

**From:** Scala, Mary Joy  
**Sent:** Wednesday, June 04, 2014 12:27 PM  
**To:** 'Keith Woodard'  
**Subject:** BAR Action May 20, 2014 - 104 1st Street N

June 4, 2014

First & Main Charlottesville, LLC c/o Woodard Properties  
224 14<sup>th</sup> Street NW  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**  
BAR 14-04-03  
104 1<sup>st</sup> Street North  
Tax parcels 330244000 and 330245100  
First & Main Charlottesville, LLC, Owner/Keith O Woodard, Applicant  
First/Market parking lot: add fencing, lighting, landscaping

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

**Approved as submitted (8-0) except trees and planting details to be approved administratively after circulating details to BAR by email.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (November 20, 2015), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 20, 2014**



**Certificate of Appropriateness Application (deferred from April 18)**

BAR 14-04-03

104 1<sup>st</sup> Street North

Tax parcels 330244000 and 330245100

First & Main Charlottesville, LLC, Owner/Keith O Woodard, Applicant

First/Market parking lot: add fencing, lighting, landscaping

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**Background**

104 1<sup>st</sup> Street North is a parking lot opposite Lee Park, located in the Downtown ADC District.

April 15, 2014 – Accepted (7-0) applicant's deferral request. The BAR wants more information regarding material surface under bike racks; photometric plan and assurance that lighting will not cause glare; plan for soil preparation for trees.

**Application**

The applicant is seeking approval to upgrade the lot with fencing, lighting, bike racks and landscaping.

The applicant has submitted:

- A photometric plan that shows fairly low and even levels of lighting from new fully shielded light fixtures located on two new poles;
- Tree and shrub planting guidelines from Virginia Cooperative Extension that will be used as a standard for the new plantings proposed on site;
- A site layout that shows the location of 5 new Zelcovas and ~~one~~<sup>2</sup> new Dogwood<sup>s</sup> to be planted;
- A detail sheet that shows turfstone permeable pavers as the material surface under the bike racks, a new planted border with liriopse, and a black aluminum fence to be used consistently around the site.

**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;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

**Pertinent Guidelines for Site Design include:**

**B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

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

**C. WALLS AND FENCES**

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

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design clues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*

- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

#### D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, 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.

#### F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.
- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.
- 10) Select lighting fixtures that are appropriate to a historic setting.

### **Discussion and Recommendations**

These improvements are positive and appropriate. The applicant has submitted all the information that was requested.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed improvements to the 1<sup>st</sup> Street parking lot satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

RECEIVED

MAY 06 2014



Board of Architectural Review (BAR)
Certificate of Appropriateness

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name First & Main Charlottesville LLC Applicant Name Keith O. Woodard
Project Name/Description Add fencing, lighting, & landscaping Parcel Number 3302440000
Property Address (First & Market) 104 1st Street North 330245100

Applicant Information

Address: 40 Woodard Properties
224 14th Street N.W. 22903
Email: Keith@WoodardProperties.com
Phone: (W) 971-8860 (H)
FAX: 293-2280

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature [Handwritten Signature] Date 2/25/14
Print Name Keith O. Woodard Date

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (H)
FAX:

Property Owner Permission (if not applicant)

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

Signature Date
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary):

First & Market Parking & add fencing, lighting, landscaping, misc. Fence Painted Black; Night fixtures verde green

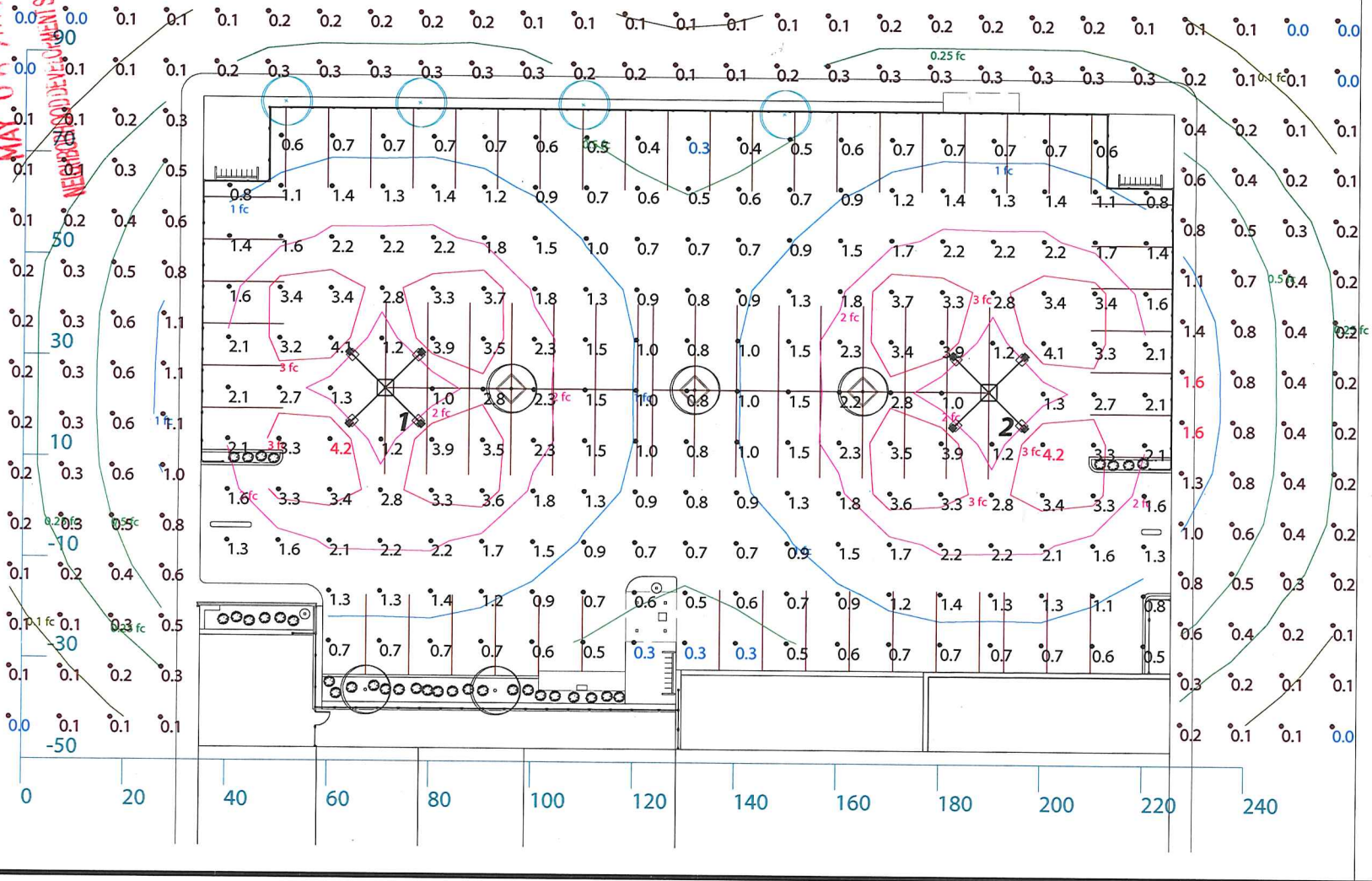
List All Attachments (see reverse side for submittal requirements):

