

ISSUE: Certificate of Appropriateness for signage and alterations

APPLICANT: Econo Sign Inc / Laura Mercier

LOCATION: Old and Historic Alexandria District
400 King Street

ZONE: KR/ King Street urban retail zone.

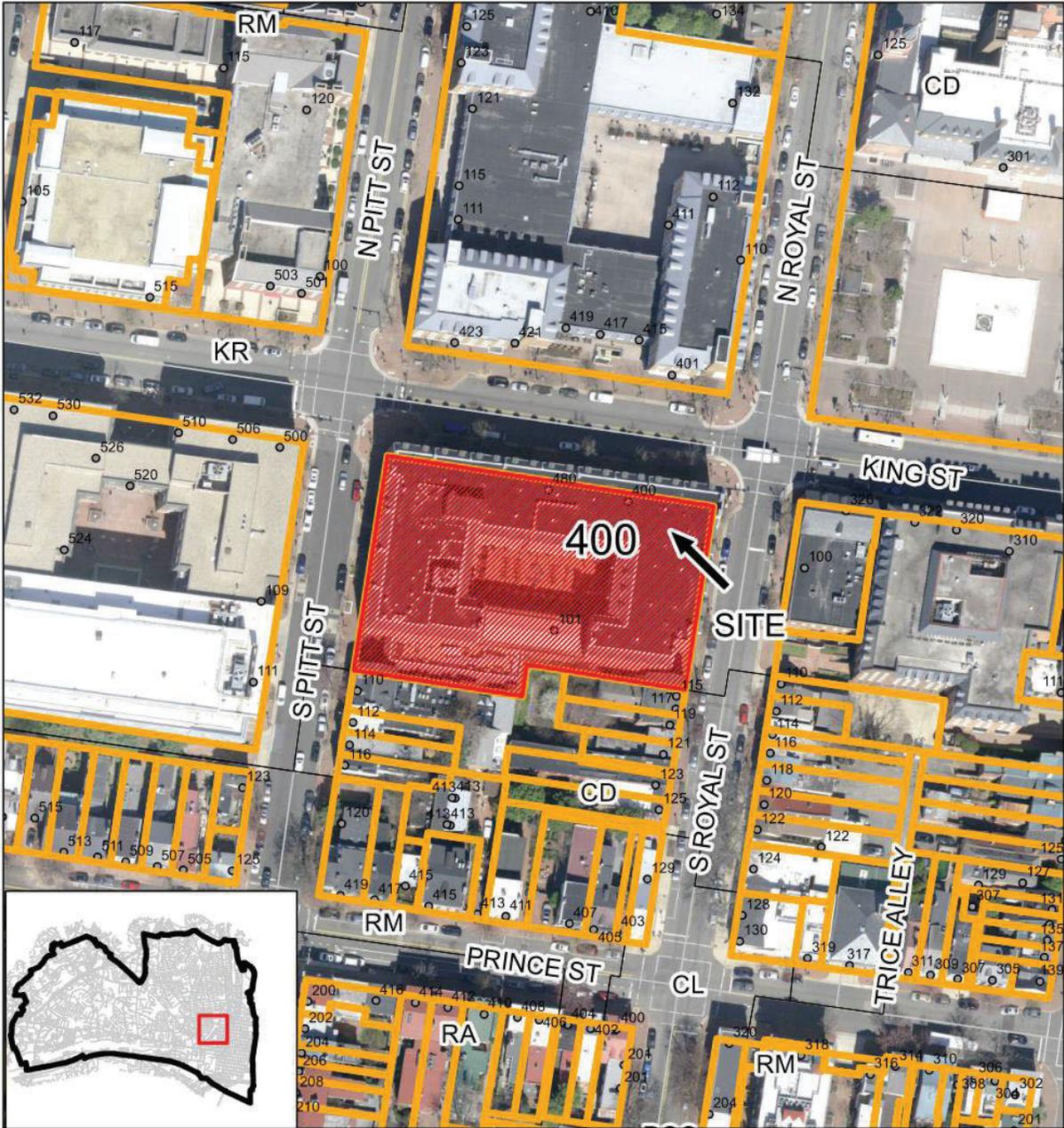
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. The proposed individual letter, pin-mounted signs be installed on a sign band or backing, rather than anchored directly to the wall; and,
2. the illumination shall be no greater than 150 lumens and the color of the light should be warmer rather than whiter/cooler and no greater than 3000K

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2025-00505 OHAD**
400 King Street

0 50 100 200 Feet

N

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for signage and alterations at 400 King Street. The proposed signage plan includes one pin-mounted, halo-lit wall sign; one internally illuminated blade sign; four pin-mounted, non-illuminated wall signs; and one black fabric awning with logo decals on a loose valance.



Photo 1: Existing conditions at 400 King St.

II. HISTORY

The six-story brick commercial building was constructed as part of the urban renewal project in **1975** and designed by the Alexandria architectural firm of Vosbeck, Vosbeck, Kendrick and Redinger. It was specifically designed to mimic the 18th century warehouses flanking the Faneuil Hall markets in Boston.

Previous BAR Approvals

In the 1990s and early 2000s, the BAR approved significant alterations that modified the fenestration of the building including entryways, windows, and signage.

BAR2006-0134	9/6/2006
BAR2006-0133	9/6/2006
BAR2002-0155	7/17/2002
BAR96-0158	8/21/1996
BAR92-0019	4/1/1992
BAR90-0193	10/13/1990

More recently, in 2017 (BAR2017-00142) and 2020 (BAR2020-00431), staff administratively approved requests for new signage. On June 18, 2025, the Board approved a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations (BAR2025-00031/00049).

III. ANALYSIS

Staff has no objection to the proposed signage and shed awning. The *Design Guidelines* encourage signage to be compatible with and blend into the architecture of the building. The proposed signage is appropriately located on the building and is compatible in scale and design. Staff recommends that the proposed individual letter, pin-mounted signs be installed on a sign band or backing, rather than anchored directly to the wall, to minimize potential damage to the façade. The proposed shed awning is appropriate in size and material and complies with the *Design Guidelines*.



Photo 2: Proposed signage on facade.

The application includes two internally illuminated signs. In recent years, the Board has approved halo illuminated wall signage on Late buildings within the district, including two on Washington Street at the Thornton Apartments (BAR2017-00418) and the Bridgeyard Apartments (BAR2023-00034). Staff notes that both of these approved internally illuminated wall signs face the George Washington Memorial Parkway. The Board approved these signs with the condition that the illumination shall be no greater than 150 lumens and the color of the light should be warmer rather than whiter/cooler and no greater than 3000K. Staff recommends approval of the proposed wall and blade signs with the same condition.

With the conditions above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed three wall signs, blade sign and awnings with three graphics will comply with zoning with conditions.

C-2 Zoning compliance of this case doesn't extend beyond the scope of work under BAR2025-00505.

F-1 Property is subject to the regulations of the KR Zone in Sec.7-600 of the Zoning Ordinance.

F-2 All proposed uses in new retail spaces must comply with the KR zone and acquire proper permits and SUP approvals.

Code Administration

C-1 Sign permits are required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology

- F-1 No archaeology comments.

V. ATTACHMENTS

- 1 – Application Materials
- Completed application
- Plans
- Material specifications
- Photographs

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 400 King Street, Alexandria, VA _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: Map; 074.02/ Parcel; 11934510 ZONING: _____

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Econo Sign Inc / Laura Mercier

Address: _____

City: _____

Phone: _____

E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: AB/FH Alexandrian Owner LLC

Address: _____

City: _____

Phone: _____

E-mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Installation of new signage and an exterior awning for Van Leeuwen Ice Cream, within the Old & Historic Alexandria District.

The work includes multiple dimensional aluminum letter signs (Signs A–D) anchored per the attached engineering drawings and a new fabric awning over the storefront. All designs comply with IBC 2021 / VUSBC 2021 and preserve the architectural integrity of the existing historic façade.

Sign A (Channel Letter Illuminated) = 6.24x 1.5 = 9.36 SF / Sign B (Blade Sign Illuminated) = 1.33 x 1.66 = 2.2 SF

Sign C (Channel Letter Non-Illuminated) ; - Ice Cream = 3.78x0.5= 1.89 SF / - Milkshakes = 4.36x0.5 = 2.18 SF

- Sundaes = 3.17x0.5 = 1.58 SF

New Awning Signage on fabric = 2.08x0.5 = 1.04 SF (Per Sign) / Total square footage = 3.12 SF

Awning Structure = 37.16 x 2.12 = 78.77 SF

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: ^{39'} _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: ⁰ _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Laura Mercier

Printed Name: Laura Mercier

Date: 11/06/2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. AB/FH Alexandrian Owner LLC	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 400 King St, Alexandria VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. AB/FH Alexandrian Owner LLC	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. AB/FH Alexandrian Owner LLC	Property Owner	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/07/2025
Date

Laura Mercier
Printed Name

Laura Mercier
Signature

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A PIN-MOUNT HALO-LIT CHANNEL LOGO w/ FAUX-NEON ILLUM. PUSH-THRU.	ONE (1)	4
B D/S BLADE SIGN w/ PUSH-THRU ILLUM. ICON	ONE (1)	6
C PIN-MOUNT NON-ILLUM. DIMN. PRODUCT TYPE	FOUR (4)	8
D BLACK FABRIC AWNING w/ LOGOTYPE DECALS ON LOOSE VALANCE.	ONE (1)	10

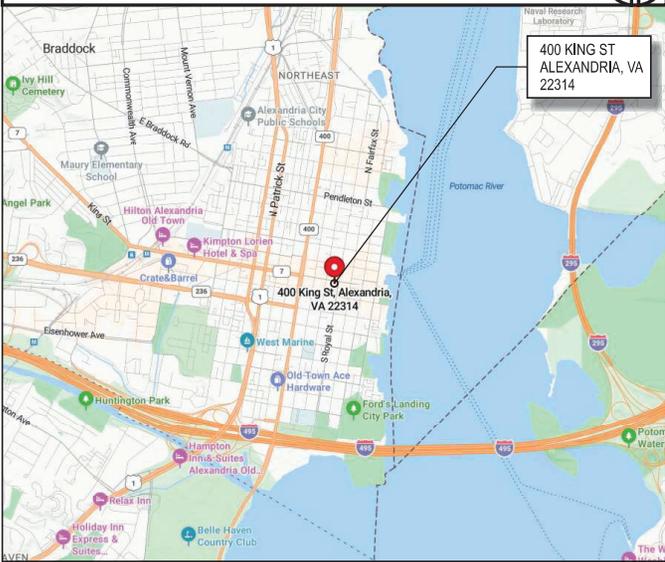
PROJECT:

Van Leeuwen

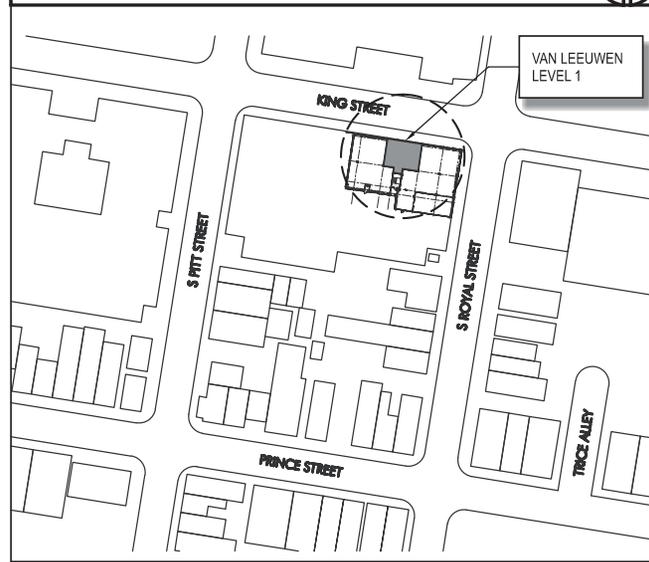
ICE CREAM & MILKSHAKES

400 KING ST
ALEXANDRIA, VA 22314

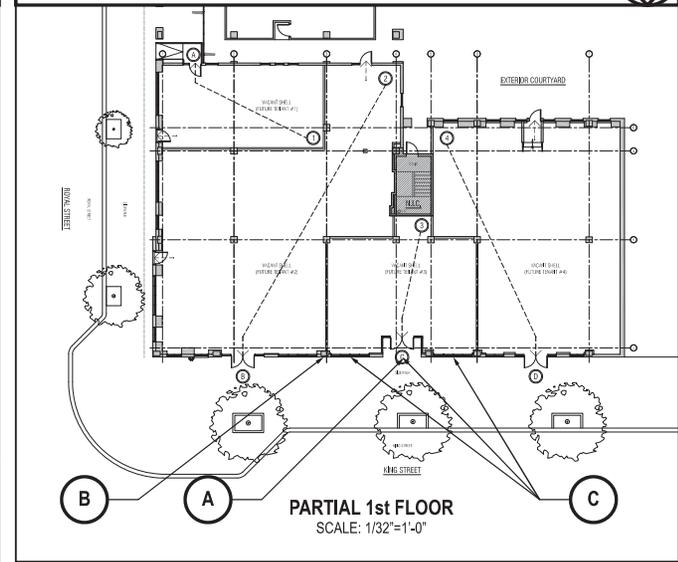
AREA MAP



VICINITY MAP



SIGN PLAN



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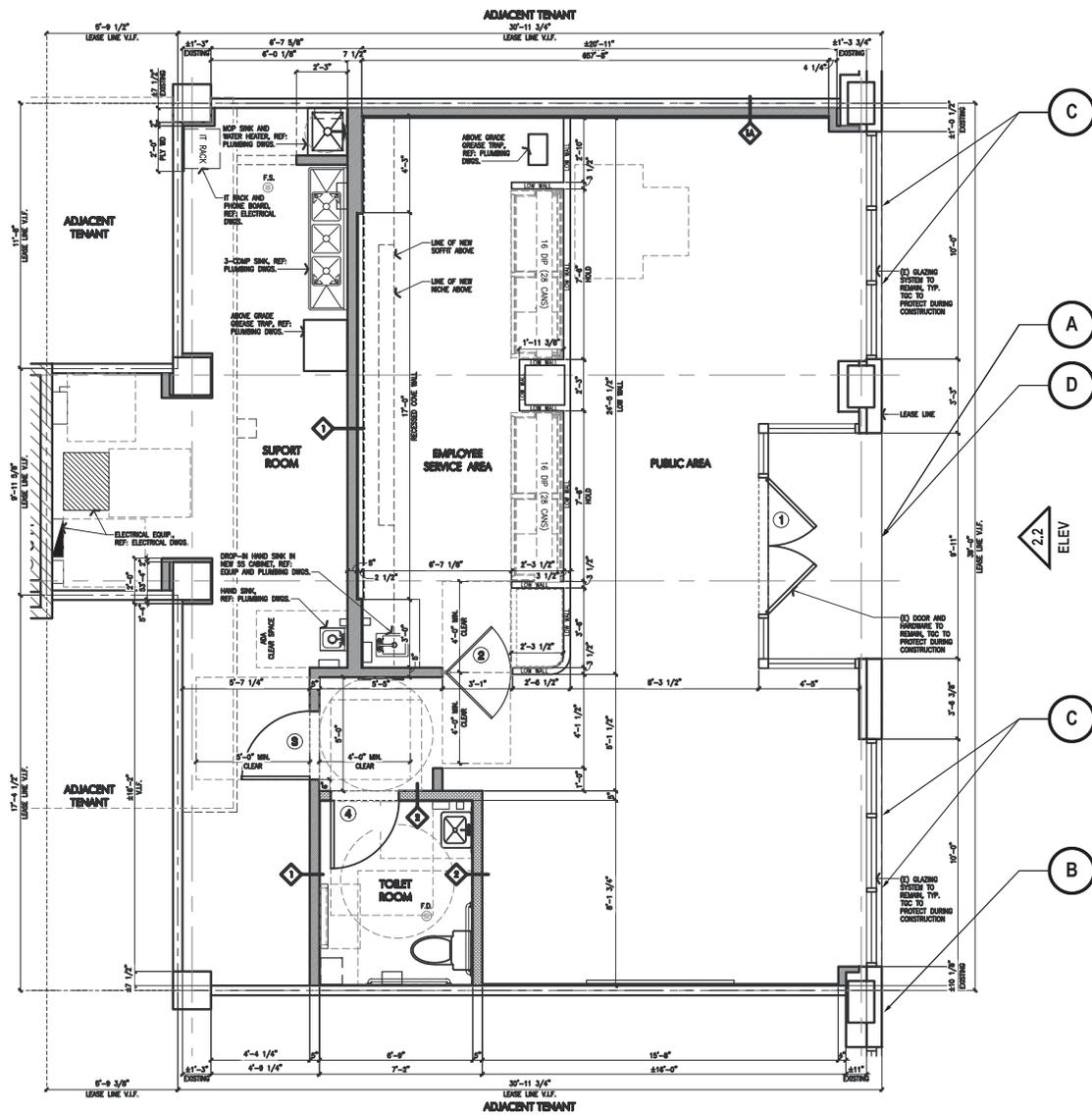
CLIENT & LOCATION

Van Leeuwen
ICE CREAM & MILKSHAKES

400 KING ST
ALEXANDRIA, VA 22314

LEAD NO.	SM/PM	REVIEW	SHEET NO.
220770-T16	ZF/SS		1 of 11
DATE	ARTIST	SEG. NO.	
9/19/2024	JS		

SIGN TYPE/ DESCRIPTION:	
A	PIN-MOUNT HALO-LIT CHANNEL LOGO w/ FAUX-NEON ILLUM. PUSH-THRU.
B	D/S BLADE SIGN w/ PUSH-THRU ILLUM. ICON
C	PIN-MOUNT NON-ILLUM. DIMN. PRODUCT TYPE
D	BLACK FABRIC AWNING w/ LOGOTYPE DECALS ON LOOSE VALANCE.
E	DELETED.
F	DELETED
G	(3) DOOR TRUE FREEZER DOOR INSERT.



