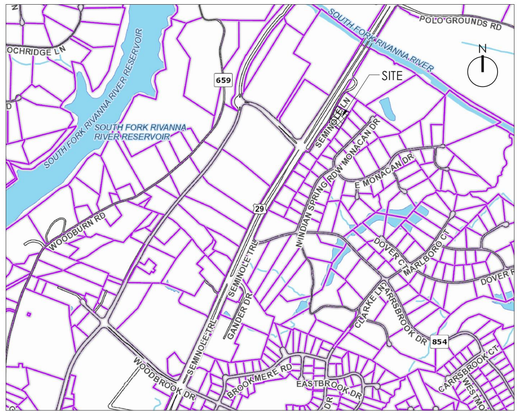
VICINITY MAP: 1" = 1,000'



UMANSKY SUBARU OF CHARLOTTESVILLE

ALBEMARLE COUNTY, VIRGINIA

MAJOR SITE PLAN AMENDMENT (SDP 2021-00047)

MAY 10, 2021

FINAL APPROVAL: _____

SITE DATA

DEVELOPER:	UMANSKY AUTOGROUP CONTACT: MIKE TIERNEY
PROPERTY OWNER:	UMANSKY PROPERTIES TOC, LLC 2611 RIDGEWAY ROAD MEMPHIS, TN 38119
TAX MAP / PARCEL #:	45-68D4
PROPERTY ADDRESS:	960 HILTON HEIGHTS ROAD
PROPERTY SIZE:	6.161 ACRES
ZONING:	HC - HIGHWAY COMMERCIAL W/ SPECIAL PERMIT FOR OUTDOOR DISPLAY OF VEHICLES (SP2002-46)& SPECIAL PERMIT FOR STRUCTURED PARKING (SP2002-65)
ZONING OVERLAY DISTRICTS:	ENTRANCE CORRIDOR; AIRPORT IMPACT AREA; STEEP SLOPES - MANAGED
MAGISTERIAL:	RIO
COMPREHENSIVE PLAN:	NEIGHBORHOOD 2 - PLACES 29
PROPOSED USE:	AUTO CAR DEALERSHIP
DRINKING WATER WATERSHED:	NONE
DAM INUNDATION ZONE:	NO
AIRPORT IMPACT AREA:	YES
ENTRANCE CORRIDOR:	YES
TOTAL # OF UNITS / DENSITY:	N/A
DENSITY BONUS FACTORS:	NONE
WAIVER / VARIANCE REQUESTS:	NONE
SPECIAL EXCEPTIONS:	NONE
SURVEY SOURCES:	LINCOLN SURVEYING (434) 974-1417 MARCH 30, 2021
DATUM:	HORIZONTAL NAD-83 VIRGINIA SOUTH ZONE, VERTICAL NAVD-88.
BENCHMARK:	SURVEY CONTROL POINT T-77000, PK NAIL FOUND AT BACK OF WALK AT THE INTERSECTION OF U.S. ROUTE 29 AND HILTON HEIGHTS RD. ELEVATION 423.18
MISS UTILITY TICKET NUMBER:	B108101800-00B

LAND-USE BREAKDOWN:

LAND-USE	SF	AC	%
BUILDINGS:	73,385	1.685	27%
PAVED AREA:	117,512	2.698	44%
PERVIOUS/OPEN AREA:	77,476	1.779	29%
TOTAL SITE ACREAGE:	268,373	6.161	100%

TOTAL SITE IMPERVIOUS AREA = 190,897 SF

BUILDING SQUARE FOOTAGE:	67,700 SF EXISTING + 5,685 SF PROPOSED = 73,385 SF TOTAL
SETBACKS:	10' MINIMUM FRONT BUILDING SETBACK 0' SIDE AND REAR SETBACK ADJACENT TO COMMERCIAL
MAX. HEIGHT OF STRUCTURE:	65' ALLOWED BY CODE (15' STEPBACK REQUIRED FOR EACH STORY OVER 40') TALLEST EXISTING STRUCTURE = 49'
NUMBER OF EMPLOYEES:	58 SERVICE EMPLOYEES
RECREATIONAL AREA:	N/A
LANDSCAPE REQUIREMENTS:	SEE LANDSCAPE PLAN FOR CALCULATIONS

PARKING REQUIREMENTS:

OVERFLOW SPACES FOR PARCEL 68D3:	80 SPACES
61,251 SF VEHICLE DISPLAY PARKING / 1500:	41 SPACES
44 SERVICE BAYS @ 2 SPACES/BAY:	88 SPACES
58 SERVICE EMPLOYEES @ 1 SPACE/EMPLOYEE:	58 SPACES
PARKING SPACES REQUIRED:	267 SPACES

PARKING PROVIDED: 269 PARKING SPACES PROVIDED

SITE NOTES:

THE PROJECT PROPOSES EXPANSION OF THE SUBARU SALES/SERVICE BUILDING INTO THE PARKING/DISPLAY AREA TO THE WEST OF THE EXISTING BUILDING.

1. NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOODPLAIN.
2. MAIL WILL BE DELIVERED TO A CENTRAL LOCATION WITHIN EACH BUILDING.
3. TRASH AND WASTE IS STORED AND COLLECTED IN DESIGNATED DUMPSTER LOCATIONS ON SITE.
4. ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
5. THE VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED
6. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

STANDARDS AND SPECIFICATIONS

1. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE SPECIFICATIONS, DATED 2007.
2. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) ROAD AND BRIDGE STANDARDS, DATED 2008.
3. VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) WORK AREA PROTECTION MANUAL, DATED 2011.
4. VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.
5. INSTITUTE OF TRANSPORTATION ENGINEERS (ITE MANUAL), TRIP GENERATION, 8TH EDITION.
6. VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS, DATED 2009.
7. ALBEMARLE COUNTY SERVICE AUTHORITY CONSTRUCTION SPECIFICATIONS REGULATING THE CONSTRUCTION AND EXPANSION OF THE WATER AND SEWER SYSTEMS WITHIN THE COUNTY OF ALBEMARLE, VIRGINIA, DATED 2005.
8. INTERNATIONAL CODE COUNCIL AMERICAN NATIONAL STANDARD- ***ACCESSIBLE & USABLE BUILDINGS AND FACILITIES***, DATED 2009.

SURVEYOR'S LEGEND

BH	BORE HOLE
BM	BENCH MARK
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
E	SANITARY SEWER MANHOLE
IF	IRON FOUND
MF	MONUMENT FOUND
PF	PIPE FOUND
PKNS	P-K NAIL SET
S	SIGN
WM	WATER METER
WV	WATER VALVE
24OAK40	= 24" OAK W/ 40' CANOPY DIA.

UTILITIES LEGEND

GAS LINE	G
PHONE LINE	UGT
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	S
UNDERGROUND ELECTRIC	UGE
WATER LINE	W
EX. STORM DRAIN LINE	
PROP. STORM DRAIN LINE	

DEMOLITION LEGEND

TBS	TO BE SAVED
TBR	TO BE REMOVED
EX.	EXISTING
	SITE ELEMENT TO BE REMOVED
	TREE TO BE REMOVED
x	UTILITY LINE TO BE REMOVED

SHEET INDEX

SHEET #	SHEET NAME
L100	COVER SHEET
L101	NOTES
L102	EXISTING OVERALL SITE PLAN
L103	EXISTING CONDITIONS
L104	LAYOUT PLAN
L105	GRADING & UTILITY PLAN
L106	LANDSCAPE PLAN
L107	SITE DETAILS

SPECIAL PERMIT CONDITIONS (APPROVED ON 04/16/2003)

FOR OUTDOOR DISPLAY OF VEHICLES (SP2002-46)

1. THE SITE SHALL BE DEVELOPED IN GENERAL ACCORDANCE WITH THE DAGGETT & GRIGG PLANS (COPIES ON FILE) FOR BROWN AUTO PARK, ENTITLED ARB PACKAGE, DATED JANUARY 15, 2003, SITE PLAN, DATED MARCH 20, 2003, AND DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
2. VEHICLES SHALL NOT BE ELEVATED ANYWHERE ON SITE (THROUGH THE USE OF RACKS OR OTHER LIFT DEVICES).
3. VEHICLES SHALL BE DISPLAYED ONLY IN AREAS INDICATED FOR DISPLAY SHOWN ON ATTACHED DAGGETT & GRIGG PLANS FOR BROWN AUTO PARK, ENTITLED DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
4. REDUCE THE AMOUNT OF GROUND LEVEL VEHICLE DISPLAY TO THE SATISFACTION OF THE ARCHITECTURAL REVIEW BOARD.
5. PLANTING ISLANDS IN THE DISPLAY AREA EAST AND SOUTH OF THE PHASE 2 BUILDING SHALL BE INCREASED IN SIZE TO ALLOW FOR TRUE CLUSTERING OF TREES. CLUSTERS SHALL BE COMPOSED OF A COMBINATION OF CONIFERS AND BROADLEAF EVERGREENS; AND
6. IN PHASE 1, PROVIDE ALL LANDSCAPING EXCEPT FOR INTERIOR PLANTINGS WITH PHASE 2.

FOR STRUCTURED PARKING (SP2002-65)

1. THE SITE SHALL BE DEVELOPED IN GENERAL ACCORDANCE WITH THE DAGGETT & GRIGG PLANS (COPIES ON FILE) FOR BROWN AUTO PARK, ENTITLED ARB PACKAGE, DATED JANUARY 15, 2003, SITE PLAN, DATED MARCH 20, 2003, AND DISPLAY PARKING PLAN, DATED MARCH 20, 2003.
2. MATERIALS FOR THE PARKING DECK AND FOR THE STRUCTURES OVER THE SERVICE EXIT LANES SHALL MATCH SHOWROOM MATERIALS. PAINTED AND RAW CONCRETE IS NOT APPROPRIATE.
3. THE DESIGN OF THE BUILDING SHALL BE REVISED SO THAT PARKED VEHICLES WILL NOT BE VISIBLE ON THE ROOFTOPS OF THE STRUCTURES OVER THE SERVICE EXIT LANES.
4. PROVIDE AN INFORMAL PLANTING OF MIXED EVERGREEN TREES ALONG THE NORTH SIDE OF THE PHASE 1 BUILDING.
5. FUTURE REDUCE THE IMPACTS OF LIGHTING, INCLUDING THE ROOFTOP POLE LIGHTS AND WALL MOUNTED LIGHTS ABOVE THE SHOWROOM.
6. THE DESIGN OF THE PHASE 2 BUILDING SHALL BE COMPATIBLE WITH THE PHASE 1 BUILDING, AS DETERMINED BY THE ARB; AND
7. ADJUST THE PARKING SCHEDULE TO THE SATISFACTION OF THE ZONING ADMINISTRATOR, AS DESCRIBED IN THE MEMORANDUM, DATED MARCH 18, 2003.

APPROVALS:

PLANNING/ZONING

ENGINEER

BUILDING OFFICIAL

FIRE OFFICIAL

ACSA

VDOT

ARB

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

COMMONWEALTH OF VIRGINIA
Alan G. Franklin
Lic. No. 35326
MAY 10, 2021
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
professional seal

