

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, July 19, 2018 10:02 AM  
**To:** 'andrew@corecville.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - July 17, 2018 - 550 East Water Street

July 19, 2018

### Certificate of Appropriateness

BAR 17-10-08

550 East Water Street; Tax Parcel 530162300

Neal Sansovich, Owner/ Andrew Baldwin, Applicant

Amendments to the COA

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

(This item was removed from the Consent Agenda.)

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for New Construction and Additions, I move to find that the proposed amendments to the COA approved on April 19, 2016 satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the following conditions:

- The understanding that this COA applies only to the addition of an exterior entry at the west façade to accommodate street level access for a bank office requiring evening ATM access; the extension of bluestone paving to provide access to the ATM entry; the replacement of the approved Black Gum street tree with a European Hornbeam; the elimination of a wood and steel bench at the public courtyard; the addition of two S2 wall sconces on the north façade matching fixtures approved at other entry locations; and the interior lighting of the ATM vestibule/lobby, which will include dimmable, recessed fixtures with a color temperature of 3000k, matching nearby exterior fixtures.
- The monument sign must come back to the BAR for review.
- The BAR would like to remind the applicant that all exterior lighting should be reviewed when installed, specifically the location, directions, shielding, and timing of those fixtures.

Gastinger seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (January 17, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**

Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)970-3185

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 17, 2018**



**Certificate of Appropriateness**

BAR 17-10-08

550 East Water Street

Tax Parcel 530162300

Neal Sansovich, Owner/ Andrew Baldwin, Applicant

**Amendments to the COA**

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**Background**

550 East Water Street is a new, mixed-use building currently under construction. It is located between the former C&O Depot building and the former King Warehouse Building.

600 East Water Street (the former C&O Depot) is a contributing structure in the Downtown ADC District. It was built in 1905 and refurbished in 1991 for offices.

410 East Water Street (King Warehouse) is the east side of a contributing structure located in the Downtown ADC district. The east end was built in 1897; the west end was added in 1917. The courtyard historically served as a warehouse loading area with multiple loading docks for the transfer of dry goods.

**NOTE:**

- The BAR approved in concept in May 2009 a 9-story structure on this site. Following that approval, the zoning of the site was changed from *Downtown Corridor* to *Water Street District Corridor*. In 2009, based on an opinion from the City Attorney, a new plan for a 5-story building was reviewed and approved under the prior zoning.
- In December of 2010, the BAR approved the application for a new 4-story building on the same site, with consideration of Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

January 15, 2008 – The BAR discussed a preliminary request. In general, most liked the proposed building. BAR members said that the massing is generally OK, a nice response to site; some preferred red not yellow brick; some said tan brick would be OK with tan windows; glass balcony piece is weird; should enter stores from street; base needs articulation; need double hung windows; need 1 type of window, not 2-3; west elevation doesn't go with the rest of vocabulary; balconies are anomalous in 1920's design revival; decorate spandrels in tower? Consider a low resolution between vertical and long piece; concern with blank garage wall on street; one member said this is too conventional a solution for the site; discussion whether or not to simplify the tower given the context; suggested doing the warehouse look on the 2-story part, treating like a separate building? The BAR wants to see the roofscape; want the transformer moved from the visible location.

May 20, 2008 – The BAR approved (8-0) the design in concept for massing, height, openings, and scale. Details as they relate to its materials and construction are to come back to BAR (including guard rails, cornices, wall section through window sill and head, roofscape, and depth of niche defining the two separate building elements.)

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September 15, 2009 – The BAR made preliminary comments. The BAR preferred the version in their packet to the version submitted at the meeting.

November 17, 2009 - The BAR approved (6-1 with Wall against) the application for massing, height, openings, scale, and materials as submitted, with the applicant's modification for exterior [vehicle driveway] pavement (pavers, not concrete) and retaining wall material (brick, not stacked block). Details as they relate to balconies and protection for secondary entrances shall come back to the BAR for review.

December 21, 2010 - The BAR approved (7-0) the application for massing, height, openings, scale, and materials as submitted. The BAR noted that the applicant should consider Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

September 17, 2013 - The BAR accepted the applicant's request for deferral (8-0). The BAR found the ADA entrance to the rear too isolating, the design overall too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.

