



## ARCHITECTURAL REVIEW BOARD STAFF REPORT

<b>Project #/Name</b>	<b>ARB-2020-90: Aldi at Albemarle Square</b>
<b>Review Type</b>	Preliminary Review of a Building Permit
<b>Parcel Identification</b>	06100-00-00-12300
<b>Location</b>	South end of the Albemarle Square Shopping Center
<b>Zoned</b>	Planned Development Shopping Center (PDSC) / Entrance Corridor (EC)
<b>Owner/Applicant</b>	Rio Associates Limited Partnership c/o Dumbarton Properties Inc./ Design Develop LLC (Kevin Schafer)
<b>Magisterial District</b>	Rio
<b>Proposal</b>	To renovate the existing building to accommodate an Aldi grocery store.
<b>Context</b>	The general context is the Albemarle Square Shopping Center. To the southwest is a vacant commercial building. To the west along Rt. 29 are two restaurant buildings, including the Texas Roadhouse, and a bank building. Other commercial development is located to the south, west and north. Residential development is located to the northeast and east.
<b>Visibility</b>	The space to be renovated is approximately 500' from the Route 29 EC and between 200' and 400' from the Rio Road EC. The site is visible from the Rio Road EC, but visibility of the building is somewhat limited by the fact that the building sits considerably lower than the road. From Route 29 views of the building are available between the buildings that stand along the EC frontage and the retaining wall that stands on the east side of Rt. 29. A 4' proposed increase in building height will make the building somewhat more visible than it currently is.
<b>ARB Meeting Date</b>	September 21, 2020
<b>Staff Contact</b>	Margaret Maliszewski

**PROJECT HISTORY**

ARB-2012-47	The ARB reviewed and approved a renovation of this portion of the shopping center. The renovation converted the prior Circuit City space to a Fresh Market grocery store.	
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**ANALYSIS** This analysis is based on a booklet dated August 10, 2020, consisting of project description, vicinity map, context photos, visibility from the ECs, metal panels in the ECs, standard Aldi design, existing vs proposed elevations, southeast and northwest elevations renderings, existing vs. proposed conditions photos, renderings of proposed conditions, proposed exterior finishes, and the following material/color samples: Spec-Brik Oberfields LLC “Stanton Blend”, Nichiha fiber cement VintageWood “Bark” EPC763F, PacClad color chart, Kynar 500 Bright Silver and Slate Grey.

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<b>GENERAL GUIDELINES</b>		
	<i>Purpose</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	<p>The proposed design does not reflect the traditional architecture of the area. The emphasis on geometric forms and asymmetry is clearly contemporary. Given the context, orderly and attractive development can be promoted with appropriate materials, colors, detailing and other treatments.</p> 	See recommendations, below.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.		
	<i>Compatibility with significant historic sites:</i>		

3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.	The proposed renovation does not reflect the historically significant buildings in the area.	See recommendations, below.
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	The proposed design is clearly contemporary. Appropriate materials, colors, detailing and other treatments could establish compatibility.	
	<b><i>Compatibility with the character of the Entrance Corridor</i></b>		
	<b>SPECIFIC GUIDELINES</b>		
	<b>Structure design</b>		
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.	The proposed design focuses on the use of distinct geometry and repetitive forms. The primary geometric form is the large single-slope roof that culminates in a cap over the corner entrance tower. The form does not exemplify traditional architecture of the area but alludes to the sharp angles of the gabled pavilions in the shopping center and is, therefore, not incompatible. Creating the primary store entrance and primary architectural form at this corner establishes a hierarchy and a termination for the shopping center building and an architectural form that addresses the Rio Road Entrance Corridor, all of which are appropriate.	Revise the design to eliminate the striped effect of the alternating bays on the west and south elevations. Consider additional detailing and alternate distribution/division of colors.
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful	The horizontal form of the metal canopy is	Provide a larger sample of the silver metal panels for review. Consider an alternate color for the metal panels that is more consistent with the neutral shades of the

	balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	another strong geometric component in the design. Its line is continued on the south elevation in the horizontal wall space between windows in the large Nichiha bay on that side.	shopping center building and the roof screen.
10	Buildings should relate to their site and the surrounding context of buildings.		Clarify whether the paint color for the existing CMU is to match the Stanton Blend concrete masonry veneer or the proposed mortar.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The repetitive forms of the design are the brick and projecting Nichiha bays on both the west and south elevations. Although color and material change can help reduce the impact of blank walls, the application of color without other detailing or treatment in this case results in a striped effect that has an inappropriate appearance.	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	<p>The design employs windows in horizontal bands. This form of fenestration is not consistent with local historic architectural forms. The window form appears particularly out of place in the Nichiha bay on the west elevation where it floats in an otherwise blank wall.</p> <p>Primary proposed materials include Nichiha fiber cement cladding in Vintagewood “Bark” on both elevations and Spec-brick concrete masonry veneer in “Stanton Blend” for two bays on the west elevation and the cart storage wall. The lighter-colored bays on the south elevation are achieved with paint. The “Exterior Finishes” sheet notes that the paint is to match “brick Atlanta Red” but “Atlanta Red” is the name of the proposed mortar. The “Stanton Blend” is a two-tone product – brown and red/orange-brown. The paint would not achieve a two-tone appearance. The “Bark” Nichiha cladding is a dark earth tone. The proposed colors are expected to appear coordinated with the existing colors of the</p>	

		shopping center.  The upper wall area under the sloped roof is proposed as an aluminum composite panel in “Bright Silver”, which is a Kynar 500 color. It is difficult to tell from the 1.25” x 1.5” color swatch what the visual impact of the “Bright Silver” will be. A color more coordinated with the more neutral shade used in the shopping center could be appropriate.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The angled roof and the corner tower give the main store block a monumental scale. The horizontal canopy helps bring the form down to a more human scale. Color and material change are relied on to break down the mass and scale of the walls beyond the main block. The result is a striped effect that does not enhance the design.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The site is one part of connected strip-mall commercial spaces.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	Some changes have been made to the standard design, but the primary trademark design elements remain and the proposal is easily recognizable as an Aldi grocery store.	See the other recommendations in this report.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	The standard glass guideline is included on the drawings, including the word, “should”. As a note on the plan, it should specify a particular criterion rather than an intention.	Revise the window glass note to read, “Window glass meets the following criteria:...”
	<b>Accessory structures and equipment</b>		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	The review and approval for the Fresh Market renovation addressed the screening of rooftop equipment in detail. Metal screens, colored to coordinate with façade colors, were added to screen consolidated equipment. Given the	Revise the mechanical screen color to appear more coordinated with the proposed building colors while maintaining
18	The following should be located to eliminate visibility from		

	the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	elevated position of Rio Road relative to the building, the color-coordination and consolidation were considered appropriate treatments. The approved screen color was Pac-Clad “Sierra Tan”, a shade that falls between the lighter (SW 6106 Kilim Beige) stucco wall color and the darker (SW 6102 Portabello) trim color. The perspective drawings show that the tan color appears uncoordinated with the new wall colors.	a background appearance.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	The application states that any new or replacement equipment will be located behind the existing rooftop screens and will not be visible from the EC streets.	
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	No new surface runoff structures or detention ponds are proposed.	None.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The drawings include the following note: “Mechanical rooftop units will be screened from all sides.”	Include the standard mechanical equipment note on the drawings.
<b>22</b>	<b>Lighting</b>		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The photometric plan shows no spill beyond the property line.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The luminaire schedule does not indicate the total lumens for all fixtures. The wall sconce emits both upright and downlight with a total of 2400 lumens. Fully shielded fixtures would be appropriate in this location. A top cover lens is available, but the “DO” designation for this feature does not appear in the catalog number listed in the schedule.	Revise the luminaire schedule to show the total lumens for each LED fixture and to indicate the Top Cover Lens for the wall sconce. Provide a wall sconce cut sheet whose specs match the catalog number provided in the luminaire schedule.
24	Light levels exceeding 30 footcandles are not appropriate for	The maximum light level is 15.8 footcandles.	None.

	display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.		
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	3000 Kelvin is listed in the catalog number for two of the three proposed fixtures. The color temperature is not identified for the wall sconces.	Revise the luminaire schedule to identify the color temperature for the wall sconces. Coordinate the color temperature of all fixtures to a level between 2000 and 3000 K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	Silver is the color proposed for the fixtures. This color would coordinate with the upper walls of the main store block (assuming that color is approved).	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.	New pole fixtures are not proposed.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.	The building is set back from both corridors and is at a lower elevation than Rio Road. The proposed illumination is not expected to have a strong negative impact.	See other lighting recommendations.
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial 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."	The note does not appear on the lighting plan.	Add the standard lighting note to the plan.
<b>30-31</b>	<i>Guidelines for the Use of Decorative Landscape Lighting</i>		

30	<p>light used for decorative effect shall:</p> <p>a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness.</p> <p>b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.</p>	<p>Two wall sconces are proposed on the blank brick bays of the west elevation, installed at 16' high. This mounting height suggests that the illumination is proposed for decorative effect – not just sidewalk illumination for safety. The wall sconces emit both uplight and downlight. A top cover lens is available, but the “DO” designation for this feature does not appear in the catalog number listed in the schedule.</p>	<p>Specify the “Top Cover Lens” for the wall sconces. Revise the wall sconce location to limit illumination of the wall and maximize illumination of the sidewalk.</p>
31	<p>Where used for decorative effect, outdoor light fixtures shall:</p> <p>a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn.</p> <p>b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc.</p> <p>c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated.</p> <p>d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB.</p> <p>e. not be modified to reflect seasonal colors.</p> <p>f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.</p>	<p>The illumination is not expected to be visible from long distances on the corridors. The sconces are not full cutoff fixtures. No timing devices are proposed.</p>	
6, 32-38	<b>Landscaping</b>	No landscaping changes are proposed.	None.
7-8, 39	<b>Development pattern</b>	The proposal generally follows the footprint of the existing building, but a low wall is illustrated at the front of the building to enclose shopping carts.	None at this time.



