

From: Scala, Mary Joy
Sent: Monday, March 21, 2016 3:30 PM
To: Powe, Gregory; Woodard, Keith
Subject: BAR Action March 15, 2016 – 200 2nd Street SW

March 21, 2016

Keith Woodward
200 2nd Street SW
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 16-01-01
200 Second Street SW
Tax Parcel 280069000, 280071000-280075000
Powe Studio Architects, Applicant/Market Plaza LLC, Owner
Refinements to building and plaza and landscape design

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

The BAR approved the following changes:

- **plaza material selection approved**
- **lighting package with controls approved as discussed, and preferably 2700K for light fixture 2 with the rest 3000K**
- **residential entrance to be revisited with other options**
- **plaza benches approved**
- **hanger doors approved**
- **roof top garden approved**
- **tree plantings approved**
- **design for the residential entrance to be circulated and approved via e-mail**
- **solar panels on the roof to be circulated and approved via e-mail**

(5-0-2, with Schwarz recused and Balut abstained)

This certificate of appropriateness shall expire in 18 months (September 15, 2017), 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.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 15, 2016**



Certificate of Appropriateness Application

BAR 16-01-01

200 2nd Street SW

Tax Parcel 280069000, 280071000-280075000

Powe Studio Architects, Applicant/Market Plaza LLC, Owner

Refinements to building and plaza and landscape design

Background

This property is located in the Downtown ADC District. The site is currently used for parking. A building used by the City Department of Parks and Recreation recently burned and was removed.

The City of Charlottesville has given consent, as owner of this property, for the applicant to seek land use approvals (see attached letter dated July 24, 2014). The applicant was chosen out of four firms who submitted proposals on this site for a mixed-use development that would include incorporation of the current City Market and 102 public parking spaces. The City will continue to operate City Market. Closing 1st Street between Water Street and South Street is an option offered by the City, but a public hearing must be held by Council before it can be closed. Negotiations for a purchase and development agreement are currently underway.

September 16, 2014 - The BAR recommended (8-0) to City Council that the Special Use Permit (SUP) to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the SUP, subject to the usual BAR review.

The BAR also made preliminary comments regarding the proposed design of the building and site:

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.
- Revisit design of 1st Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topo more closely, want the space to be there.

December 1, 2014 - City Council approved the SUP with conditions.

December 16, 2014 - The BAR approved (8-0) the massing and general site layout as submitted; and the applicant shall return to the BAR with further approval for the design details of the entrance and stair area, and including: a comprehensive signage plan, detailed landscape plan; "plaza layout" plan including site

amenities and furnishings; window specifications; building and paving materials; wall sections; lighting; and location of mechanical units and trash areas; and
The BAR unanimously supports the curtain wall on the plaza side of the building [rather than the brick grid]; and the BAR does not support trees on the plaza.

January 20, 2015 – The BAR accepted applicant’s deferral request (7-0); Some of the items the BAR asked to see were: concise submittal with correct versions of all drawings, architectural elevation drawings, make solid band on top before stepback, then no brick above, no mall brick for pavers, planters should be brick next to building, final design of perforated railing, overall lighting plans (may come later), plaza plan with changes to lighting (Keith’s design lighting fixtures along 1st Street). [Please refer to the January 20, 2015 minutes for a full discussion.]

The BAR also made a recommendation to City Council regarding a Special Use Permit: they recommended (7-0) that a proposed temporary location for City Market at 100 E Water Street would have no adverse effects on the ADC district.

February 2, 2015 – City Council approved Special Use Permit for temporary location for City Market at 100 E Water Street, subject to the following conditions:

1. The Farmer’s Market shall be easily visible from adjacent vehicular rights-of-way, easily accessible from adjacent sidewalks, and shall be arranged in a manner that facilitates a comfortable flow of pedestrians among the various vendor stands within the Market.
2. The special use permit shall expire on December 31, 2017.

February 17, 2015 - The BAR approved (6-0) the building perspectives with elevations and details to come back to the BAR to confirm the design intention:

1. Handrail along Water Street;
2. Remove brick pillar at top of stair;
3. No brises soleil on east elevation;
4. Modify top of building to minimize crenellations;
5. Terrace dividers;
6. Remove two light poles at bottom of stair;
7. Explore options to remove entry barrier to plaza from South Street;
8. Landscape plan;
9. Lighting plan;
10. Signage plan;
11. Confirm final materials, windows, metal colors;
12. Elevation drawings to show corner details resolved.

April 21, 2015 – The BAR approved (6-1-1 with Keesecker opposed and Schwarz abstained) the application as submitted, with further refinements to brick paving and other details to be circulated [to BAR] and approved administratively if possible. The following addendum to the motion was included: When the 2 versus 3 lanes of traffic flow in and out of the building is resolved, if there are design changes accordingly, it moves to 2 lanes, that the BAR will specifically see that design revision [because perhaps the elevator location would change].

August 18, 2015 – The BAR recommended (5-1-1, with Miller opposed, and Mr. Schwarz recused) that the proposed amendments to the special use permit conditions previously approved by City Council on December 1, 2014 for the redevelopment of 200 2nd Street SW into a mixed use development including City Market, regarding the elimination of the water feature and the provision for a 16 foot wide pedestrian walkway and handicapped access by elevator, will not have an adverse impact on the Downtown Architectural Design Control (ADC) district, and the BAR recommends approval of those portions of the proposed amendments to the special use permit, but the BAR has no comment on the remaining portions of the amendments. The BAR requests that the Planning Commission and City Council review other aspects of the document that concern the transition from public to private plaza space and implications to operations (usage and access, viability of the City Market) and impact on the district and the BAR asks for review (of drawings and details) of the new centerpiece and pedestrian access.

September 15, 2015- The lawn feature with four pairs of Willow Oak trees was proposed to replace the water feature. The elevator was being moved closer to the building, and new stairs to the garage were proposed on the plaza at First Street. There were multiple other changes being proposed to the building and site. The BAR approved the application as submitted (7-1-1 with Keesecker opposed and Schwarz recused) with the exception of: adding a planter wall next to the grand stair between old 1st Street and the parking lot; change to granite banding in the tree lawn will be 8" and 24" to align with plaza brickwork; and back to the original brick base design on the building.

October 5, 2015 – City Council approved amendments to conditions of original Special Use Permit. An option to allow a water feature was retained.

October 19, 2015- City Council approved sale of land and First Street right-of-way, and City Market lease agreement.

January 19, 2016 – The BAR approved (7-0) the inverted tents, the fountain design, the spandrel glass, the change to the 1st Street and South Street elevations re-proportioned to remove the brick projecting into curtain wall, the east wall of the plaza, the details of the previously approved aluminum and glass railing system, the new building elevations as presented in the packet, the removal of the hockey stick lights, and the brise-soleils.

The BAR would like to see a fully developed site plan [clarify trees on 2nd Street SW] and the 1st Street memorialization [a thirty-foot wide combination of lights and subtle brick color change] to come back. The lighting and signage should also come back.

Application

The applicant proposes the follow building design additions and refinements:

- A third, lighter brick paver color to express the 30 foot-wide former 1st Street South right-of-way, now a pedestrian easement. Samples will be provided at the meeting.
- Tree planting details along South Street and 2nd Street SW.
- Exterior lighting.
- Rooftop terrace and trellis.
- Revised residential lobby entrance on 2nd Street SW.

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

- (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, 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 Design Review Guidelines for New Construction

A. Introduction

3. Building Types

e. Multi-lot

Often new commercial, office, or multiuse 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 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 façade wall planes, differing materials, stepped-back upper levels, and irregular massing.

F. Scale

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

2. As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roofline to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

I. Windows and Doors

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.

a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.

b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.

2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.

b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.

4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

K. Street level Design

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. Foundation and Cornice

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

O. Details and Decorations

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

Pertinent Design Review Guidelines for Public Design and Improvements

A. Introduction

Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community. Charlottesville's historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values

of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.

Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.

All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.

B. Plazas, Parks & Open Spaces

- 1) Maintain existing spaces and important site features for continued public use consistent with the original design intent,*
- 2) Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.*
- 3) Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.*
- 4) New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.*
- 5) Exterior furniture and site accessories should be compatible with the overall character of the park or open space.*
- 6) Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.*
- 7) Avoid demolishing historic buildings to create open spaces and parks.*

C. Public Buildings and Structures

- 1) Public buildings should follow design guidelines for new construction.*
- 2) New structures, including bridges, should reflect contemporary design principles.*

D. Streets, Walks, & Curbs

- 1) Retain historic paving or curbing.*
- 2) If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.*
- 3) Make street paving consistent throughout districts.*
- 4) When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.*
- 5) Limit paved areas to streets, driveways and pedestrian areas.*
- 6) Consider using some type of distinctive crosswalks at key intersections or crossings.*
- 7) Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.*
- 8) When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.*
- 9) Avoid variation in sidewalk and curb materials.*
- 10) When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
- 11) Avoid excessive curb cuts for vehicular access across pedestrian ways.*
- 12) Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*
- 13) Do not block sidewalks with street furniture elements.*
- 14) Remove obsolete signs and poles.*

E. Street Trees & Plantings

- 1) Maintain existing plantings in public rights of way.*

- 2) *Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.*
- 3) *Install plantings in areas like medians, divider strips, and traffic islands.*
- 4) *Locate planters so that they do not block sidewalks.*

F. Lighting

- 1) *In pedestrian areas, use smaller-scaled light fixtures that do not create a glare.*
- 2) *Light fixtures can vary according to district or sub-area and can be in traditional or contemporary styles.*
- 3) *Provide adequate lighting at critical areas of pedestrian/vehicular conflict, such as parking lots, alleys, and crosswalks.*
- 4) *Limit the number of styles of light fixtures and light sources used in each district except in cases of varying sub-areas or distinctive areas, such as bridges.*
- 5) *Light color and intensity should be consistent throughout a general area or subarea of a historic district. Use similar lamping (bulb type) and/or wattage to maintain a consistent quality of light.*
- 6) *Provide street lighting fixtures with flat lenses that are shielded and directed down to the site in order to reduce glare and prevent uplighting.*

G. Street Furniture, Kiosks, & Newspaper Boxes

- 1) *Trash containers should be metal and should match other street furniture.*
- 2) *Place benches at key pedestrian locations. Use designs constructed of wood and/or metal.*
- 3) *Attempt to make street furniture, such as newspaper boxes, bicycle racks, drinking fountains, planters, and bollards, compatible in design, color, and materials with existing elements.*
- 4) *The design and materials of bus stop shelters should be compatible with street furniture in the districts.*
- 5) *Kiosks*
 - a. *Kiosks should be in scale with other mall elements.*
 - b. *Kiosks should not obscure significant features of the space.*
 - c. *Kiosks should be constructed of wrought iron, painted metal, painted wood, or some combination of the above.*
 - d. *The use of natural wood is discouraged.*
 - e. *The roof should be painted metal or copper.*
 - f. *Signs should be incorporated into the design of the kiosk.*
 - g. *No signs should be located on the roof of the structure.*
- 6) *Newspaper boxes should be grouped in designated locations and placed within uniform enclosures of black metal.*

H. Traffic Signals & Utilities

- 1) *Consider installing signals on poles that are placed beside the street and are compatible with the pedestrian-scaled light fixtures.*
- 2) *Place utilities underground, or behind buildings, if possible.*
- 3) *Screen surface equipment.*
- 4) *Place necessary utilities, such as transformers and overhead wires, so that they are as visually unobtrusive as possible.*

I. Public Signs

- 1) *Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.*
- 2) *Add a distinctive street sign system for historic districts.*
- 3) *Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.*
- 4) *Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.*
- 5) *Preserve existing historic plaques located in the district.*
- 6) *New plaques should be discreetly located and should not obscure architectural elements.*

J. Public Art, Statues, & Fountains

(Adopted October 21, 2013)

1. *Maintain existing features related to public art, statues and fountains.*
2. *Public art is preferred that offers a place-making role in celebrating and communicating the history and culture of the districts.*
3. *Develop an appropriate relationship between materials, the scale of artwork and the surrounding environment.*
4. *Choose artwork that is appropriate for the current general character of the site.*
5. *Consider the appropriateness of the sculpture base.*
6. *Public art, statues, and fountains shall be maintained as accessible to the public.*
7. *A mural's appearance, materials, colors, size, and scale should be compatible with the building and historic district of which the building is a part.*
8. *The use of neon, luminescent, or reflective paint or materials is discouraged.*
9. *A mural should not obscure or distort the historic features of a building, and should not cover an entire wall.*
10. *Murals painted on primary facades are rarely permitted and strongly discouraged.*
11. *In general, previously unpainted masonry should be left unpainted.*
12. *Painting directly onto the walls of a non-contributing building, or adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.*
13. *In general, murals should be created on removable material, not directly on a building wall; installed on framing that allows water to weep between the mural and the wall; and attachments should not irrevocably damage the building.*
14. *Mural art that constitutes a sign shall conform to the sign regulations.*

K. Parking Facilities

- 1) *Ensure that the design of any new parking structure follows the design guidelines in Chapter 3 for new multi-lot buildings and street-level design.*
- 2) *The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.*
- 3) *Avoid demolishing historic buildings to construct new parking facilities.*
- 4) *Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.*
- 5) *Parking at the ground level should not be visible from the street.*
- 6) *Reduce the scale of the openings by providing separate entrances and exits.*
- 7) *Consider the impact of interior and roof lighting.*

Discussion and Recommendations

The BAR should carefully review the refinements to the plaza and building designs.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, and for Public Design & Improvements, I move to find that the proposed changes to the landscaping, site, and building satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the changes as submitted (or with the following modifications...).



