

October 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 10/21/2020 12:32 PM

To: Brian Quinn <BQuinn@MILROSE.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-09-05

1619 University Avenue, TMP 090102000

The Corner ADC District

Owner: Sovran Bank

Applicant: Brian Quinn, Milrose Consultants

Bank of America exterior lighting

Dear Brian,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project and made the following motion:

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

Cheri Lewis seconds. Motion passes (8-0).

Please let me know if you have any questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

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



Certificate of Appropriateness Application

BAR 20-09-05

1619 University Avenue

Tax Parcel 090102000

Sovran Bank, Owner

Brian Quinn, Milrose Consultants, Applicant

Exterior lighting



Background

Year Built: 1959

District: The Corner ADC District

Status: Contributing

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

Prior BAR Reviews

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

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

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

Application

- Submittal: Little Diversified Architectural Consulting, *Bank of America, University, ELP Renovation*, dated 24 August 2020: CoA application, two letters, Sheets A00.00, A03.01, E00.01, E01.01, E02.01, E03.01, E04.01, and S01.01.
 - **Note**: Submittal is the same as presented for the September BAR meeting, except Sheet A03.01, which has been revised (09/21/2020) to omit the removal of two trees.
- Additional/updated information:
 - Various night renderings of the proposed lighting.
 - Light fixture cut sheets.

Request CoA for the replacement of exterior lighting.

Discussion and Recommendations

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

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

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

30K indicates lamping Color Temperature

Suggested Motion

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

[.. as submitted with the following modifications...]

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

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines for Site Design and Elements

D. Lighting

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

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



VIRGINIA HISTORIC LANDMARKS COMMISSION

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

SURVEY FORM

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

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

State condition of structure and environs good

State potential threats to structure _____
 Note any archaeological interest _____

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

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

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

Interior inspected? no

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



Date 3/2/96 File No. 104-133-33

Name Nations Bank, 1619 University Ave.

Town (Charlotteville)

County _____

Photographer S. C. Smed

Contents 3 exterior views



Board of Architectural Review (BAR) Certificate of Appropriateness

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

Five (5)

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

Owner Name SOVRAN BANK Applicant Name Brian Quinn - Milrose Consultants
Project Name/Description Bank of America - exterior lighting Parcel Number 090102000
Project Property Address 1619 University Avenue

Applicant Information

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

Property Owner Information (if not applicant)

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

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

Signature of Applicant

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

Brian Quinn Digitally signed by Brian Quinn
DN: cn=Brian Quinn, o=Milrose Consultants, ou, email=bquinn@milrose.com, c=US
Date: 2020.08.11 13:05:40 -0400 8/11/20
Signature Date

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

Property Owner Permission (if not applicant)

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

Sergio Emmanuel Merino Digitally signed by Sergio Emmanuel Merino
Date: 2020.08.21 18:07:01 -0400 08/21/2020
Signature Date

Sergio Emmanuel Merino 08/21/2020
Print Name Date

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

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

For Office Use Only

Received by: _____ Approved/Disapproved by: _____
Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Date Received: _____
Revised 2016

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

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

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

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

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

August 24, 2020

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

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

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

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

Response: Lighting plan has been updated along the northern and eastern borders of the property to prevent a spillover greater than one-half foot-candle.

• **List of Electrical Revisions;**

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

Included in this submission package are the following items:

- Comment Response Letter
- Electronic Revisions

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

Sincerely,



Ryan McGrath, AIA
Little Diversified Architectural Consulting

August 24, 2020

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

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

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

Comment 1. This site is within The Corner ADC District and the proposed work will require a design review Certificate of Appropriateness (CoA) from the Board Architectural Review (BAR).

Response: We will be submitting to the BAR to obtain a certificate of Appropriateness.

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

Response: Lighting fixtures have been updated to 3,000k Color Temperature. Fixtures included are LED emitting that do not project upwards into the sky and prevent glare.

• **List of Electrical Revisions;**

- Updated to lower number of fixtures on and around building.
- Updated fixture strengths to lower lighting around building.
- E01.01 updated per new lighting fixture schedule on E03.01.
- E02.01 updated per new lighting fixture schedule on E03.01.
- E03.01 updated lighting fixtures.
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Included in this submission package are the following items:

- Comment Response Letter
- Electronic Revisions

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

Sincerely,



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



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



Same view in daylight.
(Google Maps. Inserted by BAR staff.)

BUILDING CODE SUMMARY

Name of Project: Bank of America University
 Address: 1619 University Avenue, Charlottesville, VA
 Proposed Use/Classification: Bank Branch
 Owner or Authorized Agent: CBRE Sergio Martin Phone # 703.302.2529
 Drawn By: _____
 Code Enforcement Jurisdiction: City/County State State VA

PROJECT SUMMARY
 Building description: Existing Bank branch requiring ELP Renovations

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	NAME	LICENSE #	PHONE #	E-MAIL
Architectural	LITTLE	Ben McGrath	040206454	703.908.4535	mcgrathben@littleinc.com
Electrical	LITTLE	Stephen Rober	040204958	703.561.3241	roberstep@littleinc.com
Fire Alarm					
Plumbing					
Mechanical					
Special-Trade/Other	LITTLE	Cherie Chang	040206043	703.908.4535	changcherie@littleinc.com

APPLICABLE CODES
 2015 Virginia Construction Code (CBC) | USBC, Part 1
 2015 Virginia Energy Conservation Code
 (with ASHRAE 90.1-2004)
 2015 Virginia Mechanical Code (VMC)
 2015 Virginia Plumbing Code (VPC)
 2015 Virginia Fuel Gas Code (VFGC)
 2014 National Electrical Code
 2009 ANSI A117.1 (ADA)

New Construction Addition Light Renovation (Existing Bldg) Repair Alteration Reconstruction

PROJECT INFORMATION

PROJECT ADDRESS: 1619 University Avenue
 PROJECT TYPE: BANK OF AMERICA - EXISTING BRANCH
 PROJECT DESCRIPTION: ELP RENOVATIONS

BUILDING DATA
 USE GROUP: B - BUSINESS

APPROXIMATE GROSS AREA PER FLOOR: 4,003 SF
 AREA OF WORK: EXTERIOR LIGHTING ONLY
 AUTOMATIC SPRINKLER SYSTEM: NO

HANDICAPPED ACCESSIBILITY STATUS: ACCESSIBLE AT AFFECTED AREA

EGRESS
 OCCUPANCY LOAD (100 SF/PERSON): 41 PERSONS

SCOPE OF WORK

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

Bank of America

University ELP Renovation

BULLETIN: XX/DDXX
 LITTLE PROJECT #: 223.13649.00
 1619 University Avenue
 Charlottesville, VA

Facility Partner
 CBRE - (MD)
 3401 Columbia Pike, Ste 301
 Arlington, VA 22204
 703.302.2526

Architect
 LITTLE
 4245 Fairfax Drive, Suite 650
 Arlington, VA 22203
 703.908.4535

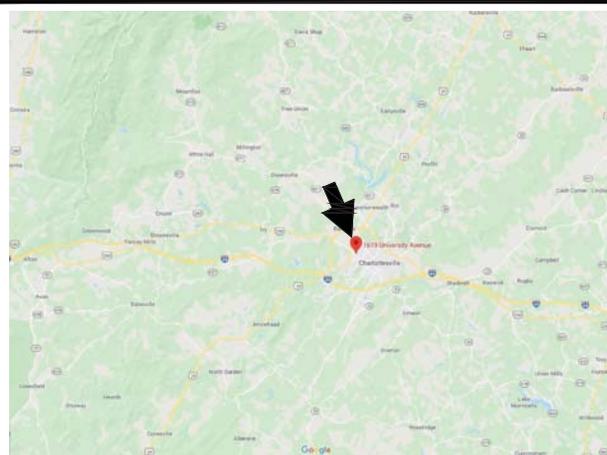
Electrical
 LITTLE
 4245 Fairfax Drive, Suite 650
 Arlington, VA 22203
 571.257.4063

