City of Charlottesville
Board of Architectural Review
Staff Report
May 20, 2025

Certificate of Appropriateness Application
BAR # 24-0038
218 West Market Street, Tax Parcel 330276000
Downtown ADC District
Owner: Cavalier Hospitality LLC
Applicant: Bob Pineo, Design Develop
Project: New hotel

Background
Year Built: 1938 (former A&P). November 2021 the BAR approved demolition CoA; extension to March 2025 was approved by NDS Director.
District: Downtown ADC District
Status: Contributing

Additional information re: the history of this site is included in the November 2021 staff report. (Link below).

Prior BAR Reviews (See *Appendix* of November 19, 2024 staff report for complete summary.)
April 16, 2024 – BAR held a preliminary discussion for the proposed hotel project. Meeting notes in Appendix. Link to submittal and staff report: 218 W Market - BAR Prelim April 2024

November 19, 2024 - BAR continued preliminary discussions for the proposed hotel project. (Applicant's submittal was not deemed complete.) Meeting notes in Appendix. Link to submittal and staff report: 218 W Market - BAR Nov 2024

February 19, 2025 – BAR held preliminary discussion for the proposed hotel project after a change in design firm. Meeting notes in Appendix. Link to submittal and staff report: 218 W Market – BAR Feb 2025

Application
- Applicant submittal: Design Develop drawings *A.C. Hotel by Marriott 218 West Market Street, Charlottesville, VA* dated April 28, 2025, 51 sheets.

Request CoA for a multi-story hotel: Six stories facing Old Preston Avenue; five stories facing West Market Street. (Maximum height allowed under DX zoning is 10 stories, 142-ft.)

Note: The previously approved SUP for a proposed residential use is not being applied to this project.

Note: All signage requires a separate sign permit. Any signage represented on the renderings and elevations is for context only, and specifically omitted from this CoA request.

Discussion

The BAR has had several discussions regarding the proposed building—see the BAR meeting notes in the Appendix.

Based on the design guideline for new construction, staff suggests the height, massing, and scale are appropriate for this site and the ADC District. The prevailing height in the surrounding sub-areas ranges between two and three stories. The proposed building's five to six stories are within 200% of that prevailing range. Along Old Preston Avenue, the proposed building's upper stories step back at approximately 35-ft. This is within 130% of the approximately 30-ft prevailing street front height of nearby buildings on the Mall.

The north and south elevations create a *well-defined street wall,* and the street level design reflects the traditional storefronts nearby. Consistent with the guidelines, the building *fills in holes in a larger block of buildings in the Downtown Mall* and, with *a limited setback*, it *attaches to or is very close to neighboring structures.*

EIFS: The guidelines discourage the use of EIFS, but suggest it *may be approved on items such as gables where it cannot be seen or damaged* and that its use *requires careful design of the location of control joints*. The BAR has approved the use of EIFS on other projects and during the February 26, 2025 discussion expressed support for it use on this project. Staff asked the applicant to confirm that the planned control joints coincide with the lines indicated on the elevations.

Masonry: The guidelines do not permit *thin-set brick*; however, the BAR approved its use on the CODE Building. Staff asked the applicant if the material proposed requires expansion joints and, if so, to provide elevations that indicate joint locations.

Rooftop screening: The Code of Development requires the screening of roof-mounted equipment, so that will be necessary for approval of a building permit. It is not indicating in the submittal; however, the location, type/material, and design should still be reviewed by the BAR.

Landscaping: Paving materials for the walkways and patios are not indicated. Some of the proposed trees have been removed from the City's Master Tree List (see attached). Any approval should include a condition that the species selected will comply with the Tree List.

Staff recommends the BAR take action to either approve or deny the requested CoA or, if additional information is necessary, recommend the applicant request a deferral and provide the applicant with specific recommendations on modifications or additional information necessary for the BAR to take a formal action.

Note: NDS has not received for this project an application for a development plan or a site plan. The applicant should be aware that approval of a CoA will not preempt or supersede any requirements of the City' Code of Development. Additionally, significant alterations necessary for approval of the

development plan and/or a site plan may require resubmittal for formal BAR review. (See note below under *Criteria, Standards and Guidelines*.)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new hotel at 218 West Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application [as submitted].

Or, [as submitted with the following conditions…]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed new hotel at 218 West Market Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: …

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

a. In considering a particular application the BAR will approve the application unless it finds:
   i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
   ii. ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
   i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
   ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
   iii. The BAR may require upper story stepbacks of up to 25'.

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
   i. 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 District;
   ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
   iii. 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;
   iv. The effect of the proposed change on the adjacent building or structures;
   v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
   vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
   vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
   viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines
Chapter 1 Introduction (Part 1)
Chapter 1 Introduction (Part 2)
Chapter 2 Site Design and Elements
Chapter 3 New Construction and Additions
Chapter 4 Rehabilitation
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements

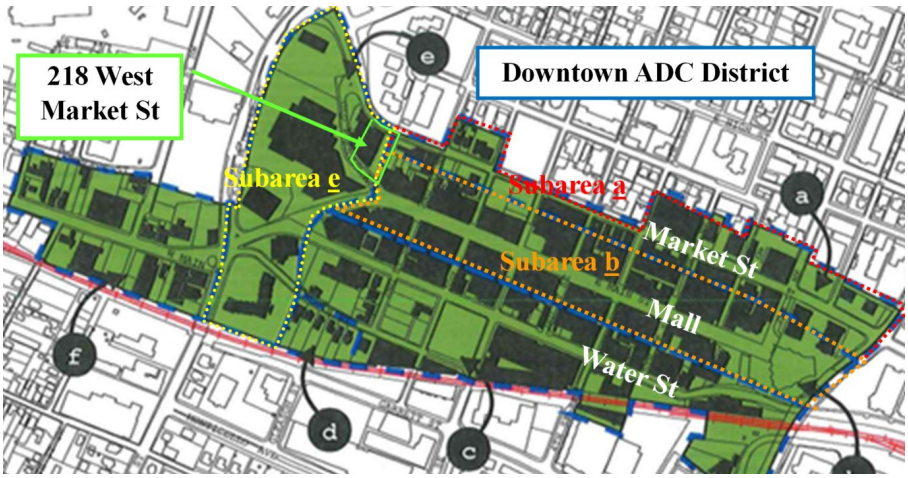
From ADC District Design Guidelines, Chapter 1: Downtown ADC District
Charlottesville's traditional, late 19th-century commercial core centered on Main Street, originally the Three Notched Road. Seven blocks now comprise a pedestrian mall designed by Lawrence Halprin in 1971. To the west, "Vinegar Hill" was an area of African-American commercial, civic, and residential buildings razed in a 1964 urban renewal project. 333 West Main, formerly Inge's Grocery, and Jefferson School are surviving structures. To the south, Water Street contained railroad-oriented warehouses and industrial buildings.

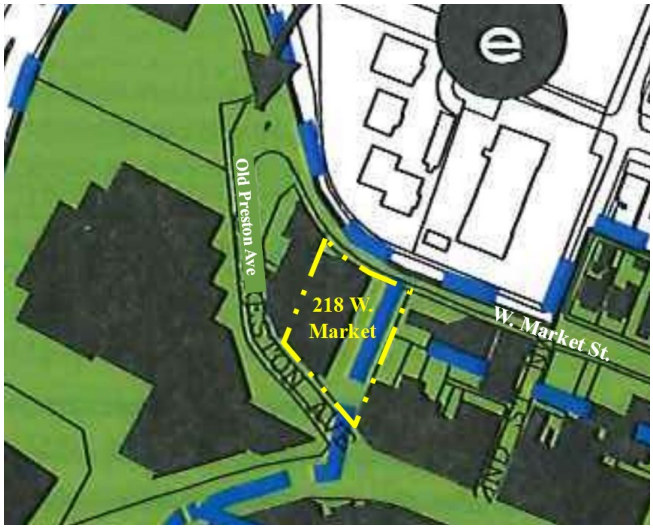
The project site straddles three of the ADC District's subareas:

Subarea a - Market Street: some turn-of-the-century residences with shallow setbacks converted to commercial uses, parking lots, late-nineteenth to mid-twentieth century commercial with no setback, vertical expression, 2 to 3 stories.

Subarea b - Mall: traditional Main Street, attached buildings, 2 to 4 stories with some larger buildings, masonry, no setbacks, traditional three-part facades: storefront, upper stories with windows, and cornice, tall proportions, flat or shed roofs, many mall amenities, tree canopies, outdoor eating, lively pedestrian atmosphere.

Subarea e - Vinegar Hill: eclectic area with remnants of traditional neighborhood patterns and a rich African-American cultural history; generally, a mix of medium scaled institutional and commercial buildings with intermittent residential structures; open lots and topographic change create a unique transitional urban fabric and opportunity for mixed uses.





From Chapter 3 of the ADC District Design Guidelines:

A. Introduction: Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. Setback

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- Modify setback as necessary for sub-areas that do not have well-defined street walls.
- Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.

C. Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

D. Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

E. Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. […] Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, such as downtown […] is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

Staff Note: the BAR's purview when evaluating the height of a proposed structure:

- Per Code Sec. 34-2.10.9.A.3.ii. "In Downtown Mixed Use (DX), where the BAR has authority, the maximum height is determined based on BAR review using their design guidelines. In areas outside of BAR authority, the maximum height is determined by the maximum number of stories and feet allowed by the zoning district."
- Per Code Sec. 34-5.2.7.B.2.c. In approving a CoA, the BAR may apply conditions that "require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations:
  i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
  ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
  iii. The BAR may require upper story stepbacks of up to 25'.

I. Windows and Doors

- Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications. [Note: Refer to the BAR's 2018 guidance re: clear glass.]

K. Street-Level Design

- 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.

- When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- Include doors in all storefronts to reinforce street level vitality.

M. Materials & Textures:
- The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 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.
- 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.
- 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.
- Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 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.
- 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 and Decoration
- Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- The mass of larger buildings may be reduced using articulated design details.
- Pedestrian scale may be reinforced with details.

Appendix

BAR Meeting Minutes April 16, 2024 – Excerpts 218 West Market

CoA – Preliminary Discussion, 218 West Market Street, new hotel
- Staff introduced the proposed project to the BAR for feedback and suggestions from the BAR. Project has changed from a residential use to a hotel. Prior project had an approved SUP, which will not be applied for the proposed hotel.
- Mr. Whitney had a question about the outdoor amenity space for the proposed project.
- Applicant replied that amenity space on the 3rd floor will be for the guests at the hotel. The amount of amenity space will far exceed the amount of public amenity space that is required.
- There was discussion and feedback surrounding the streetscape and the street trees on the site.
- Mr. Gastinger found it difficult to review the proposal with the surrounding and existing buildings context not provided in the applicant's submittal.
- Ms. Lewis reminded the applicant that the purview of the BAR is only on the exterior appearance of the building, not on the interior programming.
- Ms. Lewis reminded applicant of the associated conditions of the SUP approval by the Planning Commission in 2019.
- Mr. Schwarz noted the guidelines recommend durable, long-lasting materials, especially near the ground.

- The walk through from Old Preston and Market Street is much easier if it is a hotel versus a residential building according to the applicant.
- Mr. Gastinger suggested applicant to review the guidelines re: verticality and context. Asked about the parking and the potential of the building sitting on top of two stories of parking. Applicant replied the first story parking will be concealed, rest of building will be pulled back.
- Ms. Lewis recommended the applicant reach out to the other members of the BAR not present for the preliminary discussion.
- Several members noted the prominence of the site and will be visible from multiple points.

BAR Meeting Minutes November 19, 2024 – Excerpts 218 West Market

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Staff reviewed proposed project; goal is to get input, feedback, and questions from the BAR.
- There are a significant number of trees on the site that will be removed as part of this project.
- A connection to The Mall that was discussed in the April 2024 Preliminary Discussion.
- The demolition CoA for this property is still valid.
- Came before the BAR in April 2024 for a preliminary discussion.
- There has been a change in the architect since the April 2024 preliminary discussion.
- The proposed project will be 5 stories on Market Street and 6 stories on Old Preston Avenue.
- There are also some other zoning issues to be resolved with this project.
- There have been several iterations of this project over the past years.
- The new applicant team presented the changes that they are proposing with the new revisions and changes for this project.
- The applicant intent is to break up the facade so as not to read as one large wall. The intent is for the height to be more contextual and be more modest than the neighboring buildings (CODE Building and Omni).
- There will be a pedestrian path through the building that will connect West Market and Old Preston Ave.
- The entrance for the parking garage for the site will be on Market Street and will descend to the garage under the building.
- The ground floor on The Downtown Mall side would be retail and the ground floor on the other side would be the lobby of the hotel.
- The BAR did provide suggestions and feedback regarding this project for the applicant to include in the CoA application.
- There was appreciation from Mr. Gastinger in addressing the parking on the site.
- Mr. Gastinger does not believe that the building articulation fits in with Charlottesville and did not feel right. The building does not reflect The Mall. Felt that the materiality was off. There are some opportunities to improve the building.
- Mr. Timmerman expressed disappointment with the design of the building and how it works with the design guidelines. Hoped the design would reflect how special the site is being next to the Downtown Mall and being an extension of the Downtown Mall.
- Mr. Schwarz did speak about the pedestrian experience on the Market Street side of the building and the height of the building.
- Mr. Zehmer and Ms. Lewis summarized emails sent to the BAR, which had suggestions, criticism, and feedback for this project.
- The director of Lighthouse Studio (Deanna Gould) commented: The main concerns were safety, operational concerns, and eventually financial concerns.
- Staff said signage shown would not be allowed. A separate sign permit would be required.

- Plan did not address the landscaping plan and the screening of the rooftop equipment.
- Mr. Zehmer raised importance of showing lighting in the formal CoA application when it is submitted.
- Mr. Rosenthal and Ms. Tabony raised importance of having an entrance on the Downtown Mall to get up to the lobby.

BAR Meeting Minutes February 26, 2025 – Excerpts 218 West Market

CoA – Preliminary Discussion: 218 West Market Street, Multi-story hotel

- Project has previously come before the BAR for recommendations/comments.
- BAR has expressed a need for something more ornamental.
- Applicant noted proposed material is EIFS.
- Staff noted signage would require separate sign permits.
- Site and project will serve as a case study for mass, density, and urban integration given the current zoning.
- The purpose of the presentation by the applicant is to obtain feedback on the issues that were raised from the last BAR meeting and explain the show the design's development.
- The intent of this project is to get *back of house* hotel operations in west side of the building and have pedestrian experience on the Downtown Mall and Market Street side.
- There will be street trees on the Market Street side and Old Preston Street side of the site.
- Applicant provided aerial views of the proposed hotel with the context of the Omni Hotel next to the proposed hotel; multiple viewpoints of the proposed project from the Omni Hotel, from Old Preston, West Market Street, and the Downtown Mall; and different elevations and massing as seen from the Omni Hotel, Old Preston, West Market Street, and the Downtown Mall.
- Hotel rooms will start above the 2nd floor with the restaurant/commercial space on the first floor.
- Consensus among BAR regarding ceremonial stair on the Old Preston Street side and that the pedestrian experience on all sides of the proposed hotel have improved with this latest proposal.
- General agreement regarding use of EIFS and the amount of EIFS being used.

