June BAR Decision - 503 Rugby Road

Watkins, Robert <watkinsro@charlottesville.gov>
Fri 6/26/2020 10:58 AM

To: Erin Hannegan <eh@mitchellmatthews.com>

Certificate of Appropriateness Application
BAR 20-03-01 (previously noted as BAR 19-09-03)
503 Rugby Road
Tax Parcel 050052000
Epsilon Sigma House Corps of Kappa Kappa Gamma, Owner
Erin Hannegan (Mitchell Matthews Architects), Applicant
Building renovations – revisions to approved design

Dear Erin,

Thank you so much for attending last week's BAR meeting. Please find below the action taken for the above-referenced project:

Tim Mohr moves, Having considered the standards set forth in the City Code, including City Design Guidelines for New Construction and Additions and for Site and Design Elements, I move to find the proposed design modifications satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District and the BAR approves the application as submitted, with the following modification:
• Eliminate the shutters at the Rugby Road façade of the addition bump-out, on the third floor.
• Paint the egress door off the bike terrace to match the building color.
Breck Gastinger seconds. Approved (7-0).

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 17, 2020

Certificate of Appropriateness Application
BAR 20-03-01 (previously noted as BAR 19-09-03)
503 Rugby Road
Tax Parcel 050052000
Epsilon Sigma House Corps of Kappa Kappa Gamma, Owner
Erin Hannegan (Mitchell Matthews Architects), Applicant
Building renovations – revisions to approved design


Background
Year Built: 1980
District: Rugby Road-University Circle-Venable Neighborhood ADC District
Status: Non-contributing

A two-story frame house occupied the subject parcel for most of the twentieth century and accommodated a noteworthy boarding house between 1928 and 1961, operated by proprietor Mary Speed. The boarding house was abandoned for a decade, damaged by fire, and was finally demolished in 1976 to make way for a new chapter house for the Kappa Kappa Gamma sorority. The present building was designed in a modern idiom by Johnson, Craven, and Gibson Architects and was completed in 1980. The concrete-block, brick-clad structure communicates its contemporary design through a split-gable roof, restrained ornament, and irregular footprint.

Prior BAR Reviews
April 16, 2019 - Preliminary Discussion

August 20, 2019 - BAR found that the requested Special Use Permit for increased density and modified setbacks would not adversely impact the ADC, with the understanding that the final design and details will require BAR review and approval.

September 2019 – (BAR 19-09-03) BAR approved CoA (8-1, Lahendro opposed) for renovation of existing building. Building footprint to be expanded, including infill of southeast corner and west addition, elevated over rear parking area. Numerous exterior alterations will communicate a significantly different design idiom, including a new primary entrance on the façade (east elevation); a symmetrical five-bay composition; an entry porch and stacked side porches; pergolas; French windows on the east elevation; casement windows throughout the building; an

expanded and articulated third floor; paired interior chimneys; a wide box cornice and a low-slung hipped roof. The applicant proposes to paint the existing brick cladding with white masonry paint and use cementitious lap siding to distinguish the enlarged third floor. The roof will be pre-finished standing seam metal in a charcoal color. The landscape plan includes a front lawn enclosed by low hedges; bluestone terraces and walks; a modified rear parking area paved in asphalt; and various trees and shrubs planted along the building's sides.

Application

Applicant Submitted:

- Mitchell Matthews Architects & Planners drawings *503 Rugby Road, Kapp Kappa Gamma Sorority, Board of Architectural Review: CoA Submission Amendment*, dated February 25, 2020: Cover and sheets 2 through 37.

CoA request for modifications to the design approved in September 2019 (BAR 19-09-03). Proposed modification are summarized in the Discussion, with staff comments inserted below each. Note: On Page 2 of the applicant's submittal is a summary of the changes with references to the pages that illustrate the proposed change.

Discussion

Staff referred to the Design Guidelines for New Construction in reviewing this request.

Proposed modification summarized as follows.

- Replace the brick veneer on concrete retaining wall with painted stamped brick formwork.
    - Staff: No issues.
- Reduce height of Dining Terrace site wall adjacent to the parking space to 4' in lieu of 5'.
    - Staff: No issues.
- Replace concrete pavers with scored concrete at dining terrace.
    - Staff: No issues.
- Replace the bluestone pavers in the sunken front yard along the site wall with grass.
    - Staff: No issues.
- Replace the bluestone paver walkway with crushed stone in North side yard. Porch to remain as bluestone.
    - Staff: No issues.
- Pave all parking spaces with asphalt in lieu of concrete.
    - Staff: No issues. Parking is at the rear of the building. Existing asphalt parking area was to remain; new concrete was at a limited area.
- Removal of (10) L-2 step light fixtures.
    - Staff: Reduction of lighting is consistent with the Design Guidelines.
- Delete the pergola over the lower side terrace.
    - Staff: No issues.
- Delete/defer pergola over Kappa beach. Proposed as an add alternate to retain.*
    - Staff: No issues.
- Delete (2) sets of shutters from West elevation (back of building).
    - Staff: BAR should discuss. (See Design Guidelines for *Details & Decoration*.)
- Delete (2) sets of shutters from North elevation (side of building).
    - Staff: BAR should discuss. (See Design Guidelines for *Details & Decoration*.)

- Modify South facing window wall to raise sill of windows at 2nd floor lounge.
    - Staff: No issues. Matches sill height of other 2nd floor windows.
- Substitute asphalt shingles for standing seam metal roof. Proposed as an add alternate to revert back.*
    - Staff: Design Guidelines discourage, but do not prohibit. Proposed shingles are dark, somewhat textured, and consistent with the Design Guidelines.
- Add window at House Director unit entry porch on front East elevation.
    - Staff: Appropriate; adds an opening to an otherwise blank wall.
- Add mechanical louver, required for ventilation, under overhang at rear West elevation.
    - Staff: No issues.
- [Not noted on Page 2 of submittal.] At Parlor terrace, replace low wall with railing.
    - Staff: No issues.

* Staff finds no issues with allowing the following as alternatives available to the applicant without BAR consultation. However, the applicant should notify staff of any changes:

- Pergola over Kappa beach--omit or construct as approved September 2019.
- Roof: Proposed asphalt shingles or standing seam metal as approved September 2019.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find that the proposed design modifications satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications…).

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

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find that the proposed design modifications do not satisfy the BAR's criteria and guidelines and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and for the following reasons the BAR denies the application as submitted:…

Criteria, Standards, and Guidelines

Review Criteria Generally

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

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines for Site Design and Elements

C. Walls and Fences

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.

16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

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.

E. Walkways & Driveways

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

F. Parking Areas & Lots

1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
2) Locate parking lots behind buildings.

3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
4) Avoid creating parking areas in the front yards of historic building sites.
5) Avoid excessive curb cuts to gain entry to parking areas.
6) Avoid large expanses of asphalt.
7) On large lots, provide interior plantings and pedestrian walkways.
8) Provide screening from adjacent land uses as needed.
9) Install adequate lighting in parking areas to provide security in evening hours.
10) Select lighting fixtures that are appropriate to a historic setting.

Pertinent Guidelines for New Construction and Additions include:

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

[…]

G. Roof

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.

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.

[…]

5) Articulate the bays of institutional or office buildings to provide visual interest.

[…]

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.

L. Foundation & 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 HardiePlank 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.

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 Epsilon Sigma House Corps of Kappa Kappa Gamma Applicant Name Mitchell / Matthews Architects (c/o Erin Hannegan) for KKG

Project Name/Description Kappa Kappa Gamma - 503 Rugby Road Parcel Number 050052000

Project Property Address 503 Rugby Road

Applicant Information

Address: P.O. Box 5603, Charlottesville, VA 22905

Email: eh@mitchellmatthews.com
Phone: (W) 434-979-7550 x208 (C) _____

Property Owner Information (if not applicant)

Address: 3466 Keswick Road, Keswick, VA 22947

Email: cbrown1200@gmail.com
Phone: (W) 804-564-6687 (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.

Erin R Hannegan 2/24/20
Signature Date

Erin R. Hannegan 2/24/20
Print Name Date

Property Owner Permission (if not applicant)

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

Catherine Brown 2/24/20
Signature Date

Catherine Brown 2/24/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Revisions to COA granted 9-17-19
Renovation and addition to existing sorority house. The addition adds an occupiable floor to the existing house and projects out the rear. The aesthetic of the house changes dramatically to a more traditional architectural language in keeping with the scale and character of the surrounding neighborhood.

List All Attachments (see reverse side for submittal requirements):
4 copies of 37 Page, Graphic Booklet + Envelope with jump drive with .pdf files
4 copies of 1 sheet full size photometric lighting plan

For Office Use Only

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

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

FEBRUARY 25, 2020

503 RUGBY ROAD
KAPPA KAPPA GAMMA SORORITY

BOARD OF ARCHITECTURAL REVIEW: COA SUBMISSION AMENDMENT
CHARLOTTESVILLE, VA

MITCHELL · MATTHEWS
ARCHITECTS & PLANNERS

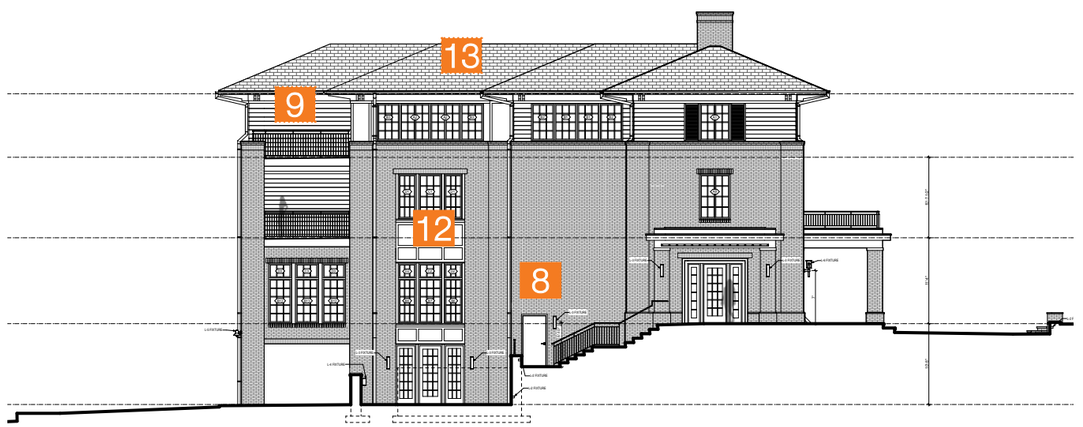
ARCHITECT / APPLICANT
Mitchell/Matthews Architects
P.O. Box 5603
Charlottesville, VA 22905
p. 434.979.7550
f. 434.979.5220
www.mitchellmatthews.com

OWNER
Epsilon Sigma House Corporation Of
Kappa Kappa Gamma Fraternity
3466 Keswick Road
Keswick, VA 22947
p. 804.564.6687
e. cbrown1200@gmail.com

OWNER'S AGENT
GRS Properties, LLC
P.O. Box 1880
Tuscaloosa, AL 35403-1880
p. 1.800.370.0725
e. Matt@grspropertiesllc.com
www.greekresourceservices.com

Revisions to the documents and project design since the project was granted a COA by BAR include:

1. Replace the brick veneer on concrete retaining wall with painted stamped brick formwork. See page 12 & 26.
2. Reduce height of Dining Terrace site wall adjacent to the parking space to 4’ in lieu of 5’. See page 15.
3. Replace concrete pavers with scored concrete at dining terrace. See page 5.
4. Replace the bluestone pavers in the sunken front yard along the site wall with grass. See page 5.
5. Replace the bluestone paver walkway with crushed stone in North side yard. Porch to remain as bluestone. See page 5.
6. Pave all parking spaces with asphalt in lieu of concrete. See page 5.
7. Removal of (10) L-2 step light fixtures. See page 36.
8. Delete the pergola over the lower side terrace. See page 7 & 21.
9. Delete/defer pergola over Kappa beach. Proposed as an add alternate to retain. See pages 9, 17 & 22.
10. Delete (2) sets of shutters from West elevation (back of building). See page 15.
11. Delete (2) sets of shutters from North elevation (side of building). See page 14.
12. Modify South facing window wall to raise sill of windows at 2nd floor lounge. See page 13.
13. Substitute asphalt shingles for standing seam metal roof. Proposed as an add alternate to revert back. See page 24.
14. Add window at House Director unit entry porch on front East elevation. See pages
15. Add mechanical louver, required for ventilation, under overhang at rear West elevation. See page



REVISIONS FROM PREVIOUS APPROVED COA

Rugby Road

503 Kappa Kappa Gamma Epsilon Sigma House

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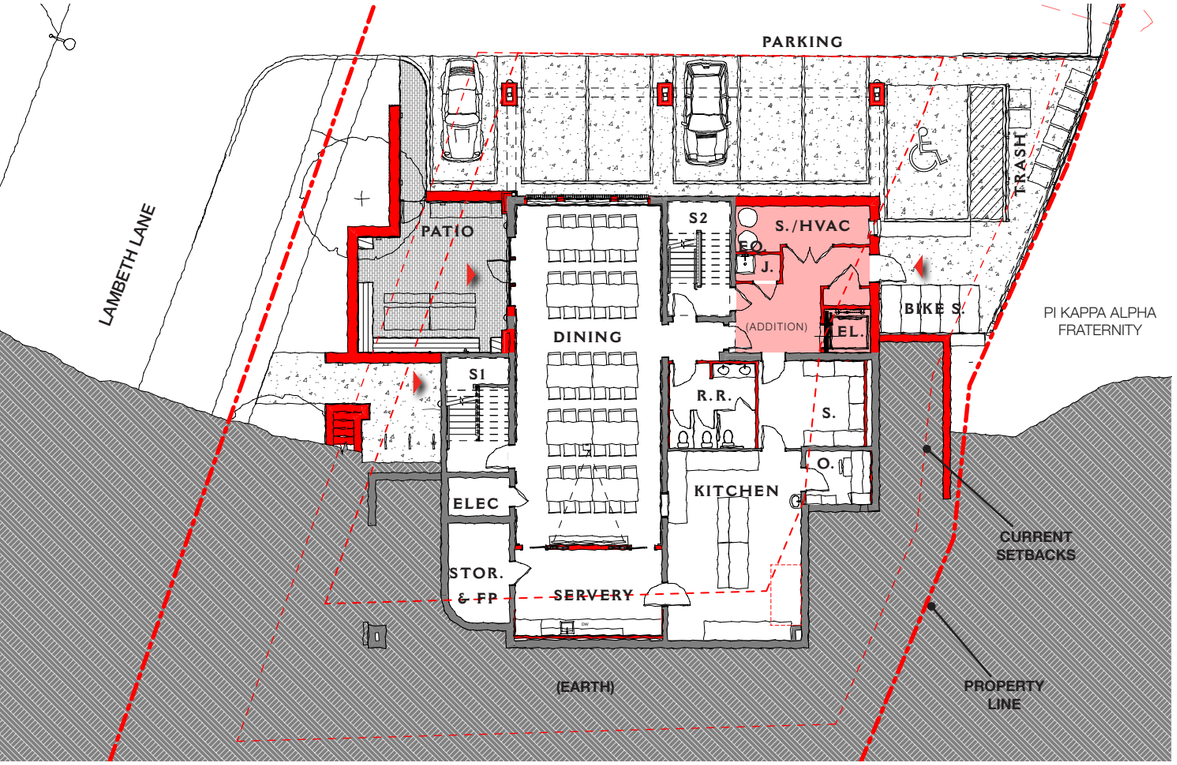
MITCHELL • MATTHEWS
ARCHITECTS & PLANNERS