Structural
 LITTLE
 4245 Fairfax Drive, Suite 650
 Arlington, VA 22203
 703.908.4505

LOCATION MAP



VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	
A00.00	DRAWING INDEX, LOCATION MAP & PROJECT INFORMATION
A03.01	LANDSCAPE PLAN
ELECTRICAL	
E01.01	ELECTRICAL COVER SHEET
E01.01	ELECTRICAL SITE PLAN - DEMOLITION
E02.01	ELECTRICAL SITE LIGHTING PLAN - NEW WORK
E03.01	ELECTRICAL RISER DIAGRAM & PANEL SCHEDULE
E04.01	ELECTRICAL PHOTOMETRIC PLAN
STRUCTURAL	
S01.01	LIGHT POLE FOUNDATION, STRUCTURAL DETAILS

GRAPHIC SYMBOLS

	EXISTING CONSTRUCTION
	PROPOSED CONSTRUCTION
	EXISTING TO BE REMOVED
	EXTERIOR ELEVATION INDICATION
	ROW ON ELEVATION SHEET WHERE SHOWN
	DIRECTION OF ELEVATION SHEET WHERE SHOWN
	INTERIOR ELEVATION INDICATION
	LOCATION ON ROW WHERE SHOWN
	DIRECTION OF ELEVATION SHEET WHERE SHOWN
	DETAIL NUMBER
	FLOOR LEVEL AND AREA OR PHASE
	DESCRIPTION OF SIMILAR OR OPPOSITE
	SHEET WHERE SHOWN
	AREA TO BE DETAILED
	ROOM NAME
	ROOM NUMBER
	DOOR NUMBER (WITH SCHEDULE)
	"N" PREFIX DENOTES DOOR AT NON-DT OPTION ONLY
	KEYNOTE (NUMBER DESIGNATION)
	PHOTO KEYNOTE (NUMBER DESIGNATION)

Bank of America University ELP Renovation

1619 University Avenue
 Charlottesville, VA

SERIAL NUMBER:
 NRSP VERSION:
 BULLETIN:



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

Contractors



Contractor Name: _____
 Date: 2020 08 24 16:41:01
BANK OF AMERICA - UNIVERSITY ELP
 223-13649-00
PROTOTYPE LAYOUT

CAD File Name: _____
 Description: DRAWING INDEX, LOCATION MAP & PROJECT INFORMATION
 Scale: _____

A00.00

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:



476 North Harris Drive Suite 800 Arlington, VA 22202
T: 703.596.4501 F: 703.596.4502
www.littleonline.com

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Issue	Date & Issue Description	By	Check
01	02/17/2020 OWNER'S REVIEW SUBMISSION		
02	03/27/2020 PERMIT SUBMISSION		
03	08/24/2020 PERMIT RESUBMISSION		
04	09/21/2020 PERMIT RESUBMISSION		

Seal/Signature

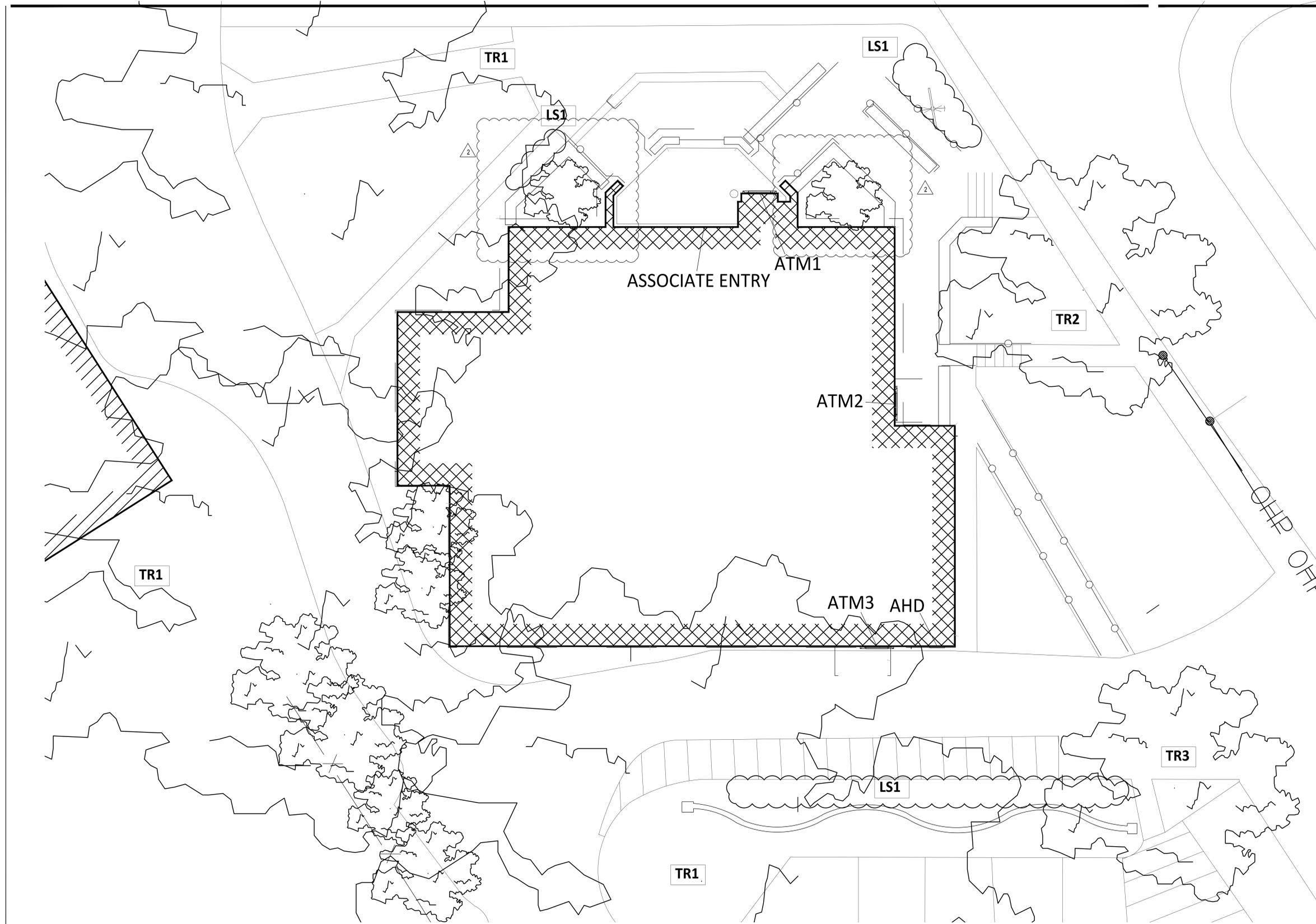
Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00

CAD File Name

LANDSCAPING PLAN
Description

Scale NOT TO SCALE

A03.01



KEY NOTES

LANDSCAPE SCHEDULE CM = CRAPE MYRTLE UNK = UNKNOWN

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

SHEET NOTES

- A. EXISTING PLAN IS FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.
- B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.

LANDSCAPING PLAN
SCALE: N.T.S.