218 West Market Street

View from Market Steet looking west

April 2024

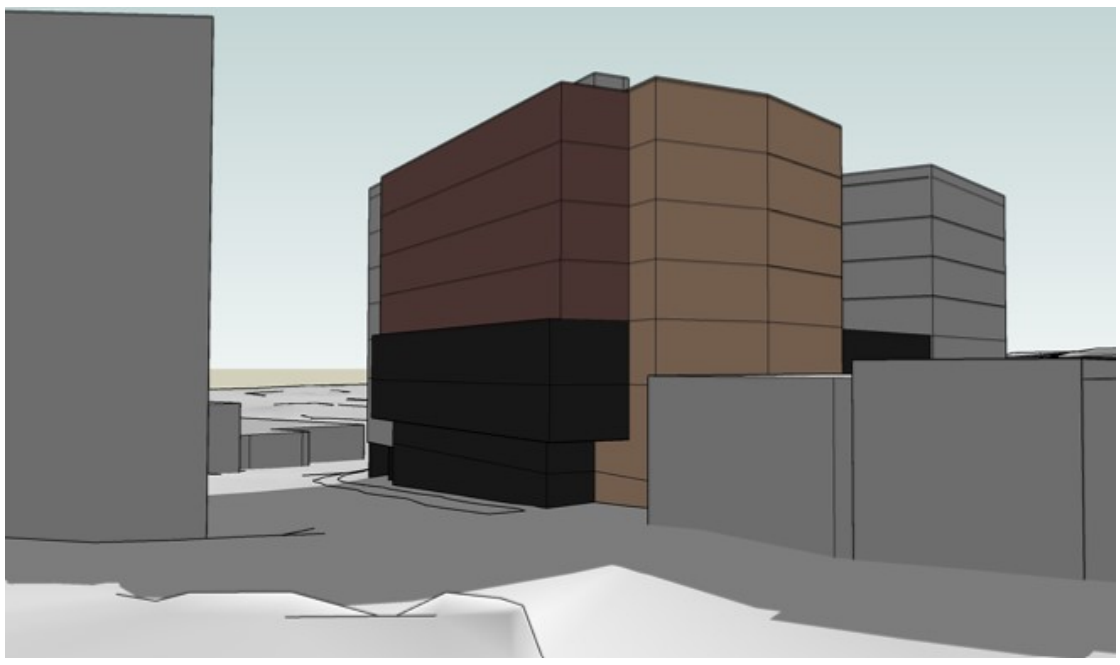
Nov 2024

Feb 2025

May 2025

View from Mall looking west

April 2024



Nov 2024

Feb 2025

May 2025

218 West Market Street

April 2024

View from Market Steet looking east

Nov 2024

Feb 2025

May 2025

218 West Market Street

Market Steet elevation

Nov 2024

Feb 2025

May 2025

218 West Market Street

Old Preston Ave elevation

Nov 2024

Feb 2025

May 2025

AC HOTEL by MARRIOTT

218 West Market Street, Charlottesville, VA

04.28.2025

A DEVELOPMENT BY
TITAN MANAGEMENT

HEIRLOOM

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

NITIN KULKARNI
NCARB AIA

AC HOTELS MARRIOTT

DESIGN DEVELOP

TABLE OF CONTENTS

I. DESIGN NARRATIVE

DESIGN NARRATIVE - BASED ON THE ADCD GUIDELINES

DESIGN CONCEPT:
The overall design intent is to emphasize contextual sensitivity—integrating seamlessly with the character of neighboring buildings, local materials, and existing patterns of activity rather than creating a new monument. The design balances several goals: extending the Mall experience at the pedestrian level and second-floor restaurant terrace along Preston Avenue—drawing patrons past the Whiskey Jar and Omni Hotel at what is currently a dark, under-activated end of the Mall; ensuring that the upper portions of the building along Preston Avenue remain deferential, serving as a respectful backdrop to the Mall experience rather than competing with it; and finally, reinventing the western portion of W Market Street by providing a sense of grandeur and a stately, welcoming entrance for visitors.

A. INTRODUCTION (PG. 6)

> GUIDELINES: "Often new commercial, office, or multi-use buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on west main street and in the 14th and 15th street area of the venable neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing."

RESPONSE: The proposed building takes cues from the adjacent contextual structures around the Downtown Architectural Design Control District. Our design strategy is outlined below.

B. SETBACKS (PG. 7)

> GUIDELINES: "Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall."

RESPONSE: Buildings along the Downtown Mall and Market Street traditionally align directly with the street, without setbacks. The proposed design maintains this rhythm at the lower levels, preserving the established street edge. Select narrow setbacks are introduced strategically to articulate and break up the building's facade.

C. SPACING (PG. 8)

> GUIDELINES: "Maintain existing consistency of spacing in the area. Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them."

RESPONSE: The proposed building seeks to preserve the established rhythm of spacing found along the Downtown Mall. Strategic blocking of massing elements is employed to break up and reinforce this existing rhythm.

D. MASSING AND FOOTPRINT (PG. 9)

> GUIDELINES: "Institutional or multi-lot buildings by their nature will have large footprints [...]. The Massing of such a large-scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions."

RESPONSE: Setbacks, bump-outs, and material changes have been used strategically to vary the facade wall planes and break up the roof line. On the facade facing Old Preston Ave brick is used on the lower floors to match the height of adjacent buildings. The upper stories are set back to reduce visual presence on the pedestrian walkway.

HEIGHT AND WIDTH (PG. 10)

> GUIDELINES: "Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have more vertical expression."

RESPONSE: The brick massing along the Old Preston Ave facade aligns with the height of neighboring buildings and is broken up by an entrance into the building to maintain a consistent street scape. The facade steps back from the adjacent historic structure—now the Whiskey Jar—out of respect for its character and to create room for a small gathering space. The slope of the site is utilized to hide the garage entrance out of view. On both street fronts the garage sits lower than the pedestrian entrances.

SCALE (PG. 11)

> GUIDELINES: "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."

RESPONSE: Entrances, patios, and storefronts help reinforce the human scale at the street level. Rhythms created at street level by column and storefront placement are continued up the facade using windows, differing paint, and EIFS joints to break down the wall plane.

ROOF (PG. 12-13)

GUIDELINES: "Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building."

RESPONSE: The proposed building utilizes the angled shape of the site as well as setbacks and change in wall planes on longer facades to break up the roof line.

ORIENTATION (PG. 14)

GUIDELINES: "New commercial construction should orient its facade in the same direction as adjacent historic buildings, that is, to the street."

RESPONSE: The proposed building responds to both Old Preston Avenue and Market Street by aligning with the angle of each roadway. It reinforces this connection through primary pedestrian and vehicular entrances oriented toward these streets.

WINDOWS AND DOORS (PG. 15)

GUIDELINES: "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. The size and proportions, 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."

RESPONSE: Storefronts are scaled to match the proportions along the Downtown Mall and Market Street, maintaining compatibility with adjacent historic facades. Upper-level windows are larger but subdivided with mullions to echo the rhythm and scale of traditional patterns.

STREET LEVEL DESIGN (PG. 17)

GUIDELINES: "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. Keep the ground level facades of new retail commercial buildings at least 80% transparent up to a level of ten feet."

RESPONSE: The proposed building activates Old Preston Avenue and Market Street with transparent, engaging ground-floor facades. Brick paving, storefront glazing, blade signage, and patios continue the Downtown Mall's rhythm and invite pedestrian interaction. A canopy and signage mark the hotel entry on Market Street, while extensive brick at the base provides texture and scale, avoiding blank walls and maintaining visual interest.

FOUNDATION AND CORNICE (PG. 18)

GUIDELINES: "Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings. If used, cornices should be in proportion to the rest of the building."

RESPONSE: The proposed design features a brick base along Old Preston Avenue and Market Street, establishing a strong visual foundation. Along the Downtown Mall frontage, the brick massing aligns with the height of neighboring buildings. On Market Street, the brick base provides a backdrop for the main pedestrian and vehicular entrances.

MATERIALS AND TEXTURES (PG. 19)

GUIDELINES: "The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings. 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. 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."

RESPONSE: The proposed building uses materials and textures that complement the district. Brick clads the first three floors along Old Preston Avenue, matching the nearby "Code" Building, with brick pavers extending the Downtown Mall's pedestrian continuity. Upper floors are stepped back and finished in gray stucco to reduce visual mass, while the brick base continues along Market Street. Shifts in materials across bays and planes maintain compatibility with the traditional character while giving the building a distinct identity.

PAINT (PG. 20)

GUIDELINES: "The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive. In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate."

RESPONSE: The proposed design avoids using brightly colored or intrusive paint colors, instead using gray and bronze which is more appropriate for the downtown district.

DETAILS AND DECORATIONS (PG. 21)

GUIDELINES: "More successful new buildings may take their cues from historic images and reintroduce and reinterpret design of traditional decorative elements or may have a modernist approach in which details and decoration are minimal."

RESPONSE: The proposed building presents a cohesive composition that references its historic context, drawing from adjacent brick detailing such as headers, soldier courses, and cornices.

Rugby Road Historic Conservation District

Rugby Rd-Univ Cir-Venable

North Downtown ADC District

Wertland Street ADC District

The Corner ADC District

Martha Jefferson Historic Conservation District

West Main Street ADC District

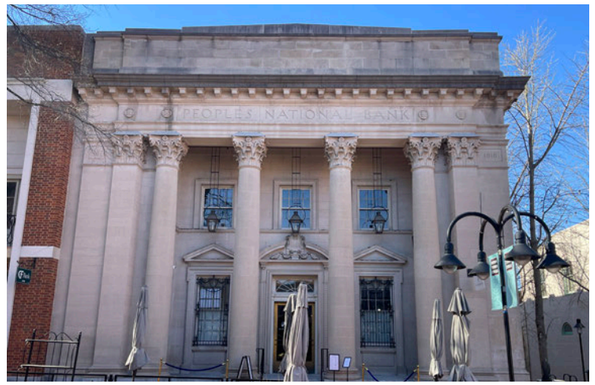
Oakhurst Cir-Gildersleeve Wood

Downtown ADC District

Ridge Street ADC District

ADC DISTRICT:

DOWNTOWN



THE BRADBURY

THE PARAMOUNT

LIGHTHOUSE STUDIO

ADC DISTRICT CONTEXT

218 WEST MARKET STREET

VICINITY MAP

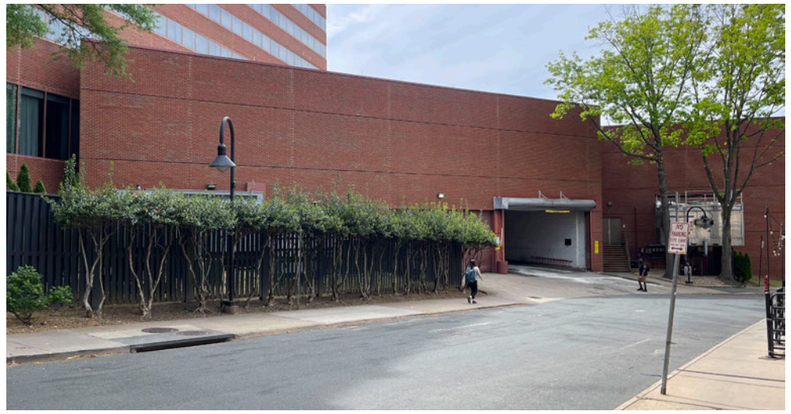
218 WEST MARKET STREET

PEDESTRIAN APPROACH FROM DOWNTOWN MALL

218 WEST MARKET STREET

THE CODE BUILDING

THE CODE BUILDING



THE OMNI HOTEL

THE VIOLET CROWN

110-114 OLD PRESTON AVE

THE WHISKEY JAR

THE OMNI HOTEL

PEDESTRIAN APPROACH FROM MARKET STREET

218 WEST MARKET STREET

LIGHTHOUSE STUDIO

200 MARKET STREET

BROWN'S LOCK AND KEY

LIGHTHOUSE STUDIO

COMMON HOUSE

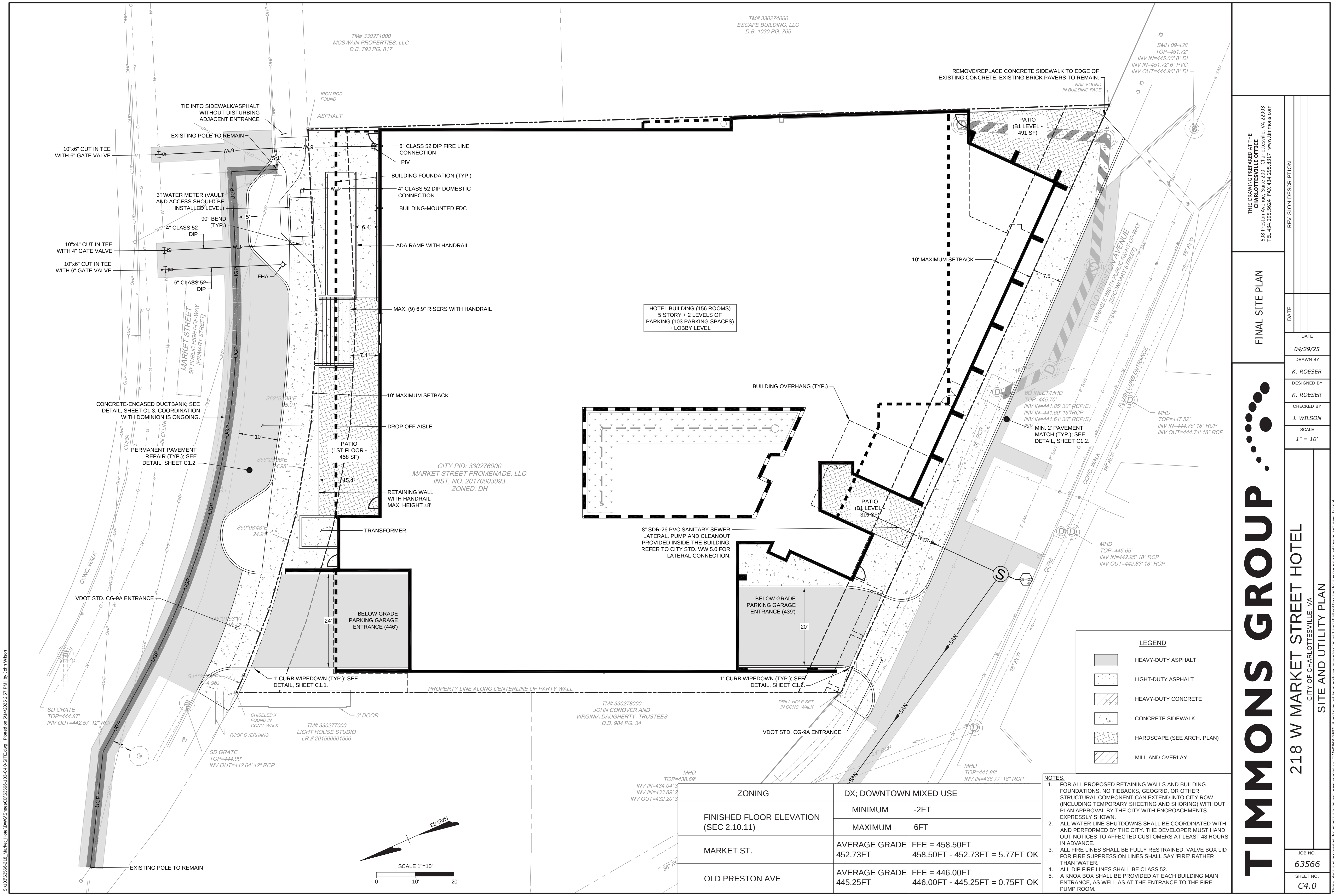
MCGUFFEY ART CENTER

LIGHTHOUSE STUDIO

ADJACENT CONTEXT ON MARKET STREET

218 WEST MARKET STREET

II. ARCHITECTURAL DESIGN OVERVIEW



ZONING	DX; DOWNTOWN MIXED USE	
FINISHED FLOOR ELEVATION (SEC 2.10.11)	MINIMUM	-2FT
	MAXIMUM	6FT
MARKET ST.	AVERAGE GRADE 452.73FT	FFE = 458.50FT 458.50FT - 452.73FT = 5.77FT OK
OLD PRESTON AVE	AVERAGE GRADE 445.25FT	FFE = 446.00FT 446.00FT - 445.25FT = 0.75FT OK