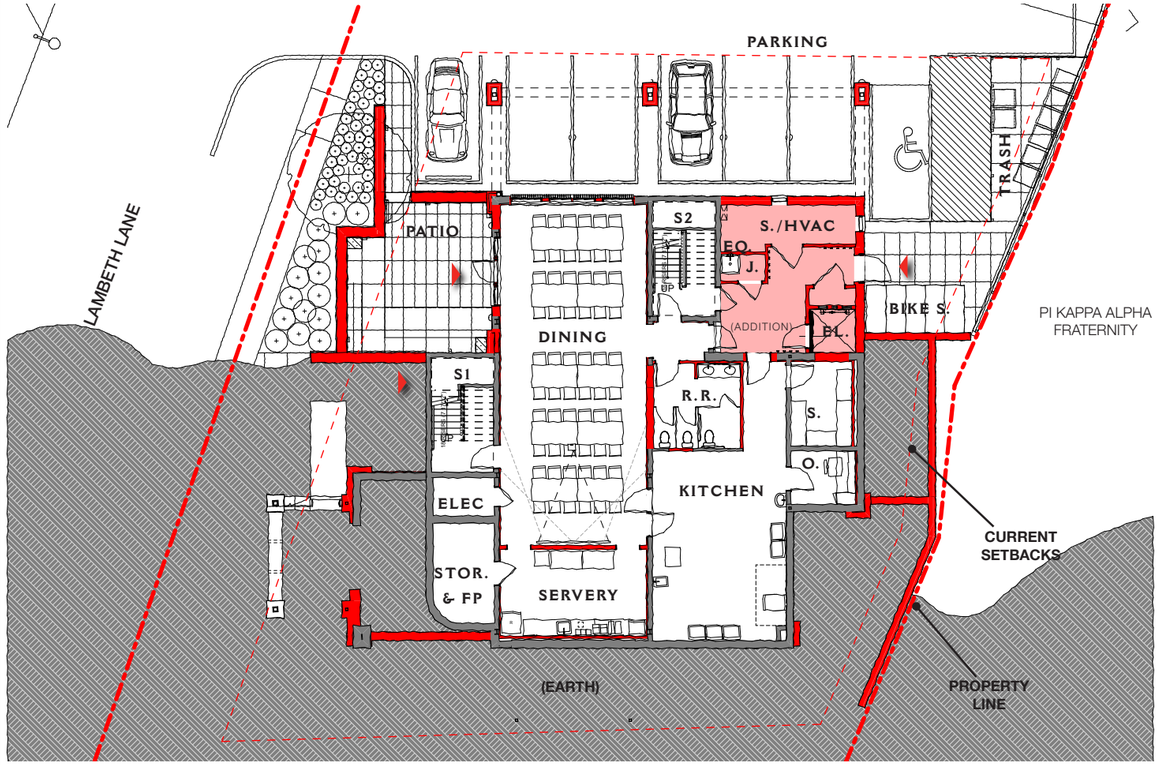
BUILDING PLANS

MITCHELL • MATTHEWS
ARCHITECTS & PLANNERS

PREVIOUSLY APPROVED



REVISED AMENDMENT



BASEMENT FLOOR PLAN

Rugby Road

503 Kappa Kappa Gamma Epsilon Sigma House

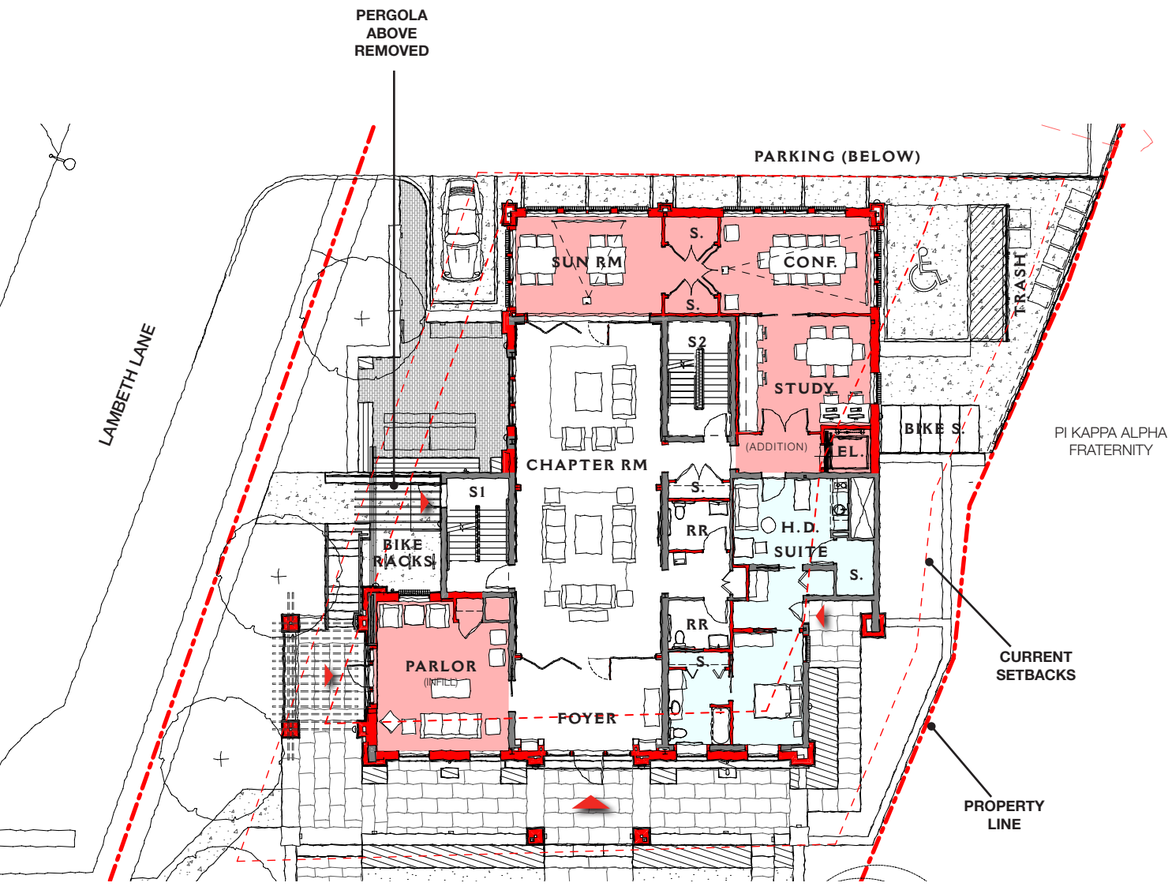
BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

BASEMENT PLAN

MITCHELL/MATTHEWS
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550

PREVIOUSLY APPROVED



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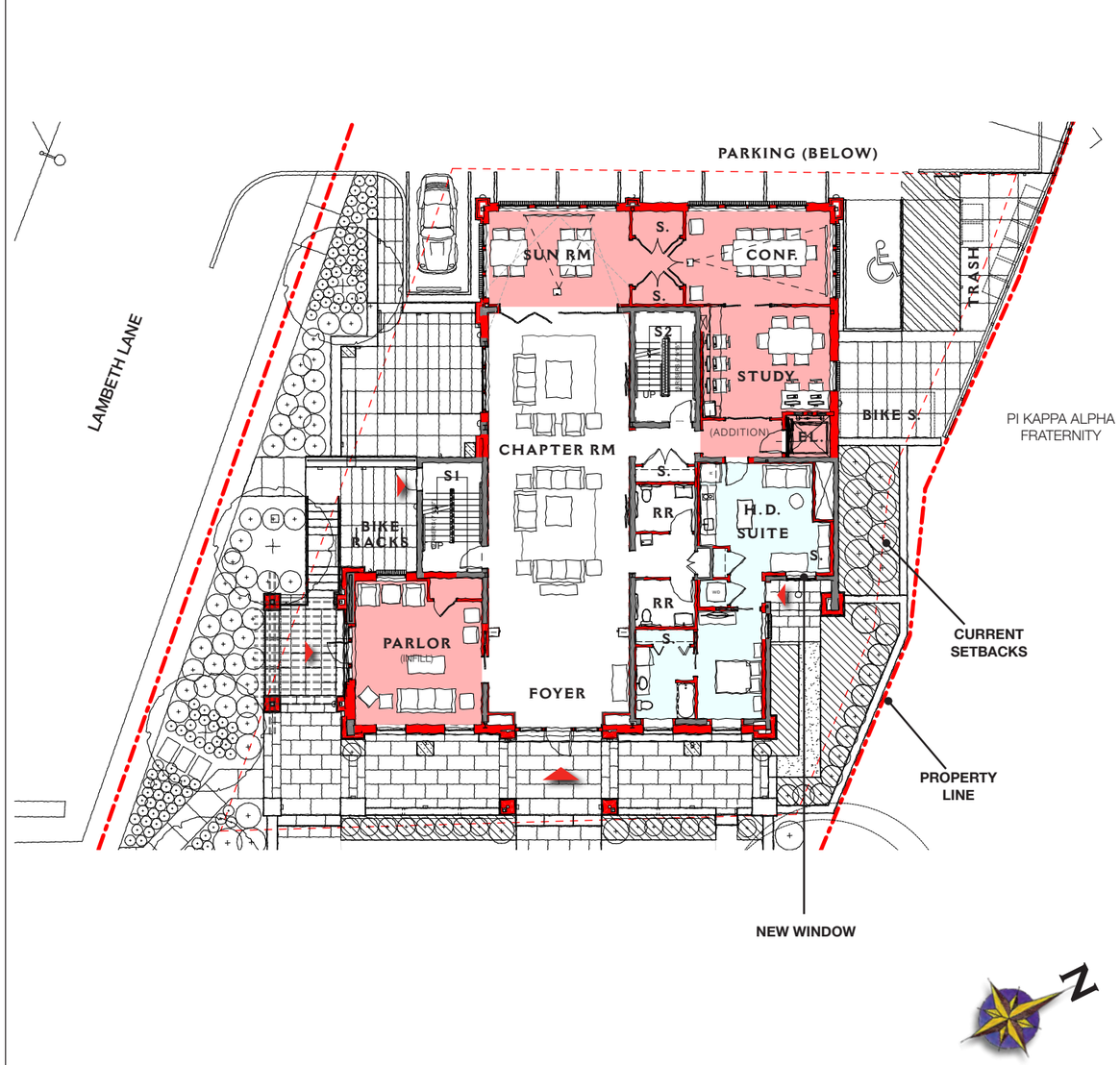