ELECTRICAL SPECIFICATIONS

SCOPE OF WORK

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

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

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

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

- SECTION 26 05 00 - WIRING AND GROUNDING

DIVISION 26 - ELECTRICAL - GENERAL REQUIREMENTS

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

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

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

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

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

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

SECTION 26 05 00 - WIRING AND GROUNDING

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

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

RACEWAYS: ALL ELECTRICAL WIRING SHALL BE IN CONDUIT, MINIMUM SIZE 3/4", WITH TYPE AS REQUIRED BY THE ENVIRONMENT AND PER THE NEC. FINAL CONNECTIONS TO LIGHT FIXTURES AND EQUIPMENT SUBJECT TO MOVEMENT SHALL BE FLEXIBLE METAL CONDUIT (LIQUIDTIGHT WHERE EXPOSED TO MOISTURE). ALL EXTERIOR CONDUITS ABOVE GRADE SHALL BE GRS, WITH SCHEDULE 40 PVC PERMITTED BELOW GRADE. EXPOSED CONDUIT 4 FT. HIGH AND LESS ABOVE FINISHED FLOOR, EXTENDING BELOW FROM ELECTRICAL EQUIPMENT ENCLOSURES AND DEVICE BOXES, SHALL BE RIGID CONDUIT WHERE SUBJECT TO DAMAGE, UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS. CONCEALED CONDUIT IN WALL PARTITIONS SHALL BE EMT. RACEWAYS INSTALLED FOR OTHER TRADES, OR DESIGNATED FOR FUTURE USE, SHALL HAVE 1/2"X1/2" FULL STRINGS INSTALLED. PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED BY UL-APPROVED METHODS USING FIRE-RATED ASSEMBLIES AND UL-LISTED SEALING MATERIALS.

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

THE COLOR CODING OF PHASE WIRING SHALL BE AS FOLLOWS FOR 120/208V CIRCUITS:

PHASE A - BLACK
PHASE B - RED
PHASE C - BLUE

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

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

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

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

GENERAL NOTES

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

GENERAL NOTES (RENOVATION)

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

GENERAL NOTES (DEMOLITION)

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

CONTROLS AND ADDITIONAL NOTES

LIGHTING CONTROL NOTES:

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

- IC3 CONTROL:
CONTRACTOR SHALL VERIFY THAT EXTERIOR LIGHTING CIRCUITS ARE CONTROLLED BY THE CORRECT IC3 CIRCUIT. WHERE EXTERIOR LIGHTING IS INCLUDED ON CONTROL CIRCUITS FOR INTERIOR SYSTEMS, INTERIOR LIGHTING, OR EXTERIOR SIGNAGE, CONTRACTOR SHALL ADJUST EXTERIOR LIGHTING TO THE CORRECT CONTROL CIRCUIT AS REQUIRED.
- PHOTOCELL CONTROL:
CONTRACTOR SHALL REPLACE EXISTING PHOTOCELLS WITH NEW AND INSTALL IN A LOCATION BEST SUITED TO PROVIDE APPROPRIATE LIGHT EXPOSURE SUCH THAT EXTERIOR LIGHTS ARE ON DURING DARKNESS.
- TIME CLOCK CONTROL:
CONTRACTOR SHALL VERIFY LOCATION OF TIME CLOCK. IF TIME CLOCK IS IN ELECTRICAL ROOM ALONG WITH IC3 CONTROLS, CONTRACTOR SHALL ADJUST CIRCUIT TO BE CONTROLLED BY IC3 EXTERIOR LIGHTING CONTROLS. IF TIME CLOCK IS IN A REMOTE LOCATION NOT IN CLOSE PROXIMITY TO THE IC3 CONTROLS, CONTRACTOR SHALL VERIFY TIME CLOCK IS SET PROPERLY AND LEAVE CIRCUIT ON TIME CLOCK CONTROL.
- MANUAL CONTROL:
CONTRACTOR SHALL VERIFY THAT NO EXTERIOR LIGHTING IS CONTROLLED MANUALLY. IF ANY EXTERIOR LIGHTING IS ON A MANUALLY CONTROLLED CIRCUIT, CONTRACTOR SHALL ADJUST TO BE CONTROLLED BY PHOTOCELL OR IC3, WHICHEVER IS MOST ECONOMICALLY ACCOMPLISHED.

ADDITIONAL CONTRACTOR NOTES:

CONSTRUCTION COMPLETION VERIFICATION

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

PROVIDE A SINGLE DOCUMENT CONTAINING THE FOLLOWING:

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

FIXTURE CLARIFICATION NOTES:

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

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:



676 North Harris Drive Suite 839 Raleigh, NC 27603
T: 703.908.4501 F: 703.908.4502

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Issue	Date & Issue Description	By	Check
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03	08/24/2020	PERMIT RESUBMISSION	

Seal/Signature



Project Name

BANK OF AMERICA - UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description

ELECTRICAL COVER SHEET

Scale

NONE

E00.01

Bank of America University ELP Renovation

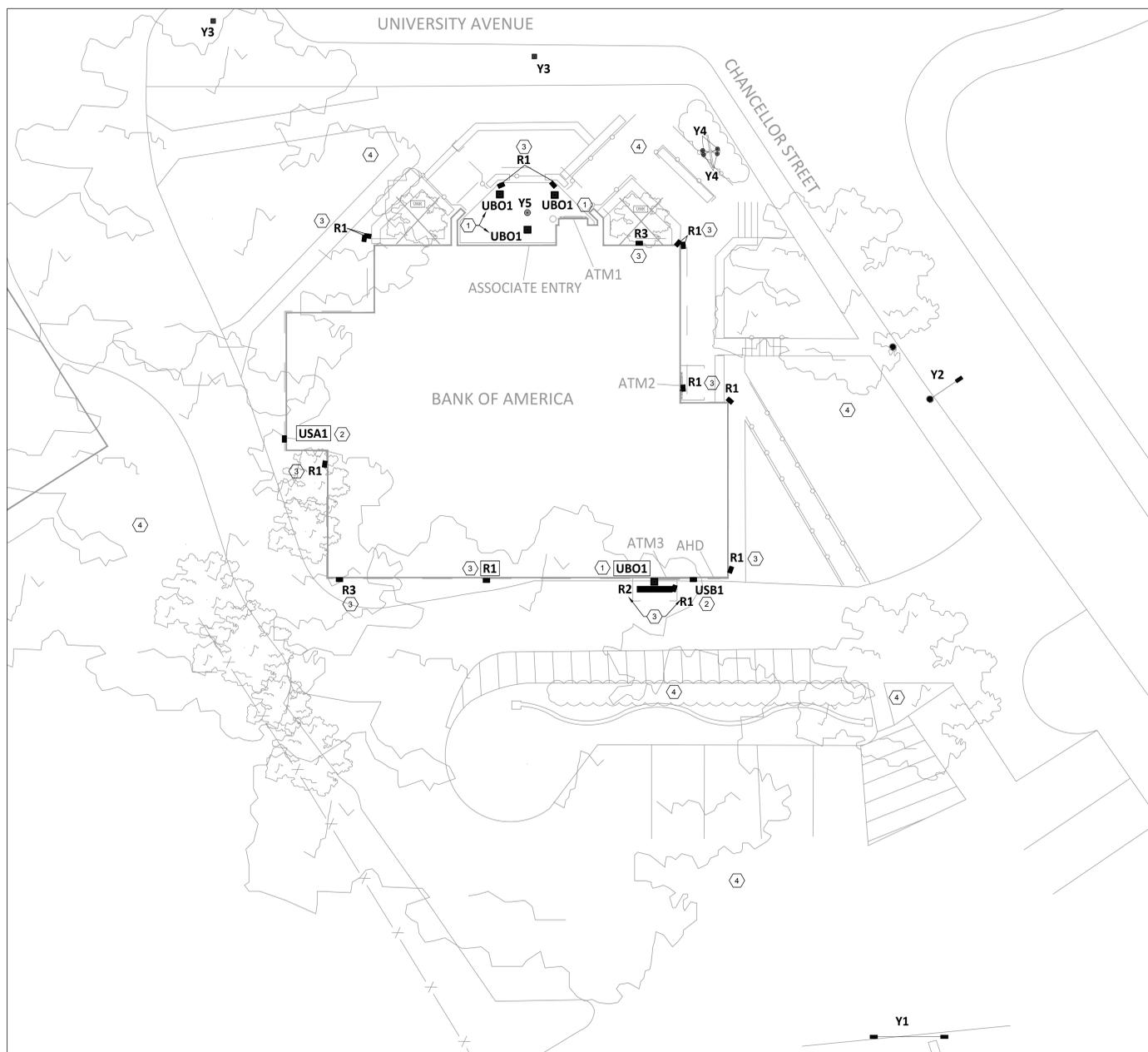
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Charlottesville, VA