May 19, 2015 – The BAR discussed, but made no recommendation on the special use permit. The applicant asked to defer the vote until their June meeting because they are still working on the design. Mohr asked to see more context in terms of massing; Schwarz asked how building height is defined; and expressed interest in lowering the minimum height to the level of the King Building; Keesecker asked the applicant to show the existing 800 foot black fence; and to consider lobby references to the King building height; Question: Should guidelines be used to judge impact on ADC district? Neighbors asked about loading space requirements.

June 16, 2015 - The BAR recommended (6-0) to City Council that the proposed Special Use Permit (SUP) to allow additional height (from 70 feet to 101 feet) *will* have an adverse impact on the Downtown ADC district, and the BAR notes the following considerations when making this recommendation:

- The height requested by SUP is too much, but the massing concept presented by the applicant is acceptable.
- The BAR appreciates the modulated rhythm.
- City Council should consider reducing the minimum required height of 40 feet.
- The BAR has concerns about the pedestrian experience relative to the garage.
- This site and/or the underlying by-right zoning may be uniquely problematic – the BAR is not advocating for the 70 foot street wall allowed by zoning.
- The BAR is supportive of the potential to develop a building, and the aesthetic presented is headed in the right direction.
- The BAR would advocate for a building with similar program, but lower height.

September 15, 2015 – The BAR held a preliminary discussion, no action was taken. Graves recused himself from the discussion. The BAR asked staff to provide an explanation of how height is averaged, with examples of how it has been done in the past.

Some comments: Lower height is huge improvement; continue to make it relate to smaller buildings on sides, similar to a 2-story building plus a top; richer texture/details on lower levels; garage opening and trellis are strong and help pedestrian experience.

October 20, 2015 – The BAR approved the massing only, of the proposed new mixed-use complex, as submitted. (7-0-1 with Graves recused).

March 15, 2016 - Schwarz moved to find that the proposed new mixed-use building satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application, as submitted with the following conditions:

- Planting and lighting plan
- Revised mortar detail
- How the applicant intends to deal with site walls and fencing
- Continuing design development on warming up façade on street side and west elevation.

Keesecker seconded. Motion passes (5-0-2, with Graves recused, and Balut abstained)

Staff was asked to verify that guidelines E.2 and E. 3 in New Construction and Additions were considered. The question came up, what is difference between guideline and regulation?

April 19, 2016 - Sarafin moved to find that the proposed new mixed-use building details satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application, as submitted, with the clarification that upon installation of the lighting, it is adjusted appropriately. Knott seconded. The motion passed (8-0)



### **Application**

The applicant has submitted the following:

- Core Real Estate | Development submittal dated June 16, 2018: Proposed Modification plan (cover), previously approved plan (page 12, dated 4/11/16), proposed modification North elevation (page 5), previously approved North elevation (page 5, dated 3/8/16), proposed modification on East and West elevation (page 7), previously approved on East and West elevations (page 7, dated 3/8/16), and light cutsheets.

Request to amend the COA approved on April 16, 2016:

- Construct an evening ATM vestibule/lobby. Modifications include:
  - Extend bluestone paving to provide entry path from street
  - Reconfigure previously scheduled black-framed storefront system to include entry door
  - Illuminate path with type "S2" wall sconces

Exterior Light fixtures to match previously approved fixtures at similar entrances.

Interior lighting of the vestibule/lobby would include dimmable, recessed fixtures with a color temperature of 3000k, matching nearby exterior fixtures.

Specifics of the free-standing monument sign will be presented at a later date.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application, the BAR shall approve the application unless it finds:*

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

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) *Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) *The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) *The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) *The effect of the proposed change on the historic district neighborhood;*
- (5) *The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) *Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (7) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) *Any applicable provisions of the City’s Design Guidelines.*

**Pertinent Guidelines for Site Design and Elements**

**D. LIGHTING**

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

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

**Pertinent Guidelines for New Construction and Additions**

**B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville’s historic districts. The character of the plantings often changes within each district’s sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation*



*plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

## **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.*

## 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.*

## N. PAINT

*The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,*

1. *The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
2. *In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.*
3. *Do not paint unpainted masonry surfaces.*
4. *It is proper to paint individual details different colors.*
5. *More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.*

## O. DETAILS & DECORATION

*The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.*

*The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.*

*At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.*

- 1) *Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.*
- 2) *The mass of larger buildings may be reduced using articulated design details.*
- 3) *Pedestrian scale may be reinforced with details.*