NOTES:

1. FOR ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS, NO TIEBACKS, GEOGRID, OR OTHER STRUCTURAL COMPONENT CAN EXTEND INTO CITY ROW (INCLUDING TEMPORARY SHEETING AND SHORING) WITHOUT PLAN APPROVAL BY THE CITY WITH ENCROACHMENTS EXPRESSLY SHOWN.
2. ALL WATER LINE SHUTDOWNS SHALL BE COORDINATED WITH AND PERFORMED BY THE CITY. THE DEVELOPER MUST HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE.
3. ALL FIRE LINES SHALL BE FULLY RESTRAINED. VALVE BOX LID FOR FIRE SUPPRESSION LINES SHALL SAY 'FIRE' RATHER THAN 'WATER.'
4. ALL DIP FIRE LINES SHALL BE CLASS 52.
5. A KNOX BOX SHALL BE PROVIDED AT EACH BUILDING MAIN ENTRANCE, AS WELL AS AT THE ENTRANCE TO THE FIRE PUMP ROOM.

AC HOTELS MARRIOTT

SITE PLAN

218 WEST MARKET STREET

DESIGN DEVELOP

AERIAL VIEW OF NW CORNER

218 WEST MARKET STREET

AERIAL VIEW OF SE CORNER

218 WEST MARKET STREET

VIEW FROM DOWNTOWN MALL - BEFORE

218 WEST MARKET STREET

VIEW FROM DOWNTOWN MALL - AFTER

218 WEST MARKET STREET

VIEW FROM MARKET STREET - BEFORE

218 WEST MARKET STREET

VIEW FROM MARKET STREET - AFTER

218 WEST MARKET STREET

B. SETBACKS - proposed building has a minimal setback, preserving the established street edge.

C. SPACING - The proposed building preserves the established Downtown Mall rhythm by strategically breaking up massing elements to reinforce existing spacing.

E. HEIGHT AND WIDTH - The brick massing aligns with adjacent buildings, steps back from the Whiskey Jar to respect its character, creates a gathering space, and hides the garage entrance using the site's slope.

I. WINDOWS AND DOORS - Storefronts are scaled to match Downtown Mall and Market Street proportions, and upper-level windows are divided with mullions to echo traditional rhythms.

K. STREET LEVEL DESIGN - Transparent ground-floor facades, brick paving, patios, and signage activate Old Preston Avenue and Market Street while avoiding blank walls and maintaining pedestrian interest.

L. FOUNDATION AND CORNICE - A brick base along Old Preston Avenue and Market Street provides a strong visual foundation and frames the main pedestrian and vehicular entrances.

O. DETAILS AND DECORATIONS - The design presents a cohesive composition that references adjacent brick detailing such as headers, soldier courses, and cornices.

D. MASSING AND FOOTPRINT - Setbacks, bumpouts, and material changes vary the facade planes and roofline, with brick used at lower levels to match neighboring heights and upper stories set back to reduce visual impact.

F. SCALE - Entrances, patios, and storefronts reinforce the human scale, while rhythms established at street level are continued upward through window patterns, paint, and EIFS joints.

G. ROOF - The angled site shape, setbacks, and wall plane shifts break up the building's longer facades and roofline.

H. ORIENTATION - The building responds to Old Preston Avenue and Market Street by aligning with each roadway and orienting its primary entrances toward them.

M. MATERIALS AND TEXTURES - Brick, stucco, and wood materials—paired with setbacks and bay shifts—create compatibility with the historic character while giving the building a distinct identity.

N. PAINT - Muted gray and bronze tones are used to maintain an appropriate, understated palette for the downtown district.

AC HOTELS MARRIOTT

COMPATIBILITY WITH ADCD GUIDELINES

218 WEST MARKET STREET

DESIGN DEVELOP

ELEVATION FROM OLD PRESTON AVE

218 WEST MARKET STREET

ELEVATION FROM MARKET STREET

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

RENDERED PERSPECTIVE

218 WEST MARKET STREET

PROPOSED FEATURES:

1. AC MARRIOTT HOTEL

2. AMENITY SPACE

3. BRICK ACCENT PAVING OR METAL GRATING

4. GINKGO BILOBA ‘PRINCETON SENTRY’

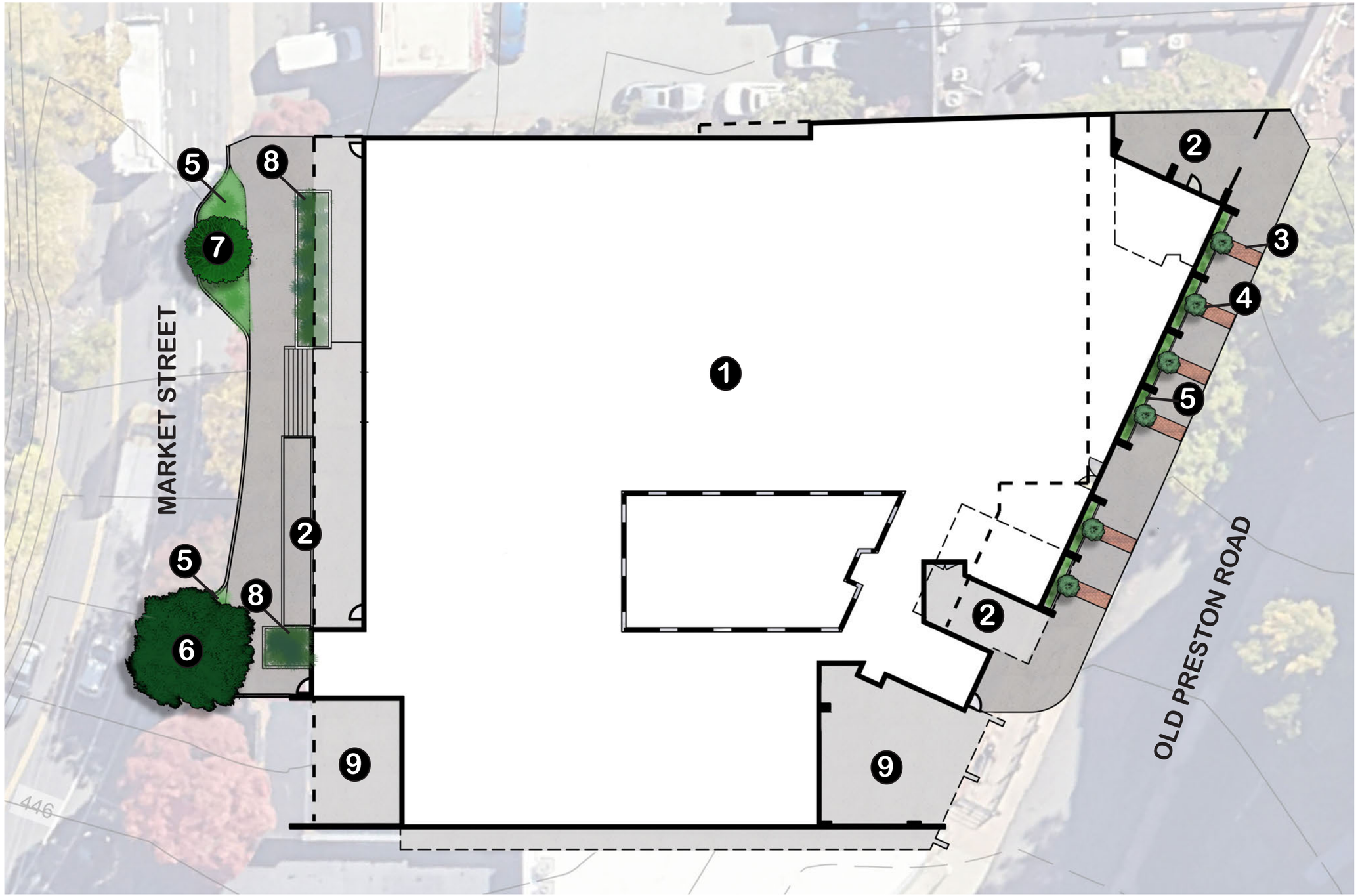
5. CAREX PENSYLVANICA PLANTING BED

6. ULMUS AMERICANA ‘JEFFERSON’

7. CRATAEGUS VIRIDIS ‘WINTER KING’

8. SCHIZACHYRIUM SCOPARIUM ‘STANDING OVATION’

9. BELOW GRADE PARKING GARAGE ENTRANCE



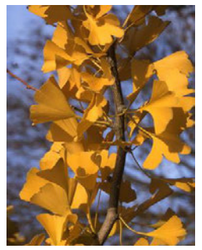
CONCEPT LAYOUT PLAN

218 WEST MARKET STREET

TREES AND SHRUBS:

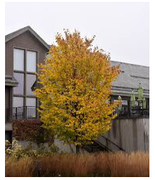
1. GINKGO BILOBA ‘PRINCETON SENTRY’



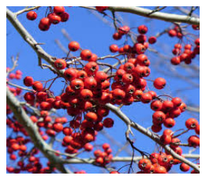
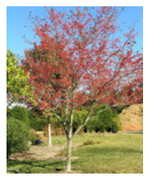


2. CAREX PENSYLVANICA PLANTING BED


3. ULMUS AMERICANA ‘JEFFERSON’


4. CRATAEGUS VIRIDIS ‘WINTER KING’

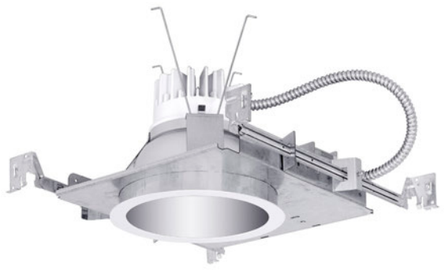

5. SCHIZACHYRIUM SCOPARIUM ‘STANDING OVATION’



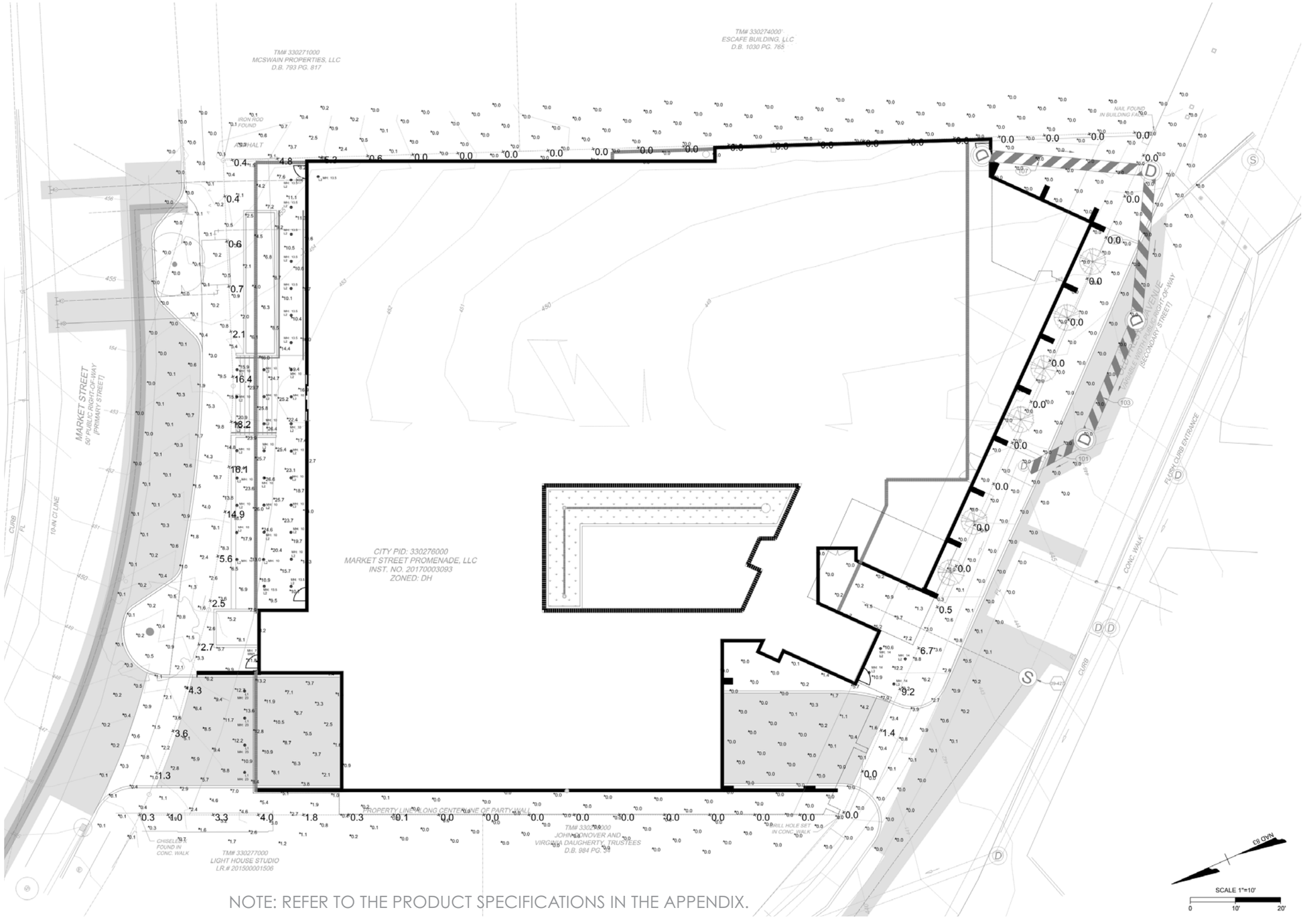
CONCEPT PLANTING PLAN

218 WEST MARKET STREET

GARDCO GEOFORM BLOCK SMALL WALL SCONCE



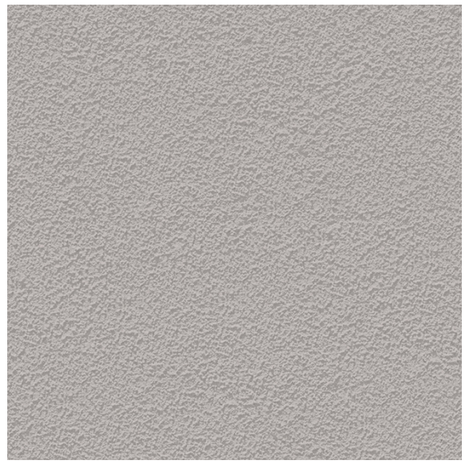
HELIOS LIGHTING 6" ROUND DOWNLIGHT AND WALL WASH



NOTE: REFER TO THE PRODUCT SPECIFICATIONS IN THE APPENDIX.