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BULLETIN:



675 North Harris Drive Suite 803 Winston, VA 22603
T: 703.926.4501 F: 703.926.4502
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GENERAL DEMOLITION NOTES:

- SEE SHEET E00.01 FOR PROJECT DETAILS AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.
- SEE SHEET E03.01 FOR RISER DIAGRAM, PANEL AND FIXTURE SCHEDULES.
- SEE GMR DRAWINGS FOR FINAL LIGHTING FIXTURE LAYOUT, DETAILS, AND NOTES.
- UNLESS SPECIFICALLY INDICATED OTHERWISE, ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, DEVICES, FEEDERS, AND BRANCH CIRCUIT WIRING INDICATED FOR REMOVAL SHALL BE REMOVED IN THEIR ENTIRETY BACK TO THE SOURCE OR TO THE NEXT ACTIVE FIXTURE TO REMAIN.
- ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHOW INTENT OF DEMOLITION WORK TO BE DONE. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR A COMPLETE WORKING INSTALLATION.
- ITEMS OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN AND SHALL REMAIN ACTIVE THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL ENSURE THE CONTINUITY OF POWER TO ALL EXISTING ITEMS TO REMAIN AND RESTORE DISRUPTED CIRCUITS AS REQUIRED.
- POWER SHUTDOWNS SHALL BE COORDINATED AND COMPLETED AT TIMES OUTSIDE OF NORMAL WORKING HOURS AS APPROVED BY THE OWNER. PROVIDE A MINIMUM OF SEVEN DAYS ADVANCED NOTICE PRIOR TO ANY SHUTDOWN.
- ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DWGS FOR ADDITIONAL INFORMATION.
- EXISTING LIGHT FIXTURES TYPE "Y" ARE EXISTING TO REMAIN.

NOTES:

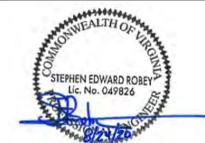
- TYPICAL - EXISTING CANOPY MOUNTED LIGHT FIXTURE(S) TO BE REMOVED AND REPLACED. REMOVE FIXTURE / SUPPORTS, AND RETAIN EXISTING BRANCH CIRCUIT / CONTROLS FOR RECONNECTION UNDER NEW WORK. CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND WEATHERPROOFING AS REQUIRED.
- TYPICAL - EXISTING BUILDING MOUNTED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

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

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

*SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

Seal/Signature



Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00
PROTOTYPE LAYOUT

CAD File Name

Description
ELECTRICAL SITE PLAN - DEMOLITION

Scale
1" = 10'-0"

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Bank of America University ELP Renovation

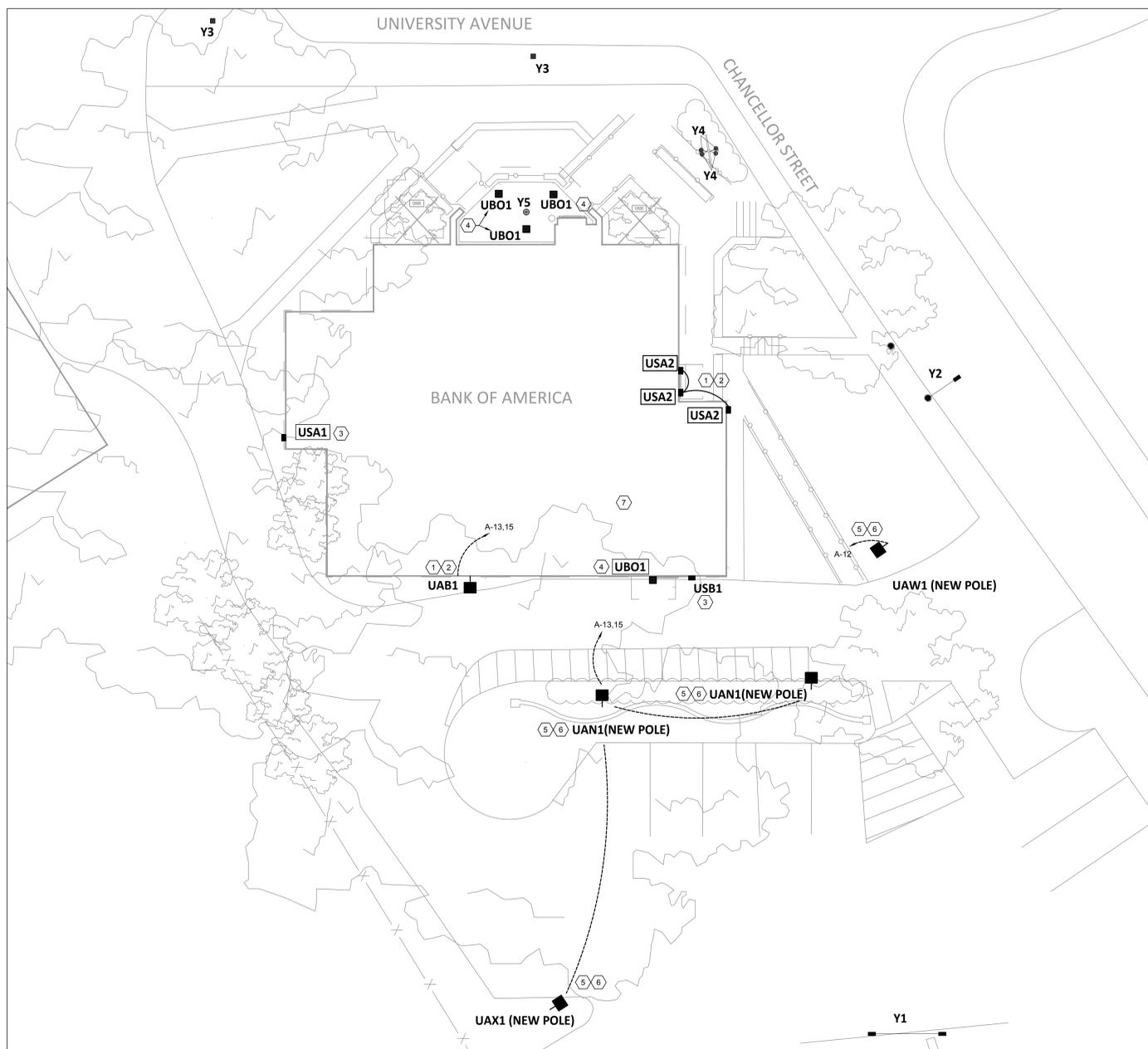
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NRSP VERSION:
BULLETIN:



475 North Harris Drive Suite 801 Arlington, VA 22201
T: 703.906.4501 F: 703.906.4502
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GENERAL NOTES:

- A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.
- B. SEE SHEET E03.01 FOR RISER DIAGRAM & PANEL SCHEDULES.
- C. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.
- D. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.
- E. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEMS.
- F. ALL POWER OUTAGES SHALL BE COORDINATED WITH OWNER.
- G. THE ACTUAL NUMBER OF WIRES ARE NOT INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. E.C. SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM.
- H. ALL EMPTY CONDUIT RUNS SHALL BE PROVIDED WITH PULL STRINGS.
- F. ALL EXTERIOR LIGHTING FIXTURES ARE TO BE AUTOMATICALLY CONTROLLED BY EXISTING LIGHTING CONTROLS EQUIPMENT LOCATED WITHIN THE MAIN EQUIPMENT ROOM. CONTRACTOR SHALL RETAIN EXISTING LIGHTING CONTROLS AND PROVIDE ADDITIONAL COMPONENTS, WIRING, AND CONTROL DEVICES AS REQUIRED FOR A COMPLETE SYSTEM. SEE NOTES ON SHEET E00.01 AND GMR DRAWINGS FOR ADDITIONAL INFORMATION.
- G. ALL EXTERIOR LIGHTING CIRCUITS / FIXTURES SHALL OPERATE SIMULTANEOUSLY AND SHALL BE AUTOMATICALLY POWERED 'ON' FROM DUSK UNTIL DAWN, UNLESS OTHERWISE NOTED.

NOTES:

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

SITE LIGHTING DESIGN STATEMENT

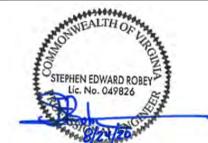
THE INDICATED BUILDING-MOUNTED AND POLE-MOUNTED LIGHTING DESIGN, INCLUDING FIXTURE SELECTIONS, INSTALLATION LOCATIONS AND SUPPORTING PHOTOMETRIC CALCULATIONS, HAS BEEN PERFORMED BY THE OWNER'S CONSULTANT (GMR). THE BUILDING-MOUNTED AND POLE-MOUNTED FIXTURES, INCLUDING FIXTURE SUPPORTS, POLE BASES AND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

1 ELECTRICAL SITE PLAN - NEW WORK
E02.01 1" = 10'-0"

*SEE UPDATED LIGHTING FIXTURE SCHEDULE ON E03.01.

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

Seal/Signature



Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00
PROTOTYPE LAYOUT

CAD File Name

Description
ELECTRICAL SITE PLAN - NEW WORK

Scale
1" = 10'-0"

E02.01



Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:



675 North Harris Drive, Suite 830, Arlington, VA 22201
T: 703.906.4501 F: 703.906.4502
www.littleonline.com

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

PANEL: A (EXISTING)												
MOUNTING: SURFACE												
MAIN: 225												
AMP: 225 VOLT: 120/240												
PHASE: 3 4 WIRE + GND												
Branch Circuit Load Description	KVA Load			Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load			Branch Circuit Load Description
CABINET HEATER ATTEND. BATH	0.75			20/2	1	A	2	20/2	0.75			HEAT PUMP - OFFICES
TELLER RECEIPT			0.36	20/2	3	A	4	30/2		0.75		CABINET HEATER - VAULT
WATER HEATER		1.00		30/2	5	B	-	-		1.00		INDOOR FAN HEAT PUMP #2
OUTDOOR FAN HEAT PUMP #2		1.00		30/3	7	B	-	-		1.50		HEAT SECTIONS PUMP#1
HEATERS HEAT PUMP #2		1.50		-	-	A	-	-		1.50		OUTDOOR SECTIONS PUMP #1
COMPRESSOR HEAT PUMP #1		2.50		60/3	11	B	12	20/2		1.50	0.34	EXTERIOR LIGHTS
POLE LIGHTS (NOTE 3)	0.81			20/2	13	A	14	20/2	0.75			BASEBOARD HEAT - KITCHEN / BATH
SPACE ONLY		0.81		-	15	B	-	-		0.75		BASEBOARD HEAT - OFFICES
SPACE ONLY		0.00		-	19	A	16	20/2	0.75			HEATING UNIT - OFFICES
SPACE ONLY		0.00		-	21	B	18	50/2		1.50		
SPACE ONLY		0.00		-	23	C	-	-		1.50		
<< PHASE SUB-TOTALS >>									7.00	7.34	7.34	
PHASE A	13.92 KVA											
PHASE B	14.90 KVA											
PHASE C	13.70 KVA											
									42.5 TOTAL CONNECTED LOAD (KVA)			
									102.4 TOTAL CONNECTED LOAD (AMPS)			

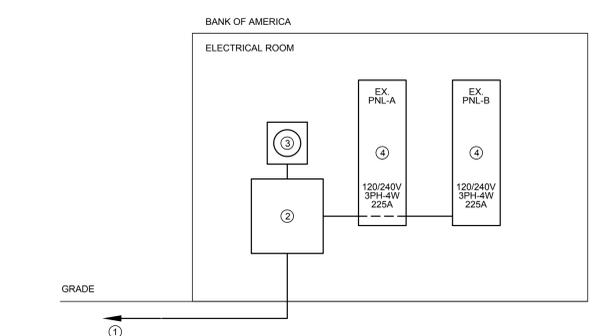
NOTES: (1) EXTERIOR LIGHTING CIRCUITS ARE INDICATED IN BOLD, ALL OTHER LOADS ARE EXISTING.
(2) GC TO VERIFY EXTERIOR LIGHTING CIRCUIT AND UPDATE LOAD DESCRIPTION.
(3) PROVIDE NEW 2P-20A CIRCUIT BREAKER FOR EXTERIOR LIGHTING.

