

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Friday, March 22, 2019 4:18 PM  
**To:** Wolf, Fred (fw@wolfackerman.com)  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Actions - 230 West Main Street

March 22, 2019

### Certificate of Appropriateness

BAR 17-08-01  
230 West Main Street  
Tax Parcel 280009100, 280001000, 280009000  
Brands Hatch LLC, Owner/ Fred Wolf, Applicant  
Amendments to the COA – CODE Building (formerly The Technology Center)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

**Motion: Sarafin moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed revisions 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. Lahendro seconded. Approved (6-0.)**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1352](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1352)

This certificate of appropriateness shall expire in 18 months (September 13, 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely,  
Camie Mess

Camie Mess  
Assistant Historic Preservation and Design Planner  
City of Charlottesville  
Phone: 434.970.3398  
Email: [messc@charlottesville.org](mailto:messc@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**February 20, 2019 snowed out; makeup date March 13, 2019**



**Certificate of Appropriateness**

BAR 17-08-01

230 West Main Street

Tax Parcel 280009100, 280001000, 280009000

Brands Hatch LLC, Owner/ Fred Wolf, Applicant

Amendments to the COA – CODE Building (formerly The Technology Center)

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**Background**

The project encompasses multiple properties and structures, specifically 215 West Water Street, 218-220 West Main Street, and 230 West Main Street. All structures located in the Downtown ADC District are considered contributing.

- 215 West Water Street, most recently occupied by Escape, was built in the 1920s. BAR approved its demolition in April 2107.
- 218-220 West Main Street was built 1901, with major storefront changes in 1981. It was most recently occupied by Carytown Tobacco and the Escape Room.
- 230 West Main Street (currently the Main Street Arena) was built as an ice skating rink in 1995. The BAR approved its demolition in April 2017.

**Prior BAR Actions** (See appendix)

**Application**

Submitted by applicant:

- Wolf Ackerman Design submittal dated January 29, 2019: explanation of the primary changes to the COA (page 3); brick assembly updates (page 4); façade and elevation updates with window dimensions (page 5-8); parking gate details (page 9); material details (page 10); lighting details (page 12-15); landscape updates (page 17-19).

Proposed revisions to approved COA

**Brick Assembly:**

- In lieu of full sized brick, install 1" thin brick rain screen system.

**East elevation:**

- Reduce width of office windows.

**218 West Main, new west wall:**

- Lower level brick wall (using thin brick system) to be recessed to accommodate vine scrim.

- Add two windows.
- Change food stall fronts to glass storefronts.

218 West Main, preserved north façade:

- Install new storefront and entry door.

Windows (general):

- Eliminate operable vents.

Pedestrian Gallery:

- Addition of bollards near Water Street.

Garage Entry:

- Addition of lift gates.

Metal Fins (at brick walls):

- In lieu of anodized bronze install metallic two-coat Fluoropon Classic (70% PVDF Architectural Extrusion Coating Systems) with Sherwin Williams factory finish.
- In lieu of channel profile, exposed edges to be squared.

Exterior wall:

- Addition of air intake louvers near grade (material, sizes, locations not noted).

Light Fixtures:

- Courtyard: Revised wall sconce/floor wash light
- West and north entrances: Revised linear lighting

Landscaping:

- Granite pavers (sample review)
- Modified stairs along mall (at old Ice Rink)

**Discussion and recommendation**

The BAR should discuss if the amendments to the COA are compatible with the ADC Guidelines for the Downtown ADC district.

**Suggested Motion**

*Approval:*

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and New Construction I move to find that the proposed revisions 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*[.]

*...as submitted* and with the following modifications/conditions:...

*Denial:*

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Site Design and Elements, and New Construction, I move to find that the proposed revisions do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in the Downtown ADC District, and for the following reasons the BAR denies the application as submitted:...

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

### **Review Criteria Generally**

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

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

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

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

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

### **Pertinent Guidelines for Site Design**

#### **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.



#### 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.

#### H. UTILITIES & OTHER SITE APPURTENANCES

- 1) Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
- 2) Screen utilities and other site elements with fences, walls, or plantings.
- 3) Encourage the installation of utility services underground.
- 4) Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
- 5) Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

#### **Pertinent Guidelines for New Construction and Additions include:**

##### 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.

## 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.

## 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.

## O. DETAILS & DECORATION

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

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

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

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

## **Appendix: Prior BAR Actions**

### **BAR COA Checklist for New Construction**

Massing: COA dated November 21, 2017

Dimensioned elevations for all side and renders: COA dated March 20, 2018

Details (Wall Sections): COA dated March 20, 2018

Site/landscape design: COA dated June 19, 2018

Lighting: COA dated June 19, 2018

Signage: COA dated June 19, 2018

Mechanical Units: COA dated March 20, 2018

February 21, 2012 - Roger Voisinet requested conceptual approval of solar panels on the ice park building on West Water Street and the Mall. The request was treated like a preliminary discussion, with the BAR having a clear consensus that this would be approved, pending formal approval of details at the BAR's next meeting on March 20.

March 20, 2012 - BAR approved (9-0) the application to install solar panels on the roof, as submitted.

May 30, 2013 – (215 West water Street) Administrative approval of lattice paneling at front patio.

May 17, 2016 – BAR denied (3-5) the application to remove the bushes on the Water St. entrance and create a patio space.

Mohr moved approval with the following provisos: that the BAR wants to see (for administrative approval) a submittal how the applicant would handle the planting area in the corner; Paint the existing railing black; Encourage applicant to make the bollard line longer, approved (5-3).

June 28, 2016 - The final details of your application were circulated to the BAR, and seven members responded. Six BAR members agreed to approve the attached drawings *with the two westernmost bushes to be retained*, and one recused from voting. Therefore, the plan was approved (6-0-1).

April 18, 2017 – (demolition of 215 West Water Street) Schwarz moved to find that the proposed demolition 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. Earnst seconded. Motion passed (7-0).

August 15, 2017 – BAR held a preliminary discussion. No action was taken. Some comments were:

- The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.
- Go for higher in lobby area – it looks squished
- The massing is sensitive to the proportion of the mall, Water Street, and the walkway into the mall
- The garage feels a little out of place with how it sticks out from the façade, look at different options
- Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Also, keep the heights in mind when you are designing those spaces.
- Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)
- The BAR is very supportive of the massing submitted at the meeting, and they are grateful the applicant is looking at building it by-right

November 16, 2017 – Board of Zoning Appeals granted a variance to eliminate need for exactly three stories in the streetwall, and specified minimum/maximum heights allowed for three segments of the streetwall of the façade between the Mall and Water Street.

November 21, 2017 - Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed massing 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 massing only as submitted, provided it complies with zoning regulations, and approved the schematic site plan. Mohr seconded. The motion was approved (5-1, with Schwarz opposed).

March 20, 2018 - Schwarz moved. Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed

details satisfy 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 and application as submitted, including the supplemental drawings\* provided at the [3/20/2018 BAR Meeting] provided they comply with zoning regulations. (\*Addendum to submittal, dated 3/20/2018, Sheets #1-17). Approved (8-0). Proposed demolition of the side and rear wall at 218 West Main to come back as a separate COA request. This will include options for the treatment [preservation] of the front façade.

Applicant needs to provide to BAR information for review, including:

- Lighting
- Signage
- Clarification of the street trees along Water Street
- Treatment of the ground plane at the Mall entrance [to the courtyard] and at the parking garage entry [on Water Street]
- Clarify adjustments to the bus pullover [on Water Street]
- Further development of the roof configuration for the building fronting on Water Street; need to dematerialize the parapet at the uppermost level
- Details for the garage door (cut sheet)

June 19, 2018: Mohr moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction, and Public Design I move to find that the proposed revisions 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 suggestion that landscape design add more trees to the mall end of the courtyard. The resolution of the tree grates needs to come back and be circulated for BAR review. Request that applicant assure that visibility issues along steps and edges will not later result in/require the installation of safety marking (for ex. yellow tape). Earnst seconded. Approved (6-1, with Schwarz opposed).





PROJECT INFO

|                                |                                    |
|--------------------------------|------------------------------------|
| NAME OF DEVELOPMENT:           | CENTER OF DEVELOPING ENTREPRENEURS |
| OWNER / DEVELOPER INFORMATION: | BRANDS HATCH LLC                   |
| PARCEL NUMBERS:                | 280001000 / 280009100 / 280009000  |
| TOTAL ACREAGE:                 | 0.88 ACRE                          |
| CURRENT ZONING:                | D/H - DOWNTOWN HISTORIC            |
| SPECIAL USE PERMITS:           | N/A                                |
| PROPOSED USE:                  | RETAIL + COMMERCIAL OFFICE         |

CENTER OF DEVELOPING ENTREPRENEURS (CODE)  
BAR AMENDMENT SUBMITTAL

GREGG BLEAM  
LANDSCAPE ARCHITECT

TIMMONS GROUP  
CIVIL ENGINEER

FOX & ASSOCIATES  
STRUCTURAL ENGINEER

2RW CONSULTANTS  
MEP ENGINEER





The Center of Developing Entrepreneurs (CODE) project - formerly called the Charlottesville Technology Center - received BAR approval for its design on May 15, 2018. Over the last 6-7 months, the project has gone through typical design development and adjustment during the preparation of Construction Documents. In the course of this work, some minor architecture and /or construction adjustments have been made that we wish to make the BAR aware of with the intent that you approve these as part of amendment to our original approval.

The three primary changes are these:

1. In studying our wall assembly system and the structural loads and requirements of supporting a full sized brick for the envelope of this building, the design team has elected to utilize a 1” thin brick rain screen system instead. This is the same system used at the recently completed 550 Water Street and The UnCommon Building on West Main Street; both approved by the BAR. This system not only reduces weight and material / mass but it allows us to limit the need for control joints. Additionally - the cavity between our brick wall and insulation panels allows us to hide fresh air intake and exhaust louvres on levels 3 through 6 so they will be invisible. This change in the contusion detail should have no affect on the appearance of our building. The bricks are largely bracketed or framed between vertical metal fins. We will continue to use the same Endicott Ironspot bricks with the same velour finish previously presented and approved. We will bring color and size samples to the meeting.

2. In reviewing our easter wall position and its proximity to the neighboring property line (shared with Violet Crown Theater) we discovered the percentage of wall openings (windows) exceeded what the building code would allow given its distance from the property line. Therefore, we have modified the east facing wall slightly to reduce the opening area. We achieve this by reducing the window widths and adding a metal side panel so the opening width from the exterior continues to match the rest of the building while allowing us to meet the code. Exhibit drawings before and after included.

3. We have made some minor adjustments to the design of the new west facing wall of the Carytown Building (218 W. Main Street). This wall will be rebuilt behind the Mall facade and face the courtyard. We have recessed the brick on its lower level using the same thin brick system on the main building while still using a full brick above to create an offset that gives us a space for the vine scrim to integrate or pocket within the architecture rather than just being attached to the building’s surface. The vine scrim changed from solid metal bar stock to vertical stainless steel cabling. We also added two new windows to the right (south) of the food stall area and changed the food stall fronts from slatted wood to glass storefront. These are no longer walk up windows but small spaces people will walk into and pick up orders. We have also included our drawing of the Mall storefront showing the re-introduction of glass storefront in the main openings of that retail space and a new door in its central bay that had been bricked up. Illustrations included.