ALAN FRANKLIN
project manager

project team

UMANSKY SUBARU OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

MAY 10, 2021
issue date

1. 07.26.21 COUNTY SITE REVIEW COMMENTS
revisions

COVER SHEET
sheet title

L100
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L100 COVER SHEET.DWG

GENERAL CONSTRUCTION NOTES

PERFORMANCE AND QUALITATIVE NOTES AND STANDARDS

1. ALL SITE WORK AND ALL IMPROVEMENTS SHOWN ON THESE PLANS ARE REQUIRED TO BE PERFORMED AND / OR INSTALLED, UNLESS SPECIFICALLY ITEMIZED AS "NOT INCLUDED IN CONTRACT" IN THE OWNER / CONTRACTOR AGREEMENT, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND / OR INSTALLING ALL SITE WORK AND IMPROVEMENTS SHOWN ON THESE DRAWINGS, INCLUDING ANCILLARY EFFORTS AND WORK NORMALLY ASSOCIATED WITH SPECIFIED IMPROVEMENTS.
2. CALL MISS UTILITY (1-800-552-7001) PRIOR TO ANY LAND DISTURBING ACTIVITY. UTILITIES SHOWN ON THESE PLANS ARE REPRESENTATIONS OF DATA MADE AVAILABLE TO THE ENGINEER FROM VARIOUS SOURCES AND HAVE NOT BEEN FIELD CONFIRMED. EXPLORATORY EXCAVATIONS MAY BE NECESSARY TO CONFIRM THE EXISTENCE OR NON-EXISTENCE OF CERTAIN UNDERGROUND FEATURES.
3. THE CONTRACTOR SHALL COORDINATE WITH ALL LOCAL AUTHORITIES PRIOR TO COMMENCING THE WORK AND SCHEDULE / ATTEND ALL REQUIRED PRE-CONSTRUCTION MEETINGS. THE CONTRACTOR SHALL CONFIRM THAT ALL BONDS HAVE BEEN POSTED AND PULL ALL PERMITS. THE CONTRACTOR SHALL MAINTAIN THE PERMITS AND AN APPROVED SET OF THESE WORKING DRAWINGS AND PROJECT SPECIFICATIONS ON-SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OTHER TRADES ON-SITE.
5. UNEXPECTED SITE CONDITIONS MAY ARISE DURING CONSTRUCTION THAT REQUIRE A DEVIATION FROM THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS THAT CONFLICT WITH THE PROPER EXECUTION OF THESE PLANS. THE ENGINEER SHALL DETERMINE THE NATURE AND DEGREE OF CHANGES NECESSARY, AND THE CONTRACTOR SHALL PROVIDE A COST FOR SAID CHANGES. NO CHANGES ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
6. CONTACT ENGINEER IF THERE ARE QUESTIONS REGARDING THE LAYOUT OF THE WORK. BUILDING INFORMATION REFLECTED ON THESE DRAWINGS MAY NOT REPRESENT FINAL ARCHITECTURAL DIMENSIONS. PRIOR TO STAKEOUT OF ANY STRUCTURES, SURVEYOR AND / OR CONTRACTOR SHALL OBTAIN FINAL ARCHITECTURAL DRAWINGS AND CONSULT WITH ENGINEER REGARDING EXACT PLACEMENT OF BUILDINGS ON SITE.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND FEATURES REPRESENTED ON THESE PLANS TO THE BEST OF HIS / HER ABILITY. THE CONTRACTOR SHALL ALSO VERIFY, BY STAKEOUT, THE RELATIONSHIP OF ALL MAJOR SITE IMPROVEMENTS TO EXISTING SITE CONDITIONS AND FEATURES AND NOTIFY ENGINEER OF ANY DISCREPANCIES, ERRORS AND OMISSIONS BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR SITE CONDITIONS, THE SAFETY OF HIS / HER WORKERS AND THOSE ASSISTING HIM / HER WITH SUPPLYING OR EXECUTING THE WORK, AND THE SECURITY OF PROPERTY HE / SHE IS STORING ON-SITE. THE CONTRACTOR IS NOT LIABLE FOR THE SAFETY OF THOSE WITHIN THE BUILDINGS OR WORKING ON THE BUILDINGS, NOR IS HE / SHE RESPONSIBLE FOR SECURING THE PROPERTY OF THE BUILDING CONTRACTOR OR THEIR ASSOCIATED TRADES. HOWEVER, CONTRACTOR IS REQUIRED TO MAINTAIN A CLEAN, ORGANIZED AND SAFE SITE, AND IS THE FINAL AUTHORITY AS TO THE LOCATION, PLACEMENT OR STORAGE OF ANY AND ALL MATERIALS, EQUIPMENT, VEHICLES AND TEMPORARY STRUCTURES USED DURING CONSTRUCTION. NEITHER THE OWNER NOR ENGINEER SHALL BE HELD RESPONSIBLE FOR THEFT, DAMAGE OR INJURY ON-SITE DURING CONSTRUCTION UNLESS IT IS DUE TO TO THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
9. THE CONTRACTOR SHALL DETERMINE THE LIMITS OF CONSTRUCTION AND MARK THEM CLEARLY PRIOR TO COMMENCING GRADING OF THE SITE..
10. DURING THE INSTALLATION OF UTILITIES TO SUPPORT THE PROJECT, THE CONTRACTOR SHALL MAINTAIN SERVICE TO NEIGHBORING PROPERTIES. DAMAGE TO LINES OR INTERRUPTIONS OF SERVICE SHALL BE IMMEDIATELY REPORTED TO THE SERVICE PROVIDER AND ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIR AND RESTORATION OF SERVICE.
11. ALL EXISTING IMPROVEMENTS ADJACENT TO THE PROPERTY, SUCH AS ROADWAYS, SHALL BE PROTECTED FROM DAMAGE DUE TO THE EXECUTION OF THE WORK. ALL REPAIR MADE NECESSARY BY THE CONTRACTOR OR THOSE ASSISTING HIM / HER IN THE EXECUTION OF THE WORK SHALL BE BORNE BY THE CONTRACTOR.
12. USE OF EXPLOSIVES IS EXPRESSLY PROHIBITED UNLESS STATED OTHERWISE. IF PERMITTED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY ENGINEER PRIOR TO STORING OR USING EXPLOSIVES ON-SITE. ALL OTHERS SHARING THE SITE FOR CONSTRUCTION PURPOSES SHALL ALSO BE NOTIFIED. USE OF EXPLOSIVES SHALL BE CAREFULLY COORDINATED WITH ALL OTHERS SHARING THE SITE AS WELL AS VDOT AND ADJACENT OWNERS.
13. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
14. CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL MEASURES WITH VDOT INSPECTORS PRIOR TO OR AS PART OF THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
15. ALL UNSUITABLE SOIL MATERIAL SHALL BE STOCKPILED AND ITS DISPOSITION DETERMINED BY THE OWNER WHILE THE EARTHWORK ASPECT OF THE SITE WORK IS STILL UNDERWAY.
16. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST DRAINAGEWAY OR DIRECTED TO A STORM SEWERAGE STRUCTURE.
17. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND PERIMETER MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RELEASED FROM RESPONSIBILITY FOR STABILIZATION OF THE PROPERTY UNTIL THE LOCAL AUTHORITY OR AGENT ISSUES FINAL APPROVAL AND AUTHORIZES DECOMMISIONING OF EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING THE EROSION CONTROL BOND.
18. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1(HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED. ALL SLOPES 3:1 AND GREATER SHALL BE MATTED WITH VDOT EC-2 SLOPE STABILIZATION MAT.
19. PAVED, RIP-RAP OR STABILIZATION MAT-LINED DITCHES MAY BE REQUIRED WHEN, IN THE OPINION OF THE COUNTY AGENT, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
20. ALL PAVING AND DRAINAGE-RELATED MATERIALS AND CONSTRUCTION SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED, ALL MATERIALS TO BE USED IN STABLIZATION SHALL ALSO BE APPROVED BY ENGINEER.
21. ALL CURBING SHALL BE VDOT STANDARD CG-2, CG-6, CG-3, OR CG-7 AS NOTED ON THE PLANS.
22. ALL PERPENDICULAR PARKING SPACES ARE TO BE 9' x 18' UNLESS OTHERWISE SPECIFIED. PARKING STALLS MAY BE REDUCED TO 16' WHERE A 2' OVERHANG IS POSSIBLE.
23. ALL OFF-SITE PARALLEL PARKING SPACES TO BE 9' x 20' WITH A 20' MINIMUM AISLE WIDTH UNLESS OTHERWISE SPECIFIED.
24. ALL HANDICAP PARKING SPACES SHALL BE INDENTIFIED VIA THE USE OF SIGNS AND PAINT SYMBOLS. THEY ARE TO BE 8' X 18' AND ADJACENT TO A 5' X 18' PAINT-OUT AISLE OR A 8' X 18' PAINT-OUT AISLE IN THE CASE OF VAN ACCESSIBLE SPACES SHALL
25. LOADING SPACES T0 BE 12' x 25' WITH A 24' MINIMUM AISLE WIDTH UNLESS OTHERWISE SPECIFIED.
26. SAFETY RAILING TO BE PROVIDED FOR ALL WALLS HIGHER THAN 30".
27. LOADING AND DUMPSTER AREAS SHALL BE ACCESSIBLE AT ALL TIMES AND ARE NOT TO BE LOCATED BEHIND ANY PARKING SPACES.
28. UNLESS OTHERWISE SPECIFIED, ALL TWO-WAY TRAVELWAYS IN PARKING LOTS SHALL BE 24' WIDE. ONE-WAY TRAVELWAYS SHALL BE 12' WIDE.
29. PARKING AREAS ARE NOT TO EXCEED 5% GRADE IN ANY DIRECTION. HANDICAPPED PARKING AREAS ARE NOT TO EXCEED 2% IN ANY DIRECTION.
30. DUMPSTER PADS TO BE MINIMUM 10' x 10'. AN ADDITIONAL 8' IS REQUIRED IN FRONT FOR WHEEL BEARING.
31. SIDEWALKS TO BE A MINIMUM WIDTH OF 5', EXCLUDING CURB, CONSTRUCTED OF 4" 3000 PSI CONCRETE SURFACE, 4" 21-A STONE BASE, WITH UNDERDRAINS (UD-4, ETC. IF REQUIRED) PER VDOT STANDARDS.
32. UNLESS OTHERWISE SPECIFIED, ALL STORM SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS 3. ALL HDPE PIPE SHALL BE ADS N-12 OR EQUAL W/ VDOT STANDARD PB-1 BEDDING.
33. ALL PVC CONDUIT SHALL BE SCHEDULE 40.
34. UNLESS OTHERWISE SPECIFIED, ALL WATERLINE IS TO BE CLASS 52 D.I.P . ALL WATER SERVICE LATERAL TO BE TYPE' K' COPPER TUBING.
35. ALL SANITARY SEWER LATERALS TO BE SDR-35 PVC AS A MINIMUM
36. GRADING TOLERANCES OF FINISHED SURFACE: EARTHWORK SHALL CONFORM TO THE LINES, GRADES, AND TYPICAL SECTIONS SHOWN ON THE PLANS. CHANGES IN GRADE SHALL BE ACCOMPLISHED BY SMOOTH CURVES WERE APPROPRIATE.
37. SHAPE SUBGRADE UNDER PAVEMENT AND CURB AND GUTTER TO WITHIN ½ INCH OF REQUIRED SUBGRADE ELEVATIONS.
38. FINISH PAVEMENT AND CURB AND GUTTER TO WITHIN ½ INCH OF REQUIRED FINISH ELEVATIONS.
39. SHAPE SUBGRADE UNDER SIDEWALKS TO WITHIN 0.10 FOOT OF REQUIRED SUBGRADE ELEVATIONS.
40. FINISH SIDEWALKS TO WITHIN 0.10 FOOT OF REQUIRED FINISH ELEVATIONS.
41. FOR ALL OTHER AREAS, SUBGRADE AND FINISH ELEVATIONS SHALL BE WITHIN 0.10 FOOT OF REQUIRED CORRESPONDING ELEVATIONS.
42. ANY TRANSPLANTED STOCK TO BE STOCKED-PILED ON SITE IN A LOCATION OUT OF CONSTRUCTION ACTIVITY AREAS. STOCK TO BE MULCHED IN AND ROUTINELY WATERED BY CONTRACTOR TO ENSURE SURVIVABILITY. ALL FUTURE LOCATIONS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL BE PERFORMED AT A SUITABLE TIME IN ACCORDANCE WITH TYPICAL NURSERY PRACTICES.
43. ALL UTILITY CONDUITS SHALL BE LOCATED UNDER PAVING/HARDSCAPE SURFACES. CONTRACTOR TO VERIFY QUANTITIES AND SIZES WITH ALL SERVICE PROVIDERS PRIOR TO INSTALLATION AND ORDERING. ALL UTILITY PEDESTIALS SHALL BE GROUPED TOGETHER. CONTRACTOR TO INSTALL ALL CONDUITS WITH PULL-WIRES AND ENTEND CONDUITS PAST BACK OF CURB OR SIDEWALK. TURN ALL CONDUITS UP AND CAP UNTIL UTILITY PROVIDER HAS INSTALLED GENERAL SERVICE.
44. ALL STRUCTURAL FILL SHALL BE A MINIUM OF 95% COMPACTED BASED ON A STANDARD PROCTOR TEST.
45. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
46. THE VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

ALBEMARLE COUNTY SERVICE AUTHORITY CONSTRUCTION NOTES

1. WORK SHALL BE SUBJECT TO INSPECTION BY THE ALBEMARLE COUNTY SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
2. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY.
4. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY. SEE PROJECT DATA FOR MORE DETAILED DESCRIPTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
6. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER MEASURED FROM THE TOP OF THE PIPE, OVER THE CENTERLINE OF THE PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
7. ALL WATER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
8. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
9. AS-BUILT CONSTRUCTION DATA SHALL BE MAINTAINED BY THE CONTRACTOR IN THE FIELD. A MARKUP SET OF PLANS SHALL BE PROVIDED TO THE OWNER OR HIS REPRESENTATIVE TO SERVE AS THE BASIS FOR THE FINAL AS-BUILT PLANS. THE DATA RECORDED SHALL BE IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS AS SPECIFIED LATEST EDITION CHECKLIST.

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES FOR SITE PLANS

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES FOR STREETS

1. CONSTRUCTION INSPECTION OF ALL PROPOSED ROADS WITHIN THE DEVELOPMENT WILL BE MADE BY THE COUNTY. THE CONTRACTOR MUST NOTIFY THE DEPARTMENT OF COMMUNITY DEVELOPMENT (296-5832) 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION.
2. UPON COMPLETION OF FINE GRADING AND PREPARATION OF THE ROADBED SUBGRADE, THE CONTRACTOR SHALL HAVE CBR TESTS PERFORMED ON THE SUBGRADE SOIL. THREE (3) COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE COUNTY. IF A SUBGRADE SOIL CBR OF 10 OR GREATER IS NOT OBTAINABLE, A REVISED PAVEMENT DESIGN SHALL BE MADE BY THE DESIGN ENGINEER AND SUBMITTED WITH THE TEST RESULTS FOR APPROVAL.
3. SURFACE DRAINAGE AND PIPE DISCHARGE MUST BE RETAINED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS PRIOR TO ACCEPTANCE BY THE COUNTY. ALL DRAINAGE OUTFALL EASEMENTS ARE TO BE EXTENDED TO A BOUNDARY LINE OR A NATURAL WATERCOURSE.
4. GUARDRAIL LOCATIONS ARE APPROXIMATE. EXACT LENGTH, LOCATION AND APPROPRIATE END TREATMENTS WILL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION. ADDITIONAL GUARDRAIL MAY BE REQUIRED AT LOCATIONS NOT SHOWN WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY. WHEN GUARDRAIL IS REQUIRED, IT SHALL BE INSTALLED FOUR (4) FEET OFFSET FROM THE EDGE OF PAVEMENT TO THE FACE OF GUARDRAIL, AND ROADWAY SHOULDER WIDTHS SHALL BE INCREASED TO SEVEN (7) FEET.
5. WHERE URBAN CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT CG-9(A, B OR C).
6. WHERE RURAL CROSS SECTIONS ARE INSTALLED, ALL RESIDENTIAL DRIVEWAY ENTRANCES SHALL CONFORM TO VDOT STANDARD PE-1.
7. COMPLIANCE WITH THE MINIMUM PAVEMENT WIDTH, SHOULDER WIDTH AND DITCH SECTIONS, AS SHOWN ON THE TYPICAL PAVEMENT SECTION DETAIL, SHALL BE STRICTLY ADHERED TO.
8. ROAD PLAN APPROVAL FOR SUBDIVISIONS IS SUBJECT TO FINAL SUBDIVISION PLAT VALIDATION. SHOULD THE FINAL PLAT FOR THIS PROJECT EXPIRE PRIOR TO SIGNING AND RECORDATION, THEN APPROVAL OF THESE PLANS SHALL BE NULL AND VOID.
9. ALL SIGNS OR OTHER REGULATORY DEVICES SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AND THE ALBEMARLE COUNTY ROAD NAMING AND PROPERTY NUMBERING ORDINANCE AND MANUAL.
10. TRAFFIC CONTROL OR OTHER REGULATORY SIGNS OR BARRICADES SHALL BE INSTALLED BY THE DEVELOPER OR CONTRACTOR WHEN, IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, THEY ARE DEEMED NECESSARY IN ORDER TO PROVIDE SAFE AND CONVENIENT ACCESS.
11. THE SPEED LIMITS TO BE POSTED ON SPEED LIMIT SIGNS ARE 5 MPH BELOW THE DESIGN SPEED, OR AS DETERMINED BY VDOT FOR PUBLIC ROADS.
12. VDOT STANDARD CD-1 OR CD-2 CROSS-DRAINS TO BE INSTALLED UNDER THE SUBBASE MATERIAL AT ALL CUT AND FILL TRANSITIONS AND GRADE SAG POINTS AS SHOWN ON THE ROAD PROFILES.
13. A VIDEO CAMERA INSPECTION IS REQUIRED FOR ALL STORM SEWERS AND CULVERTS THAT ARE DEEMED INACCESSIBLE TO VDOT OR COUNTY INSPECTIONS. THE VIDEO INSPECTION SHALL BE CONDUCTED IN ACCORDANCE WITH VDOT'S VIDEO CAMERA INSPECTION PROCEDURE AND WITH A VDOT OR COUNTY INSPECTOR PRESENT.

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

NOT FOR CONSTRUCTION
professional seal

ALAN FRANKLIN
project manager

project team

UMANSKY SUBARU
OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

---
project number

MAJOR SITE PLAN AMENDMENT
project phase

MAY 10, 2021
issue date

1. 07.26.21 COUNTY SITE REVIEW COMMENTS
revisions

NOTES
sheet title

L101
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L101 NOTES.DWG

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ALAN FRANKLIN
project manager

project team

DOUBLETREE LANE
(50' FT. ACCESS EASEMENT)
D.B. 761-290

TO DOUBLETREE HOTEL

HILTON HEIGHTS ROAD
(S.R. 649)
(VARIABLE WIDTH R.O.W.)

24 SPACES

36 SPACES
DOUBLE TREE HOTEL OVERFLOW PARKING

14 SPACES

17 SPACES

2,928 SF
DISPLAY
PARKING
DISPLAY (TBR)

20 SPACES (TBR)

13 SPACES ON DECK 2

13 SPACES ON DECK 2

DISPLAY
PARKING
12,000 SF
DISPLAY ON DECK 3

2,310 SF
REC.
PLAZA

DECK 3
(SEE ARCHITECTURAL DWGS. FOR DETAILS)
29 SPACES ON DECK 2

2,310 SF

5,500 SF
DISPLAY ON DECK 3

5,500 SF
DISPLAY ON DECK 3

DISPLAY
PARKING
5,500 SF
DISPLAY ON DECK 2

DISPLAY
PARKING
5,500 SF
DISPLAY ON DECK 2

DISPLAY

DISPLAY

2 SPACES

6 SPACES

6 SPACES

2 SPACES

LIMITS OF PHASE 2 PLANTING AREA

LIMITS OF PHASE 2 BUILDABLE AREA

SUBARU
PHASE II

4,446 SF

8 SPACES
(TO BE REDUCED BY 4)

DISPLAY
PARKING

DISPLAY

HONDA

DECK 2
(SEE ARCHITECTURAL DWGS. FOR DETAILS)

CHRYSLER/DODGE/JEEP

15 SPACES

14 SPACES

LIMITS OF PHASE 2 BUILDABLE AREA

16 SPACE

LIMITS OF PHASE 2 PLANTING AREA

16 SPACES

9 SPACES

9 SPACES

9 SPACES

15 SPACES

2,754 SF
DISPLAY
PARKING
DISPLAY

1,836 SF
DISPLAY
PARKING
DISPLAY

2,754 SF
DISPLAY
PARKING
DISPLAY

2,160 SF
DISPLAY
PARKING
DISPLAY

2,310 SF
DISPLAY
PARKING
DISPLAY

SEMINOLE TRAIL (U.S. ROUTE 29 SOUTHBOUND LANES)
(VARIABLE WIDTH R.O.W.)