PANEL: B (EXISTING)												
MOUNTING: SURFACE												
MAIN: MLO												
AMP: 225 VOLT: 120/240												
PHASE: 3 4 WIRE + GND												
Branch Circuit Load Description	KVA Load			Trip Poles	Ckt. No.	Phase	Ckt. No.	Trip Poles	KVA Load			Branch Circuit Load Description
LIGHTS - FRONT PORCH & LOBBY EAST REAR	0.50			20/1	1	A	2	20/1	0.35			LIGHTS - MANAGER
RECEPTS - 4700 SYSTEM		0.72		20/1	3	B	4	20/1		0.30		EXTERIOR FLOOD LIGHTS
LIGHTS - STORAGE / HALL / KITCHEN			0.75	20/1	5	A	6	20/1		0.35		LIGHTS - LOBBY EAST FRONT 3
EXHAUST FAN - BATH / KITCHEN	0.50			20/1	7	A	8	20/1	0.18			FAN ALARM SYSTEM - VAULT
LIGHTS - LOBBY BKTS & CHANDOLIER		0.50		20/1	9	B	10	20/1		0.30		LIGHTS - LOBBY WEST FRONT 3
LIGHTS - LOBBY WEST REAR 3			0.25	20/1	11	A	12	20/1		0.50		LIGHTS - TELLER ROOM SOUTH
LIGHTS - TELLER ROOM NORTH	0.25			20/1	13	A	14	20/1	0.54			RECEPTS - MECHANICAL ROOM
RECEPTS - MSGU		0.72		20/1	15	B	16	20/1		0.50		LIGHTS - VAULT / ATTEND BATH
LIGHTS - ATTIC			0.30	20/1	17	C	18	20/1		0.50		LIGHTS - VAULT / LOBBY / COUPON
LIGHTS - BATHROOMS	0.30			20/1	19	A	20	20/1	0.36			RECEPTS - TELLER COUNTER REAR
RECEPTS - INCINERATOR / COUPON RM		0.72		20/1	21	B	22	20/1		0.20		LIGHTS - ATM
RECEPTS - KIT / BATHS / HALL			0.72	20/1	23	C	24	20/1		0.54		RECEPTS - KITCHEN
RECEPTS - FLOOR LOBBY REAR WALL	0.54			20/1	25	A	26	20/1	0.36			RECEPTS - TELLER COUNTER REAR
DRIVE IN WINDOW		0.36		20/1	27	B	28	20/1		0.72		RECEPTS - MNGR / COUPON RM
ATM (FRONT DOOR)			1.00	20/1	29	A	30	20/1		0.30		EXTERIOR FLOOD LIGHTS
RECEPTS - TELLER ROOM	0.36			20/1	31	A	32	20/1	0.30			EXTERIOR FLOOD LIGHTS
TELEPHONE - UTILITY ROOM		0.18		20/1	33	B	34	20/1		1.00		ATM
FLOOR RECEPTS - OFFICES			0.72	20/1	35	C	36	20/1		1.00		AC FOR COMPUTERS
AC - REAR OFFICES	1.00			20/1	37	A	38	20/1	0.30			EXTERIOR LIGHTS
RECEPTS - REAR OFFICES		0.54		20/1	39	B	40	20/1		0.10		EXIT LIGHTS
LIGHTING - REAR OFFICES			0.50	20/1	41	C	42	20/1		1.00		DRIVE-UP ATM
<< PHASE SUB-TOTALS >>									2.39	3.12	4.19	
PHASE A	5.84 KVA											
PHASE B	6.66 KVA											
PHASE C	8.43 KVA											
									21.1 TOTAL CONNECTED LOAD (KVA)			
									50.9 TOTAL CONNECTED LOAD (AMPS)			

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

LIGHTING FIXTURE SCHEDULE										** CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING **		
SYMBOL	LABEL	WATTAGE PER FIXTURE	FIXTURE ARRANGEMENT	FIXTURE TYPE / MOUNTING / MANUFACTURER	BUG RATING	MOUNTING HEIGHT	MOUNTING ACCESSORIES	NOTES				
■	UAB1	70	SINGLE	(AB) ARE-EDG-4M-DA-04-E-UL-BZ-525-30K / WALL MOUNT / CREE	B2-U0-G2	10' - 6" AFG	WM-DA-BZ	ADD NEW FIXTURE				
■	UAN1 (NEW POLE)	101	SINGLE	(AN) ARE-EDG-5M-DA-06-E-UL-BZ-525-30K / POLE MOUNT / CREE	B4-U0-G3	15' AFG	-	ADD NEW FIXTURE				
■	UAW1 (NEW POLE)	93	SINGLE	(AW) ARE-EDG-4MB-DA-04-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE				
■	UAX1 (NEW POLE)	134	SINGLE	(AX) ARE-EDG-4MB-DA-06-E-UL-BZ-700-30K / POLE MOUNT / CREE	B1-U0-G2	15' AFG	-	ADD NEW POLE AND FIXTURE				
■	UBO1	20	SINGLE	(BO) CPY250-A-DM-F-20W-UL-WH-30K / CANOPY MOUNT / CREE	B1-U0-G1	MATCH EXISTING	XA-BXCC9001	REPLACE EXISTING FIXTURE				
■	USA1	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE				
■	USA2	25	SINGLE	(SA) SEC-EDG-2S-WM-02-E-UL-BZ-350-30K / WALL MOUNT / CREE	B1-U0-G1	8' - 6" AFG	-	ADD NEW FIXTURE				
■	USB1	37	SINGLE	(SB) SEC-EDG-2S-WM-02-E-UL-BZ-525-30K / WALL MOUNT / CREE	B1-U0-G1	MATCH EXISTING	-	REPLACE EXISTING FIXTURE				
■	R1	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	REMOVE AND PATCH				
■	R2	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	REMOVE AND PATCH				
■	R3	-	SINGLE	EXISTING WALL MOUNT FIXTURE	-	-	-	REMOVE AND PATCH				
■	Y1	-	DOUBLE (2@19")	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE				
■	Y2	-	SINGLE	EXISTING POLE FIXTURE	-	-	-	OUT OF SCOPE				
■	Y3	-	SINGLE	EXISTING DECORATIVE POLE FIXTURE	-	-	-	OUT OF SCOPE				
■	Y4	-	SINGLE	EXISTING FLOOD FIXTURE	-	-	-	OUT OF SCOPE				
■	Y5	-	SINGLE	EXISTING CANOPY FIXTURE	-	-	-	OUT OF SCOPE				

SEE E00.01 FOR ADDITIONAL FIXTURE NOTES.