For Office Use Only
Received by:
Fee paid: Cash/Ck. #
Date Received:
Approved/Disapproved by:
Date:
Conditions of approval:

RECEIVED

MAY 05 2014

NEIGHBORHOOD DEVELOPMENT SERVICES



Scale: 1 inch= 20 Ft.

**RAB**  
 LIGHTING  
 170 Ludlow Avenue, Northvale, NJ 07647  
 800 722-1000 • RABWEB.COM

Prepared For:  
 Hutcheson And Company  
 3017 West Leigh St  
 Richmond, VA 23230  
 Tel: 888-839-1581  
 Fax: 804-353-3554

Job Name:  
 1st and Market  
 Charlottesville, VA

Lighting Layout  
 Version B

Scale: as noted

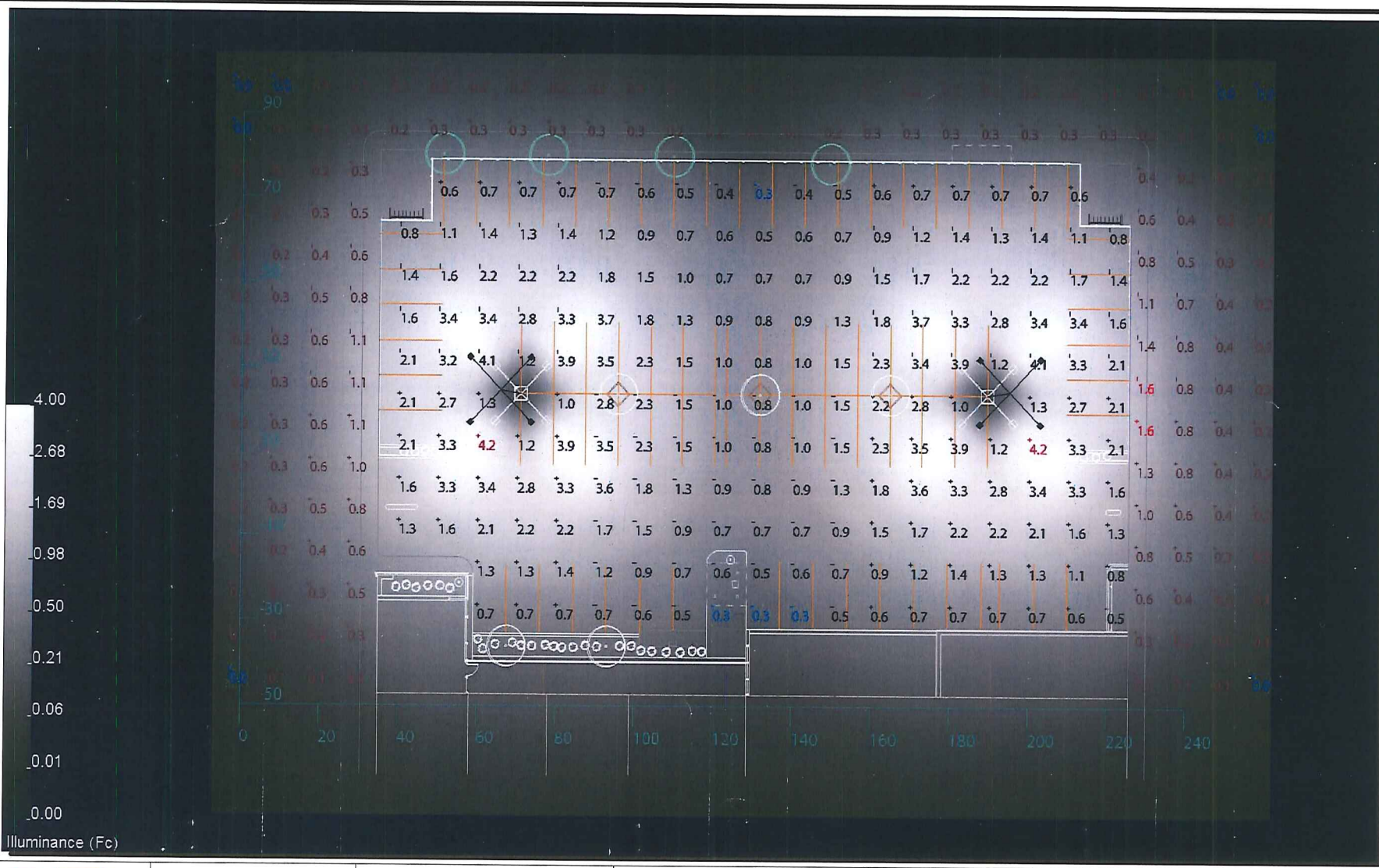
Date: 5/5/2014

Filename: 1st and Market layout 043014B.AGI

Drawn By: Donald G. Andrews

Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Hutcheson & CO\Eck Supply\Charlottesville 105825\1st and Market\AGI files\1st and Market layout 043014B.AGI

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**RAB**<sup>®</sup>  
**LIGHTING**  
 170 Ludlow Avenue, Northvale, NJ 07647  
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**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Offsite	Illuminance	Fc	0.33	1.6	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal
CalcPts Parking Lot	Illuminance	Fc	1.63	4.2	0.3	5.43	14.00	Readings taken @ 0'-0" AFG	10	10	Horizontal

**Luminaire Schedule**

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
+	2	E4	RWLED4T50 x 4 @ 90°	4 @ 90 DEGREES	5196	20784	1.000	RWLED4T50 (TYPE IV)	52.1	208.4	416.8	RWLED4T50 - Cool - ITL80304.IES

**Expanded Luminaire Location Summary**

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	E4	78.123	30.847	20	45	0
1	E4	63.981	30.847	20	135	0
1	E4	63.981	16.705	20	225	0
1	E4	78.123	16.705	20	315	0
2	E4	196.623	30.847	20	45	0
2	E4	182.481	30.847	20	135	0
2	E4	182.481	16.705	20	225	0
2	E4	196.623	16.705	20	315	0
Total Quantity: 8						



E4 : RWLED4T50 x 4 @ 90°

While RAB Lighting does not offer shields for LED lighting, and as such, cannot factor any sort of lighting cutoff provided, it is entirely possible that some sort of lighting cutoff could be provided by a field fashioned shield or hood -provided such an item does not block air flow, nor contain heat around the fixture head, as that will quite likely affect the life and performance of the fixture. The only way to accurately determine the size & location of such shielding would be through trial & error on site.

**NOTES:**

\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



Prepared For:  