0 15' 30' 60'

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L102 EXISTING SITE OVERVIEW.DWG

UMANSKY SUBARU
OF CHARLOTTESVILLE
project name

UMANSKY AUTO GROUP
client

960 HILTON HEIGHTS ROAD
CHARLOTTESVILLE, VA 22901
project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

MAY 10, 2021
issue date

1. 07.26.21 COUNTY SITE REVIEW COMMENTS
revisions

EXISTING OVERALL
SITE PLAN
sheet title

L102
sheet number

LINCOLN SURVEYING
Innovation. Integrity. Vision.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
FAX: 434-974-1776
www.lincolnsurveying.com

COMMONWEALTH OF VIRGINIA
CHRISTOPHER B. KEAN
LIC. NO. 2378
03-30-2021
LAND SURVEYOR

TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP 45 PARCEL 68D4 LOCATED ON HILTON HEIGHTS ROAD ALBEMARLE COUNTY, VIRGINIA

DATE: MARCH 30, 2021
SCALE: 1" = 20'
CONTOUR INTERVAL: 2'
NAVD '88 VERTICAL DATUM
103003507_TS_21075.PRO
103-0035-07

TITLE REFERENCES:
TMP 45-68D4
UMANSKY PROPERTIES HOC, LLC
D.B. 4963 P. 495
D.B. 3290 P. 749
D.B. 3266 P. 135 PLAT
D.B. 3266 P. 129 ACSA
D.B. 3125 P. 674 SWM/BMP AGREEMENT
D.B. 3058 P. 667 VEPCO
D.B. 2721 P. 152 ACSA
D.B. 2721 P. 149 PLAT
D.B. 2721 P. 145 PLAT
D.B. 2445 P. 334 B&S
D.B. 1611 P. 346 B&S
D.B. 1470 P. 499 DEDICATION
D.B. 1402 P. 144 COMMONWEALTH OF VIRGINIA
D.B. 1336 P. 224 VEPCO ; CENTRAL TELEPHONE ; COMM. OF VA
D.B. 1174 P. 336 AGREEMENT
D.B. 1174 P. 334 PLAT
D.B. 1174 P. 307 COOPERATIVE PARKING EASEMENT
D.B. 835 P. 199 ACSA
D.B. 813 P. 655 ACSA
D.B. 763 P. 606 PLAT
D.B. 763 P. 600 MAINTENANCE AGREEMENT
D.B. 761 P. 298 DRAINAGE EASEMENT
D.B. 711 P. 738
D.B. 564 P. 520 VEPCO ; CENTRAL TELEPHONE ; COMM. OF VA
D.B. 307 P. 413 VEPCO

THIS TOPOGRAPHIC MAP WAS PREPARED FOR:
UMANSKY PROPERTIES HOC, LLC

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

TMP 45-68D4 IS ZONED: HIGHWAY COMMERCIAL

TMP 45-68D4 IS IN THE RIO MAGISTERIAL DISTRICT

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 510006 0280 D DATED: FEBRUARY 4, 2005

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MARCH 30, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

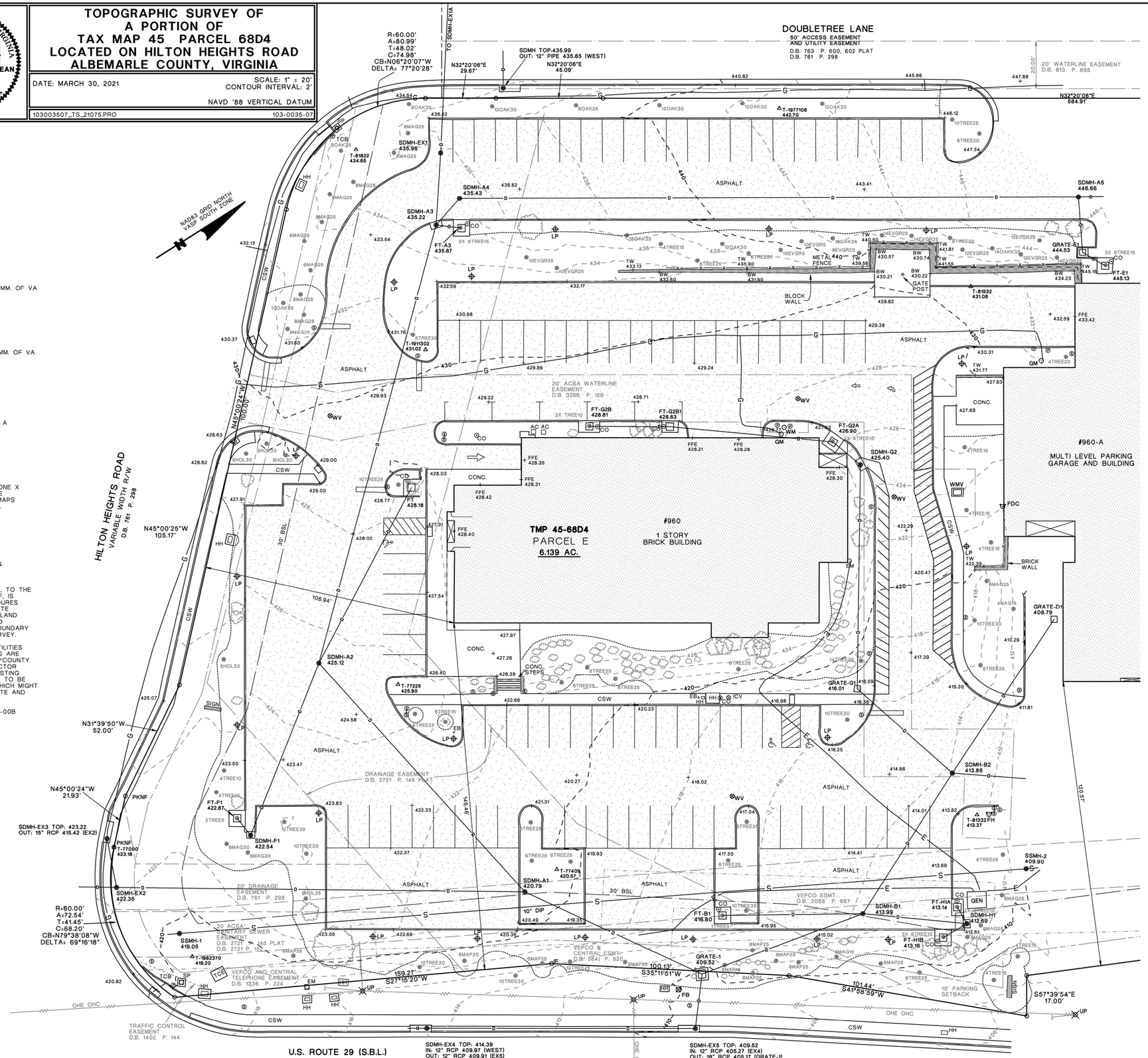
MISS UTILITY TICKET FOR THIS PROJECT: B108101800-00B

LEGEND:

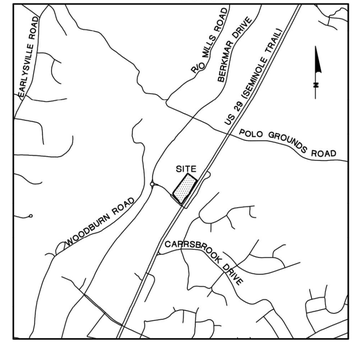
AC = AIR CONDITIONER
BW = BOTTOM OF WALL
CM = CREPE MYRTLE TREE
CMP = CORRUGATED METAL PIPE
CSW = CONCRETE SIDEWALK
DIP = DUCTILE IRON PIPE
EB = ELECTRIC BOX
EVGR = EVERGREEN TREE
FH = FIRE HYDRANT
FFE = FINISHED FLOOR ELEVATION
FT = FILTERRA
GV = GAS VALVE
GM = GAS METER
HDPE = HIGH DENSITY POLYETHYLENE
HH = HAND HOLD
HOL = HOLLY TREE
IF = IRON FOUND
LP = LIGHT POLE
MAG = MAGNOLIA TREE
MAP = MAPLE TREE
MNS = MAG NAIL SET
OHC = OVERHEAD COMMUNICATION
OHE = OVERHEAD ELECTRIC
OAK = OAK TREE
PVC = POLYVINYL CHLORIDE PIPE
PE = POLYETHYLENE
PKNF = P-K NAIL FOUND
SP = SIGNAL POLE
SSMH = SANITARY MANHOLE
SDMH = STORM DRAIN MANHOLE
TW = TOP OF WALL
TCB = TRAFFIC CONTROL BOLLARD
TCE = TRAFFIC CONTROL EQUIPMENT
WM = WATER METER
WV = WATER VALVE
WMV = WATER METER VAULT
12TREE25 = 12" TREE 25' CROWN SPREAD
+420.80 = SPOT ELEVATION

= BUSH
= GUY WIRE
= SIGN
= PIPE BOLLARD

G = GAS LINE
E = ELECTRIC LINE
S = SEWER LINE
D = STORM DRAINAGE LINE
OHE = OVERHEAD UTILITY
W = WATERLINE
x x = FENCE LINE



VICINITY MAP
1" = 2000'



SANITARY SCHEDULE

SSMH-1 TOP: 419.05
IN: 10" DIP 411.71 (SOUTH)
OUT: 10" DIP 411.64 (SSMH-2)

SSMH-2 TOP: 409.90
IN: 10" DIP 401.49 (SSMH-1)
OUT: 10" DIP 401.38 (NORTH)

STORM SEWER SCHEDULE

GRATE-E1 TOP: 444.53
IN: 4" PVC (FT-E1)
OUT: 15" HDPE 442.17 (A5)

SDMH-A5 TOP: 446.66
IN: 15" HDPE 439.93 (EAST)
IN: 15" HDPE 441.53 (E1)
OUT: 15" HDPE 439.66 (A4)

SDMH-A4 TOP: 435.43
IN: 15" HDPE 429.93 (A5)
OUT: 15" HDPE 423.58 (A3)

SDMH-A3 TOP: 435.22
IN: 4" PVC 429.33 (FT-A3)
IN: 15" HDPE 423.48 (A4)
IN: 42" PIPE 399.46 (EX1)
OUT: ASSUMED 42" PIPE 399.60 (A2)

SDMH-EX1 TOP: 435.96
IN: ASSUMED 42" PIPE 400.21 (EX1A)
OUT: ASSUMED 42" PIPE 399.96 (A3)

SDMH-EX1A TOP: 448.11
OUT: ASSUMED 42" PIPE 405.06 (EX1)

SDMH-A2 TOP: 425.12
IN: 6" PVC 418.70 (FT)
IN: 15" HDPE 416.12 (F1)
IN: ASSUMED 42" PIPE 398.26 (A3)
OUT: ASSUMED 42" PIPE 398.19 (A1)

SDMH-F1 TOP: 422.54
IN: 4" PVC (FT-F1)
OUT: 15" HDPE 418.69 (A2)

SDMH-A1 TOP: 420.79
IN: ASSUMED 42" PIPE 386.31 (A2)
IN: 48" PIPE 385.67 (EX2)
OUT: ASSUMED 48" PIPE 385.48 (GRATE-1)

SDMH-EX2 TOP: 422.35
IN: 15" RCP 414.76 (EX3))
IN: 48" PIPE 402.35 (WEST)
OUT: 48" PIPE 402.49 (A1)

GRATE-1 TOP: 409.52
IN: 18" RCP 401.40 (EX5)
IN: 24" HDPE 393.46 (B1)
IN: ASSUMED 48" PIPE 383.34 (A1)
OUT: ASSUMED 48" PIPE 383.34 (?)
UNKNOWN OUT DIRECTION

SDMH-B1 TOP: 413.99
IN: 4" PVC 410.46 (FT-B1)
IN: 24" HDPE 394.86 (B2)
IN: 15" HDPE 406.52 (H1)
OUT: 24" HDPE 394.55 (GRATE-1)

SDMH-H1 TOP:412.69
IN: 4" PVC (FT-H1A)
IN: 4" PVC (FT-H1B)
OUT: 15" HDPE 408.47 (B1)

SDMH-B2 TOP: 413.86
IN: 15" HDPE 406.29 (G1)
IN: 15" HDPE 404.62 (D1)
IN: 24" HDPE 395.37 (EAST)
OUT: 24" HDPE 395.10 (B1)

GRATE-G1 TOP: 416.01
IN: 15" HDPE 408.15 (G2)
OUT: 15" HDPE 408.13 (B2)

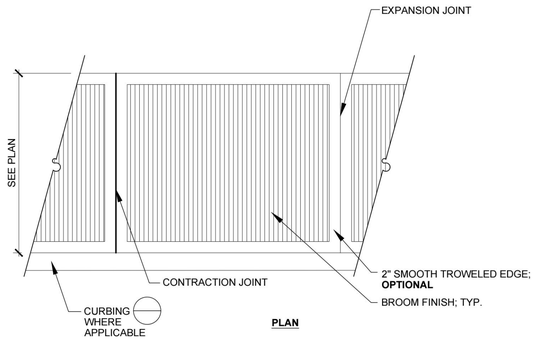
GRATE-D1 TOP: 408.79
OUT: 15" HDPE 406.28

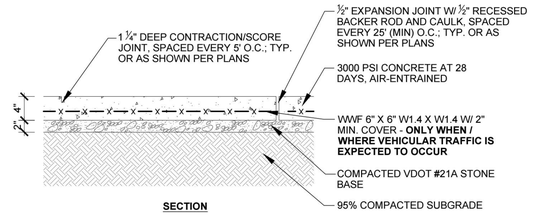
SDMH-G2 TOP: 425.40
IN: 4" PVC (FT-G2A)
OUT: 15" HDPE 416.84 (G1)

SURVEY CONTROL △

NAME	NORTH	EAST	ELEVATION
T-77000	3923148.74569	11493027.60484	423.18
T-77225	3923086.46138	11493033.58067	425.90
T-77409	3923301.25669	11493135.11916	420.57
T-81332	3923463.00356	11493210.31763	413.37
T-81532	3923579.80250	11493020.90914	431.08
T-81822	3923391.96803	11492833.84795	434.65
T-1977108	3923551.75942	11492914.51679	442.70
T-1977302	3923371.64474	11492920.64326	431.02
T-1982370	3923152.00878	11493084.04232	419.20

SCALE IN FEET
0 10 20 30 40 80

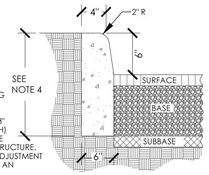




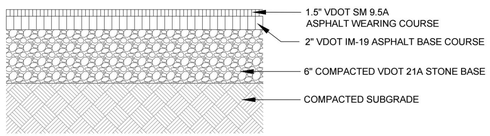
1 L1.04 SIDEWALK
SCALE : NTS

NOTES:

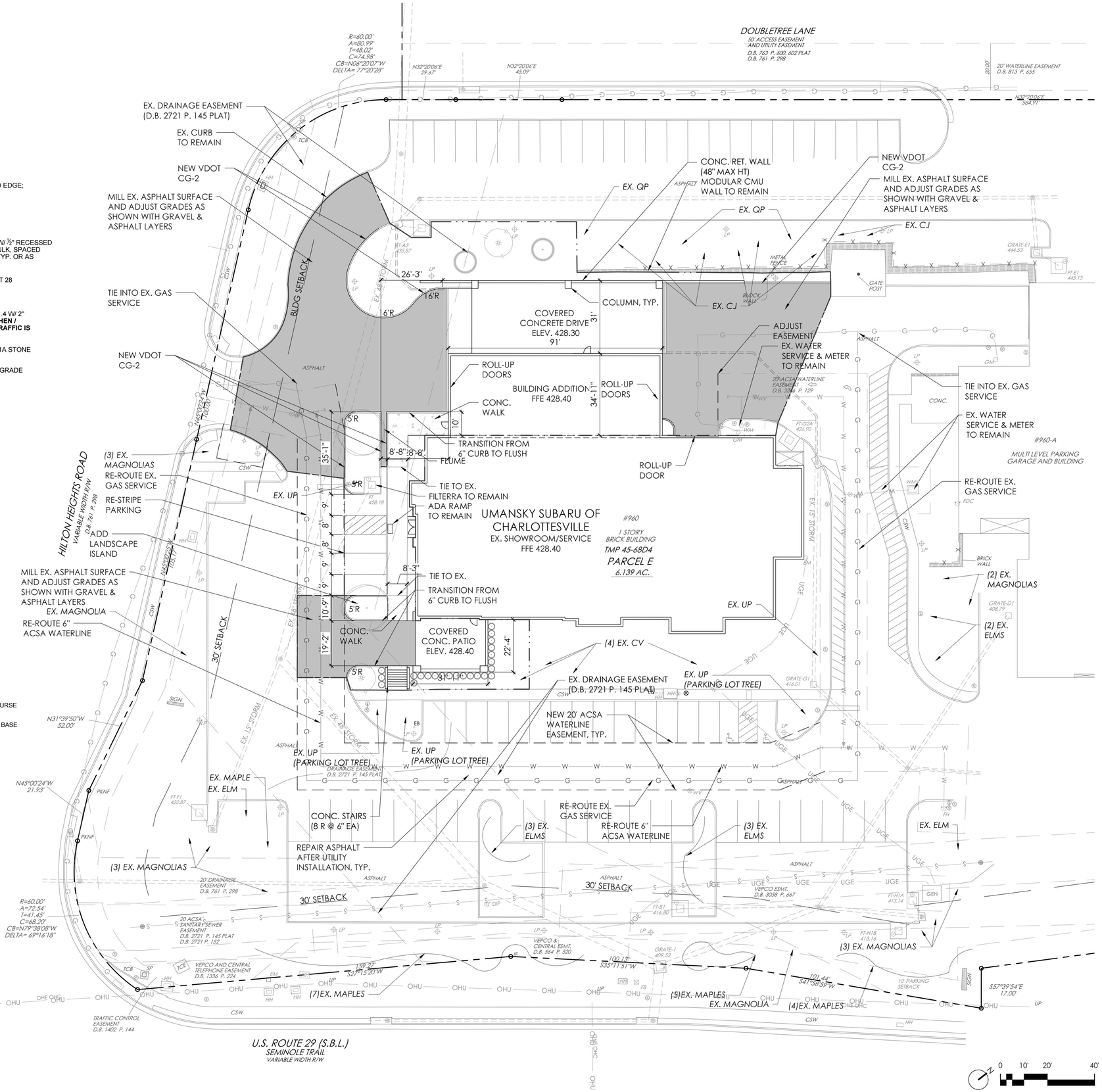
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN AND SUBURBAN AREAS. IF THESE DESIGN SPEEDS ARE EXCEEDED STANDARD CG-3 IS REQUIRED.