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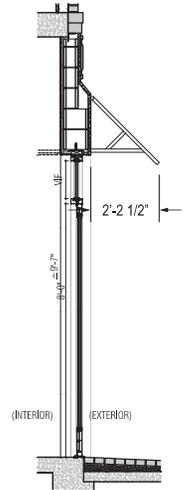
400 KING ST
ALEXANDRIA, VA 22314

LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 2 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

STOREFRONT ELEVATION @ KING ST
SCALE: 1/4"=1'-0"

2

9/4/2025



SECTION @ ENTRY 2.1
SCALE: 1/4"=1'-0"

BENJAMIN MOORE
BM 2022-60
LIGHT YELLOW

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REVIEW

SHEET NO.

DATE
9/19/2024

ARTIST
JS

SEG. NO.

3 of 11

PIN-MOUNT HALO-LIT CHANNEL LOGO w/ FAUX-NEON ILLUM. PUSH-THRU

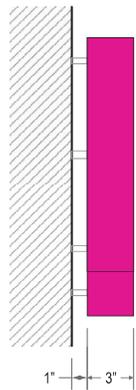
SCALE: 1-1/2"=1'-0"

QTY.: ONE (1)

AREA: 18" x 74.875" = 9,359' \varnothing

A

9/4/2025



SIDE



FRONT

FINISH SCHEDULE

PANTONE RHODAMINE RED C SATIN	TRANSLUCENT WHITE	X TO MATCH EXISTING SIGN BAND FINISH
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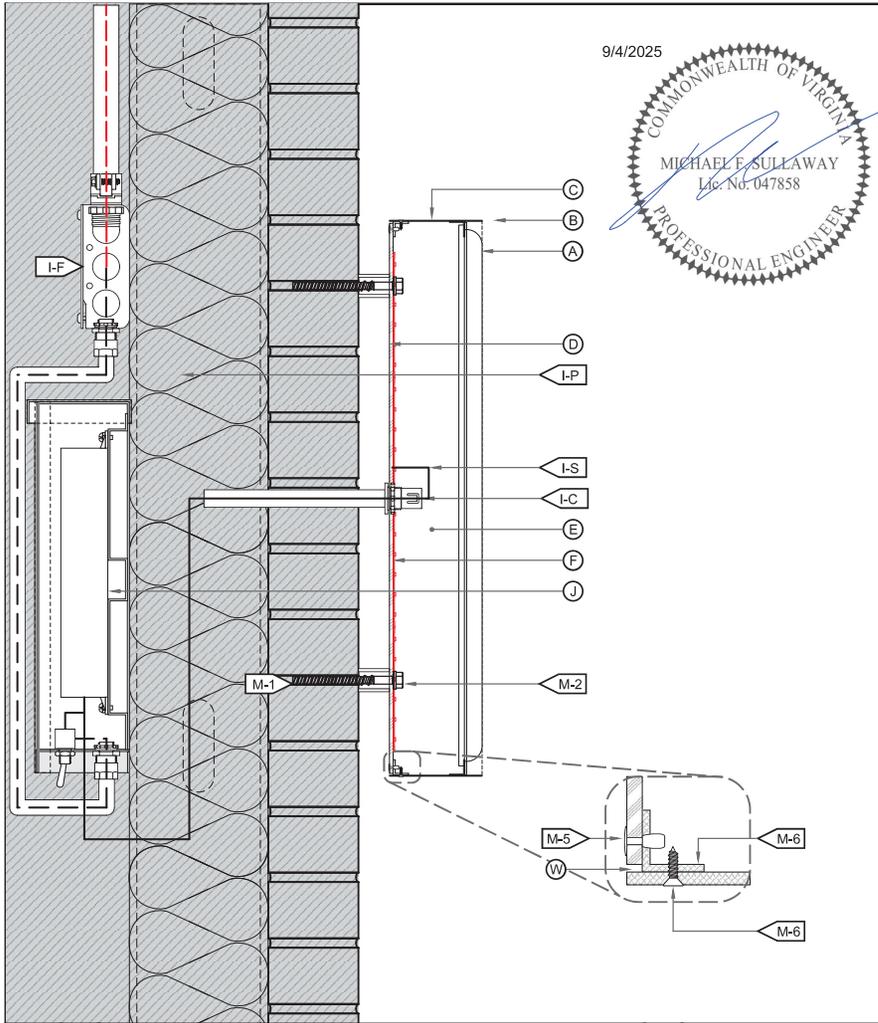
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LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 4 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	



9/4/2025



TYP. PIN-MOUNT HALO-LIT ILLUM. CHANNEL LETTER w/ FAUX NEON PUSH-THRU ILLUM. SECTION DETAIL

SCALE: N.T.S.

A-1

EXTERIOR/ OUTDOORS

(A) FACE	
MATERIAL:	0,035" [0.09] STAINLESS STEEL w/ ROUTED C/L. STROKE.
COLOR/ FINISH:	PMS #RHODAMINE RED C/ SATIN.
A-1: PUSH-THRU	3/4" THK. (1/2" EXPOSED) TRANSLUCENT OPAL WHITE
	ACRYLIC w/ RADIUS EDGE @ FRONT & FLANGE @ BACK.
A-2: MNTG.	WELDED 10-24 STUD & NUT.
(C) RETURN	
DEPTH:	3" O.A. DEPTH. RETURN TO BE 1/4" PAST PUSH-THRU.
MATERIAL:	0,035" [0.09] STAINLESS STEEL.
COLOR/ FINISH:	PMS #RHODAMINE RED C/ SATIN.
(D) BACK	
MATERIAL:	3/16" FROSTED CLEAR LEXAN.
(E) INSIDE OF LETTER	
COLOR/ FINISH:	WHITE.
(F) ILLUMINATION	
TYPE:	4000°K WHITE LEDS. SEE FABRICATOR NOTE.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.

(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ 1/2" CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-C: CONNECTOR	Ø7/8" HOLE @ LEXAN w/ Ø1/2" PAIGE WALL BUSTER CONNECTOR & CONDUIT.
I-D: DISCONNECT	120V DISCONNECT SWITCH, LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY & DISCONNECT SWITCH HOUSED IN WEATHER-PROOF, TOP ACCESS METAL BOX.
	TYP. J-BOX TO HOUSE ELEC. CONNECTION TO PRIMARY.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE, REQ'D. BLOCKING BY OTHERS.
M-2:	(4) 3/8" Ø .DEWALT SCREWBOLT+, 2" MIN. EMBED. MIN. QTY.: THREE (3) PER "V & L" LETTERS. MIN. QTY.: FOUR (4) PER "an", "eeuw" & "en" LETTERS.
M-3:	MTL. ANGLE CLIPS.
M-4:	POP-RIVET/ FASTENER.
M-5:	FLUSH FIT SET SCREW @ RETURN. FINISH TO MATCH.
(W) WEEP HOLE	
TYPE:	1/8" W GAP @ B/O. LEXAN BACK.

- 120V INSTALL**
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATION ELECTRICAL CODE

- ELECTRICAL**
1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

- FABRICATOR**
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN



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CLIENT & LOCATION

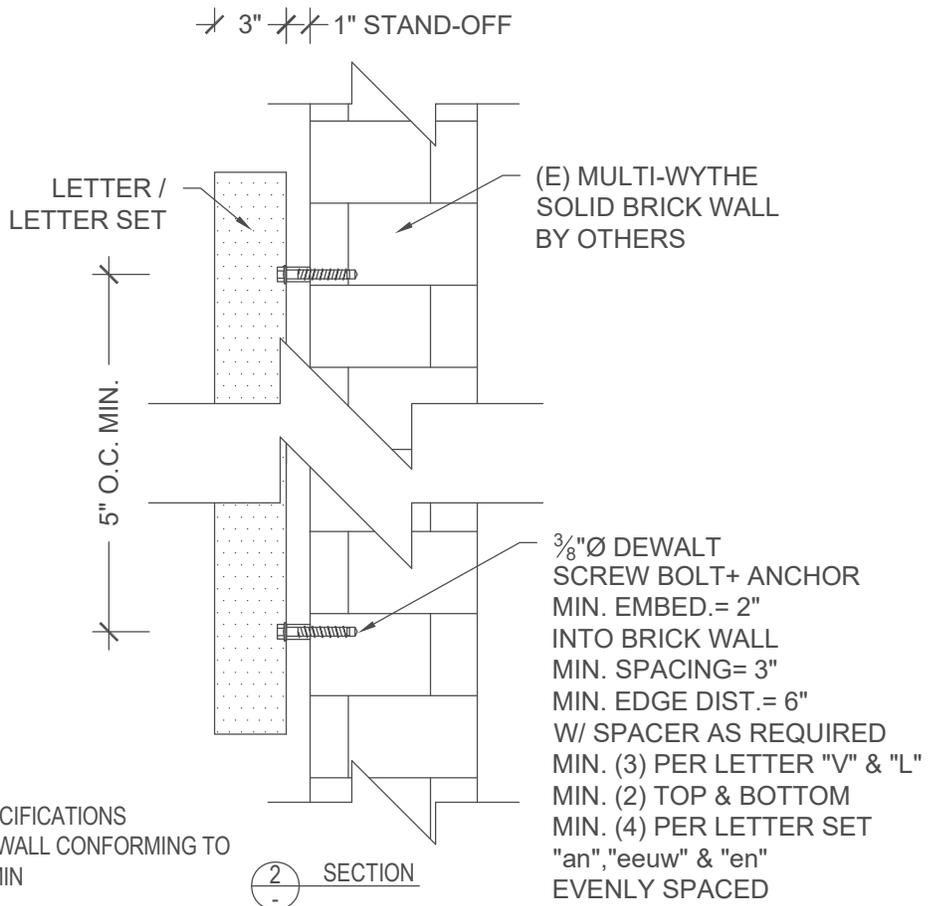
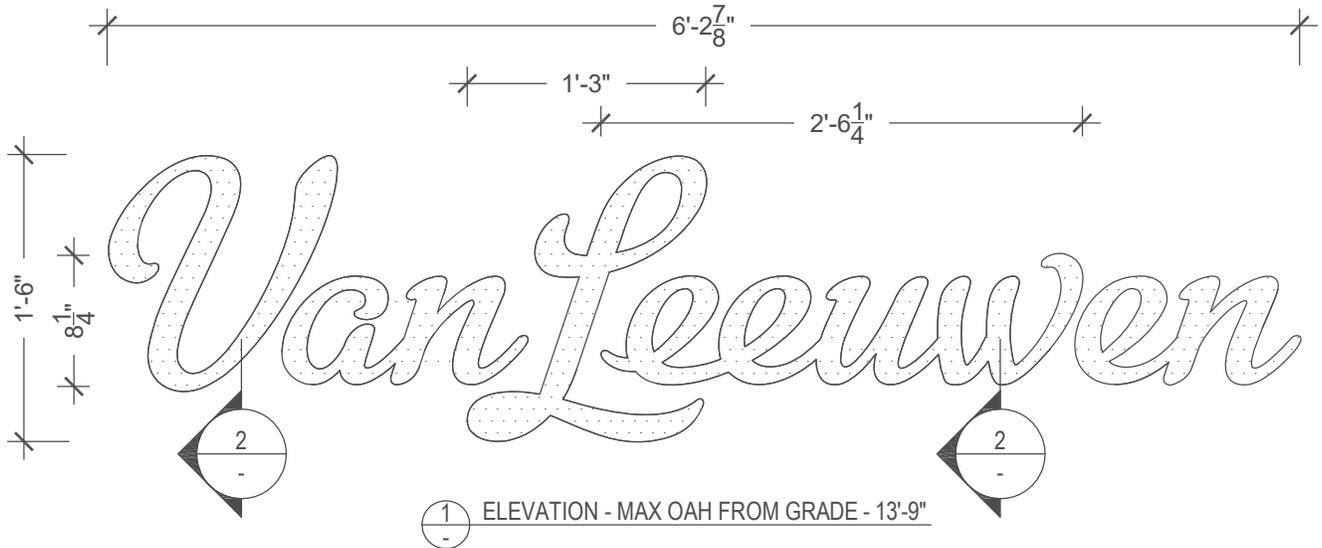
Van Leeuwen
ICE CREAM & MILKSHAKES

400 KING ST
ALEXANDRIA, VA 22314

LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 5 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

PROJECT: VAN LEEUWEN, SIGN A, 400 KING ST., ALEXANDRIA, VA
PROJECT #: 52948A
CLIENT: TRIANGLE SIGN SERVICES

DATE: 08/19/2025
ENGINEER: HL
LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2021, VUSBC 2021
2. DESIGN LOADS: ASCE 7-22
3. WIND VELOCITY 115 MPH EXPOSURE C
4. DEWALT SCREW-BOLT + PER DEWALT SPECIFICATIONS
5. MIN TWO WYTHE, SOLID BRICK MASONRY WALL CONFORMING TO ASTM C62, GRADE SW MIN, F'M=2000 PSI. MIN
6. MORTAR MUST BE TYPE N, S OR M
7. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
8. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
9. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD



PROJECT: VAN LEEUWEN
 PROJ. NO.: 52948A
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 8/19/2025
 ENGINEER: HL

v5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-22

$p_{net} = \lambda K_{zt} p_{net30}$		(ASCE 30.4-1)	
$\lambda =$	1.21	(ASCE Fig. 30.4-1)	
$K_{zt} =$	1.0	(unless unusual landscape)	
$V =$	115	mph	Exposure = c
Area =	0.86	ft ²	
max. height =	13.75	ft	
$p_{net30} =$	23.80	psf	$p_{net} = 28.80$ psf
$p_{net30} =$	-31.90	psf	$p_{net} = -38.60$ psf

Check 3/8" Dia. Dewalt Screw Bolt+ into Brick wall - Min. Embed.=2" (ASD):

(Letter to Wall)	$P_{net} =$	See Above =	38.60 psf
Tributary Area per Letter "L" =	$A_{Trib} = (1'-3") * (1'-6") =$		1.88 ft ²
Wind Load =	$WL = 0.6 * P_{net} * A_{Trib} =$		43 lbs
Dead Load =	$DL = 10psf * A_{Trib} =$		19 lbs
arm =	$(3")/2 + (1") =$		2.5 in
MDL =	$DL * arm =$		47 lbs-in
Spacing =	=		5 in
Additional tension due DL =	$TDL = MDL / spacing / 1 \text{ anchor} =$		9 lbs
#anchors =	=		3 anchors
Tension per anchor =	$Ta = WL / \#anchors + TDL =$		24 lbs
Shear per anchor =	$Va = DL / \#anchors =$		6 lbs
Tension capacity =	(Per DeWalt Spec.) $Tc =$		543 lbs (905lbs*0.6)
Shear capacity =	$Vc =$		651 lbs (930lbs*0.7)
Combined Check:	$Ta/Tc + Va/Vc =$		0.05 < 1 ok

Check 3/8" Dia. Dewalt Screw Bolt+ into Brick wall - Min. Embed.=2" (ASD):

(Letter Set to Wall)	$P_{net} =$	See Above =	38.60 psf
Tributary Area per Letter set "eeuw" =	$A_{Trib} = (2'-6.25") * (8.25") =$		1.73 ft ²
Wind Load =	$WL = 0.6 * P_{net} * A_{Trib} =$		40 lbs
Dead Load =	$DL = 10psf * A_{Trib} =$		17 lbs
arm =	$(3")/2 + (1") =$		2.5 in
MDL =	$DL * arm =$		43 lbs-in
Spacing =	=		5 in
Additional tension due DL =	$TDL = MDL / spacing / 2 \text{ anchors} =$		4 lbs
#anchors =	=		4 anchors
Tension per anchor =	$Ta = WL / \#anchors + TDL =$		14 lbs
Shear per anchor =	$Va = DL / \#anchors =$		4 lbs
Tension capacity =	(Per DeWalt Spec.) $Tc =$		543 lbs (905lbs*0.6)
Shear capacity =	$Vc =$		651 lbs (930lbs*0.7)
Combined Check:	$Ta/Tc + Va/Vc =$		0.03 < 1 ok

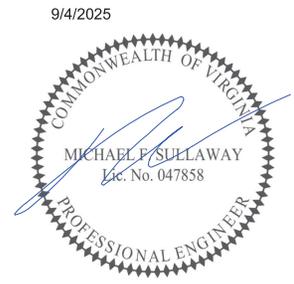
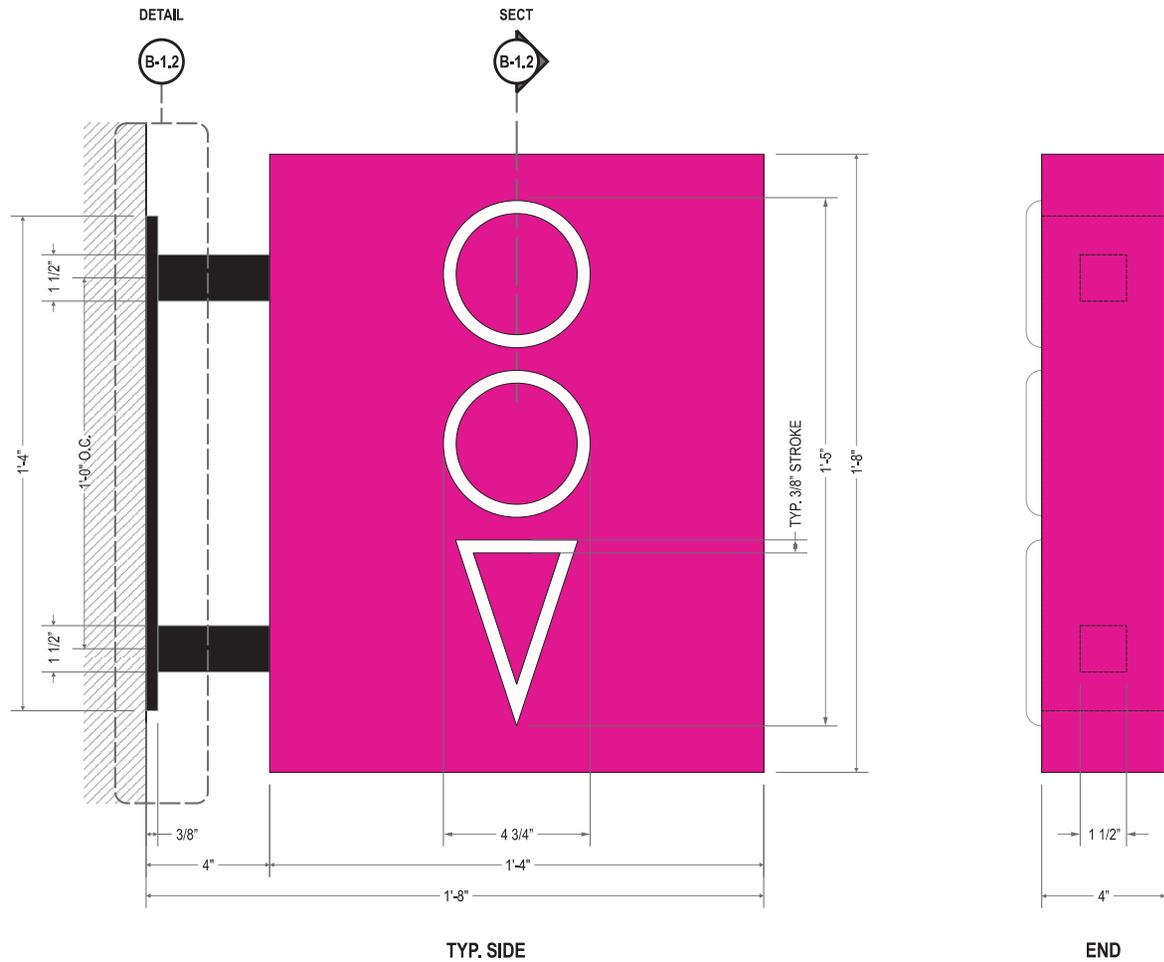
END MOUNT D/S BLADE SIGN w/ PUSH-THRU ILLUM. ICON