40-44	Site Grading	No grading is proposed.	None.
	SIGNS	Signs are approved under separate application, but preliminary comments are provided here so that the applicant can anticipate what sign designs may or may not be approved for this specific location. The wall sign illustrated in the architectural drawings is an internally illuminated cabinet sign. This is not consistent with the general sign guidelines that note channel letters as the preferred wall sign type. Note that the sign ordinance dictates that cabinet signs must have opaque backgrounds.	Revise the cabinet style sign to channel letters.

**SUMMARY OF RECOMMENDATIONS**

Staff recommends the following as the primary points of discussion:

1. The proposed architectural design: its forms, materials and colors
2. Coordination of the mechanical screen color
3. The wall sign design and consistence with the EC Guidelines

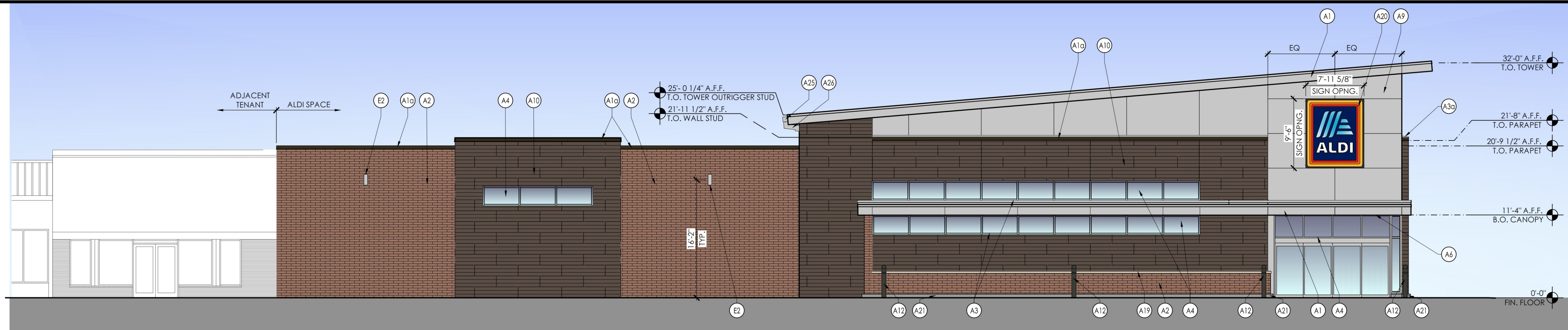
Staff offers the following comments on the proposal:

1. Revise the design to eliminate the striped effect of the alternating bays on the west and south elevations. Consider additional detailing and alternate distribution/division of colors.
2. Provide a larger sample of the silver metal panels for review. Consider an alternate color for the metal panels that is more consistent with the neutral shades of the shopping center building and the roof screen.
3. Clarify whether the paint color for the existing CMU is to match the Stanton Blend concrete masonry veneer or the proposed mortar.
4. Revise the window glass note to read, “Window glass meets the following criteria:...”
5. Revise the mechanical screen color to appear more coordinated with the proposed building colors while maintaining a background appearance.
6. Include the standard mechanical equipment note on the drawings.
7. Revise the luminaire schedule to show the total lumens for each LED fixture and to indicate the Top Cover Lens for the wall sconce. Provide a wall sconce cut sheet whose specs match the catalog number provided in the luminaire schedule.
8. Revise the luminaire schedule to identify the color temperature for the wall sconces. Coordinate the color temperature of all fixtures to a single level between 2000 and 3000 K.
9. Add the standard lighting note to the plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial 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.”
10. Specify the Top Cover Lens for the wall sconces. Revise the wall sconce location to limit illumination of the wall and maximize illumination of the sidewalk.
11. Revise the cabinet style sign to channel letters.

**ATTACHMENTS (Below)**

**Attachment A: Aldi at Albemarle Square Applicant’s Submittal**

Issued:	Date:
Concept No. 1	08/06/20
Revisions:	Date:

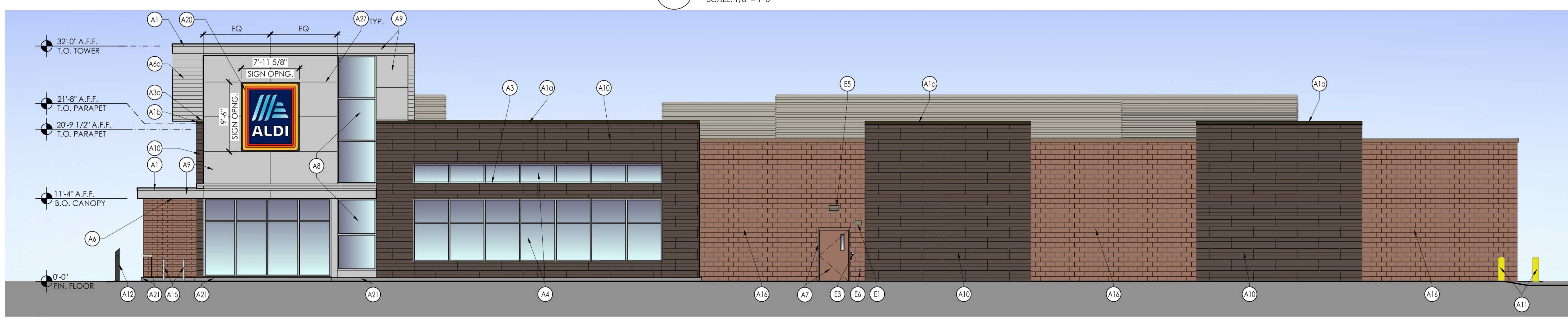


4 Proposed Front Elevation  
SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
1. MECHANICAL ROOFTOP UNITS WILL BE SCREENED FROM ALL SIDES  
2. WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA:  
- VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%  
- VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%

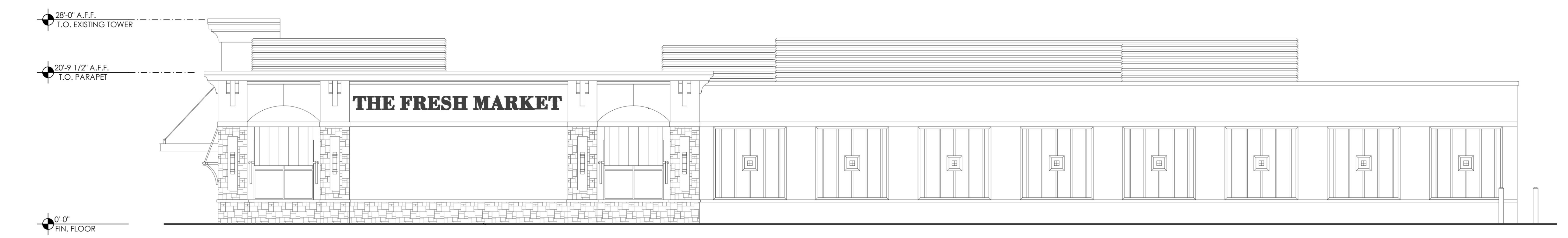


3 Existing Front Elevation  
SCALE: 1/8" = 1'-0"



2 Proposed Side Elevation  
SCALE: 1/8" = 1'-0"

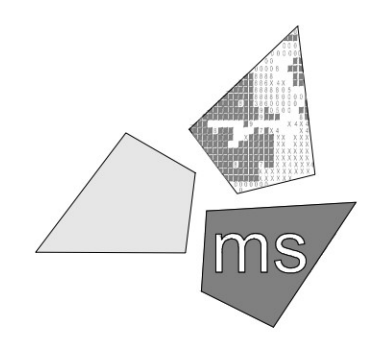
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1 Existing Side Elevation  
SCALE: 1/8" = 1'-0"

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DRAWN BY: MEM/MYG

REVIEWED BY: NAL

Seal  
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ALDI Inc. Store #: TBD  
Charlottesville, VA  
US 29 & Rio Rd.  
Charlottesville, VA 22901

Project Name & Location:

Exterior Elevations

Drawing Name:  
Prototype Rls. 06/04/20 Project No. 40454-27  
Type: RHRDV7ER

Scale: As Noted Drawing No. A-201

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHIIHA TOWERS	NOTE AGED BRONZE IS CUSTOM COLOR PAINT [VALSPAR (SW) AGED BRONZE #437R2398] ON POST FORMED ALUMINUM.
A2	SPEC-BRICK CONCRETE MASONRY VENEER	[A2] 4" x 4" x 16' STANTON BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT. SOLOMON 40A RED	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - BRIGHT SILVER A6a - 1/2 VENTED PANELS - BRIGHT SILVER	
A7	EXTERIOR PAINT	PAINT TO MATCH BRICK A2	
A8	ALUMINUM CURTAIN WALL SYSTEM	ANODIZED ALUMINUM	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIIHA AT 770-805-9466 FOR ORDERING. ALL INCLUDED TRIM (H, J, L, CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	EXISTING BOLLARDS TO BE PAINTED SW- SAFETY YELLOW
A12	BLRD-4	CG-8106 BK CHROMA HSE PE	
A13	NOT USED		
A14	NOT USED		
A15	BLRD-3	GALVANIZED	
A16	EXISTING CMU	PAINTED TO MATCH BRICK A2	
A17	MASONRY CONTROL JOINT		MAX 30' OC
A18	NOT USED		
A19	ARCHITECTURAL CAST STONE CAP	TANNERSTONE: AG-1	
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w, x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 16'-2" A.F.F.; DOWNLIGHT ONLY
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F.
E4	NOT USED		
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX

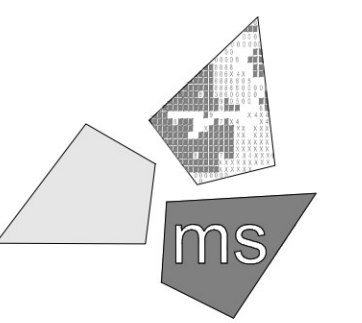
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Concept No. 1 08/06/20

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

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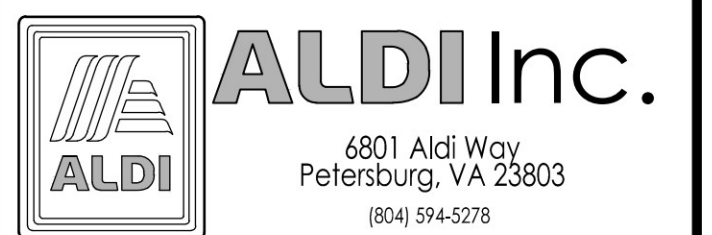
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fax 919.779.2308

DRAWN BY: MEM/MYG

REVIEWED BY: NAL

Seal

**PRELIMINARY - NOT FOR CONSTRUCTION**



ALDI Inc. Store #: TBD  
Charlottesville, VA  
US 29 & Rio Rd.  
Charlottesville, VA 22901

Project Name & Location:

**Exterior Elevations**

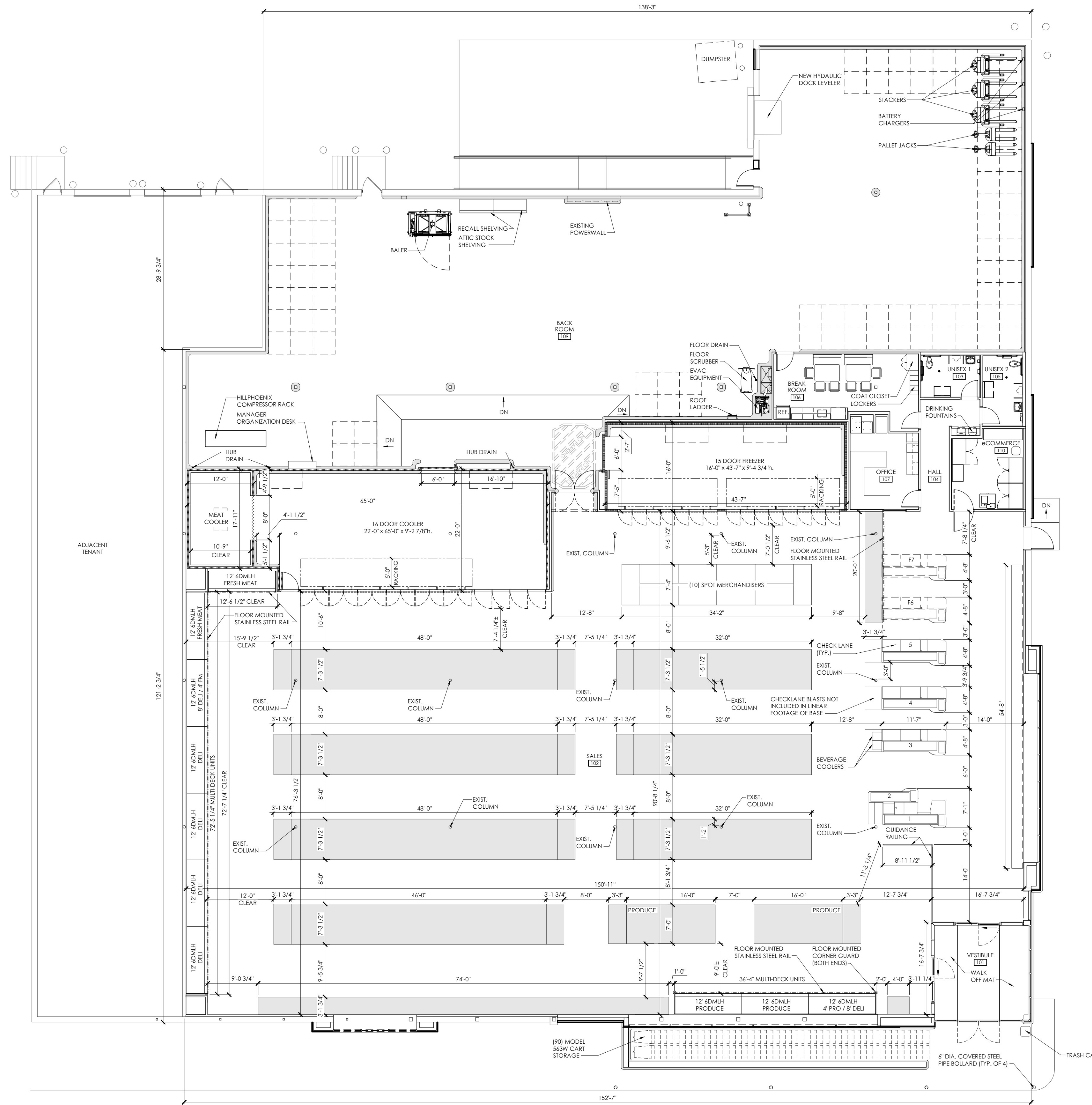
Drawing Name:  
Prototype Rls. 06/04/20 Project No. 40454-27  
Type: RHRDV7ER

Scale: As Noted Drawing No. A-202

REAR DOCK AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	CHARLOTTESVILLE, VA	V7 ER PROTO
MERCANTILE (M)	SALES / VESTIBULE	12,819	12,541
	UNISEX 1	79	76
	UNISEX 2	90	84
	HALL	137	137
SUBTOTAL (MERCANTILE)		13,125	12,838
BUSINESS (B)	OFFICE	190	190
	BREAK ROOM	306	305
	eCOMMERCE	175	175
SUBTOTAL (BUSINESS)		671	670
STORAGE / STOCK (S-1)	BACKROOM	7,117	2,627
	COOLER	1,313	1,313
	FREEZER	648	648
SUBTOTAL (STORAGE / STOCK)		9,078	4,588
SUBTOTAL (OCCUPANCIES)		22,874	18,096
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,120	1,113
BUILDING SQUARE FOOTAGE		23,994	19,209
EXTERIOR CANOPY		598	1,050
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		24,592	20,259

REAR DOCK OPERATIONS DATA		
ITEM	CHARLOTTESVILLE, VA	V7 ER PROTO
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	826'-10"	826'-7"
ASSUMED PALLET STORAGE	85	57
BUILDING DIMENSIONS	150'-1/2" x 152'-7"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	76'-3 1/2" x 150'-11"	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	15	16
SPOT MERCHANDISERS	10	10
CART STORAGE	(90) MODEL 563W	(135) MODEL 563W

NOTE:  
MECHANICAL ROOFTOP UNITS WILL BE  
SCREENED FROM ALL SIDES



1 Concept Floor Plan  
SCALE: 3/32" = 1'-0"

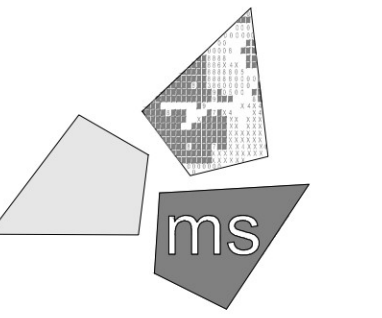


Issued: Date:  
Concept No. 1 08/06/20

Revisions: Date:

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.