Hutcheson And Company  
3017 West Leigh St  
Richmond, VA 23230  
Tel: 888-839-1581  
Fax: 804-353-3554

Job Name:  
1st and Market  
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Lighting Layout  
Version B

Scale: N.T.S.:

Date: 5/5/2014

Filename: 1st and Market layout 043014B.AGI

Drawn By: Donald G. Andrews

Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Hutcheson & C\Lock Supply\Charlottesville 105825\1st and Market\AGI files\1st and Market layout 043014B.AGI

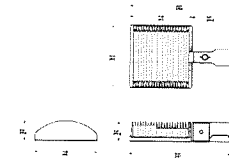
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# RWLED4T50

LED roadway lighting that's easy to buy. Free trial program and leasing options make it easy to get started with LED. Specification-grade optics deliver efficient, clean, uniform light distributions at a reasonable cost. Optics are factory installed and meet IES Lateral Distribution Type IV. LROAD50 replaces 200W metal halide roadway fixtures.

Color: Bronze

Weight: 33.5 lbs



## LED Info

Watts: 50W  
 Color Temp: 5000K (Cool)  
 Color Accuracy: 67  
 L70 Lifespan: 100000  
 LM79 Lumens: 5,196  
 Efficacy: 100 LPW

## Driver Info

Type: Constant Current  
 120V: 0.46A  
 208V: 0.27A  
 240V: 0.23A  
 277V: 0.20A  
 Input Watts: 52W  
 Efficiency: 96%

## Technical Specifications

### UL Listing:

Suitable for wet locations as a downlight.

### Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for illuminating the perimeter of parking areas and for intersections. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

### Effective Projected Area:

EPA = 0.75

### IP Rating:

Ingress Protection rating of IP66 for dust and water.

### Vibration Rating:

Industry-leading 5G vibration rating per ANSI C136.31.

### LEDs:

Multi-chip, high-output, long-life LEDs

### Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

### THD:

6.9% at 120V, 7.8% at 277V

### Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

### Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

### Thermal Management:

Superior patent pending thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

### Housing:

Die cast aluminum housing, lens frame and mounting arm.

### Mounting:

Fits most standard roadway upsweep arms. Adaptor brackets supplied fit 1", 1 1/4", 1 1/2" and 2" OD arms.

### Wedge Mounting Option:

Allows field adjustment of +/- 5 degree tilt to achieve a level installation of LROAD50 universal adaptor roadway fixtures.