2 L1.04 VDOT STD CG-2
SCALE : NTS



3 L1.04 ASPHALT PAVING
SCALE : NTS



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project team

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960 HILTON HEIGHTS ROAD
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project address

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project number

MAJOR SITE PLAN AMENDMENT
project phase

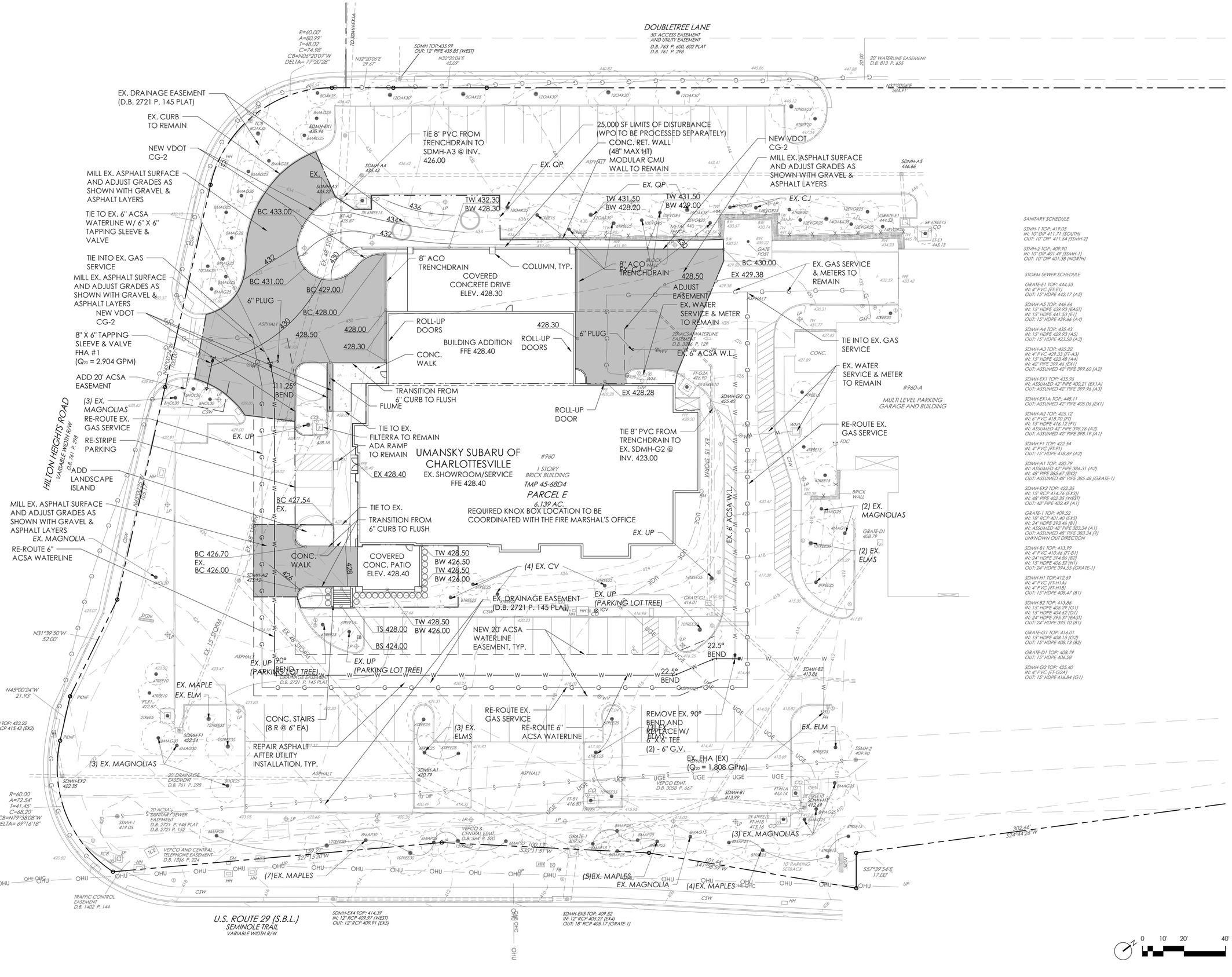
MAY 10, 2021
issue date

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revisions

LAYOUT PLAN
sheet title

L104
sheet number

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L104 LAYOUT PLAN.DWG



SANITARY SCHEDULE

SSMH-1 TOP: 419.05
IN: 10" DIP 411.71 (SOUTH)
OUT: 10" DIP 411.64 (SSMH-2)

SSMH-2 TOP: 409.90
IN: 10" DIP 401.49 (SSMH-1)
OUT: 10" DIP 401.38 (NORTH)

STORM SEWER SCHEDULE

GRATE-E1 TOP: 444.53
IN: 4" PVC (FT-E1)
OUT: 15" HDPE 442.17 (A5)

SDMH-A5 TOP: 446.66
IN: 15" HDPE 439.93 (EAST)
IN: 15" HDPE 441.53 (E1)
OUT: 15" HDPE 439.66 (A4)

SDMH-A4 TOP: 435.43
IN: 15" HDPE 429.93 (A5)
OUT: 15" HDPE 423.58 (A3)

SDMH-A3 TOP: 435.22
IN: 4" PVC 429.33 (FT-A3)
IN: 15" HDPE 423.48 (A4)
IN: 42" PIPE 399.46 (EX1)
OUT: ASSUMED 42" PIPE 399.60 (A2)

SDMH-EX1 TOP: 435.96
IN: ASSUMED 42" PIPE 400.21 (EX1A)
OUT: ASSUMED 42" PIPE 399.96 (A3)

SDMH-EX1A TOP: 448.11
OUT: ASSUMED 42" PIPE 405.06 (EX1)

SDMH-A2 TOP: 425.12
IN: 6" PVC 418.70 (FT)
IN: 15" HDPE 416.12 (F1)
IN: ASSUMED 42" PIPE 398.24 (A3)
OUT: ASSUMED 42" PIPE 398.19 (A1)

SDMH-F1 TOP: 422.54
IN: 4" PVC (FT-F1)
OUT: 15" HDPE 418.69 (A2)

SDMH-A1 TOP: 420.79
IN: ASSUMED 42" PIPE 386.31 (A2)
IN: 48" PIPE 385.67 (EX2)
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SDMH-EX2 TOP: 422.35
IN: 15" RCP 414.76 (EX3))
IN: 48" PIPE 402.35 (WEST)
OUT: 48" PIPE 402.49 (A1)

GRATE-1 TOP: 409.52
IN: 18" RCP 401.40 (EX5)
IN: 24" HDPE 393.46 (B1)
IN: ASSUMED 48" PIPE 383.34 (A1)
OUT: ASSUMED 48" PIPE 383.34 (F)
UNKNOWN OUT DIRECTION

SDMH-B1 TOP: 413.99
IN: 4" PVC 410.46 (FT-B1)
IN: 24" HDPE 394.86 (B2)
IN: 15" HDPE 406.52 (H1)
OUT: 24" HDPE 394.55 (GRATE-1)

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IN: 4" PVC (FT-H1A)
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SDMH-B2 TOP: 413.86
IN: 15" HDPE 406.29 (G1)
IN: 15" HDPE 404.62 (D1)
IN: 24" HDPE 395.37 (EAST)
OUT: 24" HDPE 395.10 (B1)

GRATE-G1 TOP: 416.01
IN: 15" HDPE 408.15 (G2)
OUT: 15" HDPE 408.13 (B2)

GRATE-D1 TOP: 408.79
OUT: 15" HDPE 408.28

SDMH-G2 TOP: 425.40
IN: 4" PVC (FT-G2A)
OUT: 15" HDPE 416.84 (G1)

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L105 GRADING & UTILITY PLAN.DWG

waterstreetstudio
landscape architecture | civil engineering
418 E Main Street 434.295.8177 Charlottesville, VA 22902

NOT FOR CONSTRUCTION

professional seal

ALAN FRANKLIN
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MAJOR SITE PLAN AMENDMENT
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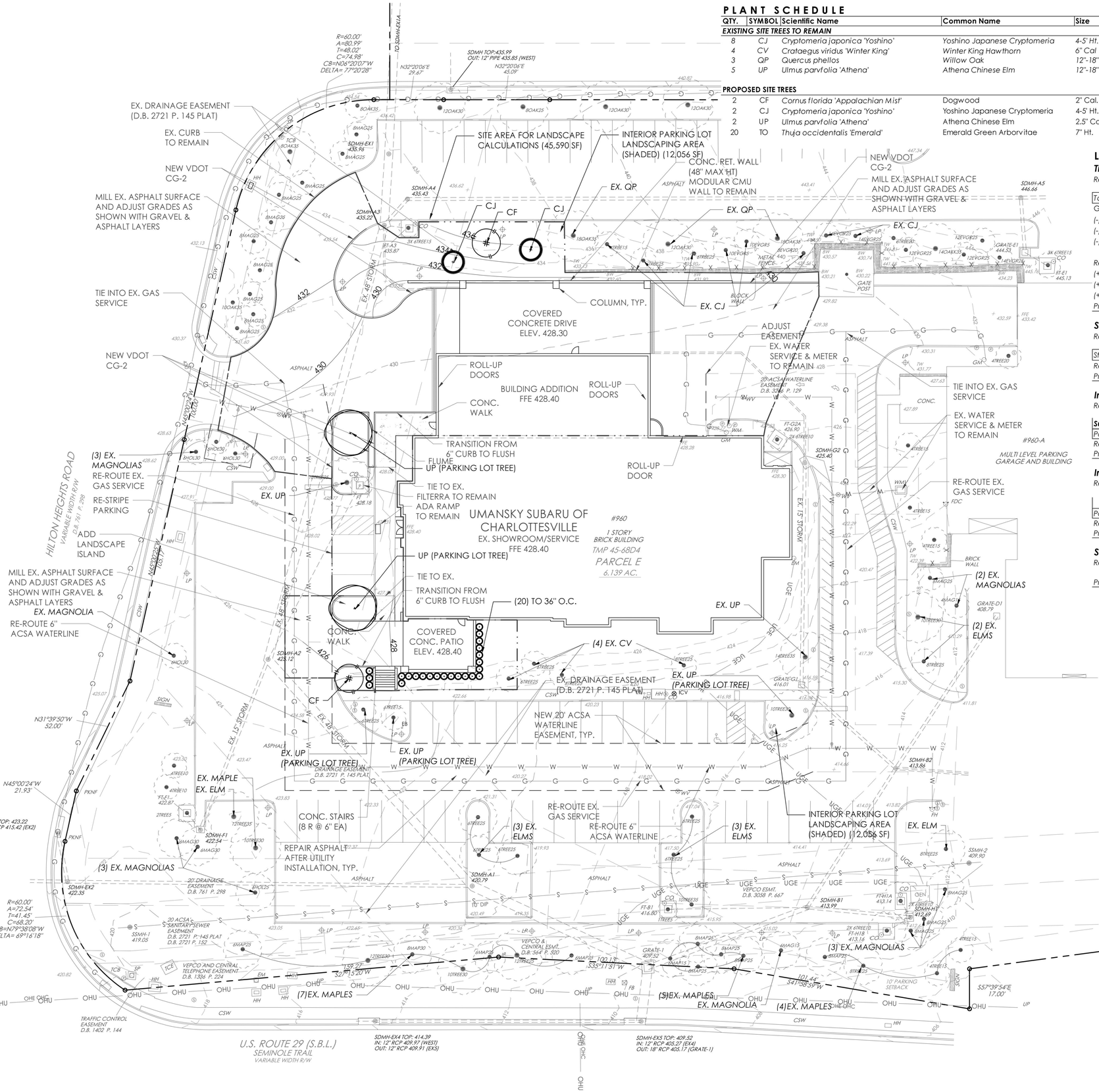
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1. 07.26.21 COUNTY SITE REVIEW COMMENTS
revisions

GRADING & UTILITY PLAN
sheet title

L105
sheet number

0 10' 20' 40'



PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes	10 Yr Canopy	Canopy Tota
EXISTING SITE TREES TO REMAIN									
8	CJ	*Cryptomeria japonica 'Yoshino'*	*Yoshino Japanese Cryptomeria*	*4-5' Ht.*	*As Shown*	*B&B*	*Existing*	*123*	*984*
4	CV	*Crataegus viridus 'Winter King'*	*Winter King Hawthorn*	*6" Cal*	*NA*	*NA*	*Existing*	*184*	*736*
3	QP	*Quercus phellos*	*Willow Oak*	*12"-18" Cal.*	*NA*	*NA*	*Existing*	*370*	*1,110*
5	UP	*Ulmus parvfolia 'Athena'*	*Athena Chinese Elm*	*12"-18" Cal.*	*NA*	*NA*	*Existing*	*366*	*1,830*
								Total =	**4,660**
PROPOSED SITE TREES									
2	CF	*Cornus florida 'Appalachian Mist'*	Dogwood	2" Cal.	As Shown	B&B		124	248
2	CJ	*Cryptomeria japonica 'Yoshino'*	Yoshino Japanese Cryptomeria	4-5' Ht.	As Shown	B&B		123	246
2	UP	*Ulmus parvfolia 'Athena'*	Athena Chinese Elm	2.5" Cal.	As Shown	B&B	Matched specimens	366	732
20	TO	*Thuja occidentalis 'Emerald'*	Emerald Green Arborvitae	7" Ht.	3' O.C.	Cont.		10	200
								Total =	**1,426**

LANDSCAPE CALCULATIONS

Tree Canopy

Requirement: *10% of Total Site Area*

Total Site Area	*45,590*	*Square feet*
Gross Site Area	45,590	Square feet
(-) Rec. Areas	0	Square feet
(-) Pond Area	0	Square feet
(-) Wetland Area	0	Square feet
Required:	4,559	Square feet
(+) Tree Save	4,660	Square feet
(+) Canopy Bonus	1,165	Square feet
(+) Proposed Trees	1,426	Square feet
Provided:	7,251	Square feet

Street Trees

Requirement: *1 Large Shade Tree (1 1/2" cal.) per 50 Linear Feet of Frontage*

Street Frontage:	*400*	*Linear Feet*
Required:	8	Large Shade Trees
Provided:	127	Large Shade Trees

Interior Parking Lot Trees

Requirement: *1 Large Shade Tree per 10 Parking Spaces*

Subaru Site

Parking Spaces:	*20*	
Required:	2	Large Shade Trees
Provided:	5	Large Shade Trees (3 Existing & 2 Proposed)

Interior Parking Lot Landscaping Area

Requirement: *5% of Paved Parking and Vehicular Circulation Area shall be Landscaped with Trees and Shrubs*

Parking Area:	*27,040*	*Square feet*
Required:	1,352	Square feet
Provided:	12,056	Square feet

Screening

Requirement: *Parking ares consisting of four spaces or more shall be screened from adjacent residential or rural districts.*

Provided: *Not Applicable*

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project name

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project number

MAJOR SITE PLAN AMENDMENT
project phase

MAY 10, 2021
issue date

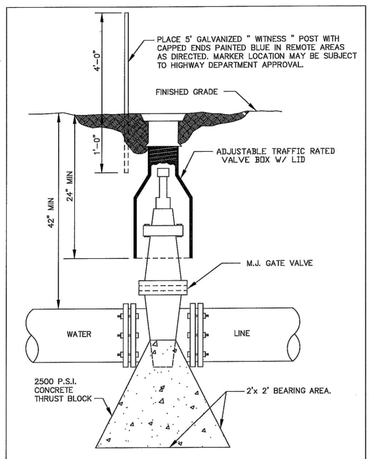
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LANDSCAPE PLAN
sheet title

L106
sheet number

0 10' 20' 40'

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L1 06 LANDSCAPE PLAN.DWG

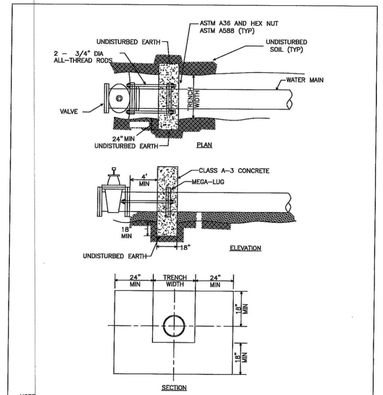


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

TD-9



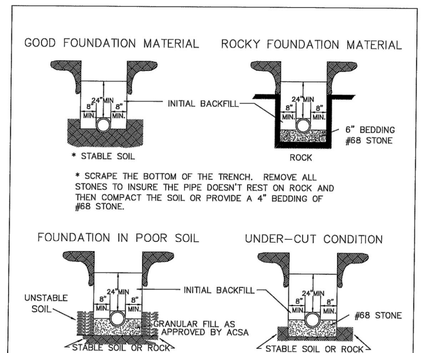
NOTE:

1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING CONSTRUCTION, THE COLLAR DIMENSIONS SHALL INCREASE ACCORDINGLY.