B

SCALE: 3"=1'-0"

QTY.: ONE (1)

AREA: 20' x 16" = 2.222' ±



FINISH SCHEDULE

OPAQUE WHITE VINYL	PANTONE RHODAMINE RED C SATIN	BLACK SATIN
--------------------	-------------------------------	-------------

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CLIENT & LOCATION

Van Leeuwen
 ICE CREAM & MILKSHAKES

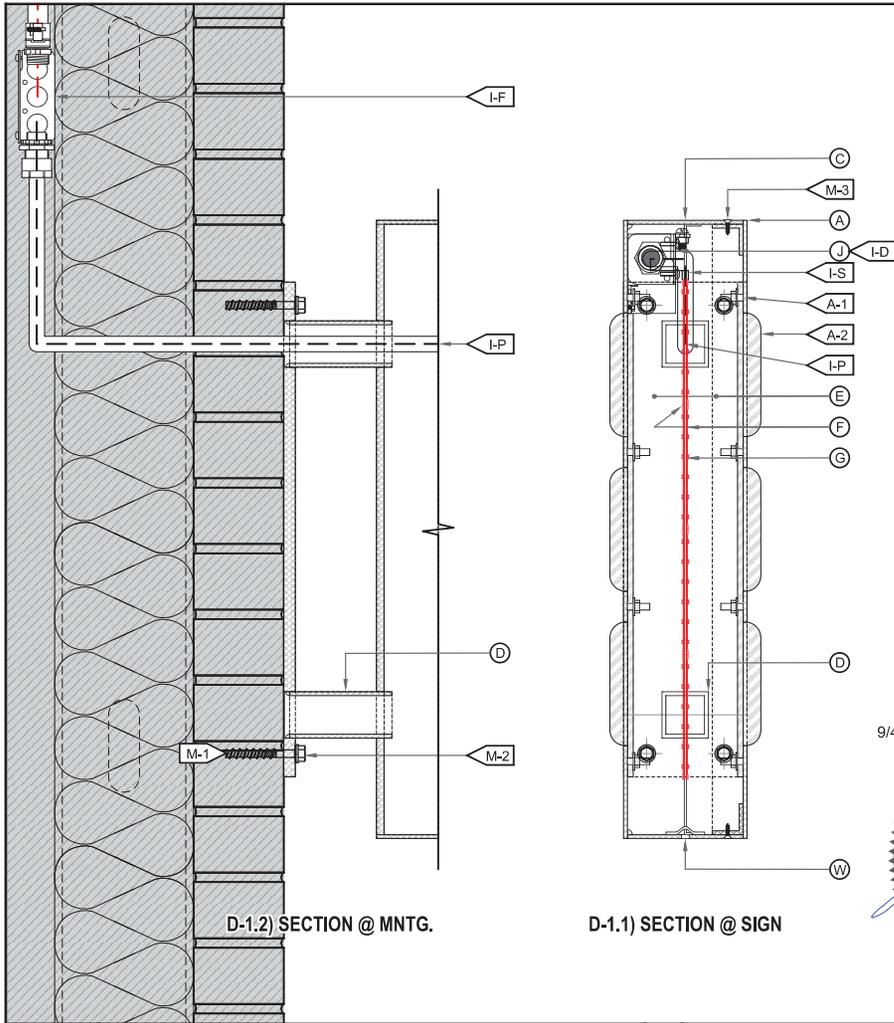
400 KING ST
 ALEXANDRIA, VA 22314

LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 6 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

TYP. END MOUNT D/S BLADE SIGN w/ ILLUM. ICON SECTION DETAIL

SCALE: N.T.S.

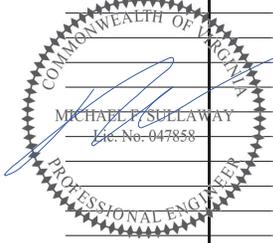
B-1



EXTERIOR/ OUTDOORS

(A) FACE	
MATERIAL:	1/8" ALUM. w/ ROUTED OUT LOGO TYPE.
COLOR/ FINISH:	PMS #RHODAMINE RED C/ SATIN.
A-1: MNTG:	BACKUP MOUNTS w/ WELDED 10-24 STUDS & NUTS.
A-2 PUSH-THRU:	3/4" THK. (1/2" EXPOSED) TRANSLUCENT OPAL WHITE ACRYLIC w/ RADIUS EDGE @ FRONT & FLANGE @ BACK.
(C) RETURN	
DEPTH:	4".
MATERIAL:	1/8" ALUM.
COLOR/ FINISH:	PMS #RHODAMINE RED C/ SATIN.
(D) SUPPORT	
MATERIAL:	(2) 1-1/2" x 1-1/2" x 1/8" ALUM. TUBES WELDED TO 16" x V.I.F. 3" x 3/8" ALUM. MNTG. PLATE. PLATE TO MATCH MULLION.
COLOR/ FINISH:	BLACK/ SATIN.
(E) INSIDE OF SIGN	
COLOR/ FINISH:	WHITE.
(F) ILLUMINATION	
TYPE:	4000°K WHITE LEDS MOUNTED ON INTERNAL ALUM. BAFFLE.
MECH. NOTE:	ALL WIRES TERMINATED w/ A U.L. LISTED MECH. FASTENER.
(G) BAFFLE	
MATERIAL:	0.040" PRE-COAT WHITE ALUM.
(I) WIRING	
I-F: FEED	SEE ELEC. NOTE. 120V PRIMARY IN J-BOX BY OTHERS.
I-P: PRIMARY	12awg FEED IN Ø1/2" SEAL-TITE w/ 1/2" CONNECTORS.
I-S: SECONDARY	U.L. APPROVED CLASS II LOW VOLTAGE WIRE.
I-D: DISCONNECT	120V DISCONNECT SWITCH, LOCATION T.B.D.
(J) POWER SUPPLY	
TYPE:	INTERNAL LED POWER SUPPLY & DISCONNECT SWITCH.
	TYP. J-BOX TO HOUSE ELECTRICAL CONNECTIONS.
VOLTAGE:	120V.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE. REQ'D. SOLID BRICK MASONRY BY OTHERS.
M-2:	(4) 1/4"Ø .DEWALT SCREWBOLT+. 2" MIN. EMBED.
M-3:	(3) FLUSH FIT COUNTER-SUNK SCREW @ RETURN. (2) @ TOP & (1) @ BOTTOM.
(W) WEEP HOLE	
TYPE:	Ø1/4" HOLE w/ LIGHT-BLOCKING COVER.

9/4/2025



- 120V INSTALL**
1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
 2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
 3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
 4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATION ELECTRICAL CODE

- ELECTRICAL**
1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
 2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
 3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

- FABRICATOR**
1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
 2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

UL
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

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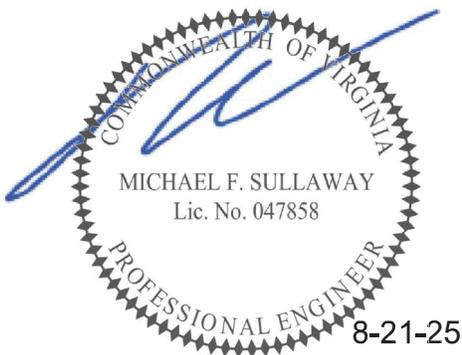
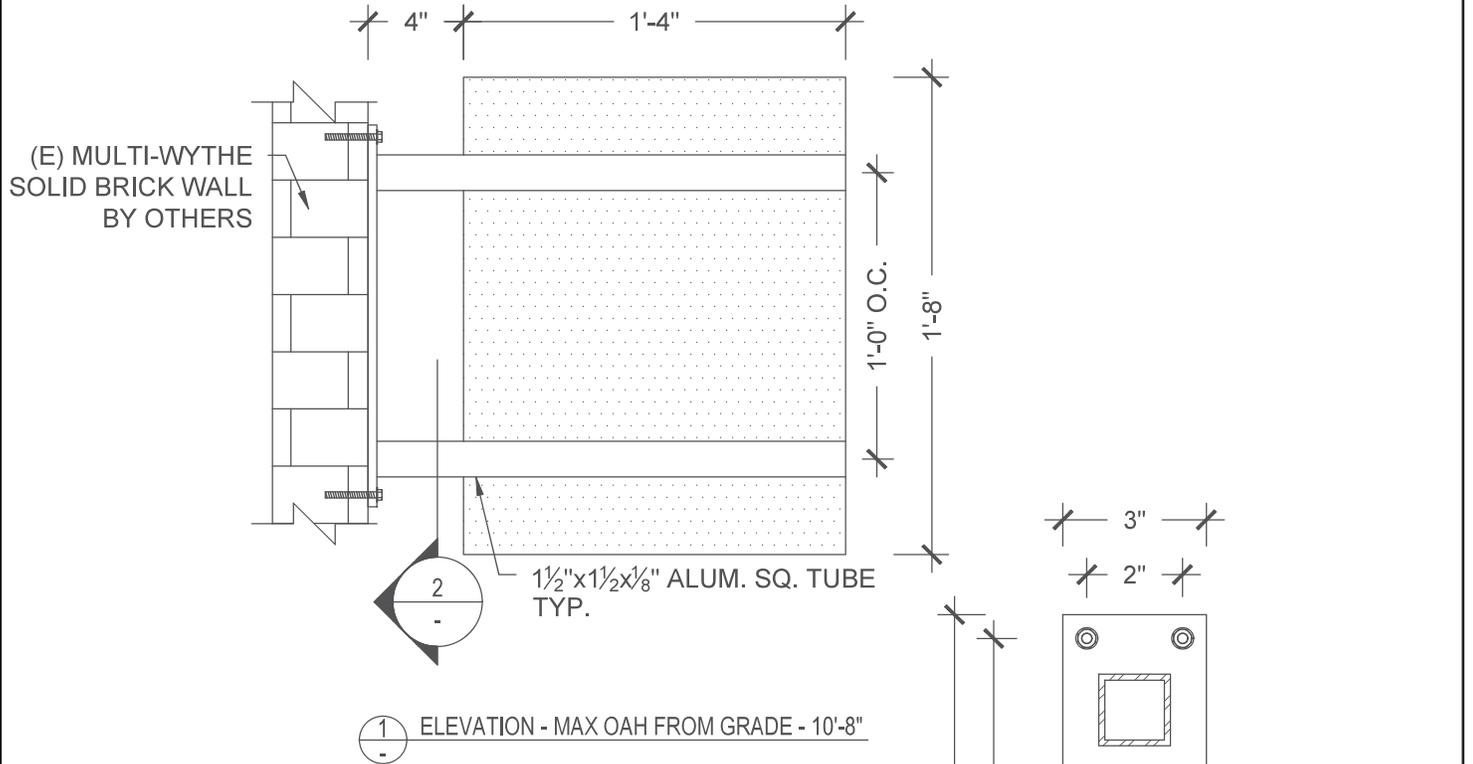
Van Leeuwen
ICE CREAM & MILKSHAKES

400 KING ST
ALEXANDRIA, VA 22314

LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 7 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

PROJECT: VAN LEEUWEN, SIGN B (BLADE SIGN), 400 KING ST., ALEXANDRIA, VA
 PROJECT #: 52948B
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 8/19/2025
 ENGINEER: JD
 LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2021 & VUSBC 2021
2. DESIGN LOADS: ASCE 7-22
3. WIND VELOCITY 115 MPH EXPOSURE C
4. ALUMINUM ELEMENTS 6061-T6
5. DEWALT SCREW-BOLT + PER DEWALT SPECIFICATIONS
6. MIN TWO WYTHE, SOLID BRICK MASONRY WALL CONFORMING TO ASTM C62, GRADE SW MIN, F'M=2000 PSI. MIN.
7. MORTAR MUST BE TYPE N, S OR M
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
10. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD

3"X1'-4"X3/8" ALUM. PLATE
 W/ (4) 1/4"Ø DEWALT SCREWBOLT+
 MIN. EMBED = 1 5/8"
 INTO (E) BRICK WALL
 MIN. EDGE DIST. = 3 3/4"
 MOUNTING PLATE

2



PROJECT: VAN LEEUWEN
 PROJ. NO.: 52948B
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 8/19/2025
 ENGINEER: JD

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-22

$P_{net} = \lambda K_{zt} P_{net30}$		(ASCE 30.4-1)
$\lambda =$	1.21	(ASCE Fig. 30.4-1)
$K_{zt} =$	1.0	(unless unusual landscape)
$V =$	115 mph	Exposure = c
Area =	2.2 ft ²	
max. height =	10.67 ft	
$P_{net30} =$	23.80 psf	$P_{net} = 28.80$ psf
$P_{net30} =$	-31.90 psf	$P_{net} = -38.60$ psf

Check 1/4" Dia. Dewalt Screw - Bolt+ into brick wall with Min Embed. = 1.625" (ASD)

$P_{net} =$	See Above =	38.60 psf
Tributary Area =	$A_{Trib} = (\text{From AutoCAD}) =$	2.339 ft ²
Wind Load =	$WL = 0.6 * P_{net} * A_{Trib} =$	54 lbs
Dead Load =	$DL = 10 \text{psf} * A_{Trib} =$	23 lbs
arm =	$(1'-4'')/2 + (4'') =$	12 in
MWL =	$WL * \text{arm} =$	650 lbs-in
arm =	$(1'-4'')/2 + (4'') =$	12 in
MDL =	$DL * \text{arm} =$	281 lbs-in
Spacing (Sw) =	Sw =	2 in
Additional tension due WL =	$TWL = MWL / Sw / 2$ bolts =	163 lbs
Spacing (Sd) =	Sd =	15 in
Additional tension due DL =	$TDL = MDL / Sd / 2$ bolts =	9 lbs
#bolts =	=	4 bolts
Tension per bolt =	$Ta = TWL + TDL =$	172 lbs
Shear per bolt =	$Va = WL / \#bolts + DL / \#bolts =$	19 lbs
Tension capacity =	(Per Dewalt Specifications) $Tc =$	330 lbs (550 lbs*0.60)
Shear capacity =	$Vc =$	284 lbs (405 lbs*0.70)
Combined Check:	$Ta/Tc + Va/Vc =$	0.59 < 1 ok

Loads on 1.5X1.5X0.125" Alum. Tube (LRFD):

$M_u =$	$(MWL/0.6 + MDL*1.2)/2$ Tubes =	0.710 k-in (See Above)
---------	---------------------------------	------------------------



PROJECT: VAN LEEUWEN
 PROJ. NO.: 52948B
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 8/19/2025
 ENGINEER: JD

v5.5

units; pounds, feet unless noted otherwise

Check 3x16x0.375" Aluminum Mounting Plate (ASD): $f_y = 15$ ksi $\Omega = 1.65$

(Along Y-Y): arm= 0.2875 in $T=(2TWL+TDL)= 0.334$ k (See page #2)
 b= 5.500 in t= 0.375 in
 M at Mounting Plate= T * arm= 0.096 k-in
 S= $bt^2/6= 0.129$ in³
 Mn/ $\Omega= 1.5*f_y*S/\Omega= 1.758$ k-in

Ratio check= (M at Mounting Plate)/(Mn/ $\Omega= 0.055 < 1$ **OK**

Check 3x16x0.375" Aluminum Mounting Plate (ASD): $f_y = 15$ ksi $\Omega = 1.65$

(Along X-X): arm= 0.7813 in $T=(TWL+2TDL)= 0.181$ k (See page #2)
 b= 3.000 in t= 0.375 in
 M at Mounting Plate= T * arm= 0.142 k-in
 S= $bt^2/6= 0.070$ in³
 Mn/ $\Omega= 1.5*f_y*S/\Omega= 0.959$ k-in

Ratio check= (M at Mounting Plate)/(Mn/ $\Omega= 0.148 < 1$ **OK**



PROJECT: VAN LEEUWEN

DATE: 08/19/25

PROJ. NO.: 52948B

ENGINEER: JD

CLIENT: TRIANGLE SIGN SERVICES

Check 1.5"x1.5"x0.125" Sq. Aluminum Tube (LRFD):

(ADM 2015 - Ch F)