FIRST FLOOR PLAN

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

FIRST FLOOR PLAN

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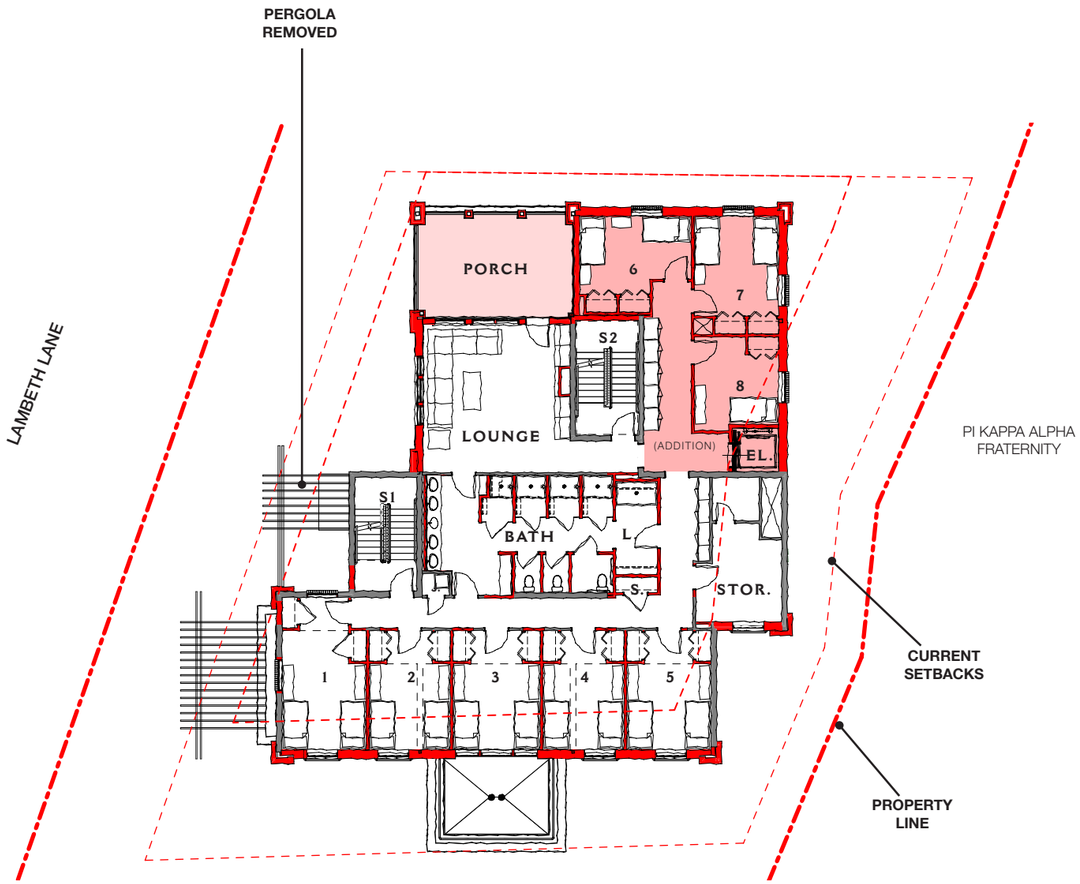
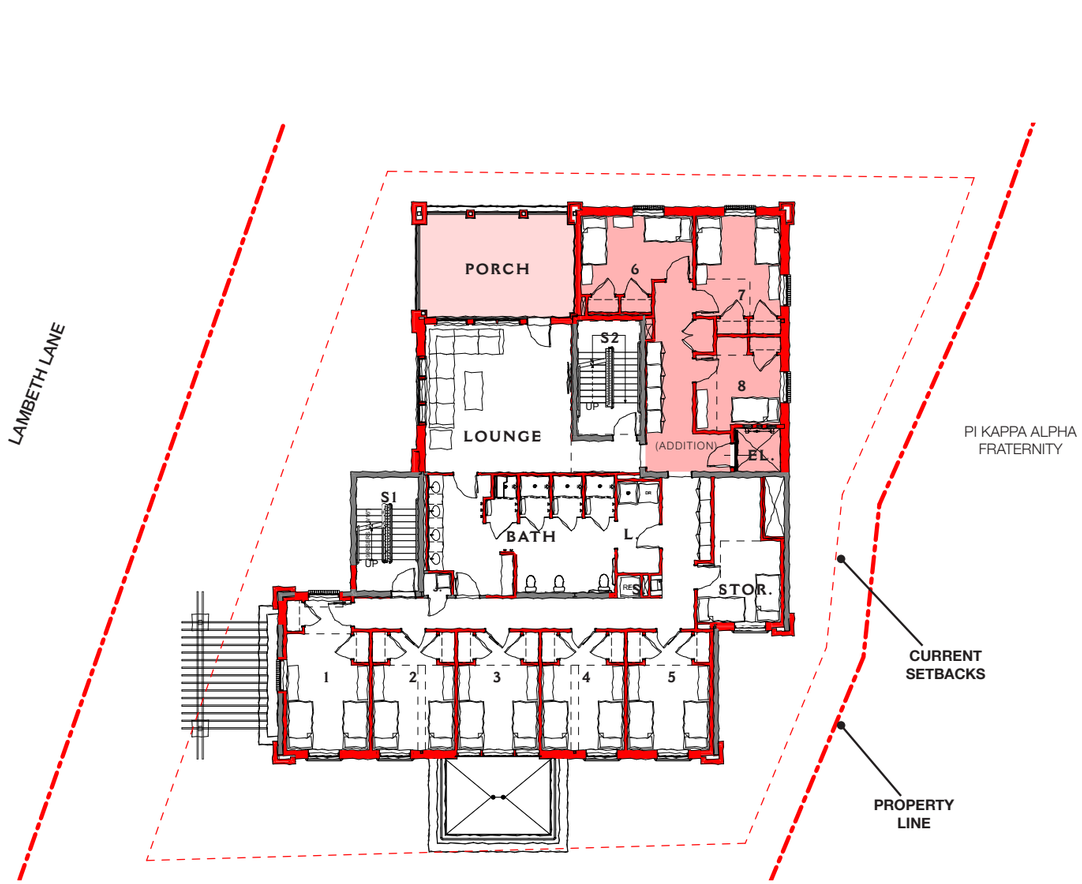
PREVIOUSLY APPROVED



REVISED AMENDMENT



SECOND FLOOR PLAN

503 Rugby Road

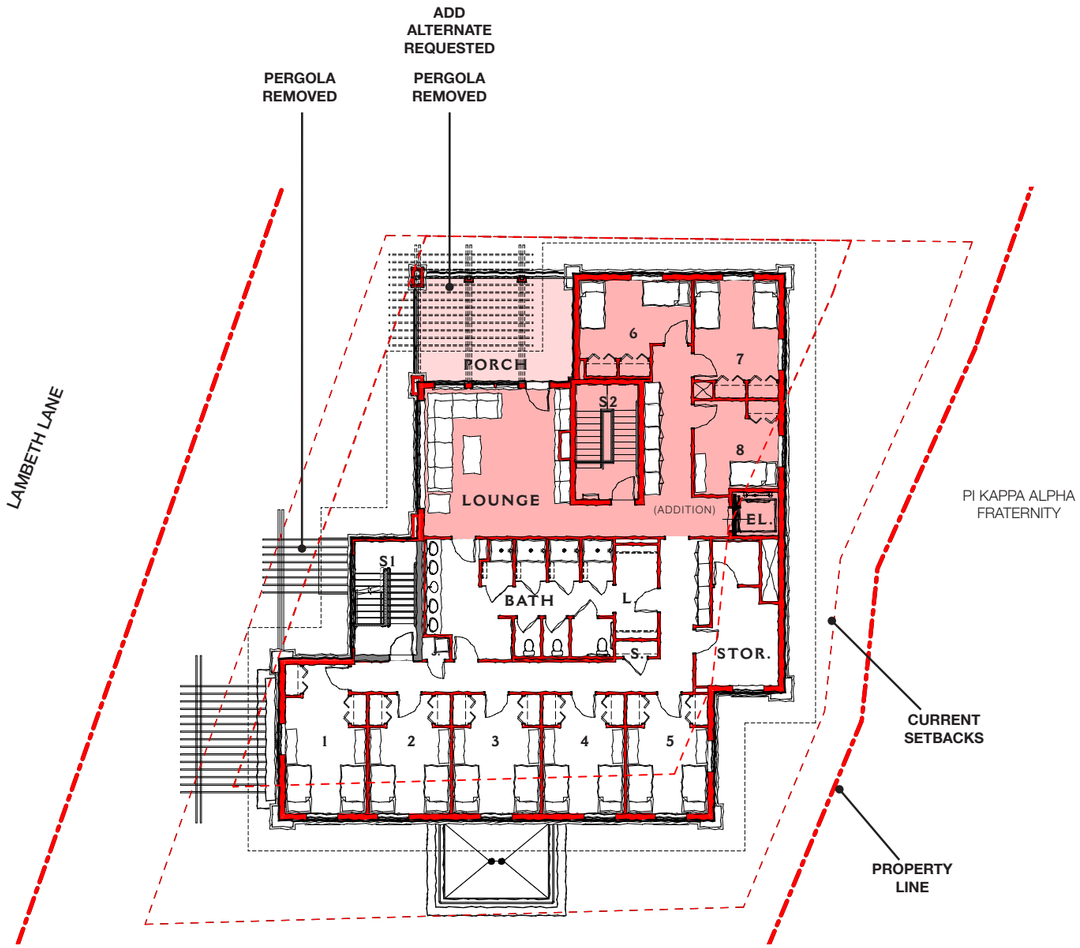
Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

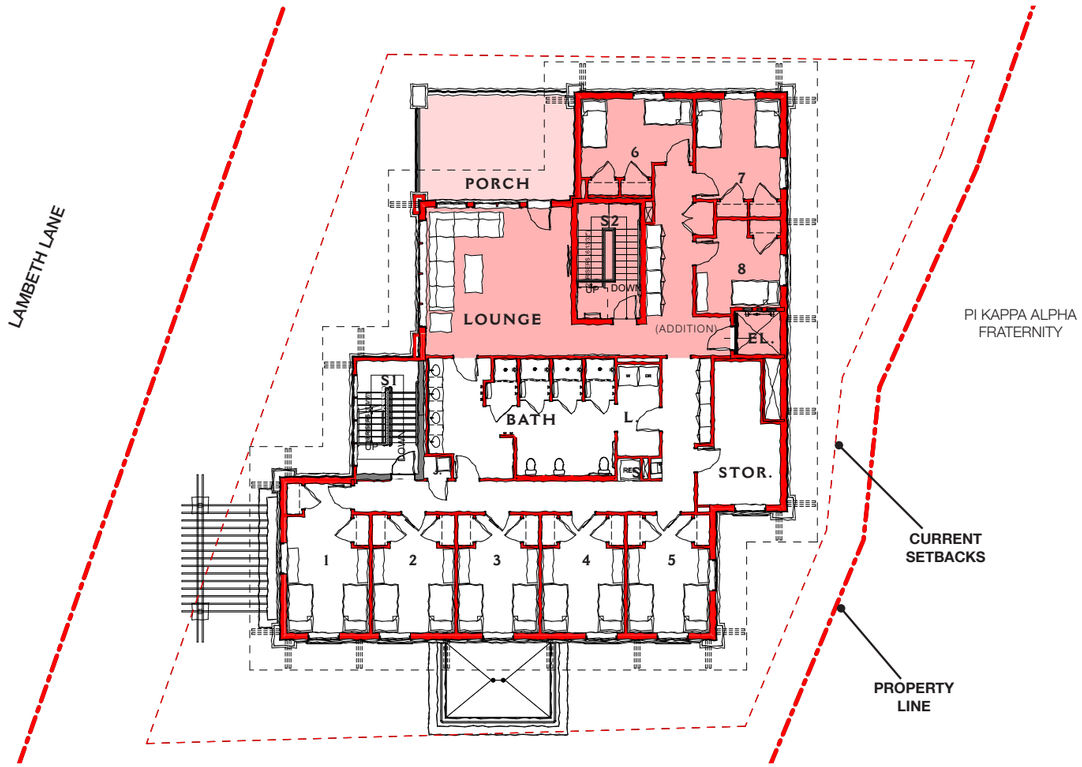
FEBRUARY 25, 2020

SECOND FLOOR PLAN

PREVIOUSLY APPROVED



REVISED AMENDMENT



THIRD FLOOR PLAN

503 Rugby Road

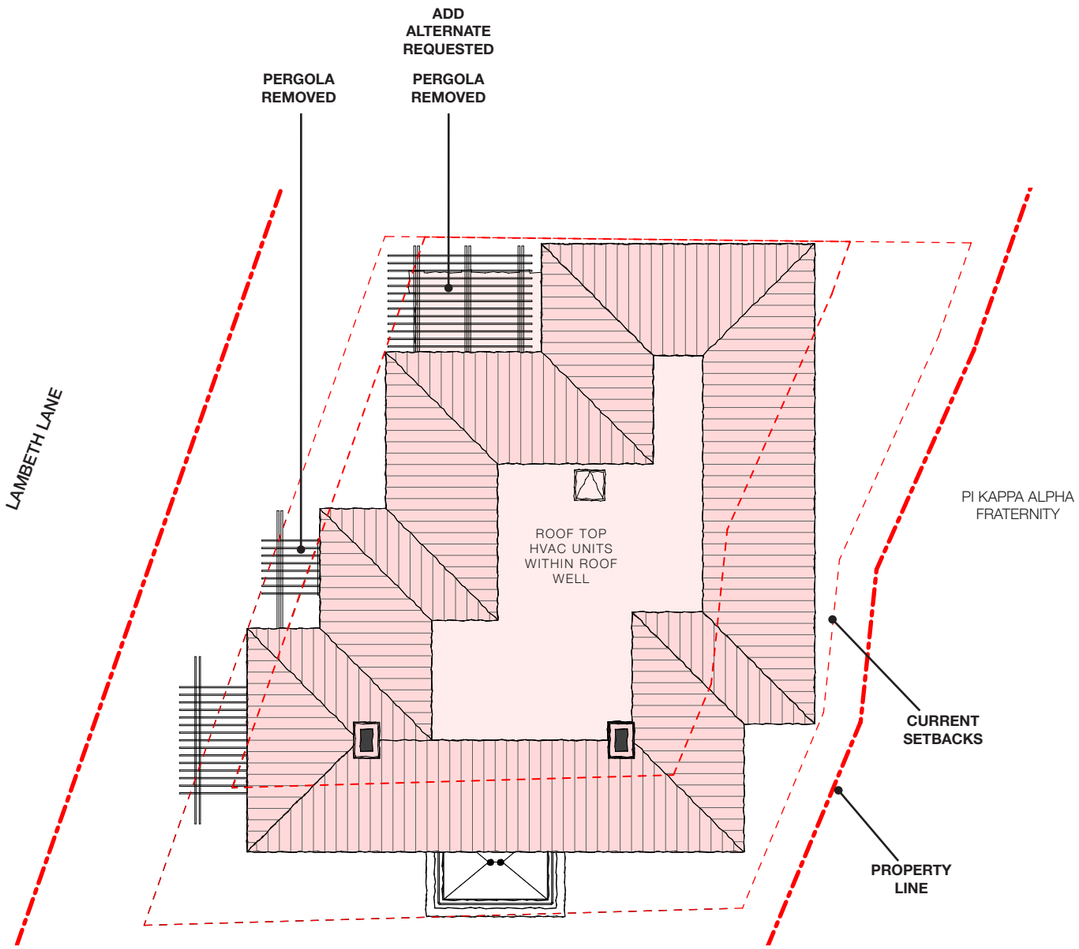
Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

THIRD FLOOR PLAN

PREVIOUSLY APPROVED



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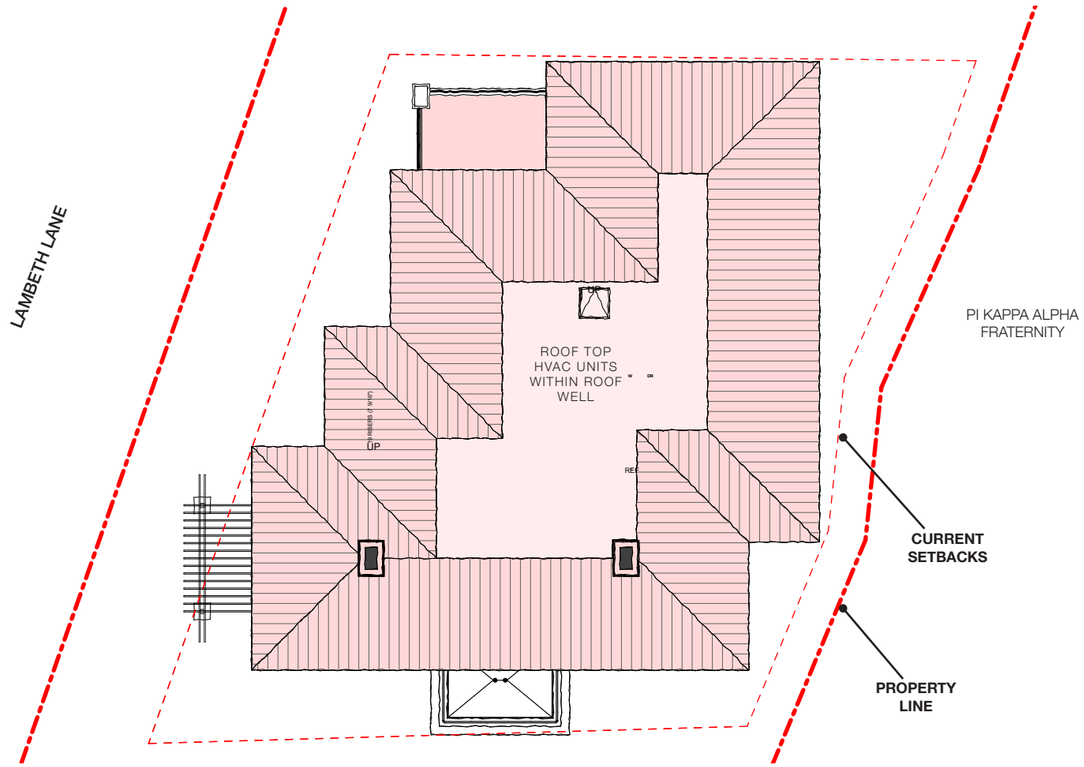