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fax 919.779.2308

DRAWN BY: MEM/MYG

REVIEWED BY: NAL

Seal

PRELIMINARY -  
NOT FOR  
CONSTRUCTION



ALDI Inc. Store #: TBD  
Charlottesville, VA  
US 29 & Rio Rd.  
Charlottesville, VA 22901

Project Name & Location:

Operations Plan

Drawing Name:

Prototype Rls. 06/04/20

Project No. 40454-27

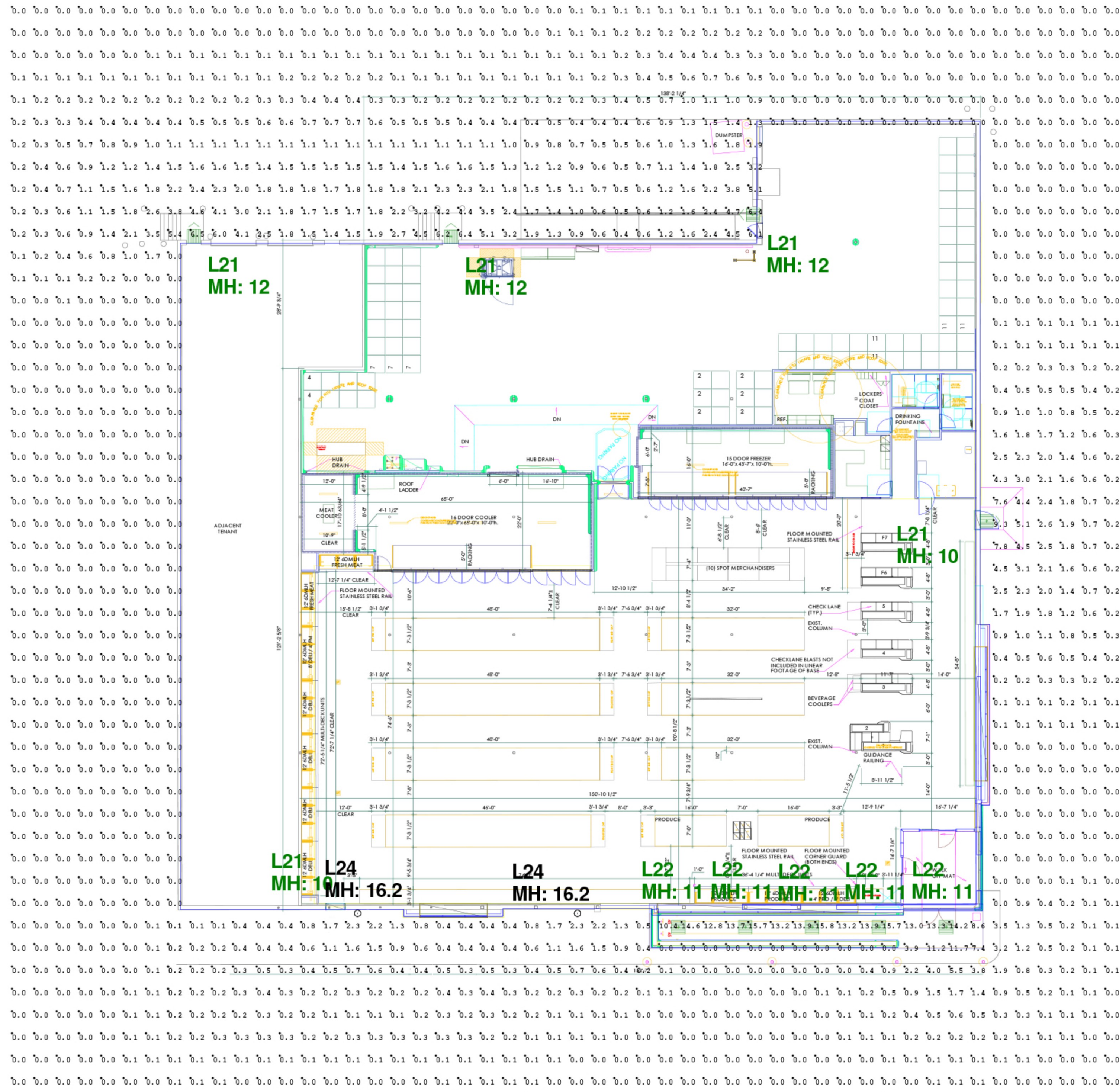
Type: RHRDV7ER

A-131

Scale: As Noted

Drawing No.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
➔	5	L21	SINGLE	1.000	4270	33	XSPW-B-WM-3ME-4L-30K-UL-CS-P
➔	5	L22	SINGLE	1.000	4210	31	CPY250-B-DM-F-C-UL-CS-30K
○	2	L24	SINGLE	1.000	N.A.	29	CL-20364LEDDSAT-CLR-SB



Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.72	15.8	0.0	N.A.	N.A.

Building Lights only  
 Additional Equipment:  
 \*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: ALDI - US 29 & Rio Rd. Charlottesville, VA - EXT

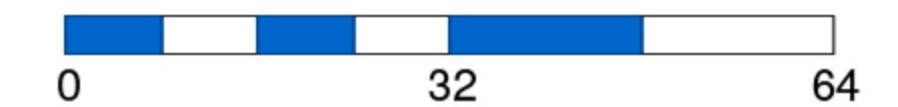
SR-32416

Footcandles calculated at grade

Filename: ALD-200805CHVACJW.A

Layout By: Collin Witherow  
 Date: 8/5/2020

Scale 1" = 16'



# XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

## Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

**Applications:** General area and security lighting

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

**CCT:** 3000K, 4000K, 5000K, 5700K

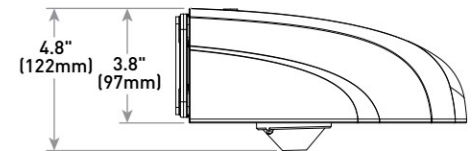
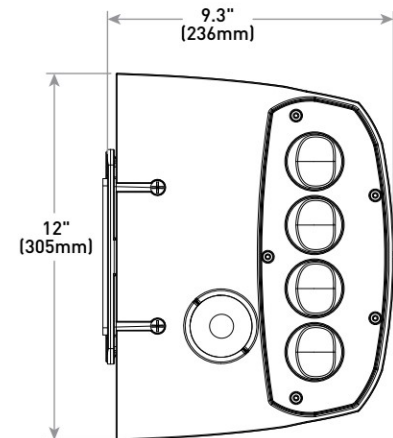
**Limited Warranty<sup>1</sup>:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

<sup>1</sup> See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Beauty Plate</b> WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

\*\* Must specify color



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

## Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM Wall	<b>2ME</b> Type II Medium <b>3ME</b> Type III Medium <b>4ME</b> Type IV Medium	<b>2L</b> 2,490 lumens <b>4L</b> 4,270 lumens <b>6L</b> 6,100 lumens <b>8L</b> 8,475 lumens	<b>30K</b> 3000K - 70 CRI <b>40K</b> 4000K - 70 CRI <b>50K</b> 5000K - 90 CRI <b>57K</b> 5700K - 70 CRI	<b>UL</b> Universal 120-277V <b>UH</b> Universal 347-480V <b>34**</b> 347V - For use with P option only	<b>BK</b> Black <b>BZ</b> Bronze <b>SV</b> Silver <b>WH</b> White	<b>ML Multi-Level</b> - Refer to ML spec sheet for details - Available with UL voltage only <b>P Button Photocell</b> - Not available with ML or PML option - Available with UL and 34 voltages only <b>PML Programmable Multi-Level</b> - Refer to PML spec sheet for details - Available with UL voltage only

\* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

\*\* Consult factory for availability

Rev. Date: VersionB V2 10/05/2018



US: [lighting.cree.com](http://lighting.cree.com)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

**Product Specifications**

**CREE TRUEWHITE® TECHNOLOGY**

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

**CONSTRUCTION & MATERIALS**

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- **Operating Temperature Range:** -40°C - +50°C [-40°F - +122°F]

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

Electrical Data*									
Lumen Package	CCT/CRI	System Watts	Efficacy	Total Current (A)					
				120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors <sup>1</sup>					
Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
0°C (32°F)	1.05	1.00	0.98	0.96	0.94
5°C (41°F)	1.04	1.00	0.98	0.96	0.94
10°C (50°F)	1.03	0.99	0.97	0.95	0.93
15°C (59°F)	1.02	0.98	0.96	0.94	0.92
20°C (68°F)	1.01	0.97	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions

<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

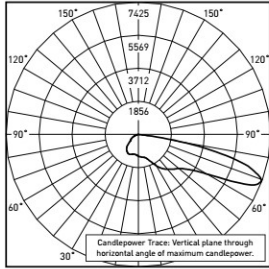
<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip



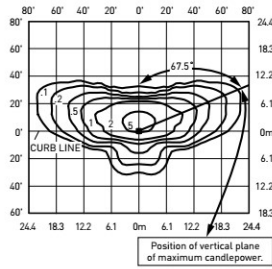
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

**2ME**



CESTL Test Report #: PL12798-001A  
XSPW-B-\*\*-2ME-8L-40K-UL  
Initial Delivered Lumens: 8,622