## **Discussion and recommendation**

It was noticed late that the elevations used for this application appear to represent a prior version of the building and do not show the final window pattern. However, this discrepancy does not in any way alter the content or context of the proposed ATM lobby. Staff recommends that any motion for approval clearly state the following:

- 1) Approval is only for the clearly specified work at and related to the ATM lobby; and

- 2) the base elevations used for this application are obsolete and used here for context only; and
- 3) this COA applies specifically and only to the following alterations at the NW corner of the building:
  - a. addition of an exterior entry at the west façade to accommodate street level access for bank office requiring evening ATM access (reconfiguration of the fixed storefront to accommodate the entry door);
  - b. extension of bluestone paving to provide access to ATM entry from the public courtyard;
  - c. replacement of the approved Black Gum street tree with a European Hornbeam;
  - d. elimination of the wood and steel bench at the public courtyard;
  - e. addition of two, S2 wall sconces on the north facade, matching fixtures approved at other entry locations;
  - f. interior lighting of the ATM vestibule/lobby, which will include dimmable, recessed fixtures with a color temperature of 3000k, matching nearby exterior fixtures; and
  - g. 40" x 10" x 38" free standing monument sign, with no internal lighting and no new illumination (to be lit by previously approved landscape lighting).

Additionally, community members have requested that the BAR include conditions related to the exterior lighting as were applied when the primary building was approved. Specifically the location, direction, shielding and timing of those fixtures.

Otherwise, staff finds the proposed amendments to the COA appropriate within City Design Guidelines.

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for New Construction and Additions, I move to find that the proposed amendments to the COA approved on April 19, 2016 satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



## Board of Architectural Review (BAR) Certificate of Appropriateness

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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

|                          |                             |                |                                      |
|--------------------------|-----------------------------|----------------|--------------------------------------|
| Owner Name               | <u>550 WATER STREET LLC</u> | Applicant Name | <u>Same (Andrew Baldwin Manager)</u> |
| Project Name/Description | <u>550 WATER STREET</u>     | Parcel Number  |                                      |
| Project Property Address | <u>550 WATER STREET</u>     |                |                                      |

### Applicant Information

Address: 60195 Riverbend Dr. Suite 1

Email: andrew@coreville.com

Phone: (W) 434 5565 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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

### Signature of Applicant

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

Signature

Date

Print Name

Date

### Property Owner Permission (if not applicant)

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

Signature

Date

Print Name

Date

Description of Proposed Work (attach separate narrative if necessary): Added entry to West facade & modifications to material palette