ROOF PLAN

Rugby Road

503

Kappa Kappa Gamma
Epsilon Sigma House

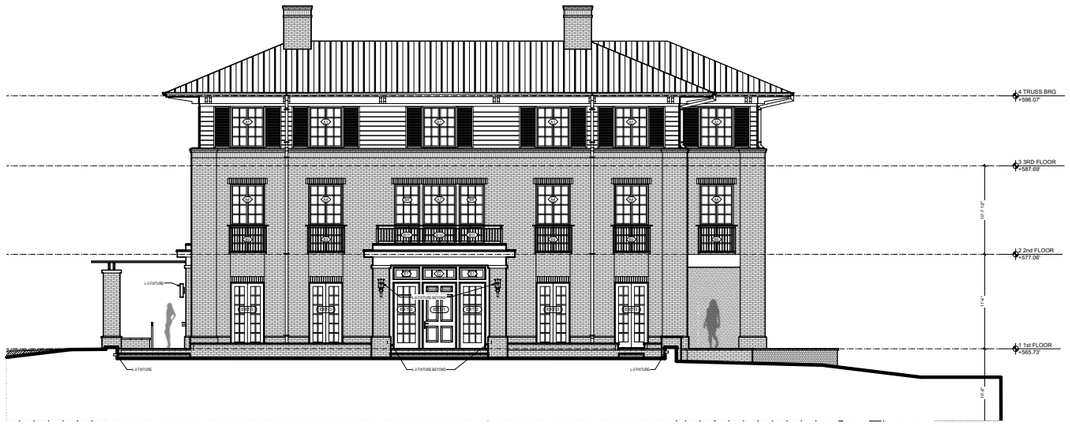
BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

ROOF PLAN

BUILDING ELEVATIONS & PERSPECTIVES

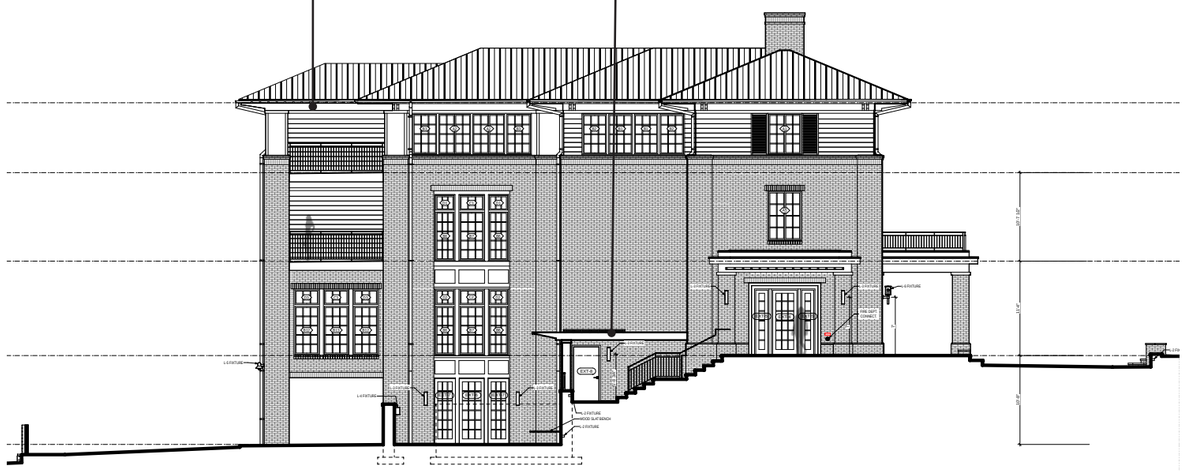
PREVIOUSLY APPROVED



ADD ALTERNATE REQUESTED

PERGOLA REMOVED

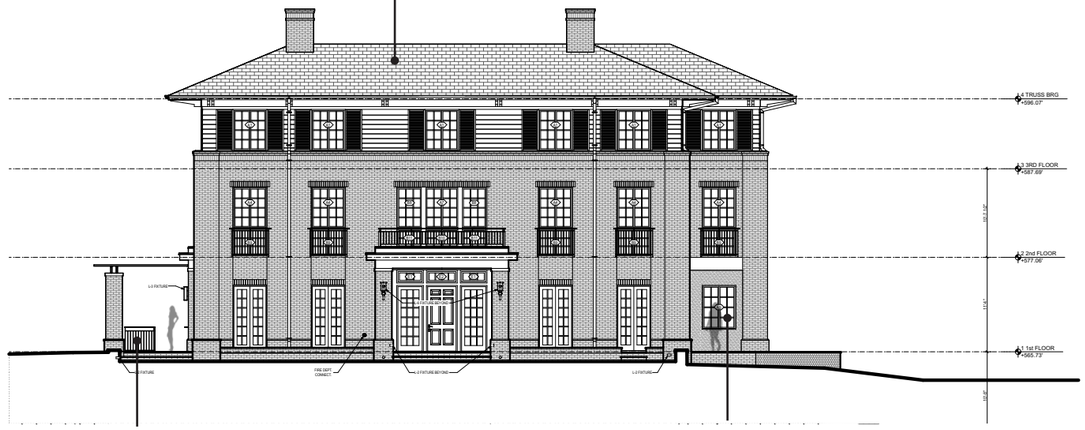
PERGOLA REMOVED



REVISED AMENDMENT

ADD ALTERNATE REQUESTED

ASPHALT SHINGLE ROOF



RAILING IN LIEU OF WALL

WINDOW ADDED

ADD ALTERNATE REQUESTED

ASPHALT SHINGLE ROOF

WALL HEIGHT REDUCED TO 4 FEET

WINDOW SILL HEIGHT RAISED

FRONT (EAST) ELEVATION (TOP)
SIDE (SOUTH) ELEVATION (BOTTOM)
RUGBY ROAD & LAMBETH LANE

503 Rugby Road

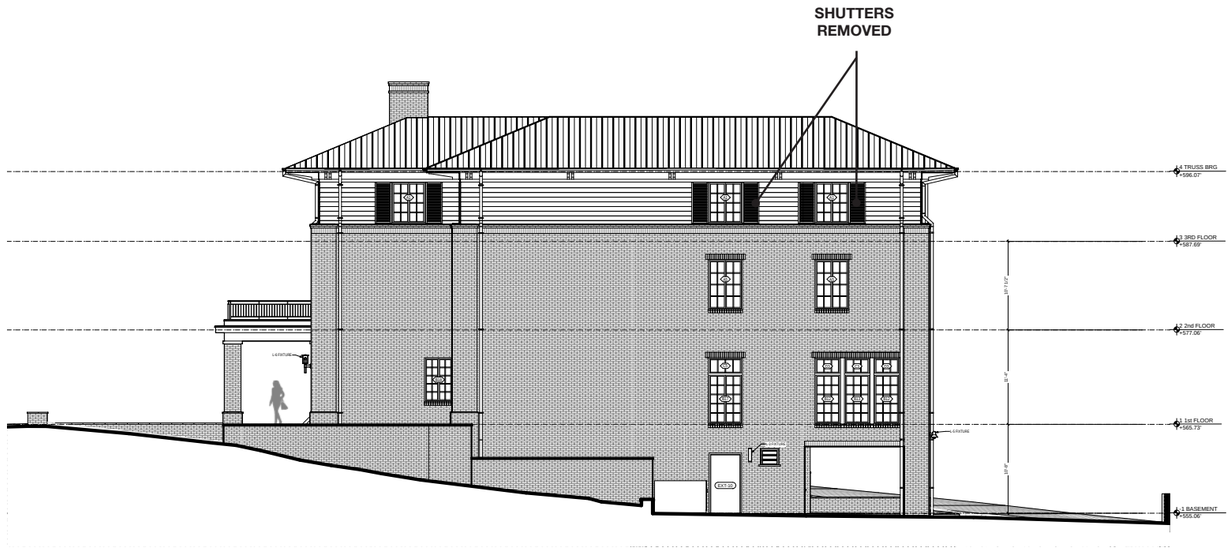
Kappa Kappa Gamma
Epsilon Sigma House

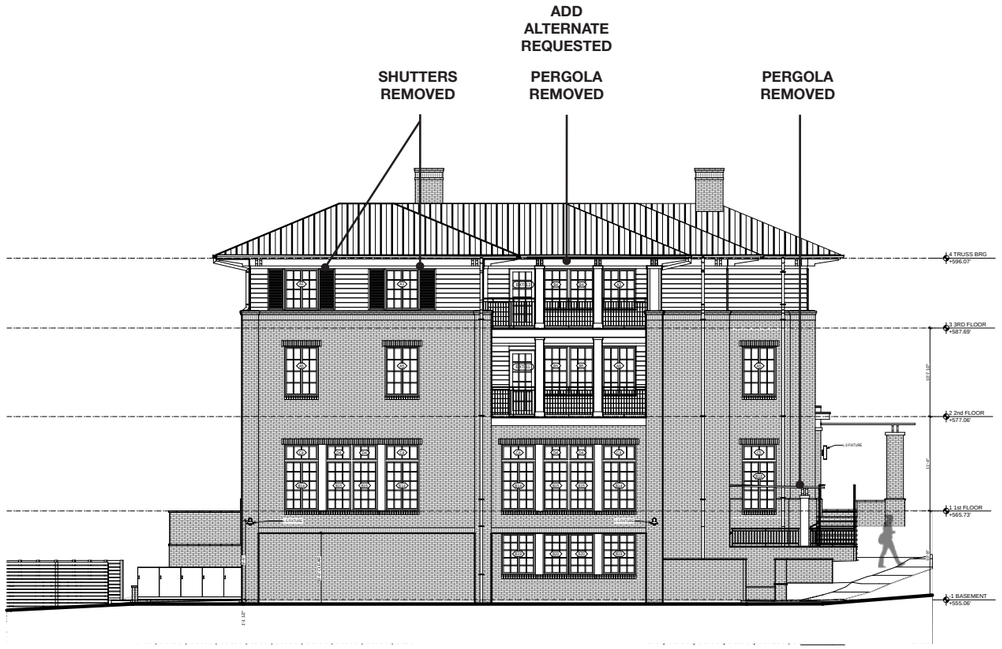
BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

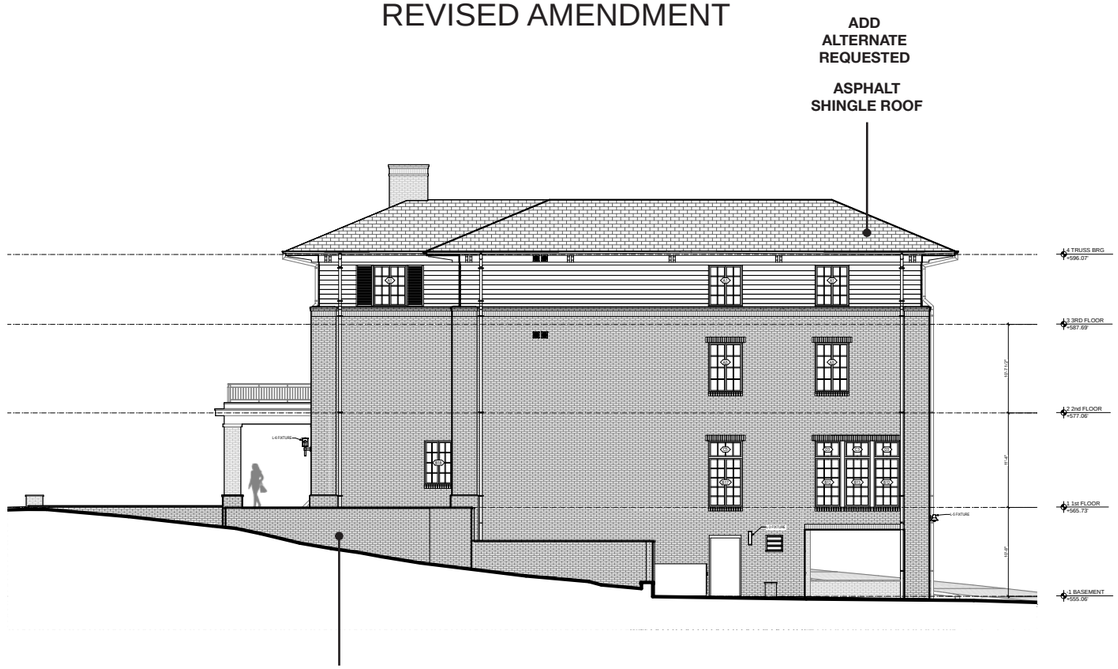
FRONT EAST ELEVATION (TOP) & SIDE SOUTH ELEVATION (BOTTOM)