CROSS ANCHOR RESTRAINTS FOR VALVES

NTS
Fig. W-3C

TD-6



* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

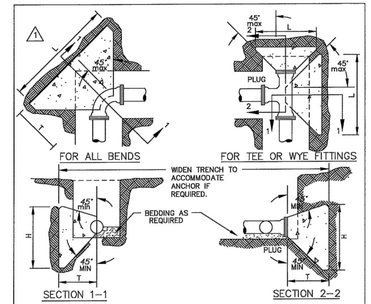
NOTE :

1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2



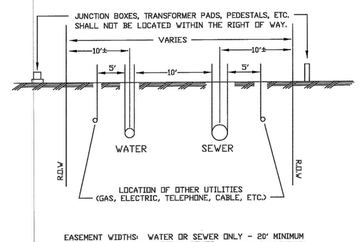
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.28				
	22 1/2	1.66	2.16	2.69	0.13				
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83	3.83	4.00	2.83	0.52
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.86	0.24				
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

TD-3



EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

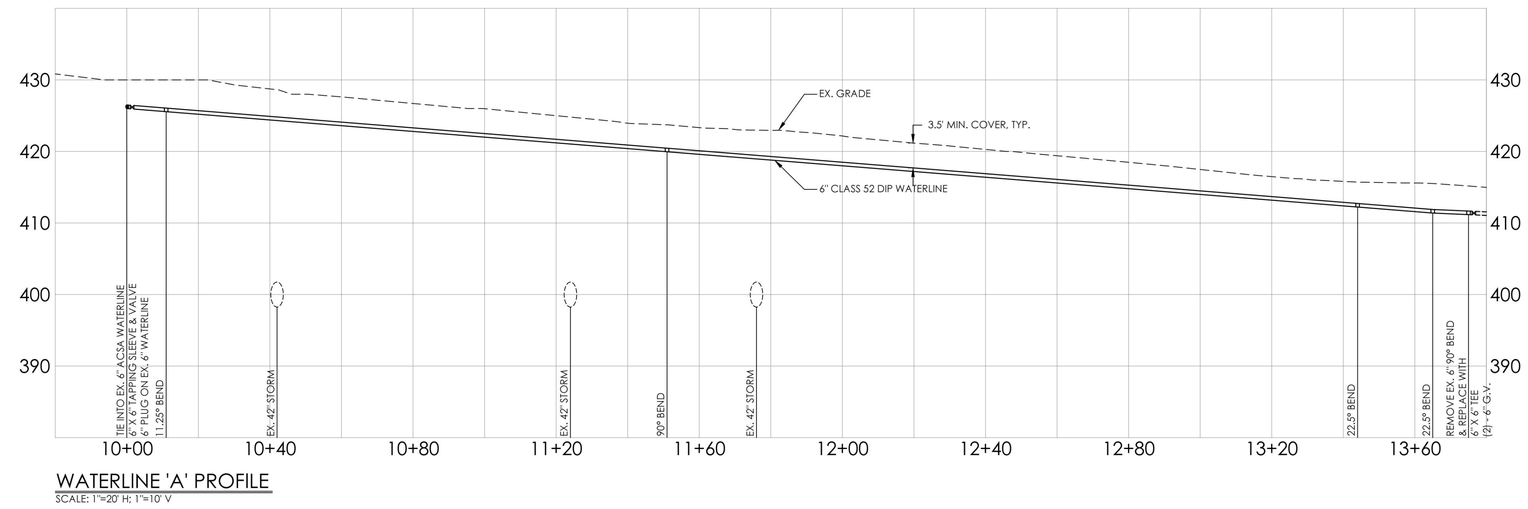
* SEE PART 3, PARAGRAPH D) SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

TD-1



WATERLINE 'A' PROFILE

SCALE: 1"=20' H; 1"=10' V

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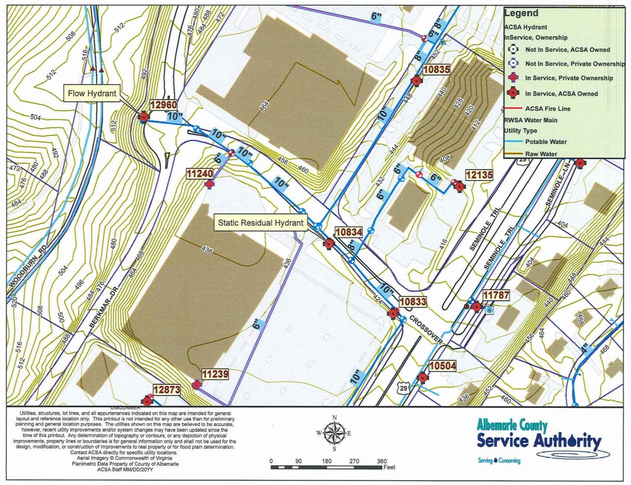
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issue date

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SITE DETAILS
sheet title

L107
sheet number



FIRE FLOW CALCULATION WORK SHEET

Project:	Umansky Subaru	
Location:	Corner of Hilton Heights Road and Seminole Trail	
Date:	7/13/2021	
Engineer:	AGF	Water Street Studio, LLC

TEST HYDRANT INFORMATION (From ACSA)

Location: *Hilton Heights Rd across from Subaru (Hyd #10834)*

Test Hydrant Elevation:	*430*	*ft.*
Residual Pressure:	*80*	*psi*
Static Pressure:	*90*	*psi*
Flow:	*1106*	*gpm*
Test Q_{20}=	***3163***	***gpm***

HAZEN-WILLIAMS FRICTION LOSSES FROM TEST HYDRANT TO PROPOSED HYDRANT:

Waterline	Ex 8"		A					
Pipe Diameter (in)	8		6					
Pipe "C" Value	120		120					
Pipe Flow	1106		1106					
Pipe Loss/100 FT	2.5416		10.3170					
Pipe Length (ft)	95		15					
Total Pipe Loss	2.41		1.55					

PROPOSED HYDRANT INFORMATION (FHA #1)

Location: *At corner of Subaru*

Elevation:	430	ft.
Residual Losses (ft):	3.96	ft
Residual Losses (psi):	1.72	psi
Total Residual Pressure:	78	psi
Total Static Pressure:	90	psi
Proposed Q_{20}=	**2904**	**gpm**

FIRE FLOW CALCULATION WORK SHEET

Project:	Umansky Subaru	
Location:	Corner of Hilton Heights Road and Seminole Trail	
Date:	7/13/2021	
Engineer:	AGF	Water Street Studio, LLC

TEST HYDRANT INFORMATION (From ACSA)

Location: *Hilton Heights Rd across from Subaru (Hyd #10834)*

Test Hydrant Elevation:	*430*	*ft.*
Residual Pressure:	*80*	*psi*
Static Pressure:	*90*	*psi*
Flow:	*1106*	*gpm*
Test Q_{20}=	***3163***	***gpm***

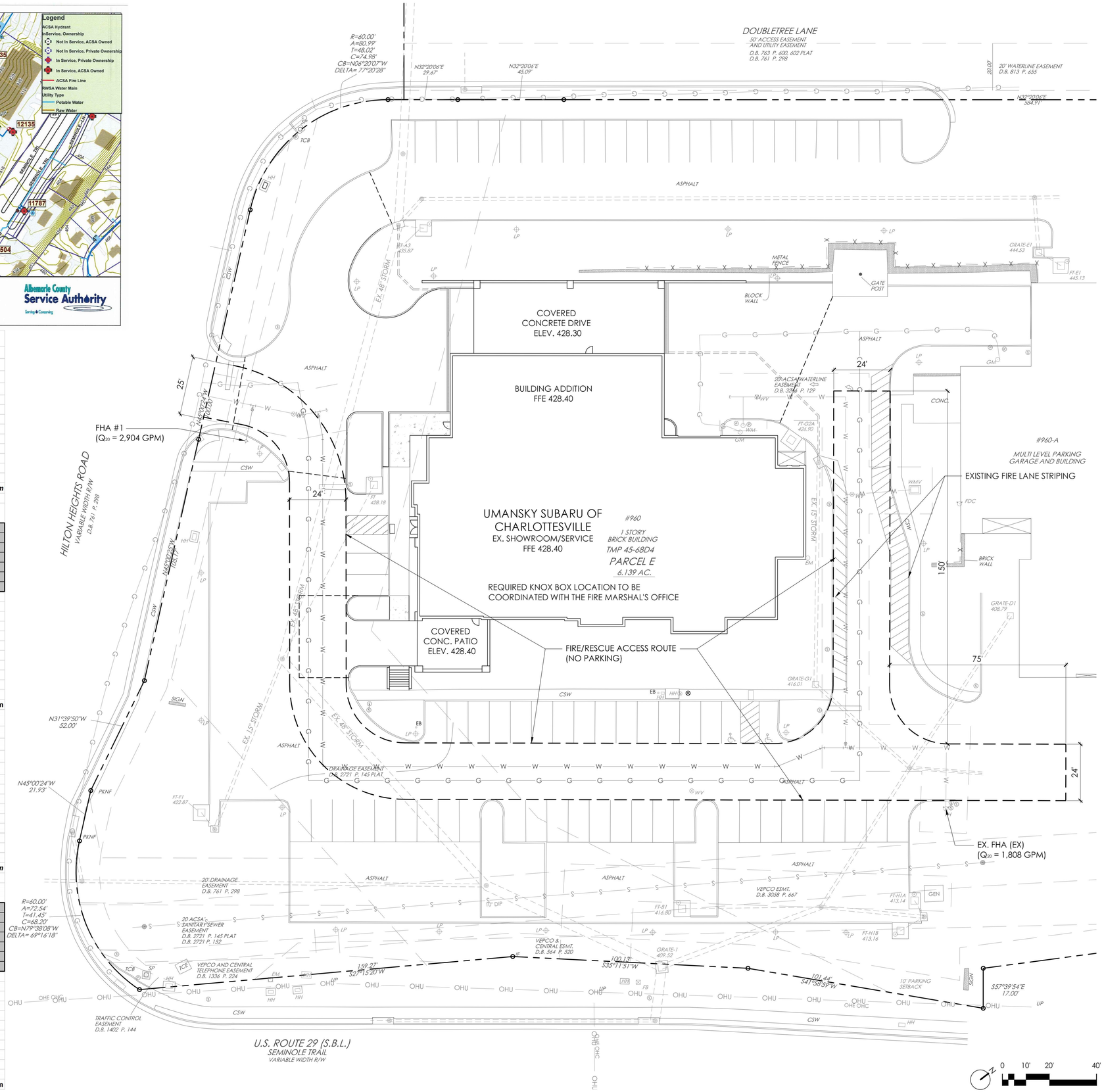
HAZEN-WILLIAMS FRICTION LOSSES FROM TEST HYDRANT TO PROPOSED HYDRANT:

Waterline	Ex 8"		A					
Pipe Diameter (in)	8		6					
Pipe "C" Value	120		120					
Pipe Flow	1106		1106					
Pipe Loss/100 FT	2.5416		10.3170					
Pipe Length (ft)	110		445					
Total Pipe Loss	2.80		45.91					

PROPOSED HYDRANT INFORMATION (FHA EX)

Location: *Existing FHA in parking lot between Subaru & Honda (Hyd. #12135)*

Elevation:	413.35	ft.
Residual Losses (ft):	48.71	ft
Residual Losses (psi):	21.09	psi
Total Residual Pressure:	66	psi
Total Static Pressure:	97	psi
Proposed Q_{20}=	**1808**	**gpm**



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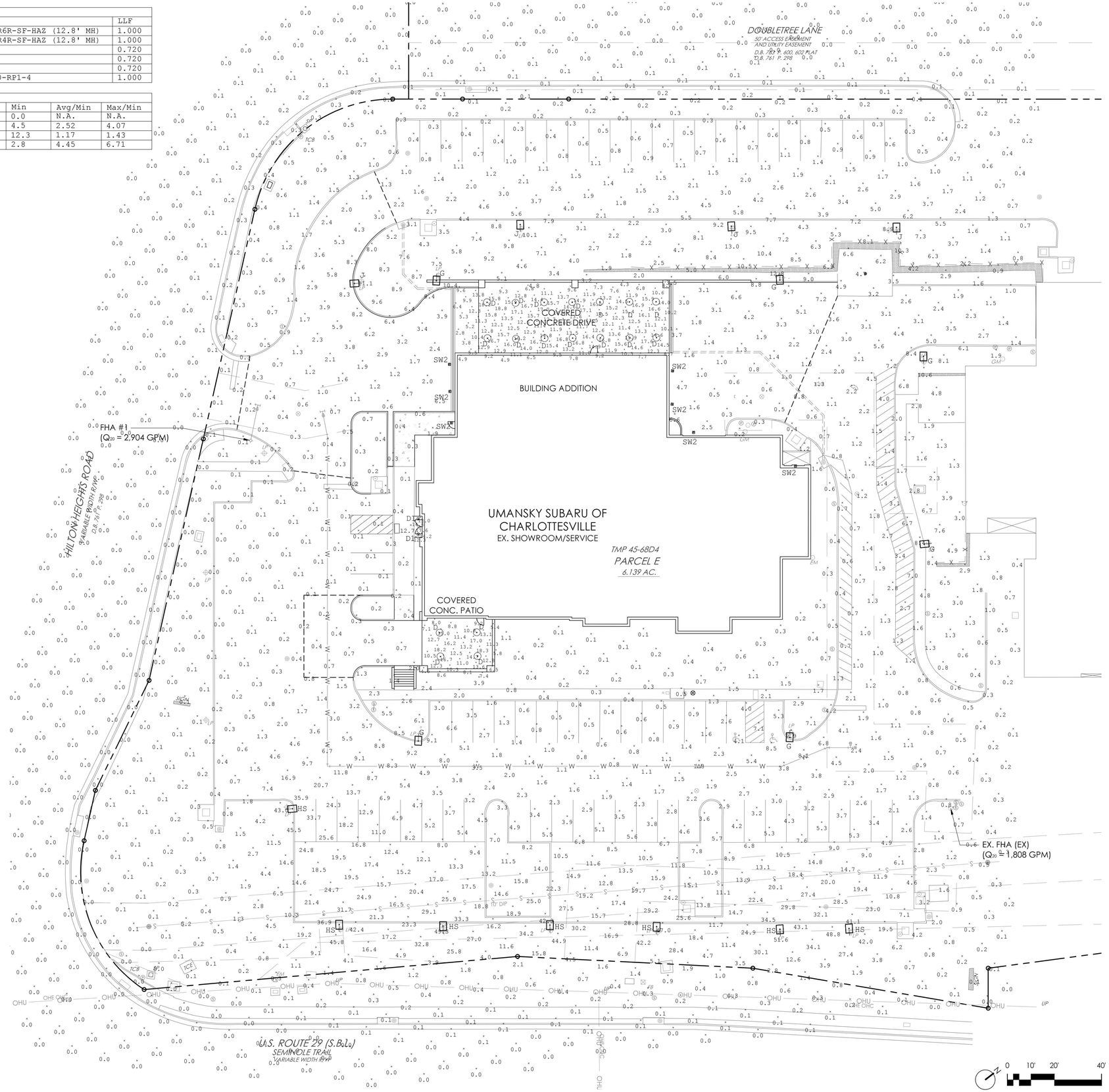
FIRE CIRCULATION EXHIBIT
sheet title