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

550 WATER STREET PROPOSAL FOR MODIFICATION TO C.O.A.

### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

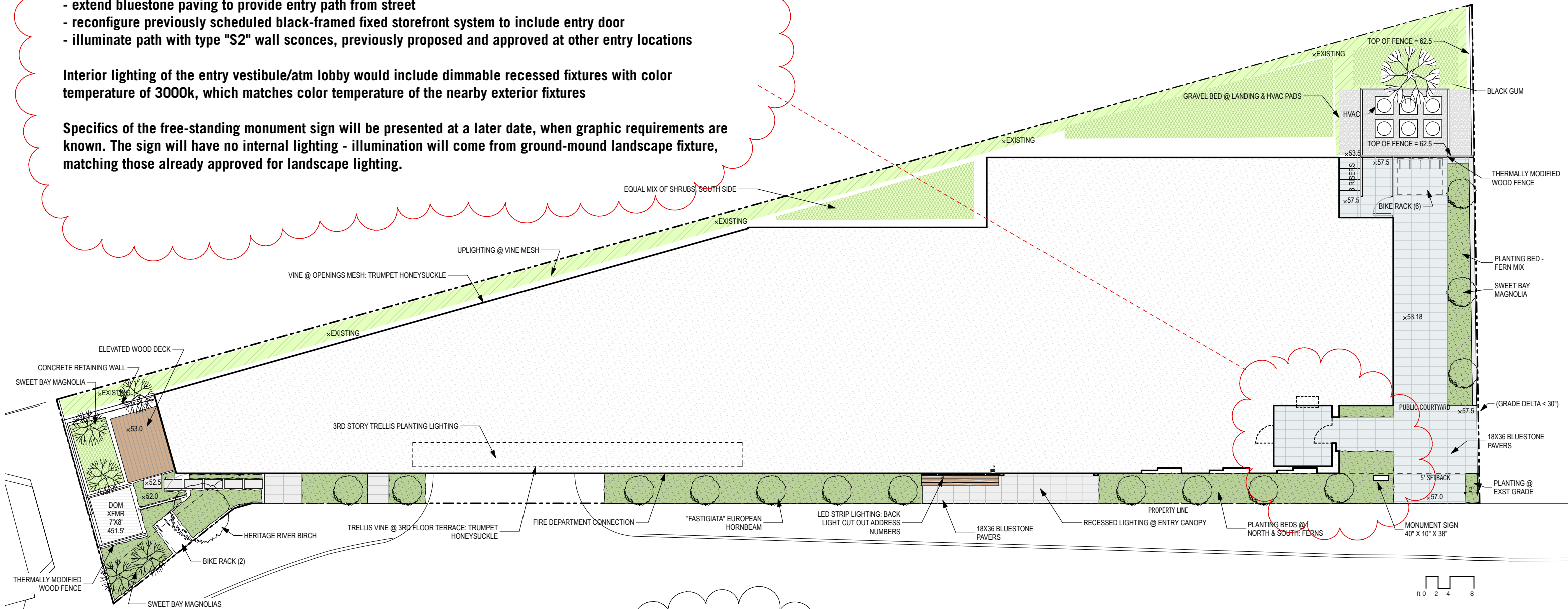
550 WATER STREET  
PROPOSAL FOR MODIFICATION TO C.O.A  
(B.A.R. 15-10-08, C.O.A. GRANTED APRIL 19, 2016)  
JUNE 21, 2018

To accomodate a change in the configuration of the street level occupancy of the building (bank office requiring evening ATM access), the applicant proposes to add an exterior entry to the project at the northwest corner of the site, on the short facade of the building facing west.

- Modifications would involve reconfigurations of the previously approved material palette:
- extend bluestone paving to provide entry path from street
  - reconfigure previously scheduled black-framed fixed storefront system to include entry door
  - illuminate path with type "S2" wall sconces, previously proposed and approved at other entry locations

Interior lighting of the entry vestibule/atm lobby would include dimmable recessed fixtures with color temperature of 3000k, which matches color temperature of the nearby exterior fixtures

Specifics of the free-standing monument sign will be presented at a later date, when graphic requirements are known. The sign will have no internal lighting - illumination will come from ground-mound landscape fixture, matching those already approved for landscape lighting.