Other minor changes include:

- the building’s windows no longer will have an operable vent - pattern of the mullions within the window units is the same
- we are adding small, discreet bollards at the top of our pedestrian gallery to prevent anyone from trying to drive vehicles over our elevated paver system at Water Street
- we are adding entry lift gates at the garage opening that will sit just inside the garage at the top of the ramp and will be fully behind the roll down security grill when its closed at night
- we are proposing a metallic 2-coat Fluropon Classic factory finish by Sherwin Williams for the fins rather than the previously proposed anodized medium bronze for more predicable consistency on both sheets and extruded shapes
- will bring sample

- the leading edge of the metal fins has changed slightly; it is now squared off
- we had to add a few metal louvers in our metal wall system near grade for air intake
- we made alternate exterior light fixture selections for the building entrances and in the courtyard - cut sheets and key plan supplied
- landscape architect modified patterns of the in ground linear light fixture layout
- landscape architect will bring a granite paver selection to the meeting
- landscape architect modified the rise and run of brick steps in the public right-of-way along the Mall where the planters and ice rink steps have been replaced

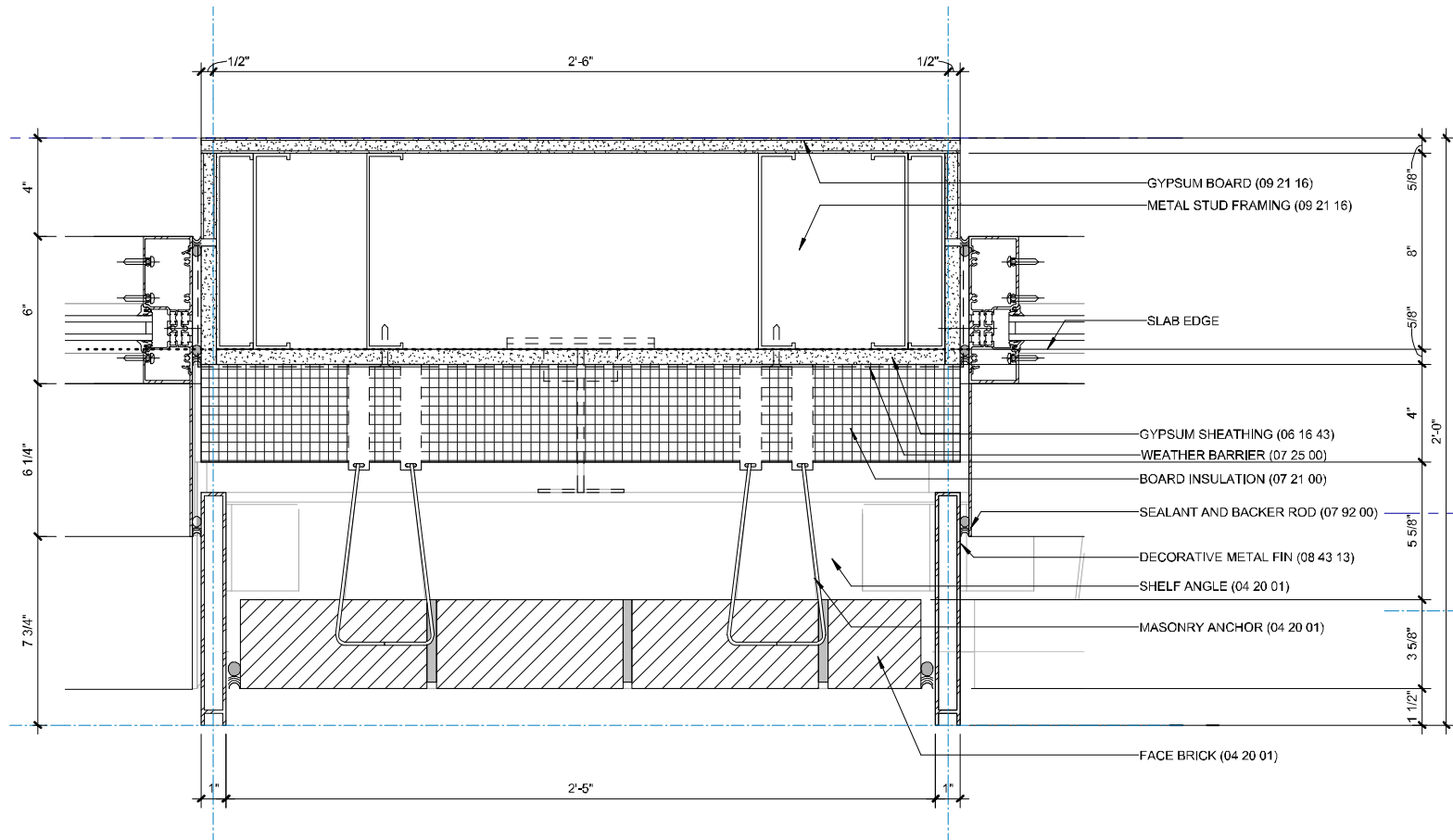
We will bring full samples and space sheets to the meeting. I hope you will all agree that these minor changes are fully within the spirit of the approved design and do not alter the character or appearance of the project. Thank you very much for your time and attention to the project.