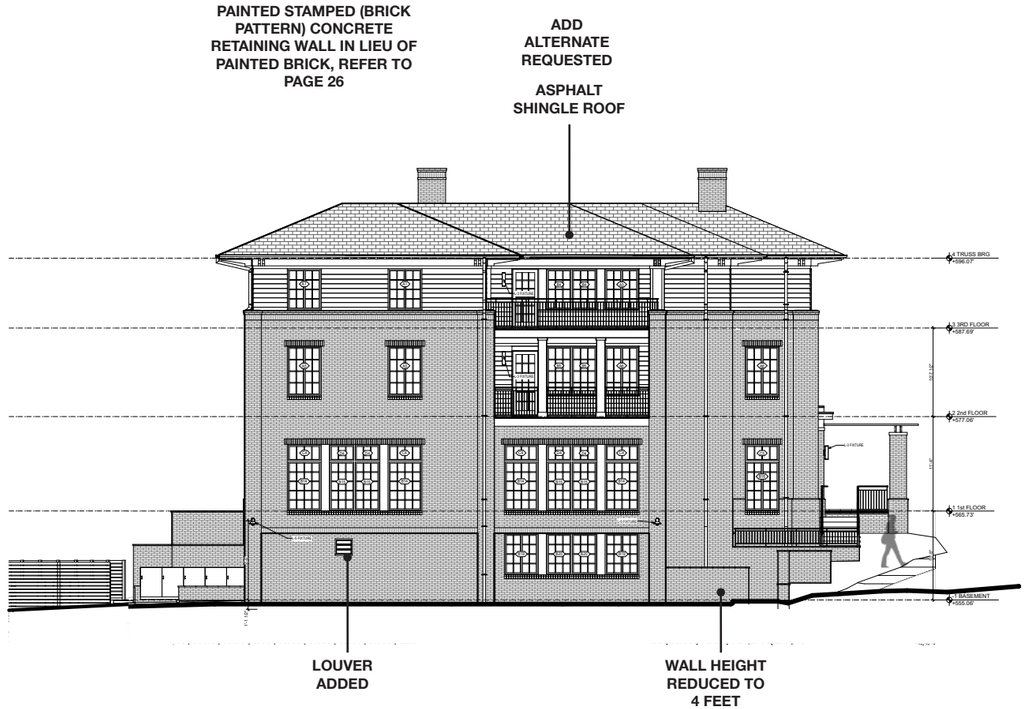
PREVIOUSLY APPROVED





REVISED AMENDMENT





SIDE (NORTH) ELEVATION (TOP)
REAR (WEST) ELEVATION (BOTTOM)

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

SIDE NORTH ELEVATION (TOP) & REAR WEST ELEVATION (BOTTOM)

LAMBETH LANE
PERSPECTIVE
SOUTH ELEVATION

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

APPROVED LAMBETH LANE PERSPECTIVE

FEBRUARY 25, 2020

LAMBETH LANE
PERSPECTIVE
SOUTH ELEVATION

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

RUGBY RD PERSPECTIVE
EAST ELEVATION

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

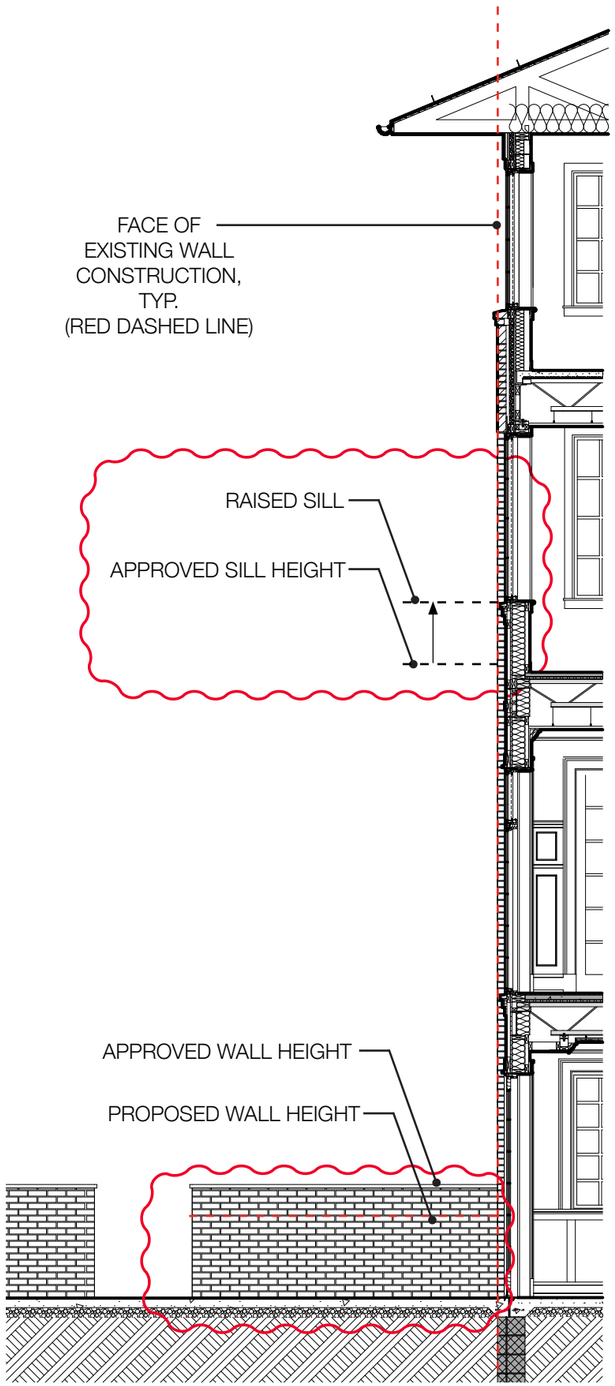
RUGBY ROAD PERSPECTIVE

MITCHELL/MATTHEWS
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550

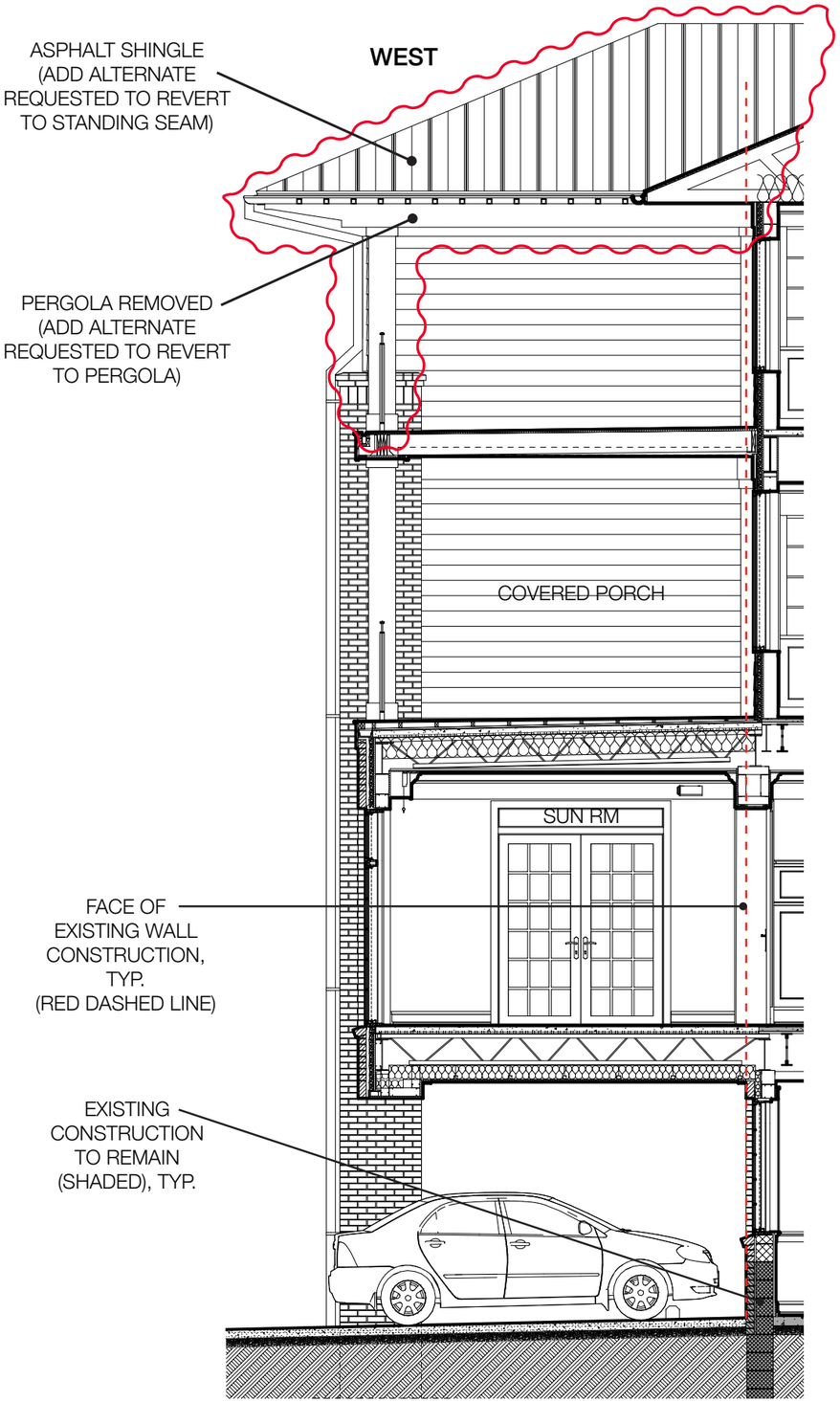
WALL SECTIONS

MITCHELL • MATTHEWS
ARCHITECTS & PLANNERS

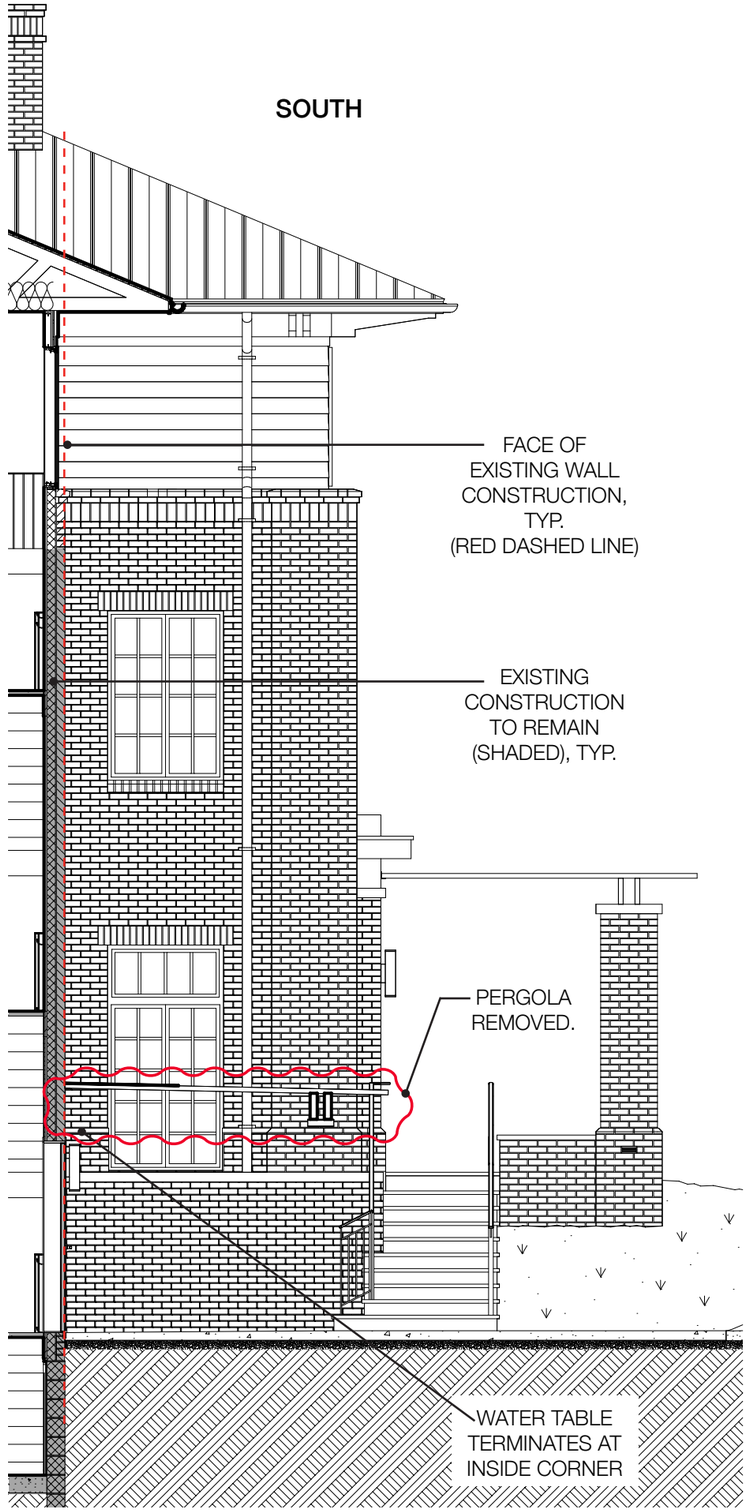
SOUTH



WEST



SOUTH



BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

SECTIONS AT SOUTH WALL

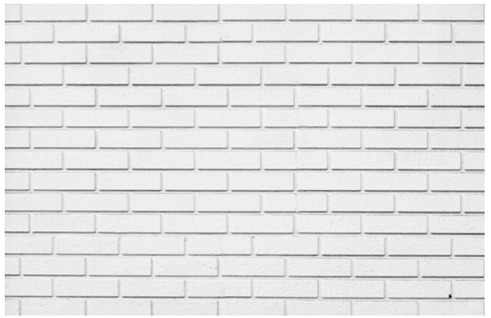
503 Rugby Road
Kappa Kappa Gamma
Epsilon Sigma House

REVISION TO THE ROOF MATERIAL ONLY (PROPOSING ASPHALT SHINGLE) WITH A REQUEST TO PERMIT THE PROJECT TO REVERT BACK (TO STANDING SEAM METAL) IF FUNDS ALLOW.

PREVIOUSLY APPROVED

STANDING SEAM METAL ROOF

PROPOSED AS AN ADD ALTERNATE.



BRICK

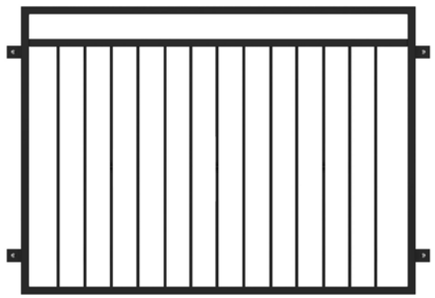
PAINTED WHITE*

BRICK WALL WITH BLUESTONE CAP

BRICK, PAINTED WHITE*

WINDOWS/DOORS

PAINTED BLACK*. MANUFACTURER SELECTION IS PENDING, TO BE PROVIDED AT A LATER DATE.