Board of Architectural Review (BAR) Certificate of Appropriateness

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

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

Owner Name Market Plaza LLC Applicant Name Powe Studio Architects - Gregory Powe
Project Name/Description Market Plaza/ Urban Mixed-Use Parcel Number TM 28-69, 71, 72, 73, 74, 75
Project Property Address 200 Second St SW

Applicant Information

Address: Powe Studio Architects
208 3rd Street NE, Charlottesville, VA 22902
Email: greg@powestudioarchitects.com
Phone: (W) 434-979-0979 (C) 434-316-2525

Property Owner Information (if not applicant)

Address: c/o Woodard Properties
224 14th ST NW, Charlottesville, VA 22903
Email: keith@woodardproperties.com
Phone: (W) 434-971-8860 (C) 434-989-6732

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

Signature of Applicant

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

[Handwritten Signature] 02.23.16
Signature Date
GREGORY POWE, AIA 02.23.16
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Market Plaza, LLC & City of Charlottesville
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Clarifications and amendment to previous submission

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

10 copies of 11x17 bound booklet

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

March 7, 2016 (supplement to our February 23, 2016 Letter)

Board of Architectural Review
C/o Mary Joy Scala
Neighborhood Development Services
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Subject: **Certificate of Appropriateness Amendment:
Market Plaza: Site and Building Design Further Refinements**

Dear Board of Architectural Review Members and Ms. Scala,

Further to our February 23, 2016 submission to BAR, we would appreciate adding this minor supplemental package of three additional items: an Owner requested plaza façade change as we refine the events space interiors, the exterior balcony light fixture (which we had omitted in the lighting package), and selected plaza bench.

- **Events and Indoor/Outdoor Market Space: Plaza Facade:** the Owner requests that we open the ground floor plaza events space facade to permit wider openings from plaza to interior events space, particularly for market days. The attached “before and after” renderings illustrate eliminating the intermediate columns so that the operable glazed openings extend from main structural column to column (which are on 20 feet centers).
- **Balcony Light Fixture:** the catalog cut and rendering of the balcony showing our selected small wall mounted rectangular light fixture which has a down component and an up component to softly reflect off the ceiling of the balconies above to provide low evening lighting to resident’s balconies (omitted from the lighting package just submitted).
- **Plaza Bench:** We have selected the attached bench for the plaza. It is a metallic silver powder coated stainless steel construction, six pairs flanking the columns for the six tulip umbrella solar shades (see landscape site plan), sufficiently lightweight to be relocated on market days (perhaps to the center of City Market walking aisles, this is up to City Market operators).

Thank you for adding these small items to our submission to BAR this month. We look forward to your comments at our presentation.

Respectfully Submitted by:
Powe Studio Architects PC



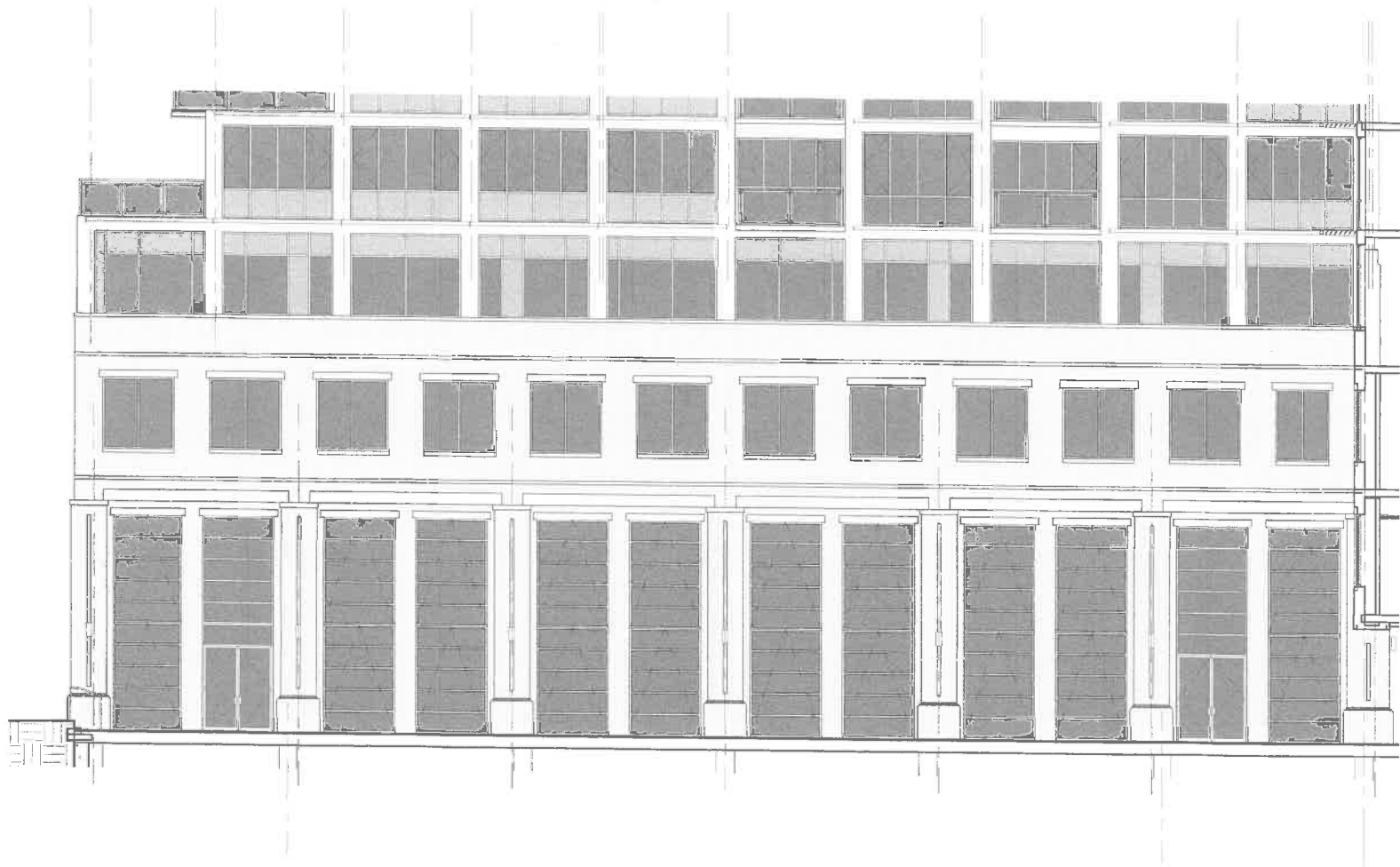
Gregory Powe, AIA Principal



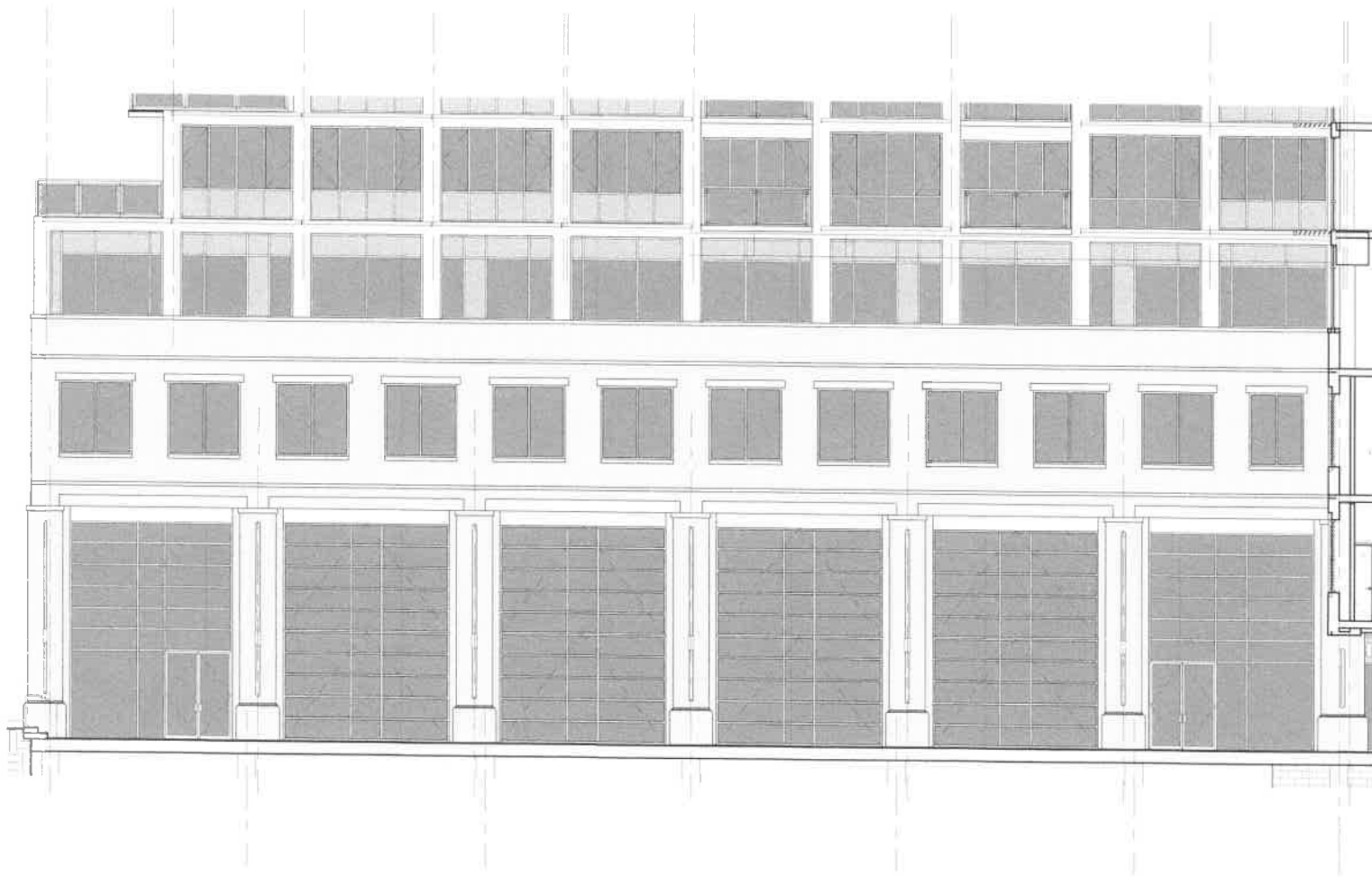
PLAZA EAST WALL: ORIGINAL DESIGN



PLAZA EAST WALL: PROPOSED DESIGN



PLAZA EAST ELEVATION: ORIGINAL DESIGN



PLAZA EAST ELEVATION: PROPOSED DESIGN

Ebb Outdoor



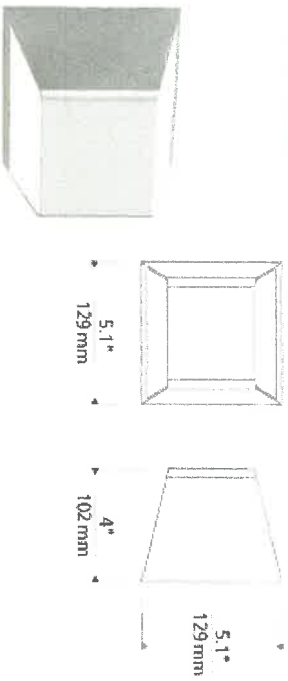
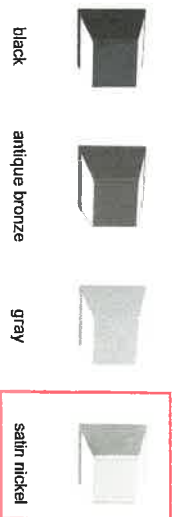
DESCRIPTION

The powerful bi-directional light distribution of the Ebb wall sconce light from Tech Lighting ensures function first, and the clean asymmetric shape delivers a highly versatile, widely appealing design. Wet listed for indoor/outdoor use. Wet listed for indoor/outdoor use. Maybe be mounted vertically or horizontally. Includes 24 watt, 542 delivered lumen, 3000K LED module. Wet listed for Indoor/Outdoor Use. Dimmable with low-voltage electronic dimmer.

INSTALLATION

This product can mount to either a 4" square electrical box with round plaster ring or an octagonal electrical box (not included).

WEIGHT
1.68lb / 0.76kg ±



ORDERING INFORMATION

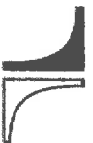
700WSEBB FINISH

- Z ANTIQUE BRONZE
- B BLACK
- Y GRAY
- S SATIN NICKEL**

LAMP

- 1-ED930 LED 90 CRI 3000K 120V
- 1-ED930-277 LED 90 CRI 3000K 277V

Satin Nickel Finish Is For Indoor Use Only.



TECH LIGHTING

7400 Linder Avenue
Skokie, Illinois 60077

T 847.410.4400
F 847.410.4500

Tech Lighting, L.L.C.