Sincerely,  
Fred Wolf, AIA

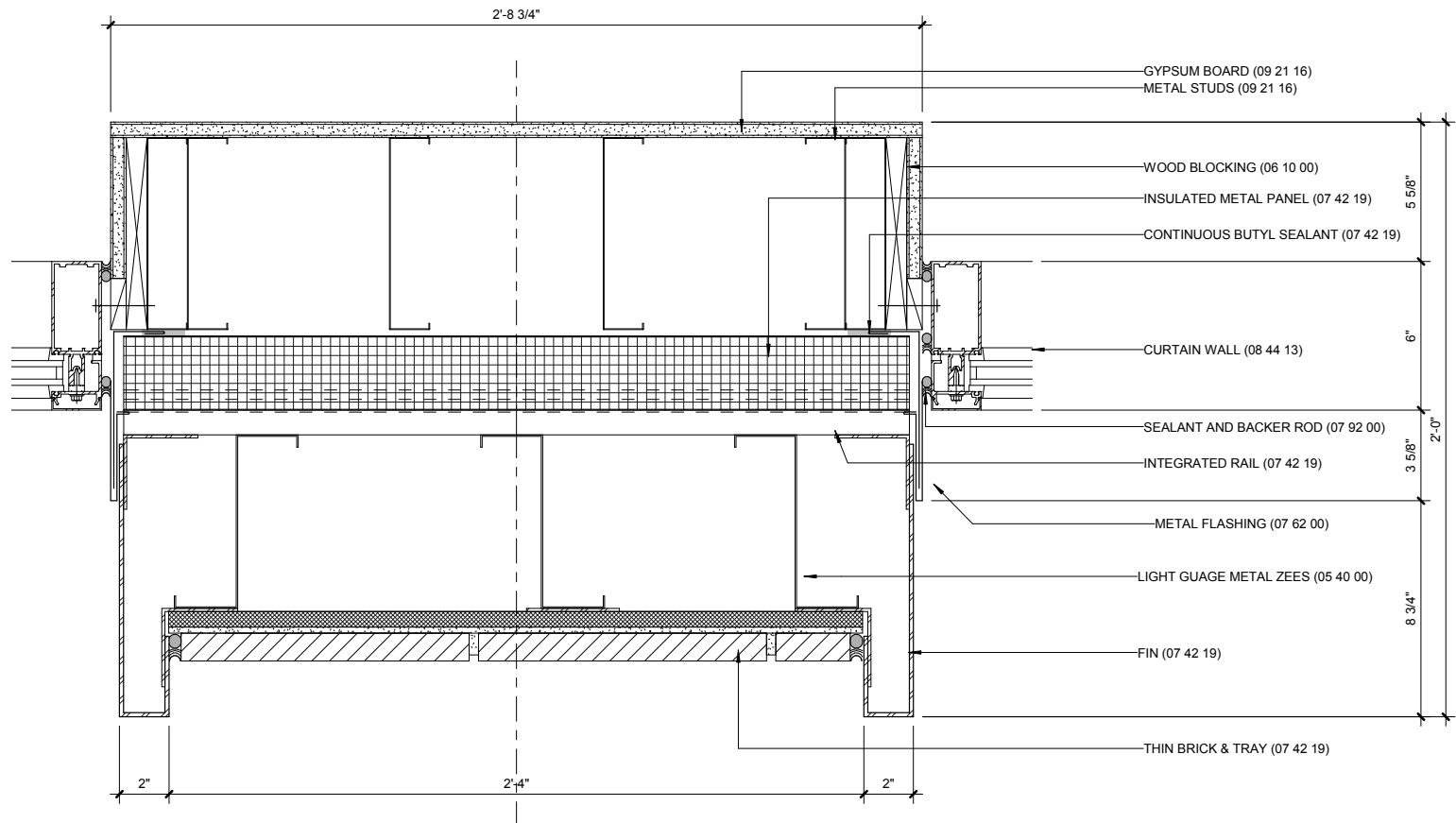
Sincerely,

Fred Wolf  
WOLF ACKERMAN

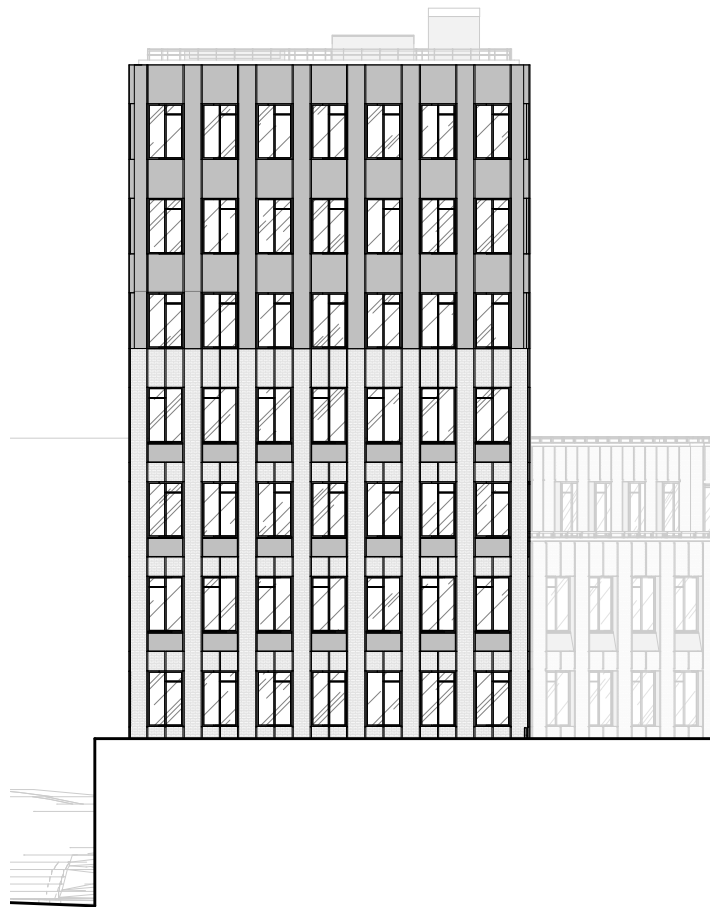




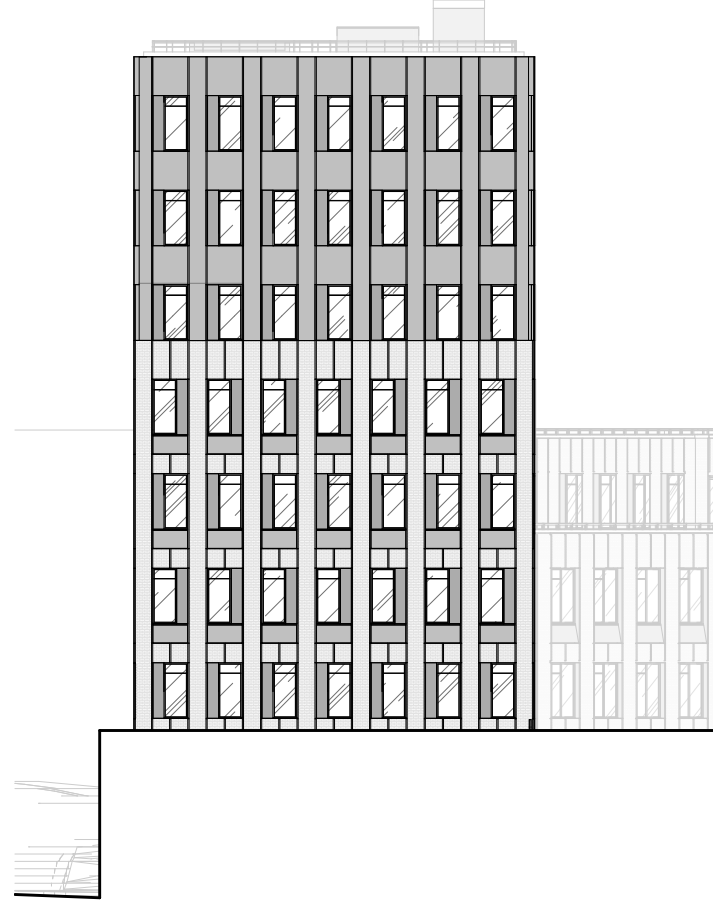
Previous Full Brick System



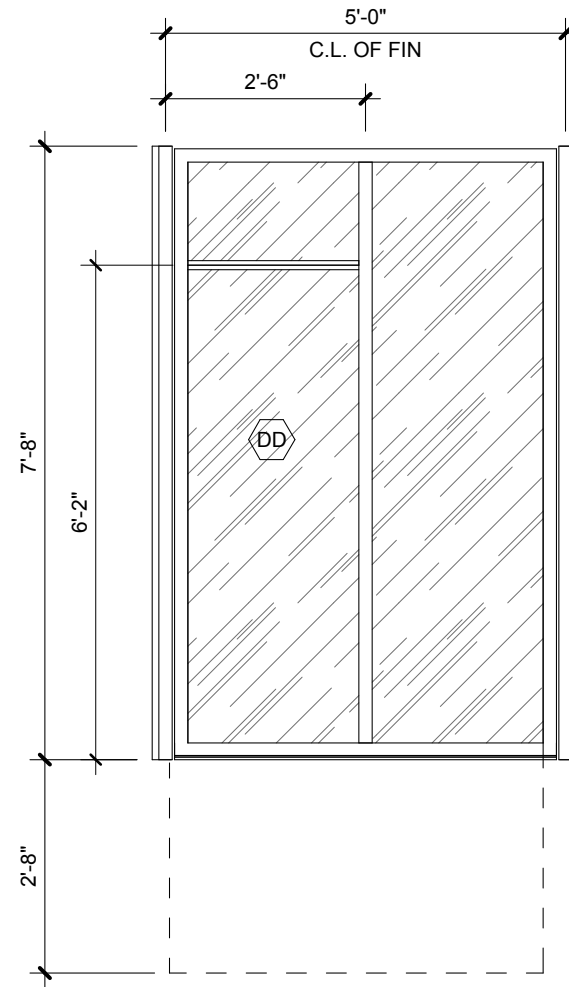
New 1" Thin Brick System



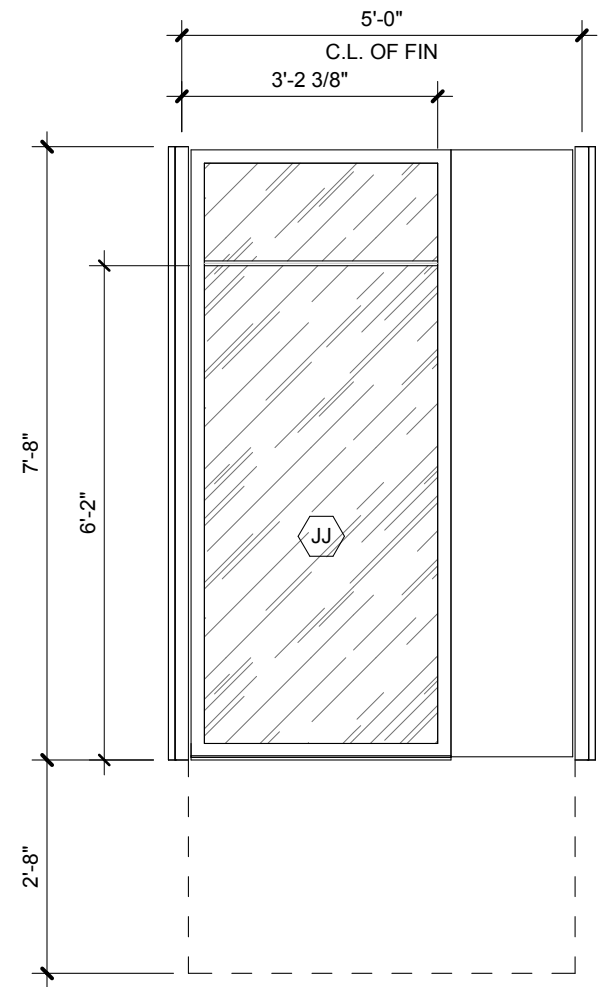
PREVIOUS FACADE



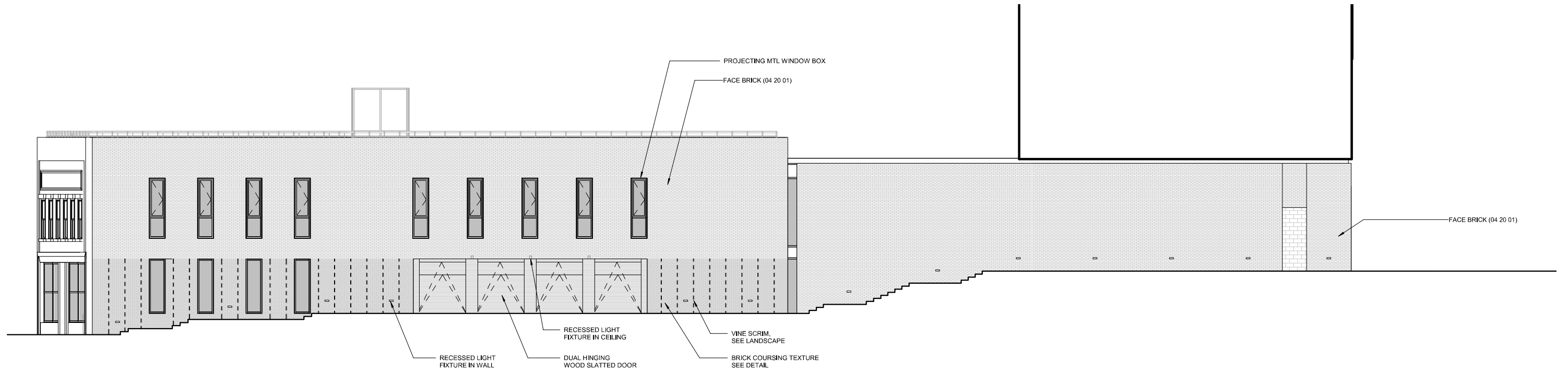
UPDATED FACADE -  
Code Compliant Glazing