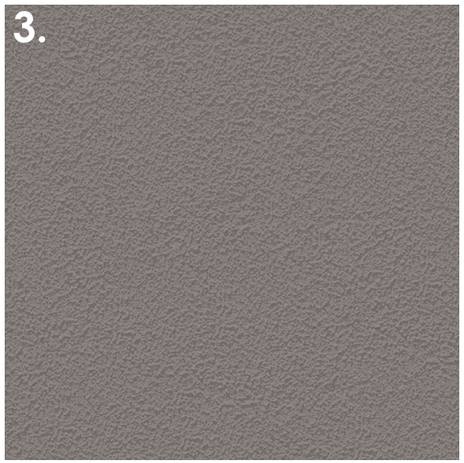
LIGHTING PLAN

218 WEST MARKET STREET



STO POWERWALL DRAINSCREEN;
MATCH BM 2109-50
"ELEPHANT GRAY"

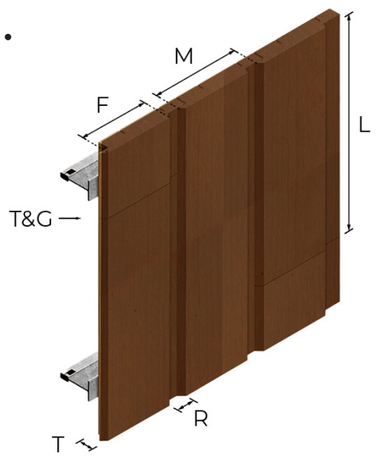
3.

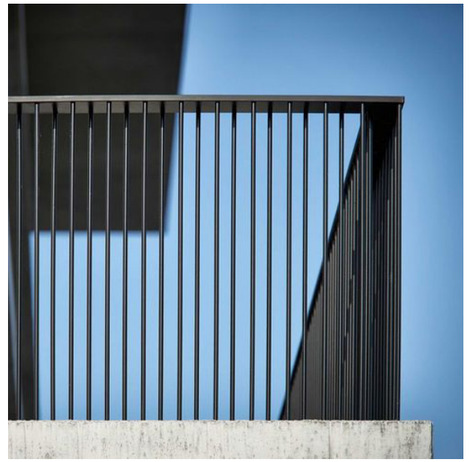


STO POWERWALL DRAINSCREEN;
MATCH BM CSP-385
"GOTHAM"

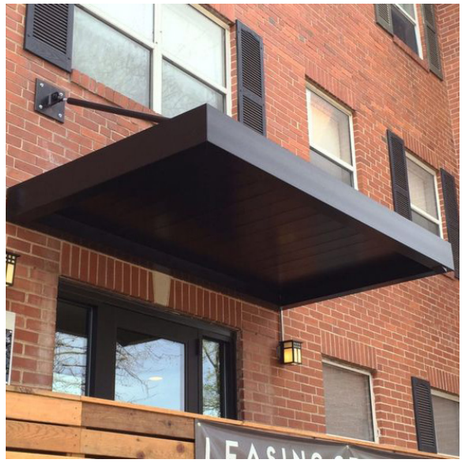
STO POWERWALL DRAINSCREEN;
MATCH BM 2130-20
"DEEP CAVIAR"

6.





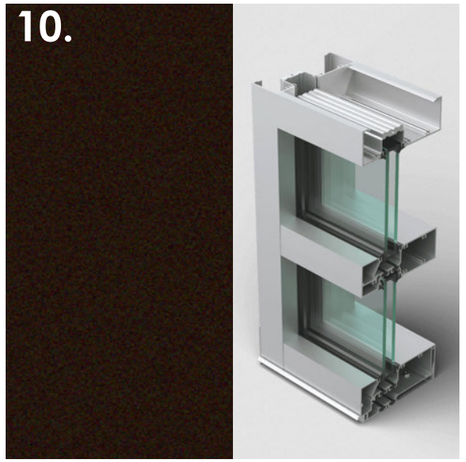
CUSTOM POWDER-COATED STEEL RAILINGS PAINTED TO MATCH STORE-FRONTS



CUSTOM GALVANIZED STEEL TUBE CANOPY STRUCTURE PAINTED TO MATCH STOREFRONTS

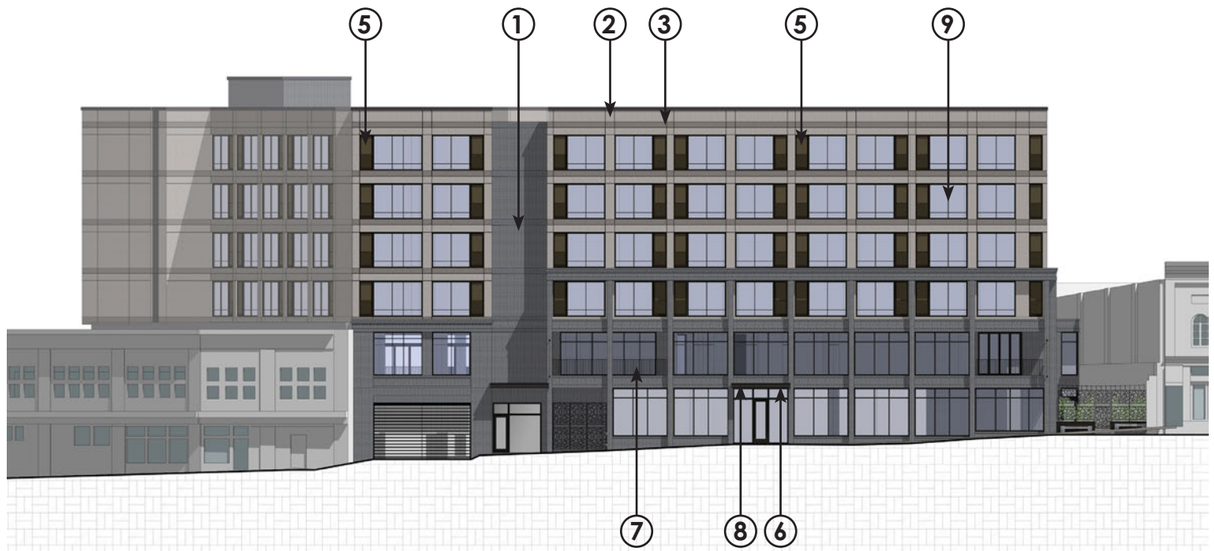
INTUS SUPERA 74, CW IN
DARK BRONZE

10.

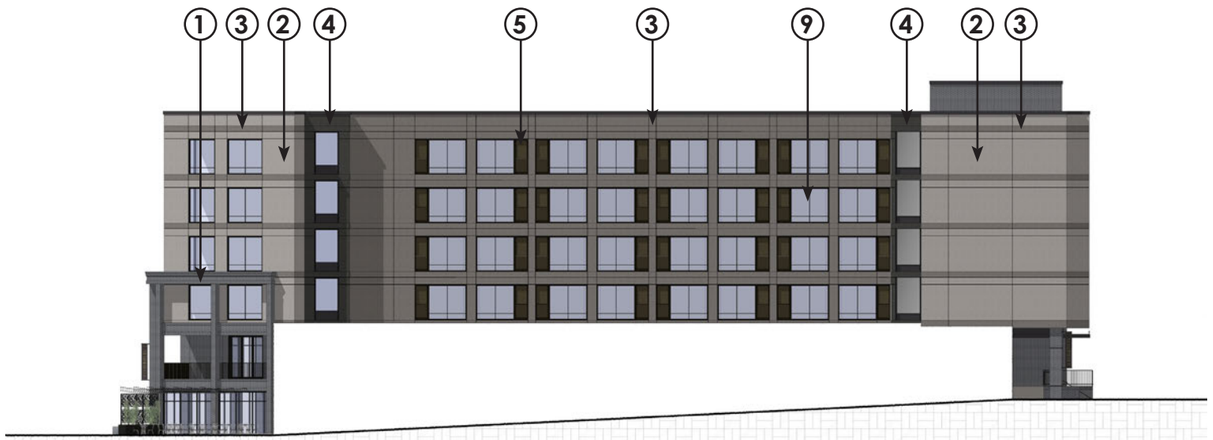


KAWNEER TRIFAB 451UT FRAMING SYSTEM IN DARK BRONZE

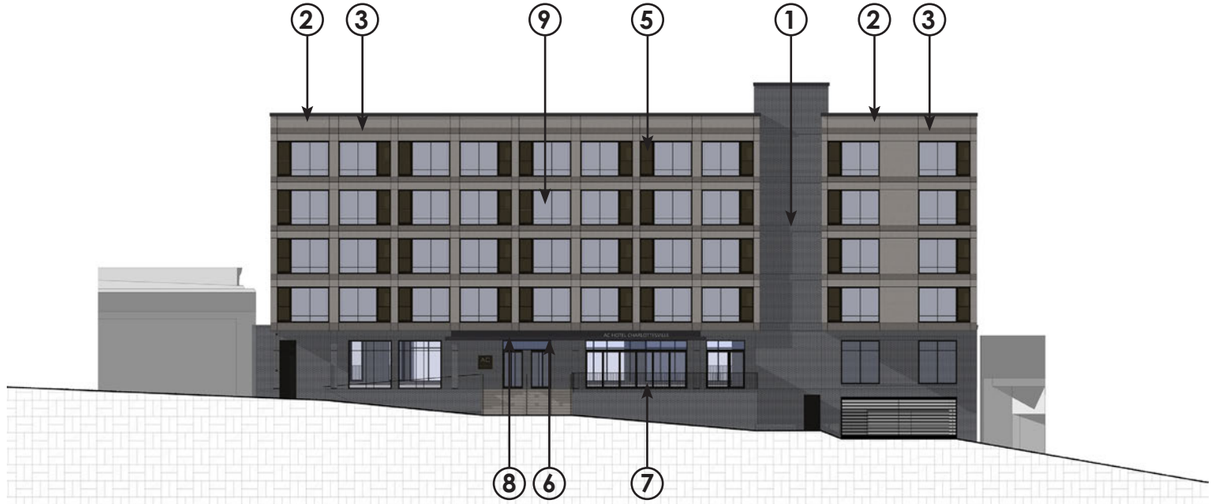
NOTE: REFER TO THE PRODUCT SPECIFICATIONS IN THE APPENDIX.



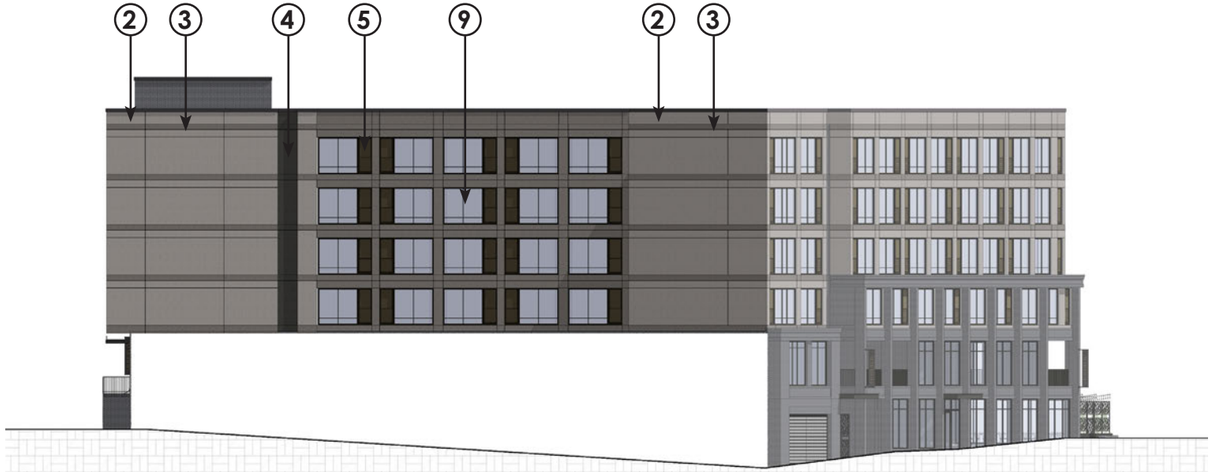
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