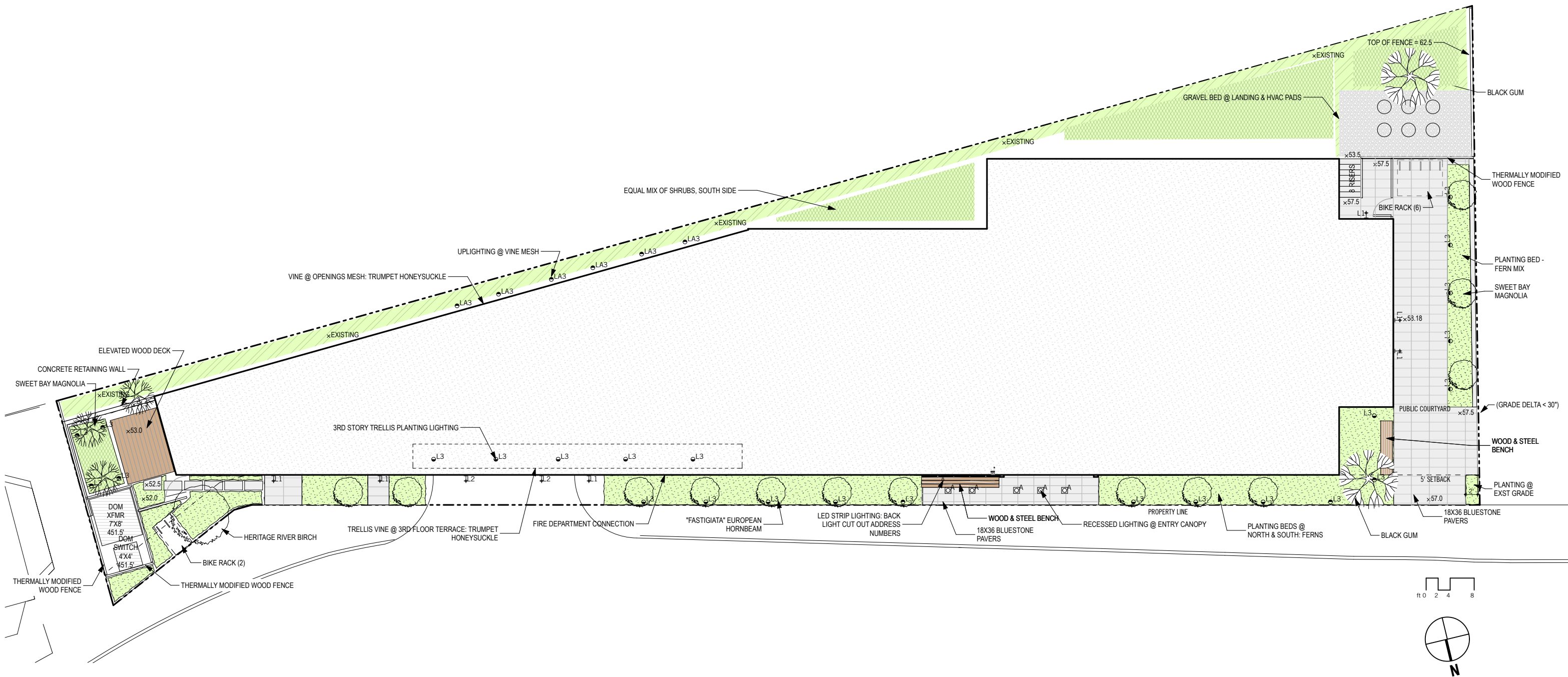


REVISED JUNE 20, 2018 TO  
REFLECT NEW ENTRANCE AT  
NORTHWEST CORNER OF  
BUILDING



PROPOSED MODIFICATION



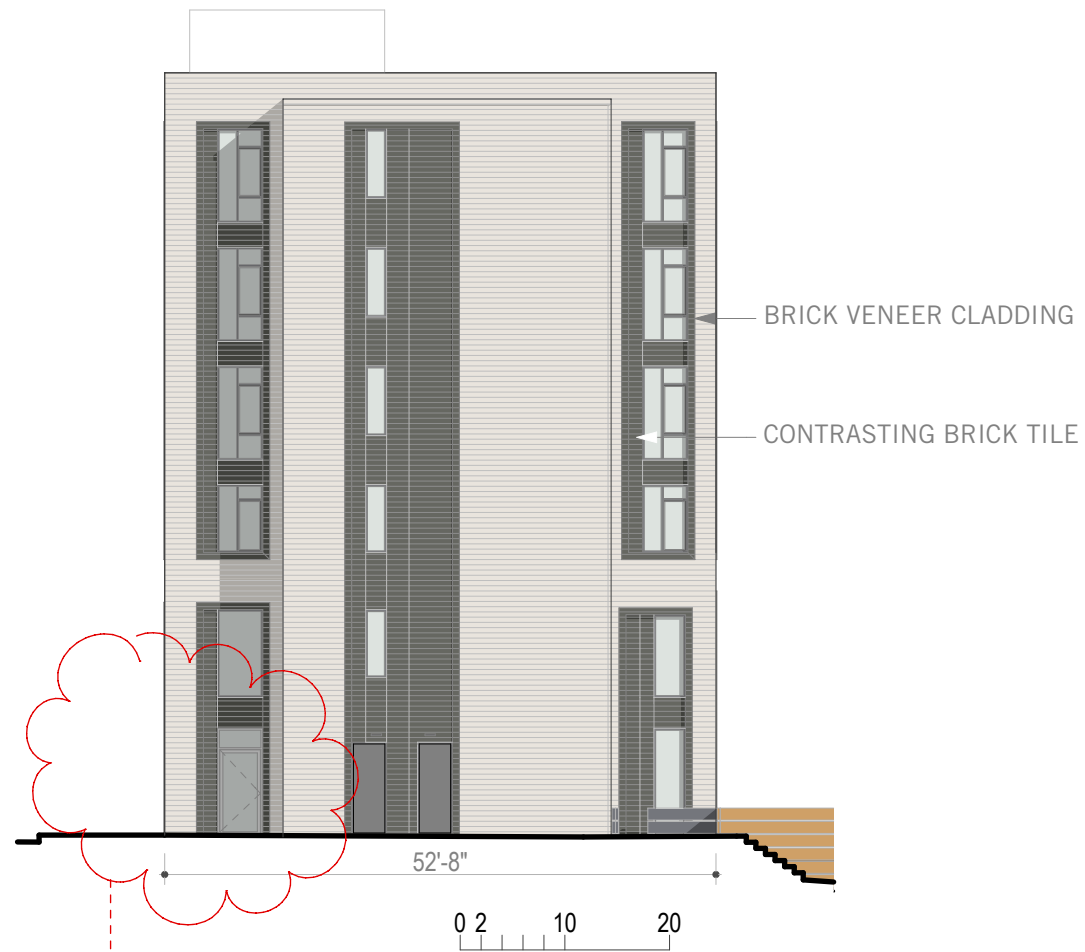


PREVIOUSLY APPROVED



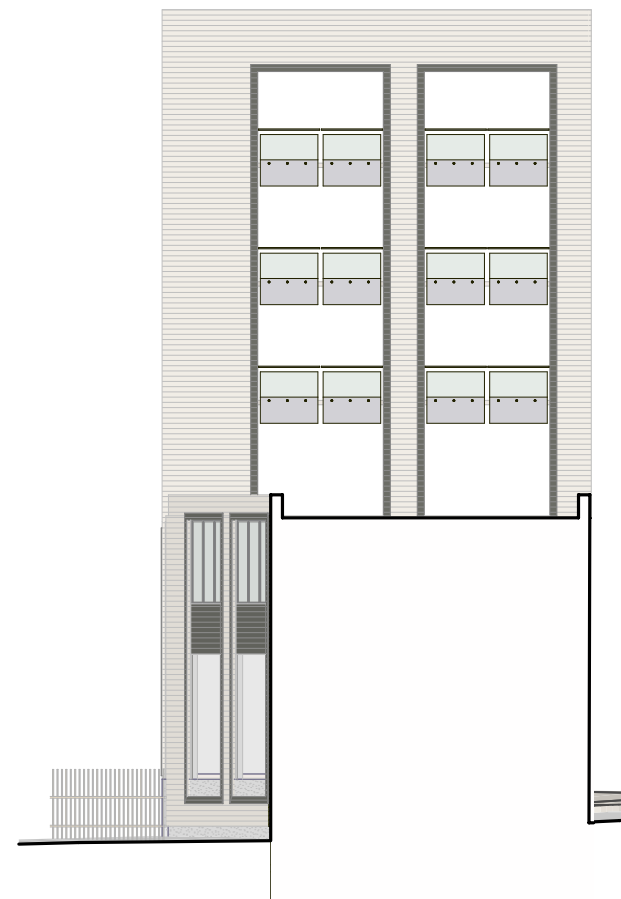






WEST ELEVATION

6/21/18 PROPOSED  
MODIFICATION

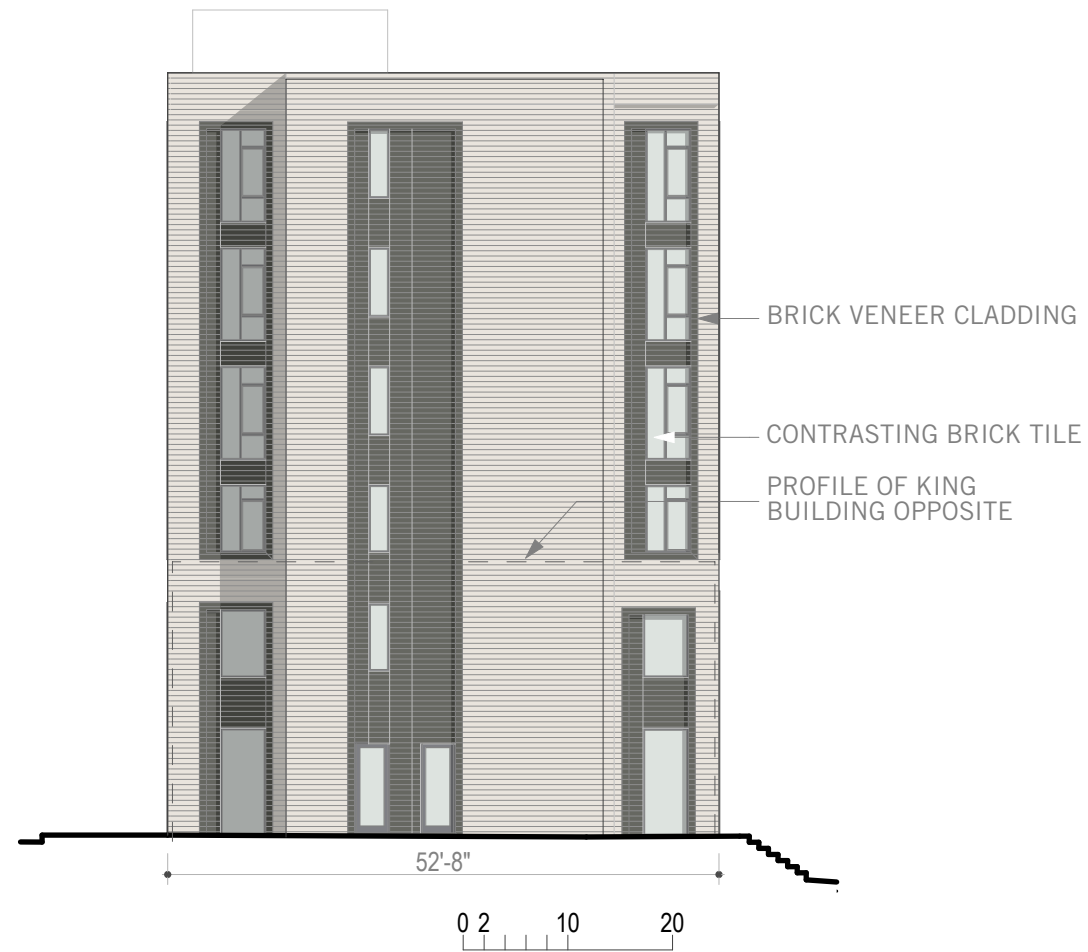


EAST ELEVATION  