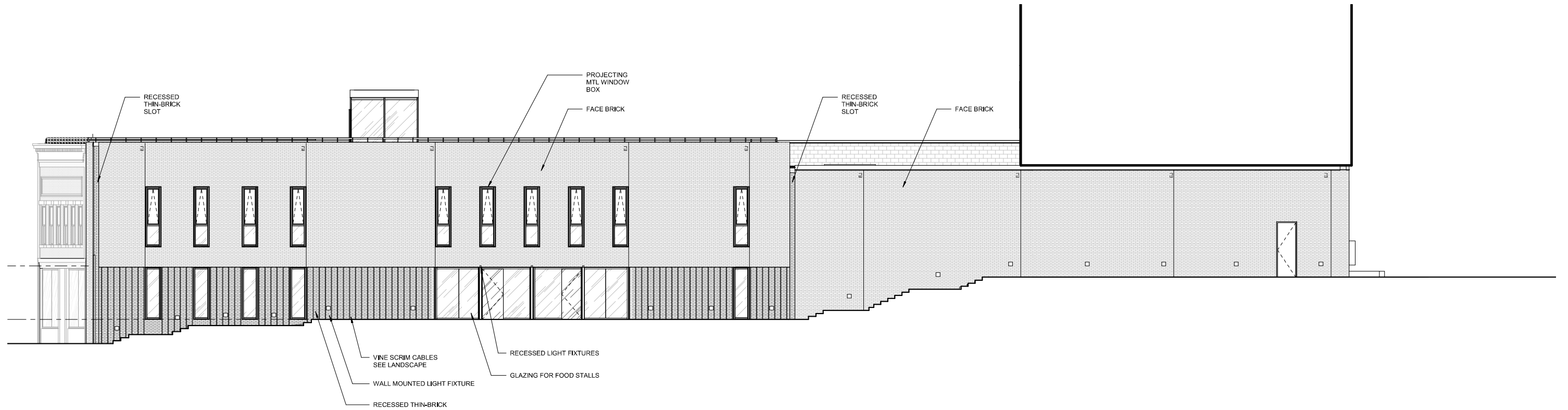
TYPICAL OFFICE WINDOW



TYPICAL OFFICE WINDOW @ EAST FACADE

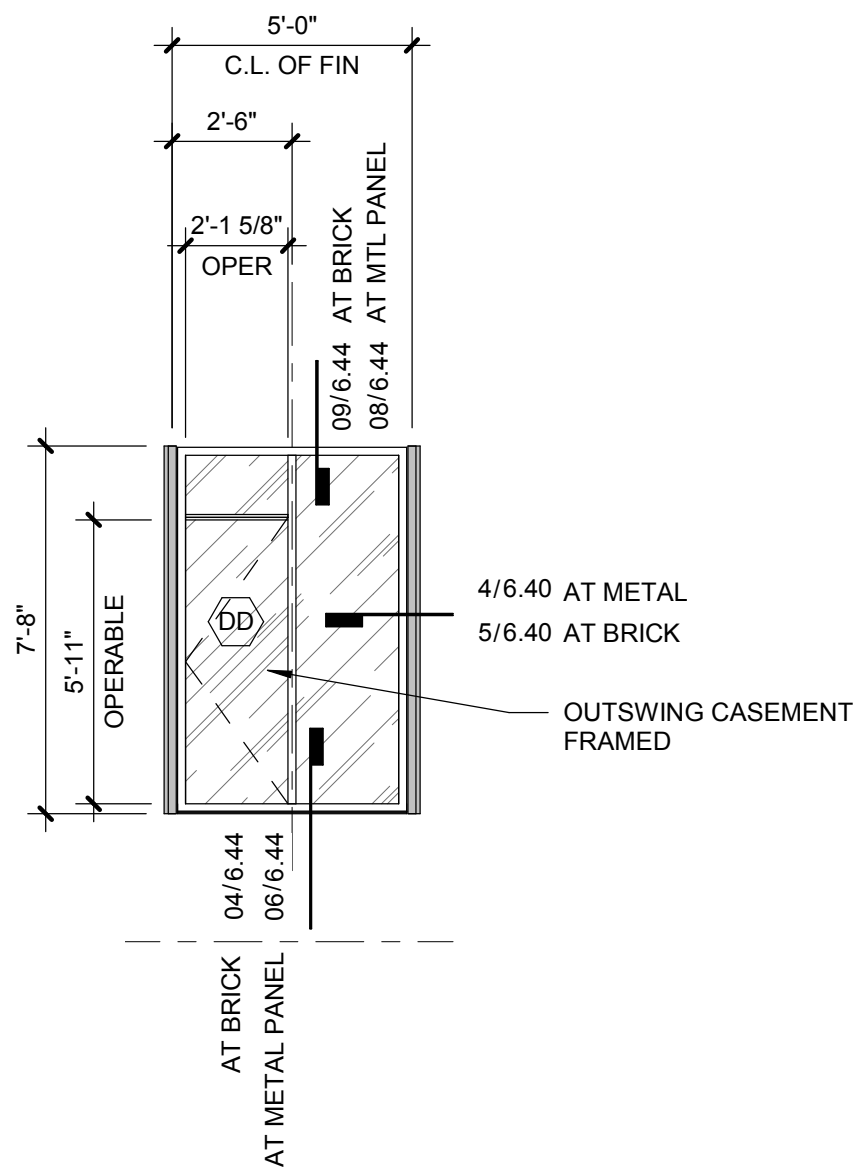


Previous Elevation

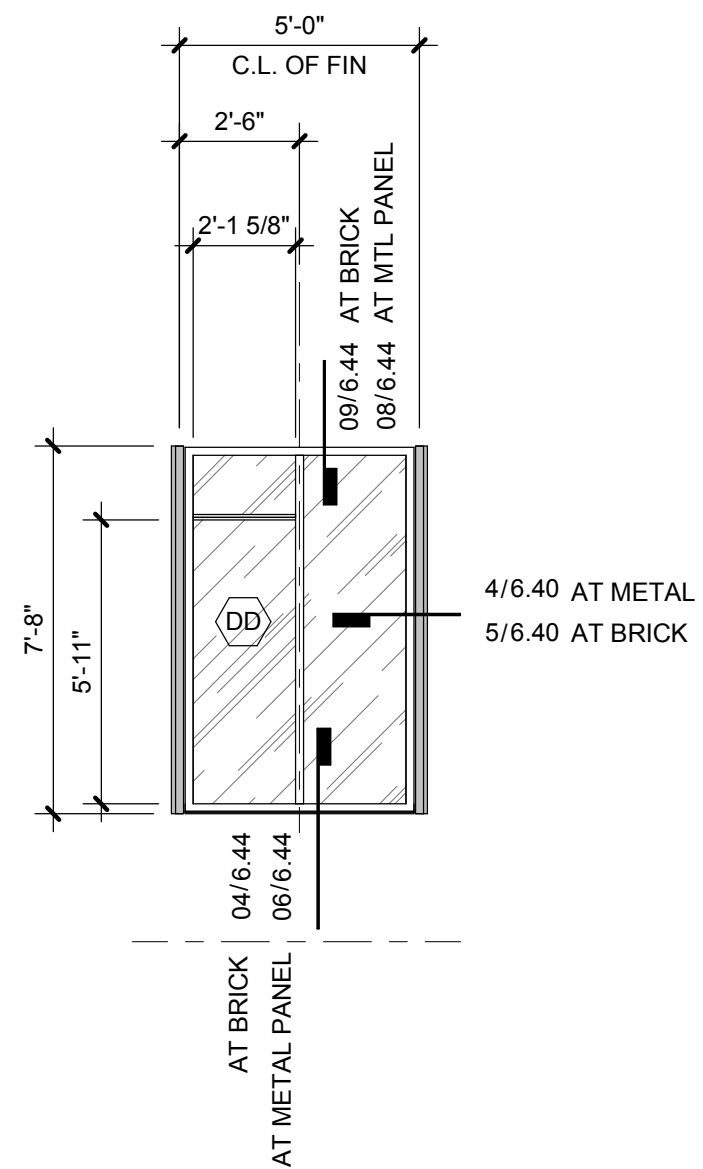


Updated Elevation

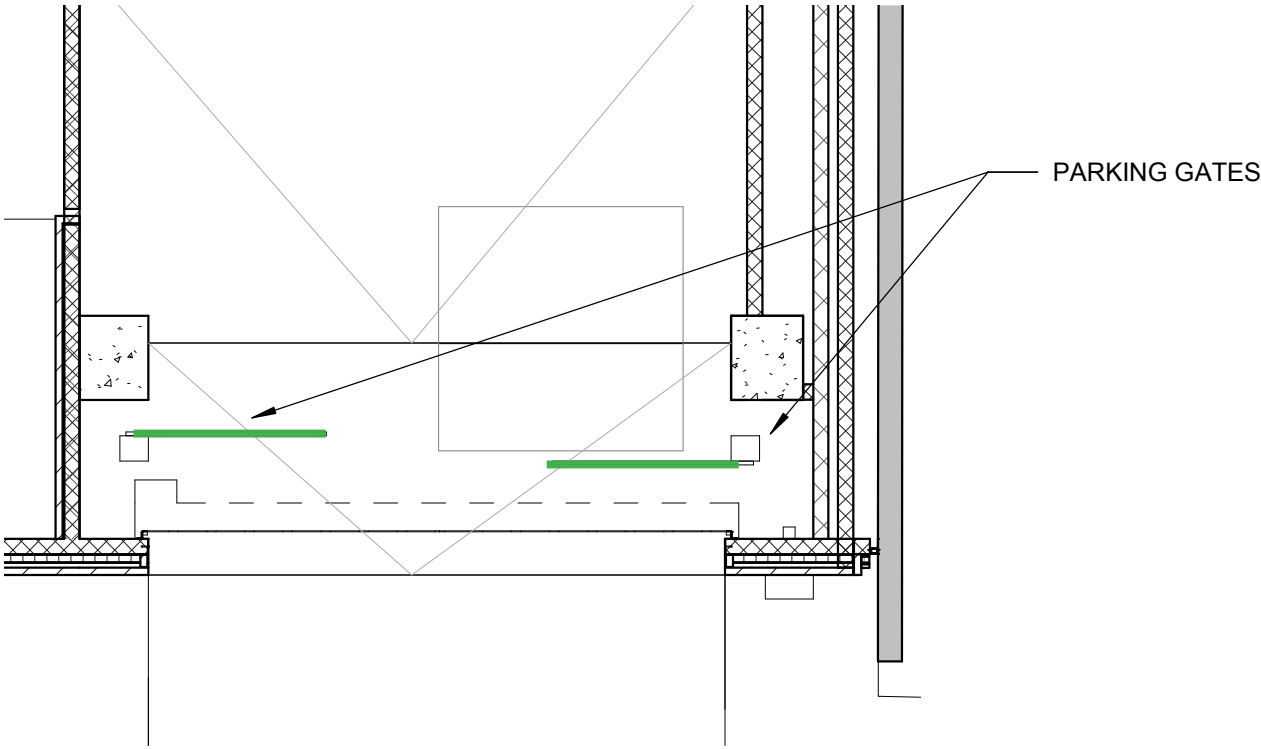




Previous Operable Window



New Fixed Window



# Barriers

MHTM™ MicroDrive



Parking Pro-M



# Parking Pro-M

MHTM™ MicroDrive



- High ease of use and maximum accessibility
- Only 95W power consumption
- MCBF of 10 Mio cycles
- Safe control unit according to EN 13849
- Maximum connectivity (I/O, TCP/IP, RS-485, etc.)
- Best protection against corrosion thanks to extruded aluminium profiles and a base frame made of stainless steel
- Winner of the Red Dot Award Product Design 2012 and German Design Award 2014



**CONTROL UNIT**  
The control unit MGC Pro is compliant with EN 13849. It is located directly underneath the top cover and can be accessed from all sides. Configuring the barrier is easily accomplished via the LCD's intuitive user interface that can be navigated with just 4 push-buttons.



**DRIVE UNIT**  
The drive unit is small in size but allows to obtain a high torque with an extremely minimized power consumption. The high torque guarantees best operation even under severe weather conditions. The motor, motor controller and gearing are all combined in one compact drive unit.



**MICROBOOM AND BREAK-AWAY FLANGE**  
The Microboom with a foamed edge offers best protection against damages and harm to people. The optionally available break-away flange may be used to drop the whole barrier boom in case of an unwanted or forced drive-through.



**LED ILLUMINATION STRIP**  
The optional LED strips illuminate the closing edge of the barrier boom on both sides. They are securely installed underneath the foamed edge protection. The LED strips vastly enhance the visibility of the barrier boom. Even under poor conditions or at night, the barrier boom may be recognized from a long distance.

| TECHNICAL DATA             |   |
|----------------------------|---|
| Lane width max.            | 3.5 m   |
| Opening / closing time     | 1.3 s   |
| Power consumption max.     | 95 W  |
| Duty cycle                 | 100%  |
| Supply voltage             | Wide voltage range 85 - 264 V AC              |
| Frequency                  | 50 - 60 Hz                                    |
| Housing dimensions (WxDxH) | 315 x 360 x 1115 mm                           |
| Weight (without boom)      | 44 kg   |
| Housing design             | Powder-coated aluminium                       |
| Base frame                 | Powder-coated stainless steel                 |
| Protection class           | IP 54   |
| Compliant with             | 2004/108/EC, 305/2011, 2006/42/EC, CE, UL 325 |
| Temperature Range          | -30 to +55 °C                                 |

| FEATURES                           |          |
|------------------------------------|----------|
| Microboom                          | Standard |
| Control unit                       | MGC Pro  |
| Integrated 2-channel loop detector | Standard |
| Control unit modularly extendable  | Standard |
| Variable I/O assignment            | Standard |
| Number of digital inputs           | 8        |
| Number of relay / digital outputs  | 6/4      |
| Closing times selectable           | Standard |
| Opening times selectable           | Standard |
| Solar / battery option             | Optional |
| Extended accessories               | Optional |
| Specified number of cycles         | 10 Mio   |