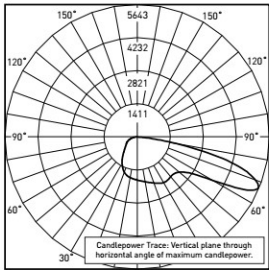


XSPW-B-\*\*-2ME-8L-40K-UL  
Mounting Height: 15' (4.6) A.F.G.  
Initial Delivered Lumens: 8,475  
Initial FC at grade

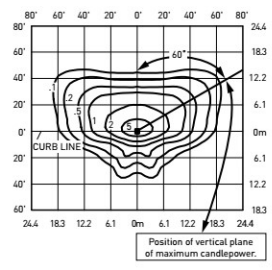
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

**3ME**



CESTL Test Report #: PL12366-007A  
XSPW-B-\*\*-3ME-8L-40K-UL  
Initial Delivered Lumens: 8,543



XSPW-B-\*\*-3ME-8L-40K-UL  
Mounting Height: 15' (4.6m) A.F.G.  
Initial Delivered Lumens: 8,475  
Initial FC at grade

Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



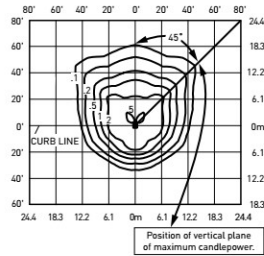
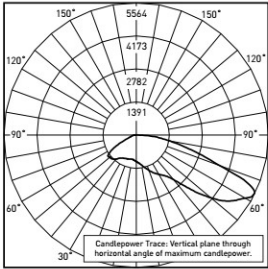


XSPW™ LED Wall Mount Luminaire

**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

**4ME**



CESTL Test Report #: PL12799-001A  
 XSPW-B-\*\*-4ME-8L-40K-UL  
 Initial Delivered Lumens: 8,873

XSPW-B-\*\*-4ME-8L-40K-UL  
 Mounting Height: 15' (4.6m) A.F.G.  
 Initial Delivered Lumens: 8,475  
 Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B2 U0 G2	8,475	B2 U0 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



# CPY Series

CPY250™ LED Canopy/Soffit Luminaire

Type: L22

## Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and also has the ability to be pendant mounted or hook & cord mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

**Applications:** Petroleum canopies, CNG fueling stations, low-medium bay general lighting, soffits

## Performance Summary

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) Standard

**Limited Warranty:** 10 years on luminaire

IP66 Rated (Direct Mount only)

Class I, Division II Hazardous Location for select models

## Accessories

Field-Installed	
<b>Direct Mount Luminaires</b> <b>Canopy Upgrade Kits</b> XA-BXCCMW – for use with Jet-Phillips XA-BXCCNW – for use with ElSCO Franciscan XA-BXCCPW – for use with LSI Dakota or Masters XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite XA-BXCCRW – for use with ElSCO Merrit XA-BXCCSW – for use with LSI Richmond or Whiteway Civic	<b>Pendant Mount Luminaires</b> <b>Fitting</b> XA-PSFTG – Pendant Fitting  <b>Pendant Mount Kits</b> XA-PS22KIT – 22" (559mm) XA-PS12KIT – 12" (305mm) XA-PS18KIT – 18" (457mm) - Pendant height from ceiling surface to bottom of fixture; mounting accessories or surface boxes will add to overall height
<b>Direct Mount Junction Box/Stem Kit</b> XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem - Watertight - Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
<b>Direct Mount Beauty Plates</b> XA-BXCCBPW – Plate Only XA-BXCCBPB12W – Plate w/ 12" (305mm) Backer XA-BXCCBPB16W – Plate w/ 16" (406mm) Backer	

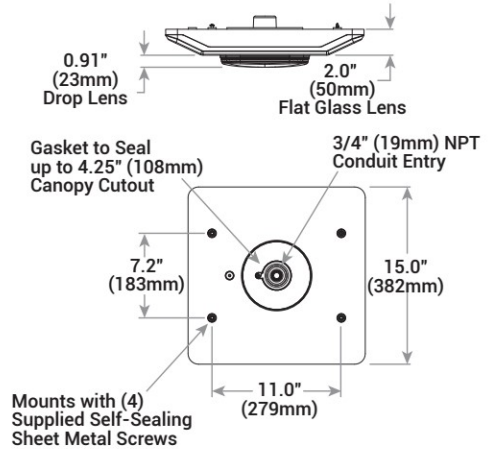
## DM Mount



Flat Lens



Drop Lens



## Ordering Information

Example: CPY250 A DM D A-UL CS

**QUICKSHIP™**

For full list of Cree Quick Ship products visit [www.cree.com/lighting/quickship](http://www.cree.com/lighting/quickship)

CPY250	A	DM	F	C	UL	CS		
Product	Version	Mounting	Optic	Input Power Designator	–	Voltage	Color Options	Options
CPY250	A	DM Direct HC Hook & Cord PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 82W B 122W C 43W	– US * Canada	UL Universal 120-277V UH Universal 347-480V*	CS Silver	<b>40K</b> 4000K Color Temperature - Color temperature per luminaire <b>DIM</b> 0-10V Dimming - Available with B Input Power Designator only - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator <b>ML</b> Multi-Level - Available with B Input Power Designator only - Refer to ML spec sheet for details - High: 100%, Low: 30% <b>PML</b> Programmable Multi-Level - Available with B Input Power Designator only - Refer to PML spec sheet for details

\* Available with A & B Input Power Designators only. For input power for 347-480V, refer to Electrical Data table below



Rev. Date: V2.08/26/2014



US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

**Product Specifications**

**CONSTRUCTION & MATERIALS**

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2.0" (51mm) to 4.0" (102mm) round hole, is secured in place with self-sealing screws that provide water-tight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Hook and cord mount includes a 3' (9.1m) cord out of the fixture and is intended to hang from the single hook
- Pendant mount includes J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Features an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.
- **Weight:** 12.5 lbs. (5.7kg)

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V (A and B Input Power Designators only), 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Operating Temperature Range:** A Input Power Designator: -40°C - +40°C (direct mount to plywood), -40°C - +45°C (direct mount to sheet metal/suspended); B Input Power Designator: -40°C - +35°C (plywood), -40°C - +40°C (sheet metal/suspended); C Input Power Designator: -40°C - +45°C (plywood), -40°C - +50°C (sheet metal/suspended)  
**WARNING:** Exceeding maximum operating temperature may result in thermal foldback

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with HC & PD mounts
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- DLC qualified when ordered with A & B input power designators. Please refer to <http://www.designlights.org/QPL> for most current information
- Luminaire tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Dark Sky Friendly, IDA Approved. Please refer to <http://www.darksky.org/> for most current information
- RoHS compliant when ordered with DM mount
- Class I, Division II Hazardous Location rated when ordered with the following SKUs: CPY250 A DM D B-UL WH, CPY250 A DM F B-UL WH, CPY250 A DM D B-UH WH and CPY250 A DM F B-UH WH. Consult factory for additional details

Electrical Data*								
Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current					
			120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.35	0.32	0.24	0.18
B	122	137	1.04	0.60	0.52	0.46	0.40	0.29
C	43	N/A	0.35	0.21	0.19	0.17	N/A	N/A

\* Electrical data at 25°C (77°F)

Recommended Cree® Outdoor Luminaire Lumen Maintenance Factors (LMF) <sup>1</sup>						
Ambient	Input Power Designator	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	A	1.05	1.00	1.00	0.99	0.98
	B					
	C					
10°C (50°F)	A	1.04	0.99	0.99	0.98	0.97
	B					
	C					
15°C (59°F)	A	1.02	0.97	0.97	0.96	0.95
	B					
	C					
20°C (68°F)	A	1.01	0.96	0.96	0.95	0.94
	B					
	C					
25°C (77°F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					
30°C (86°F)	A	1.00	0.95	0.95	0.94	0.93
	B					
	C					

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing  
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip  
<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

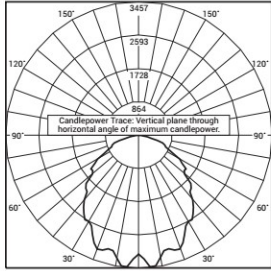


CPY Series

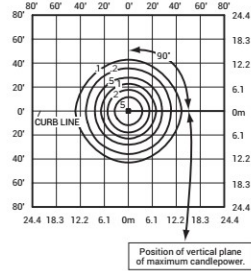
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

DROP LENS



CESTL Test Report #: 2013-0111  
CPY250 A \*\* D A-UL  
Initial Delivered Lumens: 8,356

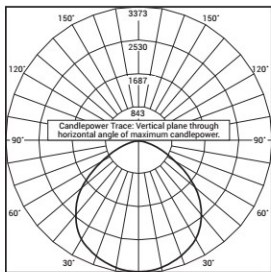


CPY250 A \*\* D A-UL  
Mounting Height: 15' (4.6m)  
Initial Delivered Lumens: 8,000  
Initial FC at grade