700WSEBB _____

FIGURE TYPE: _____

JOB NAME: _____

NOTES: _____



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SICORUM M300

Stool bench

BENKERTBÄNKE
Besser durch Innovation



SICORUM M300

Stool bench

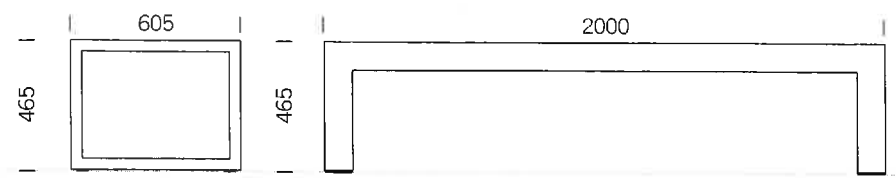
BENKERTBÄNKE
Besser durch Innovation



SICORUM M300

Stool bench

DIMENSIONS



GROUND ANCHOR

- 1. Bolt-on, installation depth 80 mm
- 2. Concrete-in, installation depth 250 mm

FRAME

Stainless steel type 304 | powder-coated

SEAT

Stainless steel type 304 | quadratic pipes 15 x 15 mm

metallic silver	DB703 iron ore-anthracite
metallic grey	DB601
structure black	RAL on request



Market Plaza

an urban, mixed-use development

Powe Studio Architects, PC
In Association with Keith O. Woodard, RA

Market Plaza, LLC | A Joint Venture
Led by Woodard Properties

BOARD OF ARCHITECTURAL REVIEW
Charlottesville, VA | March 15, 2016

Discussion Items:

- Plaza Design
- Tree Planting Details
- Exterior Lighting
- Rooftop Terrace and Trellis
- Residential Lobby Entrance



February 23, 2016

Board of Architectural Review
C/o Mary Joy Scala
Neighborhood Development Services
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Subject: **Certificate of Appropriateness Amendment:
Market Plaza: Site and Building Design Further Refinements**

Dear Board of Architectural Review Members and Ms. Scala,

As we complete construction documents for Market Plaza, there are a number of small refinements and additions to the building design which we herein submit for Board of Architectural Review approval to modify our Certificate of Appropriateness, including:

Plaza Design: per the BAR request at our January meeting, we have revised the plaza paving to express the First Street pedestrian route across the plaza by introducing a third brick paver color (of similar pallet) to express the former First Street right of way. We shall maintain the same 10 feet square paving pattern throughout the plaza and continue the border design of the rest of the plaza, and substitute this third lighter shade of brick in the field areas within each 10 feet square in this 30 feet wide former First Street north-south path. (We shall present samples of the two approved and one new brick color at our BAR presentation on March 15th).

Tree Planting Details: Per BAR request, we are submitting planting details for the trees along the South Street sidewalk and the Second Street sidewalk to confirm the relationship between tree trunks, grates, sidewalk paving and curbs, these details designed to provide root growth space under the concrete sidewalks to enhance tree health and growth in this urban setting.

Exterior Lighting: We are submitting our exterior lighting concept for your approval. To honor dark sky and energy efficient principles, we propose modern and rectangular downlight LED sconces on the building piers and around the entries. These, augmented by ambient light from the ground floor retail spaces, will illuminate the plaza and sidewalk areas. There will also be up-lights mounted to the "tulip umbrella" solar shades, dimmed to 10% output, to provide light to the center of the plaza. We augment this lighting with low level recessed light fixtures in planter walls and brick peers around the plaza and along sidewalks, to further light the horizontal walking surfaces. This approach eliminates the need for any light poles to impede the full flexible use of the plaza on market days. The center rail of the grand stair has a concealed LED down-light strip to illuminate the grand stair treads.

Our lighting submission includes a site plan locating all wall mounted fixtures, building elevations showing where they are placed on the building, a photometric lighting survey plan to confirm the lighting concept illumination meets code (analysis does not include the added beneficial ambient light from within the building), and catalog cuts of the selected fixtures, all of which are high efficiency LED fixtures.

Rooftop Terrace and Trellis: Our lower rooftop includes an outdoor rooftop terrace as an amenity to the apartment residents, with trellis over part of the area for solar shading, concrete pavers and wood pavers and lawn areas to accommodate outdoor resident activities, a grill area, seating and sunning areas, with approximately half of this roof planted as a vegetated sedum "green roof": which is an integral part of our storm water management system. Terrace trellis and balustrade have been shown on all previous BAR submissions and this submission provides detail on the trellis which is somewhat visible from afar and at ground level. The horizontal terrace and vegetated roof are not visible from the ground or surrounding buildings but are provided to put the trellis in context.

Our upper roof will very likely include an array of solar panels as an energy efficient element, but installed directly on the roof surface at only a ten degree incline off the roof so not visible from the surrounding buildings or the streets, concealed behind and set back four feet from the building parapets.

Residential Lobby Entrance: As the developer gears up to market the apartments, our residential marketing consultant has requested that we modify the "front door" street entrance into the residential lobby to provide a more distinctive identity. Our revised entry design (see attached existing and proposed renderings) is to retain the brick peers and glazed openings consistent with the remainder of the building, but to simply pull the entrance doors and entrance canopy forward 3 feet (we have 3 ½ feet to the property line) to provide a more prominent and distinctive primary residential entrance identity on Second Street, all contained within the original glazed opening, a careful balance between this important entrance identity and the overall building expression.

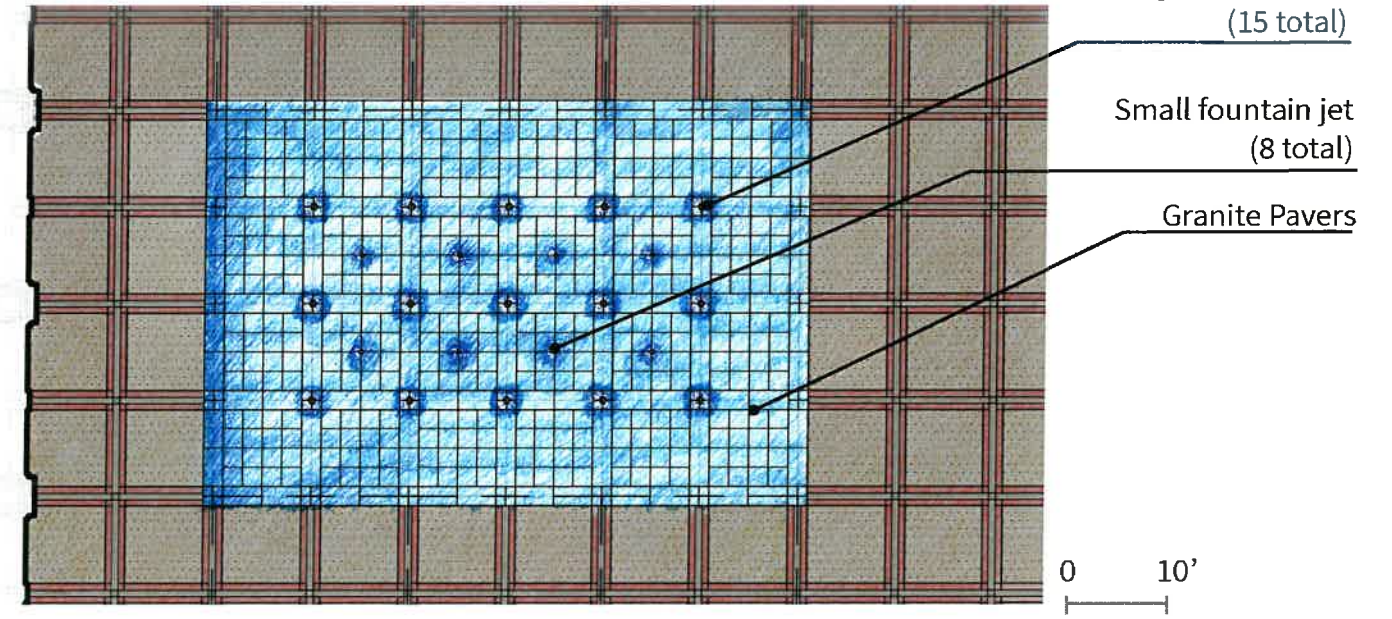
We look forward to briefly presenting and discussing these minor refinements with BAR at your March 15th meeting.

Respectfully Submitted by:
Powe Studio Architects PC

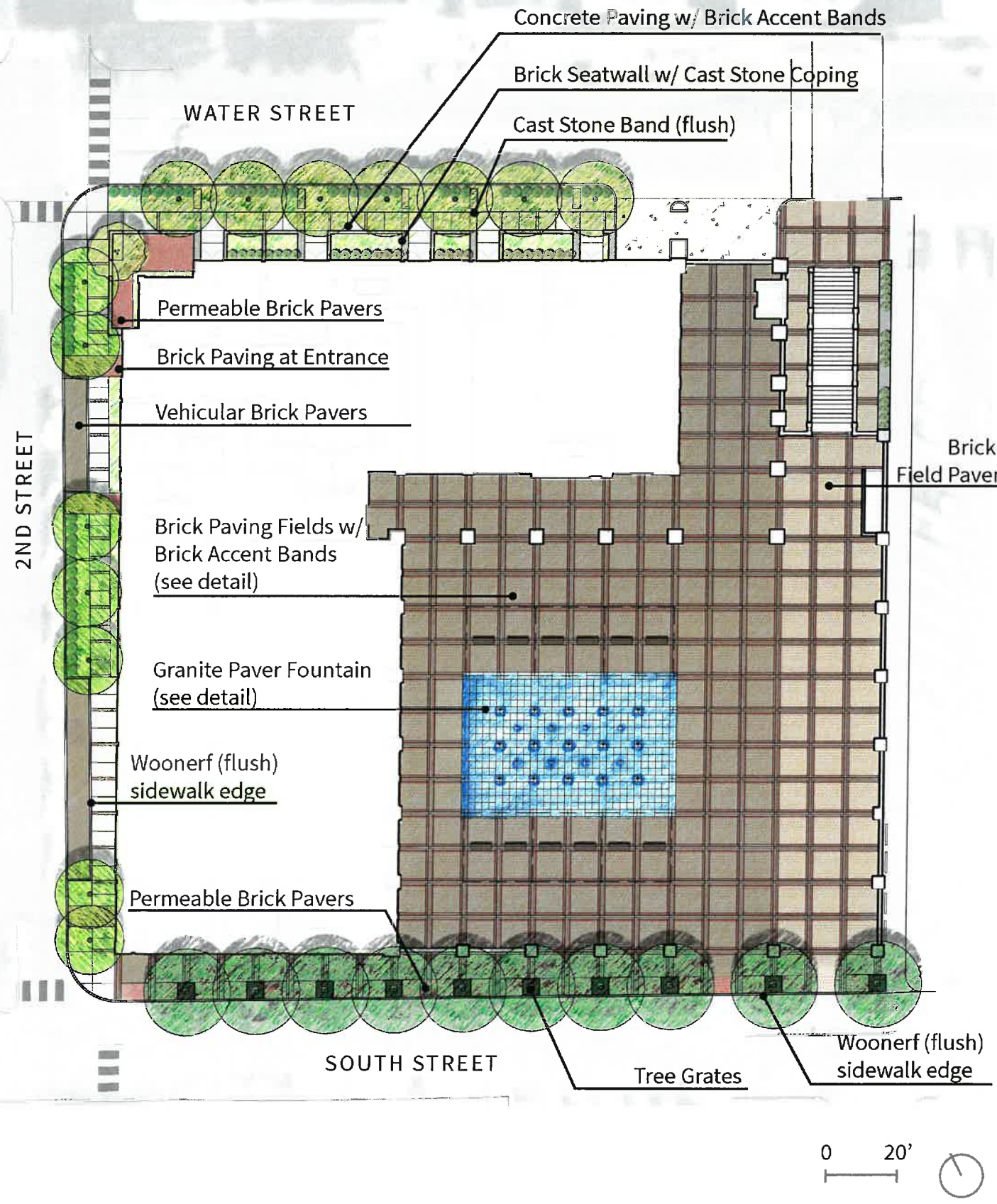
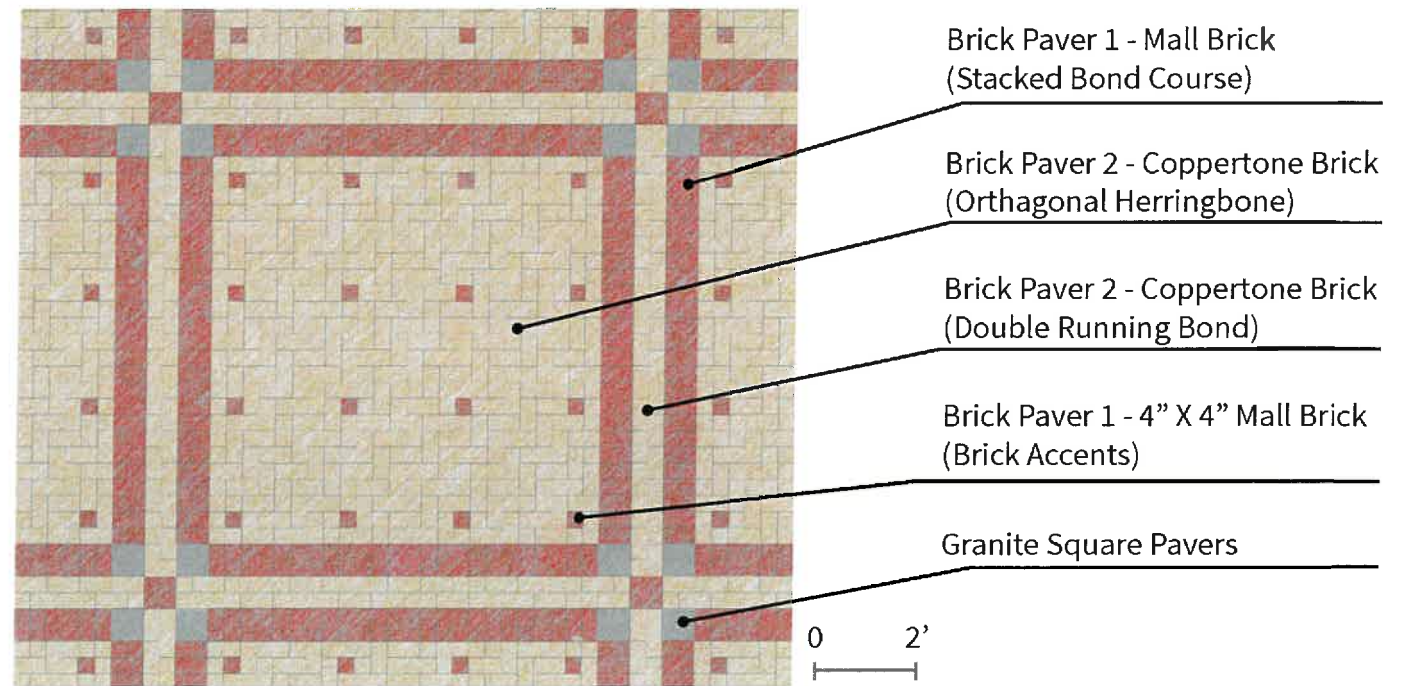