JULIET BALCONIES (FRONT)

PAINTED BLACK*

METAL RAILINGS (SIDES)

PAINTED BLACK*

HARDIE LAP SIDING

CEMENTITIOUS LAP SIDING, 6" EXPOSURE, PAINTED WHITE*

DOWNSPOUT & GUTTER

WHITE ALUMINUM

WINDOW SHUTTERS

PAINTED BLACK*

REVISED AMENDMENT

ASPHALT ROOF SHINGLES

ESTATE GRAY

* EXACT COLORS TO BE DETERMINED AT A LATER DATE

TruDefinition®
DURATION®
Shingles *with Patented SureNail® Technology*

TOTAL PROTEC I ROOFING SYSTEM

TOTAL PROTECTION. TOTAL CONFIDENCE.®
SEAL. DEFEND. BREATHE.

TruDefinition®
DURATION®
Shingles *with Patented SureNail® Technology*

Bold contrast. Deep dimension. TruDefinition®

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*/‡‡ (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. TruDefinition® Duration® Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

The SureNail® Difference—A technological breakthrough in roofing. The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

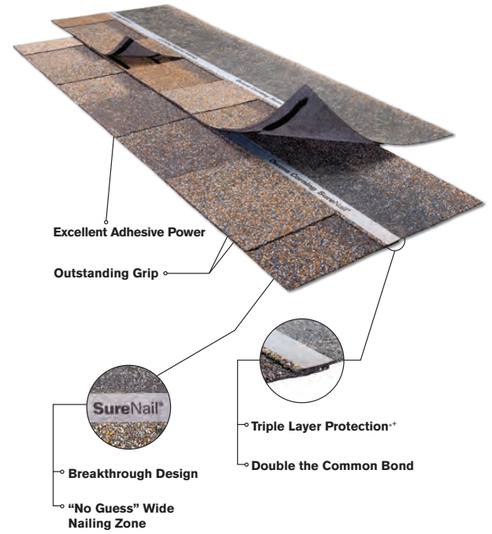
Triple Layer Protection.® A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.

Teak† ▶



MATERIALS AMENDMENT

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

50

TruDefinition® **Duration**® Shingle Colors

Amber†

Brownwood†

Chateau Green†

Colonial Slate†

Desert Tan†

Driftwood†

Estate Gray†

Harbor Blue†

Onyx Black†

Quarry Gray†

Shasta White†

Sierra Gray†

Slatestone Gray†

Teak†

Terra Cotta†

MATERIALS AMENDMENT

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® ENERGY STAR® qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*
Limited Lifetime‡‡ (for as long as you own your home)
Wind Resistance Limited Warranty*
130 MPH
Algae Resistance Limited Warranty*
10 Years
TRU PROtection® Non-Prorated Limited Warranty* Period
10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
ICC-ES AC438#
PRI ER 1378E01
Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.

** 2018 Roofing Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

\+ *The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.*

‡ *Tru-Bond®* is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

Owens Corning Roofing Preferred Contractors are independent contractors and are not an affiliate of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.

For patent information, please visit www.owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

\# International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

PREVIOUSLY APPROVED

REVISED AMENDMENT

LANDSCAPE

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

Wolf | Josey
LANDSCAPE ARCHITECTS

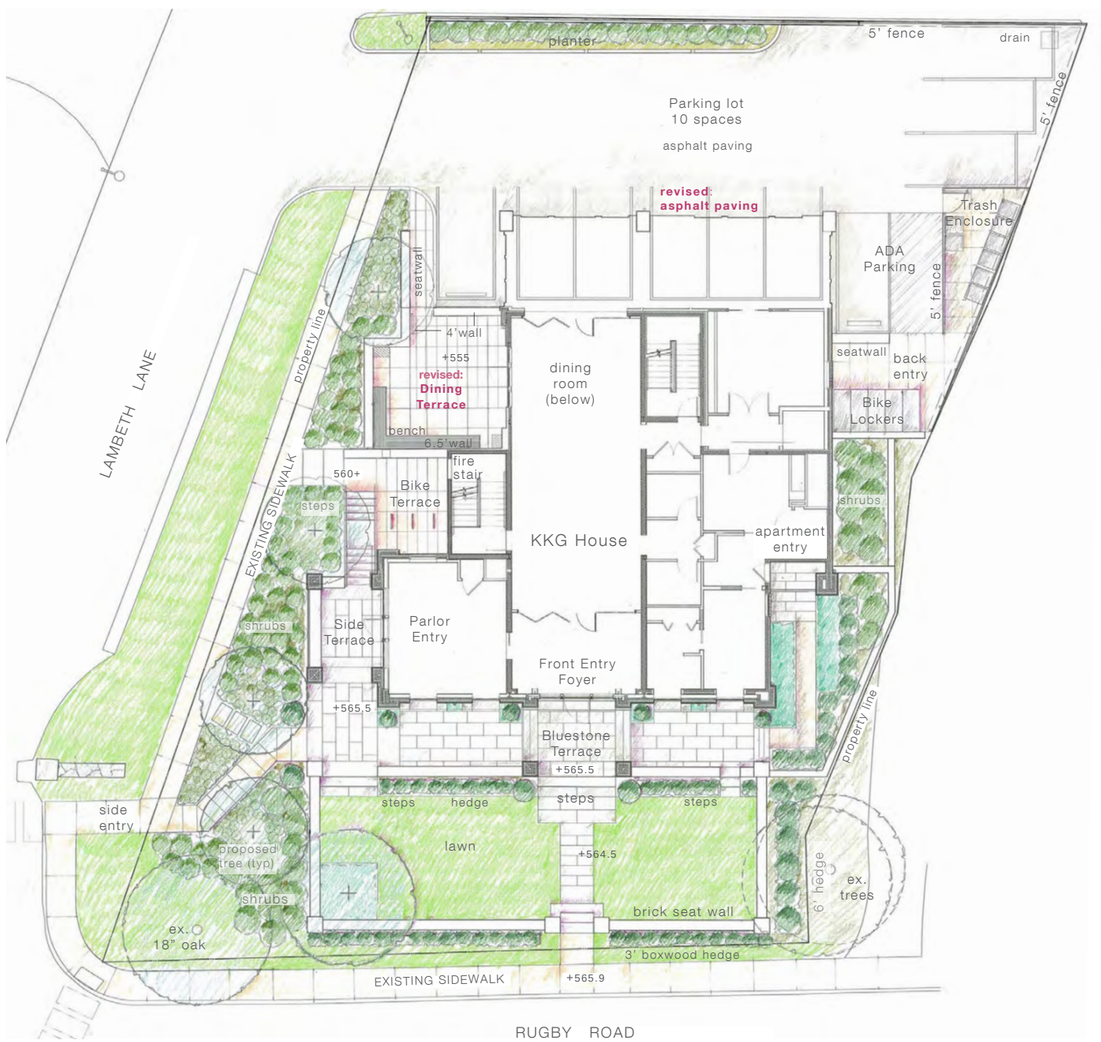
BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

FRONT TERRACE & LAWN VIEW

PREVIOUSLY APPROVED

REVISED AMENDMENT



LANDSCAPE SITE PLAN

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

Wolf | Josey
LANDSCAPE ARCHITECTS

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

LANDSCAPE SITE PLAN

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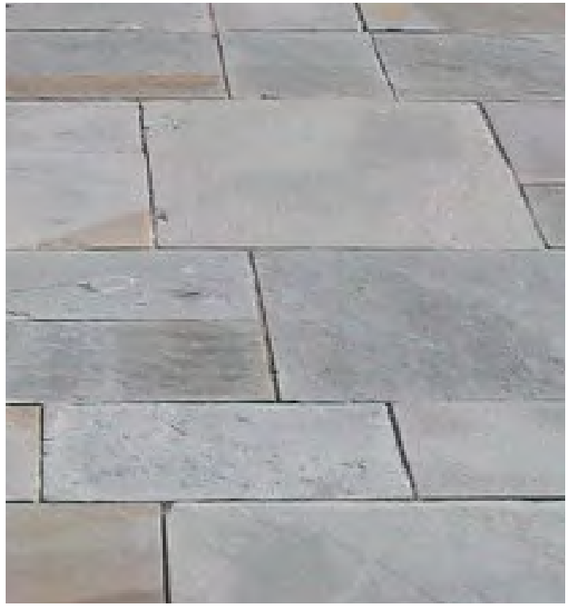
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE VA 434 979 7550