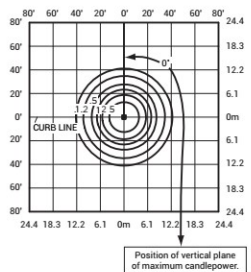
Drop Lens Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U2 G1	8,000	B3 U2 G1
B	12,400	B3 U2 G2	13,000	B3 U2 G2
C	4,400	B2 U2 G1	4,620	B2 U2 G1

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

FLAT LENS



ITL Test Report #: 76866  
CPY250 A \*\* F A-UL  
Initial Delivered Lumens: 8,821

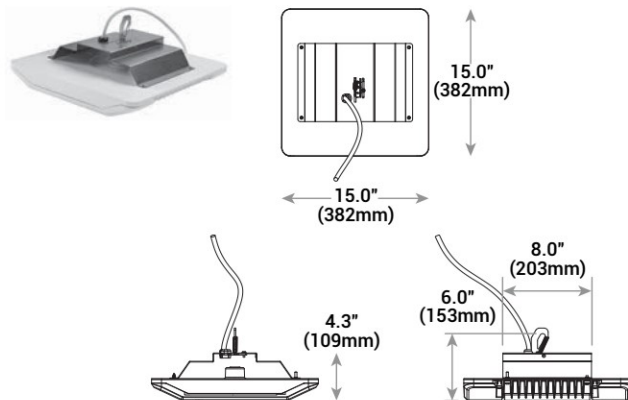


CPY250 A \*\* D A-UL  
Mounting Height: 15' (4.6m)  
Initial Delivered Lumens: 8,000  
Initial FC at grade

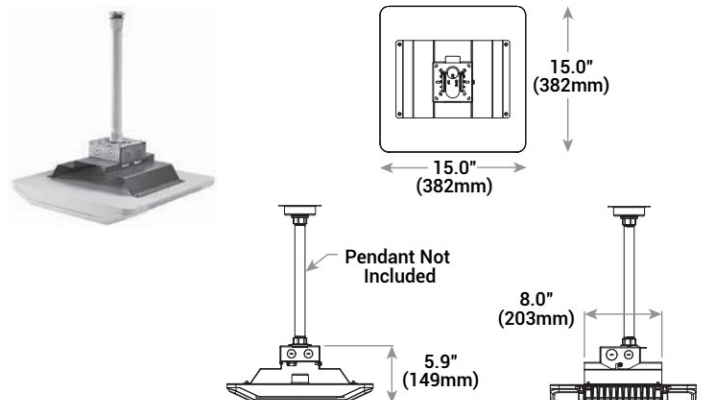
Flat Lens Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U0 G1	8,000	B3 U0 G1
B	12,400	B3 U0 G1	13,000	B3 U0 G1
C	4,400	B2 U0 G1	4,620	B2 U0 G1

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -4 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

HC Mount



PD Mount

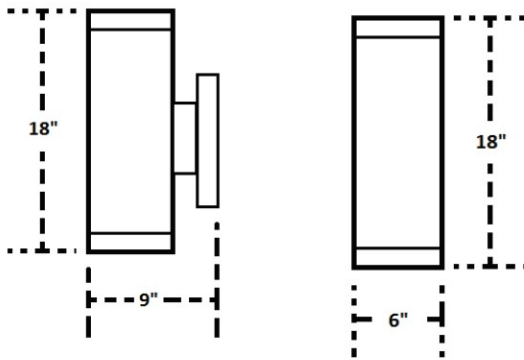


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# 18" Cylinder LED Sconce

Decorative Outdoor – Wall Mount



## Performance Summary

**Distribution:** Uplight/Downlight

**Initial Delivered Lumens:** 2,400

**Input Power:** 29 watts

**CRI:** 90+ CRI

**CCT:** 3000K

**Voltage:** 120V, 60Hz

**Dimmable:** Yes\*

**Finish:** Satin

**Frame Material:** Metal

**J-Box Type:** 4X4 (standard)

**Dimensions:** 6.0"W X 18.0"H X 9.0"D

**Compliance:** ETL, Title 24, and wet location listed when used with top cover

**Warranty:** Contact factory for warranty information

\*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-603P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

## Accessories

**Field-Installed**

**Top Cover Lens**

DO-LENS

- Adapts up/down sconce to downlight distribution only

## Ordering Information

**Product**

CL-20364LEDD-SAT-CLR-SB

# ALDI, INC.

AT 100 ALBEMARLE SQUARE

PRESENTED BY



**ms consultants, inc.**  
engineers, architects, planners



**DESIGN**  
DEVELOP

08 | 10 | 2020



1 | COVER

3 | TABLE OF CONTENTS

5 | PROJECT DESCRIPTION

6 | VICINITY MAP

7-9 | CONTEXT PHOTOS

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12 | METAL PANELS ON ENTRANCE CORRIDORS

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14 | EXISTING VS. PROPOSED ELEVATIONS

16 | SOUTHEAST (PARKINGLOT) ELEVATION RENDERING

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21-25 | RENDERINGS OF PROPOSED CONDITIONS

26-27 | PROPOSED EXTERIOR FINISHES





## **A. INTRODUCTION**

With locations in Waynesboro, Richmond, Harrisonburg, and Culpepper, Aldi, Inc. has been looking to establish a presence in Charlottesville to continue to serve the needs of Central Virginia residents. The search for real estate in Charlottesville has led Aldi to Albemarle Square and the site of the former Fresh Market.

The end cap retail space at Albemarle Square has been vacant since July of 2018 after a 6-year occupancy by Fresh Market, and Aldi aims to bring a breath of life to the quiet shopping center.

## **B. COMPATIBILITY WITH FORMS AND FEATURES OF SIGNIFICANT HISTORIC BUILDINGS**

Taking cues from historic design principles such as addressing the site, relating to its context, massing, and repetitive forms as a unifying motif, the proposed project aims to create a modern, refined grocery store that scales appropriately and is easily legible to those traveling along an important Entrance Corridor. Given the program requirements, the project is refined and simplified in its aesthetic, but remains appropriate by implementing the important design principles of significant historic buildings in the region.

## **C. RELATABILITY TO SITE AND SURROUNDING CONTEXT**

Adjacent context at Albemarle Square varies widely in styles, materials, and building forms. When compared to the heavy ornamental motifs found on the existing Fresh Market building, the refined contemporary style of the proposed design will serve as a more appropriate backdrop to the various competing decoration found on the existing Albemarle Square facade.

The “Stanton Blend” brick facade does relate well to adjacent context found along the Rio Road Entrance Corridor. Similar brick is found on columns and building facade within Albemarle Square.

## **D. HUMAN SCALE**

The mass and scale of the proposed facade have been broken down appropriately, and the project is able to relate to the human scale through appropriately proportioned fenestration and a large canopy at the corner entrance. The bottom of the canopy is at 11'-4" and turns the corner to mark the entrance for pedestrians while addressing both the Rio Road and Route 29 Entrance Corridor. At a maximum peak height of 32', the mono-pitch building element does well to mark the entrance without dwarfing the pedestrian. The existing parapet line is at 21'-8", well within an appropriately scaled height for a building of this mass.

## **E. COHESIVE WHOLE**

A unifying brick “background” building serves as the main element to provide a cohesive whole. In front of this “background” building extends the significant entry element at the corner: a raised, mono-pitch roof element and increased corner fenestration that brings attention to the entrance, provides a thoughtful location for signage, and establishes a visual hierarchy. Along the Route 29 side, the brick background building is clad in a “Stanton Blend” brick; along the Rio Road side, the look is achieved by painting the existing CMU exterior wall to match the brick blend.

By both limiting the significant design elements and creating a restrained, unifying material palette of three primary exterior claddings, the project is very legible as a cohesive whole.

## **F. LIMITING OF “BLANKNESS” AND G. UNIFYING GROUPS**

Care has been taken in breaking down large areas of this brick “background” building by introducing appropriately proportioned Nichiha-clad bump outs. The bump outs are at the same height as the Nichiha-clad panels found on the mono-pitch corner entry element, and serve to reduce the visual heaviness of large swathes of brick facade. These three bump outs serve as a unifying group across the two facades, being the same width, height, and material, while breaking down the brick colored facade into more appropriate panels.

## **F. WINDOW GLAZING**

Window glazing will be clear glass, not highly reflective, tinted, or mirrored. Anodized aluminum storefront and curtain wall system match the metal panel and canopy trim material. Fenestration is introduced in appropriate, contemporary proportions, both in horizontal clerestory ribbon windows and tall curtain wall windows adjacent to the entrance. The corner has been eroded to provide visibility of the entrance to pedestrians from both directions .

## **G. ACCESSORY STRUCTURES AND EQUIPMENT**

All existing equipment screening is to remain. Existing rooftop mechanical units will remain. Any subsequent replacement or additionally required units will be installed behind the existing screens and will not be visible from either Entrance Corridor. Loading docks, dumpsters, and service areas are all shielded from both Entrance Corridors at the rear of the building and behind existing building facade. A cart coral on the Route 29 facade is fully screened by a 42" tall brick screening wall.

## **H. LIGHTING**

Exterior lighting is restrained and appropriate. Down-light wall sconces reinforce the rhythm established by the Nichiha-clad bump outs, and help to limit the “blankness” of the brick facade along the Route 29 side. A series of under-canopy lights illuminate the entrance and cart coral, providing safe and functional lighting to users. Submitted photometric plans as well as fixture cut sheets detail compliance with all Albemarle County Design Guidelines.