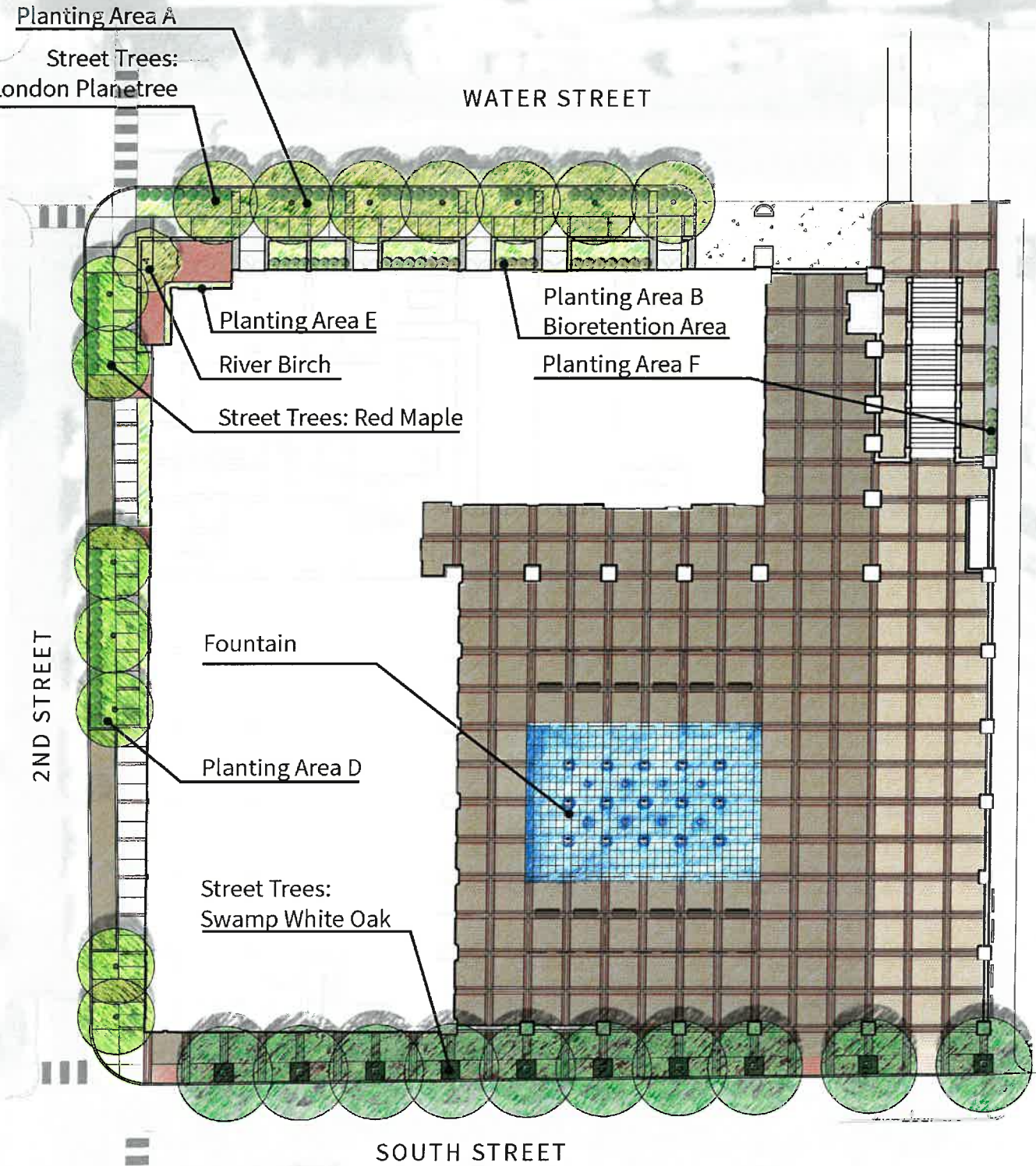
Gregory Powe, AIA Principal

Plaza Fountain - Plan



Brick Paving Field - Plan



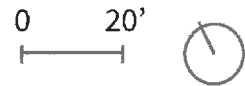


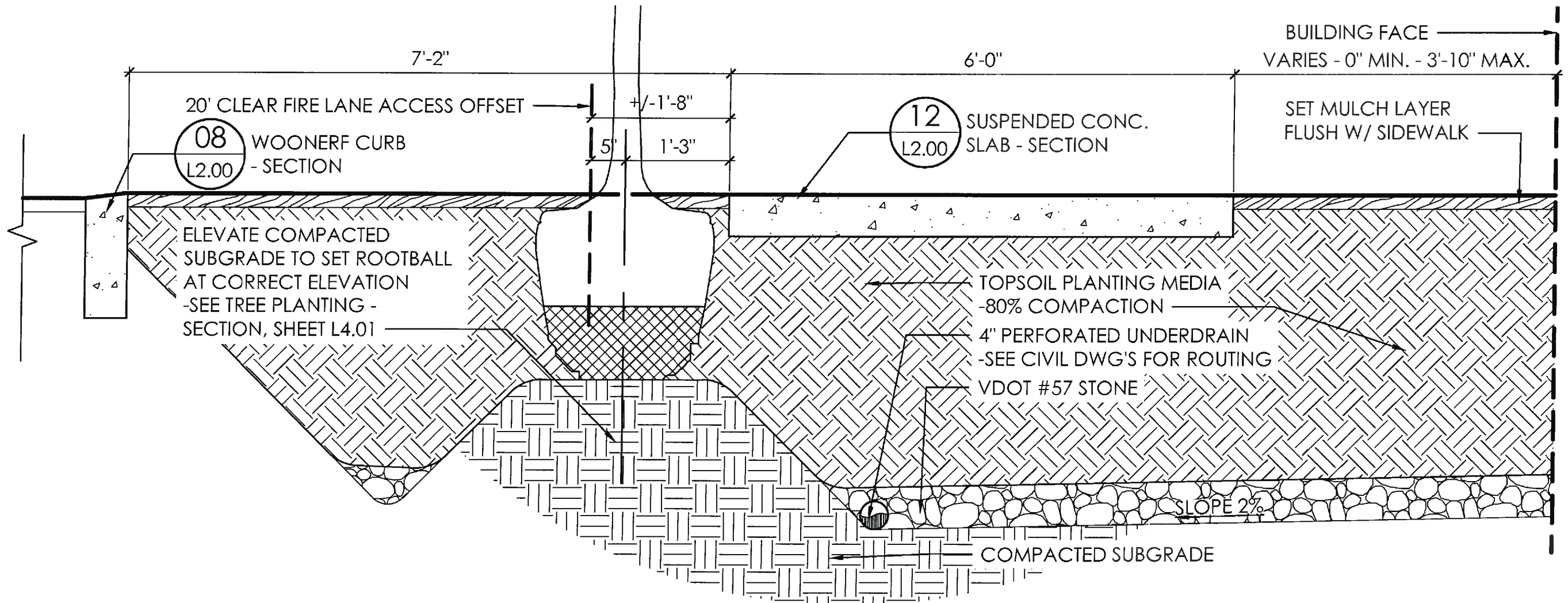
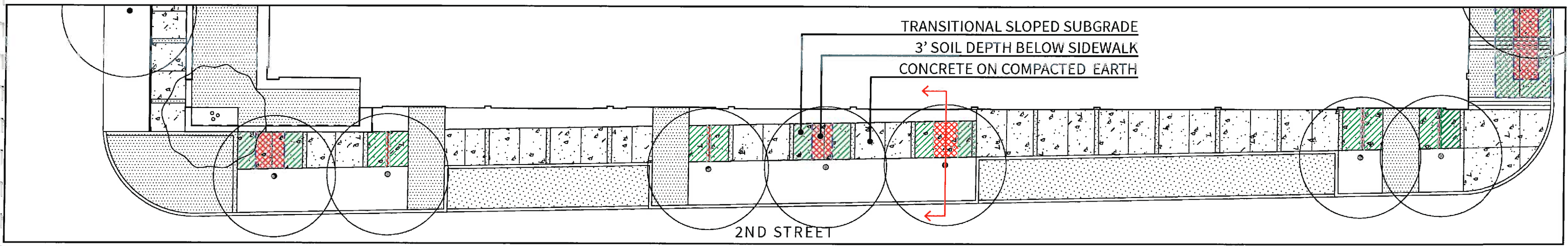
PLANT SCHEDULE