### Recommended Mounting Height:

Up to 15 ft.

### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

### Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

**RAB**  
LIGHTING

Tech Help Line: 888 RAB-1000

Email: [sales@rabweb.com](mailto:sales@rabweb.com)

On the web at: [www.rabweb.com](http://www.rabweb.com)

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Note: Specifications are subject to change without notice

**Reflector:**

Specular vacuum-metallized polycarbonate

**Gaskets:**

High temperature silicone gaskets

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Equivalency:**

LROAD™ 50W replaces 200W metal halide

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

**California Title 24:**

RWLED50 with available photocell option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture &#8804; 75 Watts. Add /PCT to include a photocell.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**Patents:**

The LROAD™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.

**RAB**  
LIGHTING

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Tech Help Line: 888 RAB-1000

Email: [sales@rabweb.com](mailto:sales@rabweb.com)

On the web at: [www.rabweb.com](http://www.rabweb.com)

Note: Specifications are subject to change without notice

## Tree and Shrub Planting Guidelines

*Bonnie Lee Appleton, Extension Specialist*

*Susan French, Extension Technician, AREC, Hampton Roads; Virginia Tech*

### Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction).

Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redbud, dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

### Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root

growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

### Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

[www.ext.vt.edu](http://www.ext.vt.edu)



Produced by Communications and Marketing, College of Agriculture and Life Sciences,  
Virginia Polytechnic Institute and State University, 2009

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VIRGINIA STATE UNIVERSITY

## Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

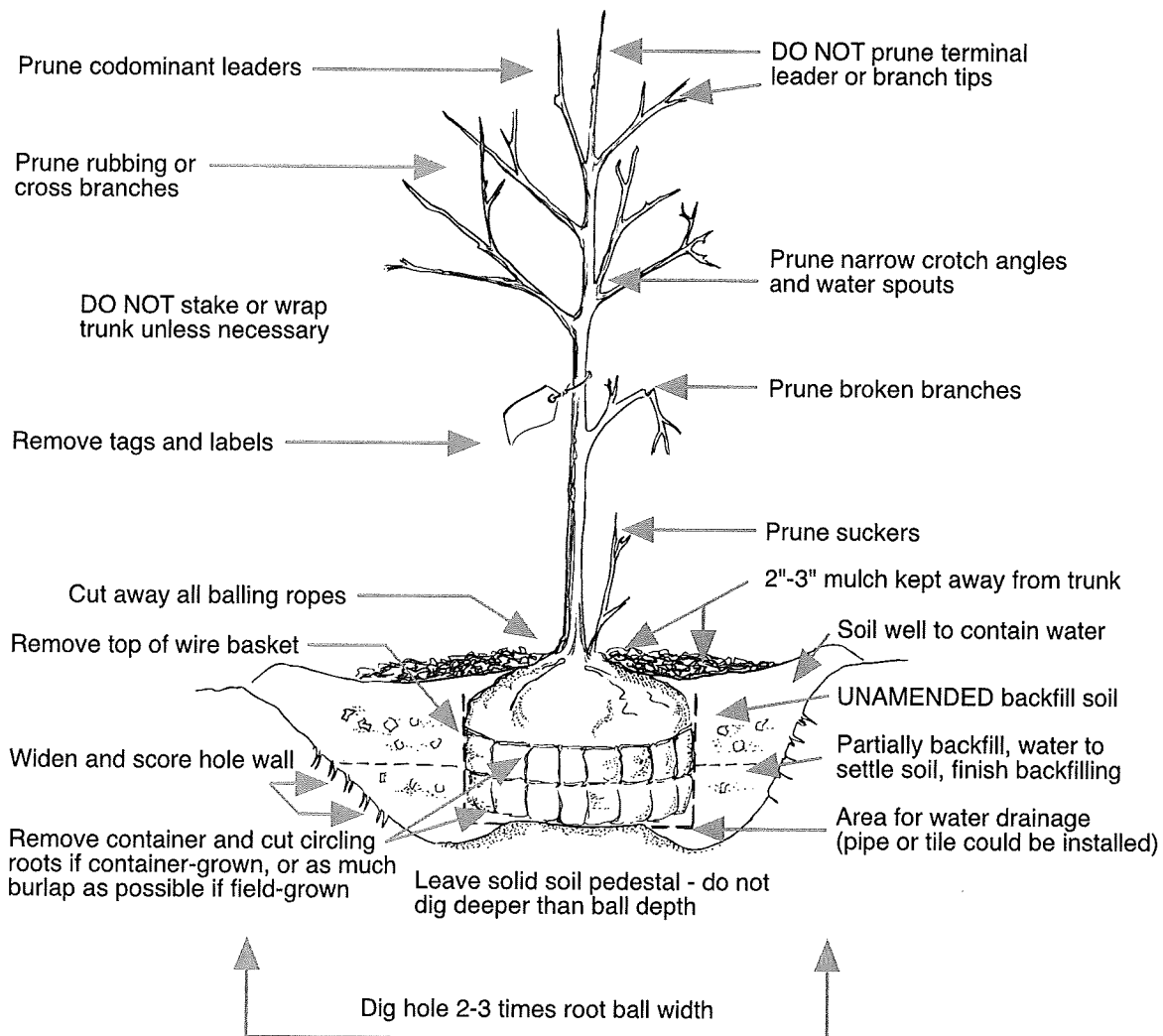
Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