INTERMEDIATE

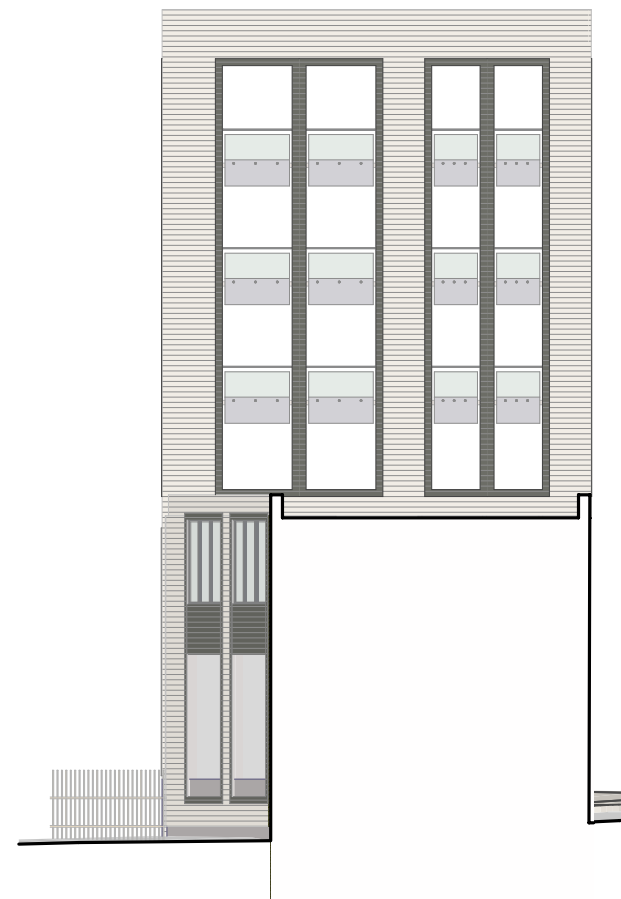


EAST ELEVATION

**PROPOSED MODIFICATION**



**WEST ELEVATION**



**EAST ELEVATION  
INTERMEDIATE**



**EAST ELEVATION**

**PREVIOUSLY APPROVED**

LED wall luminaires with directed light

**Housing:** One piece die-cast aluminum for direct attachment to a BEGA 19543 small opening wiring box. Die castings are marine grade, copper free ( $\leq 0.3\%$  copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum frame secured by a captive, stainless steel set screws threaded into a stainless steel insert. Safety glass with optical structure. Fully gasketed for weather tight operation using a molded silicone rubber gasket. For upward or downward facing installation.