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
STREET TREES								
7	AR	<i>Acer rubrum</i> 'Red Sunset'	Red Maple	2" CAL	AS SHOWN	B&B	well branched, straight dominant leader	1103
1	BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	12" HT.	AS SHOWN	B&B	specimen, multi-leader (3-5 stems)	1017
10	PA	<i>Platanus x acerifolia</i> 'Columbia'	London Planetree	2" CAL	AS SHOWN	B&B	well branched, straight dominant leader	1001
10	QB	<i>Quercus bicolor</i>	Swamp White Oak	2" CAL	AS SHOWN	B&B	well branched, straight dominant leader	810
WATER STREET PLANTINGS								
PLANTING AREA "A" - Shrubs								
		<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	3 GAL.	3' O.C.	CONT.		
		<i>Fothergilla gardenii</i> 'Mount Airy'	Dwarf Fothergilla	3 GAL.	3' O.C.	CONT.		
		<i>Hydrangea arborescens</i> 'Haas Halo'	Smooth Hydrangea	3 GAL.	3' O.C.	CONT.		
		<i>Ilex verticillata</i> 'Red Sprite'	Winterberry	3 GAL.	3' O.C.	CONT.	7 female to 1 male plants	
		<i>Viburnum dentatum</i> 'Blue Muffin'	Arrowwood Viburnum	3 GAL.	3' O.C.	CONT.		
PLANTING AREA "A" - Grasses and Perennials								
		<i>Achillea racemosa</i>	Black Cohosh	1 GAL.	18" O.C.	CONT.		
		<i>Anemone dioecus</i>	God's Beard	1 GAL.	18" O.C.	CONT.		
		<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		<i>Dicentra eximia</i>	Wild Bleeding Heart	1 GAL.	18" O.C.	CONT.		
		<i>Dryopteris erythrosora</i> 'Brilliance'	Autumn Fern	1 GAL.	18" O.C.	CONT.		
		<i>Galanthus nivalis</i>	Snowdrop	1 GAL.	18" O.C.	CONT.		
		<i>Heuchera villosa</i> 'Autumn Bride'	Hairy Alum Root	1 GAL.	18" O.C.	CONT.		
		<i>Iris sibirica</i> 'Caesar's Brother'	Siberian Iris	1 GAL.	18" O.C.	CONT.		
		<i>Mertensia virginica</i>	Virginia Bluebells	1 GAL.	18" O.C.	CONT.		
		<i>Panicum virgatum</i>	Switchgrass	1 GAL.	18" O.C.	CONT.		
		<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL.	18" O.C.	CONT.		
		<i>Sanguinaria canadensis</i>	Bloodroot	1 GAL.	18" O.C.	CONT.		
		<i>Tiarella cordifolia</i>	Foamflower	1 GAL.	18" O.C.	CONT.		
PLANTING AREA "B" - Bioretention Basin - Shrubs and Ferns								
		<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	3 GAL.	3' O.C.	CONT.		
		<i>Fothergilla gardenii</i> 'Mount Airy'	Dwarf Fothergilla	3 GAL.	3' O.C.	CONT.		
		<i>Onoclea sensibilis</i>	Sensitive Fern	1 GAL.	18" O.C.	CONT.		
PLANTING AREA "B" - Grasses and Perennials								
		<i>Arisaema labradorianum</i>	Blue Star Arisaema	1 GAL.	18" O.C.	CONT.		
		<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		<i>Eurybia divaricata</i>	White Wood Aster	1 GAL.	18" O.C.	CONT.		
		<i>Geranium maculatum</i> 'Rotonde'	Geranium Rozanne	1 GAL.	18" O.C.	CONT.		
		<i>Heuchera villosa</i> 'Autumn Bride'	Hairy Alum Root	1 GAL.	18" O.C.	CONT.		
		<i>Tiarella cordifolia</i>	Foamflower	1 GAL.	18" O.C.	CONT.		
SECOND STREET PLANTINGS								
PLANTING AREA "C" - Grasses and Perennials								
		<i>Achillea millefolium</i>	Yarrow	1 GAL.	18" O.C.	CONT.		
		<i>Agastache 'Blue Fortune'</i>	Anise Hyssop	1 GAL.	18" O.C.	CONT.		
		<i>Corydalis 'Pelti Bleu'</i>	Bluebeard	1 GAL.	18" O.C.	CONT.		
		<i>Narcissus 'Thalia'</i>	Thalia Daffodil	1 GAL.	12" O.C.	CONT.		
		<i>Nepeta 'Walker's Low'</i>	Catmint	1 GAL.	18" O.C.	CONT.		
		<i>Panicum virgatum 'Heavy Metal'</i>	Switchgrass	1 GAL.	18" O.C.	CONT.		
		<i>Panicum virgatum 'Cheyenne Sky'</i>	Switchgrass	1 GAL.	18" O.C.	CONT.		
		<i>Panicum virgatum 'Shenandoah'</i>	Switchgrass	1 GAL.	18" O.C.	CONT.		
		<i>Perovskia atriplicifolia 'Little Spire'</i>	Russian Sage	1 GAL.	18" O.C.	CONT.		
		<i>Pycnanthemum multicum</i>	Sharp-toothed Mountain Mint	1 GAL.	18" O.C.	CONT.		
		<i>Salvia nemerosa 'Caradonna'</i>	Sage	1 GAL.	18" O.C.	CONT.		
SECOND STREET AND WATER STREET CORNER PLANTINGS								
PLANTING AREA "D" - Between Sidewalk and Building - Grasses and Perennials								
		<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL.	12" O.C.	CONT.		
		<i>Equisetum hyemale</i>	Horseail	1 GAL.	12" O.C.	CONT.		
		<i>Galanthus nivalis</i>	Snowdrop	9" O.C.			Bulbs	
FIRST STREET AND WATER STREET CORNER PLANTINGS								
PLANTING AREA "E" - Between Sidewalk and Building - Shrub and Perennial								
		<i>Buxus sempervirens 'stiffulcosa'</i>	Boxwood	1 GAL.	12" O.C.	CONT.		
		<i>Carex pennsylvanica</i>	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		<i>Galanthus nivalis</i>	Snowdrop	9" O.C.			Bulbs	

LANDSCAPE CALCULATIONS

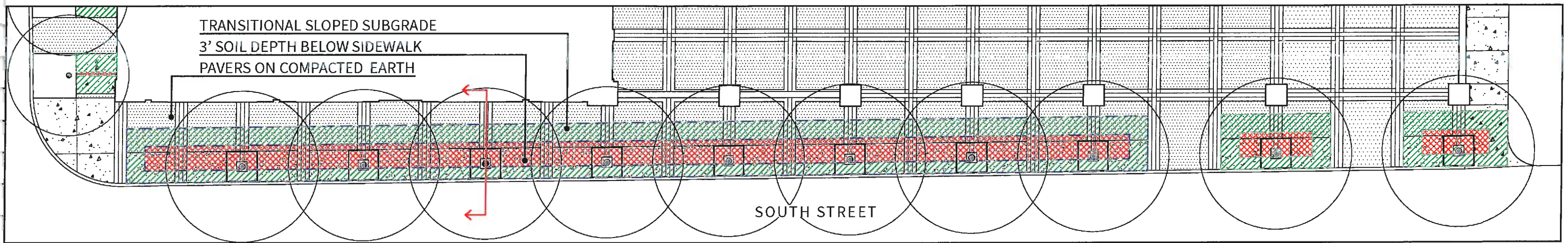
TREE COVER REQUIREMENTS	
SECTION 34-835	
20 YEAR MINIMUM TREE CANOPY COVERAGE	
TREE CANOPY REQUIRED:	10 % GROSS AREA OF DEVELOPMENT
SITE DATA	
SITE AREA:	51,363 S.F.
CANOPY REQUIRED:	5,136 S.F.
CANOPY PROVIDED:	26,848 S.F.
STREETSCAPE TREES	
SECTION 34-870	
1 LARGE TREE PER 40 LINEAR FEET	
OR	
1 MEDIUM TREE PER 25 LINEAR FEET	
WATER STREET DATA	
ROAD FRONTAGE:	231.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	7 LARGE TREES
2nd STREET DATA	
ROAD FRONTAGE:	223.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	7 LARGE TREES
SOUTH STREET DATA	
ROAD FRONTAGE:	232.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	10 LARGE TREES



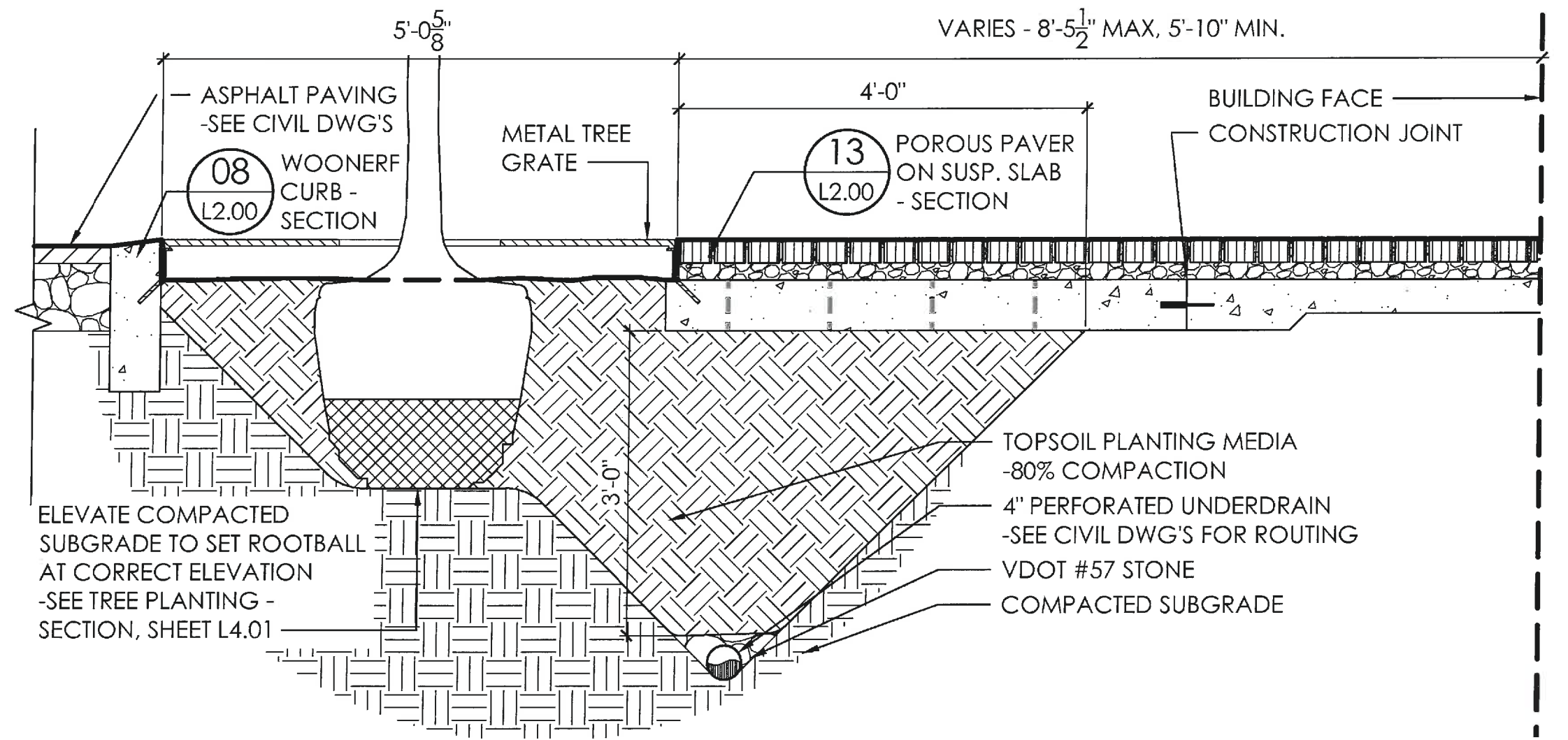


17 REINFORCED CONCRETE SIDEWALK @ TREE PLANTING
SCALE: 3/4" = 1'-0"

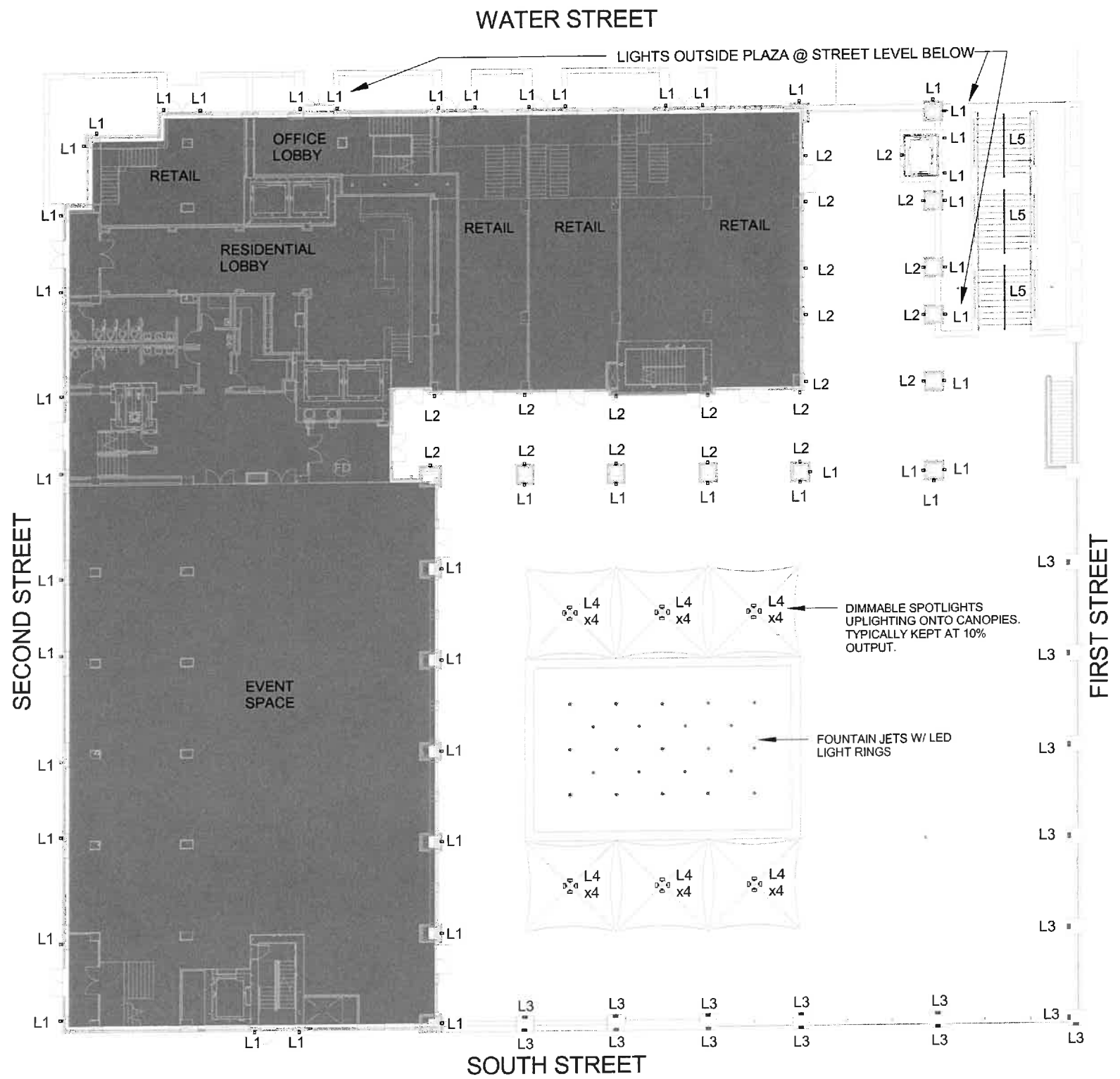
L1.01
L1.02



0 16'



