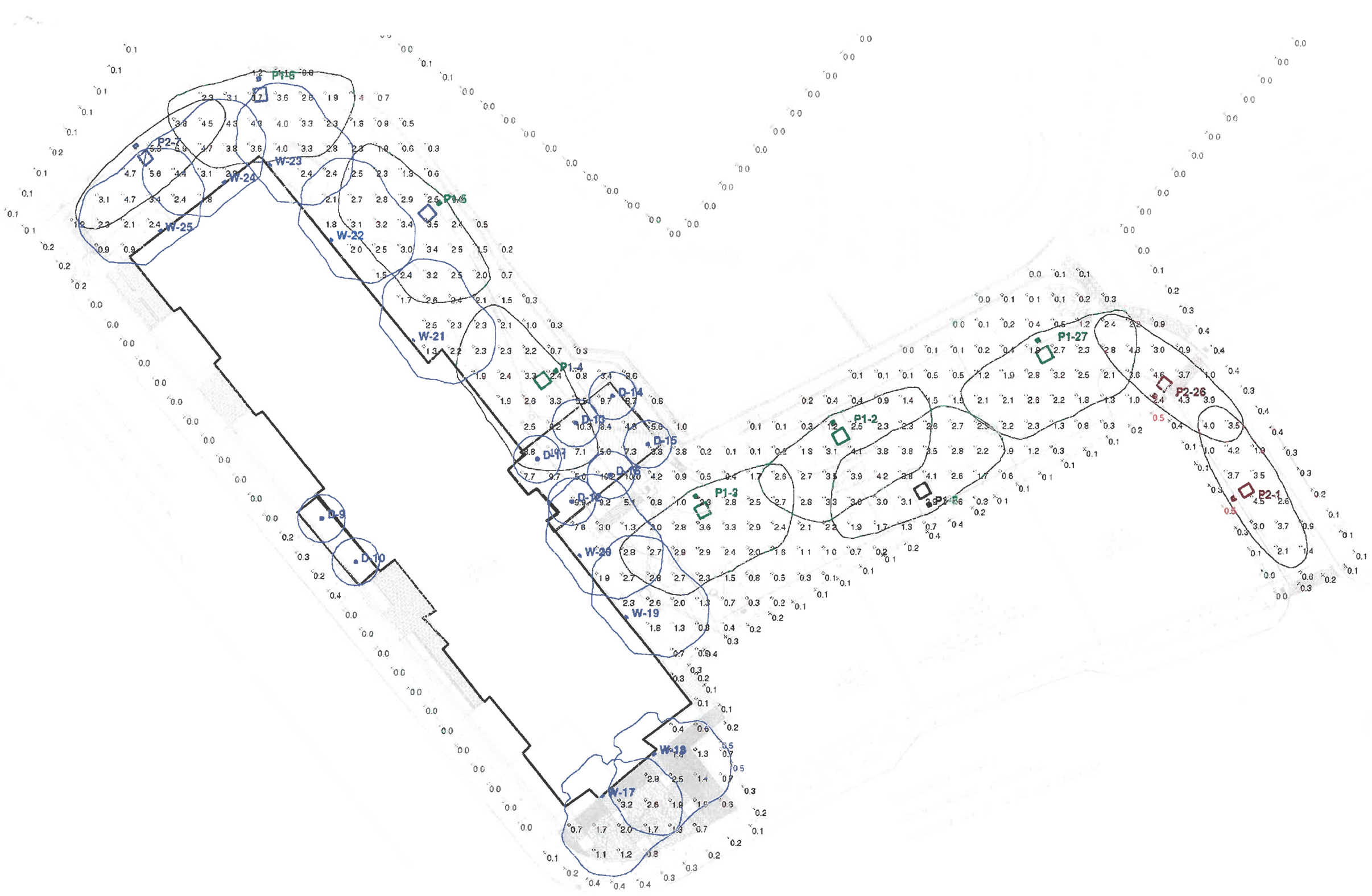
SHEET TITLE: LANDSCAPE PLAN

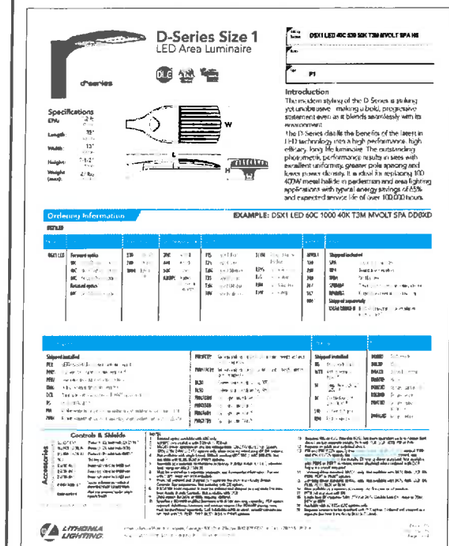
DOM. PROJECT NO: 15.0062

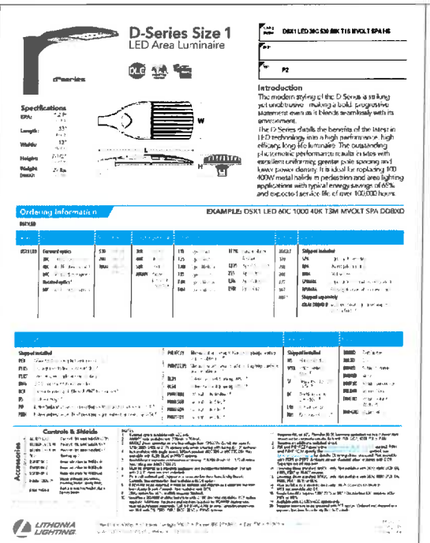
INDEX TITLE: SP13A

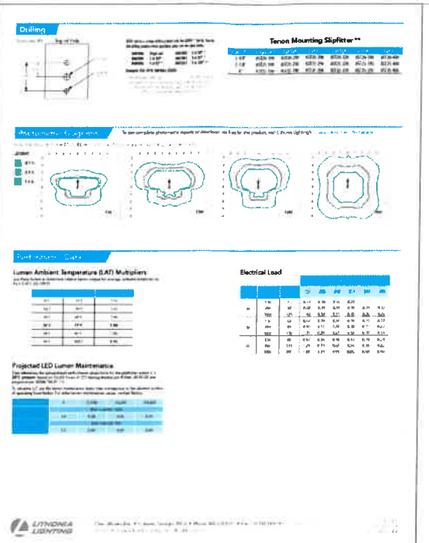