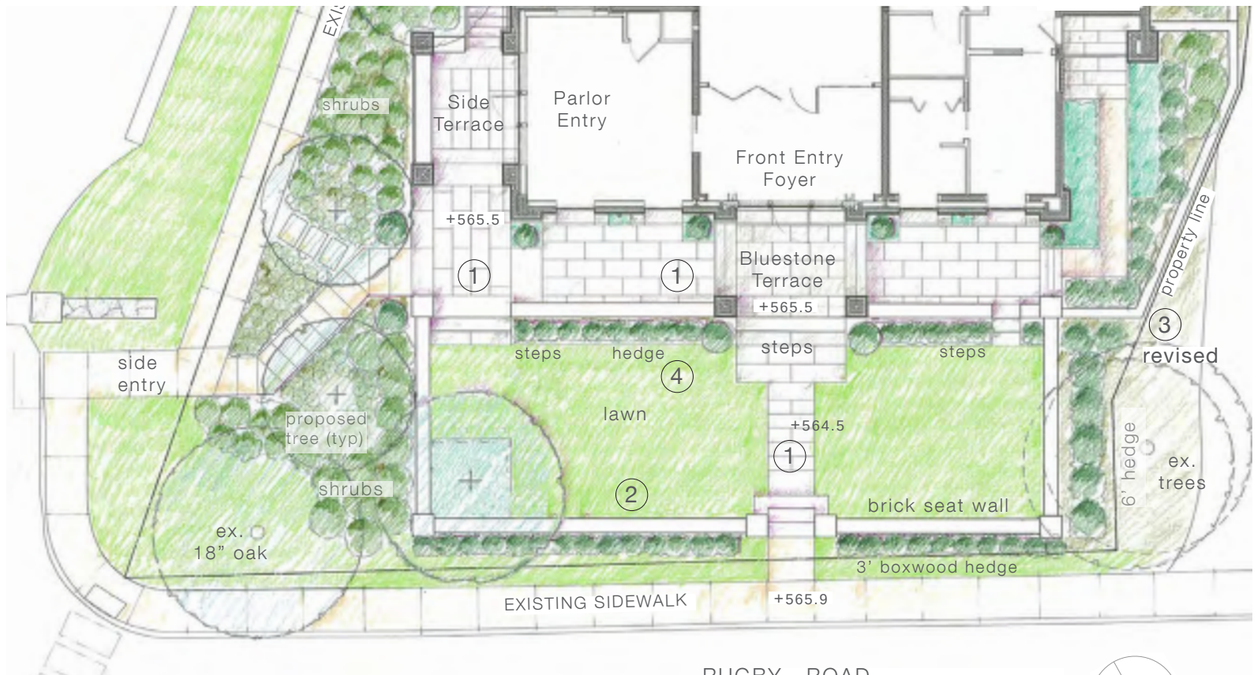
House Facade Precedent



① Natural Cleft Bluestone Paving - Revision: Reduced Paving in Front

② Brick Seatwall with Bluestone Coping

③ White Stamped Concrete Retaining Wall with Brick Coping



RUGBY ROAD | FRONT LAWN

④ Formal Front Lawn with Hedging Precedent

BAR: COA SUBMISSION AMENDMENT

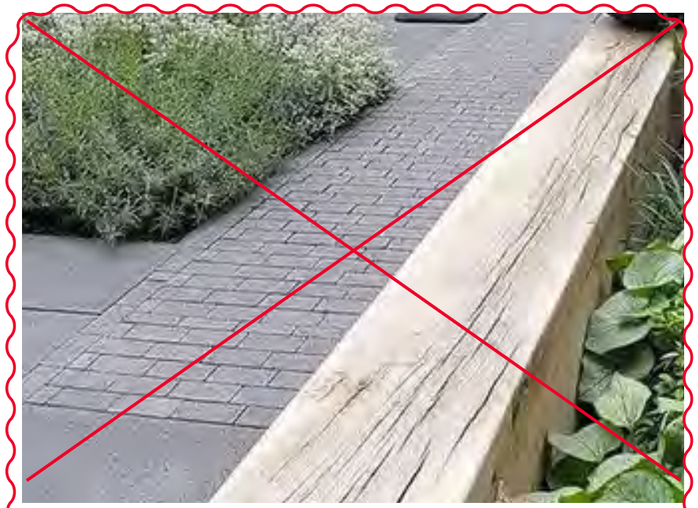
FEBRUARY 25, 2020

Wolf | Josey
LANDSCAPE ARCHITECTS

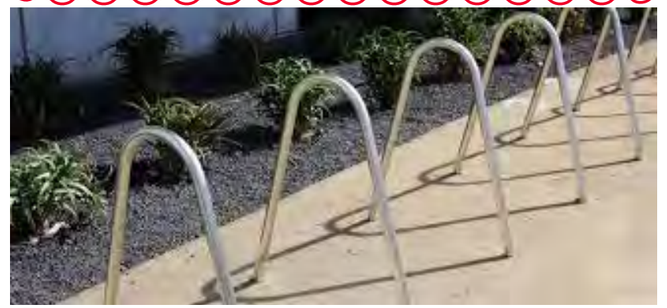
PLANTING MATERIALS AMENDMENT

LAMBETH LANE TERRACES

1 Dining Terrace Precedent



4 Concrete Pavers - Removed



2 Bike Racks

3 Scored Concrete Paving

LANDSCAPE MATERIALS

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

Wolf | Josey
LANDSCAPE ARCHITECTS

BAR: COA SUBMISSION AMENDMENT

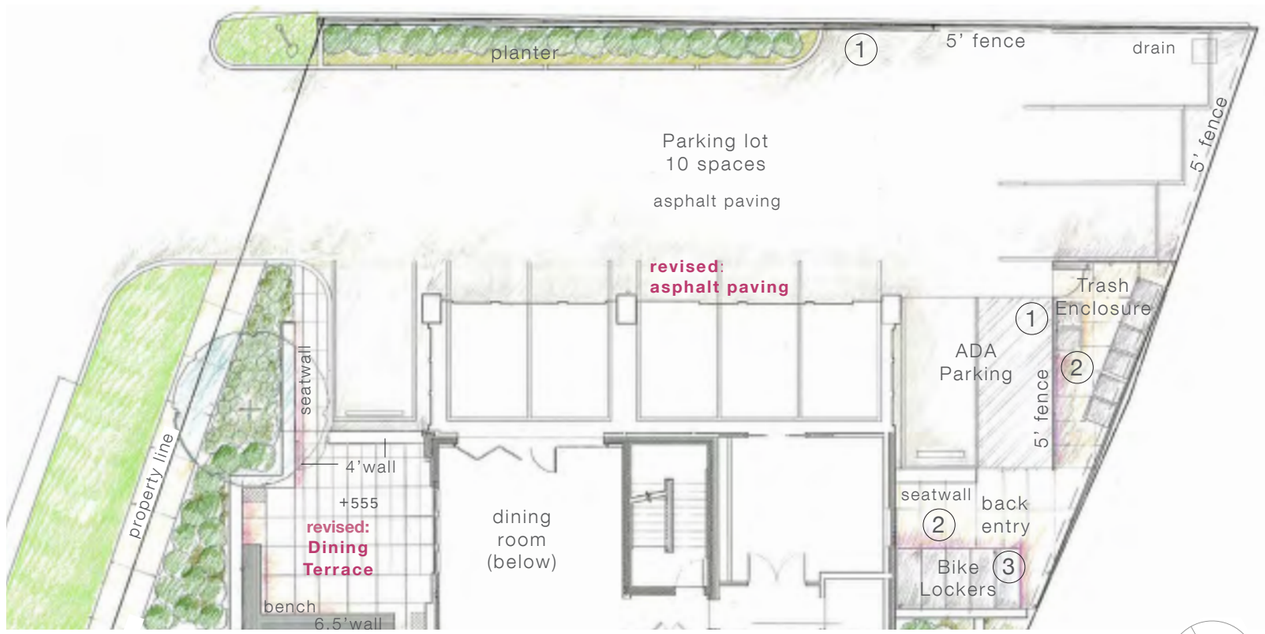
PLANTING MATERIALS AMENDMENT

FEBRUARY 25, 2020

① Trash Enclosure and Property Fencing

② Scored Concrete Paving

③ Bike Storage Locker



PARKING AND SERVICE AREAS

LANDSCAPE MATERIALS

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

Wolf | Josey
LANDSCAPE ARCHITECTS

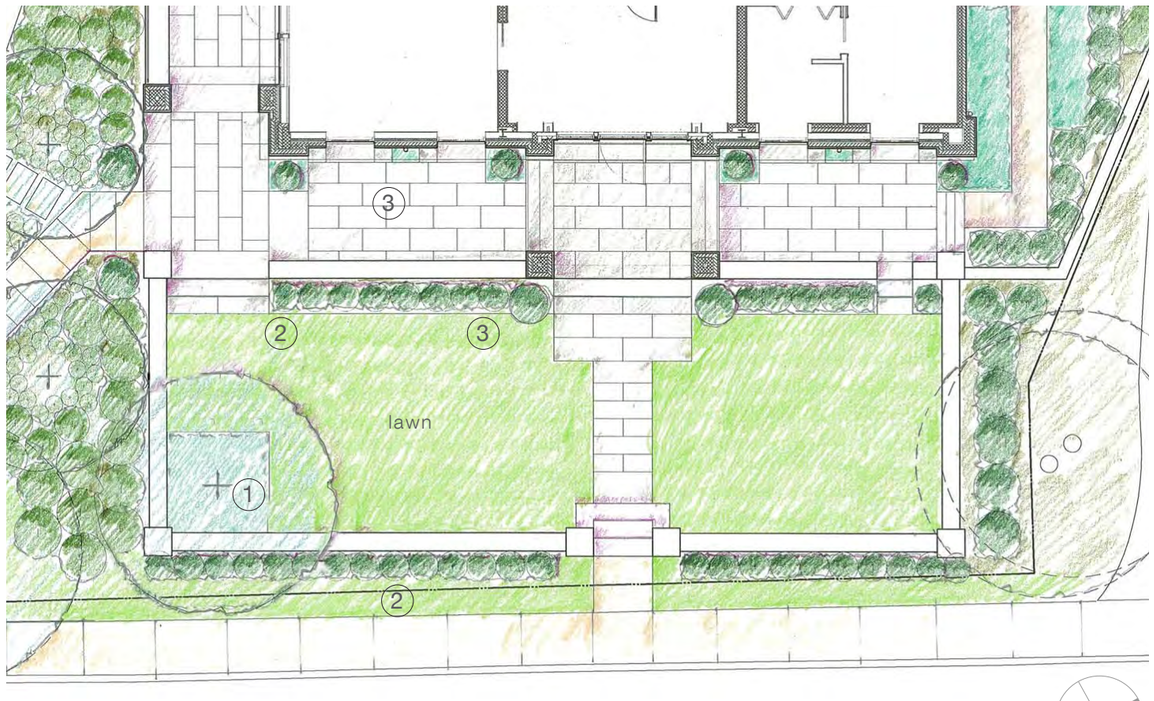
BAR: COA SUBMISSION AMENDMENT

PLANTING MATERIALS AMENDMENT

FEBRUARY 25, 2020

① Yellowwood (Cladrastus kentuckea)

② Boxwood Hedge



③ Accent Boxwood

④ Groundcover - Removed

RUGBY ROAD | FRONT LAWN

BAR: COA SUBMISSION AMENDMENT

FEBRUARY 25, 2020

Wolf | Josey
LANDSCAPE ARCHITECTS

PLANTING MATERIALS AMENDMENT

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LAMBETH LANE TERRACES

① Musclewood

② Katsura Tree

③ Cherokee Princess Dogwood

④ Oakleaf Hydrangea

⑤ Little Henry Itea

⑥ St. John's Wort

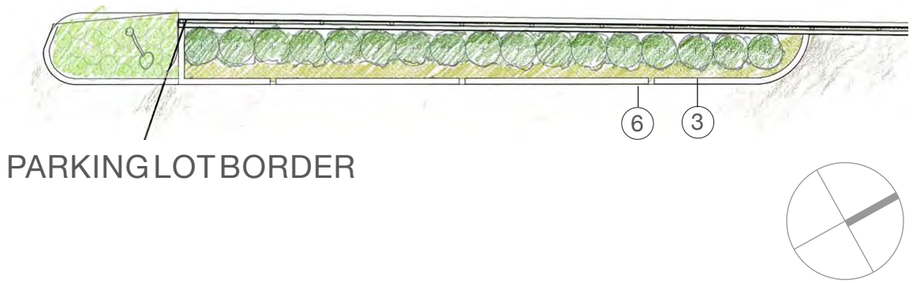
Wolf | Josey
LANDSCAPE ARCHITECTS

BAR: COA SUBMISSION AMENDMENT

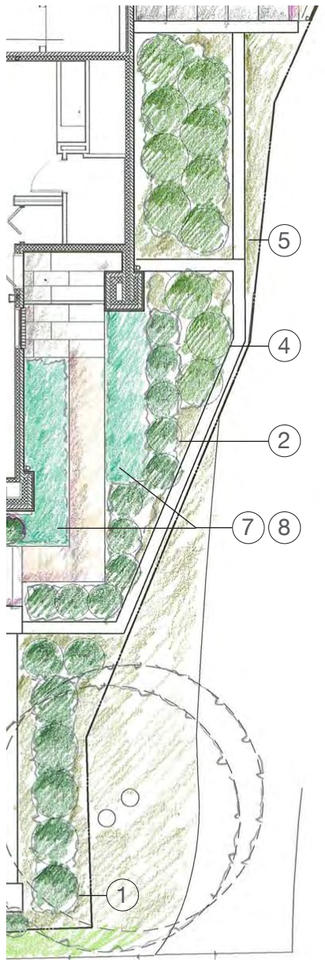
FEBRUARY 25, 2020

APPROVED PLANTING MATERIALS

503 Rugby Road
Kappa Kappa Gamma
Epsilon Sigma House



PARKING LOT BORDER



NORTH BORDER

① Holly

② Boxwood Hedge

③ Winterberry Holly

④ Oakleaf Hydrangea

⑤ Climbing Hydrangea

⑥ Tufted Hair Grass

⑦ Fern

⑧ Japanese Anemone

LANDSCAPE PLANTING

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

Wolf | Josey
LANDSCAPE ARCHITECTS

BAR: COA SUBMISSION AMENDMENT

PLANTING MATERIALS AMENDMENT

FEBRUARY 25, 2020

REDUCTION IN THE QUANTITY OF L2 FIXUTRES

ONLY(REMOVAL OF 10), RESULTING IN CHANGES

TO THE PHOTOMETRIC LIGHTING PLAN

Calculation Values							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.91	10.3	0.0	N.A.	N.A.

Calculation Values
Label CalcType Units Avg Max Min Avg/Min Max/Min
Site Illuminance Fc 0.91 10.3 0.0 N.A. N.A.

Luminaire Data

Label	Qty	Symbol	Manufacture	Description	LLF	Arr. Watts	Arr. Lum. Lumens
L2	28		BEGA Converted by LUMCat V 25.08.2015 / H.R.	Bega 33-017	0.720	3	32
L3	6			Bega 33-579	0.720	3	158
L4	2			Bega 33-579	0.720	3	158
L5	2		BEGA Converted by LUMCat V 25.03.2015 / H.R.	Bega 66-410	0.720	12	722
L6	2		BOOM Converted by LUMCat V 02.12.2014 / M.S.	Bega 31-228	0.720	9	326
L7	3		BARRON LIGHTING GROUP	SCS-S-40-LG-VS-4K	0.720	34.65	4264
L8	1		BEGA Converted by LUMCat V 20.12.2016 / M.S.	33523	0.720	13	1042

Luminaire Data
Label Qty Symbol Manufacture Description LLF Arr. Watts Arr. Lum. Lumens
L2 28 BEGA Converted by LUMCat V 25.08.2015 / H.R. Bega 33-017 0.720 3 32
L3 6 Bega 33-579 0.720 3 158
L4 2 Bega 33-579 0.720 3 158
L5 2 BEGA Converted by LUMCat V 25.03.2015 / H.R. Bega 66-410 0.720 12 722
L6 2 BOOM Converted by LUMCat V 02.12.2014 / M.S. Bega 31-228 0.720 9 326
L7 3 BARRON LIGHTING GROUP SCS-S-40-LG-VS-4K 0.720 34.65 4264
L8 1 BEGA Converted by LUMCat V 20.12.2016 / M.S. 33523 0.720 13 1042

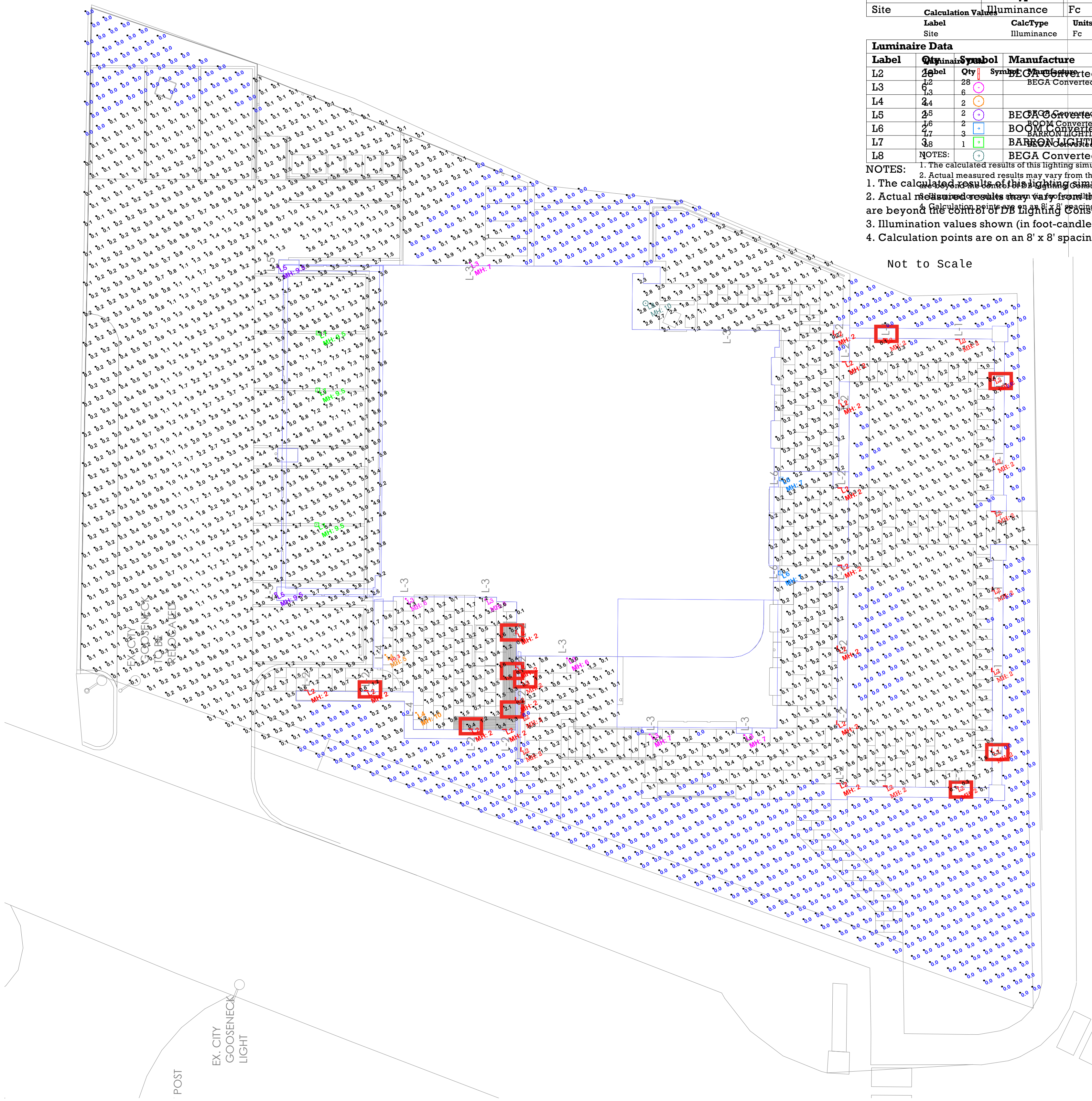
NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
4. Calculation points are on an 8' x 8' spacing

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
4. Calculation points are on an 8' x 8' spacing

Not to Scale

(10) FIXTURES REMOVED

Fixtures Removed



Not to Scale

Rev	Date	Comments
A	07/11/19	Initial Layout
C	08/26/19	Fixture Change

Revisions

Disclaimer

Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the IES files, background images, or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulation.