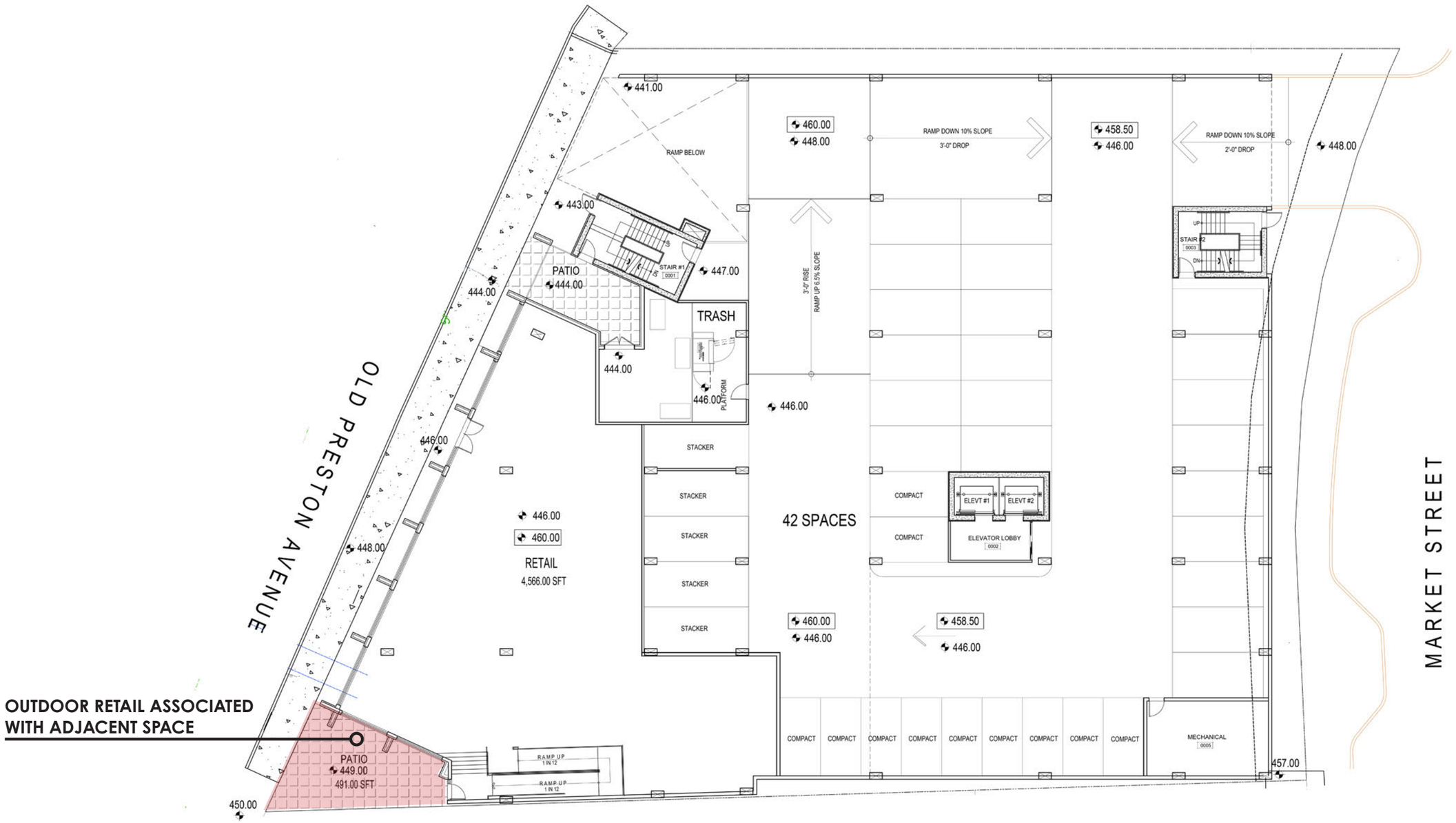


WEST ELEVATION

PROPOSED MATERIALS

218 WEST MARKET STREET

III. PLANS, ELEVATIONS, AND SECTIONS



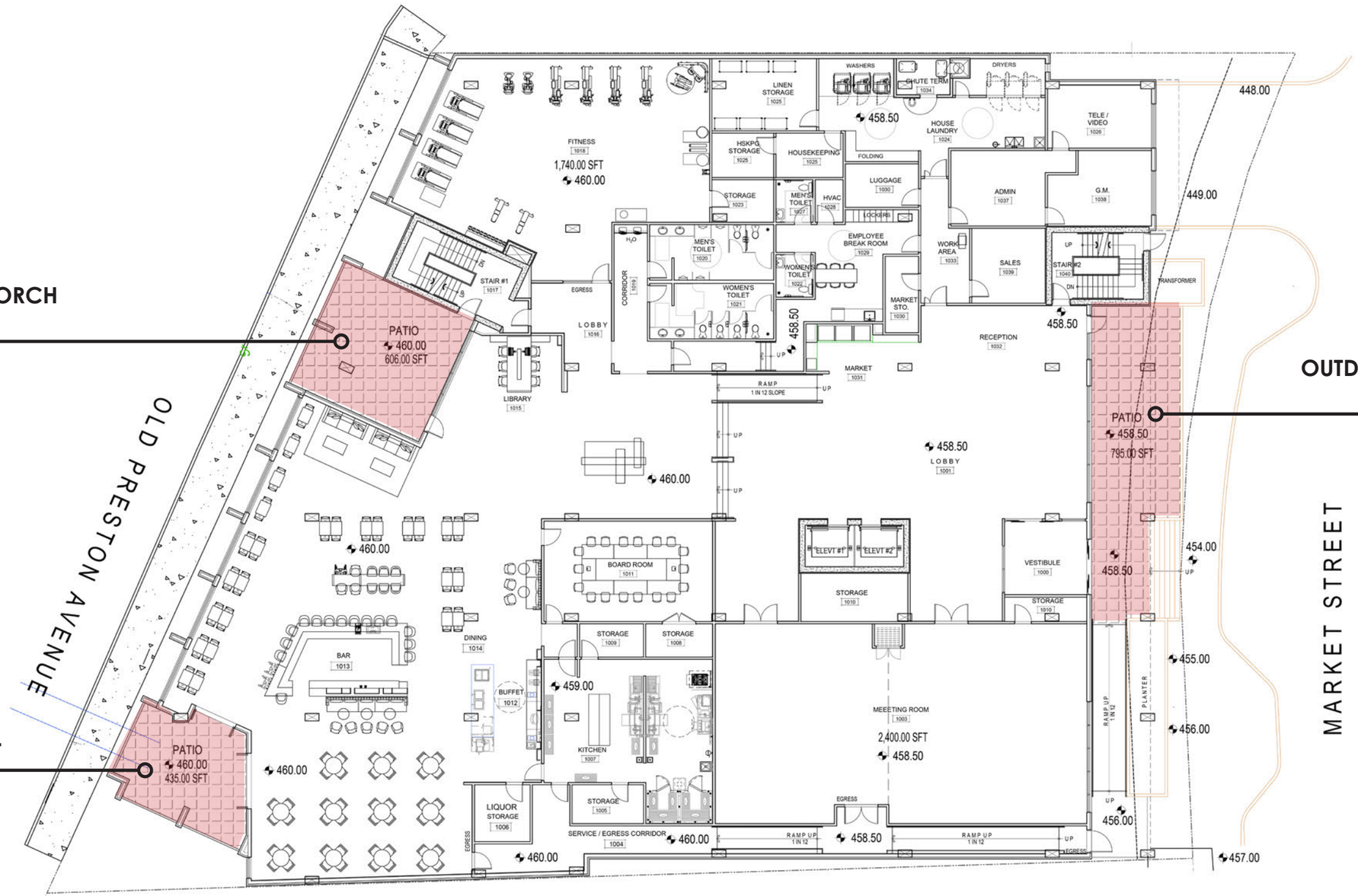
LOWER FLOOR PLAN - RETAIL

218 WEST MARKET STREET

OUTDOOR COVERED PORCH
OFF MAIN LOBBY

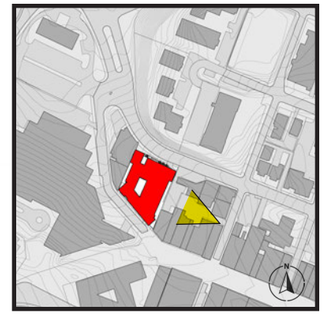
OUTDOOR COVERED
PATIO FOR RESTAURANT

OUTDOOR COVERED PORCH
OFF CHECK IN AREA



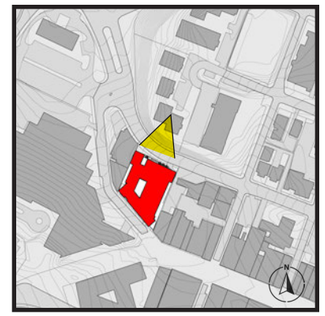
FIRST FLOOR PLAN - RESTAURANT AND LOBBY

218 WEST MARKET STREET



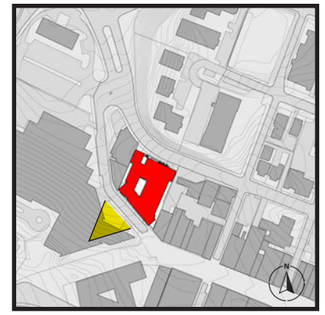
EAST ELEVATION

218 WEST MARKET STREET



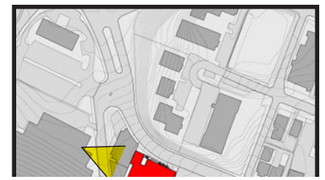
NORTH ELEVATION - MARKET STREET

218 WEST MARKET STREET



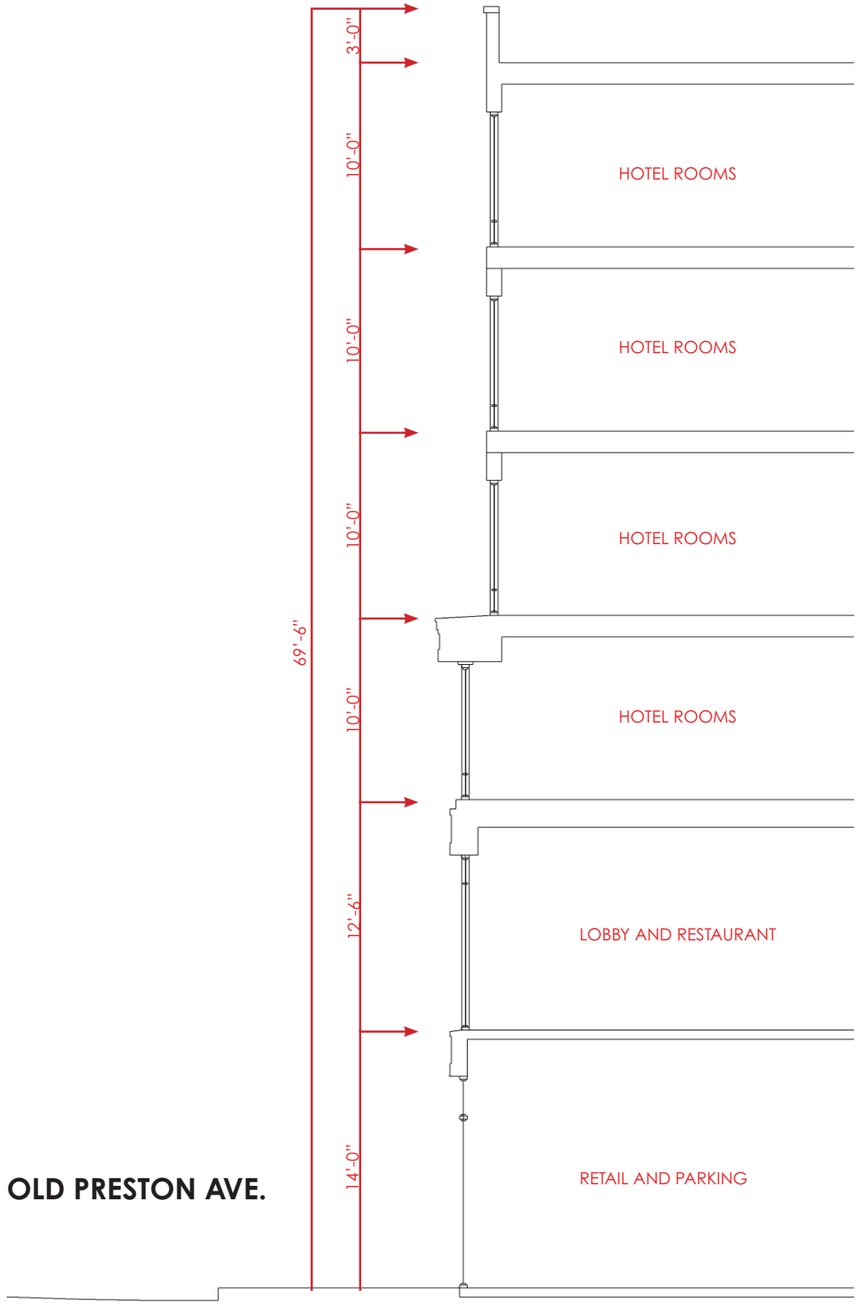
SOUTH ELEVATION - OLD PRESTON AVE

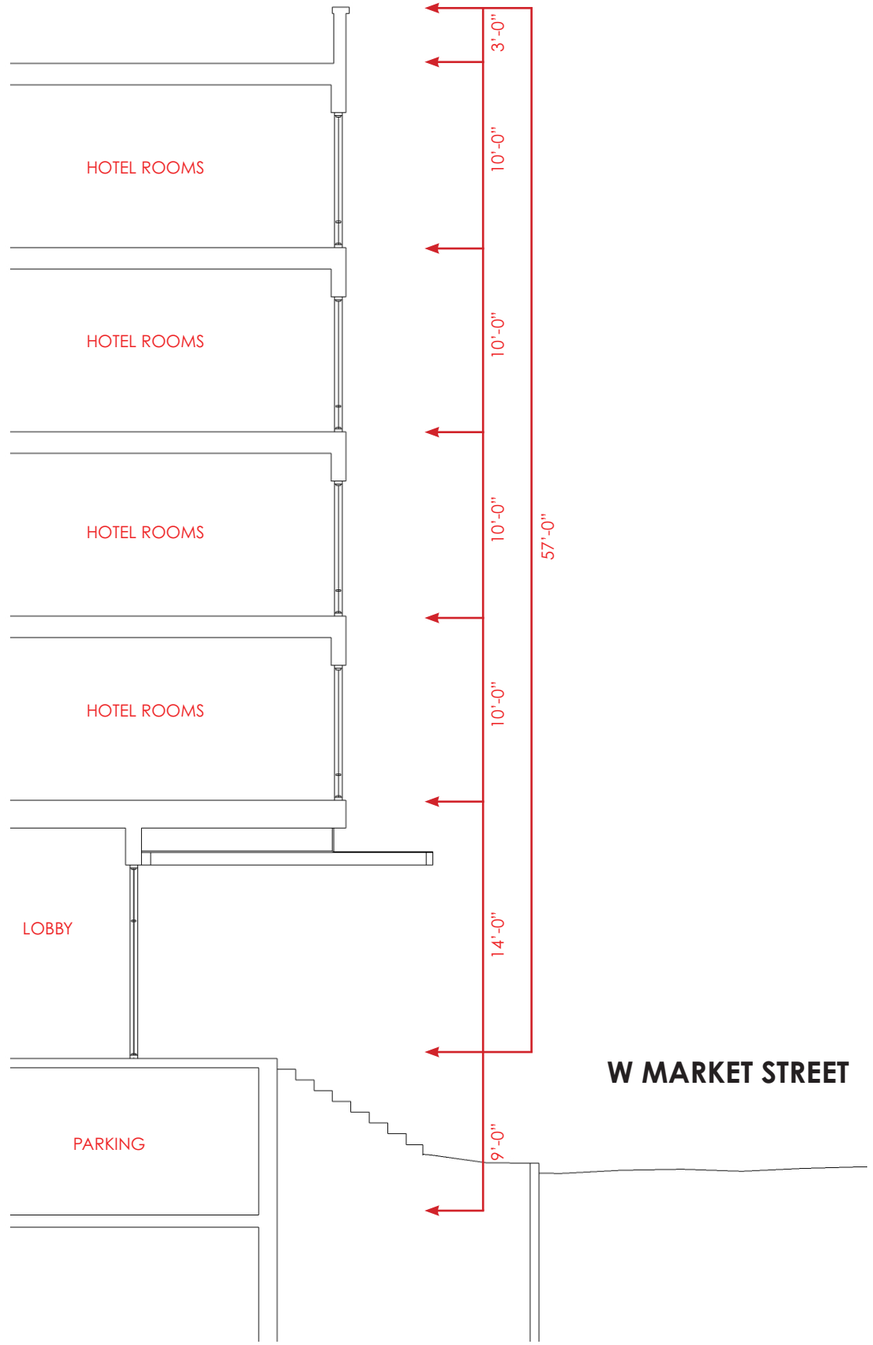
218 WEST MARKET STREET



WEST ELEVATION

218 WEST MARKET STREET





SECTIONS

218 WEST MARKET STREET

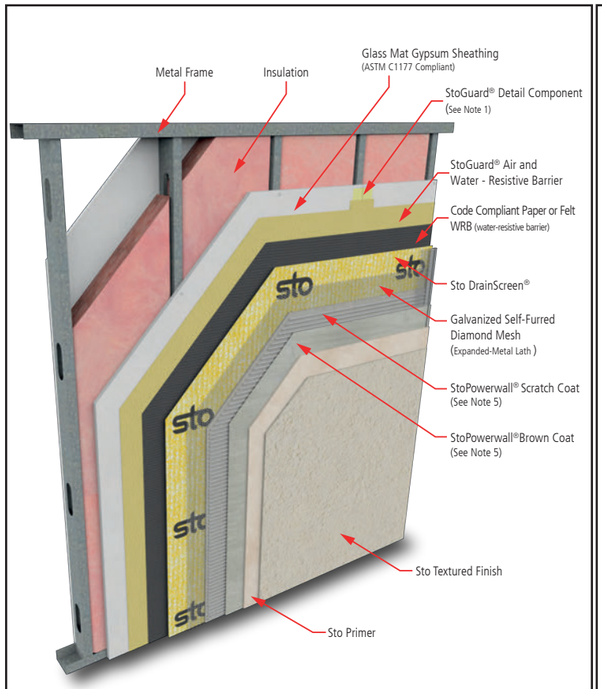
IV. APPENDIX

STOPOWERWALL DRAINSCREEN

Back to Top

StoPowerwall® DrainScreen®
System Components

Detail No.: 64s.00
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

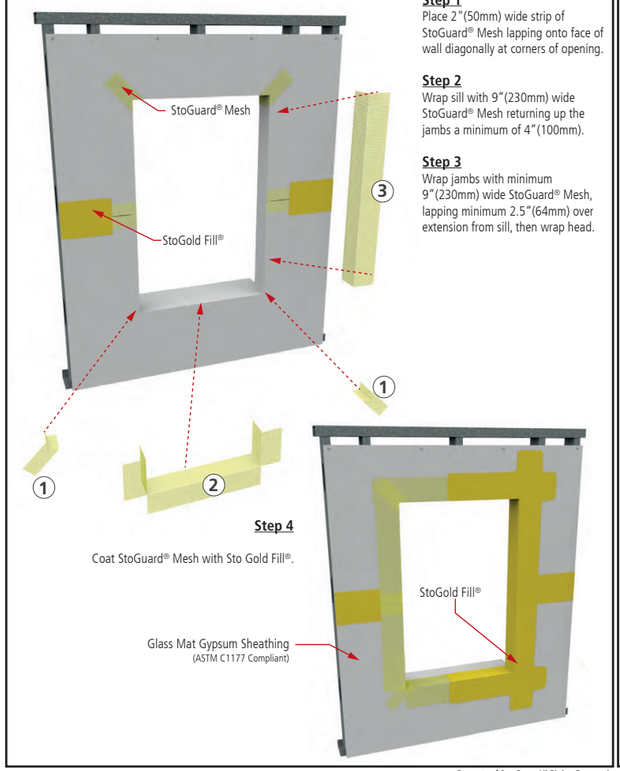
ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022
Page 1 of 2



Step 1
Place 2"(50mm) wide strip of StoGuard® Mesh lapping onto face of wall diagonally at corners of opening.

Step 2
Wrap sill with 9"(230mm) wide StoGuard® Mesh returning up the jambs a minimum of 4"(100mm).

Step 3
Wrap jambs with minimum 9"(230mm) wide StoGuard® Mesh, lapping minimum 2.5"(64mm) over extension from sill, then wrap head.

Step 4
Coat StoGuard® Mesh with Sto Gold Fill®.

Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

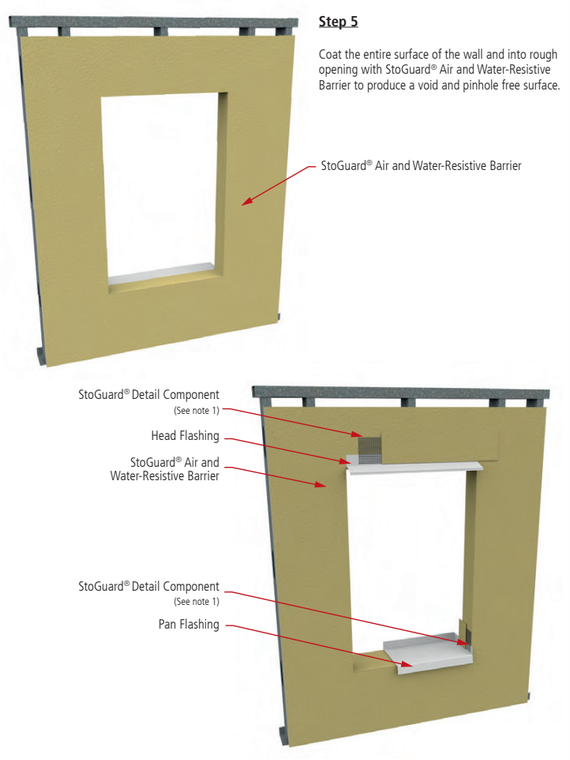
STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up,

StoPowerwall® DrainScreen®
Rough Opening Protection with StoGuard®Mesh

Detail No.: 64s.04M
Date: March 2022
Page 2 of 2

Step 5

Coat the entire surface of the wall and into rough opening with StoGuard® Air and Water-Resistive Barrier to produce a void and pinhole free surface.



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

ATTENTION

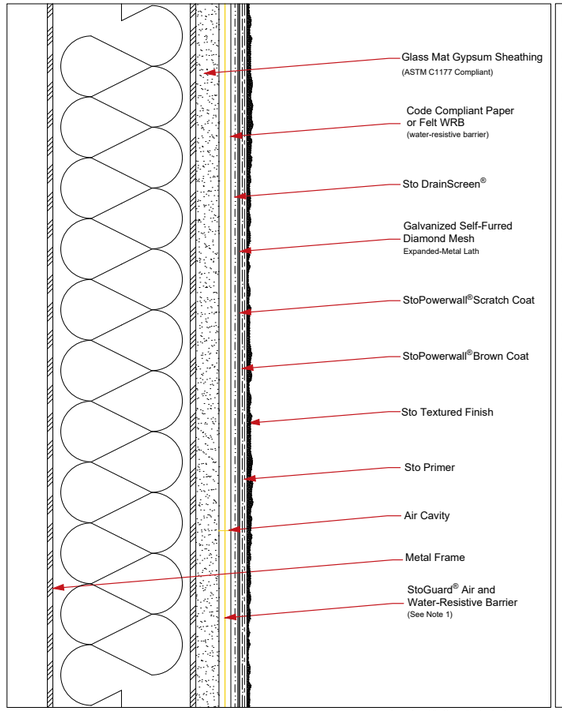
Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up,

STOPOWERWALL DRAINSCREEN

StoPowerwall® DrainScreen®
System Components

Detail No.: 64s.00.2D
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd2 (1.4 kg/m2) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

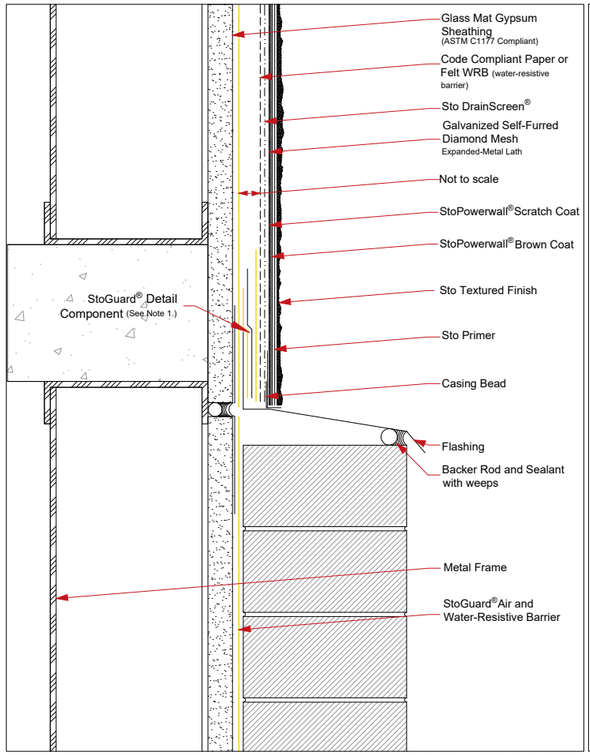
ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

StoPowerwall® DrainScreen®
Horizontal Joint at Dissimilar Material

Detail No.: 64s.10.2D
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd2 (1.4 kg/m2) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

7. Attach assembly components above floorline joint to deep leg track. Attach assembly components below floor line joint to embedded track with sufficient distance from deep leg track to allow for unimpeded floorline deflection.

www.stocorp.com

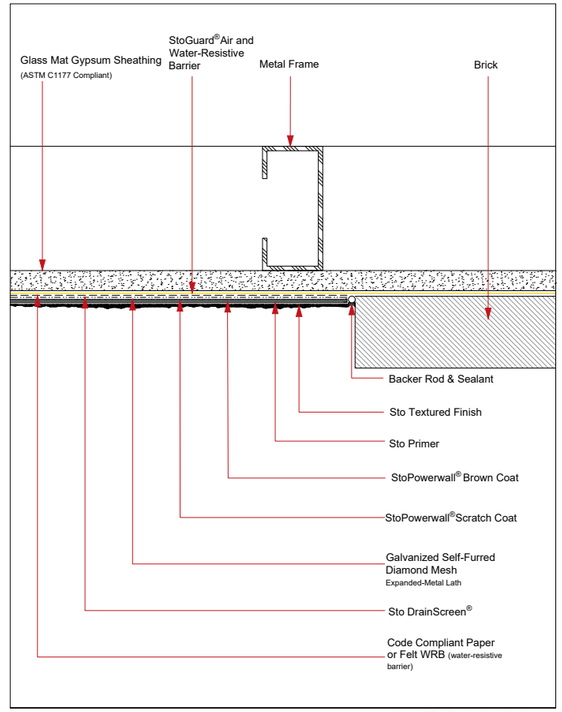
ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

StoPowerwall® DrainScreen®
Vertical Joint at Dissimilar Material

Detail No.: 64s.11.2D
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd2 (1.4 kg/m2) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

ATTENTION

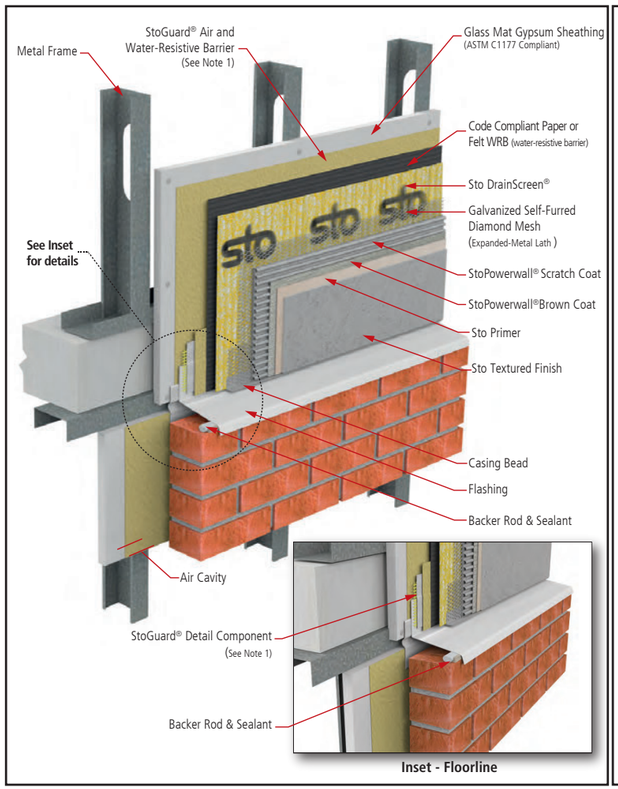
Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, of for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.

STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

STOPOWERWALL DRAINSCREEN

StoPowerwall® DrainScreen®
Horizontal Joint at Dissimilar Material

Detail No.: 64s.10
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

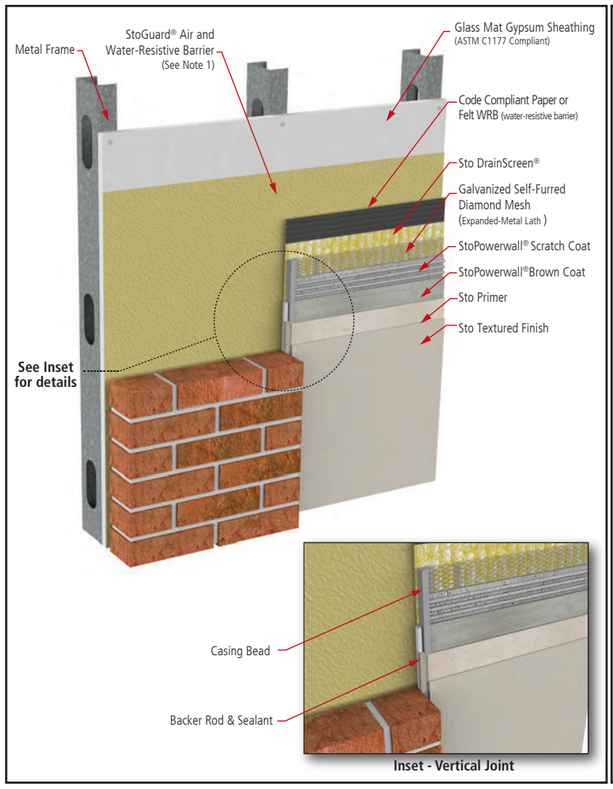
6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

7. Attach assembly components above floorline joint to deep leg track. Attach assembly components below floor line joint to embedded track with sufficient distance from deep leg track to allow for unimpeded floorline deflection.

www.stocorp.com

StoPowerwall® DrainScreen®
Vertical Joint at Dissimilar Material

Detail No.: 64s.11
Date: March 2022



Notes:

1. Refer to StoGuard Product Use Chart (Table 1.1) for StoGuard detail components; joint treatment, rough opening protection, backing for masonry anchors, or transitions to dissimilar materials, joints and seams in construction.

2. Refer to General Notes for specific information and design guidance on wall assembly components.

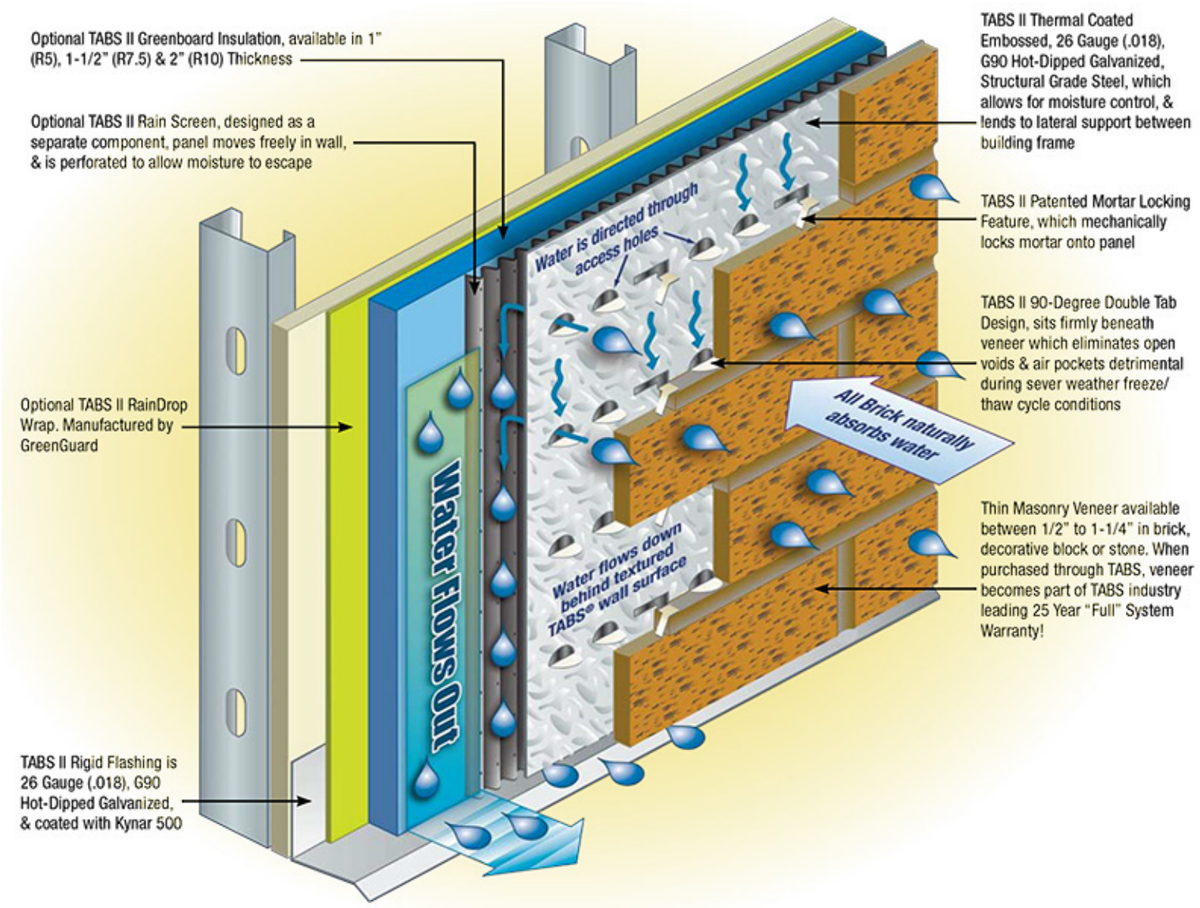
3. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.

4. Minimum 2.5 lb/yd² (1.4 kg/m²) self-furred galvanized diamond mesh metal lath.

5. Stucco scratch and brown coat material in compliance with ASTM C926 and manufactured or listed by Sto Corp.

6. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.

www.stocorp.com

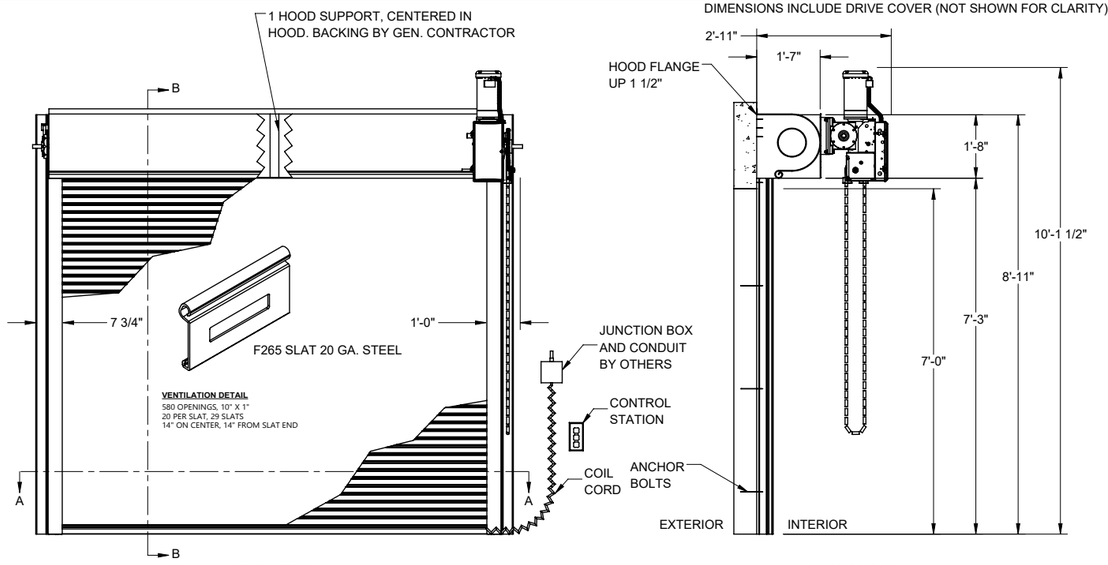


THIN BRICK TAB SYSTEM DETAIL

218 WEST MARKET STREET

OVERHEAD DOOR - ROLLING STEEL SERVICE DOORS - 610

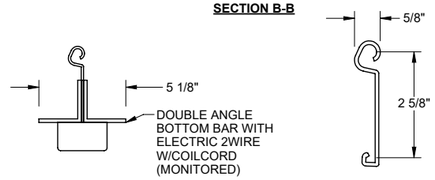
DIMENSIONS INCLUDE DRIVE COVER (NOT SHOWN FOR CLARITY)



ELEVATION

SECTION B-B

SECTION A-A



BOTTOM BAR SECTION

SLAT SECTION

MODEL 610 ROLLING SERVICE DOOR	DOOR MARK:	OPENING WIDTH: 24'-0"	OPENING HEIGHT: 7'-0"	QUANTITY: 1
The Genuine. The Original. OVERHEAD DOOR	JOB NAME: -	NOTES:		SHEET 1 OF 2
				DATE: 04/29/2025 12:40 PM EST
	ARCHITECT: -			QUOTE/ORDER#: SQDN003448-1
	CONTRACTOR: -			LINE #: 1
	DISTRIBUTOR: Overhead Door Company of Charlottesville			

RD_SD_FM_RH

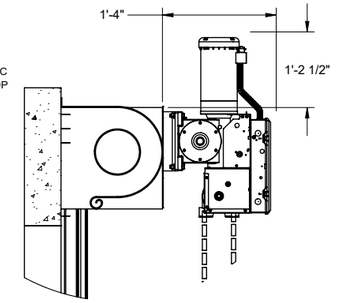
SPECIFICATIONS	
CURTAIN	20 GA. STEEL, GRAY, PRIMED
BACKCOVER	NONE
ENDLOCKS	VAR.FREQ.WINDLOCK
BOTTOM BAR	DOUBLE ANGLE, STEEL, POWDER COAT-BLACK
LOCK	NONE
ROUND HOOD	24 GA. STEEL, GRAY, PRIMED
FASCIA	NONE
GUIDES	STEEL, POWDER COAT-BLACK
BRACKET	1/4" STEEL, POWDER COAT-BLACK
PIPE	1 1/4" DRIVE SHAFT, 20,000 CYCLES SPRINGS
INTERLOCK(S)	NONE
DESIGN PRESSURE	20 PSF

DIMENSIONS INCLUDE DRIVE COVER (NOT SHOWN FOR CLARITY)

MOTOR UNIT

1/2 HP, 115/208/230V 1PHASE 60HZ, 10.0/5.0/5.0 FLA

RHX MOTOR OPERATOR, HOIST, 24 VDC DISC-TYPE BRAKE, ELECTRO-MECHANICAL LIMIT SWITCH ADJUSTMENT, ELECTRONIC CONTROL BOARD W/ LCD DISPLAY, ON-BOARD OPEN/CLOSE/STOP FUNCTIONS, BUILT IN RADIO RECEIVER, CYCLE COUNTER, MAXIMUM RUN TIMER & DELAY ON REVERSE FEATURE. GEAR HEAD REDUCTION. THERMAL OVERLOAD PROTECTION SYSTEM. CONTINUOUS DUTY MOTOR RATED 60 CYCLES PER HOUR, PUSH BUTTON (OPEN/CLOSE/STOP) , EDGE INTERFACE 2-WIRE, AUXILIARY OUTPUT, TIMER TO CLOSE.



MOTOR DETAIL

ACCESSORIES

2-WIRE MONITORED EDGE.

GUIDE DETAILS

STEEL ANGLES

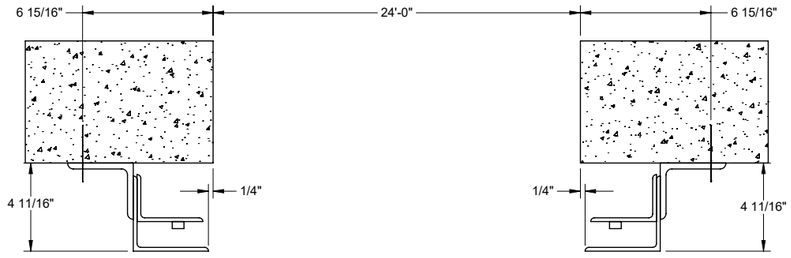
WALL ANGLE
3-1/2x3x5/16

INNER ANGLE
3.5x2.5x.200

OUTER ANGLE
4x4x.200

WALL FASTENERS

ANCHOR BOLTS
5/8" DIA. 16" ON CENTER
4-3/8" MIN. EMBEDMENT DEPTH



INTERIOR FACE MOUNT Z GUIDE ON CONCRETE JAMB

EST. SHIPPING WEIGHT 2070 LBS

MODEL 610 ROLLING SERVICE DOOR	DOOR MARK:	OPENING WIDTH: 24'-0"	OPENING HEIGHT: 7'-0"	QUANTITY: 1
The Genuine. The Original. OVERHEAD DOOR	JOB NAME: -	NOTES:		SHEET 2 OF 2
				DATE: 04/29/2025 12:40 PM EST
	ARCHITECT: -			QUOTE/ORDER#: SQDN003448-1
	CONTRACTOR: -			LINE #: 1
	DISTRIBUTOR: Overhead Door Company of Charlottesville			

RD_SD_FM_RH

GARDCO GEOFORM BLOCK SMALL WALL SONCE

GARDCO

Wall Mount

GeoForm

GBS LED wall sconce

Gardco GeoForm block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GBS-A03-840-T3M-UNV-MG

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls [2]	Electrical	Options	Finish
GBS GeoForm Block Small	**Precision Plus optics** **A01**[1] 1,500 lumens **A02**[1] 2,500 lumens **A03** 4,000 lumens **A04** 5,000 lumens **A05** 6,000 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4 **DFL** Diffusing lens	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V **347** 347V **480** 480V **HVU** 347-480V	**none** Leave blank (0-10V dimming driver standard) **DLEA**[2] Dimming Leads Externally Accessible (controls by others) **FAWS**[2] Field Adjustable Wattage Selector	**none** Leave blank (10kV kA surge protection standard) **SP2** Surge Protector 20kV/10kA (option) **FS1** Single Fuse (120, 277, or 347VAC) **FS2** Double Fuse (208V, 240V, or 480V) **PCB**[4] Photocontrol Button (120-277V)	**none** Leave blank **EM**[3][4] Emergency Battery Pack (0-40°C) **BAC**[5] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **OC** Specify optional color or RAL, contact factory **SC** Special Color (must supply color chip, requires factory quote)
	Light Effects optics **B01**[1] 700 lumens **B02**[2] 1,100 lumens **B03**[3] 2,200 lumens	**830** 80CRI 3000K **840** 80CRI 4000K	**WAW** Wall Wash **SPT** Spot **PEN** Pencil Beam					

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Not available with Emergency battery pack.
4. Only available from 120-277V, must specify voltage.
5. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
6. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[6]

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org

DLC LISTED PREMIUM

c UL us

GBS GeoForm block small

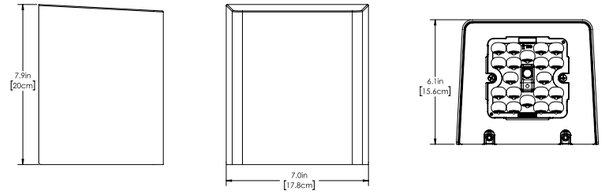
Wall sconce

Dimensions

GBS Small Block

Standard

Weight: 6.3 Lbs (2.8kg)