L108
sheet number

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Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	LLF
⊙	18	D	SINGLE	LAD6-LED-32L-UNV-DIM1-30-WF-TR6R-SF-HAZ (12.8' MH)	1.000
⊕	2	D1	SINGLE	LAD4-LED-14L-UNV-DIM1-30-FL-TR4R-SF-HAZ (12.8' MH)	1.000
▭	6	G	SINGLE	EXISTING	0.720
▭	7	HS	SINGLE	EXISTING	0.720
▭	4	J	SINGLE	EXISTING	0.720
⊞	7	SW2	Single	SW2-DF-2-AG-AG-80C23A-30-60-00-RP1-4	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIONS	Illuminance	Fc	3.07	51.6	0.0	N.A.	N.A.
COVERED CONC PATIO	Illuminance	Fc	11.32	18.3	4.5	2.52	4.07
ENTRANCE PATIO	Illuminance	Fc	14.34	17.6	12.3	1.17	1.43
SERVICE DRIVE AISLE	Illuminance	Fc	12.45	18.8	2.8	4.45	6.71



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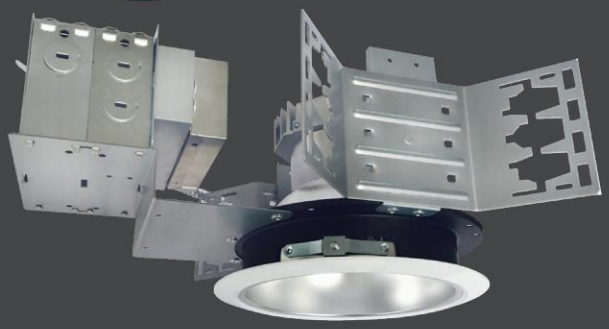
L109
sheet number

0 10' 20' 40'

S:\1-PROJECTS\UMANSKY SUBARU\CAD\03 SHEETS\L109 PHOTOMETRIC PLAN.DWG

Catalog # : LAD6-LED-32L-UNV-DIM1-30-WF-TR6R-SH-HAZ	Project : UMANSKY SUBARU
Prepared By :	TYPE D

LAD6
6" LED Architectural Downlight



6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0 -10V dimming down to 1%. The LAD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.

Features & Specifications

Optical System

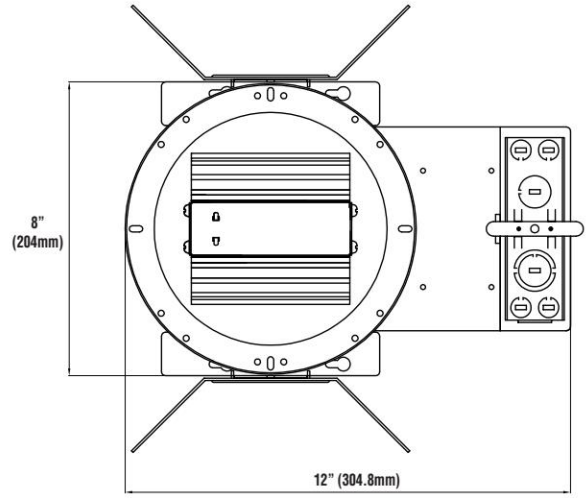
- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Minimum CRI of 80.

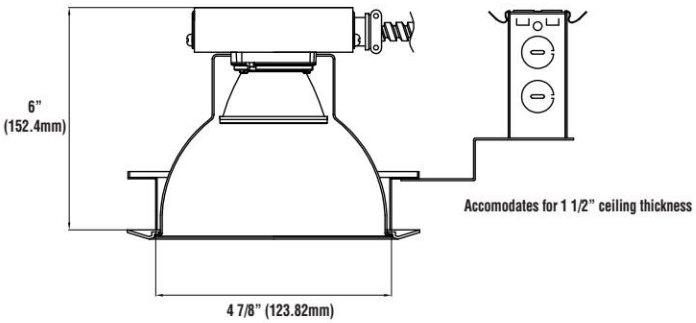
Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance.To calculate light output during emergency mode(EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.

Intertek Dimmable damp location

Dimensions





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Thomas Harris & Co., Inc.
8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Deep collar accommodates ceiling thickness up to 1-1/2".
- Plaster frame with collar is designed with 20-gauge colled rolled steel, black-painted
- Universal mounting brackets provide up to 5" vertical adjustment and accepts 1/2" EMT conduit.
- Additional channel bar, nailer bar and suspended ceiling accessories available. See accessories.

Installation

- Additional channel bar, nailer bar and suspended ceiling accessories available to accommodate a variety of ceiling types.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
25L	0.18	0.11	0.09	0.08
32L	0.27	0.15	0.13	0.12
41L	0.35	0.20	0.18	0.15

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
14L	SP	1184	84.6	1184	84.6	1467	104.8	1467	104.8	14
	NF	1156	82.6	1156	82.6	1432	102.3	1432	102.3	14
	FL	1152	82.3	1152	82.3	1428	102.0	1428	102.0	14
	WF	1079	77.1	1079	77.1	1337	95.5	1337	95.5	14
25L	SP	2066	93.9	2066	93.9	2560	116.4	2560	116.4	22
	NF	2017	91.7	2017	91.7	2499	113.6	2499	113.6	22
	FL	2011	91.4	2011	91.4	2492	113.3	2492	113.3	22
	WF	1883	85.6	1883	85.6	2333	106.0	2333	106.0	22
32L	SP	2665	83.3	2665	83.3	3302	103.2	3302	103.2	32
	NF	2602	81.3	2602	81.3	3224	100.8	3224	100.8	32
	FL	2594	81.1	2594	81.1	3215	100.5	3215	100.5	32
	WF	2429	75.9	2429	75.9	3010	94.1	3010	94.1	32
41L	SP	3409	81.2	3409	81.2	4224	100.6	4224	100.6	42
	NF	3328	79.2	3328	79.2	4123	98.2	4123	98.2	42
	FL	3318	79.0	3318	79.0	4112	97.9	4112	97.9	42
	WF	3107	74.0	3107	74.0	3849	91.6	3849	91.6	42

*LED Chips are frequently updated therefore values may change.
Data is based on Haze Reflector.

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LAD6
6" LED Architectural Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **LAD6 LED 25L UNV DIM1 35 NF TR6R HAZ**

Family/ Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics[6]
LAD6 - 6" New Construction[4]	**LED**	14L - 1400 25L - 2500 **32L** - 3200 41L - 4100	**UNV** - 120-277V	**DIM1** - Dims to 1% (0-10V dimming)	**30** - 3000K **35** - 3500K **40** - 4000K	**Blank** - 80 CRI	**SP** - Spot **NF** - Narrow Flood **FL** - Flood **WF** - Wide Flood

	Reflector	Finish	
Self-Fange	**TR6R** - Open Reflector	**SF HAZ** - Haze semi- diffused	
		SF SPC - Specular clear	
	TR6RWW - Wall Wash[2]	**SF HAZ** - Haze semi-diffused	
Flangeless (ship standard w/ white plastic trim ring)	**TR6R** - Open Reflector	**HAZ** - Haze semi-diffused, white trim ring	
		SPC - Specular clear, white trim ring	
	TR6RFL- Frosted Floating Lens[3]	**HAZ** - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)	
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)	
	TR6RWW - Wall Wash[2]	**HAZ** - Haze semi-diffused wall wash reflector, white trim ring	
	TR6B - Baffle	**HAZ** - Haze semi-diffused reflector	**WH** - White baffle and white trim ring
			BL - Black Baffle and white trim ring
	TR6BL - Baffle w/ Regressed Lens[1]	**HAZ** - Hazed semi-diffused	**WH** - White baffle and white trim ring
		SPC - Specular clear	**BL** - Black baffle and white trim ring
	TR6RL - Regressed Lens[1]	**HAZ** - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring	
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring	

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/flangeless trims)	616106
EM - Emergency Battery	658633
C27 - 27" channel bars (pair)	205599
C52 - 52" channel bars (pair)	287522
NB - Nailer bar kt (set of 4)	345989
SCIK - Suspended ceiling installation kit (set of 4 channel bars & 4 T-grid clips)	234808

NOTES:
1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. TR6RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. TR6RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required)
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread.

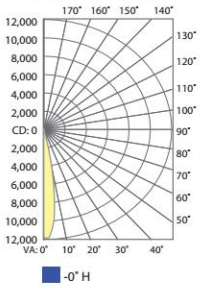
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Photometry

LAD6-LED-25L-35-SP-TR6R-SF-HAZ

Lumens: 2,560
Watts: 22.2
Efficacy: 115

Candela Power Distribution



Cone of Light
Illuminance at a Distance

Center Beam fc	Beam Width	
2,975 fc	0.7'	0.7'
744 fc	1.3'	1.3'
331 fc	2.0'	2.0'
186 fc	2.6'	2.6'
119 fc	3.3'	3.3'
82.6 fc	3.9'	3.9'

2.0' 4.0' 6.0' 8.0' 10.0' 12.0'

Vert. Spread: 18.5°
Horiz. Spread: 18.5°

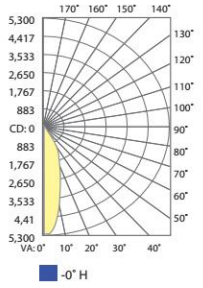
Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	797	31.2%
10-20	766	29.9%
20-30	611	23.9%
30-40	315	12.3%
40-50	51	2.0%
50-60	14	0.5%
60-70	3	0.1%
70-80	1	0.0%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,560	100.0%

Candela Table	
Degree Vertical	Candela
0	11,901
5	10,123
10	5,266
15	2,578
20	1,645
25	1,309
30	1,091
35	426
40	128
45	60
50	32
55	14
60	6
65	3
70	1
75	1
80	0
85	1
90	0

LAD6-LED-25L-35-NF-TR6R-SF-HAZ

Lumens: 2,499
Watts: 22.2
Efficacy: 113

Candela Power Distribution



Cone of Light
Illuminance at a Distance

Center Beam fc	Beam Width	
1,306 fc	1.2'	1.2'
326 fc	2.4'	2.5'
145 fc	3.6'	3.7'
81.6 fc	4.9'	4.9'
52.2 fc	6.1'	6.1'
36.3 fc	7.3'	7.4 '

2.0' 4.0' 6.0' 8.0' 10.0' 12.0'

Vert. Spread: 33.8°
Horiz. Spread: 34.1°

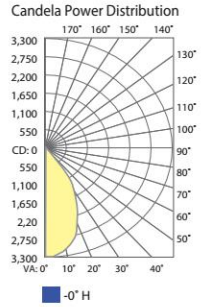
Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	445	17.8%
10-20	831	33.2%
20-30	755	30.2%
30-40	375	15.0%
40-50	71	2.9%
50-60	17	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,499	100.0%

Candela Table	
Degree Vertical	Candela
0	5,233
5	4,982
10	4,023
15	2,984
20	2,165
25	1,607
30	1,246
35	493
40	180
45	82
50	40
55	16
60	7
65	3
70	2
75	1
80	1
85	0
90	0

LAD6-LED-25L-35-FL-TR6R-SF-HAZ

Lumens: 2,492
Watts: 22.2
Efficacy: 112

Candela Power Distribution



Cone of Light
Illuminance at a Distance

Center Beam fc	Beam Width	
818 fc	2.0'	2.1'
204 fc	4.1'	4.1'
90.9 fc	6.1'	6.2'
51.1 fc	8.1'	8.3'
32.7 fc	10.2'	10.4'
22.7 fc	12.2'	12.4 '

2.0' 4.0' 6.0' 8.0' 10.0' 12.0'

Vert. Spread: 54.0°
Horiz. Spread: 54.8°

Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	304	12.2%
10-20	773	31.0%
20-30	8475	34.0%
30-40	443	17.8%
40-50	99	4.0%
50-60	19	0.8%
60-70	4	0.2%
70-80	2	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,492	100.0%

Candela Table	
Degree Vertical	Candela
0	3,271
5	3,236
10	3,071
15	2,780
20	2,315
25	1,812
30	1,415
35	624
40	257
45	120
50	52
55	18
60	7
65	4
70	2
75	1
80	1
85	0
90	0

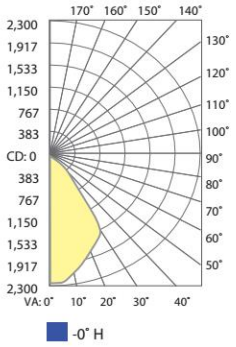
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Photometry (cont.)

LAD6-LED-25L-35-WF-TR6R-SF-HAZ

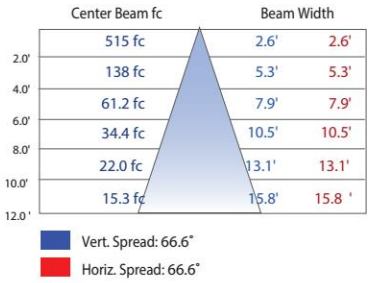
Lumens: 2,333
Watts: 22.2
Efficacy: 105

Candela Power Distribution



Cone of Light

Illuminance at a Distance



Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	203	8.7%
10-20	532	22.8%
20-30	754	32.3%
30-40	558	23.9%
40-50	218	9.4%
50-60	53	2.3%
60-70	10	0.4%
70-80	4	0.2%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,333	100.0%

Candela Table	
Degree Vertical	Candela
0	2,204
5	2,176
10	2,044
15	1,885
20	1,752
25	1,642
30	1,502
35	820
40	473
45	277
50	135
55	48
60	18
65	9
70	5
75	3
80	2
85	1
90	0

6" Recessed Downlight Reflectors



TR6R - Open Reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear



TR6RFL - Frosted floating lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Integrated white metal trim ring



TR6BL - Baffle w/ regressed lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Choice of white or black baffle
Wet Location listed



TR6RWW - Wall wash w/ Kick reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused



TR6B - Baffle
Flangeless
HAZ - Haze semi-diffused reflector
Choice of white or black baffle



TR6RL - Regressed lens w/specular clear reflector
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Wet Location Listed

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Catalog # : LAD4-LED-14L-UNV-DIM1-30-FL-TR4R-SH-HAZ	Project : UMANSKY SUBARU
Prepared By :	TYPE D1

LAD4
4" LED Architectural Downlight



4 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 2000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0 -10V dimming down to 1%. The LAD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.

Orign™

Features & Specifications

Optical System

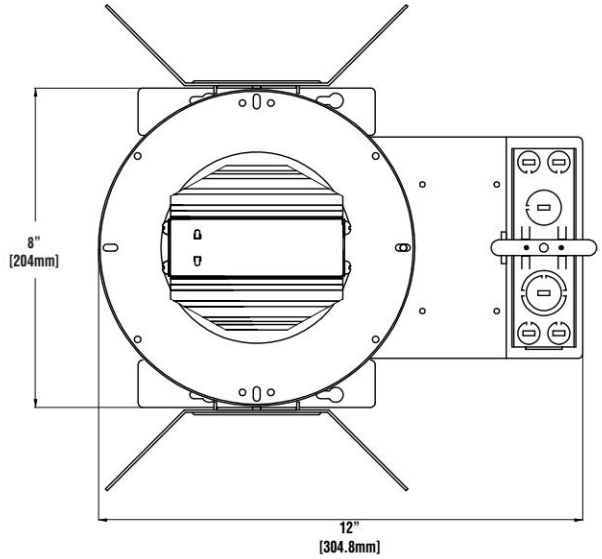
- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Minimum CRI of 80.

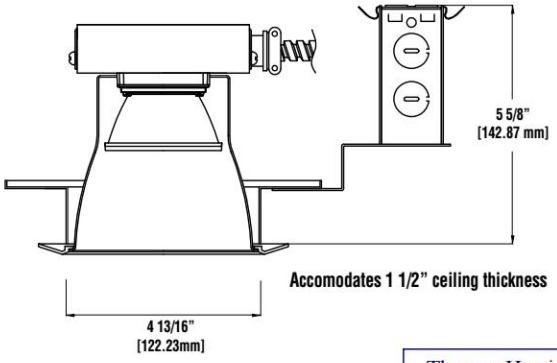
Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance.To calculate light output during emergency mode(EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.