	Mu =	0.710 k-in (See Page#2)	d	t
Yielding: (Governs)			1.5	0.125
(ADM 15, F.2)	Mn = Z Fcy =	5.3 k-in	welded?	YES
	Mn = 1.5 St Fty =	6.6 k-in	Fcy = Fty =	15 ksi
			Z =	0.355 in ³
	φMn =	4.8 k-in OK	St =	0.291 in ³
LB:			φ =	0.9
(ADM 15 F.3.1)	Bp =	19.9 ksi	κ =	1 ksi
	Dp =	0.11 ksi	E =	10100 ksi
	Cp =	122.7	k1c =	0.35
			k2c =	2.27
	λ1 = Bp-Fcy/1.6Dp =	28.4	k1f =	0.5
	λ2 = k1 Bp/1.6Dp =	57.4	k2f =	2.04
			b/t =	10.0
	since b/t < λ1: Fc = Fcy =	15.00	m =	0.65
			I =	0.218 in ⁴
	Bbr =	26.4 ksi	ccf =	0.688 in
	Dbr =	0.17 ksi	ccw =	0.8 in
	Cbr =	107		
	λ1 = Bbr-1.5 Fcy/mDbr =	36.4		
	λ2 = k1 Bbr/mDbr =	123.1		
	since b/t < λ1: Fc = 1.5 Fcy =	22.50		
	Mnlb = Fc If / ccf + Fb Iw / ccw =	11.32 k-in		
	φMnlb =	10.19 k-in OK		

PIN-MOUNT NON-ILLUM. DIMN. PRODUCT TYPE

C

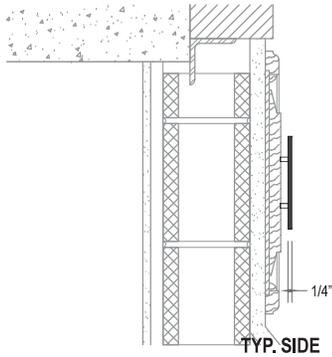
SCALE: 1-1/2"=1'-0"

QTY.: FOUR (4) TOTAL

ICE CREAM AREA: 6" x 45.375" = 1.891' \varnothing

MILKSHAKES AREA: 6" x 52.375" = 2.182' \varnothing

SUNDAES AREA: 6" x 38.125" = 1.589' \varnothing



QTY.: TWO (2)



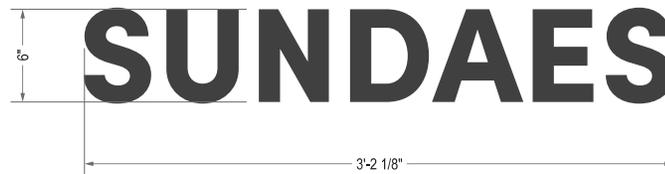
C.1) FRONT

QTY.: ONE (1)



C.2) FRONT

QTY.: ONE (1)



C.3) FRONT

9/4/2025



FINISH SCHEDULE

BLACK SATIN	TO MATCH EXISTING SIGN BAND FINISH
-------------	------------------------------------

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CLIENT & LOCATION

Van Leeuwen
ICE CREAM & MILKSHAKES

400 KING ST
ALEXANDRIA, VA 22314

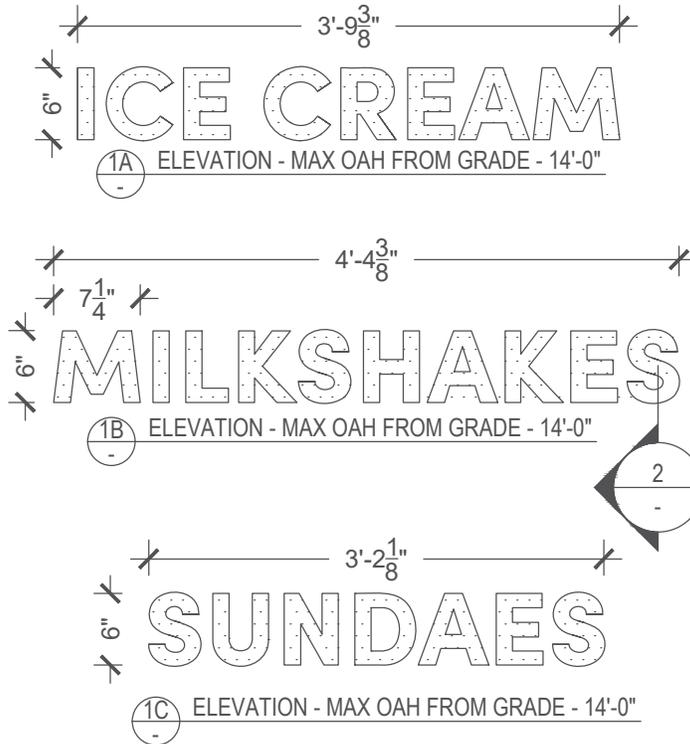
LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 8 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	



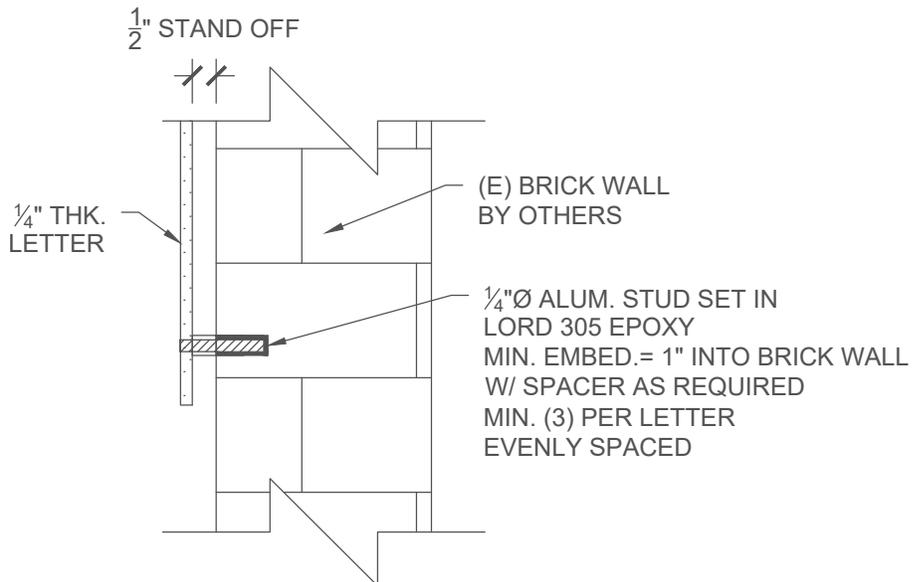
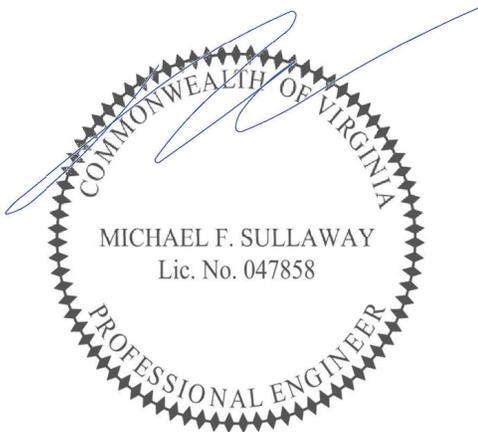
12396 WORLD TRADE DRIVE, SUITE 312
 SAN DIEGO, CA 92128
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: VAN LEEUWEN, SIGN TYPE: SIGN C, 400 KING ST., ALEXANDRIA, VA
 PROJECT #: 52948C
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 08/19/2025
 ENGINEER: IH
 LAST REVISED:



08-21-2025



GENERAL NOTES

1. DESIGN CODE: IBC 2021 & VIRGINIA UNIFORM STATEWIDE BC 2021
2. DESIGN LOADS: ASCE 7-22
3. WIND VELOCITY 115 MPH EXPOSURE C
4. ALUMINUM ELEMENTS 6061-T6
5. LORD 305 EPOXY PER LORD SPECIFICATIONS
6. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
7. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
8. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD

SECTION 2



PROJECT: VAN LEEUWEN
 PROJ. NO.: 52948C
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 8/19/2025
 ENGINEER: IH

V5.8

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-22

$p_{net} = \lambda K_{zt} p_{net30}$	(ASCE 30.4-1)	
$\lambda = 1.21$	(ASCE Fig. 30.4-1)	
$K_{zt} = 1.0$	(unless unusual landscape)	
$V = 115$ mph	Exposure =	c
Area = 0.1 ft ²		
max. height = 14.0 ft		
$p_{net30} = 23.80$ psf		$p_{net} = 28.80$ psf
$p_{net30} = -31.90$ psf		$p_{net} = -38.60$ psf

Check 0.25" Dia. Alum. Stud, 6061-T6 Set In Lord 305 Epoxy - Letter to Wall (ASD): $\Omega = 2.34$

Alum. Stud

Pnet=	See Above=	38.60 psf	
Tributary Area Per Letter "M"=	$A_{Trib} = (7.25") * (6") =$	0.307 ft ²	
Wind Load=	$WL = 0.6 * P_{net} * A_{Trib} =$	0.007 kips	
Dead Load=	$DL = 10 \text{psf} * A_{Trib} =$	0.003 kips	
#studs=	=	3 studs	
Tension per stud=	$T_u = WL / \#studs =$	0.002 kips	
Shear per stud=	$V_u = DL / \#studs =$	0.001 kips	
dia.=	d=	0.250 in	
Astud=	$\pi * (d^2) / 4 =$	0.049 in ²	
$F_{tu} =$	=	24 ksi	
$F_{su} =$	=	15 ksi	
No. of Threads=	n=	20	
$\phi T_n =$	$F_{tu} * (\pi * (d - 1.191/n)^2 / 4) / \Omega =$	0.292 kips	OK
$\phi V_n =$	$F_{su} * (\pi * (d - 1.191/n)^2 / 4) / \Omega =$	0.183 kips	OK
Combined Check:	$T_u / \phi T_n + V_u / \phi V_n =$	0.014 < 1	OK

Lord-305 Epoxy

Circumference of stud=	$C = \pi * \text{dia.} =$	0.785 in	
Tension per stud=	=	0.002 kips (See Above)	
epoxy embed.=	L=	1.000 in	
Bond performance=	Per Lord 305 epoxy specs=	0.123 ksi (0.490 kips/4)	
$T_c =$	$C * L * \text{bond performance} =$	0.096 kips	
Ratio Check=	$T / T_c =$	0.02 < 1	OK

(N) FABRIC AWNING w/ LOOSE VALANCE & LOGOTYPE DECALS

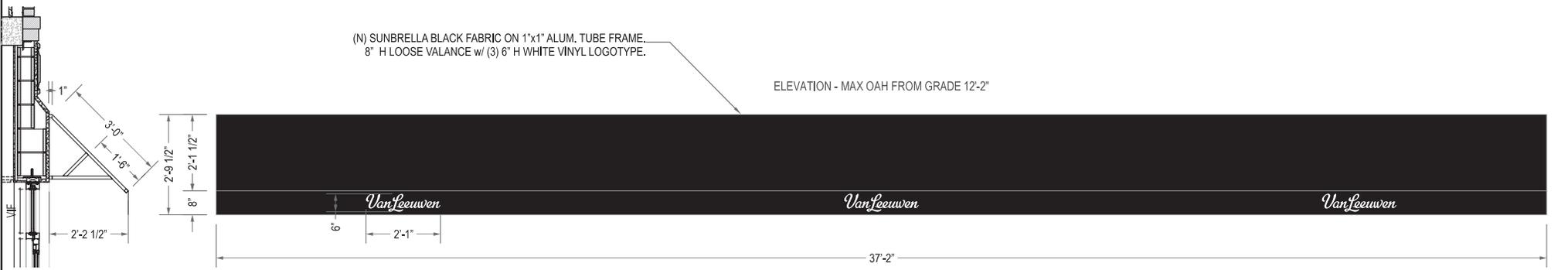
SCALE: 3/8"=1'-0"

QTY.: ONE (1)



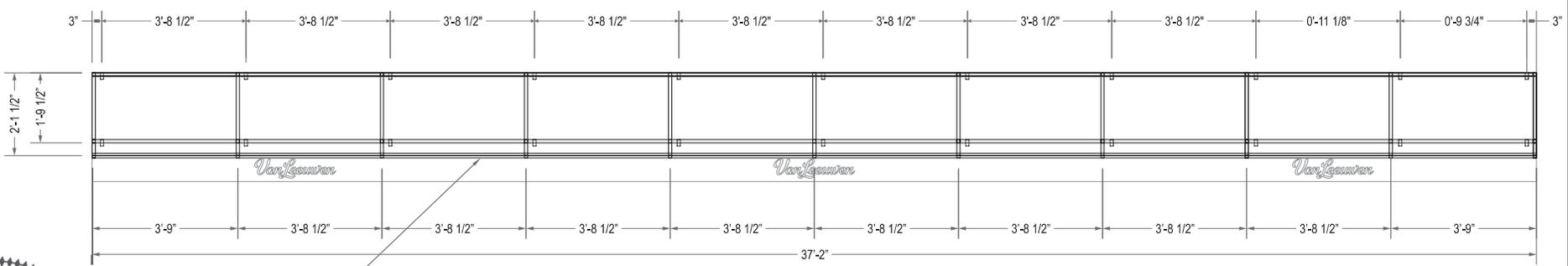
(N) SUNBRELLA BLACK FABRIC ON 1"x1" ALUM. TUBE FRAME.
8" H LOOSE VALANCE w/ (3) 6" H WHITE VINYL LOGOTYPE.

ELEVATION - MAX OAH FROM GRADE 12'-2"



SIDE

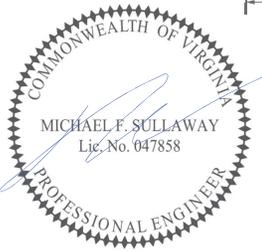
FRONT



FRAMING

1"x1"x1/8" ALUM. SQ. TUBE, TYP.

9/4/2025



FINISH SCHEDULE

OPAQUE WHITE VINYL	SUNBRELLA BLACK FABRIC
--------------------------	------------------------------

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Van Leeuwen
ICE CREAM & MILKSHAKES

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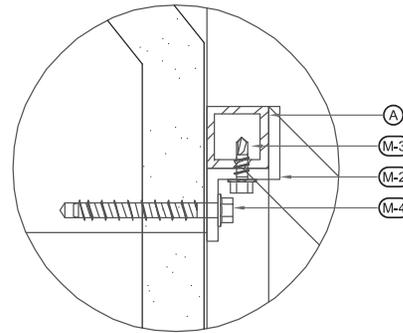
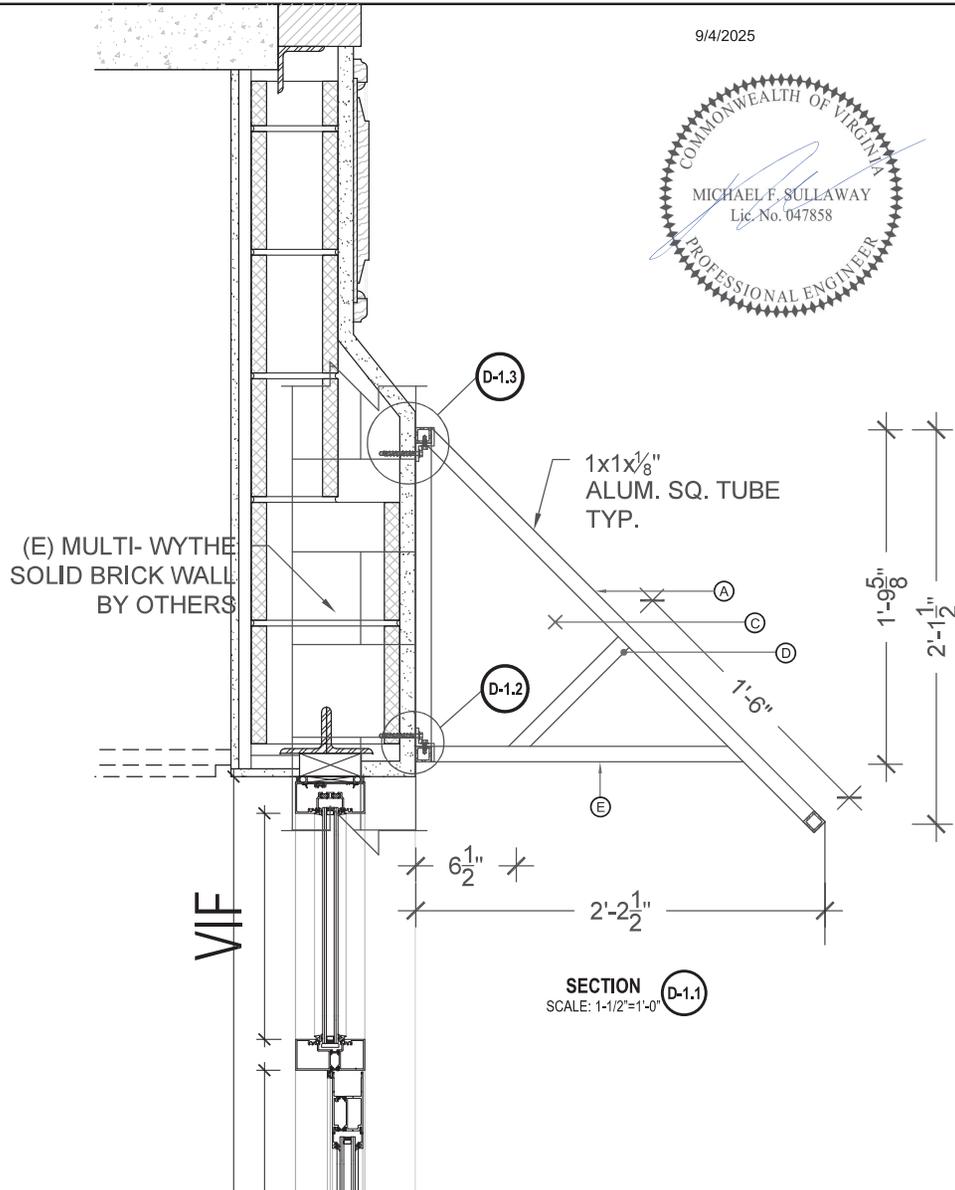
LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 10 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

9/4/2025

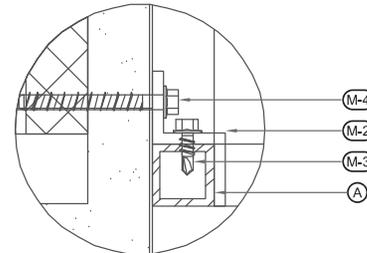


TYP. AWNING FRAMING DETAIL
SCALE: N.T.S.