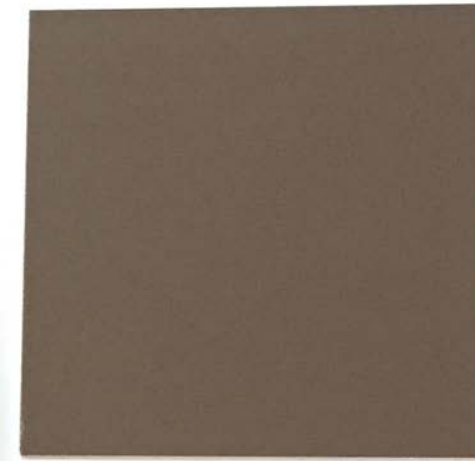






Dark Ironspot

Manganese



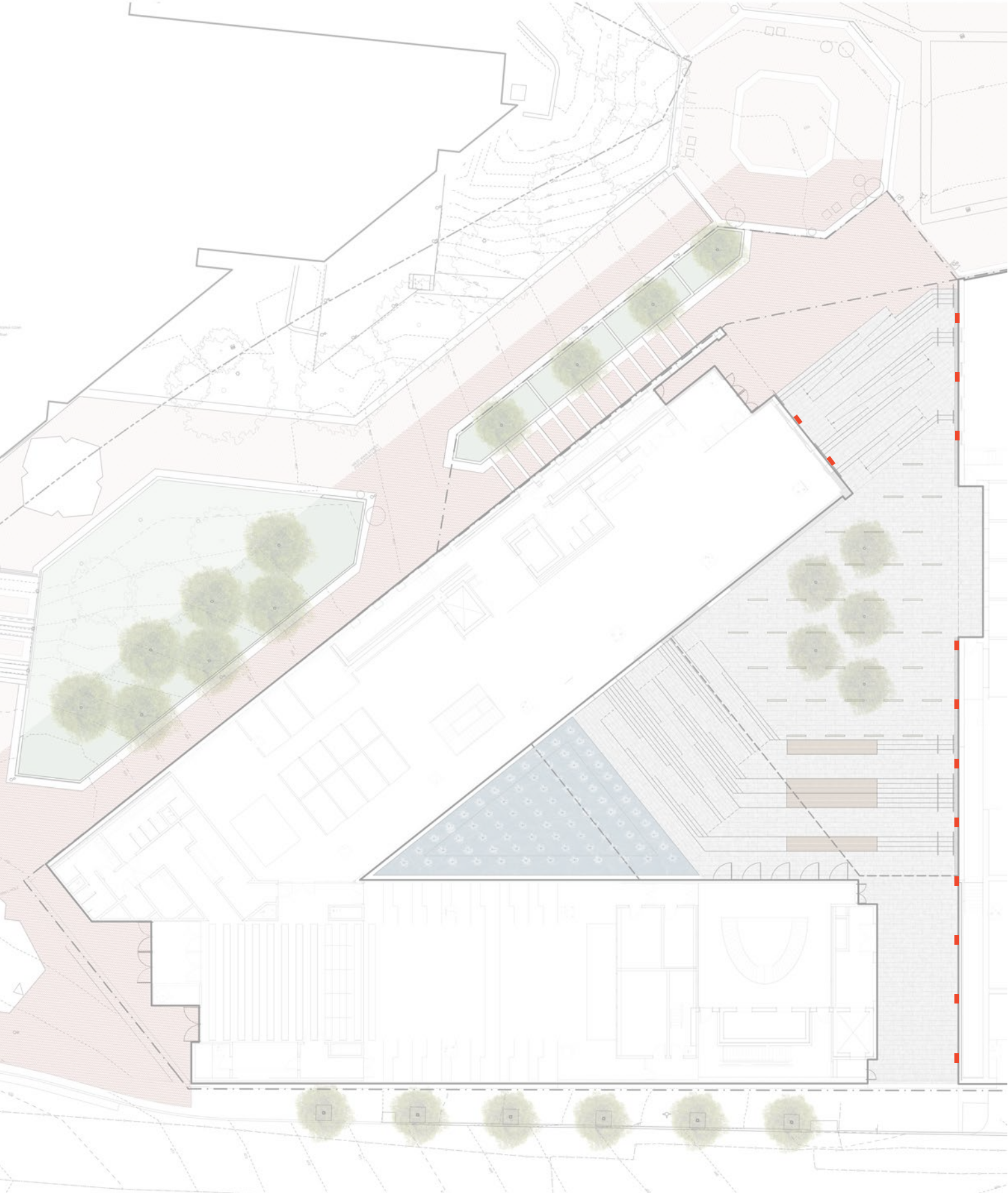
2-Coat Fluoropon Classic - Bronze



Medium Bronze Anodized







LED recessed wall luminaires - asymmetrical forward throw

BEGA

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

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

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 5.3 lbs

**Electrical**  
Operating voltage 120-277V AC  
Minimum start temperature -30°C  
LED module wattage 18.5 W  
System wattage 21.0 W  
Controlability 0-10V  
Color rendering index Ra > 80  
Luminaire lumens 1,183 lumens (3000K)  
Lifetime at Ta=15°C 66,000 h (L70)  
Lifetime at Ta=35°C 54,000 h (L70)

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

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

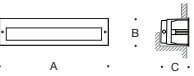
**Finish**  
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

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

Type:  
BEGA Product:  
Project:  
Modified:

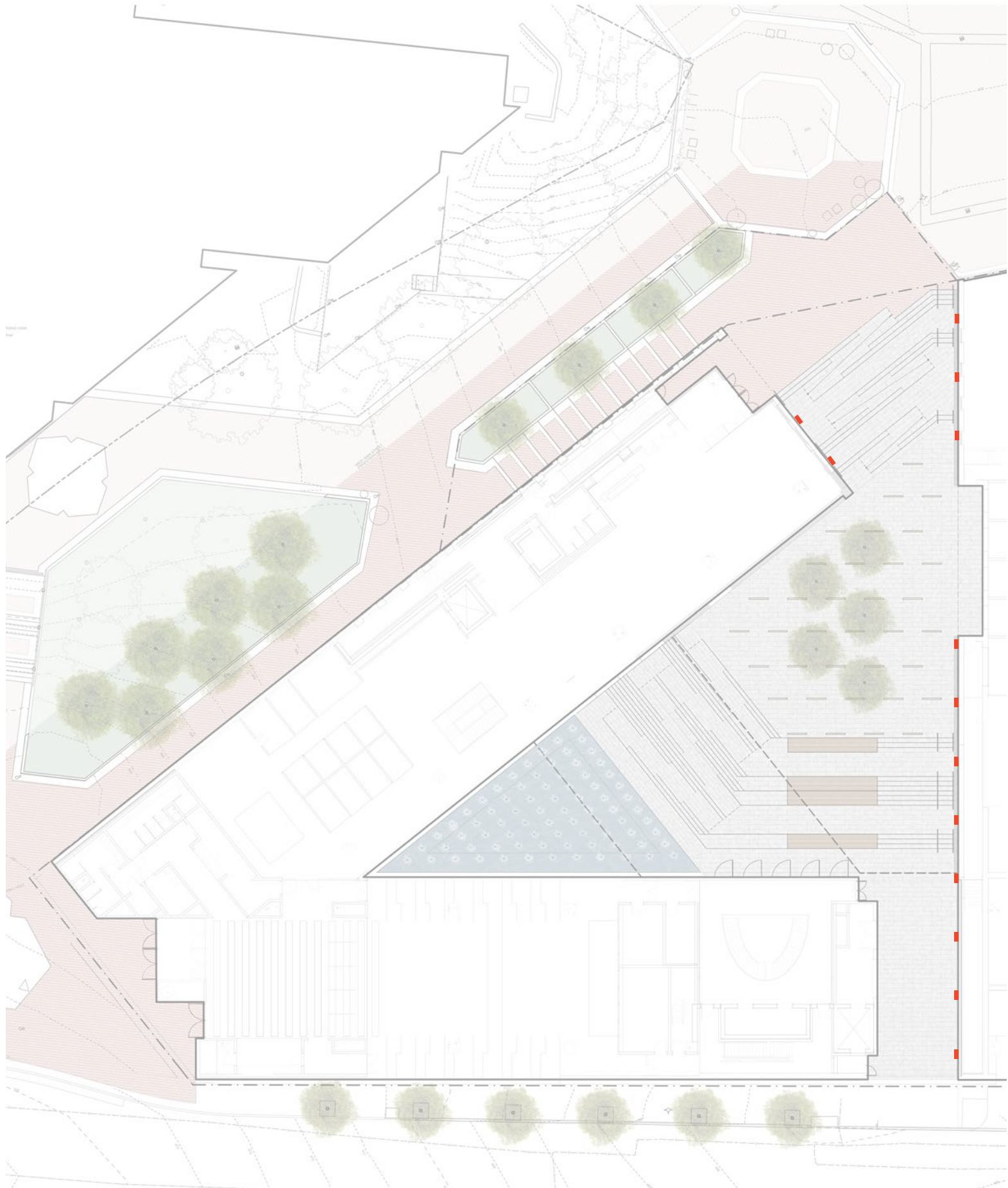


Fully enclosed luminaire with installation housing ensures seamless integration and weathertight operation.



| LED recessed wall luminaires · asym. forward throw |        |      |   |     |
|--|--------|------|---|-----|
|  | LED    | A    | B | C   |
| 24061  | 18.5 W | 16 ½ | 5 | 5 ½ |