## **I. SIGNS**

Each facade has a single internally lit 8' x 9'-6" wall sign that complies with Albemarle County zoning ordinance (4.15.11). The sign meets the requirements of the Albemarle Square comprehensive sign plan which requires all letter face be of one color. While the sign does have 5 colors, in lieu of the recommended three, per the Albemarle County Entrance Corridor sign guidelines, the Aldi sign is balanced and unified, does not clash with other elements on the site, and does not feature dayglo or fluorescent colors.

## **J. LANDSCAPING / SITE**

No landscaping or site work is proposed.





1 | LEGENDS SPORTS



2 | AMERICAN RED CROSS, H&R BLOCK, AND TASTE OF CHINA



3 | AAA TRAVEL INSURANCE AND REGIONAL LOANS



4 | BARBER AND NAILS DESIGN



5 | TEXAS ROADHOUSE



6 | RETAIL SPACE



7 | SUNTRUST BANK VIEW FROM ALBEMARLE SQUARE



8 | SUNTRUST BANK VIEW FROM RIO ROAD EAST



9 | RETAIL SPACE



10 | RETAIL SPACE



11 | SIMPLE COMFORTS HOME MEDICAL AND MIRACLE EAR



12 | RETAIL SPACE



13 | SERVICE DOGS OF VIRGINIA



14 | RETAIL SPACE



15 | FAMILY HEALTHCARE



16 | ACAC FITNESS AND WELLNESS CENTER



17 | OVERALL VIEW







1 | VIEW FROM RIO ROAD EAST



2 | VIEW FROM RIO ROAD EAST



3 | VIEW FROM RIO ROAD EAST CORNER



4 | VIEW FROM ROUTE 29



5 | VIEW FROM ROUTE 29 WHERE VISIBLE





UNIVERSITY OF VIRGINIA RIVERSIDE HEALTHCARE



ALBEMARLE HIGH SCHOOL (SRI 59)



MALLOY FORD



REGAL CINEMA, STONEFIELD (SRI 51)

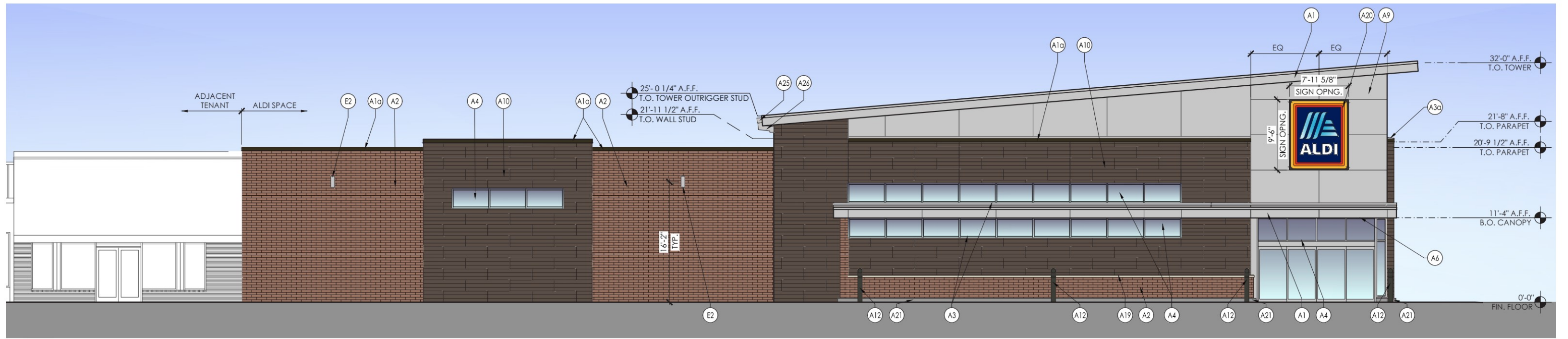


GROPEN, INC. (SRI 58)



PROPOSED ALDI METAL PANELS (53)



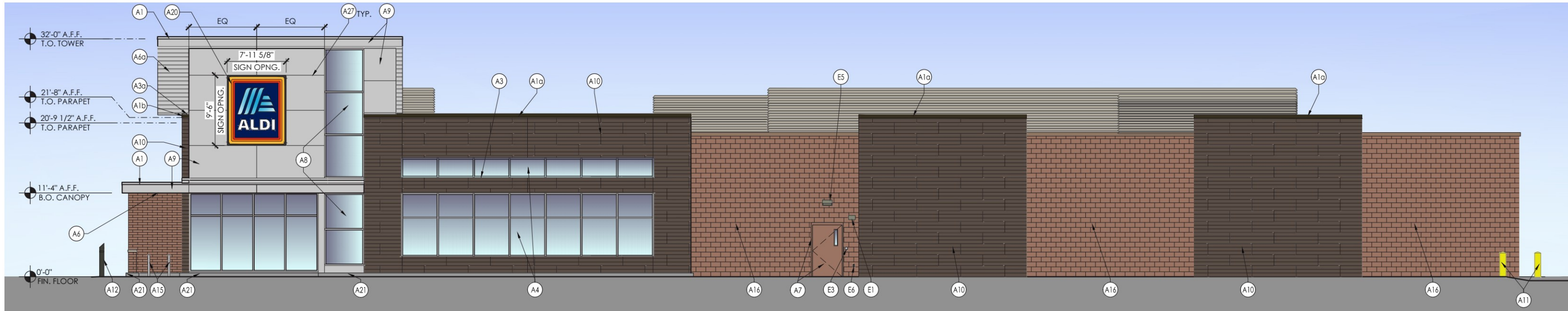


4 Proposed Front Elevation  
SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
 1. MECHANICAL ROOFTOP UNITS WILL BE SCREENED FROM ALL SIDES  
 2. WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA:  
 - VISIBLE LIGHT TRANSMITTANCE (VTL) SHALL NOT DROP BELOW 40%  
 - VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%

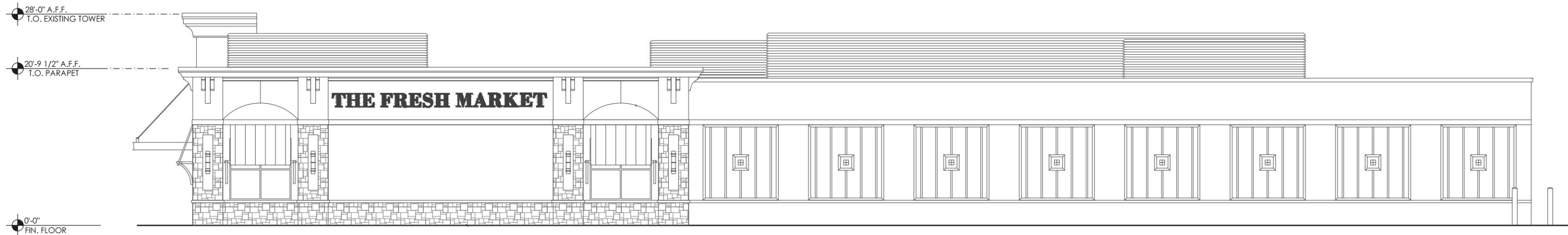


3 Existing Front Elevation  
SCALE: 1/8" = 1'-0"



2 Proposed Side Elevation  
SCALE: 1/8" = 1'-0"

GENERAL NOTES:  
 1. MECHANICAL ROOFTOP UNITS WILL BE SCREENED FROM ALL SIDES  
 2. WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA:  
 - VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%  
 - VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%