**Electrical:** 6.3W LED luminaire, 8.6 total system watts,  $-30^{\circ}\text{C}$  start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an  $>80$  CRI. Available in 4000K ( $>80$  CRI); add suffix K4 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

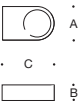
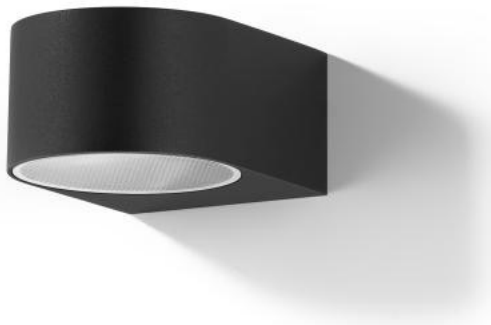
**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 3.1 lbs.

**Luminaire Lumens:** 414  
Tested in accordance with LM-79-08

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



|               | Lamp     | A     | B     | C     | Wiring box*  |
|---------------|----------|-------|-------|-------|--------------|
| <b>33224*</b> | 6.3W LED | 5 1/2 | 2 3/8 | 7 3/8 | <b>19543</b> |

\* Small opening wiring box included.

**Product data sheet****Floodlight****IP 65****77 952**

Project · Reference number

Date

**Application**

LED floodlight with broad spread light distribution for permanent installation.  
For floodlighting plants, walls and other surfaces and for various lighting tasks in the private sector.

The used LED technique offers durability and optimal light output with low power consumption at the same time.

**Product description**

Floodlight made of glass-fibre reinforced polyamide

Clear safety glass

Silicone gasket

Reflector made of anodised pure aluminium

Rotation range of floodlight 350°

Swivel range -15°/+90°

No tools are needed to adjust the operating position

Mounting box with 2 fixing holes

ø 4.8 mm · 60 mm spacing

2 cable entries for through-wiring of mains

supply cable ø 7 - 10,5 mm,

max. 3 G 1.5<sup>□</sup>

Connecting terminals

and earth conductor terminal 2,5<sup>□</sup>

LED power supply unit

100-240 V ~ 0/50-60 Hz

Safety class I

Protection class IP 65

Dust-tight and protection against water jets

Impact strength IK07

Protection against mechanical

impacts < 2 joule

**CE** – Conformity mark

Weight: 0.65 kg

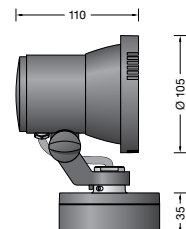
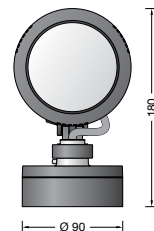
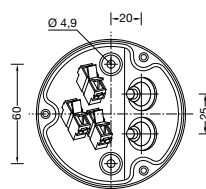
**Light technique**

Half beam angle 32°.

Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT and IES-format you will find on the BEGA web page [www.bega.com](http://www.bega.com).

**STAKE-MOUNTED LIGHT AT LANDSCAPE.  
SIGN ILLUMINATION.**[www.bega.com](http://www.bega.com)

Montagedose  
Mounting box  
Boîte de montage

**Lamp**

|                             |                                   |
|-----------------------------|-----------------------------------|
| Module connected wattage    | 4.2 W                             |
| Luminaire connected wattage | 5.5 W                             |
| Rated temperature           | $t_a = 25\text{ °C}$              |
| Ambient temperature         | $t_{a\text{ max}} = 40\text{ °C}$ |
| Service life criteria       | 50 000 h/L <sub>70</sub>          |

|                               |              |
|-------------------------------|--------------|
| Module designation            | LED-0488/830 |
| Colour temperature            | 3000 K       |
| Colour rendering index        | $R_a > 80$   |
| Module luminous flux          | 490 lm       |
| Luminaire luminous flux       | 392 lm       |
| Luminaire luminous efficiency | 71,3 lm/W    |