ERCO

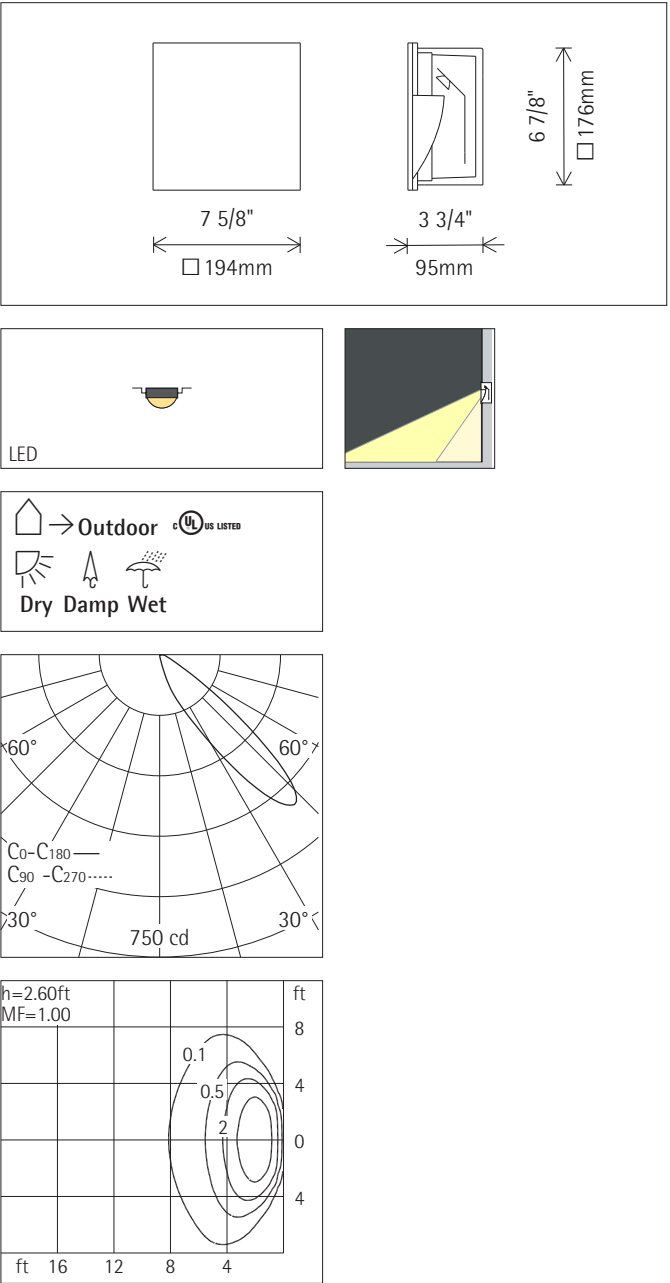
Lightmark Floor washlight



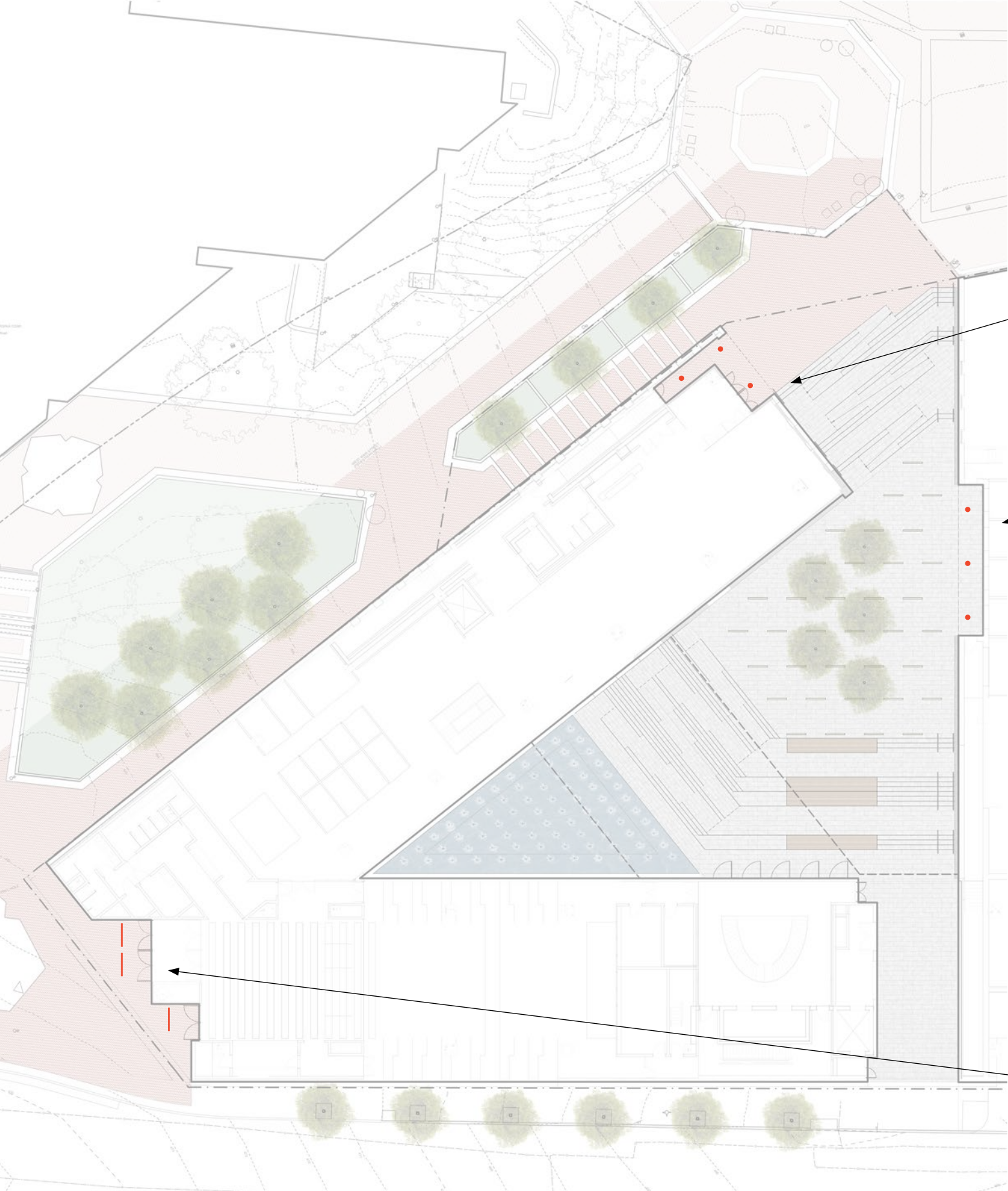
**34703.023**  
LED 6W 630lm 3000K warm white  
Trailing edge dimmable  
Version 3  
Flush mounting detail  
Spherolit lens, wide beam

**Product description**  
Housing: polymer, black.  
Housing for recessed mounting in brickwork and dry-wall partitions: stainless steel. Mounting bracket: metal, hot-dip galvanized. Clamp extension 1-30mm.  
Control gear, 60Hz, 120V dimmable, 277V switchable. 1 cable entry. 3-pole terminal block.  
LED module: high-power LEDs on metal-core PCB. Collimating lens made of optical polymer.  
Cover with non-reflective safety glass: corrosion-resistant cast aluminum, No-Rinse surface treatment. Graphit m, double powder-coated.  
Suitable for wet location (IP65): dust-proof and water jet-proof.  
120V: Dimming with external dimmers possible (trailing edge).  
Weight 5.31lbs / 2.41kg  
Version with 3000K CRI 95 or 2700K, 3500K, 4000K CRI 92 available on request.

| Technical data                                      |                                 |
|---|---------------------------------|
| Luminous flux of the luminaire                      | 332lm                           |
| Connected load                                      | 8.0W                            |
| Luminaire efficacy                                  | 42lm/W                          |
| Color deviation                                     | 1.5 SDCM                        |
| Color rendition index                               | CRI 92                          |
| Lumen maintenance (LED manufacturer specifications) | L90/B10 ≤50000h<br>L90 ≤100000h |
| LED failure rate                                    | 0.1% ≤50000h                    |
| LMF   | E                               |







Recessed ceiling luminaires - faceplate STAINLESS STEEL - wide beam

**Housing:** Constructed of extruded and die cast aluminum. Housing is provided with mounting clamps that provide a vibration proof installation. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** All stainless steel faceplate. Clear 3/16" thick tempered glass; faceplate is secured by four (4) flat socket head, stainless steel, captop screws threaded into stainless steel inserts in the housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using a molded silicon gasket.

**Electrical:** 8.7W LED luminaire, 11 total system watts, -30°C start temperature. EldoLED 0-10V dimmable driver mounted to the junction box of the ceiling pan for easy maintenance. The LED driver provides smooth and flicker free dimming down to 0.1% and is compatible with both sink and current source controllers. Optional Dali dimmable driver available, consult factory for details. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 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:** #4 brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

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

**Weight:** 0.9 lbs.

Luminaire Lumens: 933



Recessed ceiling downlights - wide beam

| Lamp  | B    | A   | B   | C                 |
|-------|------|-----|-----|-------------------|
| 55824 | 8.7W | LED | 81° | 4 1/4" 2 1/4" 18" |

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)  
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Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



Recessed ceiling luminaires - faceplate STAINLESS STEEL - narrow beam

**Housing:** Constructed of extruded and die cast aluminum. Housing is provided with mounting clamps that provide a vibration proof installation. Rough-in housing constructed of galvanized steel with through wiring box. Rough-in housing included. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** All stainless steel faceplate. Clear 3/16" thick tempered glass; faceplate is secured by four (4) flat socket head, stainless steel, captop screws threaded into stainless steel inserts in the housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using a molded silicon gasket.

**Electrical:** 8.7W LED luminaire, 11 total system watts, -30°C start temperature. EldoLED 0-10V dimmable driver mounted to the junction box of the ceiling pan for easy maintenance. The LED driver provides smooth and flicker free dimming down to 0.1% and is compatible with both sink and current source controllers. Optional Dali dimmable driver available, consult factory for details. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 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:** #4 brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

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

**Weight:** 0.9 lbs.

Luminaire Lumens: 921



Recessed ceiling downlights - narrow beam

| Lamp  | B    | A   | B   | C                 |
|-------|------|-----|-----|-------------------|
| 55823 | 8.7W | LED | 19° | 4 1/4" 2 1/4" 18" |

β = Beam angle

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



LED linear ceiling and wall luminaires - unshielded

**Application**  
LED linear ceiling and wall luminaire with unshielded light distribution. Arranged individually, in continuous bands of light or grouped together, these luminaires can accentuate building architecture while providing glare free illumination.

**Materials**  
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy  
White safety glass  
Silicone applied robotically to casting, plasma treated for increased adhesion  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
NRTL listed to North American Standards, suitable for wet locations  
Protection class IP65  
Weight: 20.1 lbs

**Electrical**  
Operating voltage 120-277VAC  
Minimum start temperature -40° C  
LED module wattage 48.0W  
System wattage 55.0W  
Controllability 0-10V dimming  
Color rendering index Ra > 80  
Luminaire lumens 3,359 lumens (3000K)  
Lifetime at Ta = 15° C > 500,000 h (L70)  
Lifetime at Ta = 50° C 133,000 h (L70)

**LED color temperature**  
□ 4000K - Product number + K4  
□ 3500K - Product number + K35  
□ 3000K - Product number + K3  
□ 2700K - Product number + K27  
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

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

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



LED linear ceiling and wall luminaire - unshielded

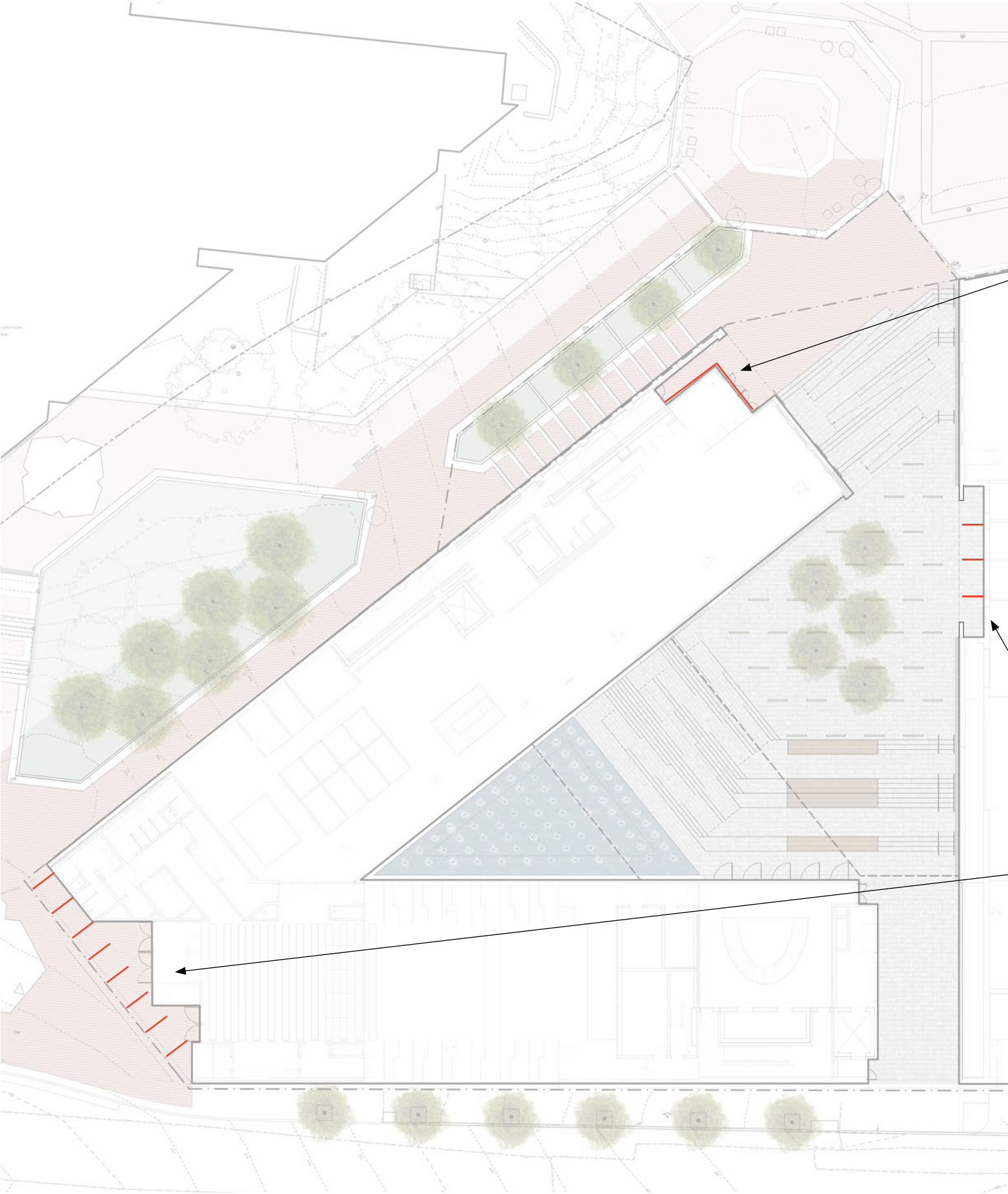
| LED   | A     | B       | C             |
|-------|-------|---------|---------------|
| 24320 | 48.0W | 59 1/4" | 2 1/4" 3 1/4" |