1 Existing Side Elevation  
SCALE: 1/8" = 1'-0"



ALDI, INC.  
ALBEMARLE COUNTY, VA

SOUTHEAST (PARKING LOT) ELEVATION  
16

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020



ALDI, INC.  
ALBEMARLE COUNTY, VA

NORTHWEST (PARKING LOT) ELEVATION  
17

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020



ALDI, INC.  
ALBEMARLE COUNTY, VA

APPROACH: NORTHERN PARKING LOT  
18

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020



ALDI, INC.  
ALBEMARLE COUNTY, VA

APPROACH: SOUTHERN PARKING LOT  
19

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020





ALDI, INC.  
ALBEMARLE COUNTY, VA

VIEW FROM RIO ROAD ENTRANCE CORRIDOR  
20

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020





ALDI, INC.  
ALBEMARLE COUNTY, VA

CORNER ENTRANCE PERSPECTIVE  
22

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020



ALDI, INC.  
ALBEMARLE COUNTY, VA

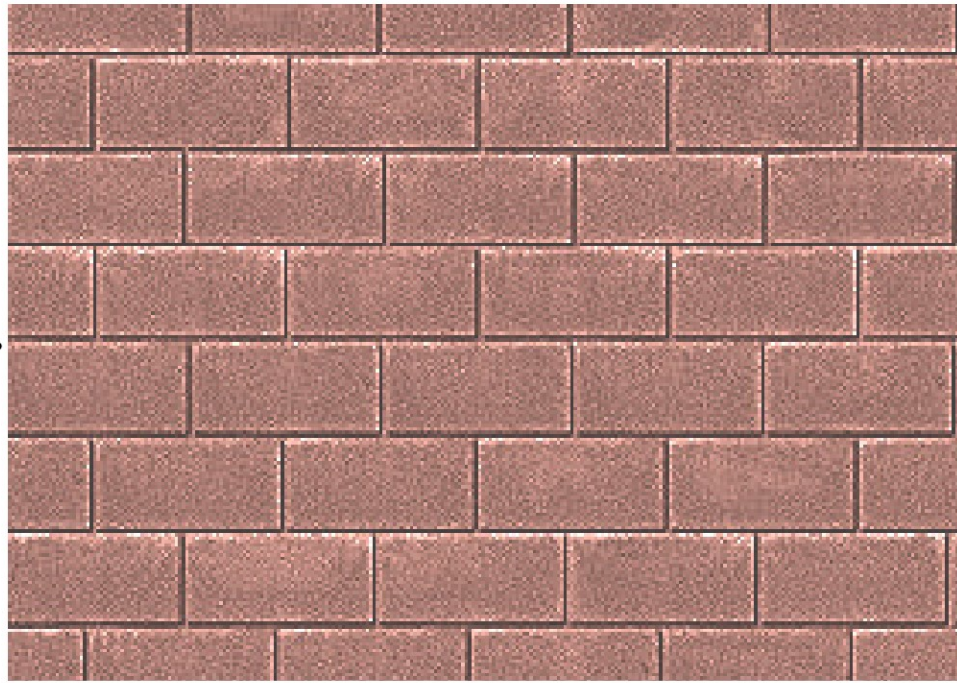
RIO ROAD EAST ENTRANCE PERSPECTIVE  
23

ARB PRELIMINARY SUBMISSION  
AUGUST 10, 2020

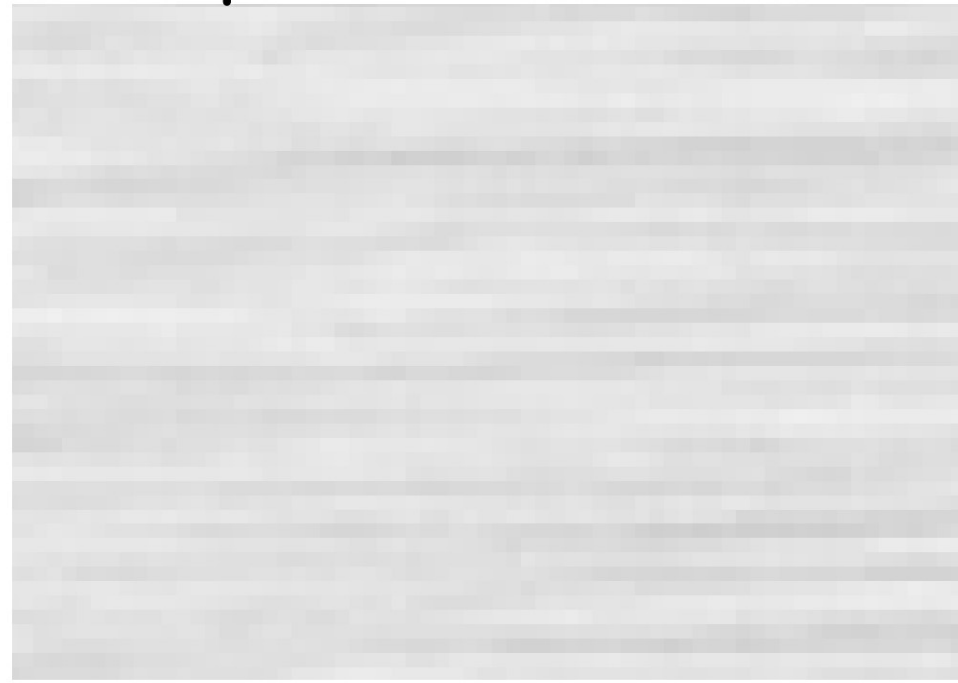




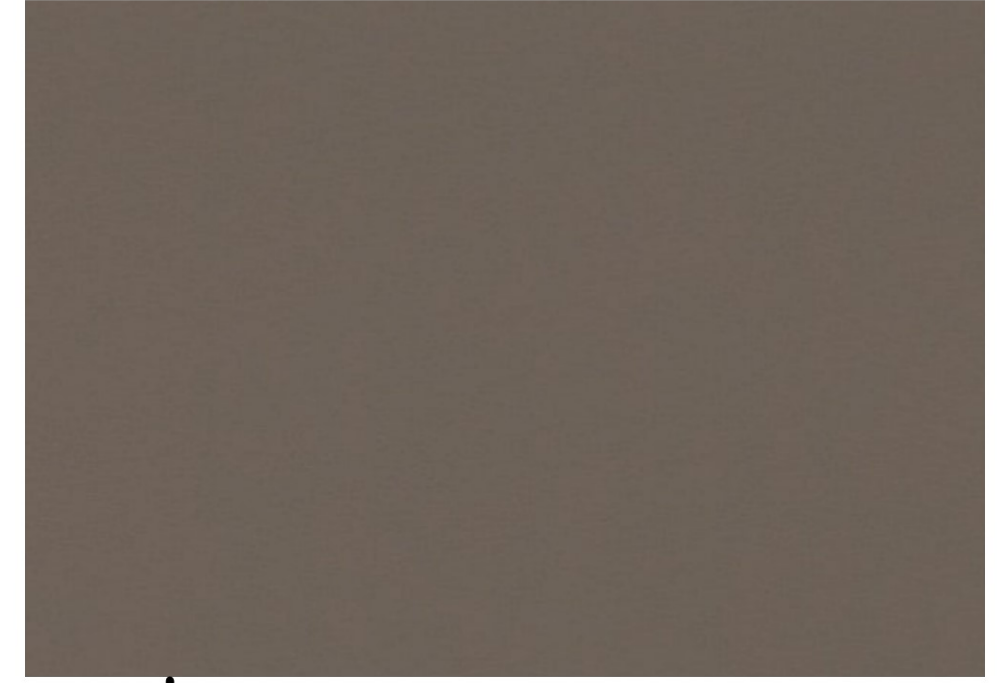




EXISTING CMU  
PAINTED TO MATCH BRICK "ATLANTA RED"



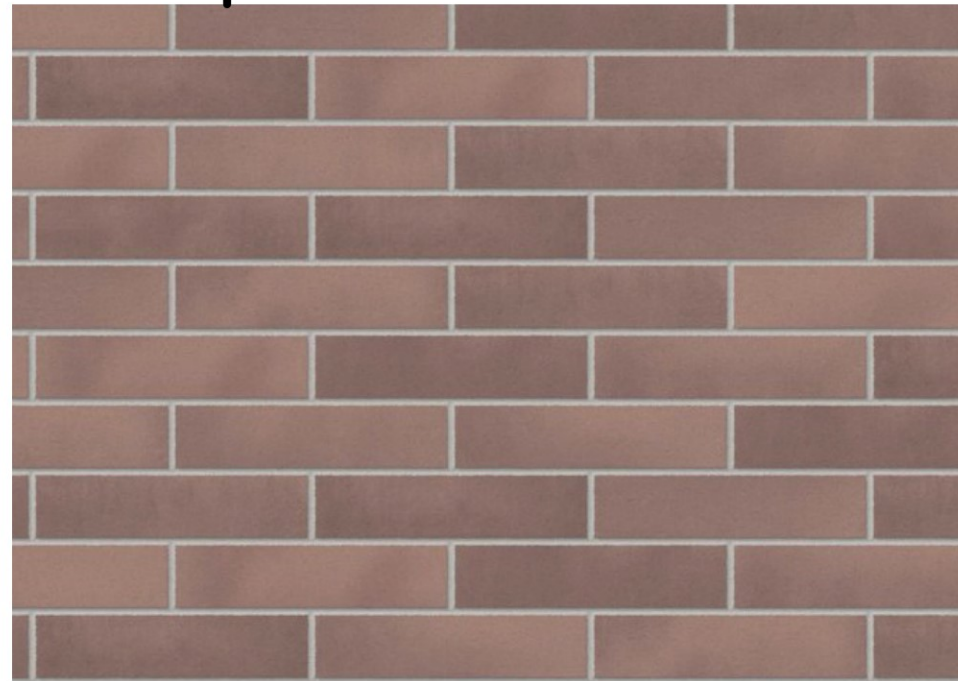
NEW ALUMINUM COMPOSITE PANEL  
PAC-CLAD "BRIGHT SILVER"



NEW PREFINISHED METAL COPING  
PAINTED VALSPAR'S "AGED BRONZE"



NEW ANODIZED ALUMINUM STOREFRONT



NEW SPEC-BRIK CONCRETE MASONRY VENEER  
"STANTON BLEND" WITH HOLCIM "ATLANTA RED" MORTAR



NICHIHA FIBER CEMENT EXTERIOR CLADDING  
VINTAGEWOOD "BARK"