SHEET NO: 13 of 19

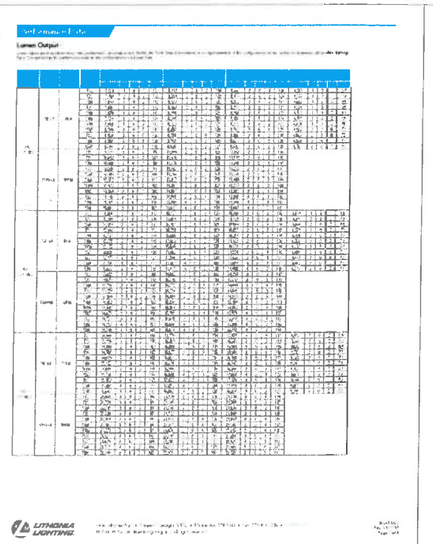
DATE: 07/29/15

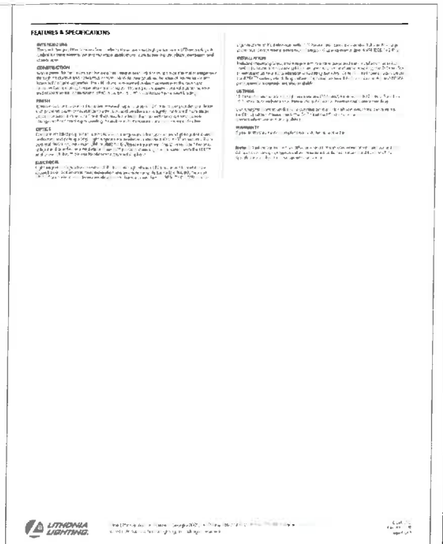

P1-6
P2-7
W-23
W-24
W-25
W-22
W-21
P1-4
D-14
D-13
D-15
D-17
D-16
D-18
P1-3
W-20
W-19
W-18
W-17
D-9
D-10
P1-2
P1-27
P2-26
P2-1