D-1



SECTION @ MNTG. D-1.3
SCALE: 6"=1'-0" (1:2)



SECTION @ MNTG. D-1.2
SCALE: 6"=1'-0" (1:2)

(A) FABRIC COVER	
MATERIAL:	SUNBRELLA FABRIC w/ 8" H LOOSE VALANCE.
COLOR:	BLACK.
VINYL:	HEAT TRANSFER 1st SURFACE ADHESIVE VINYL FILM.
COLOR INFO.:	OPAQUE WHITE VINYL.
(C) SIDES	
COVERED:	NO.
(D) FRAMING	
MATERIAL:	1" SQ. TUBE ALUM.
COLOR/ FINISH:	BLACK.
(E) UNDERCANOPY	
COVERED:	NO.
MATERIAL:	N/A.
(M) MOUNTING	
M-1:	SEE INSTALL NOTE
M-2:	3/16" THK. ALUM Z-CLIP
M-3:	#12 TEK SCREWS
M-4:	3/8"Ø .DEWALT SCREWBOLT+. 2" MIN. EMBED.

INSTALL	1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
	3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
	4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

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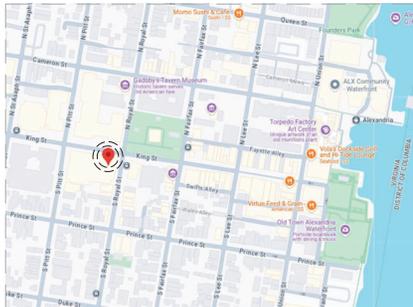
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ICE CREAM & MILKSHAKES

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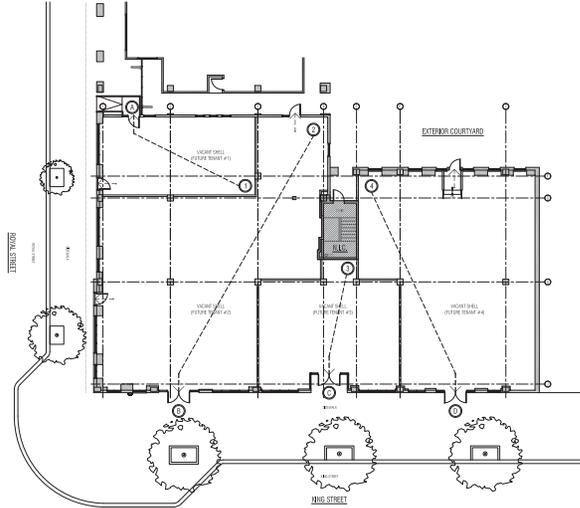
LEAD NO. 220770-T16	SM/PM ZF/SS	REVIEW	SHEET NO. 11 of 11
DATE 9/19/2024	ARTIST JS	SEG. NO.	

WHITE BOX SUBDIVISION & STOREFRONT REPLACEMENT

400 KING STREET
1ST FLOOR
ALEXANDRIA, VA 22314



1 VICINITY MAP
SCALE: NOT TO SCALE



2 KEY PLAN: PARTIAL 1ST FLOOR
SCALE: 1/16" = 1'-0"

GENERAL RULES

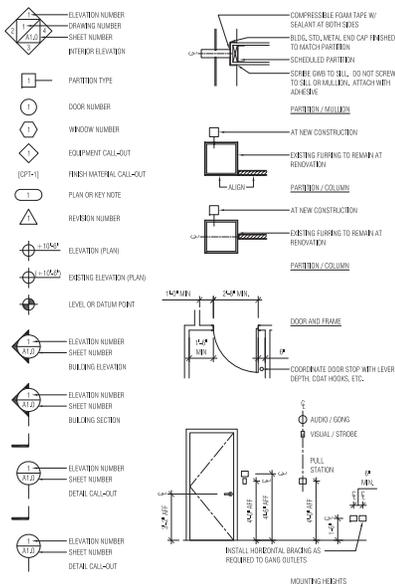
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. A BUILDING PERMIT COPY MUST BE PROVIDED BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER REGARDING BASE BUILDING RULES, REGULATIONS AND INSURANCE REQUIREMENTS, ETC. PRIOR TO BEGINNING WORK.
- ALL WORK MUST BE SCHEDULED TO AVOID AN INTERRUPTION OF OTHER TENANTS QUIET ENJOYMENT OF THE BUILDING, I.E., NO HAMMER DRILLING OR STRUCTURAL PENETRATIONS BETWEEN 6:00 AM AND 1:00 PM.
- ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE BUILDING BY THE CONTRACTOR BEFORE 8:30 AM OR AFTER 6:00 PM DURING THE WEEK OR ON THE WEEKENDS.
- THE DELIVERY OF BUILDING MATERIALS AND THE REMOVAL OF ALL DEBRIS MUST BE COORDINATED THROUGH THE PROPERTY MANAGEMENT OFFICE. THE LOADING DOOR AND OTHER AFFECTED AREAS MUST BE SWEEPED OR VACUUMED AFTER DELIVERIES.
- NO CONSTRUCTION EQUIPMENT OF ANY KIND IS ALLOWED IN THE PASSENGER ELEVATORS, PASSENGER ELEVATORS AND LOBBY AREAS ARE TO BE KEPT CLEAR. WALK OFF MATS MUST BE PROVIDED AT THE ELEVATORS TO PREVENT TRACKING DIRT THROUGHOUT THE BUILDING.
- WHEN DEMOUNTING BEING PERFORMED ON ELECTRICAL SYSTEMS, A CERTIFIED ELECTRICIAN OR A BUILDING ENGINEER MUST BE ON SITE. ALL PRECAUTIONS MUST BE TAKEN TO AVOID THE RISK OF ACCIDENTAL POWER LOSS TO THE ADJACENT SITES.
- WHEN MAKING IN OR OUT, THE FREIGHT ELEVATOR AND ANY PUBLIC CORRIDOR, DOORS, AND DOOR JAMBS MUST BE PROTECTED WITH PADDING, ALSO, CONTIGUOUS MASONRY MUST BE LABD DOWN AND TIED TOGETHER TO PROTECT THE FLOOR.
- ANY USE OF FIRE FOR WELDING, TORCHING, ETC. MUST BE COORDINATED WITH THE ENGINEER ON DUTY, ALSO, A HOT WORK PERMIT MUST BE COMPLETED WITH SAJ ENGINEER.
- ALL OIL BASED PAINTING, BEING, SPRAY PAINTING, AND OTHER DOOR GENERATING ACTIVITIES MUST BE PERFORMED ON NON-BUSINESS HOURS.
- ANY WORK ASSOCIATED WITH THE MECHANICAL, ELECTRICAL, SPRINKLER, FIRE ALARM OR PLUMBING MUST BE COORDINATED WITH THE OWNER ENGINEER. ALL TIE-INS TO THE FIRE ALARM SYSTEM MUST BE PERFORMED BY THE PRE-QUALIFIED BASE BUILDING SUB CONTRACTOR.

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CONSTRUCTION PLAN SYMBOLS & STANDARDS



GENERAL NOTES

FIRE SPINKLER NOTES

- AN AUTOMATIC FIRE SPINKLER SYSTEMS BEING WITHIN THIS SPACE, THE CONTRACTOR SHALL ADD, REWORK AND NOTIFY FOR NEW ROOM LAYOUT AND CEILING HEIGHTS IN CONFORMANCE WITH NFPA 13 STANDARDS AND ALL STATE AND LOCAL CODES AND REGULATIONS. ALL WORK SHALL BE DONE BY A QUALIFIED SPINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE CITY AND AGENCIES FOR APPROVAL PRIOR TO FABRICATING. INSTALLATION SPINKLER CONTRACTOR SHALL BE A LICENSED APPROVAL. HEADS TO BE CONCEALED WHEN CEILING TILES AND SURFACES. USE STANDARD HEADS IN OPEN CEILING CONDITIONS. CENTER SPINKLER HEADS IN CENTER OF TILE WHEN USED. SPINKLER HEADS MUST BE CONCEALED TYPED DRIVWALL CEILING.
- FIRE PROTECTION SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY THE APPROPRIATE REGULATORY AGENCY PRIOR TO CONSTRUCTION.
- ALL SPINKLER HEADS TO MATCH AND HAVE ESCUTCHEON FLANGES.
- SEE REFLECTED CEILING PLAN TO COORDINATE SHOP DRAWINGS TO EXISTING A NEW VENEERS.

FIRE EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER 2015 IBC/SECTION 906 & 2014 NFPA (750) ACQUIS. PORTABLE FIRE EXTINGUISHERS - GROUP B & A3 - (LIGHT FLOW HAZARD, CLASS A HAZARDS (NFPA 14, 14.1), EXTINGUISHER 2A MINIMUM RATING EXTINGUISHER 15000 SF MINIMUM FLOOR AREA PER A UNIT, 11,250 SF MINIMUM AREA PER SINGLE UNIT, 75' MAX TRAVEL DISTANCE BC-90A-21). PROVIDED FOR EACH FIRE AREA. 100% SHALL BE PROVIDED. SPINKLER INSTALL. PLACED ACCORDING WITH SECTION 906.1.1 THROUGH 906.1.4.

ADDITIONAL NOTES

- SECTION 7115.5 - COMBUSTIBLE MATERIALS SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION.
- SECTION 902.12.2 - AUTOMATIC SPINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION OR DEMOLITION OPERATIONS SHALL BE PROVIDED WITH CHAPTER 33 OF THE FIRE CODE.
- SECTION 906.1 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: (1) GROUP A, B, E, F, H, I, M, P-4, P-4.2, P-4.4 & S OCCUPANCIES.
- SECTION 9307.1 - FIRE SAFETY CLOSING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CODE & THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- SECTION 9307.4 - SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMOVAL OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- SECTION 9307.5 - WHERE REQUIRED, STRUCTURES UNDER DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND BEED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: (1) AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, (2) IN EVERY STORAGE & CONSTRUCTION SHEED. (3) ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE & USE OF FLAMMABLE & COMBUSTIBLE LIQUIDS.
- SECTION 9312.2 - REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMOVAL OR ALTERATIONS & ADDITIONS TO ANY BUILDING.

PROJECT / BUILDING INFORMATION

BUILDING ADDRESS	400 KING STREET ALEXANDRIA, VA 22314	
ZONING	KX / KING STREET URBAN RETAIL ZONE	
SCOPE OF WORK	WHITE BOX SUBDIVISION & STOREFRONT REPLACEMENT RENOVATION ONLY	
APPLICABLE CODES	2015 - ICC, IRC/USBC, PART 8 & 9 2011 - IFPC 2011 - ICC/ AND 117.1	
USE GROUP	EXISTING:	PROPOSED:
	WREX USE: A-2 (ASSEMBLY) A-3 (ASSEMBLY) B (BUSINESS) M (MERCANTILE) R-1 (RESIDENTIAL / HOTEL)	WREX USE: (NO CHANGE) A-2 (ASSEMBLY) A-3 (ASSEMBLY) B (BUSINESS) M (MERCANTILE) R-1 (RESIDENTIAL / HOTEL)
CONSTRUCTION TYPE	I-4: NON-COMBUSTIBLE	I-4: NON-COMBUSTIBLE
BUILDING SUPPRESSION	YES	YES
STAIRWELL SYSTEMS	YES	YES
AUTOMATIC FIRE ALARMS	YES	YES
AUTOMATIC FIRE DETECTION	YES	YES
HANDICAP ACCESSIBLE	YES	YES
NO. OF STORES	6 ABOVE GRADE	6 ABOVE GRADE (NO CHANGE)
BUILDING AREA	162,700 SF	162,700 SF (NO CHANGE)
GROSS 1ST FLOOR AREA	29,500 SF	29,500 SF (NO CHANGE)
PROJECT AREA	8,035 SF	8,035 SF (NO CHANGE)

OCCUPANCY & EGRESS SUMMARY

OCCUPANCY FUNCTION	AREA	COMMON PATH OF TRAVEL FULLY SPRINKLERED (MAXIMUM ALLOWED)	COMMON PATH OF TRAVEL FULLY SPRINKLERED (PROVIDED)
VACANT SHELL #1	964 SQ. FT.	100% MAXIMUM	375% (1.4 - SEE KEY PLAN)
VACANT SHELL #2	3,225 SQ. FT.	100% MAXIMUM	700% (2.4 - SEE KEY PLAN)
VACANT SHELL #3	1,241 SQ. FT.	100% MAXIMUM	380% (1.4 - SEE KEY PLAN)
VACANT SHELL #4	2,864 SQ. FT.	100% MAXIMUM	380% (1.4 - SEE KEY PLAN)
TOTAL	8,035 SQ. FT.		

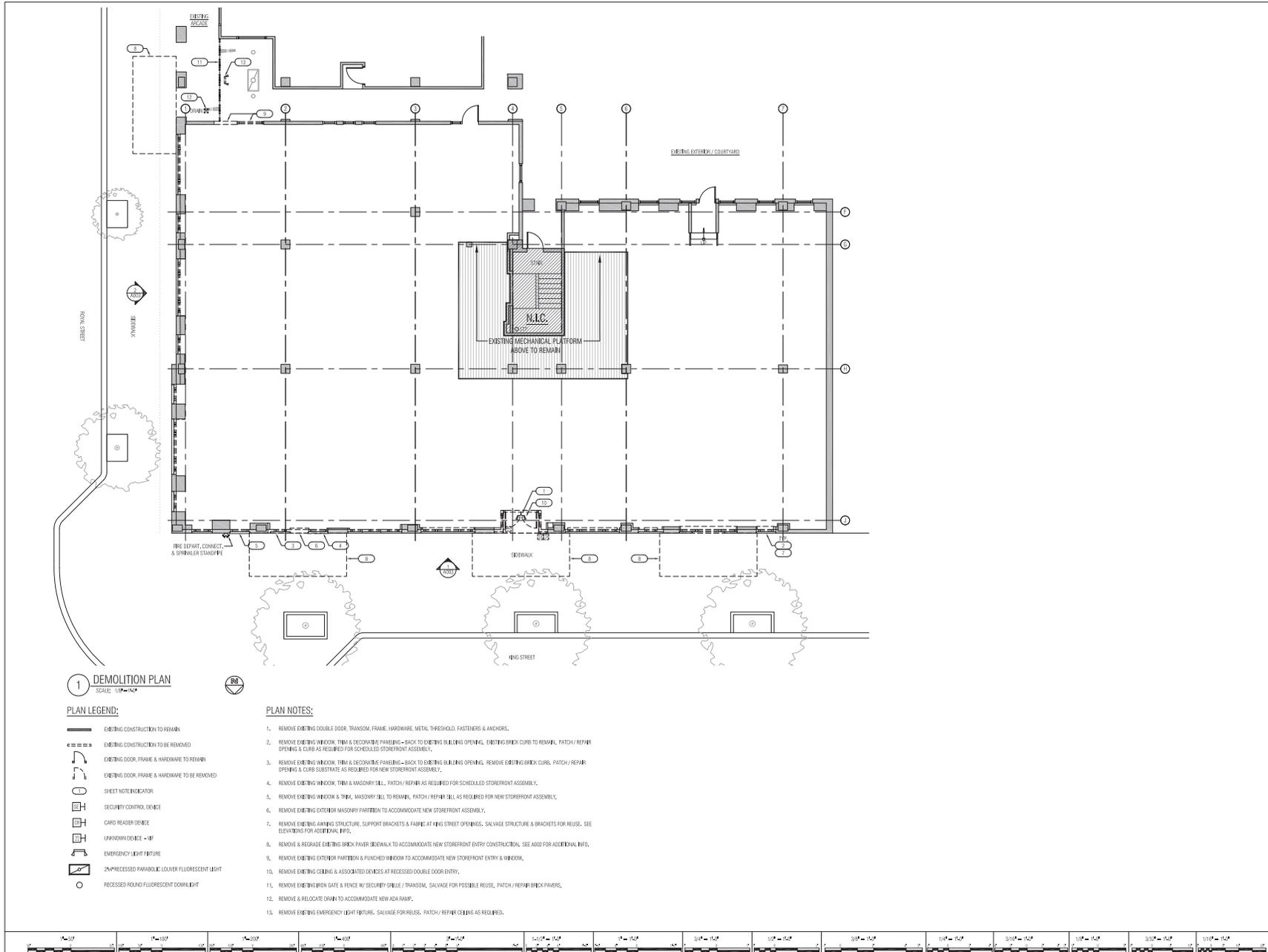
DRAWING INDEX

ARCHITECTURAL:	COVER SHEET	PROJECT INFORMATION, NOTES & DRAWING INDEX
001	001	DEMOLITION PLANS
002	002	CONSTRUCTION PLANS
003	003	ELEVATIONS - EXTERIOR
004	004	ELEVATIONS - CONSTRUCTION
005	005	SECTIONS & DETAILS
006	006	DOORS, HARDWARE & SCHEDULES
007	007	SPINKLER NOTES