18 SUSPENDED SLAB @ TREE WELL - SECTION
L1.02 SCALE : 3/4" = 1'-0"





QUBE 400 LX sconce

PROJECT

Job _____	Notes
Type _____	
Part # _____	

SPECIFICATIONS

- Source Xicato XTM LED module - up to 5000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Internal with remote or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 57 watts max, depending on LED module / driver
- Reflector 11°, 25°, 41°, 51°, or 83° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 8.5 lb. [3.9 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at www.v2LightingGroup.com/downloads
- Modifications Any modification or customization is possible - consult factory



ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
Q4LS -	N	N	W	13	83	30	83	A1	-
	N =Internal R =Remote D =Deep Canopy	N =None P =Phase V =0-10V Z =Other	D =Damp W =Wet	07 =700lm 10 =950lm 13 =1300lm 20 =2000lm 30 =3000lm 40 =4000lm 50 =5000lm	83 =83 98 =98*	27 =2700K 30 =3000K 35 =3500K 40 =4000K	11 =11° ** 25 =25° 41 =41° 51 =51° 83 =83° **	A1 XX ZZ =Custom (see chart on page 4)	Color To Be Anodized Clear Silver

* 98 CRI not available in 4000 or 5000 lm
** Not available with wet location

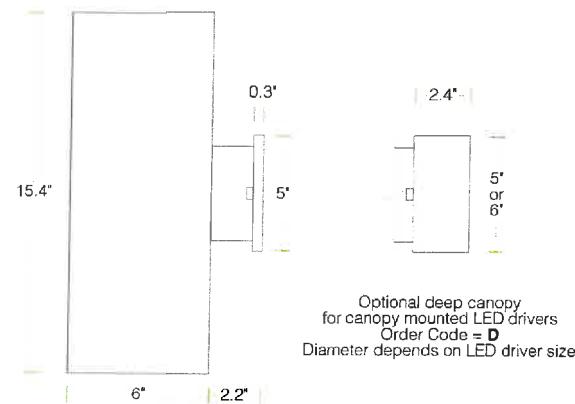
Example Part Number: **Q4LS-NND-20832741-S3**

QUBE 400 LX Sconce - **I**nternal Driver, **N**o Dimming, **D**amp Location - **2000** lm, **83** CRI, **2700K**, **41°** Reflector - **S3** Red Shell



QUBE 400 LX sconce

DIMENSIONS



All canopies fit standard 3.5" and 4" round and octagonal junction boxes
Not to scale, dimensions are nominal
Consult factory for CAD drawings

Optional deep canopy for canopy mounted LED drivers
Order Code = **D**
Diameter depends on LED driver size

LED OPTIONS

Reflector Option	LED Specifications				
	LES ¹	CRI	Lumens ^{2,3}	Wattage ⁴ (W)	Efficacy ⁵ (lm/W)
11°, 25°, 41°, 51° & 83°	19mm	Ra = 83 ± 3	700	5.6	129
			950	8.2	118
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
	Ra = 98 R9 ≥ 90 R15 ≥ 95	4000	39.1	102	
		5000	46.8	107	
		700	7.4	97	
		950	10.9	89	
		1300	15.6	83	
2000	26.4	76			
3000	34.1	88			

¹ LES: Light Emitting Surface diameter
² ±10%
³ Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
⁴ Maximum luminaire wattage including LED driver = LED wattage x 1.2
⁵ Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code V = 0-10V dimming to 10% Order Code P = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%

* Standard LED drivers are suitable for We: Location
* Optional LED drivers are suitable for Damp Location
* For EM applications:
All LED drivers may be used with 3rd party inverter style systems

L1



QUBE 400 LX

up + down sconce

PROJECT

Job _____	Notes
Type _____	
Part # _____	

SPECIFICATIONS

- Source Two Xicato XTM LED modules - up to 4000 lumens each
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Internal with remote or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 71 watts max, depending on LED module / driver
- Reflector 11°, 25°, 41°, 51°, or 83° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 8.5 lb. [3.9 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at www.v2LightingGroup.com/downloads
- Modifications Any modification or customization is possible - consult factory



ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Up Direction Output	CRI *	C.C.T.	Reflector	Down Direction Output	CRI *	C.C.T.	Reflector	Shell Color	Options
Q4LU-N	N	N	W	-07	83	30	11	-13	83	30	83	-A1	-
	N =Internal	N =None	D =Damp	07 =700lm	83 =83	27 =2700K	11 =11° **	07 =700lm	83 =83	27 =2700K	11 =11° **	XX	
	R =Remote	P =Phase	W =Wet	10 =950lm	98 =98*	30 =3000K	25 =25°	10 =950lm	98 =98*	30 =3000K	25 =25°	(see chart on page 4)	
	D =Deep	V =0-10V		13 =1300lm	35 =3500K	41 =41°		13 =1300lm	35 =3500K	41 =41°			
	Canopy	Z =Other		20 =2000lm	40 =4000K	51 =51°		20 =2000lm	40 =4000K	51 =51°	ZZ =Custom		
				30 =3000lm		83 =83° **		30 =3000lm		83 =83° **			
				40 =4000lm				40 =4000lm					

* 98 CRI not available in 4000 lm

** Not available with wet location

Example Part Number: **Q4LU-RND-13832725-20832741-S3**

QUBE 400 LX Up + Down Sconce - Remote Driver, No Dimming, Damp Location - UP= 1300 lm, 83 CRI, 2700K, 25° Reflector - DOWN= 2000 lm, 83 CRI, 2700K, 41° Reflector- S3 Red Shell



QUBE 400 LX

up + down sconce

DIMENSIONS



All canopies fit standard 3.5' and 4' round and octagonal junction boxes
Not to scale, dimensions are nominal
Consult factory for CAD drawings

Optional deep canopy for canopy mounted LED drivers
Order Code = **D**
Diameter depends on LED driver size

LED OPTIONS

Reflector Option	LES ¹	LED Specifications			
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			950	8.2	118
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
	Ra = 98 R9 ≥ 90 R15 ≥ 95	700	7.4	97	
		950	10.9	89	
		1300	15.6	83	
		2000	26.4	76	
		3000	34.1	88	

¹ LES: Light Emitting Surface diameter

² ± 10%

³ Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens

⁴ Maximum luminaire wattage including LED driver = LED wattage x 1.2

⁵ Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code V = 0-10V dimming to 10% Order Code P = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-Lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-Lume™ 5-series, EcoSystem dimming to 5%

- * Standard LED drivers are suitable for Wet Location
- * Optional LED drivers are suitable for Damp Location
- * All LED drivers must be mounted in a deep canopy or remote
- * Dual LED drivers available for independent Up + Down control
- * Choosing different lumen outputs for Up + Down may require dual drivers
Consult factory for details
- * For EM applications:
All LED drivers may be used with 3rd party inverter style systems

L2

Recessed wall luminaire
with asymmetrical distribution

Housing: Die cast aluminum with integral wiring compartment. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate with stepped baffle, 1/4" thick, clear tempered glass. Faceplate is secured by four (4) flush socket head stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 26W LED luminaire, 32 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order. Two (2) 7/8" knockouts provided for 1/2" conduit.

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

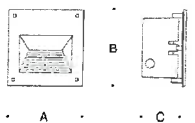
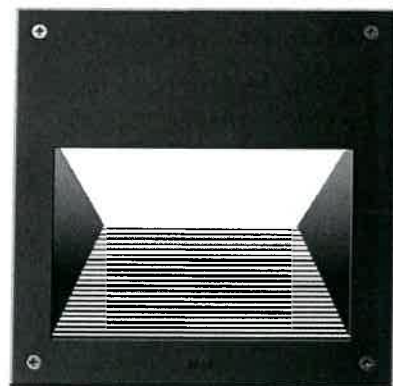
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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

Weight: 5.5 lbs.

Luminaire Lumens: 954
Tested in accordance with LM-79-08

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



Lamp	A	B	C	CPC
2263 LED ADA 26W LED	9 7/8"	9 7/8"	5 3/8"	C524

L3

Fail-Safe

Catalog #		Type	L4
Project		Date	
Comments			
Prepared by			

DESCRIPTION

Fail-Safe FFL Luminaires are designed to provide efficient, crisp, white light to illuminate the desired space. Choose from five lumen packages to meet your desired footcandle levels. Visors are available for glare control and when light trespass is critical. Wireguards provide additional security. Slipfitters available to facilitate mounting. UL/cUL listed for wet locations, and IP66 rated.

SPECIFICATION FEATURES

Construction

Fixture housing is a two-piece die-cast aluminum, clamshell design. Housing sealed with silicone gasket to ensure appropriate seal.

Optics

High-brightness LED arrays mounted on metal core circuit boards, with heat and impact resistant tempered clear glass for protection. Lens is shatter resistant tempered clear glass.

Listing

UL/cUL listed for wet locations. IP66 rated. Suitable for Natatorium use.

Electrical

LED drivers mounted to die-cast aluminum housing for optimal heat dissipation and cool running operation. Standard 120-277V, 50-60 Hz, 347/480V 60 Hz 108-250 VDC.

LED

Available in 3000k and 5600k. Projected life is 60,000 hours at 70% lumen maintenance, at 55°C ambient.

Mounting

Corrosion resistant, heavy-duty painted aluminum mounting yoke standard. Slipfitter and wall mount adapter available for additional mounting choices.

Finish

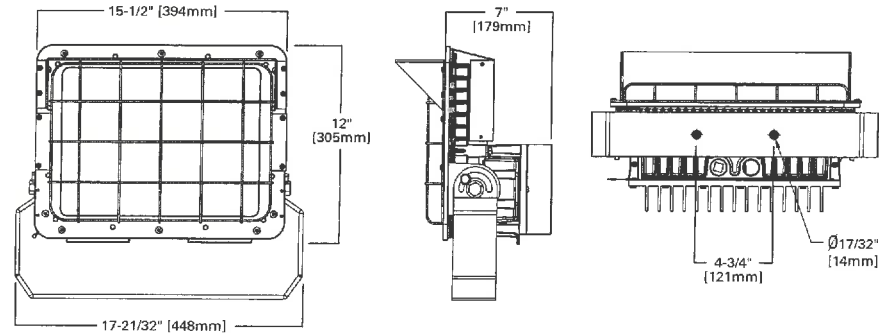
Housing and yoke epoxy powder coat paint, industrial gray color.



FFL

Fail-Safe LED

UL Listed - Wet Location
IP66 Rated
NEMA 4X Rated



EPA	
0° Tilt	1.50
45° Backwards Tilt	1.10
60° Forward Tilt	0.80

ORDERING INFORMATION

SAMPLE NUMBER: FFL-9L-30-UNV

Product Family	Number of LEDs	Color Temperature	Voltage	Accessories (ship separately, order as separate line item)
FFL Fail-Safe Flood Light	5L 3L=3185 Lumens 5L=5180 Lumens 7L=7095 Lumens 9L=9130 Lumens 11L=11100 Lumens 13L=13100 Lumens	30 30=3000K 50=5000K	UNV UNV=120-277V 347=347V 480=480V	SC SC=Safety Cable BV=Bolt-on Visor BWG=Bolt-on Wireguard FSF=Floodlight Slipfitter WSFA=Wall Mount Slipfitter Adapter WSFASS=Wall Mount Slipfitter, Stainless Steel PHC/120=Photocell, 120V, field installed PHC/277=Photocell, 208-277V, field installed OS1/2/UNV=Occupancy Sensor, 1/2" hub, 120-277V OS3/4/UNV=Occupancy Sensor, 3/4" hub, 120-277V OS1/UNV=Occupancy Sensor, 1" hub, 120-277V

Contact presale technical support for hazardous location offering. Bold items represent most commonly ordered options, and may improve delivery times.



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

AMBIENT TEMPERATURE

Model	Max. Temp.
FFL-3L	65°C
FFL-5L	65°C
FFL-7L	65°C
FFL-9L	65°C
FFL-11L	65°C
FFL-13L	65°C

WEIGHTS

Model	Weight (Lbs.)
3L, 5L	31
7L	31
9L	32
11L, 13L	32

INPUT WATTS

Catalog Number	Input Watts
FFL-3L	28
FFL-5L	45
FFL-7L	62
FFL-9L	79
FFL-11L	99
FFL-13L	112

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luxrail™ INTERIOR/EXTERIOR APPLICATIONS

Application

ANSI and ADA compliant, **luxrail** is an indoor/outdoor LED-based handrail that delivers functional illumination. Two intensities may be specified: standard output and high output. The standard light output version delivers illuminance levels appropriate for exterior applications (2 footcandles at grade) as well as for dark interior environments with low ambient illumination levels (e.g., themed environments, theatres and residential areas). The high output version delivers illuminance levels applicable to interior environments – providing in excess of 10 footcandles along the path of egress (ANSI required for stair treads). Independent photometric test reports and IES Format data are available at www.cooperlighting.com.

luxrail's standard handrail gripping surfaces are circular in cross section and meet 2004 ADAAG (Americans with Disability Act Accessibility Guidelines). Patented optical assemblies deliver 10°, 25° and 55° beam spreads, as well as an asymmetric option. The 25° and 55° beam patterns are most suitable for illuminating pathways, while the 10° beam spread offers accent lighting for optional glass or stainless steel cable railing infills. Projected average rated life is 50,000 hours at 70% of lamp lumen output. Contact factory for IES LM-80 compliance. To ensure proper performance, architectural details should allow for ventilation and air flow around the fixture. Ambient temperature surrounding the fixture shall not exceed 122°F (50°C).