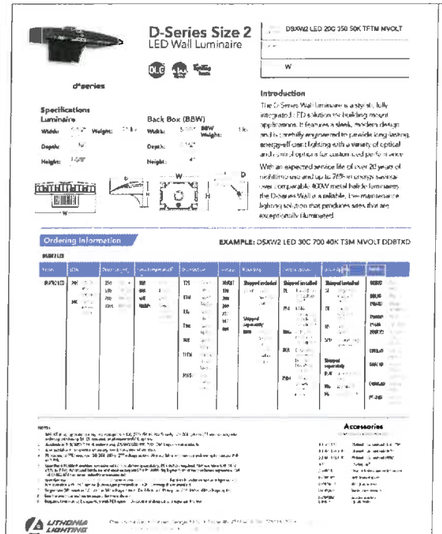


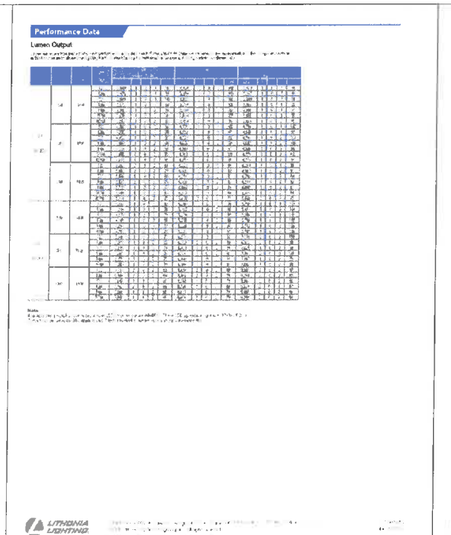


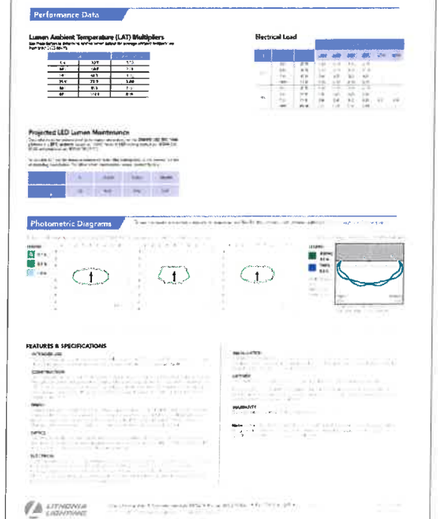












Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.7823 (V)
434.979.7831 (F)
dominioneng.com

COMMONWEALTH OF VIRGINIA
MICHAEL P. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS			
NO.	DESCRIPTION	DATE	
1	CITY COMMENTS	10/29/15	

DESIGNED BY: MPM
DRAWN BY: ARC
CHECKED BY: ABC
SCALE: N.T.S.
FILE NAME: LIGHTING PLAN CUTSHEETS

FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LIGHTING PLAN CUTSHEETS

DOM. PROJECT NO: 15.0062

INDEX TITLE:
SP17

SHEET NO: 17 of 19

DATE: 07/29/15

Scala, Mary Joy

From: Andrew Garlock <agarlock@TheBCGroup.com>
Sent: Monday, December 14, 2015 4:40 PM
To: Scala, Mary Joy
Cc: Mike Myers (mmyers@dominioneng.com) (mmyers@dominioneng.com); Kevin Lewis
Subject: RE: William Taylor Plaza
Attachments: SP16 and SP17.pdf

Greetings Mary Joy,

I hope you are doing well.