Type:  
BEGA Product:  
Project:  
Modified:

BEGA



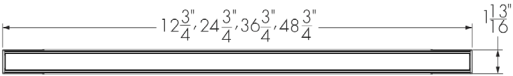




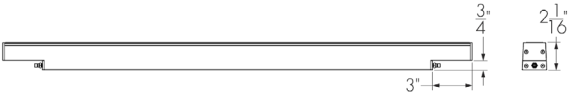
Specification Sheet

lumenfacade nano  
LOGN  
WHITE AND STATIC COLORS

Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_



Top view



Front and side views

| Photometric Summary |                       |                     |
|---------------------|-----------------------|---------------------|
| 4ft, 4 W/ft, 4000K  | Delivered output (lm) | Intensity (peak cd) |
| 8"x8"               | 1,530                 | 41,352              |
| 10"x10"             | 1,456                 | 32,262              |
| 10"x30"             | 1,435                 | 9,126               |
| 10"x60"             | 1,427                 | 4,867               |
| 10"x90"             | 1,424                 | 2,551               |
| 30"x10"             | 1,439                 | 9,098               |
| 30"x30"             | 1,767                 | 4,079               |
| 30"x60"             | 1,713                 | 2,581               |
| 30"x90"             | 1,726                 | 1,865               |
| 60"x10"             | 1,426                 | 5,647               |
| 60"x60"             | 1,730                 | 1,279               |
| 60"x90"             | 1,719                 | 1,540               |

**Description**

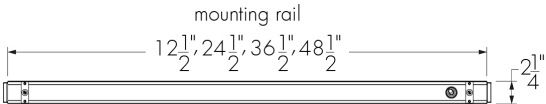
The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

Specification Sheet

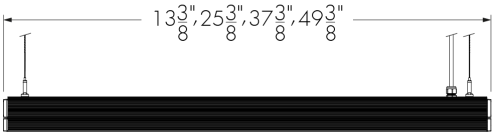
**\*Fixture to be installed flush with panel within slot in panel at seam**

lumenfacade  
Pendant  
LOGP  
WHITE AND STATIC COLORS

Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
Type \_\_\_\_\_ Catalog / Part Number \_\_\_\_\_



Top view



Front and side views

Shown with aircraft cable mounting option

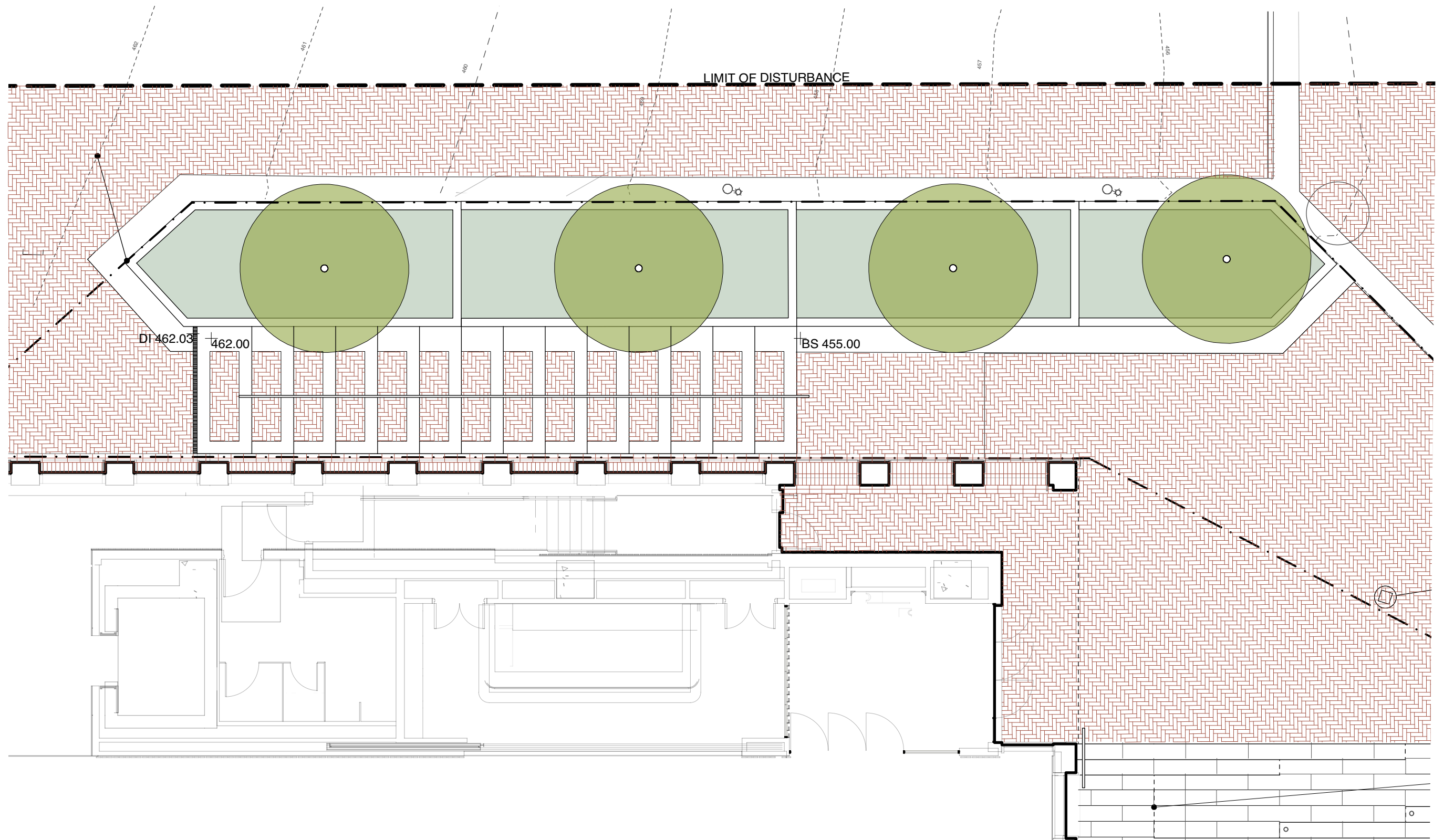
| Photometric Summary |                       |                     |
|---------------------|-----------------------|---------------------|
|                     | Delivered output (lm) | Intensity (peak cd) |
| WW                  | 3,592                 | 5,159               |
| 8"x8"               | 4,045                 | 77,896              |
| 10"x10"             | 3,768*                | 38,346*             |
| 10"x30"             | 3,830                 | 30,056              |
| 10"x60"             | 3,692                 | 19,654              |
| 10"x90"             | 3,576                 | 7,897               |
| 30"x30"             | 3,765                 | 14,726              |
| 30"x60"             | 3,862*                | 5,119*              |
| 60"x60"             | 3,447*                | 3,015*              |

**Description**

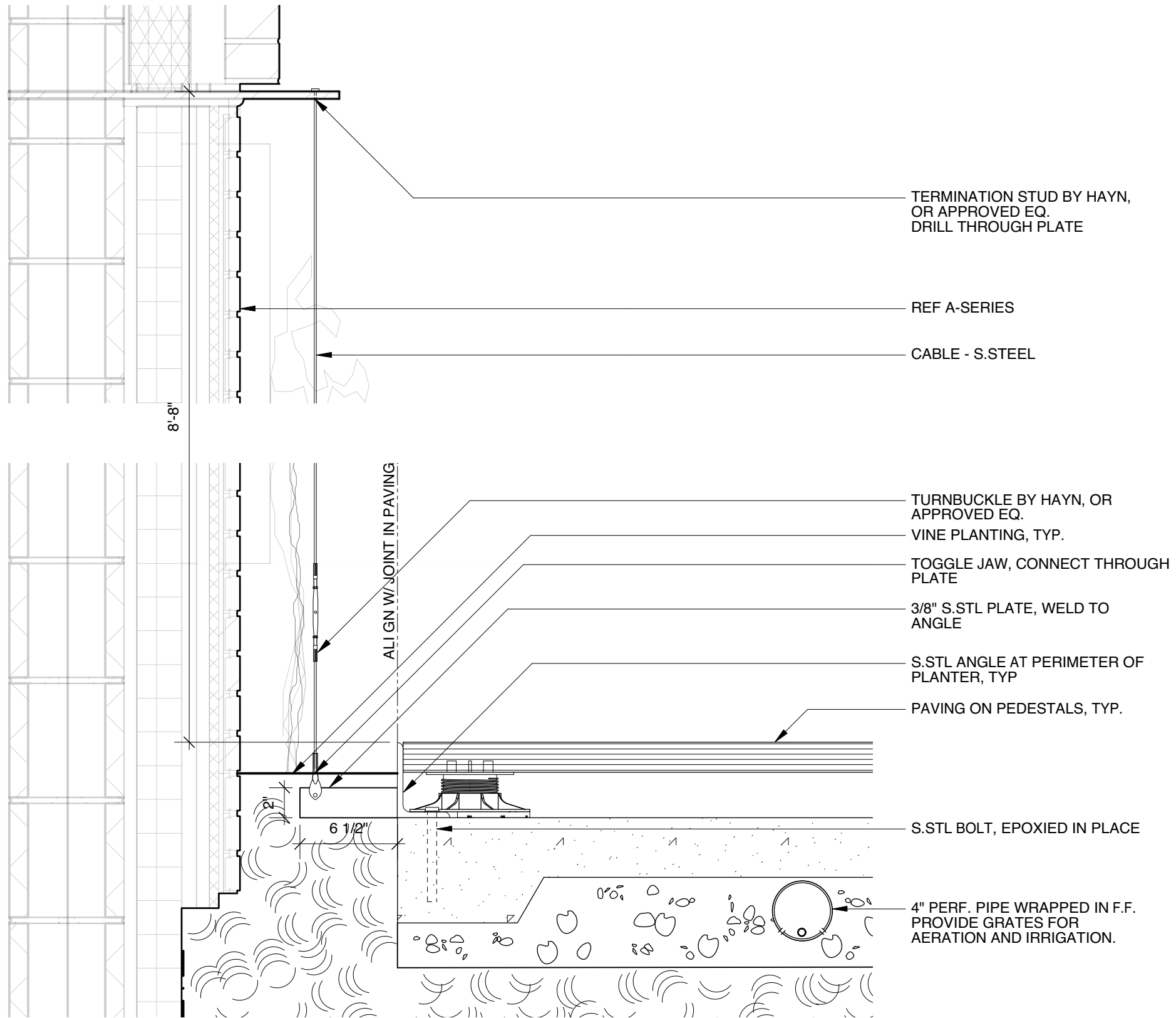
The Lumenfacade Pendant is a high-performance, linear LED luminaire that can be suspended for general illumination of public spaces, transit areas and other outdoor environments. Featuring second generation LED technology, the luminaire is available in 12 in, 24 in, 36 in or 48 in sections, and offers a number of options, including: optics for accenting or flood lighting; a choice of outputs (ASHRAE 5W/ft, RO 8.5W/ft or HO 15.25W/ft); various color temperatures colors, options, accessories and controls. The Lumenfacade Pendant is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.