1 POWER RISER DIAGRAM
E03.01 NOT TO SCALE

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

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

Seal/Signature

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

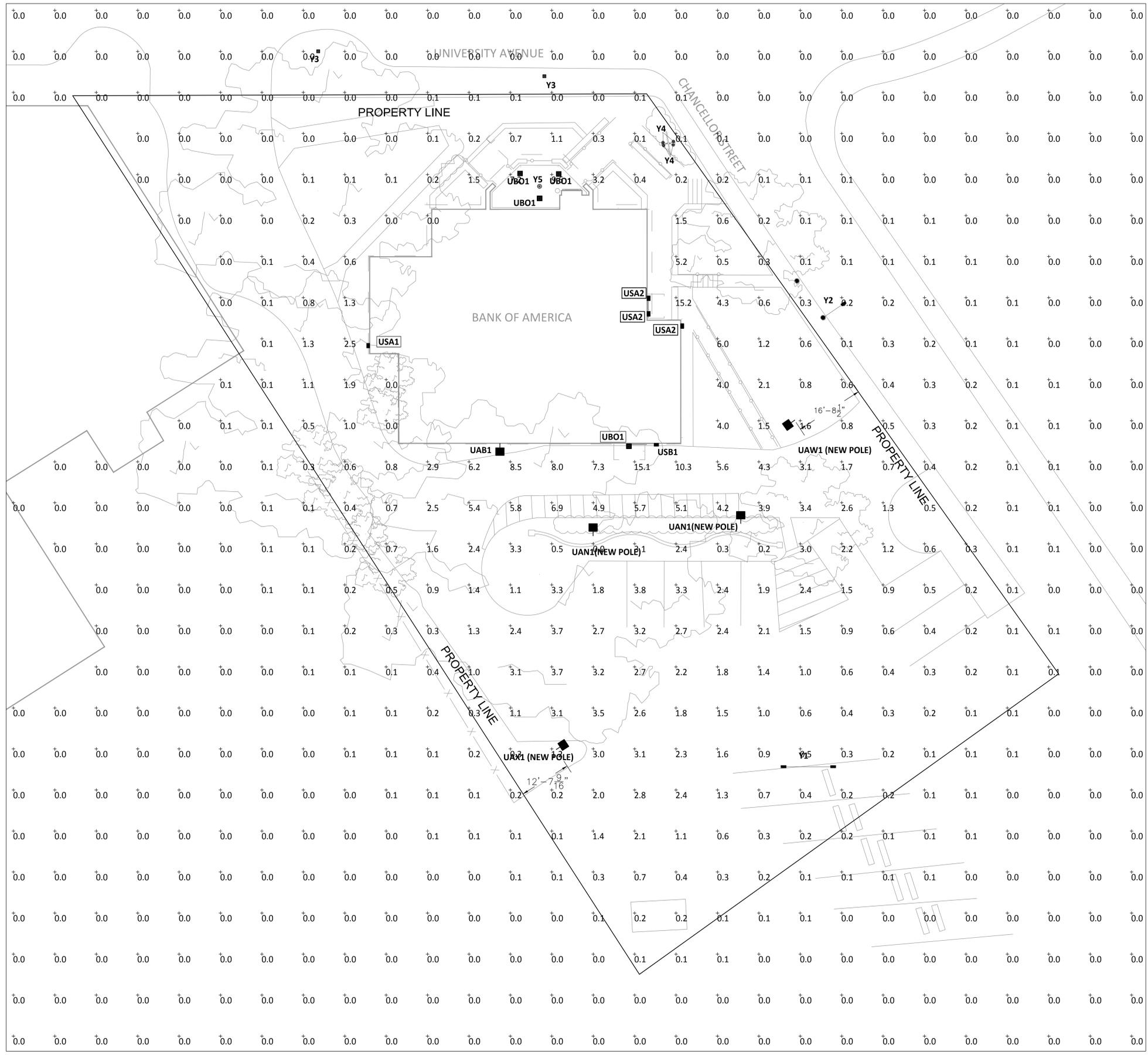
PROTOTYPE LAYOUT

CAD File Name

Description
RISER DIAGRAM & PANEL SCHEDULES

Scale NONE

E03.01



- GENERAL NOTES:**
- A. SEE SHEET E00.01 FOR PROJECT DETAILS, SCHEDULES AND SPECIFICATIONS. ALL NOTES ON SHEET E00.01 SHALL APPLY TO THIS DRAWING.
 - B. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE MOUNTING HEIGHTS ON E03.01.
 - C. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS EXCEPT WHERE DIMENSIONS ARE SHOWN.
 - D. FOOT-CANDLES (+0.0) ON SITE PLAN ARE MEASURED AT GRADE.

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA

SERIAL NUMBER:
NRSP VERSION:
BULLETIN:

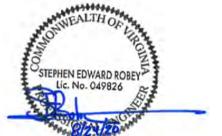


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01	02/17/2020		
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02	03/27/2020		
	PERMIT SUBMISSION		
03	08/24/2020		
	PERMIT RESUBMISSION		

Seal/Signature

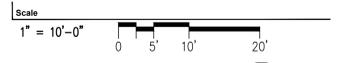


Project Name
BANK OF AMERICA - UNIVERSITY ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
PHOTOMETRIC PLAN



E04.01



1 PHOTOMETRIC PLAN
E04.01 1" = 10'-0"

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

Bank of America University ELP Renovation

1619 University Avenue
Charlottesville, VA 22903

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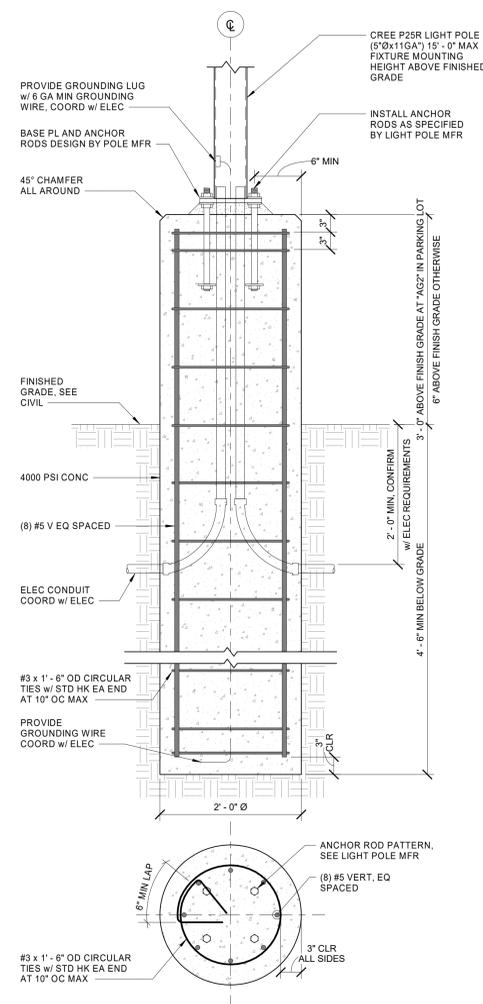
4315 North Fairfax Drive, Suite 555 Arlington, VA 22204
T: 703.908.4501 F: 703.908.4502

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



GENERAL NOTES:

- LIGHT POLE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE LOCAL JURISDICTION.
- SEE SITE PLAN FOR LIGHT POLE LOCATIONS.
- DESIGN LOADS:
SNOW LOAD: P_g 30 PSF
 P_s 1.0
WIND LOAD: V 115 MPH
EXPOSURE: C
 I_w 1.0
LIGHT FIXTURE PROJECTED WIND AREA: 1.68 SF
LIGHT POLE BASE SHEAR: .35 K
SEISMIC LOAD: OCCUPANCY GROUP: II
 I_e 1.0
 S_s 0.208
 S_1 0.069
SITE CLASS: D (DEFAULT)
 S_{ds} 0.222
 S_{d1} 0.110
SEISMIC DESIGN CATEGORY: B
STRUCTURAL SYSTEM: INVERTED PENDULUM BASE SHEAR
LIGHT POLE: 0.2 K
- SOIL BEARING CAPACITY ARE BASED ON THE PRESUMPTIVE LOAD-BEARING VALUES PROVIDED IN TABLE 1806.2 IN THE IBC AND SHALL BE VERIFIED AT TIME OF CONSTRUCTION BY A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT STATE. IF MINIMUM BEARING CAPACITY IS FOUND TO BE LESS THAN 1,500 PSF FOR GRAVITY AND 100 PSF/FT FOR LATERAL, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AND LIGHT POLE FOUNDATION DESIGN WILL BE REVISED IF NECESSARY.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318-14.
- CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:
1. CONCRETE CATEGORY: F2 (ACI 318-14)
2. 28 DAY COMPRESSIVE STRENGTH $F'_c = 4,000$ PSI AT 28 DAYS
3. NORMAL WEIGHT (145 PCF)
4. MAXIMUM W/C RATIO = 0.40
5. MAXIMUM AGGREGATE SIZE - 3/4"
6. ENTRAINED AIR = 6% ± 1%
7. SLUMP = 4" ± 1"
8. NO CALCIUM CHLORIDE SHALL BE ALLOWED
- SUBMIT CONCRETE MIX TO EOR FOR REVIEW PRIOR TO POURING.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.

NOTES:
1. SEE ELECTRICAL FOR LIGHT POLE LOCATIONS.

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

Seal/Signature



Project Name: 03/27/2020
BANK OF AMERICA - University ELP
223-13649-00

PROTOTYPE LAYOUT

CAD File Name

Description
GENERAL NOTES AND LIGHT POLE
FOUNDATION DETAIL

Scale

S01.01

BoA Exterior Lighting, 1619 University Ave

Information prepared by BAR staff - October 1, 2020

1619 University Ave

With 4,000K (40K) Lamping?