I just wanted to send you an email with some answers to some of the questions you had sent last week.
I've included your previous email below with some answers to your questions:

Are the P2 pole lights brighter than the P1? I cannot read the light fixture specs – can you send the a larger size?
-Please see larger site lighting plan and fixture specs attached. We will be bringing these sheets with us (full size) to the BAR meeting tomorrow.
Did you prepare a detail of the glass canopies?
-We would like to submit (via email for approval) the glass canopy details upon completion of the Construction Documents.
Is the arboretum fence now proposed to be tan colored metal picket?
-The arboretum fence proposed is black metal picket.
If you use a black cable fence on Cherry Avenue, did you also re-think the white garage screen color?
-The perforated metal screen is being proposed as natural metal finish (matches sample you have).
Has the retaining wall material changed?
-No, retaining wall is still Allan Block – Europa Collection – Abbey Blend
It would be helpful if you could list the changes since the last meeting.
-Please see all of the outlined changes below.

Architectural Design (Building) Changes

- Brick Façade at Plaza Corner increased to 3 stories in height to hide 3rd level façade (clapboard) from the intersection.
- Cherry Avenue aluminum entrance storefront into hotel lobby changed to Permadize Classic Copper finish. The color will accentuate and highlight the entry into the lobby but also complement the copper tones found in the Georgian brick.
- The stucco paint covering the 2 levels of parking garage has been changed to Pennywise (orange/red) from Anonymous (gray). Signifies parking garage program (Form follows function). Color complements Georgian brick.
- Perforated metal garage screens changed to natural metal finish (matches sample you have). Having natural metal finish will tie in well with the stainless steel cables that are specified for the black railings along Cherry Avenue near the bike storage and for the railing on the stair from the corner plaza to the parking lot.

- Building signage has been altered at the corner plaza. The "Marriott Fairfield Inn and Suites" sign is now located on the Cherry Avenue façade. The previous proposal had the sign facing Ridge Street, which has its own signage requirements as part of the Ridge Street ADC.

Site Design Changes

- Arboretum fence changed to black aluminum picket fence by Superior Aluminum (5' high). Pickets are narrow and are spaced at 6" on center to allow for open sightlines through fence. The fence was eliminated across the arboretum trail and instead is only proposed along the property edges.
- Cascading/draping plantings (Japanese Beautyberry and Common Winterberry) were added to the tops of the retaining wall to help hide some of the wall from the top.
- Bike racks at the lower end of Cherry Avenue were changed to U-shaped racks, color black.
- Small 4' high retaining wall was added along small portion of the arboretum trail to reduce grading near 17" walnut. This retaining wall will be the Allan block abbey blend.
- Vehicle guard rails along top of retaining wall to be wood timber, stained dark walnut (as previously specified).
- Miscellaneous plantings were added along the access drive to create more fluid landscape transitions.
- The plantings within the three biofilters were redesigned by the Landscape Architect to compliment the rest of the site landscaping.
- A stair was added between the parking lot and the corner plaza to facilitate commercial space occupants and corner plaza pedestrians.
- The plaza was redesigned to be open to the corner, signifying a more public space. The large brick planters previously proposed have been replaced with trees and tree grates. The trees were arranged as to create an outdoor "ceiling" effect for the user at the seating areas of the plaza. We are proposing 3 separate paver patterns/colors to signify separate spaces within the plaza. The linear concrete pavers are used in circulation spaces, the dark 8x16 pavers are used as accent strips (generated from lines pulled from the building façade), and the tan random paver pattern signifies the "assembly" or sitting space. Solar LED bike lockable bollards were added to the plaza design. These bollards provide a vehicle impact rated perimeter barrier around the plaza, provide LED downlighting during the night for safety, and also provide a means for locking up bikes.
- Site lighting plan and exterior light fixture specs have been provided (please see attached).

Please let me know if you have any questions.
See you tomorrow.