WHITE BOX SUBDIVISION &
STOREFRONT REPLACEMENT
400 KING STREET
1ST FLOOR
ALEXANDRIA, VA 22314

PROJECT NUMBER:	9126.002
ISSUE:	NUMBER: DATE:
B.A.R. REVIEW	1 01/27/2025
REVISION	2 05/12/2025

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001
COVER SHEET



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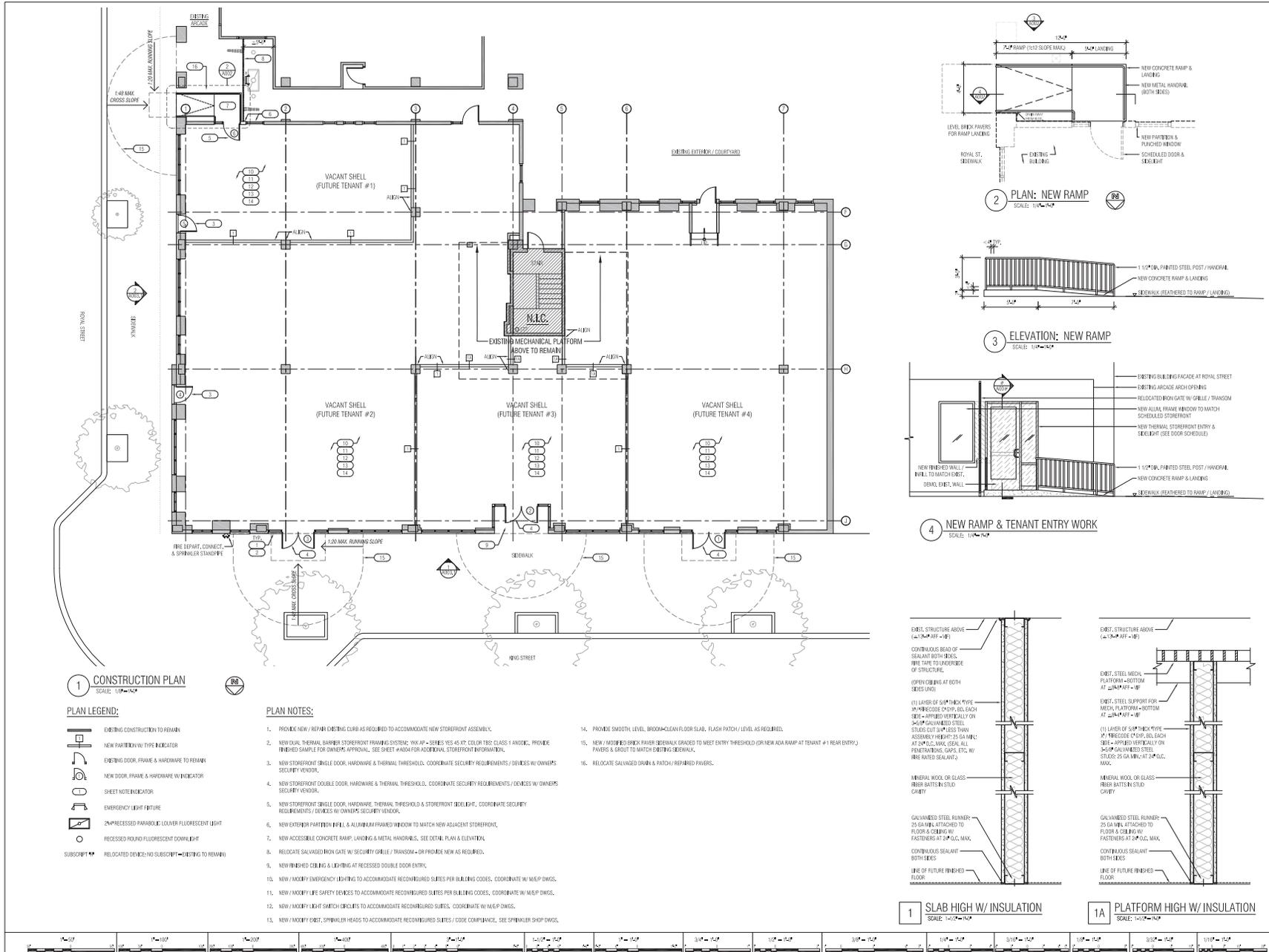
WHITE BOX SUBDIVISION & STOREFRONT REPLACEMENT

**400 KING STREET
 1ST FLOOR
 ALEXANDRIA, VA 22314**

PROJECT NUMBER: 9126.002		
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A001
 DEMOLITION PLAN



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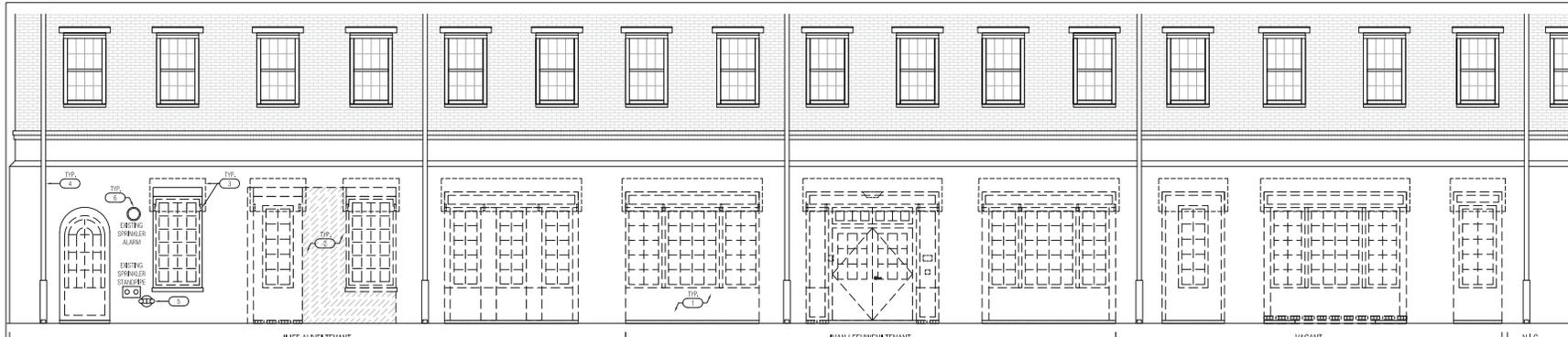
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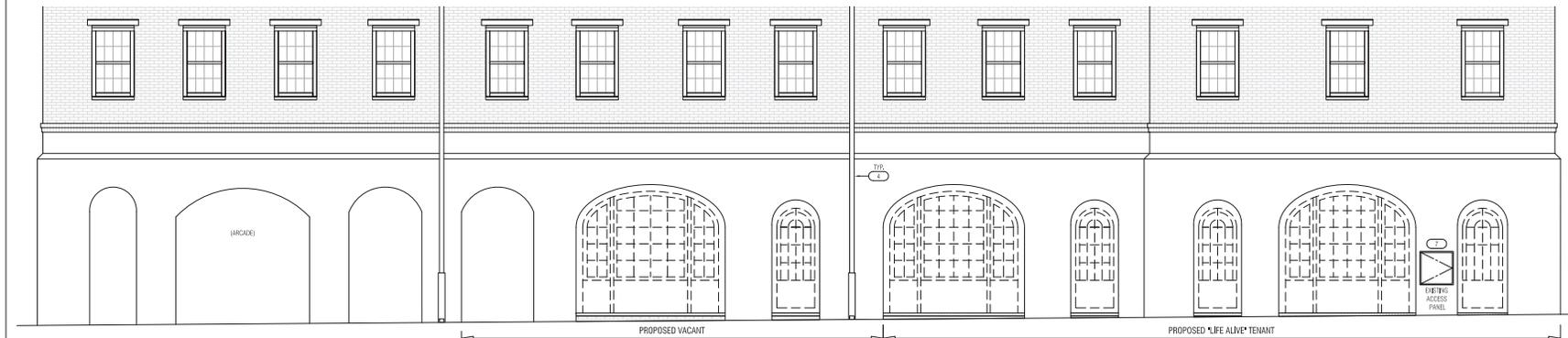
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A002
CONSTRUCTION PLAN



1 ELEVATION: KING STREET FACADE - DEMOLITION
SCALE: 1/4" = 1'-0"



2 ELEVATION: ROYAL STREET FACADE - DEMOLITION
SCALE: 1/4" = 1'-0"

NOTES:

1. REMOVE EXISTING DOORS, WINDOWS, TRIM, DECORATIVE PANELING BACK TO EXISTING BUILDING OPENINGS AS INDICATED. SEE DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
2. REMOVE EXISTING EXTERIOR MASONRY PARTITION TO ACCOMMODATE NEW STOREFRONT ASSEMBLY, REPAIR/WATERPROOF/INSULATE REMAINING ADJACENT PARTITION AS REQUIRED.
3. REMOVE EXISTING AWNING STRUCTURE, SUPPORT BRACKETS & FABRIC AT KING STREET OPENINGS, SALVAGE PER LANDLORD'S DISCRETION.
4. EXISTING DOWNSPOUT & DRAIN TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
5. EXISTING SPRINKLER STANDPIPE TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
6. EXISTING LIFE SAFETY DEVICE TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
7. EXISTING ACCESS PANEL TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.



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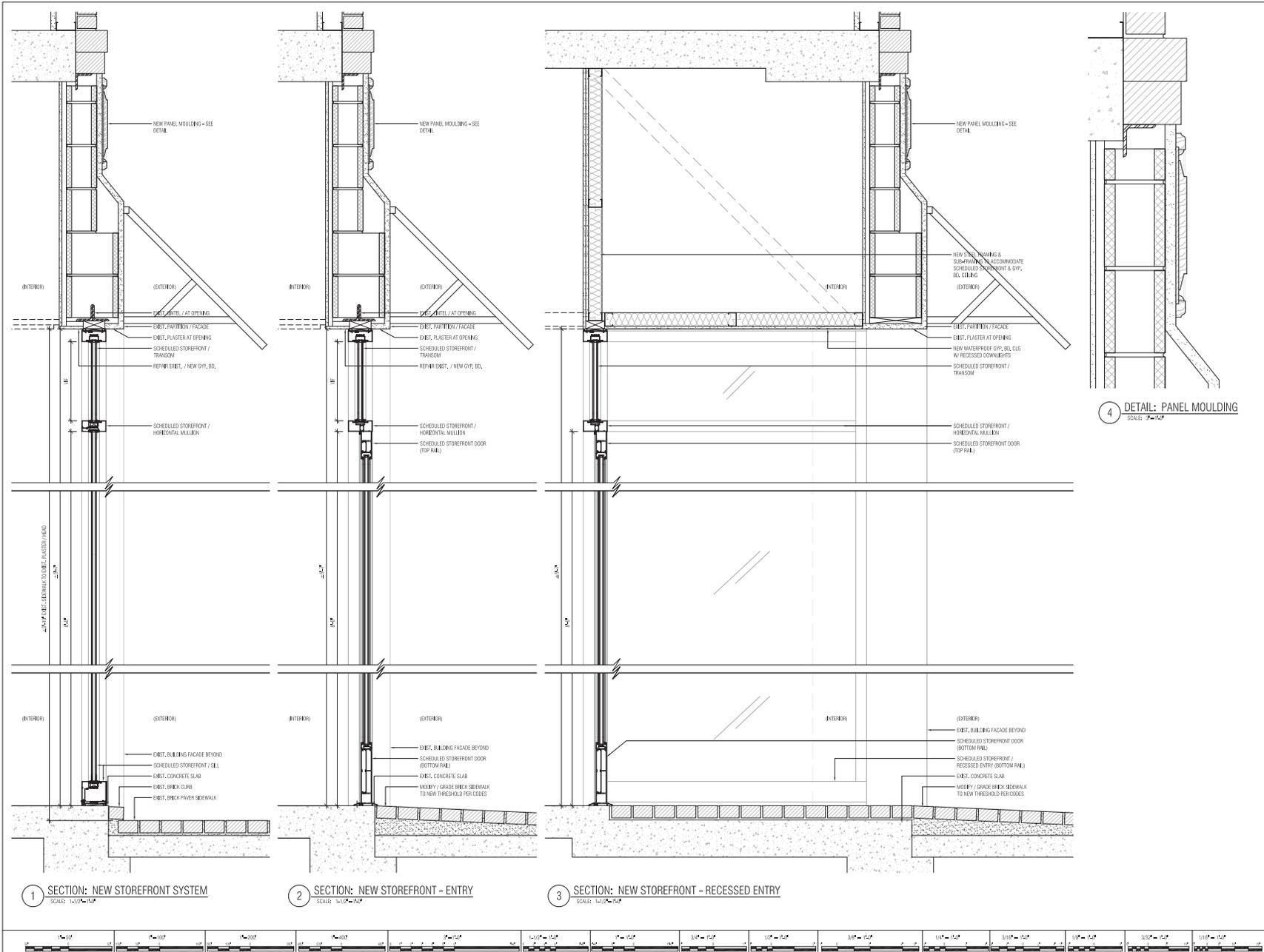
WHITE BOX SUBDIVISION &
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A003
ELEVATIONS - DEMOLITION



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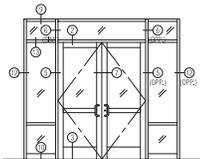
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A003.2
 SECTIONS & DETAILS

DOOR #	DOOR TYPE	DOOR CONST.		DOOR SIZE		FRAME DETAILS				DOOR FINISH		FRAME FINISH		MANUFACTURER	FIRE RATING	FRAME MATL	HARDWARE SET	REMARK / NOTE
		MATL	CORE	WIDTH	HEIGHT	THICK	HEAD	JAMB	SILL	IN	OUT	IN	OUT					
1	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	1	NOTE #1
2	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	1	NOTE #1
3	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	1	NOTE #1
4	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	2	NOTE #1
5	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	2	NOTE #1
6	304	304	304	36"	80"	304	304	304	304	304	304	304	304	YKK AP	-	304	2	NOTE #1

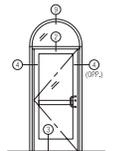
DOOR NOTES:

- MODEL #35T THERMAL DOOR- MEDIUM STILE (1/4" x 1/4") - INSULATED GLASS- INTEGRATES W/ SCHEDULED STOREFRONT FRAMING SYSTEM.

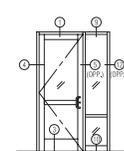


A DOUBLE W/ SIDELIGHT & TRANSOM
SCALE: 1/8" = 1'-0"

NOT USED



B SINGLE W/ SIDELIGHT & TRANSOM
SCALE: 1/8" = 1'-0"



C SINGLE W/ TRANSOM
SCALE: 1/8" = 1'-0"



D SINGLE W/ SIDELIGHT
SCALE: 1/8" = 1'-0"

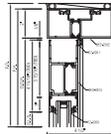
DOOR HARDWARE SCHEDULE

SET 1 - EXIT - DOUBLE DOOR	MODEL #	FINISH	MANUFACTURER	REMARK
4 PAIR HEAVY DUTY BUTT HINGES	F4-303	305 - BLACK	YKK AP / HAGER	NOTE #2
PAIR PANDA DEVICE W/ CONCEALED VERTICAL ROD (1 - INTERIOR)	F4-249T	305 - BLACK	YKK AP	
OFFSET PULL (1 - EXTERIOR)	H4-341	305 - BLACK	YKK AP	
OVERHEAD SURFACE CLOSER (2)	TBS	TBS	TBS	
THRESHOLD	H4-200 SERIES	ALUM.	YKK AP	
BOTTOM-RAIL DOOR SWEEP (2)	H4-107	BLACK	YKK AP	
KEYED CHILDRER LOCK	H4-200 SERIES	-	YKK AP	
SET 2 - EXIT - SINGLE DOOR	MODEL #	FINISH	MANUFACTURER	
2 PAIR HEAVY DUTY BUTT HINGES	F4-303	305 - BLACK	YKK AP / HAGER	NOTE #2
PAIR PANDA DEVICE W/ CONCEALED VERTICAL ROD (1 - INTERIOR)	F4-249T	305 - BLACK	YKK AP	
OFFSET PULL (1 - EXTERIOR)	H4-341	305 - BLACK	YKK AP	
OVERHEAD SURFACE CLOSER (1)	TBS	TBS	TBS	
THRESHOLD	H4-200 SERIES	ALUM.	YKK AP	
BOTTOM-RAIL DOOR SWEEP (1)	H4-107	BLACK	YKK AP	
KEYED CHILDRER LOCK	H4-200 SERIES	-	YKK AP	

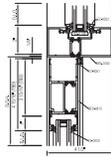
DOOR HARDWARE NOTES:

- ALL HARDWARE TO BE ADA COMPLIANT. ALL LOCKS TO BE KEYED TO BLDG. MASTER. COORDINATE BEING & FINISH W/ LANDSCAPE.
- PANDA DEVICE CAN BE DEACTIVATED W/ OPTIONAL CHILDRER KEY OR ALLEN KEY IN ACTIVE HOUSING.

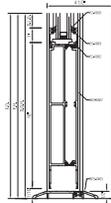
DOOR DETAILS



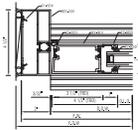
1 DETAIL: DOOR HEAD
SCALE: 3/8" = 1'-0"



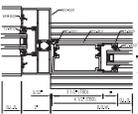
2 DETAIL: DOOR HEAD / TRANSOM
SCALE: 3/8" = 1'-0"



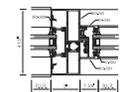
3 DETAIL: DOOR SILL
SCALE: 3/8" = 1'-0"



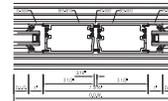
4 DETAIL: DOOR JAMB
SCALE: 3/8" = 1'-0"



5 DETAIL: DOOR JAMB / SIDELIGHT
SCALE: 3/8" = 1'-0"



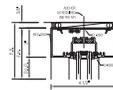
6 JAMB / TRANSOM / SIDELIGHT
SCALE: 3/8" = 1'-0"



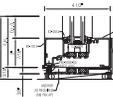
7 DOOR MEETING STILE
SCALE: 3/8" = 1'-0"

8 NOT USED
SCALE: 3/8" = 1'-0"

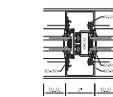
STOREFRONT DETAILS



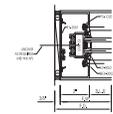
9 DETAIL: HEAD - OUTSIDE GLAZED
SCALE: 3/8" = 1'-0"



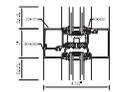
10 DETAIL: SILL - OUTSIDE GLAZED
SCALE: 3/8" = 1'-0"



11 DETAIL: VERTICAL MULLION
SCALE: 3/8" = 1'-0"



12 DETAIL: SIDELIGHT JAMB
SCALE: 3/8" = 1'-0"



13 DETAIL: INTERMEDIATE HORIZ.
SCALE: 3/8" = 1'-0"

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WHITE BOX SUBDIVISION &
STOREFRONT REPLACEMENT

400 KING STREET
1ST FLOOR
ALEXANDRIA, VA 22314

PROJECT NUMBER:	9126.002	
ISSUE:	NUMBER:	DATE:
B.A.R. REVIEW	1	01/27/2025
REVISION	2	05/12/2025

DIGITALLY SIGNED

A004
DOORS, HARDWARE & SCHEDULES

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

01010 Summary of Work

The G.C. shall arrange for the following with the Building Owner:

- Hours of access to the building.
- Parking
- Loading and unloading of materials.
- Interruption of building services.
- Temporary facilities and utilities.
- Staging areas.
- Water generating activities
- Elevator use.