TITLE 24 COMPLIANT · ETL Intertek · Dimmable · RoHS COMPLIANT · damp location

Dimensions





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Thomas Harris & Co., Inc.
8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Deep collar accommodates ceiling thickness up to 1-1/2".
- Plaster frame with collar is designed with 20-gauge colled rolled steel, black-painted
- Universal mounting brackets provide up to 5" vertical adjustment and accepts 1/2" EMT conduit.
- Additional channel bar, nailer bar and suspended ceiling accessories available. See accessories.

Installation

- Additional channel bar, nailer bar and suspended ceiling accessories available to accommodate a variety of ceiling types.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
24L	0.18	0.11	0.09	0.08

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		Wattage
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
14L	SP	1157	82.6	1157	82.6	1414	101.0	1414	101.0	14
	NF	1147	81.9	1146	81.9	1401	100.1	1401	100.1	14
	FL	1134	81.0	1134	81.0	1386	99.0	1386	99.0	14
	WF	1067	76.2	1067	76.2	1304	93.1	1304	93.1	14
24L	SP	2008	91.3	2008	91.3	2455	111.6	2455	111.6	22
	NF	1989	90.4	1989	90.4	2432	110.5	2432	110.5	22
	FL	1969	89.5	1969	89.5	2407	109.4	2407	109.4	22
	WF	1852	84.2	1852	84.2	2264	102.9	2264	102.9	22

*LED Chips are frequently updated therefore values may change.
Data is based on Haze Reflector.

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LAD4
4" LED Architectural Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **LAD4 LED 24L UNV DIM1 35 NF TR4R HAZ**

Family/Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics[6]
LAD4 - 4" New Construction[4]	**LED**	**14L** - 1400 **24L** - 2400	**UNV** - 120-277V	**DIM1** - Dims to 1% (0-10V dimming)	**30** - 3000K **35** - 3500K **40** - 4000K	**Blank** - 80 CRI	**SP** - Spot **NF** - Narrow Flood **FL** - Flood **WF** - Wide Flood

	Reflector	Finish	
Self-flanged	**TR4R** - Open Reflector	**SF HAZ** - Haze semi- diffused	
		SF SPC - Specular clear	
	TR4RWW - Wall Wash[2]	**SF HAZ** - Haze semi-diffused	
Flangeless (ship standard w/ white plastic trim ring)	**TR4R** - Open Reflector	**HAZ** - Haze semi-diffused, white trim ring	
		SPC - Specular clear, white trim ring	
	TR4RFL- Frosted floating Lens[3]	**HAZ** - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)	
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)	
	TR4RWW - Wall Wash[2]	**HAZ** - Haze semi-diffused wall wash reflector, white trim ring	
	TR4B - Baffle	**HAZ** - Haze semi-diffused reflector	**WH** - White baffle and white trim ring
			BLK - Black Baffle and white trim ring
	TR4BL - Baffle w/ Regressed Lens[1]	**HAZ** - Hazed semi-diffused	**WH** - White baffle and white trim ring
		SPC - Specular clear	**BLK** - Black baffle and white trim ring
	R4RL - Regressed Lens[1]	**HAZ** - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring	
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring	

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/ flangeless trims)	616105
EM - Emergency Battery	658633
C27 - 27" channel bars (pair)	205599
C52 - 52" channel bars (pair)	287522
NB - Nailer bar kt (set of 4)	345989
SCIK - Suspended ceiling installation kit (set of 4 channel bars & 4 T-grid clips)	234808

NOTES:
1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. Self-flanged TR4RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. Flangeless TR4RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread

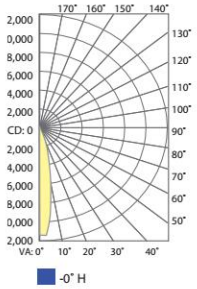
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Photometry

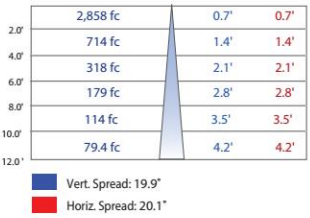
LAD4-LED-24L-35-SP-TR4R-SF-HAZ

Lumens: 2,455
Watts: 22.2
Efficacy: 111

Candela Power Distribution



Cone of Light
Illuminance at a Distance



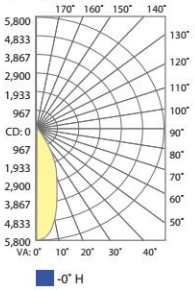
Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	803	32.7%
10-20	892	36.3%
20-30	569	23.2%
30-40	129	5.2%
40-50	43	1.7%
50-60	14	0.6%
60-70	3	0.1%
70-80	1	0.1%
80-90	0	0.0%
90-100	0	0.0%
0-180	2,455	100.0%

Candela Table	
Degree Vertical	Candela
0	11,431
5	9,951
10	5,678
15	3,013
20	1,925
25	1,322
30	523
35	172
40	84
45	54
50	33
55	14
60	5
65	3
70	2
75	1
80	0
85	0
90	0

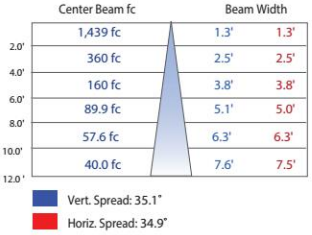
LAD4-LED-24L-35-NF-TR4R-SF-HAZ

Lumens: 2,432
Watts: 22.2
Efficacy: 110

Candela Power Distribution



Cone of Light
Illuminance at a Distance



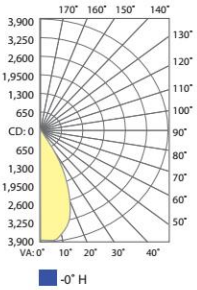
Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	497	20.4%
10-20	949	39.0%
20-30	710	29.2%
30-40	196	8.0%
40-50	60	2.5%
50-60	16	0.6%
60-70	3	0.1%
70-80	1	0.0%
80-90	0	0.0%
90-100	0	0.0%
0-180	2,432	100.0%

Candela Table	
Degree Vertical	Candela
0	5,756
5	5,523
10	4,611
15	3,473
20	2,446
25	1,609
30	685
35	275
40	136
45	76
50	39
55	15
60	5
65	3
70	2
75	1
80	0
85	0
90	0

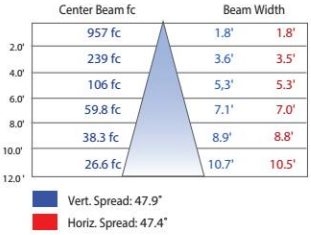
LAD4-LED-24L-35-FL-TR4R-SF-HAZ

Lumens: 2,407
Watts: 22.2
Efficacy: 108

Candela Power Distribution



Cone of Light
Illuminance at a Distance



Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	359	14.9%
10-20	884	36.7%
20-30	792	32.9%
30-40	265	11.0%
40-50	85	3.5%
50-60	18	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	0	0.0%
90-100	0	0.0%
0-180	2,407	100.0%

Candela Table	
Degree Vertical	Candela
0	3,826
5	3,844
10	3,654
15	3,182
20	2,513
25	1,770
30	852
35	391
40	206
45	104
50	45
55	17
60	6
65	3
70	2
75	1
80	1
85	0
90	0

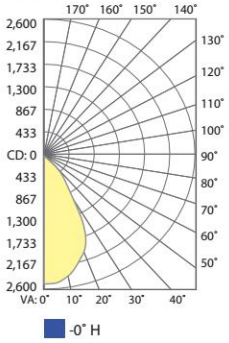
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Photometry (cont.)

LAD4R-LED-24L-35-WF-TR4R-SF-HAZ

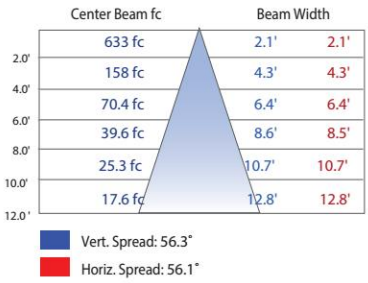
Lumens: 2,264
Watts: 22.2
Efficacy: 102

Candela Power Distribution



Cone of Light

Illuminance at a Distance



Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	237	10.5%
10-20	617	27.2%
20-30	722	31.9%
30-40	405	17.9%
40-50	219	9.7%
50-60	53	2.3%
60-70	9	0.4%
70-80	2	0.1%
80-90	0	0.0%
90-100	0	0.0%
0-180	2,264	100.0%

Candela Table	
Degree Vertical	Candela
0	3,826
5	3,844
10	3,654
15	3,182
20	2,513
25	1,770
30	852
35	391
40	206
45	104
50	45
55	17
60	6
65	3
70	2
75	1
80	1
85	0
90	0

4" Recessed Downlight Reflectors



TR4R - Open Reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear



TR4RFL - Frosted floating lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Integrated white metal trim ring



TR4BL - Baffle w/ regressed lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Choice of white or black baffle
Wet Location listed



TR4RWW - Wall wash w/ Kick reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused



TR4B - Baffle
Flangeless
HAZ - Haze semi-diffused reflector
Choice of white or black baffle



TR4RL - Regressed lens w/specular clear reflector
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Wet Location Listed

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WALL SCONCE

CYLINDER & SQUILINDER®

PROJECT NAME:	TYPE:
UMANSKY SUBARU	SW2



Exceptional adaptability and performance in classic and modern silhouettes that mount seamlessly and invisibly to the wall.

ORDERING INFORMATION

JA8-2019 INDICATED BY SHADING

SHAPE	TYPE	RATING	BODY FINISH	BAFFLE FINISH	LUMEN PACKAGE	CCT	LOWER OPTIC	UPPER OPTIC	DRIVER	LOWER LENS	UPPER LENS
SW2	**DF**	**2**	**AG**	**AG**	**80C23A**	**30**	**60**	**00**	**RP1**	**4**	
CW2 Cylinder **SW2** Squilinder	**DF** Downlight **UD** Up / Downlight	**2** Wet (IP65)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**WH** White **BK** Black **AB** Architectural Bronze **AG** Satin Silver **AU** Cashmere Gold **BB** Burnt Bronze **CF** Custom Finish* *(Consult Factory)	**DOWNLIGHT (DF) STATIC WHITE** **80C12A** 80+ CRI, Delivered Lumens - 706 **80C19A** 80+ CRI, Delivered Lumens - 1092 **80C23A** 80+ CRI, Delivered Lumens - 1337 **90C10A** 90+ CRI, Delivered Lumens - 604 **90C15A** 90+ CRI, Delivered Lumens - 937 **90C20A** 90+ CRI, Delivered Lumens - 1140 **97C09A** 97+ CRI, Delivered Lumens - 543 **97C14A** 97+ CRI, Delivered Lumens - 835 **97C18A** 97+ CRI, Delivered Lumens - 1025	**22** 2200K* *(Only available for 90+ CRI) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**DOWNLIGHT (DF) INTEGRAL** **RP1** 120V, 1% ELV / TRIAC or 120-277V, 1% 0-10V Analog Logarithmic **REMOTE (120V)** **TR2** Philips, 2% Leading/ Trailing/Triac* *(Only available with 80C19A, 90C15A and 97C14A)	**3** Clear Glass Lens* *(Not available for Warm Dim) **4** Soft Focus Lens **5** Frosted Glass Lens **6** Frosted Soft Focus Lens **7** Frosted Linear Spread Lens* *(Not available for Squilinder)	**9** Diffusion Lens* *(Required with UD fixture) **LEAVE BLANK FOR DOWNLIGHT (DF)**
					DOWNLIGHT (DF) WARM DIM **90W11A** 90+ CRI, Delivered Lumens - 844 Incandescent Profile **90W13A** 90+ CRI, Delivered Lumens - 888 Halogen Profile *SEE PAGE 3 FOR DETAILED WARM DIM PROFILE COMPARISON.	**WL** 2700K - 1800K **WD** 3200K - 1800K	**25** 25° **40** 40° **60** 60°	**00** DF Only* *(Required with DF fixture)	**UP / DOWNLIGHT (UD) INTEGRAL** **CA2** 120-277V 0-10V Analog Logarithmic **CE2** 120V Electronic ELV Forward / Reverse Phase		
					UP / DOWNLIGHT (UD) STATIC WHITE **80C12A** 80+ CRI, 1200 Source Lumens (Delivered - 1,587) **90C10A** 90+ CRI, 1000 Source Lumens (Delivered - 1,361) **97C09A** 97+ CRI, 900 Source Lumens (Delivered - 1,220) *ALL DELIVERED LUMEN OUTPUTS AND T24 COMPLIANCE REFLECT 3000K PAIRED WITH 40° OPTIC AND SOFT FOCUS LENS. REFERENCE PAGE 3 FOR ADDITIONAL T24 COMPLIANT CONFIGURATIONS.	**22** 2200K* *(Only available for 90C10A) **27** 2700K **30** 3000K **35** 3500K **40** 4000K	**15** 15° **25** 25° **40** 40° **60** 60°	**15** 15° **40** 40° **60** 60°	**DOWNLIGHT (DF) & UP / DOWNLIGHT (UD) REMOTE (120V)** **L23** Lutron, Hi-Lume 1% 2-Wire **REMOTE (120-277V)** **LH1** Lutron, Hi-Lume 1% Ecosystem **AN4** Philips Xitanium 1% 0-10V, LOG **EA2** eldoLED, SOLOdrive 0.1% 0-10V, LOG **ED1** eldoLED, SOLOdrive 0.1% DALI, LOG		

(WH) White Powder Coat | (BK) Black Powder Coat | (AB) Architectural Bronze Powder Coat | (AG) Satin Silver Powder Coat | (AU) Cashmere Gold Powder Coat | (BB) Burnt Bronze Powder Coat

SPECIFICATION NOTES

- Wall Sconce (ex.) CW2-DF2-WHBK-90C20A2-30-RP1-40
- Wall Sconce (ex.) SW2-UD2-WHBK-80C12A2-33-RMT-49
- Up / Downlight (UD) fixtures require two remote drivers
- Remote driver(s) ships as (ex.) PS-RMT-80C12A-1L23

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Thomas Harris & Co., Inc.
8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

ACCESSORIES

CYLINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-CY2-**-CGL** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-CY2-**-SFL** Soft Focus Lens
☐ **RBA-CY2-**-FGL** Frosted Glass Lens
☐ **RBA-CY2-**-FSFL** Frosted Soft Focus Lens
☐ **RBA-CY2-**-FLSL** Frosted Linear Spread Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

LOWER REPLACEMENT OPTIC

☐ **RO-70-15-1** 15° optic
☐ **RO-70-25-1** 25° optic
☐ **RO-70-40-1** 40° optic
☐ **RO-70-60-1** 60° optic

REPLACEMENT SUCTION TOOL

Included with each order (1 per 10 fixtures).

☐ **CY-SQ-TOOL-SUCTION** Baffle assembly removal tool

SQUILINDER ALTERNATE BAFFLE AND EFFECTS DEVICE

Includes baffle with sealed lens.
Must specify baffle finish.

☐ **RBA-SQ2-**-CGL-2** Clear Glass Lens*
***(Not available for Warm Dim)**
☐ **RBA-SQ2-**-SFL-2** Soft Focus Lens
☐ **RBA-SQ2-**-FGL-2** Frosted Glass Lens
☐ **RBA-SQ2-**-FSFL-2** Frosted Soft Focus Lens

****** Baffle finish: Specify **WH** for white, **BK** for black, **AG** for satin silver, **AB** for architectural bronze, **AU** for cashmere gold, or **BB** for burnt bronze.

UPPER REPLACEMENT OPTIC

☐ **RO-50-15-1** 15° optic
☐ **RO-50-40-1** 40° optic
☐ **RO-50-60-1** 60° optic

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WALL SCONCE

STATIC WHITE PERFORMANCE - 3000K - SOFT FOCUS LENS

LUMEN PACKAGE	WATTAGE	15° OPTIC		25° OPTIC		40° OPTIC		60° OPTIC	
		DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW	DELIVERED	LPW
DOWNLIGHT									
80C12A	10	813	81	764	76	706	70	789	78
80C19A	17	1257	74	1182	69	1092	64	1221	72
80C23A	21	1539	73	1448	68	1337	63	1495	71
90C10A	10	695	69	654	65	604	60	675	68
90C15A	17	1078	63	1014	59	937	55	1047	61
90C20A	21	1313	62	1235	58	1140	54	1275	60
97C09A	10	625	62	588	58	543	54	607	60
97C14A	17	961	57	904	53	835	49	933	55
97C18A	21	1180	56	1110	52	1025	48	1146	54
90W11A	16	-	-	803	50	729	45	825	52
90W13A	16	-	-	845	52	767	48	868	54
UPLIGHT									
80C12A*	10	922	92	-	-	881	88	919	92
90C10A*	10	793	79	-	-	757	76	790	79
97C09A*	10	709	71	-	-	677	68	707	71

***NOTE:** To determine total performance for up / downlight (UD) fixture, add delivered lumens of Up and Down configurations and divide by total system wattage (20W = 10W Up + 10W Down).