Best,
Andrew

ANDREW T. GARLOCK | NCARB
Registered Architect

BCA ARCHITECTS & ENGINEERS
Ithaca | Syracuse | **Watertown**

327 Mullin Street
Watertown, NY 13601

P: 315.782.8130 ext. 238
C: 315.486.4941
www.thebcgroup.com

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, December 10, 2015 2:38 PM
To: Andrew Garlock; 'Mike Myers (mmyers@dominioneng.com) (mmyers@dominioneng.com)'
Subject: William Taylor Plaza

Are the P2 pole lights brighter than the P1? I cannot read the light fixture specs – can you send the a larger size?

Did you prepare a detail of the glass canopies?
Is the arboretum fence now proposed to be tan colored metal picket?
If you use a black cable fence on Cherry Avenue, did you also re-think the white garage screen color?
Has the retaining wall material changed?
It would be helpful if you could list the changes since the last meeting.

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

Scala, Mary Joy

From: Tim Mohr <tmohr@tmdarch.com>
Sent: Monday, December 14, 2015 11:21 AM
To: 'Andrew Garlock'
Cc: BAR
Subject: RE: BAR - William Taylor Plaza - Fairfield Inn & Suites (Corner of Ridge Street and Cherry Avenue)

Hi Andrew –

You and your crew have been good to work with as well-your attitude has been great and I believe you been sincere in addressing our concerns.... in the long run however I do think the business model for this type of project in a small scale urban context like Charlottesville needs to change so it is composed of discrete blocks and not a large volume disguised by an undulating street wall. My feeling is that this needs to be dealt with at a zoning/planning level before it gets to us so that the process is more streamlined ... but that's a discussion for another day.

The corner condition at Ridge and Cherry is much improved; the 3 story corner and the revised plaza are a considerable improvement. However, I am disappointed that the detail and articulation of the corner piece is still pretty bland and really not on a par with the historic houses elsewhere on the street...I realize you have an economy of scale to deal with here but this is also the where your project interacts with historic district and I think the level of quality/detail needs to bump up as well (ie break out of the Fairfield Inn mold). It is better but not there yet- obviously this is my opinion and I cannot speak for the BAR as a whole. I apologize for the late response – on the road and a bit swamped.

All the best,

Tim

TIM MOHR AIA
LEED BD+C

todd+mohr
DESIGN

1112 PARK STREET CHARLOTTESVILLE VIRGINIA 22901
434 971 4631

16 WOODSIDE WAY PO BOX 668 CASTINE MAINE 04421
207 326 5047

tmohr@tmdarch.com

From: Andrew Garlock [mailto:agarlock@TheBCGroup.com]
Sent: Wednesday, December 02, 2015 1:44 PM
To: tmohr@tmdarch.com
Subject: RE: BAR - William Taylor Plaza - Fairfield Inn & Suites (Corner of Ridge Street and Cherry Avenue)

Ok, that would be great Tim.
I will send you PDFs before the end of the week for your review and comment.

We've enjoyed working with you and the rest of the board throughout the BAR process. You've all been very helpful.

Thank you,
Andrew

ANDREW T. GARLOCK | NCARB
Registered Architect

BCA ARCHITECTS & ENGINEERS
Ithaca | Syracuse | **Watertown**

327 Mullin Street
Watertown, NY 13601
P: 315.782.8130 ext. 238
C: 315.486.4941
www.thebcgroup.com

From: Tim Mohr [mailto:tmohr@tmdarch.com]
Sent: Wednesday, December 02, 2015 10:11 AM
To: Andrew Garlock
Subject: RE: BAR - William Taylor Plaza - Fairfield Inn & Suites (Corner of Ridge Street and Cherry Avenue)

Morning Andrew –

Sorry for the delayed response – am out of town until the next BAR meeting so will have to be a long-distance discussion. I'll be happy to look at what you've developed and will do my best to get back to you in a timely fashion. If need be we might even try an on-line format (I am particularly fond of Bluebeam) if I have questions that might be best answered in a back & forth format...