01010B The G.C. shall be responsible to repair damages caused by himself or his subcontractors in exterior courts, sidewalks, walls, etc.; interior lobbies, elevators, corridors and any other areas not affected by the construction, as well as damage that may occur in the construction area.

01010C The G.C. shall assist in coordinating delivery dates for owner & tenant provided items to be installed by G.C. and shall provide access to owners & tenants for items installed by others.

01010D The G.C. shall be responsible for protecting owner & tenant-provided items from damage.

01040 Coordination

01040A The submission of a bid shall constitute acknowledgment that the contractor has visited the site and is familiar with existing conditions and base building standards and details. The contractor shall be responsible for conflicts arising between scheduled work and existing conditions unless previously noted in the bid.

01040B The G.C. shall submit a critical path schedule to the Architect and the Building Owner within seven (7) days after receiving authorization to proceed. The schedule shall identify critical decision dates, release dates for long lead items, areas of responsibility and job site meetings.

01040C The G.C. shall notify the Architect to writing if key schedule dates will not be met.

01040D Conflicts are discovered at any time within or between the Engineering drawings, Architectural drawings, specifications, field conditions, or building standards, the Architect shall be contacted, immediately, the G.C. shall accept responsibility to correct any work installed that is not acceptable to the Architect. All communications should be directed in writing to the K+P project manager.

01060 Regulatory Requirements

01060A Unless determined otherwise by the owner, all permits and fees, are to be obtained and paid for by the G.C.

01060B Contractor shall perform all work in accordance with local codes.

01300 Submittals

01300A Deliver submittals to architect for review as soon as possible after award of contract. Allow sufficient review time (7 days typical) so that installation will not be delayed by submittal processing. No extension of contract time will be authorized because of failure to submit submittals sufficiently in advance.

01300B Highlight deviations from the contract documents in all submittals

01300C Shop Drawings

- Do not reproduce contract documents or standard information
- Submit (3) like sets

01300D Product Data

- Submit (2) copies of manufacturer specifications, catalog cuts, and installation instructions.

01300E Samples

- Submit (2) fully finished examples physically identical to the material or product to be incorporated into the construction.

01300F Architect's Action

- **No exception taken** - Work covered by submittal may proceed in compliance with contract drawings.
- **Make corrections noted** - Work covered by submittal may proceed providing it complies with notations on the submittal and the requirements of the contract documents.
- **Revisit and resubmit** - Do not proceed with work covered by submittal. Revisit and resubmit promptly in accordance with notations.
- **Revisit as necessary** - **Revisit** - Do not proceed with work covered by submittal. Revisit contract documents and submittal to determine actual intent. Resubmit revised submittal conforming to contract drawings.

01300G Final acceptance of all work will depend on compliance with contract drawings

01400 Quality Control

01400A The G.C. shall notify the Architect two working days in advance for inspection and approval of the following:

- Check-out partitions locations
- Check-out telephone, electrical, data outlet locations.

01400B The G.C. shall be responsible for the proper storage of construction materials per manufacturer's standards and recommendations. The Architect reserves the right to request additional protection of on-site construction materials.

01400D The G.C. shall install equipment and materials according to accepted manufacturer's standards and recommendations for installation. All equipment and materials shall be new, best of their respective kind and free from defects.

01400E The G.C. shall insure the conditions of the construction site are appropriate to permit the proper installation and finishing of all work.

01400F The G.C. shall be responsible for proper disposal of construction debris and refuse.

01631 Product Substitutions

01631A The G.C. may substitute materials and/or construction items and methods upon submittal of a substitution in writing or by sample to the Architect. Any cost changes must also be submitted. The Architect will communicate its decision to the contractor by phone and will follow-up by letter if the substitution is accepted.

If requested by the Architect, labor and material costs associated with the original bid form must be available for cost comparison with proposed substitution. Substitutions for long lead items must be proposed early enough in the construction process that no delay is created in completion of the project due to the substitution. Otherwise the G.C. shall assume responsibility for any costs to the tenant arising out of such delay.

01700 Contract Close-out

01700A At the completion of the work, the G.C. shall ensure that all surfaces are clean and unmarked, and the area is free of all construction material and debris.

01700B Warranties, guarantees, and manufacturer's instructions for equipment furnished or installed by the G.C. shall be given to the tenant at the time of occupancy.

01700C Contractor release of liens. (2) sets of "as built" drawings and final air balance report shall be submitted to the owner prior to the final application for payment.

DIVISION 2 - SITE WORK

02070 Selective Demolition

02070A Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on drawings. Owner will occupy portions of the building immediately adjacent to areas of selective demolition. Conduct selective demolition in a manner that will minimize need for diversion of Owner's normal operations.

02070B Provide temporary barricades and other forms of protection to protect Owner's personnel and general public from injury due to selective demolition.

02070C Use temporary enclosures and other methods to limit dust and dirt migration. Erect and maintain dust-proof partitions and enclosures as required to prevent spread of dust or fume to occupied portions of the building. Comply with governing regulations pertaining to environmental protection.

02070D Where items are indicated to be salvaged or returned to Owner, carefully remove, clean, store and turn over to Owner and obtain receipt.

02070E Remove from building debris, rubbish and other materials resulting from demolition operations. Transport and legally dispose off site. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.

DIVISION 3 - CONCRETE

03600A The G.C. shall be responsible to verify locations of building penetrations; to coordinate with the building structural engineer for approval and to coordinate with mechanical, electrical and plumbing systems to assure installation will be accomplished without conflicts.

Unless otherwise directed by the Building Owner, penetrations shall be hand checked. Obtain Owner's approval for core drilled penetrations.

The G.C. shall be responsible for flush patching new building floor slabs to meet minimum tolerances for interior build-out. This tolerance shall be 1/8" slope in 10' maximum in areas of wood flooring. See wood floor manufacturer's installation instructions for acceptable materials.

The contractor shall flush patch surface blemishes, such as ricks and gouges to render the floor smooth to receive the specified floor covering.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

07250 Finisproing

Part 1 - General

07250.1.01 Summary

07250.1.01A Provide Finisproing for building structure.

07250.1.02 Submittals

07250.1.02A Submit for approval samples, product data, warranty, test reports.

07250.1.03 Quality Assurance

07250.1.03A Comply with governing codes and regulations. Prohibit products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers, Del-Bier, handle, and store materials in accordance with the manufacturer's instructions.

Part 2 - Products

07250.2.01 Materials

07250.2.01A Manufacturers: W.R. Grace, Insultek International, Mandowal or approved equal

07250.2.01B Concoidal spray-on Finisproing:

- Type: Mineral Fiber, 15 pounds per cubic foot dry density, ASTM E 605
- Adhesive materials: Primers, adhesive, buff, and reinforcing fabric.
- Sealer of mineral fiber Finisproing: Clear-solvent protective coating for masonry applications.

Part 3 - Execution

07250.3.01 Installation

07250.3.01A Schedule and coordinate sequence of work to prevent damage from both weather and other work. To minimize time building is unprotected and to permit adequate observation, testing and inspection before being concealed by other work.

07250.3.01B Examine substrates, report in writing all unsatisfactory conditions; beginning work means acceptance of substrate.

07250.3.01C Clean, prime and prepare substrates. Comply with manufacturer's instructions and recommendations.

07250.3.01D Provide all auxiliary materials necessary and provide reinforcement wherever joint movement is expected.

07250.3.01E Provide material thicknesses necessary to provide fire-resistance ratings indicated or required by authorities having jurisdiction.

07250.3.01F Owner may employ independent field testing agency. Cooperate and provide samples as requested. Contractor shall pay all costs relating to repair / replacement / retesting of non-complying work.

07250.3.01G Remove overspray, repair or replace damaged areas and protect installed Finisproing from damage.

DIVISION 8 - DOORS AND WINDOWS

08100A Provide and install scheduled hollow metal door frames in accordance with the manufacturer's specifications and installation instructions, including but not limited to:

- Install frames plumb and square with concealed fasteners
- Provide proper support and anchor securely in place.
- Separate concealed metal surfaces from sources of corrosion of electrolytic action.

08100B Coordinate frame size with dimension of finished openings, undercut or trim as required for custom fit.

08100C Submittals

- Shop drawings
- Manufacturer's product and installation data.

08211 Flush wood doors

08211A Install scheduled flush wood doors in accordance with manufacturer's instructions including but not limited to:

- Install doors plumb and level with uniform clearance of 1/8" at joints and heads; 1/16" at sills for pairs of doors; 1/2" to finished floor
- Bevel 1/8" in 2" at lock and hinge edges

08211B Under cut doors as indicated to allow proper movement over floor surfaces, if additional dimensional information is required contact architect.

08211C Clean all doors, retouch or replace doors damaged during installation.

08211D Submittals

- Manufacturer's product and installation data.

08710 Finish Hardware

08710A The Hardware schedule is included to establish basic hardware requirements and finishes for each opening. Final selection of hardware shall be as per accepted, submitted hardware schedule which shall include: types, finishes, roses, strike plates, spacers, etc., and other ancillary components customarily included to achieve the specified operation.

08710B Supply and install scheduled hardware in accordance with building standards and manufacturer's installation instructions, including but not limited to:

- Set units level to frame and true
- Utilize "machine screw" type fasteners finished to match hardware
- Drill and countersink units into factory prepared

08710C Coordinate installation with scheduled finish

- Remove and reinstall pre-fit components to allow for surface finishing
- Install surface mounted units after substrate finishing to complete

08710D Coordinate keying requirements with tenant and owner prior to ordering cylinders.

08710E Clean and adjust each item to ensure proper operation

08710F Mount hardware at heights indicated in the drawings. If not indicated mount at heights indicated in Recommended Locations for Builders Hardware for Standard Steel Doors and Frames by the Door and Hardware Institute. Determine mounting heights subsequent to undercut requirements.

08710G Submittals

- Manufacturer's product and installation data.
- Finish hardware schedule

08800 Glass and Glazing

08800A Supply and install glass and glazing as indicated in the drawings in accordance with FGMA recommendations as outlined in Building Manual and in compliance with the recommendations of the specific sealant gasket manufacturers.

08800B All glass shall be safety glass in accordance with ANSI Z97.1.

08800C All glass and glazing shall be set snug within its frame. Supply and install sealing blocks, spacers, and edge blocks as required. Follow manufacturer's recommendations for the installation of sealant.

08800D All glass shall be installed plumb and true, with 1/8" max. between panels and at adjoining partitions.

08800E Note special requirements for "treated" glass to prevent fingerprints, dust or other forms of dirt or marks.

DIVISION 9 - FINISHES

09250 Gypsum Drywall

09250A Install steel framing to comply with ASTM C 754 and ASTM C-840 including but not limited to:

- Install supplementary bracing and blocking to termination of the work and for support of fixtures and equipment
- Continue framing over door frames and openings
- Bridge fastwork and anchor to slab to establish secure and stable framing system
- Install framing to be vertically plumb to 1/8" per 8'
- Install horizontal bracing for piping of electrical, data, and telephone outlets.

09250B Install GWB according to accepted manufacturer's standards and recommendations as outlined in ASTM C 840 and "System Construction Handbook" by USG, including but not limited to:

- All GWB edges are to be taped, sponged, sanded and made smooth before finishes are applied.
- Install GWB vertically with the boards staggered so that the joints on opposite sides of the partition occur on different studs
- All vertical GWB joints shall be on solid framing.
- Provide appropriate metal trim accessories.
- All edge trim shall be type 200B unless otherwise noted.
- Install water resistant green board in all bathrooms, showers, and other areas exposed to moisture.



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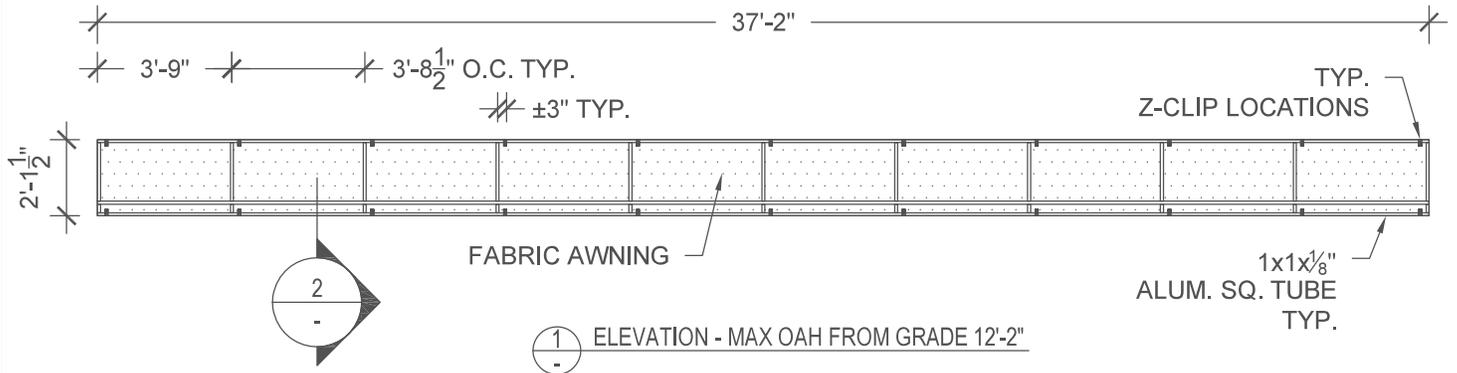
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A005
SPECIFICATIONS



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 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: VAN LEEUWEN, SIGN D, 400 KING ST., ALEXANDRIA, VA
 PROJECT #: 52948D
 CLIENT: TRIANGLE SIGN SERVICES

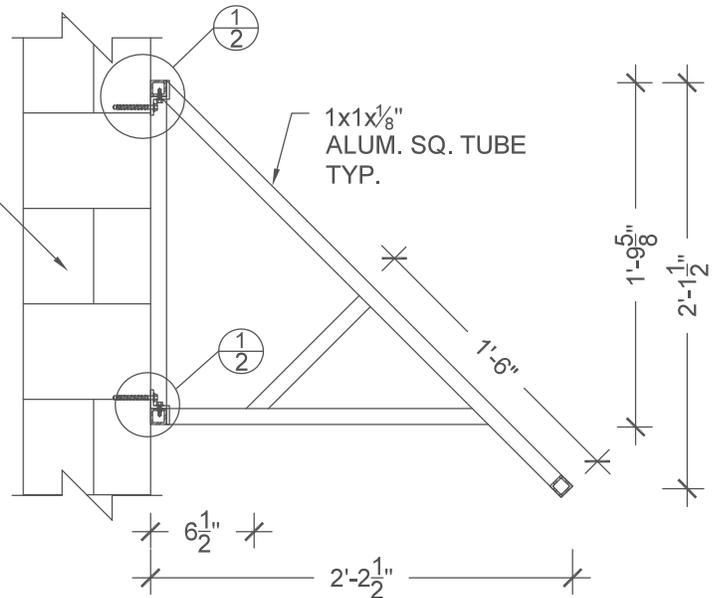
DATE: 08/19/2025
 ENGINEER: AJ
 LAST REVISED:



8/21/2025



(E) MULTI-WYTHE SOLID BRICK WALL BY OTHERS



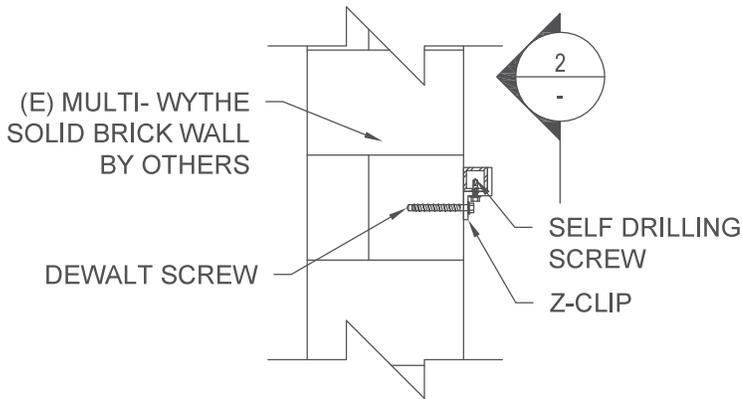
SECTION, TYP.
 (SEE PAGE #5 FOR FRAME LAYOUT &
 SEE PAGE #6 FOR ANCHOR LOCATIONS)

GENERAL NOTES

1. DESIGN CODE: IBC 2021 & VUSBC 2021
2. DESIGN LOADS: ASCE 7-22
3. WIND VELOCITY 115 MPH EXPOSURE C
4. ROOF LIVE LOAD: 5 PSF
5. GROUND SNOW LOAD: 65 PSF
6. ALUMINUM ELEMENTS 6061-T6
7. Z-CLIP STEEL ASTM A36
8. SELF DRILLING SCREWS PER ICC-ESR-1976 SPECIFICATIONS OR EQUIVALENT
9. DEWALT SCREW-BOLT+ ANCHORS PER DEWALT SPECIFICATIONS
10. MIN. TWO WYTHE, SOLID BRICK MASONRY WALL CONFORMING TO ASTM C62, GRADE SW MIN., F'M=2000 PSI MIN.
11. MORTAR MUST BE TYPE N, S OR M
12. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
13. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
14. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD

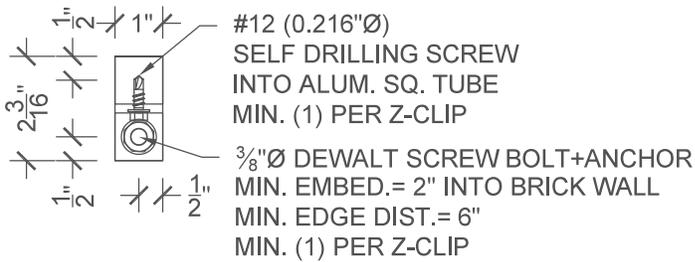
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 PROJECT #: 52948D
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 08/19/2025
 ENGINEER: AJ
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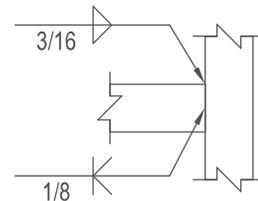


1
 TOP CONNECTION DETAIL, TYP.
 (SEE ELEVATION FOR LOCATIONS)
 (MIRROR FOR BOTTOM Z-CLIP)

8/21/2025



2
 3/16" THK. STEEL TOP Z-CLIP, TYP.
 SEE ELEVATION FOR LOCATIONS



3
 JOINT CONNECTION, TYP.



PROJECT: VAN LEEUWEN
 PROJ. NO.: 52948D
 CLIENT: TRIANGLE SIGN SERVICES

DATE: 08/19/2025
 ENGINEER: AJ

V5.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-22

$p_{net} = \lambda K_{zt} p_{net30}$		(ASCE 30.4-1)
$\lambda =$	1.21	(ASCE Fig. 30.4-1)
$K_{zt} =$	1.0	(unless unusual landscape)
$V =$	115 mph	Exposure = c
Area =	82.08 ft ²	
max. height =	12.17 ft	
$p_{net30} =$	20.59 psf	$p_{net} = 24.92$ psf
$p_{net30} =$	-25.49 psf	$p_{net} = -30.84$ psf

*Plus and minus signify pressures acting towards and away from the wall, respectively.