Light Output

Two luminous intensities are available for white light. All values below represent the initial raw lumens of the LED. IES format photometry of Lighting Facts labels represent actual light output measured in lumens and candle power. Light output losses include optical, thermal and power supply inefficiencies. IES LM-79 format files may be obtained from the factory or downloaded from www.cooperlighting.com. Results are typical measurements. For 90+ CRI, please consult factory for pricing and availability.

Initial Lumens	Standard Output		High Output	
	2700K White:	72 lms/ft	253 lms/ft	253 lms/ft
	3000K White:	81 lms/ft	284 lms/ft	284 lms/ft
	3500K White:	83 lms/ft	289 lms/ft	289 lms/ft
	4000K White:	88 lms/ft	307 lms/ft	307 lms/ft

Non-standard color temperatures available as a custom offering for a modest additional cost and lead-time.

Construction

luxrail may be post mounted or wall mounted. **io** recommends installation be completed by a qualified handrail installer. Mounting hardware (post or wall) is typically required up to 5' O.C., depending on the handrail alloy. Final post and wall bracket spacing must be determined by a licensed architect or structural engineer. **luxrail** is available in stainless steel and aluminum. Vandal resistant access chamber allows units to be removed for maintenance purposes. The LED light fixture inside the caprail is UL Listed for wet locations. Contact factory for maintenance guidelines.

All handrail component parts are engineered for quick installation. Field welding or cutting is typically not required. All parts are prefabricated to field dimensions and are assembled in the field with mechanical connection or epoxy. Contact **io** Lighting for recommended handrail installers.

Electrical

luxrail houses a low voltage LED-based light fixture that is integrated into the underside of the handrail. 24 volt 100 watt power supplies are provided as a standard. For detailed information regarding daisy chain limitations, remote distance limitations, power supply options, and dimming options consult Eaton's Cooper Lighting website (www.cooperlighting.com) or an **io** representative.

Driver Remote Distance
7'-0" (2.1m) w/22 AWG
18'-0" (5.5m) w/18 AWG
46'-0" (14.0m) w/14 AWG
71'-0" (21.6m) w/12 AWG

Dimming modules must be specified separately. For detailed information download the power supply specification sheet from www.cooperlighting.com.

Power Consumption

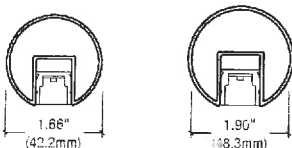
Power consumption does not include power supply losses.

Standard Output	High Output
1.02 w/ft	3.81 w/ft



1-year warranty

Dimensions



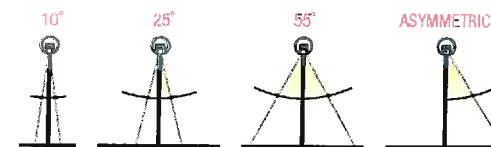
LED Lighting Facts
A Program of the U.S. DOE

Light Output (Lumens)	512
Watts	12.4
Lumens per Watt (Efficacy)	41
Color Accuracy Color Rendering Index (CRI)	83
Light Color Correlated Color Temperature (CCT)	2992 (Warm White)
Warranty**	Yes

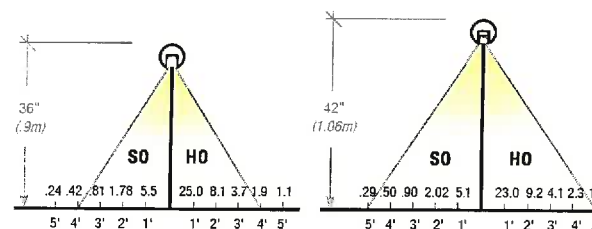
All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008 Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. ** See www.lightingfacts.com/products for details. Registration Number: PNE4-KCVDNN (7-11-2013). Model Number: 0 031.3KH0.55.1.06.2. Type: Outdoor path-step rail light.

Label references 36" luxrail fixture with a 55° beam spread in High Output 3000K. Lighting Facts for additional beam spreads and light output levels may be obtained from **io** Lighting.

BEAM SPREAD OPTIONS

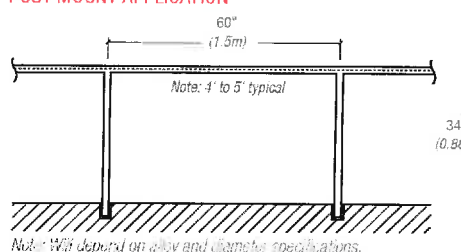


LIGHT OUTPUT - 55 DEGREE WARM WHITE



Light Output / Distributions

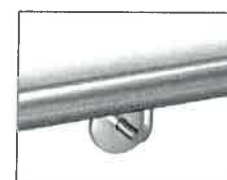
POST MOUNT APPLICATION



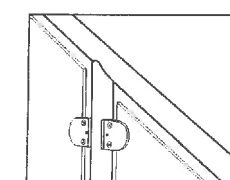
Mounting / Infill Options



PM (POST MOUNTED)



WM (WALL MOUNT INTERMEDIATE)

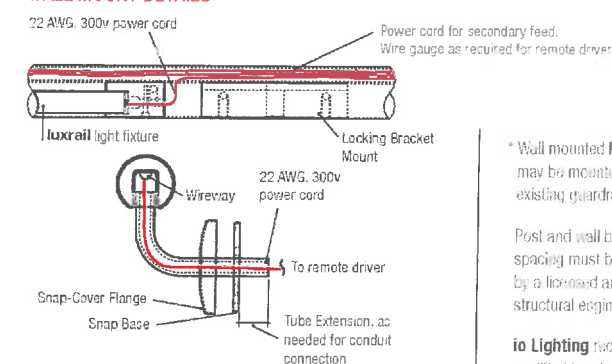


GLASS INFILL



STAINLESS STEEL CABLE INFILL

WALL MOUNT DETAILS*



* Wall mounted **luxrail** may be mounted to new or existing guardrail (by others).

Post and wall bracket spacing must be determined by a licensed architect or structural engineer.

io Lighting recommends a qualified handrail installer be on site during install.

LIGHT OUTPUT CONVERSION TABLE

	Standard Output	High Output
2700K White	0.25 ⁽¹⁾	0.94 ⁽²⁾
3000K White	0.27 ⁽³⁾	1.00 ⁽³⁾
3500K White	0.29 ⁽³⁾	1.06 ⁽³⁾
4000K White	0.29 ⁽³⁾	1.06 ⁽³⁾

Note: Visit www.ioLighting.com or contact an **io** representative for IES format photometrics.

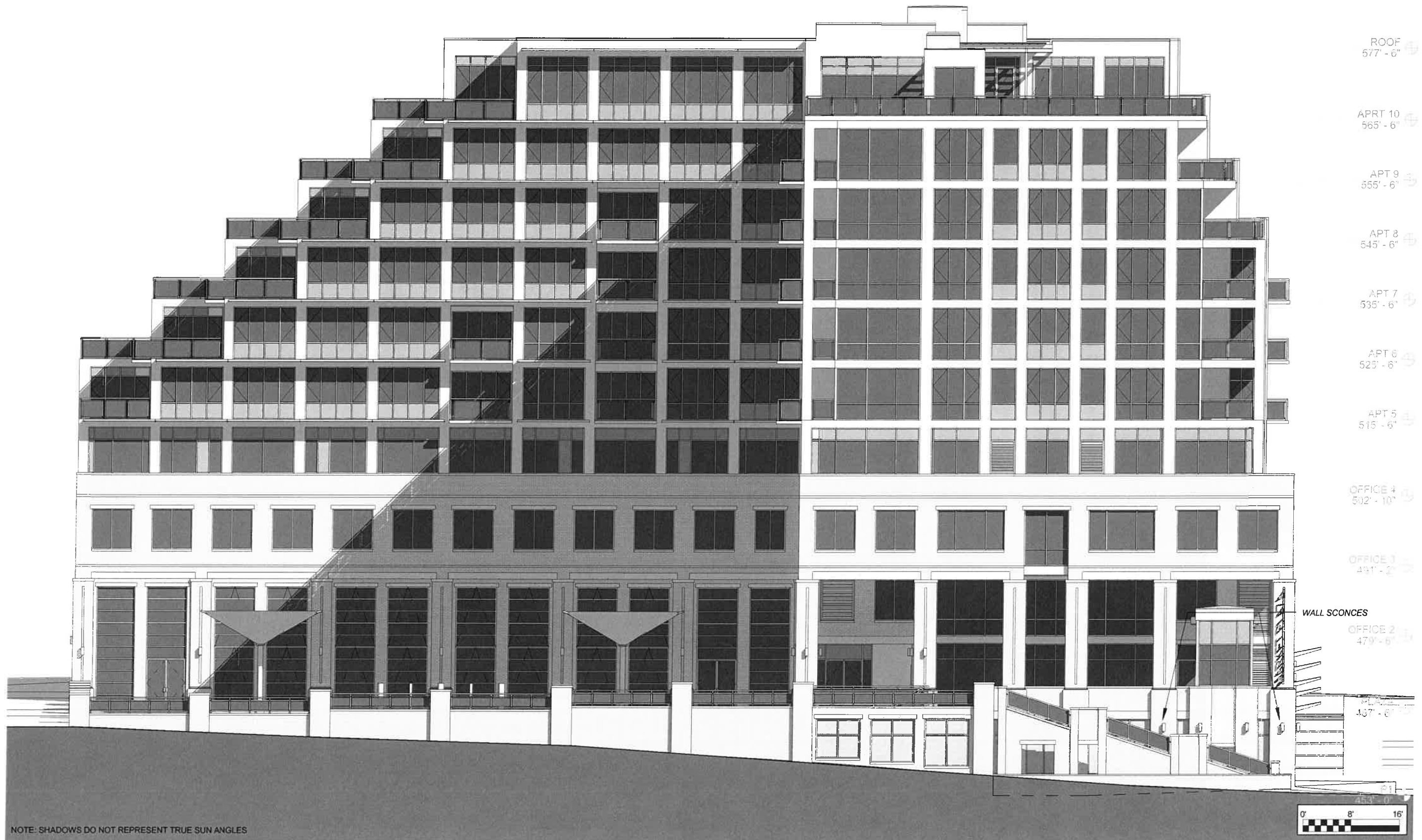
Order Code	1	2	3	4	5	6	7	8	9	10	11	
0	06	CAA	1	PMC	NR	55	3KHO	HR	1			
1. PRODUCT FAMILY	luxrail											
2. ALLOY / FINISH	SSS	Stainless steel satin	GL	Glass (provided by others)	C	Custom	NR	Not required				
3. SIZE	1	1.66" O.D. (1 1/2" pipe size) (available in SS only)	2	1.90" O.D. (1 1/2" pipe size) (available for SS & CAA)								
4. MOUNTING	PMC	Post mount concrete	PMW	Post mount wood	PMS	Post mount stone	WM	Wall or guard rail mounted				
5. INFILL	AC	Stainless steel cable	GL	Glass (provided by others)	C	Custom	NR	Not required				
6. LIGHT DISTRIBUTION	10	10 Degree	25	25 Degree	55	55 Degree	ASYM	Asymmetric	NI	Handrail only (not illuminated)		
7. LIGHT COLOR	27K	Warm White	27KH0	Warm White	3K	Warm White	3KH0	Warm White	35K	Warm White	35KH0	Warm White
8. LENGTH	GB2	Grab Bar 2' nominal	GB3	Grab Bar 3' nominal	GB4	Grab Bar 4' nominal	GB5	Grab Bar 5' nominal	HR	Hand Rail length in Feet / Inches (provide overall length of each handrail section)		
9. VOLTAGE / DIMMING	1	120v	2	277v	3	120v w/dim	4	277v w/dim	5	Other (international voltage)		
10. SPECIFY DRIVER / DIMMING											CE Available upon request.	