Best,

Tim

TIM MOHR AIA
LEED BD+C

todd+mohr
DESIGN

1112 PARK STREET CHARLOTTESVILLE VIRGINIA 22901
434 971 4631

16 WOODSIDE WAY PO BOX 668 CASTINE MAINE 04421
207 326 5047

tmohr@tmdarch.com

From: Andrew Garlock [mailto:agarlock@TheBCGroup.com]
Sent: Wednesday, December 02, 2015 9:13 AM
To: tmohr@tmdarch.com
Subject: FW: BAR - William Taylor Plaza - Fairfield Inn & Suites (Corner of Ridge Street and Cherry Avenue)

Hi Tim,

Just following up from my email to you yesterday morning. I've since scheduled a meeting with Laura Knott at her office tomorrow (Thursday) at 3:00pm to review the site plan design. I will be in Charlottesville for the rest of day after this meeting if you're available to get together and review the building design changes. If not, could I send you updated drawings/renderings for your review and comment?

I am open to any solution that works for you.

Thanks,
Andrew

ANDREW T. GARLOCK | NCARB
Registered Architect

BCA ARCHITECTS & ENGINEERS
Ithaca | Syracuse | **Watertown**

327 Mullin Street
Watertown, NY 13601
P: 315.782.8130 ext. 238
C: 315.486.4941
www.thebcgroup.com

From: Andrew Garlock
Sent: Tuesday, December 01, 2015 8:11 AM
To: 'tmohr@tmdarch.com'
Subject: BAR - William Taylor Plaza - Fairfield Inn & Suites (Corner of Ridge Street and Cherry Avenue)

Greetings Tim,

I trust you had a good Thanksgiving holiday?

Since the November BAR meeting , we've been fine-tuning the design of the Fairfield Inn & Suites project. We received a lot of constructive comments from all of the board members during the last meeting, and we've been diligently working to address the remaining concerns.

During the last BAR meeting, you had expressed a few reservations about the building design at the plaza corner as well as the lack of color at the lower end of the building. We've considered your concerns and have since redesigned these areas of the building. We feel our revised design is much more appropriate than what we had proposed during the last BAR meeting.

What we would like to do is meet with you individually prior to the next BAR meeting to discuss the revised building design. Would you be available to meet with Kevin Lewis and me to discuss the design changes we have made? If you are available this week, please let us know what day and time would work for you. We are also looking to meet with Laura Knott to discuss the site plan redesign, so hopefully we can coordinate and meet with both of you on the same day.

Best Regards,
Andrew

ANDREW T. GARLOCK | NCARB
Registered Architect

BCA ARCHITECTS & ENGINEERS
Ithaca | Syracuse | **Watertown**

327 Mullin Street
Watertown, NY 13601
P: 315.782.8130 ext. 238
C: 315.486.4941
www.thebcgroup.com

Scala, Mary Joy

From: Antoinette Roades <awroades2@gmail.com>

Sent: Thursday, December 10, 2015 1:09 PM
To: BAR
Cc: Creasy, Missy; Council
Subject: 600 West Main Street and the Ridge-Cherry corner

To: members, Board of Architectural Review

From: Antoinette W. Roades, 406 Oak Street

Date: 10 December 2015

Re: 600 West Main Street and the Ridge-Cherry corner

You may not realize that two consecutive items on your last agenda had anything in common other than their participation-preventing late night scheduling. In fact, they had a great deal in common because, in each case, the ghost being disturbed is that of James Bell Hawkins (1825-1906).

James Hawkins was the nephew of builder and teacher of builders Allen Woodson Hawkins (1800-1855). Indeed, he was the most productive and successful of the many young men – white and black, slave and free – that Allen Hawkins trained in building trades. (Among other credits, James Hawkins built long ago designated historic 204 and 208 Seventh Street S.W. He also built with builder and brickyard owner William Dyer Wheeler the long ago designated historic house at 422 North First Street. And he was also the only builder on the building committee for the long ago designated historic Methodist Elders House at 401 Ridge Street.)