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

Fixture Types USA and USB

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

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

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

Fixture Type UAB

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

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

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

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

UAB

Fixture Type UAN

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

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

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

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

UAN

Fixture Types UAW and UAX

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

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

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

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

UAW

UAX

Fixture Type UBO

BXCC9047&						
Product	Version	Mounting	Optic	Input Power	Voltage	Color Options
CPY250	A	DM Direct	F Flat Lens	20W	UL Universal 120-277V	WH White

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

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

UBO

* Initial delivered lumens at 25°C (77°F)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:

www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf

BoA Lighting - 1619 University Ave



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



Same view in daylight. (Google Maps)

The Corner - Night Photos



Theblacksheeponline, 0/21/2016. Rachel Mayman

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



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

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

The Corner - Night Photos



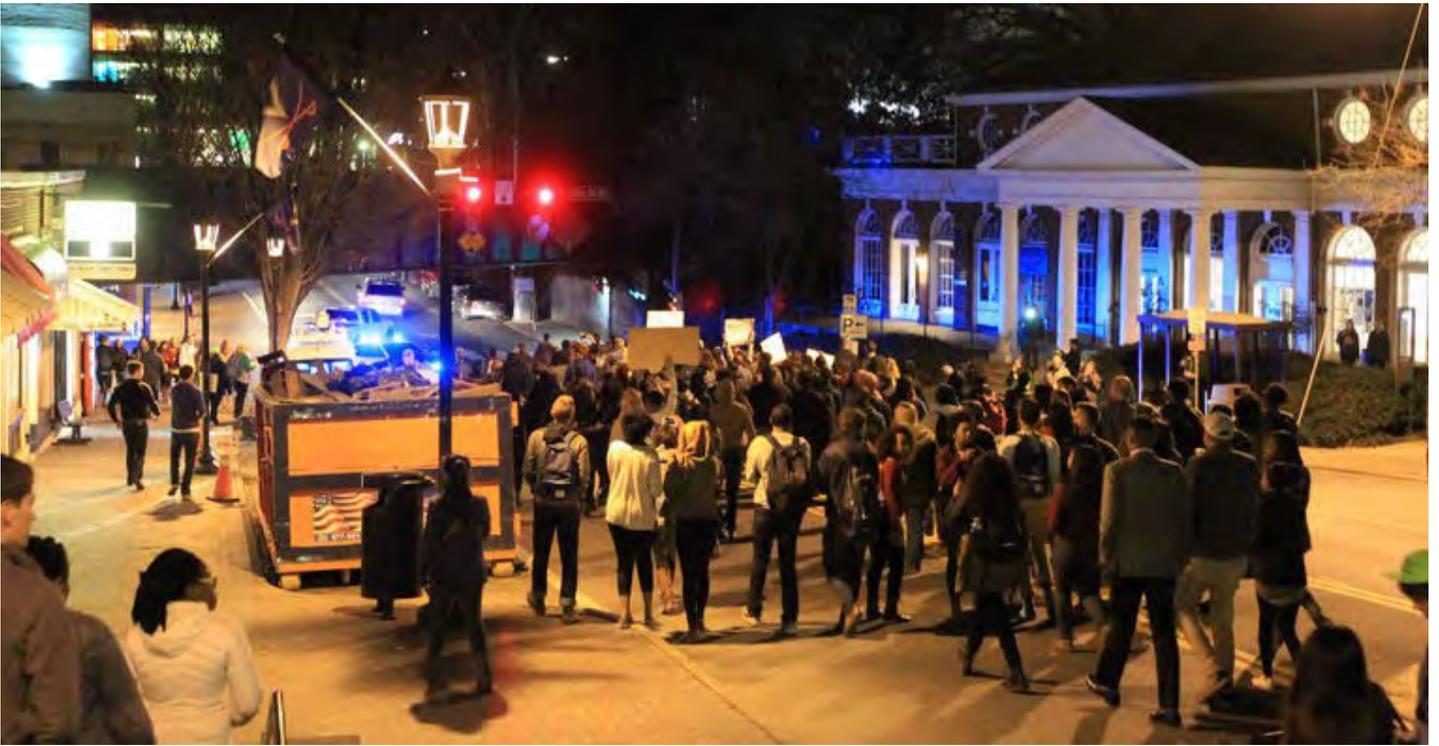
From the C-VILLE Weekly, 6/13/16 Copyright Martyn Kyle/Pernmoot Photography
www.c-ville.com/close-home-charlottesville-reacts-orlando-massacre/



Charlottesville Tomorrow, 9/24/2020. Jessie Higgins/

www.cvilletomorrow.org/articles/getting-to-thanksgiving-is-going-to-be-hard-uva-tightens-covid-restrictions-in-effort-to-keep-grounds-open

The Corner - Night Photos



Daily Progress, 3/19/2015. Andrew Shurtleff

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



Ad for The Virginian, undated.

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

The Corner - Night Photos



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

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



Getty Images, undated. Stacy Smith / EyeEm

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

The Corner - Night Photos



11/11/2015

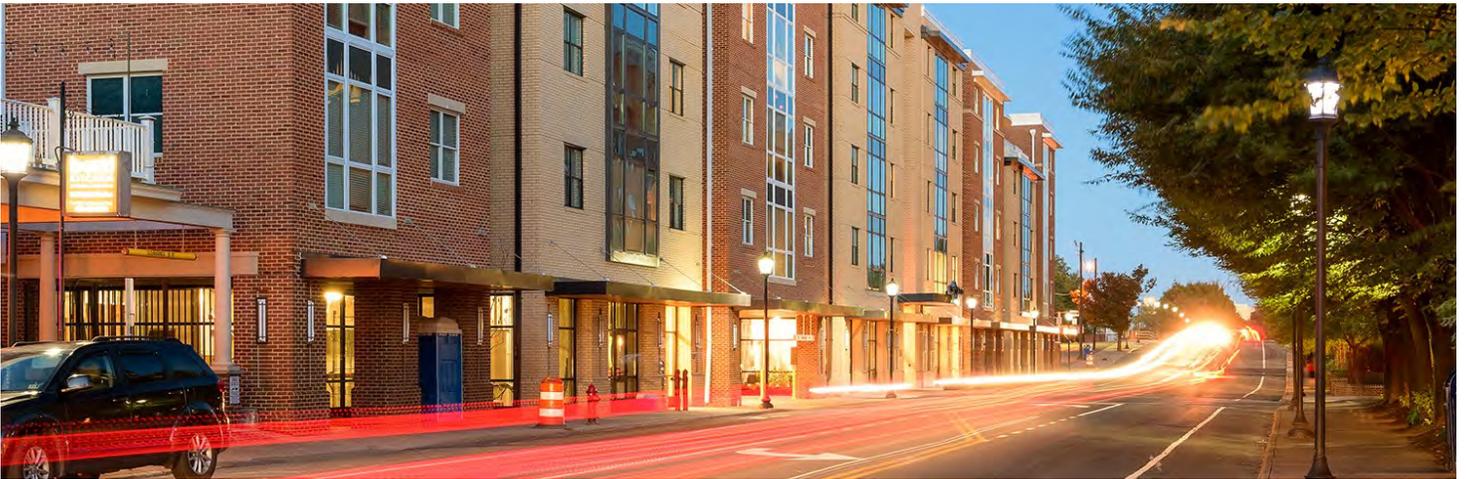
<https://thetab.com/us/uva/2015/11/11/abooze-buck-corner-edition-1258>



WTOP, 4/8/2019. Joslyn Chesson

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

And elsewhere - Night Photos



Undated.

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



Undated

<https://offgroundhousing.student.virginia.edu/>



BoA 1619 University Avenue: Rendering of proposed lighting.

Eye level from behind bank, looking south.

Applicant submittal October 1, 2020





BoA 1619 University Avenue: Rendering of proposed lighting.

Eye level from behind bank, looking west

Applicant submittal October 1, 2020



Approx. daytime view. Google Maps image



BoA 1619 University Avenue: Rendering of proposed lighting.
Eye level from Chancellor Street, looking east.
Applicant submittal October 1, 2020



Approx. daytime view. Google Maps image