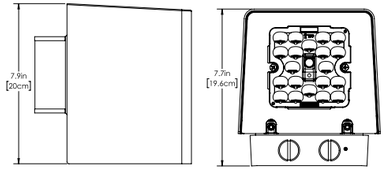


Accessory details

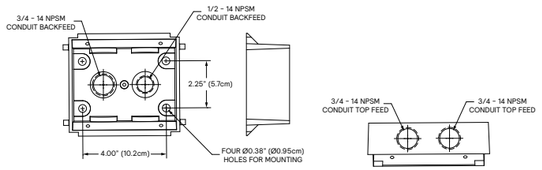
Surface mount conduit box (GF-WS-BK)

GBS Block with surface conduit wall mount box

Weight: 6.9 Lbs (3.1kg)



GF-WS-BK Details



GBS GeoForm block small

Wall sconce

GBS Lumen values

3000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GBS-A01-830	3000	80	10	1483	B1-U0-G1	145	1503	B1-U0-G1	147	1467	B0-U0-G1	144
GBS-A02-830	3000	80	17	2478	B1-U0-G1	147	2511	B1-U0-G1	149	2452	B1-U0-G1	145
GBS-A03-830	3000	80	25	3522	B1-U0-G1	143	3570	B1-U0-G1	145	3485	B1-U0-G1	142
GBS-A04-830	3000	80	34	4601	B1-U0-G1	137	4664	B1-U0-G1	139	4553	B1-U0-G1	136
GBS-A05-830	3000	80	41	5501	B2-U0-G2	134	5575	B2-U0-G2	136	5443	B1-U0-G1	132

4000K, 80CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GBS-A01-840	4000	80	10	1537	B1-U0-G1	151	1558	B1-U0-G1	153	1521	B0-U0-G1	149
GBS-A02-840	4000	80	17	2569	B1-U0-G1	152	2604	B1-U0-G1	154	2542	B1-U0-G1	151
GBS-A03-840	4000	80	25	3652	B1-U0-G1	148	3701	B1-U0-G1	150	3613	B1-U0-G1	147
GBS-A04-840	4000	80	34	4771	B1-U0-G1	142	4835	B2-U0-G2	144	4721	B1-U0-G1	141
GBS-A05-840	4000	80	41	5703	B2-U0-G2	139	5780	B2-U0-G2	141	5643	B1-U0-G2	137

4000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GBS-A01-740	4000	70	10	1732	B1-U0-G1	170	1756	B1-U0-G1	172	1714	B1-U0-G1	168
GBS-A02-740	4000	70	17	2895	B1-U0-G1	171	2934	B1-U0-G1	174	2865	B1-U0-G1	170
GBS-A03-740	4000	70	25	4115	B1-U0-G1	167	4171	B1-U0-G1	170	4072	B1-U0-G1	166
GBS-A04-740	4000	70	34	5376	B2-U0-G2	160	5449	B2-U0-G2	163	5320	B1-U0-G1	159
GBS-A05-740	4000	70	41	6427	B2-U0-G2	156	6514	B2-U0-G2	158	6359	B1-U0-G2	155

5000K, 70CRI

Ordering Code	CCT	CRI	Average System Wattage	Type 2M Lumen Output	Type 2M BUG Rating	Type 2M Efficacy (LPW)	Type 3M Lumen Output	Type 3M BUG Rating	Type 3M Efficacy (LPW)	Type 4M Lumen Output	Type 4M BUG Rating	Type 4M Efficacy (LPW)
GBS-A01-750	5000	70	10	1663	B1-U0-G1	163	1686	B1-U0-G1	165	1646	B1-U0-G1	161
GBS-A02-750	5000	70	17	2780	B1-U0-G1	165	2818	B1-U0-G1	167	2751	B1-U0-G1	163
GBS-A03-750	5000	70	25	3952	B1-U0-G1	161	4005	B1-U0-G1	163	3910	B1-U0-G1	159
GBS-A04-750	5000	70	34	5163	B2-U0-G2	154	5233	B2-U0-G2	156	5109	B1-U0-G1	153
GBS-A05-750	5000	70	41	6172	B2-U0-G2	150	6255	B2-U0-G2	152	6107	B1-U0-G2	149

Light Effects Optics 3000K, 80 CRI

Ordering Code	CCT	CRI	Average System Wattage	Wall Wash (WAW) Lumen Output	Wall Wash (WAW) Efficacy (LPW)	Spot (SPT) Lumen Output	Spot (SPT) Efficacy (LPW)	Pencil Beam (PEN) Lumen Output	Pencil Beam (PEN) Efficacy (LPW)
GBS-B01-830	3000	80	8	699	88	767	97	66	8
GBS-B02-830	3000	80	18	1397	78	1534	86	133	7
GBS-B03-830	3000	80	30	2446	82	2685	90	232	8

Light Effects Optics 4000K, 80 CRI

Ordering Code	CCT	CRI	Average System Wattage	Wall Wash (WAW) Lumen Output	Wall Wash (WAW) Efficacy (LPW)	Spot (SPT) Lumen Output	Spot (SPT) Efficacy (LPW)	Pencil Beam (PEN) Lumen Output	Pencil Beam (PEN) Efficacy (LPW)
GBS-B01-840	4000	80	8	734	92	805	101	70	9
GBS-B02-840	4000	80	18	1467	82	1611	90	139	8
GBS-B03-840	4000	80	30	2568	86	2819	94	244	8

GARDCO GEOFORM BLOCK SMALL WALL SCONCE

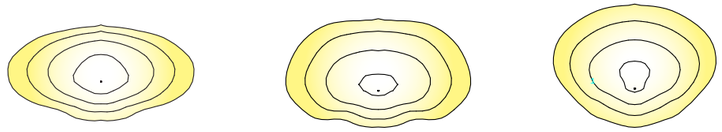
GBS GeoForm block small

Wall sconce

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	CCT	CRI	Avg. System Wattage (W)	Type 2		Type 3		Type 4		DFL	
				Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating	Lumen Output	BUG Rating
GBS-A01/2/3/4/5-830-x-EM	3000	80	6	856	B0-U0-G0	868	B0-U0-G0	847	B0-U0-G1	717	B1-U0-G0
GBS-A01/2/3/4/5-840-x-EM	4000	80	6	887	B0-U0-G0	899	B0-U0-G0	878	B0-U0-G1	743	B1-U0-G0
GBS-A01/2/3/4/5-740-x-EM	4000	70	6	1000	B0-U0-G0	1014	B0-U0-G0	990	B0-U0-G1	838	B1-U0-G0
GBS-A01/2/3/4/5-750-x-EM	5000	70	6	960	B0-U0-G0	973	B0-U0-G0	950	B0-U0-G1	804	B1-U0-G0

Optical Distributions



Type 2

Type 3

Type 4

Specifications

Construction

Main body housing and door frame made of low copper die cast aluminum alloy for a high resistance to corrosion. Removable die cast backplate to allow access to driver or other electronic components for servicing. The housing acts as the main heat sinking component, optimized for maximum thermal dissipation. Giving the freedom to have a clean minimalist aesthetic design while allowing it to house emergency battery backup equipment and various other options. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

IK Rating IK08 high impact resistance rating for both the housing and optics

IP Rating IP65 rated luminaire with IP66 rated light engine

Light engine

Electrical components are RoHS compliant, IP66 sealed light engine equipped LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module

Precision Plus LED printed circuit board assembly made of 20 LEDs populated on aluminum metal clad board for optimal thermal dissipation ensuring long LED life. Light Effects feature single COB LED array.

Optical System

Precision Plus optics composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution for optimized spacing, target lumens and a superior lighting uniformity. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Light effects optics composed of low iron tempered clear glass with molded gasket attached to lens without tools or RTV. Lenses provide narrow spot, pencil beam, and wall wash optical distributions.

Mounting

Mounting is achieved through integral back plate that features a hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire body. Luminaire ships fully assembled, ready to install. GeoForm requires a mounting kit accessory for use of inverted luminaires. Mounting kit includes Safety Cable and hardware. GeoForm with Precision Plus optics are suitable for damp locations only when inverted. GeoForm with Light Effects optics are suitable for wet location when inverted.

Installation

GeoForm features an integral hook on its mounting plate which allows a single installer to perform wiring without assistance. See installation instructions for complete details.

Control options

0-10V dimming (DLEA): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

GBS GeoForm block small

Wall sconce

Specifications (cont'd)

Emergency Battery Backup (EM): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. Emergency is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. 0-10V dimming driver down to 10% standard. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/ IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Listings

UL/cUL listed to the UL 1598 standard, suitable for wet locations when mounted downward facing. GeoForm with Precision Plus optics listed for damp locations when inverted. GeoForm with light effects optics listed for wet location in up or down orientation. Suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). GeoForm configurations with Precision Plus optics are qualified under Design Lights Consortium® Premium category. Consult DLC Qualified Products List on Specific Classifications and for more details. CCTs 3000K and warmer are IDA Dark Sky Approved. FCC Compliant.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powder coat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

GeoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>102,000 hours	>91%

GENLYTE SOLUTIONS a signify business

Signify North America Corp.
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

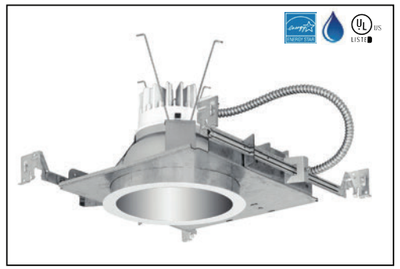
Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

HELIOS LIGHTING 6” ROUND DOWNLIGHT AND WALL WASH

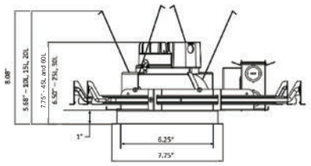
6” Round
Downlight & Wall Wash
New Construction / Non-IC

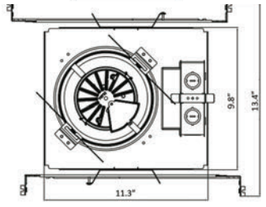
Date: _____
Project: _____
Type: _____
Cat. #: _____

PRODUCT IMAGES



Standard Dimensions:





See Page 3 for additional dimensioned Line Art

SPECIFICATIONS

Applications:
- New Construction Recessed Downlight suitable for Commercial and Architectural Applications.
- Suitable for ambient temperatures up to 35C (95F) with free airflow around fixture.

Key Dimensions
- Aperture – 6.25”
- Ceiling Cutout – 7.1”
- Overlap Flange – 7.75”

Construction:
- Galvanized Steel New Construction Housing
- Telescoping Bar Hangers Included (up to 24” grid)
- Light Engine and Driver Can Extend below the ceiling for ease of accessibility

Optical System:
- Self Flanged Aluminum Reflector with Semi-Diffuse Anodized Finish
- 45 degree visual cutoff to source
- 80+ CRI / 3 SDCM Color Consistency – see separate product page for 90+ CRI options
- 70% Lumen Maintenance at 50,000+ Hours
- 100 to 120 Lumens Per Watt
- Field Configurable Kelvin Temperature to 30K, 35K or 40K up to 3000 lumens
- Lensed Wall Wash Option Available, may be orientated in 90 degree increments to housing
- Antimicrobial paint option eliminates 99.9% of E. Coli and Staphylococcus within 24 hours

Electrical:
- 120 thru 277v 50/60hz Input Power
- <20% THD; PF > 0.9
- EMI FCC 47CFR Part 15, Class A
- Standard 0-10v dimming to 10%, , 1% dimming available,
- Driver Sources up to 2ma of current to the dimming circuit
- FCC Part15, Class A

Certifications:
UL listed for:
- Wet Location under covered ceilings with Downlight Option
- Damp Location under covered ceiling with Wall Wash Option
- Energy Star Listed

Battery Back Up
- EMR option supplied with a pre-wired 7watt LED battery that is UL Listed for Field Installation. Remote Test Switch included.
- EMI option supplied with a pre-wired 6watt LED self-diagnostic battery that is UL Listed for Field Installation. Test Switch ships with and is integral to the reflector. Not suitable for use with Wall Wash or NCT options.

Warranty:
- Standard 5 Year Limited Warranty.

See www.heliosltg.com/warranty for Details.

ORDERING INFORMATION

ORDERING EXAMPLE: 6R15L35KAN

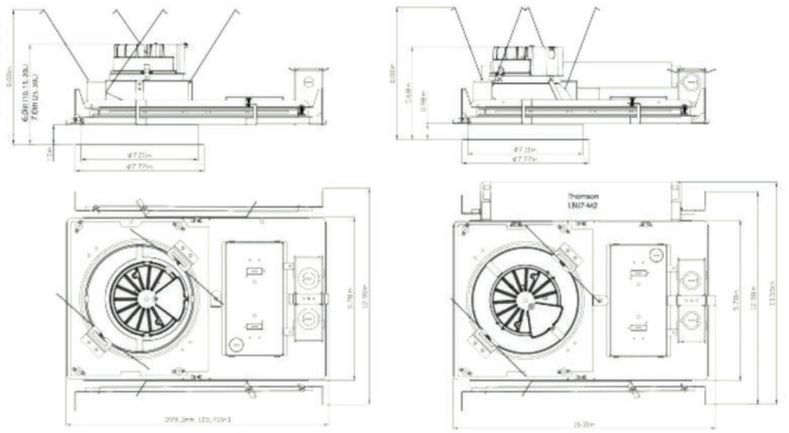
Aperture	Output	Kelvin	Reflector	Function	Dimming	Emergency
6R - 6” Round	**05L -** 500 lumens	**30K**	**AN -** Semi-Diffuse Anodized Cone and Flange	**Blank -** Downlight	**Blank -** 10%, 0-10V	**Blank** - No Battery
	10L - 1000 lumens	**35K**	**WF -** Anodized Cone and White Flange	**WW-** Lens Wall Wash	**DM1-** 1%, 0-10V	**EMR -** Battery Back Up with Remote Test Switch
	15L - 1500 lumens	**40K**	**WH -** White Cone & Trim	**NCT -** Non-Conductive Trim		**EMI -** Battery Back Up with Integral Test Switch
	20L - 2000 lumens		**BF -** Andodized Cone & Black Flange			**GTD -** Generator Transfer Device, 0-10v compatible
	25L - 2500 lumens		**BL -** Black Cone and Black Flange			
	30L - 3000 lumens		**AMB** – Nano Antimicrobial White Paint			
	45L - 4500 lumens					
	60L - 6000 lumens					

Housing and Reflector Ship Separately

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Revision: 08/17/23

Alt Gen1 Dimensions



EMR and EMI Dimensions

Housing and Reflector Ship Separately

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2019 Helios Lighting • All Rights Reserved • For more information visit our website: www.heliosltg.com

Revision: 08/17/23