James Hawkins was in his uncle's household (now 418 Fifth Street S.W.) on the 1850 Census, but married at the end of that year and established his own household. And for decades, that household was based at 529 Ridge Street in a house James Hawkins probably built or helped build on land Allen Hawkins owned. James Hawkins family continued to live at 529 Ridge until eldest son Benjamin Lee Hawkins, born 1874, married Lillian Balthis in 1901. The family home then passed to the younger generation, and James Hawkins moved to the house at 600 West Main Street that he had built shortly after buying the surrounding land in 1872. (On the west side of the house's rear extension, evidence can be seen of a mousetooth cornice having been intentionally destroyed. That feature was a favorite of Allen Hawkins.)

James Bell Hawkins died at 600 West Main Street in 1906. News of his death, printed at the top of the front page of *The Daily Progress*, is below. Meanwhile, B. Lee Hawkins, who was to establish a long and distinguished journalism career, continued to live at 529 Ridge Street until 1946, when the property was sold and the Hawkins moved across the street to 506 Ridge Street. With that sale, 115 years of Hawkins ownership on the land originally bought by Allen Hawkins from Alexander Garrett in 1829 ended. However, Lee Hawkins did continue to live on Ridge Street until his last illness and death in 1952. The newspaper report of his death is below.

The house at 529 Ridge continued to stand until the 1970s when it was purchased by VDOT and razed to create a turn lane on a Ridge Street widened to create a traffic sluice for the newly complete I-64.

It is admirable that you are standing up for 600 West Main Street. It is painfully ironic that you are energetically helping to design what will be a massive intrusion on historic integrity on the 529 Ridge Street site and so much more property around it. Foolish consistency has been called the hobgoblin of little minds. In this case, standing up for good ghost James Bell Hawkins' home ground would be a decidedly non-foolish recognition that historic context and scale are every bit as endangered south of Main Street as they are on it..

###

The Daily Progress, 22 January 1906

DEATH YESTERDAY

OF AGED CITIZEN

Mr. James B. Hawkins Passes Away

In the Eighty-First Year of His Age--

A Native of Bedford

Mr. James B. Hawkins, one of of Charlottesville's oldest and most higly esteemed citizens, died peacefully at his home, 600 West Main street, at 10 o'clock yesterday morning, after being confined to the house, though very little of the time to his bed, for about two weeks. Though he had been in very feeble health for several years and a great sufferer from bronchial trouble, the immediate cause of his death was pneumonia.

The funeral will take place at 11

o'clock tomorrow morning from the First Methodist church. The service will be conducted by the pastor, the Rev. George E. Booker. The interment will be in the family section at Oak Hill cemetery.

--

James Bell Hawkins was born in Liberty, Va. (now Bedford city) on July 19th, 1825, and was therefore in the eight-first year of his age. He came of good, sturdy Virginia stock, his father, Benjamin Hawkins, being a man of high religious character, and his mother, Katherine [sic] Bell, a woman noted for her piety. When about twenty years of age he came to this city, where, with the exception of a short while, when he returned to Bedford to marry, he has resided practically all his life.

Mr. Hawkins lead an active business life and work after the war, in the capacity of contractor and builder, met with considerable success. Failing health necessitated his retirement from

an active business career some fifteen or twenty years ago.

Mr. Hawkins was a Virginian of the old school. Modest and unaffected, he was the soul of honor in his business transaction. He and his wife were ardent Methodists and their home was noted for its unpretentious but cordial hospitality. In the primitive days of the itinerancy their home was a favorite stopping place of Methodist preachers travalling to and from conference and in the routine of their ministerial duties. Mr. Hawkins himself was one of the pioneer numbers of the Charlottesville Methodist church and was the oldest member of the present congregation save one. For perhaps two score years he was a member of the official board of the church, and a regular attendant upon the Sunday school. His religious faith meant much to him and from it he derived comfort and consolation in the vicissitudes of life.

Among our older citizens many incidents in Mr. Hawkins' career are

cherished among the recollections of a period when the personality of individuals accounted for more than at present, and all agree to paying tribute to his rugged manliness and lack of double dealing. And all further agree that his death removes a citizen of primitive worth and blameless character.

Despite the fact that Mr. Hawkins was in his eighty-first years, until within a year of his death he retained all his faculties in a remarkable degree. During the past year the infirmities of a long life became noticeable and during the last month he failed very rapidly.