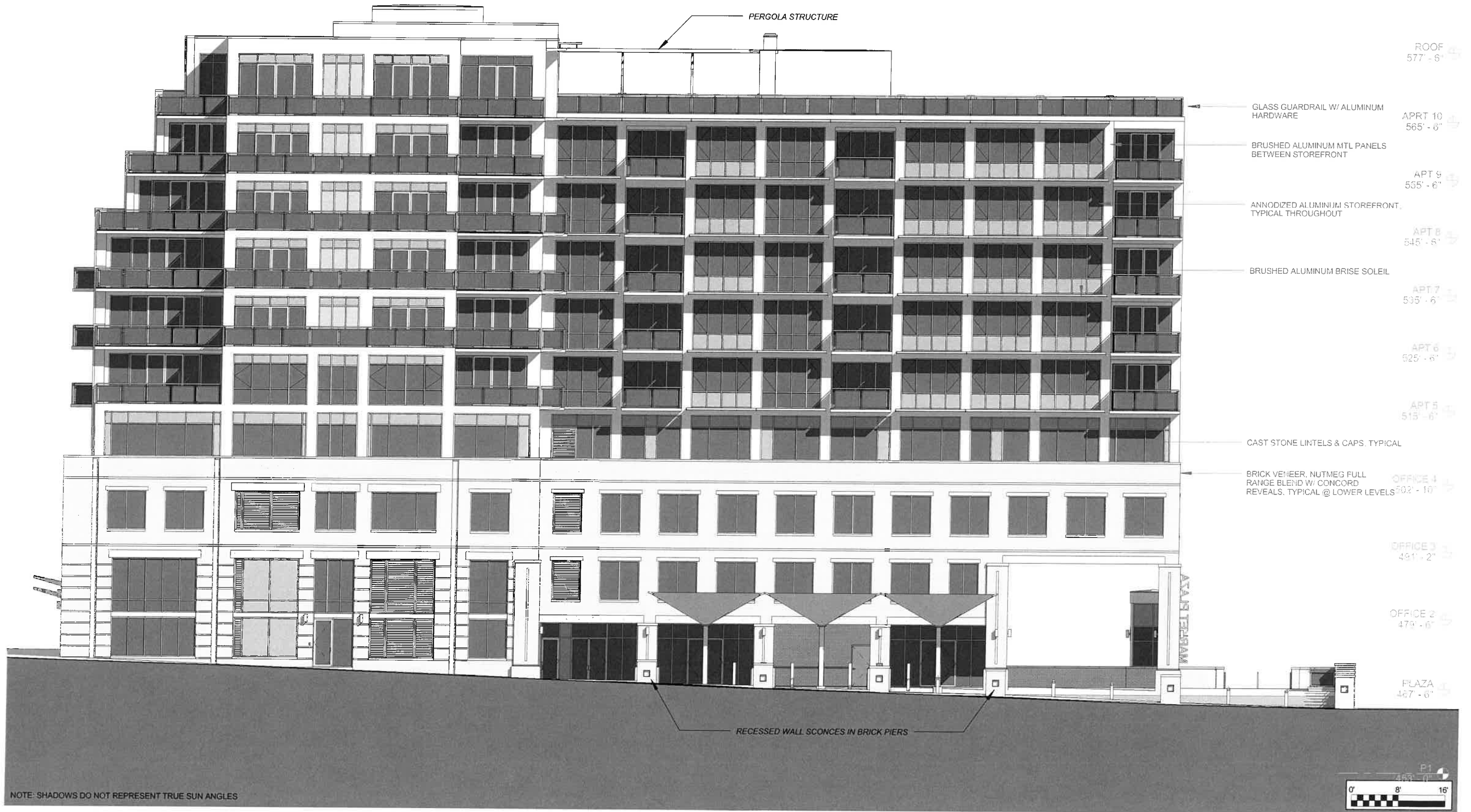
Footnotes

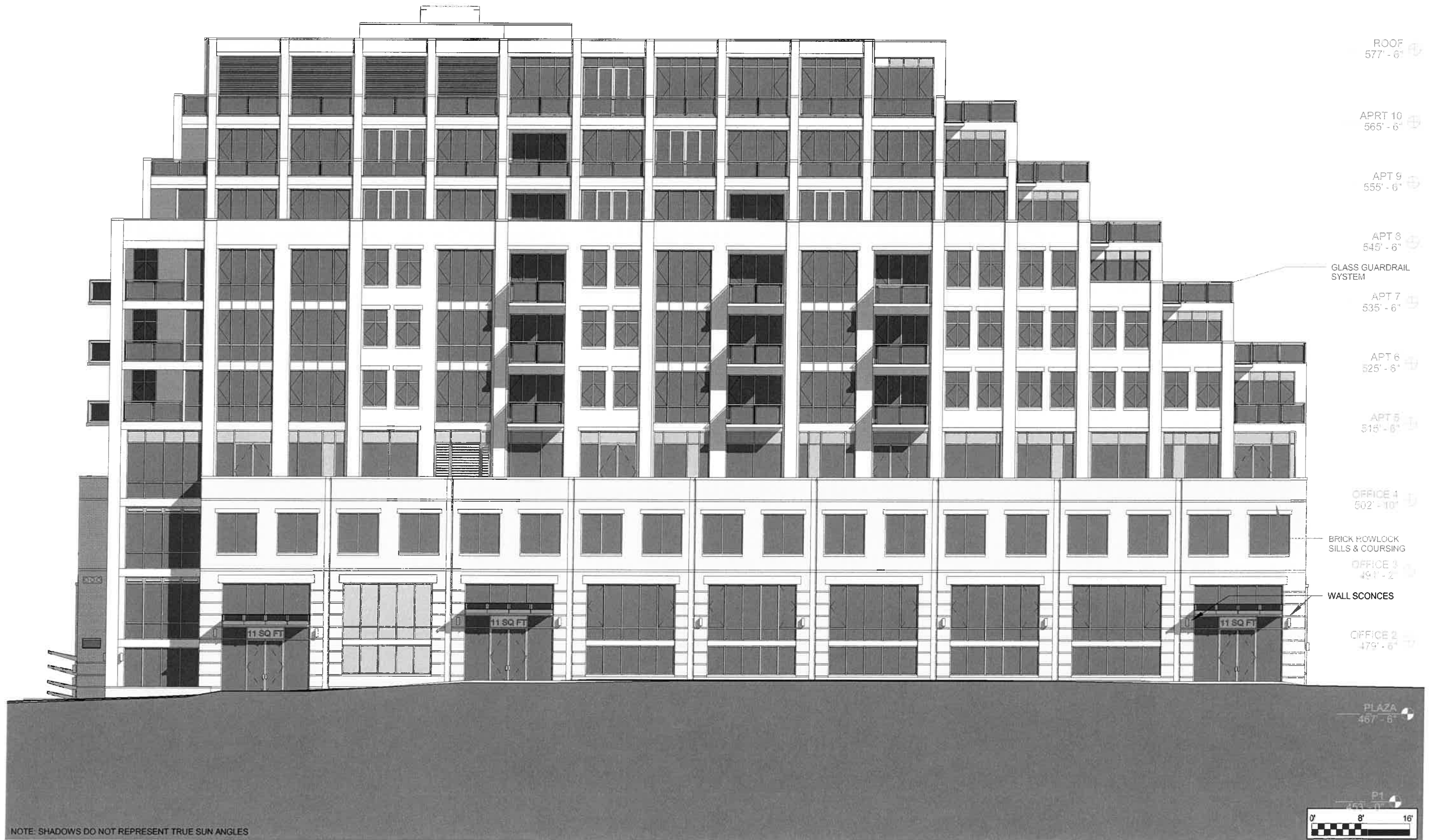
1. Power Supply Specification Sheet may be downloaded from www.ioLighting.com.
2. Each handrail application will be custom to accommodate varying field conditions and design requirements. Shop drawings will be required to manage specifics of each handrail section.
3. White light variance between LEDs is less than 3% or better than 3-step MacAdam Binning.
4. Stainless Steel cable available for flat surfaces only.
5. Detailed elevation drawings of handrail section are required for quote.
6. Non-standard color temperature and CRI are available. Consult factory for availability.

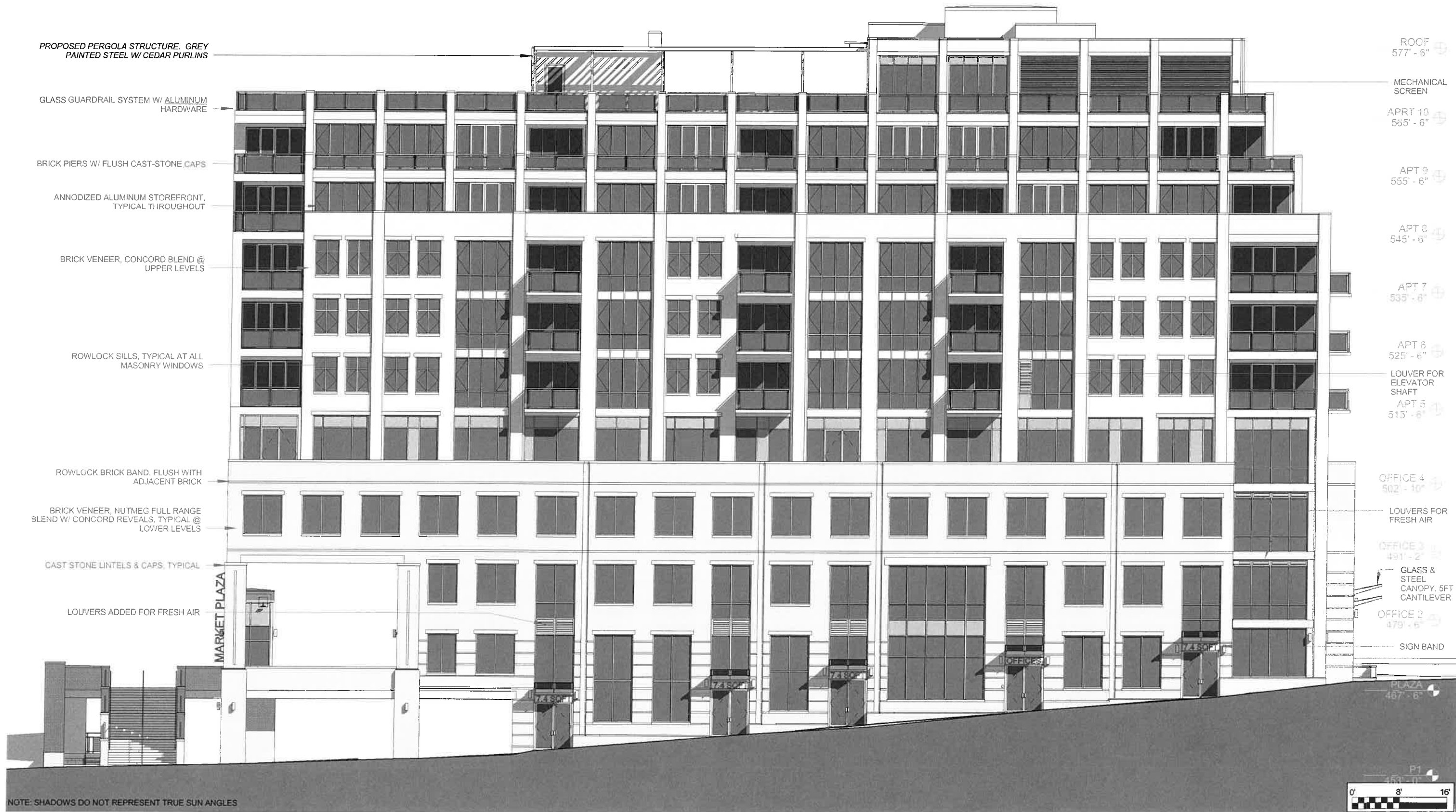
YouTube
luxrail applications
youtube.com/ioLighting

L5









PROPOSED PERGOLA STRUCTURE, GREY
PAINTED STEEL W/ CEDAR PURLINS

GLASS GUARDRAIL SYSTEM W/ ALUMINUM
HARDWARE

BRICK PIERS W/ FLUSH CAST-STONE CAPS

ANNODIZED ALUMINUM STOREFRONT,
TYPICAL THROUGHOUT

BRICK VENEER, CONCORD BLEND @
UPPER LEVELS

ROWLOCK SILLS, TYPICAL AT ALL
MASONRY WINDOWS

ROWLOCK BRICK BAND, FLUSH WITH
ADJACENT BRICK

BRICK VENEER, NUTMEG FULL RANGE
BLEND W/ CONCORD REVEALS, TYPICAL @
LOWER LEVELS

CAST STONE LINTELS & CAPS, TYPICAL

LOUVERS ADDED FOR FRESH AIR

ROOF
577' - 6"

MECHANICAL
SCREEN

APT 10
565' - 6"

APT 9
555' - 6"

APT 8
545' - 6"

APT 7
535' - 6"

APT 6
525' - 6"

LOUVER FOR
ELEVATOR
SHAFT

APT 5
515' - 6"

OFFICE 4
502' - 10"

LOUVERS FOR
FRESH AIR

OFFICE 3
491' - 2"

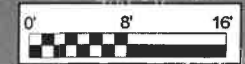
GLASS &
STEEL
CANOPY, 5FT
CANTILEVER

OFFICE 2
479' - 6"

SIGN BAND

PLAZA
467' - 6"

P1
453' - 0"



NOTE: SHADOWS DO NOT REPRESENT TRUE SUN ANGLES



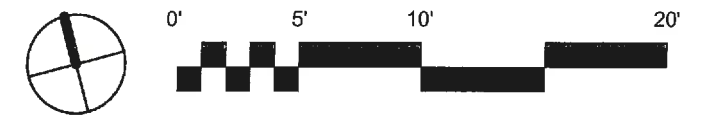


GREY PAINTED STEEL FRAME, 8" W-SECTIONS
& CHANNELS ON 4X4 COLUMNS W/ 2X6 WD
PURLINS

57' - 0 1/2"

18' - 4 1/2"

REFERENCE LANDSCAPE
DRAWINGS FOR PRECISE
ROOF LAYOUT.



Outdoor Furnishings

Gas Fire Table

Pedestal Paving System

Outdoor Dining Tables

Covered Walkway

Sink/Grill/Countertop

Stair Tower

Decorative Stone

Elevated Lawn Panel

Chaise Lounge Chairs

Pedestal Paving System

Decorative Stone Banding

Green Roof - Sedum Plantings

Bench