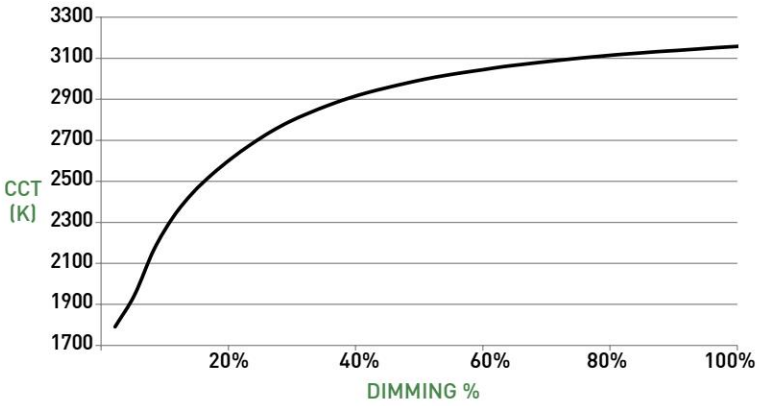
OUTPUT MULTIPLIER	
CCT	CCT SCALE
2200K (Consult factory for JA8 details)	0.800
2700K	0.957
3000K	1.000
3500K	1.019
4000K	1.030

LIGHT LOSS FACTOR	
No Lens	1.05
CGL	1.05
SFL	1.00
FGL	0.90
FSFL	0.87
FLSL	0.83

WARM DIM PERFORMANCE - SOFT FOCUS LENS - 40° OPTIC

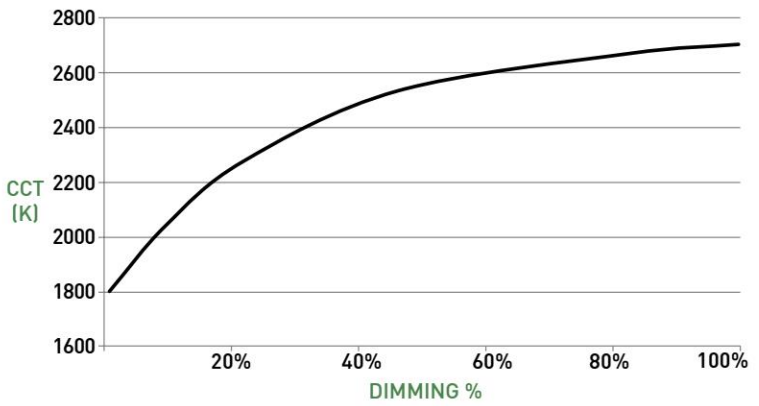
WARM DIM TO MIRROR HALOGEN DIMMING PROFILE

90W13A 3200K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	3200	3150	3100	3000	2700	2200	1800
Light Output (Lm)	767	614	537	383	153	77	15
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	48	48	48	48	48	48	48



WARM DIM TO MIRROR INCANDESCENT DIMMING PROFILE

90W11A 2700K - 1800K	Full on 100%	Dimmed to 80%	Dimmed to 70%	Dimmed to 50%	Dimmed to 20%	Dimmed to 10%	Dimmed to 2%
CCT (K)	2700	2650	2620	2520	2180	1950	1800
Light Output (Lm)	729	583	510	364	146	73	14
Power (W)	16	13	11	8	3	1.7	0.3
Efficacy (LPW)	45	45	45	45	45	45	45



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WALL SCONCE

CYLINDER

A LUMINAIRE
Machined aluminum body with integrated heat sink and LED; power supply may be integral or remote mount.

B LOWER OPTIC
Proprietary optics available in 15°, 25°, 40° & 60° beams.

C LOWER EFFECTS DEVICES
Cylinder baffle lens assembly can accept 1 lens sealed in place. Soft focus lens included as standard for lens. Suction tool provided for removal of baffle lens assembly.

D UPPER EFFECTS DEVICES
Cylinder assembly can accept 1 lens sealed in place. Diffusion lens included as standard for lens.

E UPPER OPTIC
Proprietary field-changeable optics available in 15°, 40° & 60° beams.

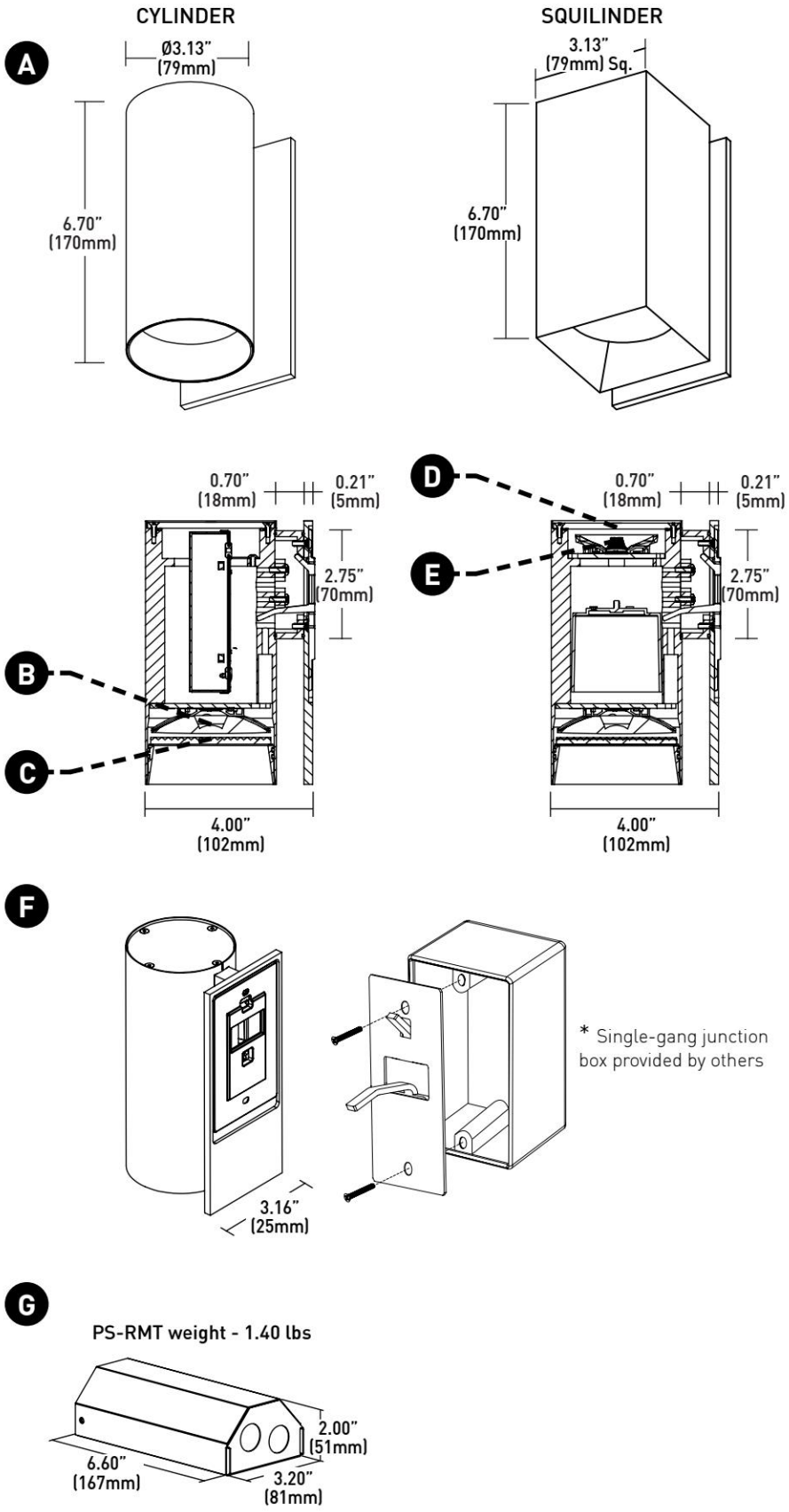
MOUNTING

F MOUNTING PLATE
Mounting plate (concealed) with factory supplied hidden screws after wall is fully finished. Single-gang junction box required for mounting. Fixture to mount flush with minimalist transition to wall.

REMOTE POWER SUPPLY

G PS-RMT
Remote power supply provides additional driver options. Consult installation guide for maximum allowable secondary run lengths between PS-RMT and fixture. Must be installed in an accessible location.

DIMENSIONS / DRAWINGS



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TECHNICAL

CONSTRUCTION
Cylinder / Squilinder: Machined aluminum body; extruded aluminum internal heat-sink; painted finishes are granulated powder coat.
Remote Power Supply: 22 Gauge galvanized steel.

STATIC WHITE LED
2-step MacAdam ellipse LED module available in 80+, 90+ and 97+ CRI configurations in color temperatures of 2200K, 2700K, 3000K, 3500K and 4000K. Average rated lamp life: 50,000 hours. LED and driver assemblies are field-replaceable.

WARM DIM LED
3-step MacAdam ellipse warm dim LED module available in 90+ CRI configuration. 3200K or 2700K at full brightness, warming to 1800K at full dim. Average rated lamp life of 50,000 hours. LED and driver assemblies are field-replaceable.

POWER SUPPLY PERFORMANCE AND DIMMING INFORMATION

Power Supply	CA2	CE2	RP1	TR2	L23	LH1	AN4	EA2	ED1
Minimum °C	-20 °C	-20 °C	-10 °C	-20 °C	0 °C	0 °C	-20 °C	-20 °C	-20 °C
Maximum °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C	40 °C
Dimming %	2.0%	2.0%	1.0%	2.0%	1.0%	1.0%	1.0%	0.1%	0.1%

Note: For TR2, L23, LH1, AN4 and EA2 drivers consult chart on page 6 to confirm appropriate dimming curve for compatibility with selected control.

MOUNTING
Cylinder is supplied with a mounting adaptor plate providing a minimalist transition accommodating wall thicknesses of 0.44" (7/16", 12mm) to 0.75" (3/4", 19mm).

OPERATING TEMPERATURE
Down Light: 104°F (40°C).

LISTING
cTUVus listed to UL1598 standard for Dry / Damp and Wet (IP65) locations. Title 24 JA8-2019 Listed.

WARRANTY
Manufacturer's 1-year warranty guarantees product(s) listed to be free from defects in material and workmanship under normal use and service. 5-year warranty on LED and power supply to operate with 70% of the original flux and remain within a range of 3 duv. 10-year Lutron Advantage limited warranty available on Lutron equipped systems. Warranty period begins from the date of shipment by Seller and conditional upon the use of manufacturer-supplied power supply. Consult website for full warranty terms and conditions.

CHANGE LOG
1. 9/19/2019: WALL SCONCE NOW AVAILABLE IN UP / DOWNLIGHT CONFIGURATION.
2. 9/19/2019: NEW CONSOLIDATED SPEC SHEET WITH SINGLE NOMENCLATURE FOR SPECIFICATION.
3. 11/19/2019: UPDATED 90C16A LUMEN PACKAGE TO 90C15A.
4. 3/31/2020: UPDATED SQUILINDER RBA PART NUMBERS.
5. 01/12/2021: ADDED 2200K, 2700K-1800K WARM DIM OFFERINGS.
6. 05/04/2021: REMOVED EMB OFFERINGS.

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DIMMING COMPATIBILITY

PHILIPS DRIVER COMPATIBILITY

Power supply **TR2**	**Family/Model #**
Lutron Electronics	DV-600P
Lutron Electronics	DVELV-303P
Lutron Electronics	NTELV-600
Lutron Electronics	MAELV-600
Lutron Electronics	SELV-300P
Lutron Electronics	DVLV-600P
Lutron Electronics	NFTU-5A
Lutron Electronics	CTCL-153P
Lutron Electronics	GL-600H
Lutron Electronics	S-600P
Lutron Electronics	PHPM
Power supply **AN4**	**Family/Model #**
Lutron Electronics	DVTV plus PP-DV
Lutron Electronics	DVSCTV plus PP-DV
Lutron Electronics	DVSTV
Lutron Electronics	DVSCSTV
Lutron Electronics	QSGRJ-XP plus GRX-TVI
Lutron Electronics	QSGRJ-XE plus GRX-TVI
Lutron Electronics	QSGR-XE plus GRX-TVI
Lutron Electronics	NFTV plus PP-DV
Lutron Electronics	NTSTV
Lutron Electronics	RMJ-5T
Lutron Electronics	RMJS-8T
Lutron Electronics	FCJS-010
Leviton	IllumaTch IP7 series
Philips	Sunrise - SR1200ZTUNV

LUTRON DRIVER COMPATIBILITY

Power supply **L23**	**Part No.**
Maestro WirelessR 600 W dimmer	MRF2-6ND-120-
Maestro WirelessR 1000 W dimmer	MRF2-10ND-120-
Caséta® Wireless Pro 1000 W dimmer	PD-10NXD-
GRAFIK T™ CL® dimmer	GT-250M- GTJ-250M-
HomeWorks® QS adaptive dimmer	HQRD-6NA-
HomeWorks® QS 600 W dimmer	HQRD-6ND-
HomeWorks® QS 1000 W dimmer	HQRD-10ND-
RadioRA® 2 adaptive dimmer	RRD-6NA-
RadioRA® 2 1000 W dimmer	RRD-10ND
myRoom™ DIN power module	MQSE-4A1-D
HomeWorks® QS DIN power module	LQSE-4A1-D
HomeWorks® QS wallbox power module	HQRJ-WPM-6D-120
HomeWorks® wallbox power module	HWI-WPM-6D-120
GRAFIK Eye® QS control unit	QSGR-, QSGRJ-
GRAFIK Eye® 3000 control unit	GRX-3100- GRX-3500-
RPM-4U module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4U-120 LP-RPM-4U-120
RPM-4A module (LCP, HomeWorks® QS, GRAFIK Systems™, Quantum®)	HW-RPM-4A-120, LP-RPM-4A-120
GP dimming panels	Various
Ariadni CL 250W dimmer	AYCL-253P-
Diva CL 250W dimmer	DVCL-253P- DCSCCL-253P-
Nova T CL 250W dimmer	NTCL-250-
Power supply **LH1**	**Part No.**
PowPak Dimming Modules	RMJ-ECO32-DV-B
PowPak Dimming Modules	FCJ/FCJS-ECO
Energi Savr Nodes	QSN-1ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSN-2ECO-S
GRAFIK Eye QS control unit Homeworks QS control unit	QSGRJ-_E (wireless) QSGR-_E
Quantum Hub	QP2-_ _ 2C
Quantum Hub	QP2-_ _ 4C
Quantum Hub	QP2-_ _ 6C
Quantum Hub	QP2-_ _ 8C
Homeworks QS power module myRoom Plus power module	LQSE-2ECO-D

LUTRON
2016 OEM ADVANTAGE ACCOUNT

eldoLED DRIVER COMPATIBILITY

Power supply **EA2**	**Family/Model #**
Busch-Jaeger	2112U-101
Jung	240-10
Leviton Lighting Controls	IP710-DLX
Lightolier Controls	ZP600FAM120
Lutron Electronics	Nova T® - NTFTV
Lutron Electronics	Diva® - DVTV
Lutron Electronics	Nova® - NFTV
Merten	5729
Pass & Seymour	CD4FB-W
The Watt Stopper	DCLV1
Sensor Switch	nIO EZ
Synergy	ISD BC
Lutron Electronics	GrafixEye® GRX-TVI w GRX3503
Lutron Electronics	Energy Savr Node™ - QSN-4T16-S
Lutron Electronics	TVM2 Module
Crestron®	GLX-DIMFLV8
Crestron®	GLXP-DIMFLV8
Crestron®	GLPAC-DIMFLV4-*
Crestron®	GLPAC-DIMFLV8-*
Crestron®	GLPP-DIMFLVEX-PM
Crestron®	GLPP-1DIMFLV2EX-PM
Crestron®	GLPP-1DIMFLV3EX-PM
Crestron®	DIN-AO8
Crestron®	DIN-4DIMFLV4
Crestron®	CLS-EXP-DIMFLV
Crestron®	CLCI-1DIMFLV2EX
ABB	SD/S 2.16.1

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