On December 19th, 1850--over fifty-five years ago--Mr. Hawkins married Miss Mary A. Gibbs, a sister of the late Rev. Edmund A. Gibbs, of the Virginia Conference, Methodist Episcopal Church, South. Of the six children the result of this union, but two survived--Mr. James W. Hawkins of Buffalo, N.Y., and Mr. B. Lee Hawkins of this city.

The Daily Progress, 8 August 1952

B. Lee Hawkins, Reporter, Dies

An Active Journalist Over Half A Century

B. Lee Hawkins, one of Virginia's oldest newspapermen and a veteran of 53 years as a reporter for The Daily Progress, died at 11 o'clock this morning at the Hillcrest Nursing Home on East Jefferson Street. He was 73 years old.

Graveside services will be held Sunday afternoon at 4 o'clock at Oakwood Cemetery, conducted by the Rev. W.P. Watkins, pastor of the First Methodist Church. Members of the Kiwanas and Red Land Clubs will attend the service in a body.

Mr. Hawkins suffered a stroke

July 8 and was hospitalized at the University Hospital. He was moved to the nursing home Tuesday. Earlier this year he had a heart attack but recovered and was able to return to his desk at The Daily Progress.

His long career as a news writer began in 1896 on the Charlottesville Chronicle, a now defunct weekly, though he was first associated with newspapering when he was printer's devil for the Jeffersonian Republican, another weekly. This job included the duty of rising each Friday at 4 A.M. and delivering the paper to all parts of the city and University of Virginia.

Correspondent For Post

While a student at the University, where he studied for three sessions, he became local correspondent for the Washington Post and in 1898 he became a member of the reportarial staff of The Daily Progress, with which he re-

mained with the exception of one year, 1901, when he served as clerk in the State Constitutional Convvention.

Born in Charlottesville January 15, 1874, Mr. Hawkins was the son of the late James Bell Hawkins and Mary Gibbs Hawkins, of Bedford. He was a life-long resident of Ridge Street, which he recalled as the location of the one-time homes of Dr. Walter Reed, conqueror of yellow fever, and of General Fitz-hugh Lee, Confederate cavalry leader and consul general at Havana.

He attended the opening session of the first high school organized in Charlottesville in 1890, captained the first football and baseball teams there, and was a member of the first graduating class. After leaving high school, he attended business college in Lynchburg and Richmond and in the fall of 1895 entered the University of Virginia.

He married Miss Lillian L. Balthis, eldest daughter of the late French L. Balthis, for years this city's leading jeweler. They celebrated their golden wedding anniversary last year. She survives together with three children, J. Leigh Hawkins, Mrs. Clarence Lupton, and Russell B. Hawkins, all of Charlottesville, and five grandchildren.

Mr. Hawkins served on the Charlottesville School Board for nearly 22 years, retiring in 1947. He was a charter member of the Kiwanis Club, and had a perfect 30-year attendance record until his illness this year. He was also a member of the Red Land Club and the Keswick Country Club.

Saw First Football Game

He covered athletic events at the University for a score or more northern newspapers over a period of 50 years. For five years he covered the Institute of Public Affairs

at the University for the New York Herald Tribune and for more than 25 years was Charlottesville correspondent for the New York Times. He served a long time in a similar capacity for the Richmond Times-Dispatch. He saw the first footballl game at the University.

He heard Grover Cleveland speak on the lawn at the University, attended the inauguration of William McKinley, interviewed William Jennings Bryan, Theodore Roosevelt, Woodrow Wilson and William Howard Taft, and attended the Democratic National Convention in Baltimore which nominated Wilson for the presidency.

In the closing year of World War I, in addition to his reportarial duties, he served as ticket agent at Union Station for eight months, working from 4 P.M. to midnight, seven days a week. He was elected a delegate to the National Conven-

tion of Ticket Sellers in Cincinnati and was in that city when the Armistice was signed.

At the age of 72, he celebrated his golden jubilee as a reporter and was given a merit salary raise by The Daily Progress. In 1949, he rounded out 50 years on The Progress.

###