Project Name: Kappa Kappa Gamma House

Drawn by: Brownell **Project ID#:** LEN-2387

Date: 07/11/2019 **Rev:** C

Lighting Designs *by Dugan*

24" x 36"
Page 1 of 1

EXTERIOR LIGHTING

503 Rugby Road

Kappa Kappa Gamma
Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

PREVIOUSLY APPROVED LIGHTING PLAN

Calculation Values

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.68	10.6	0.0	N.A.	N.A.

Calculation Values
Label CalcType Units Avg Max Min Avg/Min Max/Min
Site Illuminance Fc 0.68 10.6 0.0 N.A. N.A.

Luminaire Data

Label	Qty	Symbol	Manufacture	Description	LLF	Arr. Watts	Arr. Lum. Lumens
L2	18		BEGA Converted by LUMCat V 25.08.2015 / H.R.	Bega 33-017	0.720	3	32
L3	6			Bega 33-579	0.720	3	158
L4	2			Bega 33-579	0.720	3	158
L5	2		BEGA Converted by LUMCat V 25.03.2015 / H.R.	Bega 66-410	0.720	12	722
L6	2		BOOM Converted by LUMCat V 02.12.2014 / M.S.	Bega 31-228	0.720	9	326
L7	3		BARRON LIGHTING GROUP	SCS-S-40-LG-VS-4K	0.720	34.65	4264
L8	1		BEGA Converted by LUMCat V 20.12.2016 / M.S.	33523	0.720	13	1042

NOTES:
1. The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
2. Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
3. Illumination values shown (in foot-candles) are horizontal at grade level based on Mounting Height Marked "MH"
4. Calculation points are on an 8' x 8' spacing

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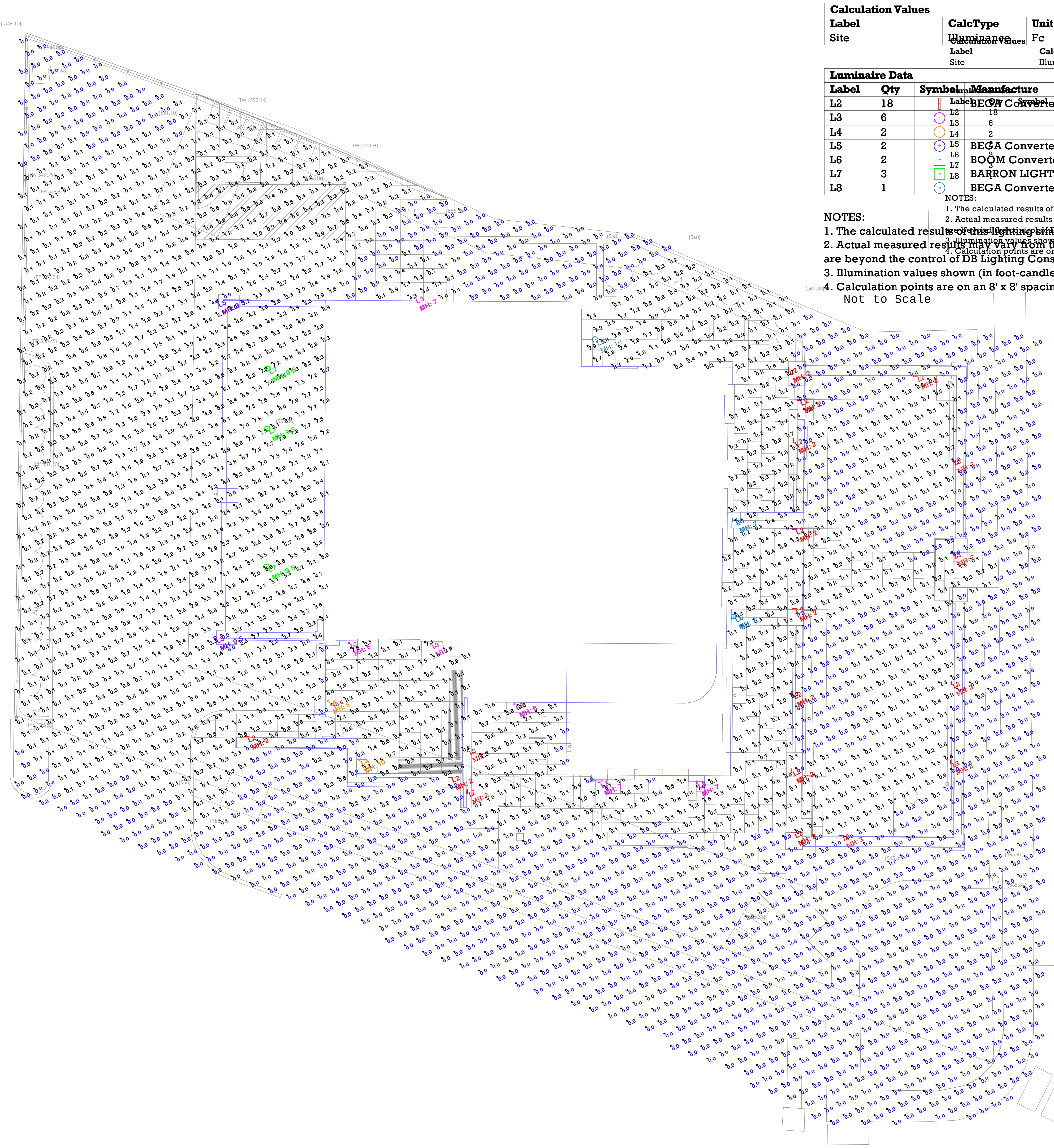
Not to Scale



Not to Scale

Rev	Date	Comments
A	07/11/19	Initial Layout
C	08/26/19	Fixture Change
D	02/13/20	Fixture Reduction
:	.....	.....
:	.....	.....

Revisions

Disclaimer
Lighting Designs by Dugan (LDD) assumes no responsibility for any errors in the IES files, background images, or other information provided to LDD to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Project Name: Kappa Kappa Gamma House
Drawn by: Brownell **Project ID#:** LEN-2387
Date: 07/11/2019 **Rev:** D

Lighting Designs *by Dugan*

24" x 36"
Page 1 of 1

EXTERIOR LIGHTING

503 Rugby Road

Kappa Kappa Gamma Epsilon Sigma House

BAR: COA SUBMISSION AMENDMENT

REVISED AMENDED LIGHTING PLAN

Type: L-2
BEGA Product: 33-017-K27 BRZ
Project: Kappa Kappa Gamma House
Modified:

Application
LED recessed wall luminaire with unshielded light and louvers for use as location luminaires for means of way finding.

Materials
Floodlight housing constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
White safety glass
Silicone applied robotically to plasma treated casting 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: 1.2 lbs

Electrical

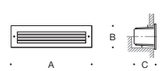
Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	2.0 W
System wattage	3.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	32 lumens (3000K)
Lifetime at Ta=15°C	105,000 h (L70)
Lifetime at Ta=40°C	72,000 h (L70)

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.

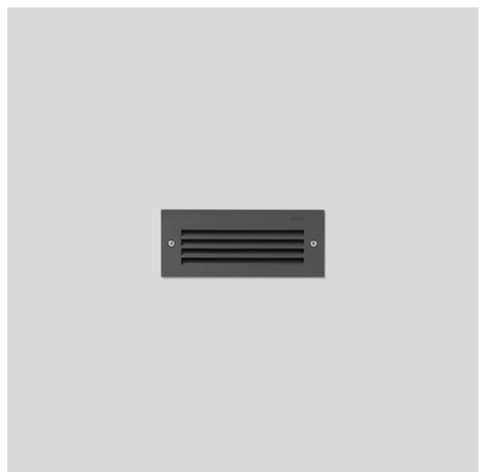
Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED recessed wall luminaires · shielded location luminaires

	LED	A	B	C
33017	2.0W	6⅝	2¾	5

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



Housing: Extruded and die cast aluminum. Mounts directly to a BEGA 19537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, the bottom and top diffuser are flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a 'U' channel molded silicone rubber gasket.

Electrical: 15.8W LED luminaire, 21 total system watts, -30°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 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Notes: 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.

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 for wet locations.
Protection class IP65

Weight: 7.5 lbs

Mounting options:
79547 Surface-mount wiring box

These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaire.

Narrow beam in **both** directions

	Lamp	β	A	B	C	D	Wiring box*
66516*	15.8W LED	20°	4¾	19⅝	6⅜	1⅝	**19537**

β = Beam angle *Small opening wiring box included.

Type: L-3
BEGA Product: 66516
Project: Kappa Kappa Gamma House
Voltage: 120V
Color: BRZ
Options: 3000K COLOR TEMP
Modified: DOWN LIGHT ONLY

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

LED wall luminaires - one-sided light output

BEGA

Application
LED wall luminaires with directed narrow beam light distribution on one side that can be oriented upward or downward. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 6.6 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	18.1 W
System wattage	21.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,725 lumens (3000K)
Lifetime at Ta = 15° C	395,000 h (L70)
Lifetime at Ta = 30° C	295,000 h (L70)

LED color temperature

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

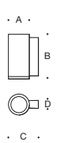
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

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:

Type: L-4
BEGA Product: 24-035 + K27 BRZ
Project: Kappa Kappa Gamma House
Modified:

Available Accessories
☐ **79 547** Surface mounted wiring box
See individual accessory spec sheet for details.



LED wall luminaire · one-sided light output

	LED	β	A	B	C	D	Required wiring box
24 035	18.1 W	15°	6	11¾	7⅞	1⅝	**19 537**

LED wall luminaire - partially shielded

BEGA

Application
This LED wall luminaire has a partially shielded light source and is designed for the down lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 44
Weight: 3.3 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-20° C
LED module wattage	8.9 W
System wattage	12 W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	722 lumens (3000K)
Lifetime at Ta = 15° C	500,000 h (L70)
Lifetime at Ta = 40° C	268,000 h (L70)

LED color temperature

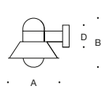
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☒ 2700K - Product number + **K27**

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:

Type: L-5
BEGA Product: 66-410 + K27 BRZ
Project: Kappa Kappa Gamma House
Modified:



LED wall luminaire · partially shielded

	LED	A	B	C	D
66 410	8.9 W	10¼	10⅛	12⅜	4⅜

LED wall luminaire

Material: Luminaire housing constructed of cast bronze and copper. Stainless steel fasteners. Designed for installation directly over a standard 4" octagonal wiring box.

Glass: Hand-blown, three-ply opal glass with screw neck and flat crystal glass enclosure.

Electrical: 6.3W LED luminaire, 8 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

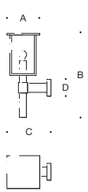
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Natural cast bronze and copper finish. Time and weather factors will create the natural patina of bronze and copper.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

Weight: 18.7 lbs

Luminaire Lumens: 326



	Lamp	A	B	C	D
31 228	6.3 W LED	9½	25⅞	13	5⅛

Type: L-6
BEGA Product: 31-228
Project: Kappa Kappa Gamma House
Voltage: 6.3WLED 120V
Color: Natural bronze and copper
Options: 3000K Color temp
Modified:

SCS-S Series TYPE L-7

Surface Mount LED Soft Square Canopy

DESCRIPTION
The SCS-S is Trace-Lite's new low-profile 12" surface mount soft square canopy with optional integral factory-installed dimming occupancy sensor with daylight sensing capabilities. This canopy optimizes optical performance and long-life with superior thermal management in an attractive and durable die-formed aluminum enclosure and premium PMMA lens that does not yellow over time. The SC sensor option provides multi-level motion control and includes a photocontrol to measure the ambient light levels. This product can be easily surface or pendant mounted and is the ideal energy-saving solution for a wide spectrum of applications including, but not limited to, parking garages, schools, office complexes, light commercial development, apartments, walkways, entryways and stairwells.

SPECIFICATIONS

Construction
- 12" Square canopy with rounded corners in a precision die-formed aluminum enclosure and non-metallic mounting backplate
- White powder coat finish
- IP65 rated light engine compartment
- Single ¾" side knockout

Optics/LEDs
- UV-stabilized polymethyl methacrylate (PMMA) optics that will not yellow over time
- LED Garage optic provides a type V symmetric square distribution with light focused in the 60° to 80° zones to optimize spacing with even light distribution
- Available in 35W and 54W configurations with up to 6288 lumens for maximum project flexibility
- Efficacies up to 123 LPW maximize energy savings and utility rebates
- 4000K CCT
- L70 of 190,000 hours
- CRI ≥72

Electrical
- 120-277VAC, 50/60Hz
- 0-10V Dimming driver

Installation
- Fixture enclosure is attached to backplate by four white fasteners
- Backplate easily attaches to a recesssed 3" or 4" J-box
- Pendant mounted using a standard ½" downrod and hardware (supplied by others)

Options
- Integral 0-10V dimming occupancy sensor with built–in daylight control (SC)

Accessories
- Remote control allows changes in the field to the sensor's default settings (TL-RCSCH)

Testing & Compliance
- cETLus Listed to UL1598 for Wet Locations for covered canopy applications
- DesignLights Consortium® (DLC) PREMIUM Qualified
- Meets state of California Title 24 requirement for dimming and control of light fixtures
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)

Warranty
- Five year warranty (terms and conditions apply)

Specs At A Glance*		
Model	SCS-S-40	SCS-S-54
Wattage (W)	35	54
Lumens (lm)	4663	6288
Efficacy (LPW)	123	119
Equivalency (HID)	100W	150W
Distribution	LED Garage (LG) - Type V Square Short	
CCT	4000K	
CRI	≥72	
Input Voltage	120-277VAC, 50/60Hz, 0-10V Dimmable	
Operating Temp	-40°C to 40°C (-40°F to 104°F)	
Certifications	cETLus Listed, Wet Locations Covered Canopy, DLC PREMIUM	
Warranty	5 Years	
Weight	8.0 lbs	

* Nominal Wattage, tested at 5000K CCT. Values at 120/277VAC. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C (77°F) used for testing. Specifications subject to change without notice.