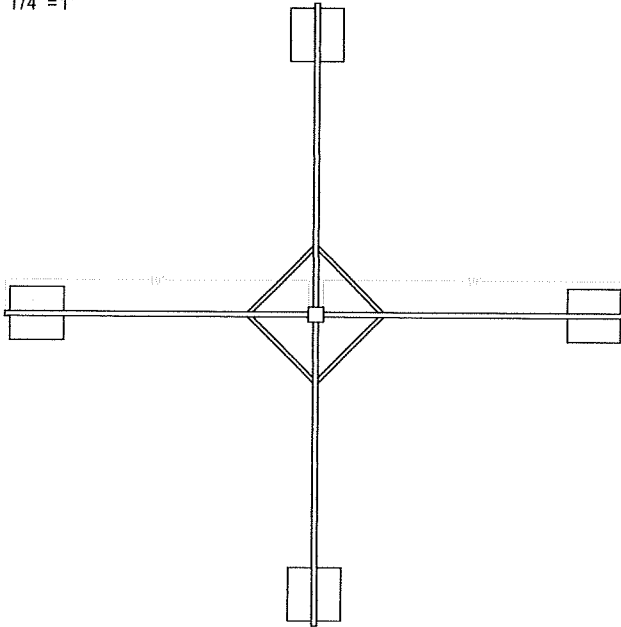
Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.

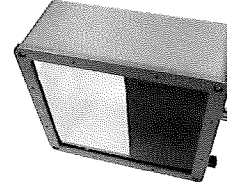


**PLAN VIEW OF LIGHTING STRUCTURE**  
1/4" = 1'

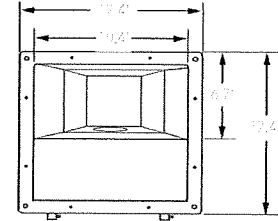


**SHOEBOX LIGHT FIXTURE DETAILS**

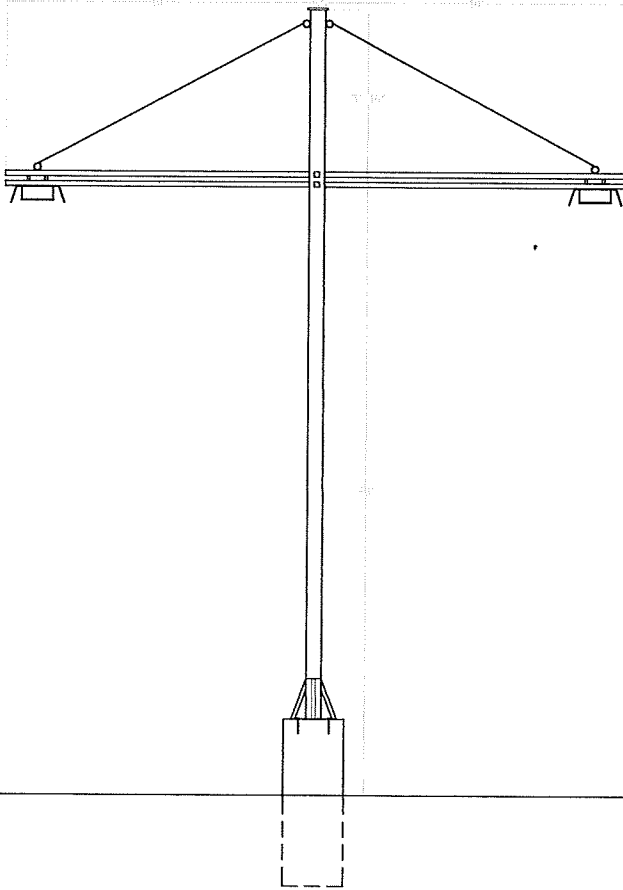
Shoebox fixture to be recessed into each of the 4 enclosures on the lighting structure.



LENGTH: 12.4"  
WIDTH: 12.4"  
DEPTH: 5.31"



**ELEVATION OF LIGHTING STRUCTURE**  
1/4" = 1'

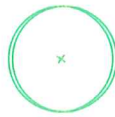


**PLAN VIEW OF STRUCTURE BASE**  
1/4" = 1'



PROJECT NO. 0000	DATE 4-11-2014	DATE PLOTTED	REVISIONS	<p><b>FIRST &amp; MARKET PARKING</b> CHARLOTTESVILLE, VA FOR: WOODARD PROPERTIES 224 14th STREET NW CHARLOTTESVILLE, VA</p>			<p>SCALE: 1/4" = 1'-0" DRAWN BY: [Name] CHECKED BY: [Name] DATE: 04/11/14</p>
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EXISTING TREE



ADD TREE  
(3 ZELKOVA)



ADD TREE  
(Flowering Dogwood)

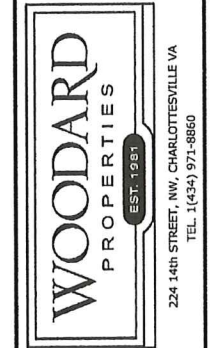


GENERAL NOTES

•Number and layout of parking spaces to remain as currently exists.

•Planting of new trees shall adhere to the Virginia Cooperative Extension Tree and Shrub Planting Guidelines.