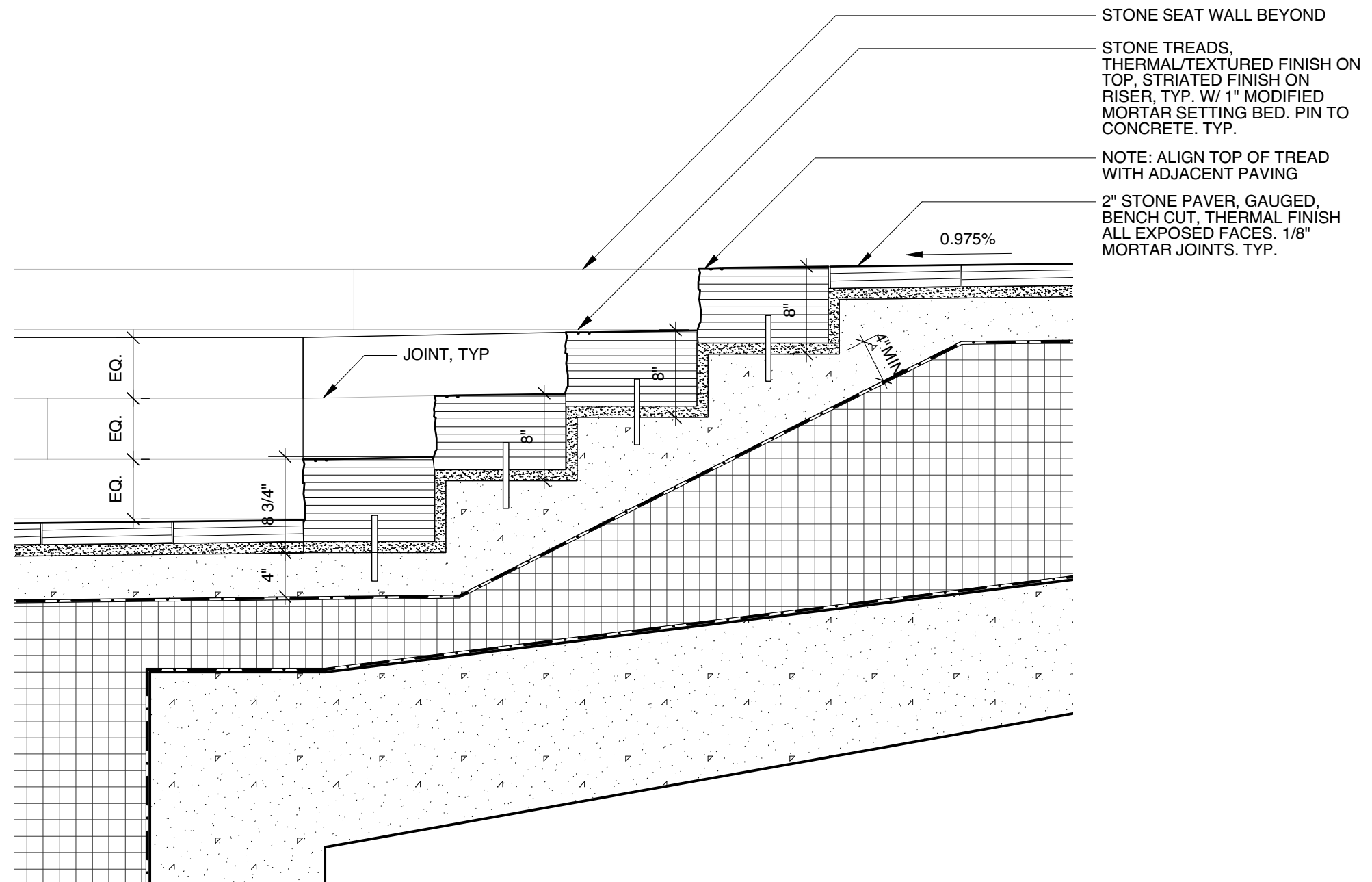


Anti-slip grooved tread



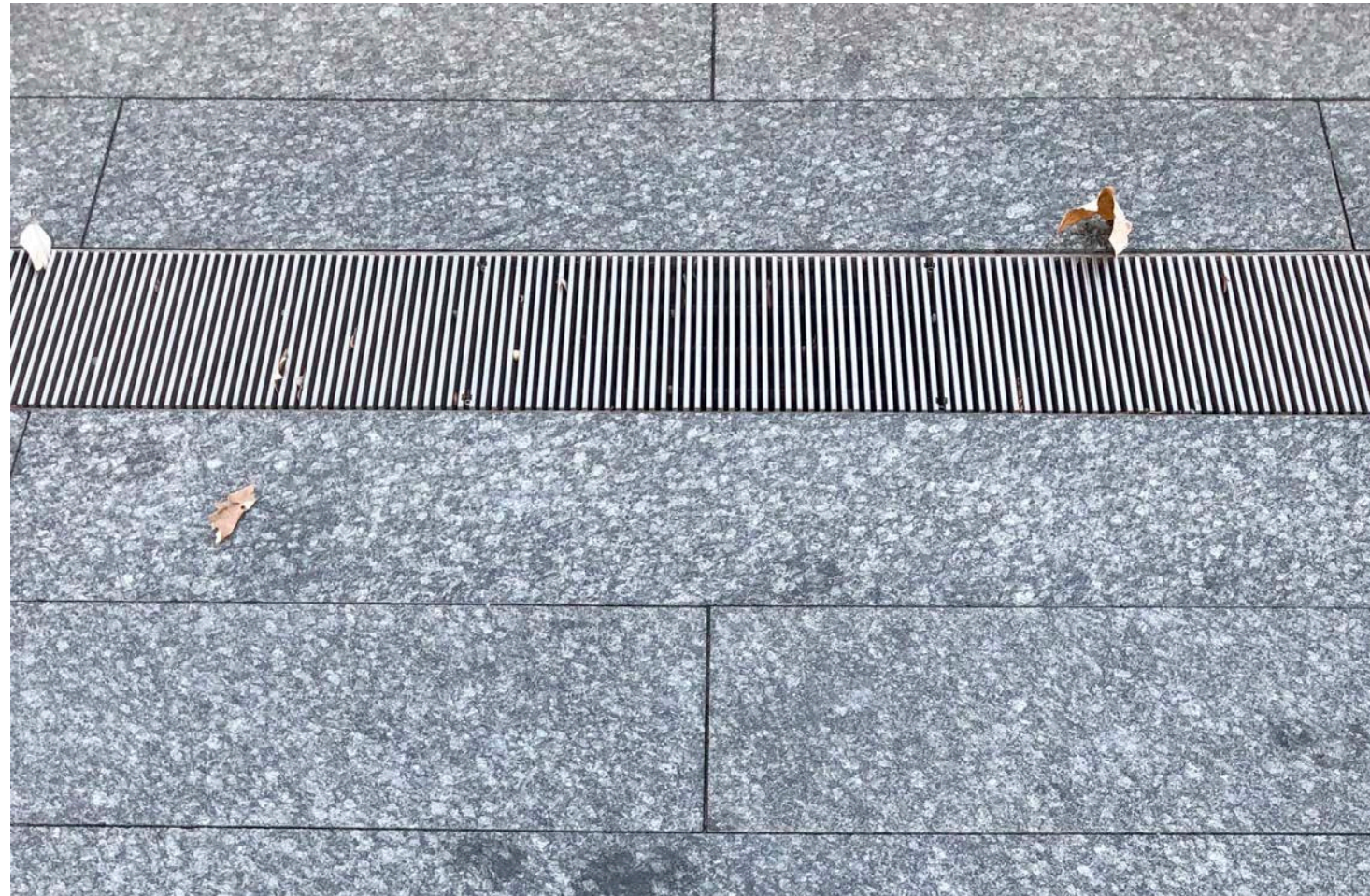
Striated finish on riser



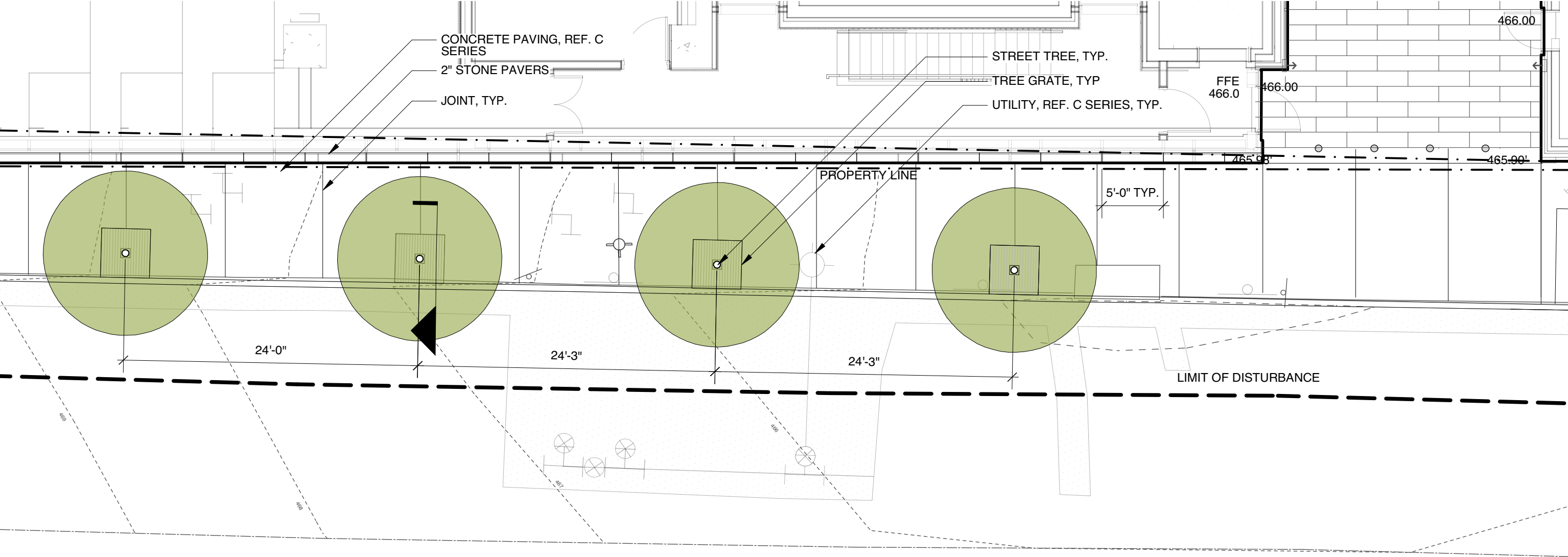








Johnson Screens Tree Grate







Jamison Tree Grate



