DO NOT SCALE THIS DRAWING!  
COPYRIGHT BY  
WOODARD PROPERTIES, 2014

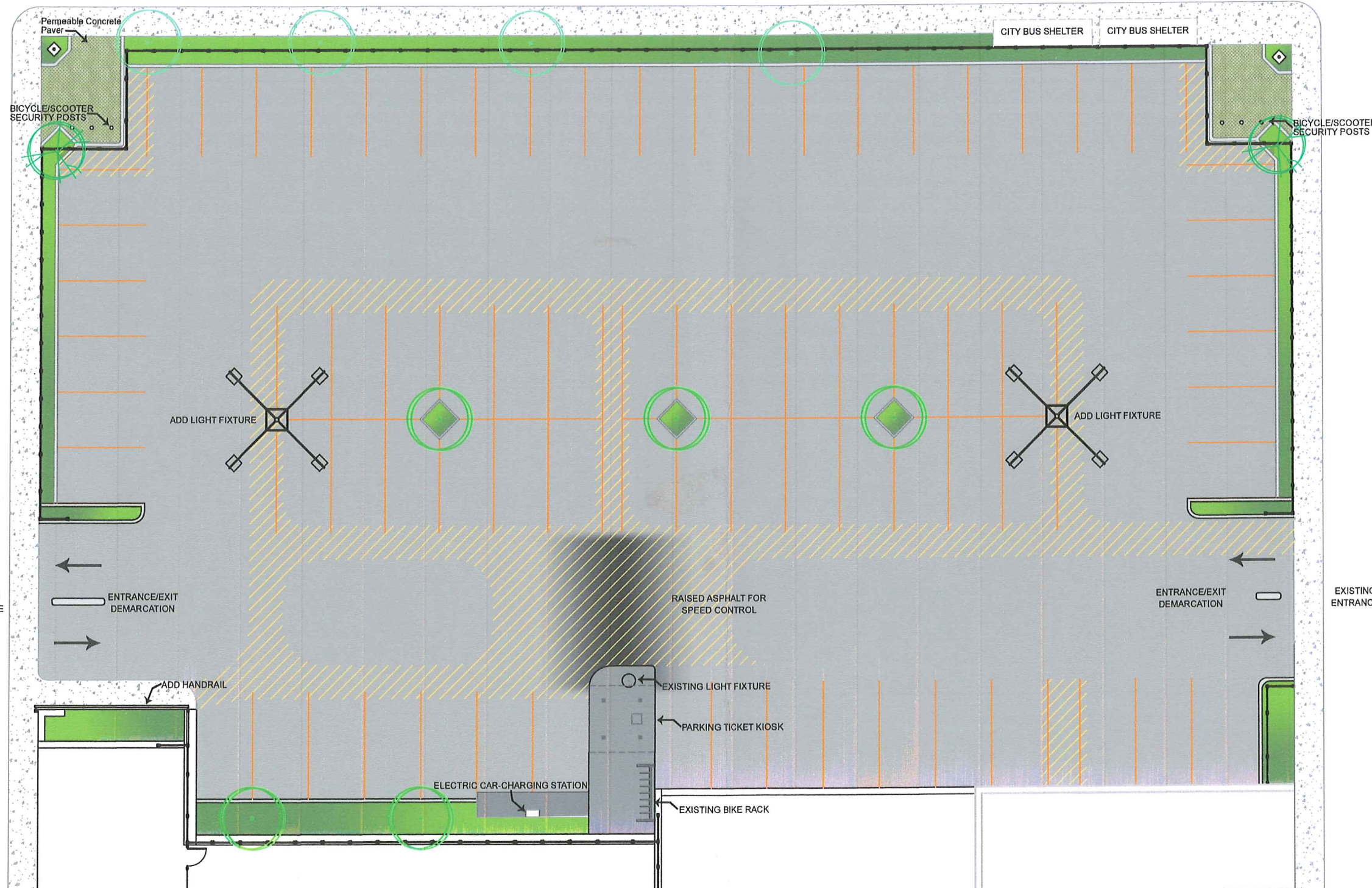


**FIRST & MARKET PARKING**  
CHARLOTTESVILLE, VA  
FOR:  
WOODARD PROPERTIES  
224 14th STREET NW CHARLOTTESVILLE, VA

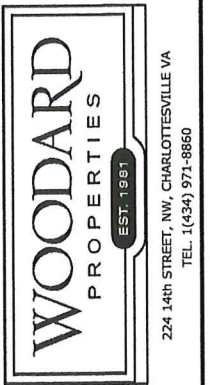
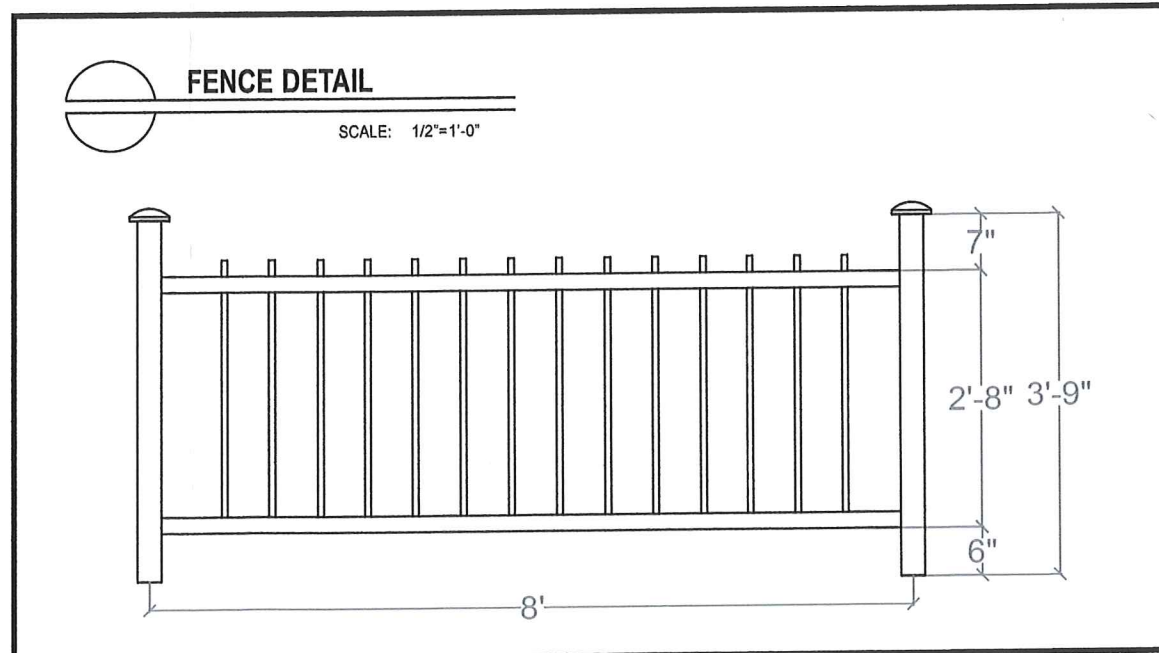
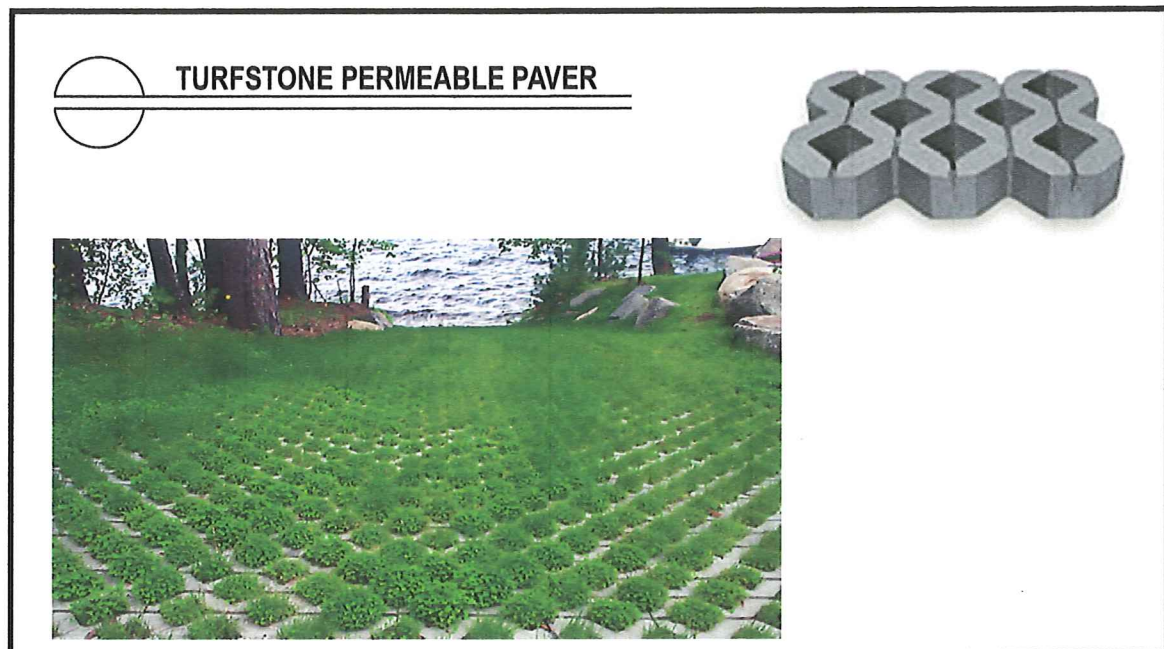
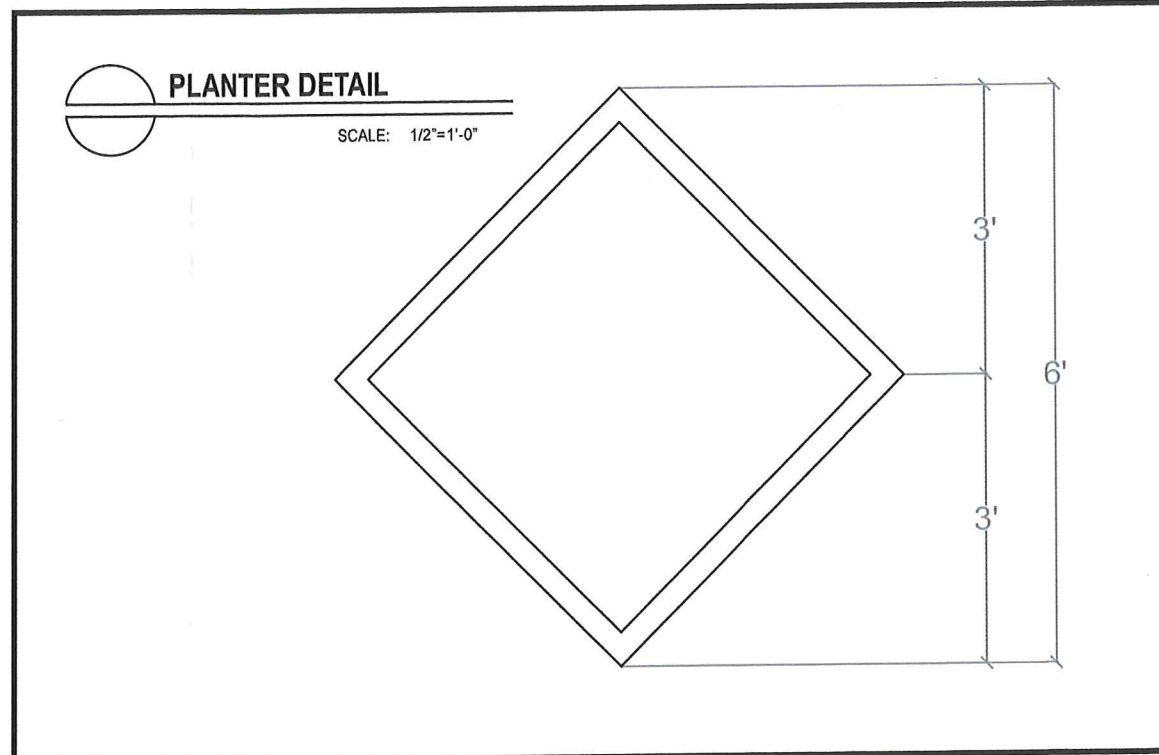
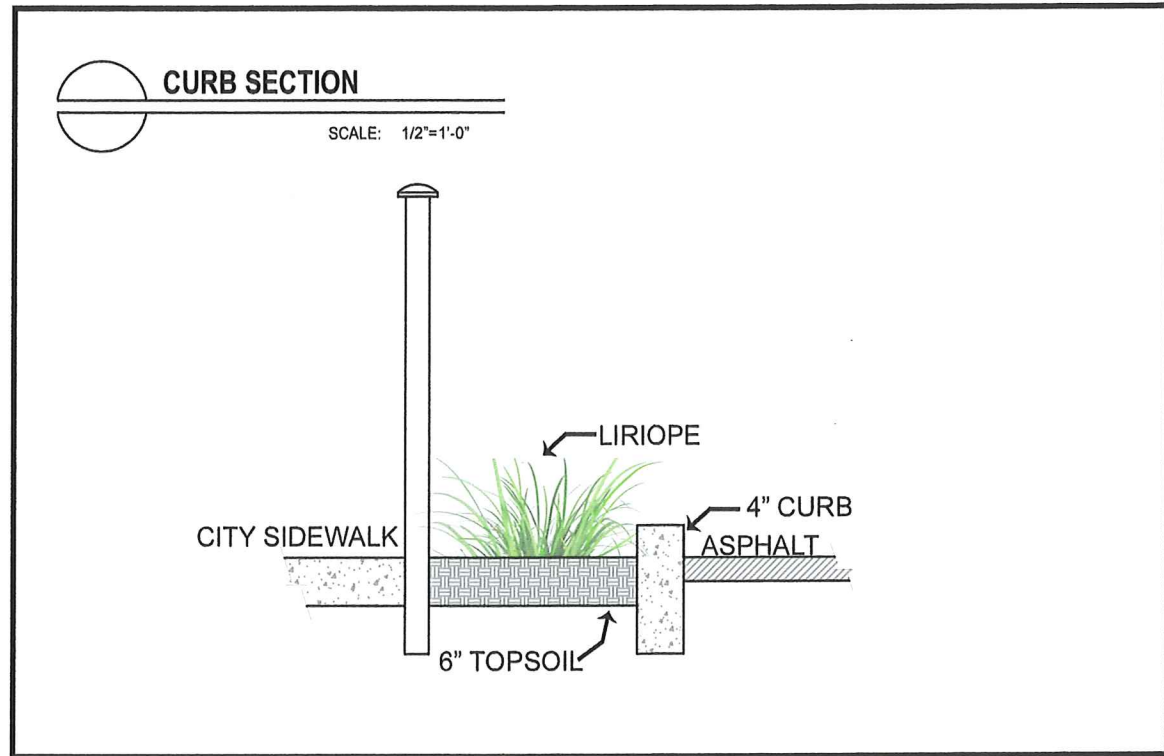
PARKING LOT PLAN

REVISIONS:

DATE:	DATE PRINTED:
05-06-14	05-06-14
PROJECT NO:	
0000	1



**PARKING LOT IMPROVEMENTS**  
SCALE: 1/16"=1'-0"



**FIRST & MARKET PARKING**  
 CHARLOTTESVILLE, VA  
 FOR:  
 WOODARD PROPERTIES  
 224 14th STREET NW CHARLOTTESVILLE, VA

**PARKING LOT DETAIL**

REVISIONS:

DATE: 05-06-14	DATE PRINTED: 05-06-14
PROJECT NO: 0000	2



# CITY OF CHARLOTTESVILLE

*"A World Class City"*

## Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



May 6, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Certificate of Appropriateness**

BAR 14-04-03

104 1<sup>st</sup> Street North

Tax parcels 330244000 and 330245100

First & Main Charlottesville, LLC, Owner/Keith O Woodard, Applicant

First/Market parking lot: add fencing, lighting, landscaping

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP  
Preservation and Design Planner