Valance Loads on the Awning

Valance Depth =	=	8 in
Valance Wind Load 1 =	24.92psf*8in =	16.61 lb/ft (Into the canopy)
Valance Wind Load 2 =	-30.84psf*8in =	-20.56 lb/ft (Away from the canopy)

Roof Live Load (ASCE 7-22)

RLL for Fabric =	=	5.00 psf
------------------	---	----------

Snow Load (ASCE 7-22)

Ground Snow Load:	$p_g =$	=	65.00 psf
Exposure Factor:	$C_e =$	=	1.0 (ASCE Table 7.3-1)
Thermal Factor:	$C_t =$	=	1.2 (ASCE Table 7.3-2)
Importance Factor:	$I =$	=	1.0 (ASCE Table 1.5-2)
Slope:	$\theta =$	=	45.00 °
Slope Factor:	$C_s =$	=	1.00 (Slope at 45°, ASCE Fig. 7-2c)
Flat Roof Snow Load:	$p_f = 0.7 * C_e * C_t * I * p_g$	=	54.60 psf (ASCE Eqn. 7.3-1)
Sloped Roof Snow Load:	$p_s = C_s * p_f$	=	54.60 psf (ASCE Eqn. 7.4-1)



PROJECT: VAN LEEUWEN
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 ENGINEER: AJ

V5.5

units; pounds, feet unless noted otherwise

Check 0.375" Dia. Dewalt Screw-Bolt+ Anchors w/ Min. Embed.= 2" into Brick - Z-Clip to Wall (ASD):

(Top/ Bottom Conn.)#anchors= = 1 anchor
 dia.= = 0.375 in
 Tension per bolt= See RISA N8, Rz/#anchors= 215 lbs
 Shear per bolt= See RISA N2 & N56 sqrt(Rx^2+Ry^2)/#anchors= 319 lbs
 Tension capacity= (Per Dewalt Spec.) Tc= 905 lbs
 Shear capacity= (Per Dewalt Spec.) Vc= 930 lbs

Combined Check: T/Tc+V/Vc= 0.581 <1 **OK**

Ccheck #12 (0.216" Dia.) Self Drilling Screws - Z-Clip to Awning Frame (ASD):

(Top/ Bottom Conn.) t contact= 0.187 " min
 t noncontact= 0.125 " min
 #screws= = 1 screw
 dia.= = 0.216 in
 Tension per screw= = 0 lbs (Negligible)
 Shear per screw= See RISA N55 & N2, sqrt(Rx^2+Rz^2)/#screws= 255 lbs
 Tension capacity= (per ICC-ESR-1976) Tc= 344 lbs (Min(344 lb ,1184 lb))
 Shear capacity= (per ICC-ESR-1976) Vc= 724 lbs (Min(1094 lb, 724 lb))

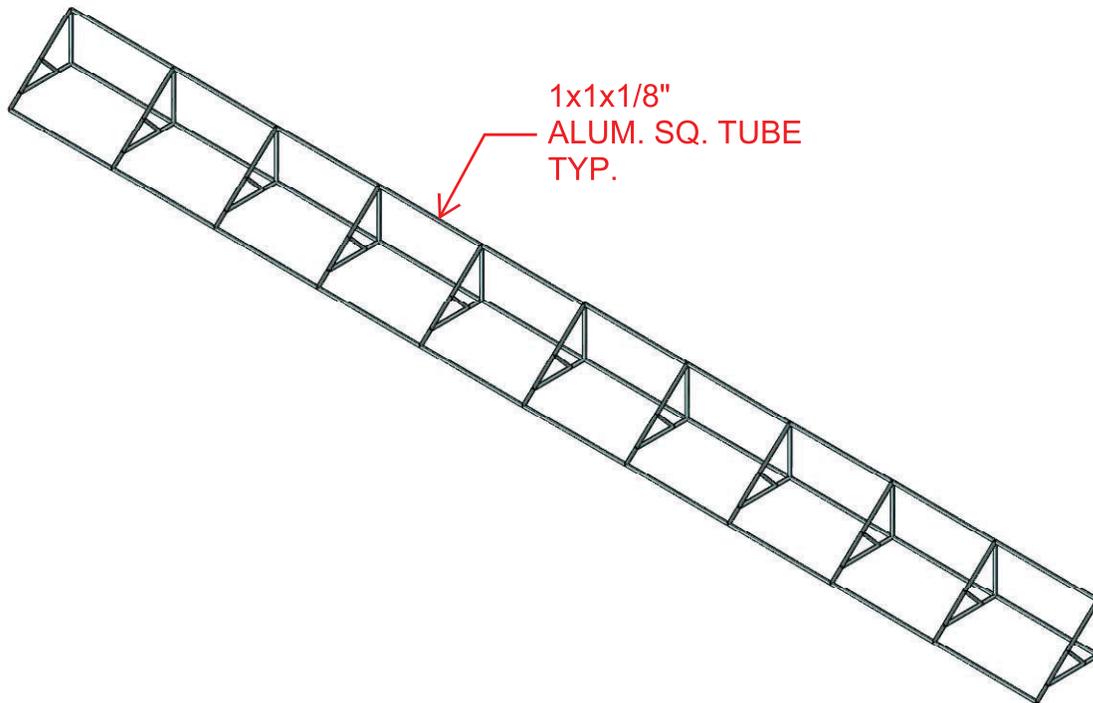
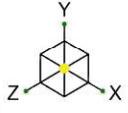
Combined Check: T/Tc+V/Vc= 0.353 <1 **OK**

Check 0.1875" Steel Z-Clip (ASD):

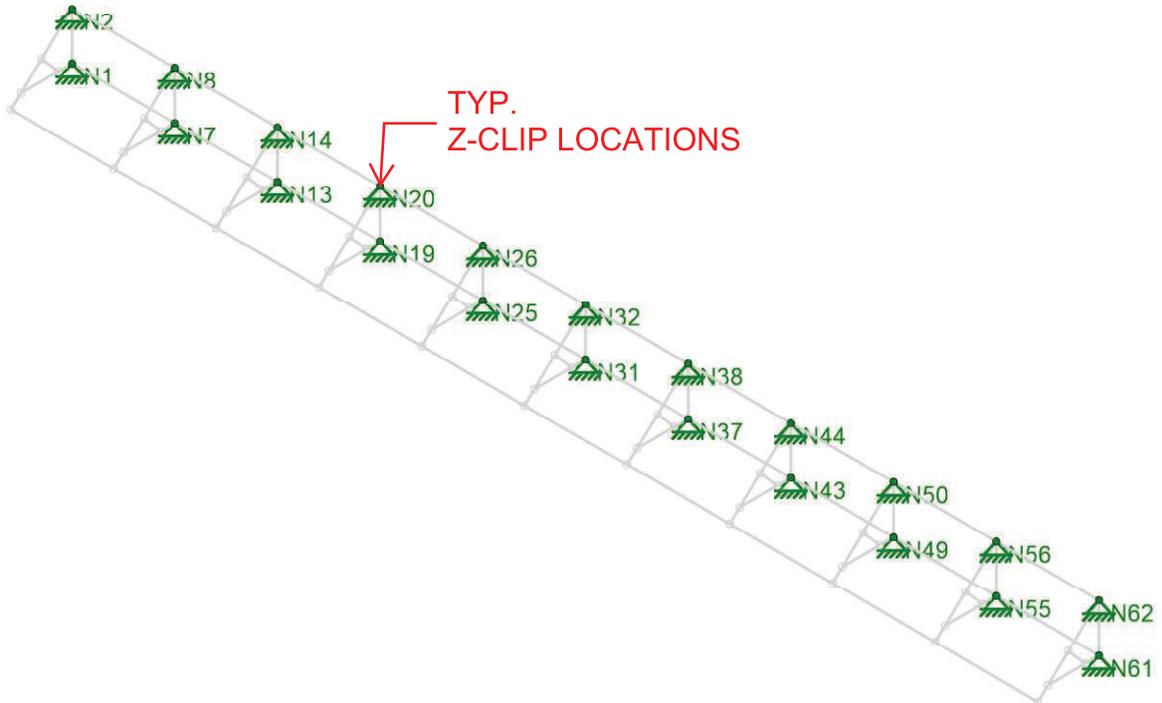
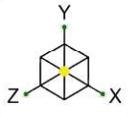
$f_y = 36$ ksi $\Omega = 1.67$

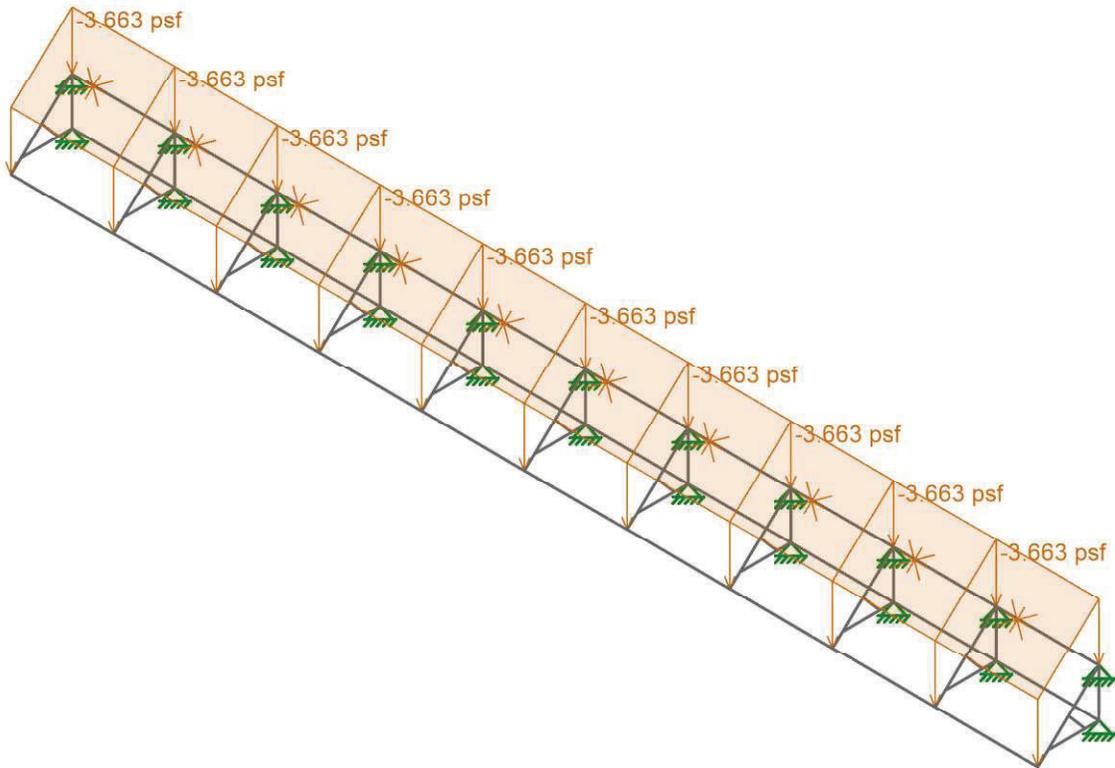
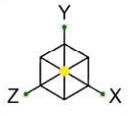
(Top/ Bottom Conn.) arm= 0.500 in T= 0.215 k (See Above)
 b= 1.000 in t= 0.188 in
 M at Z-Clip= T * n * arm= 0.108 k-in (n=1)
 Z= bt^2/4= 0.009 in³
 Mn/Ω= fy*Z/Ω= 0.189 k-in

Ratio check= (M at Z-Clip)/(Mn/Ω)= 0.567 <1 **OK**

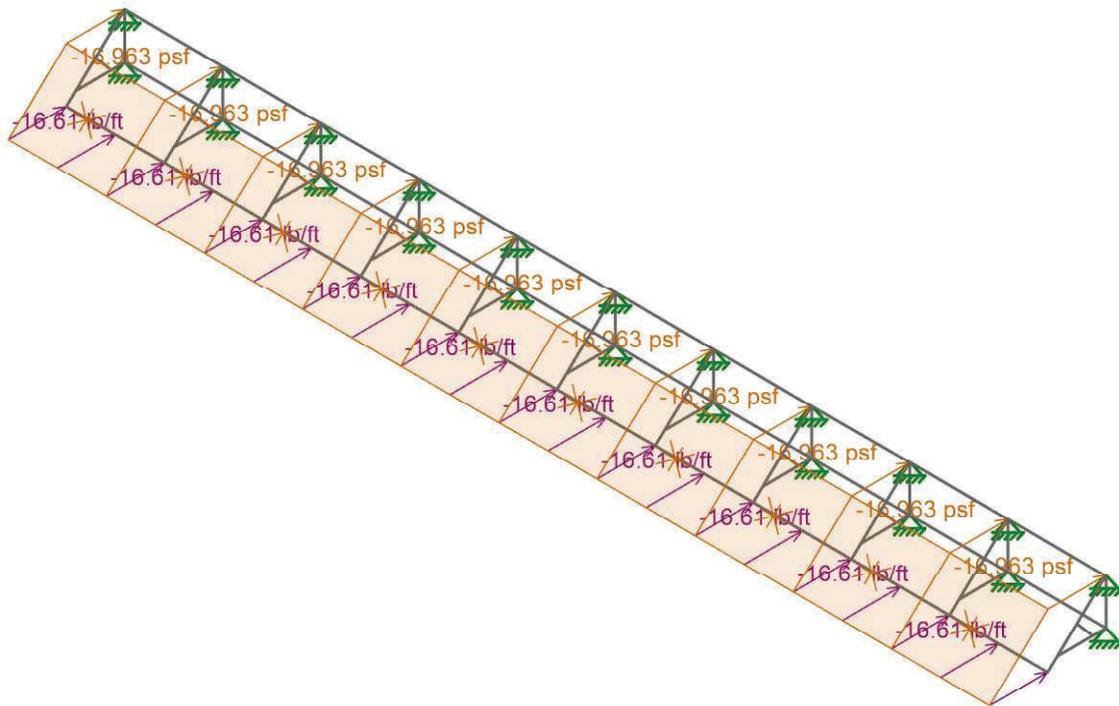
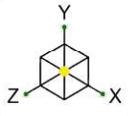


1x1x1/8"
ALUM. SQ. TUBE
TYP.

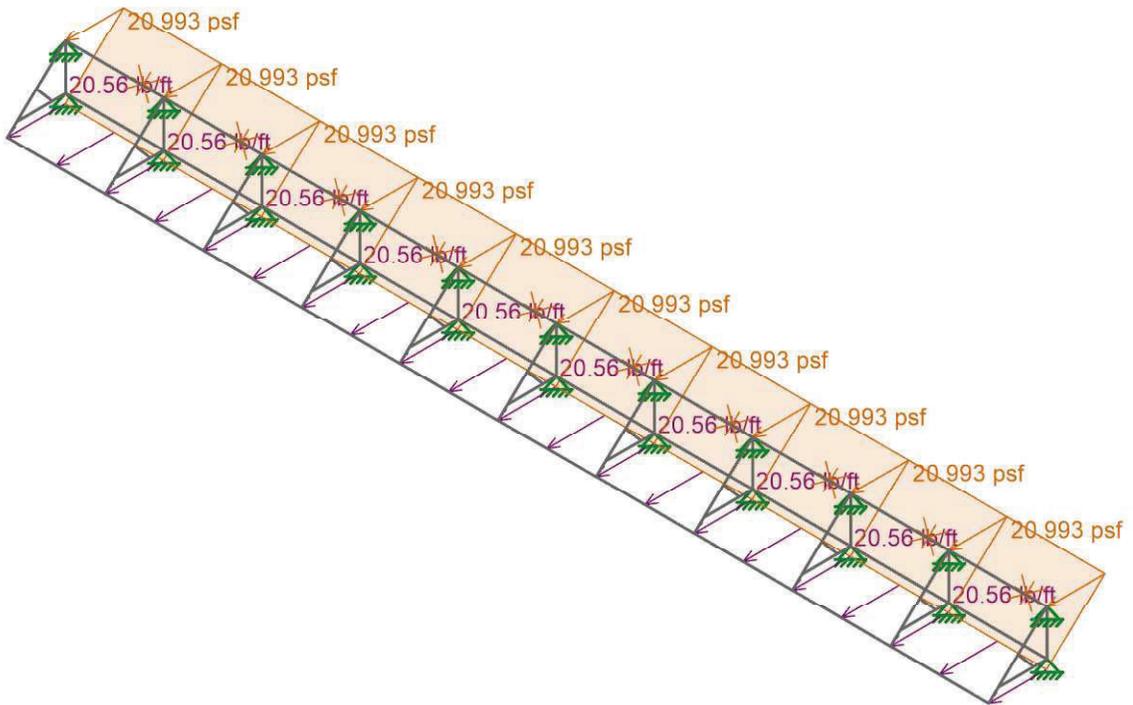
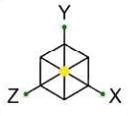




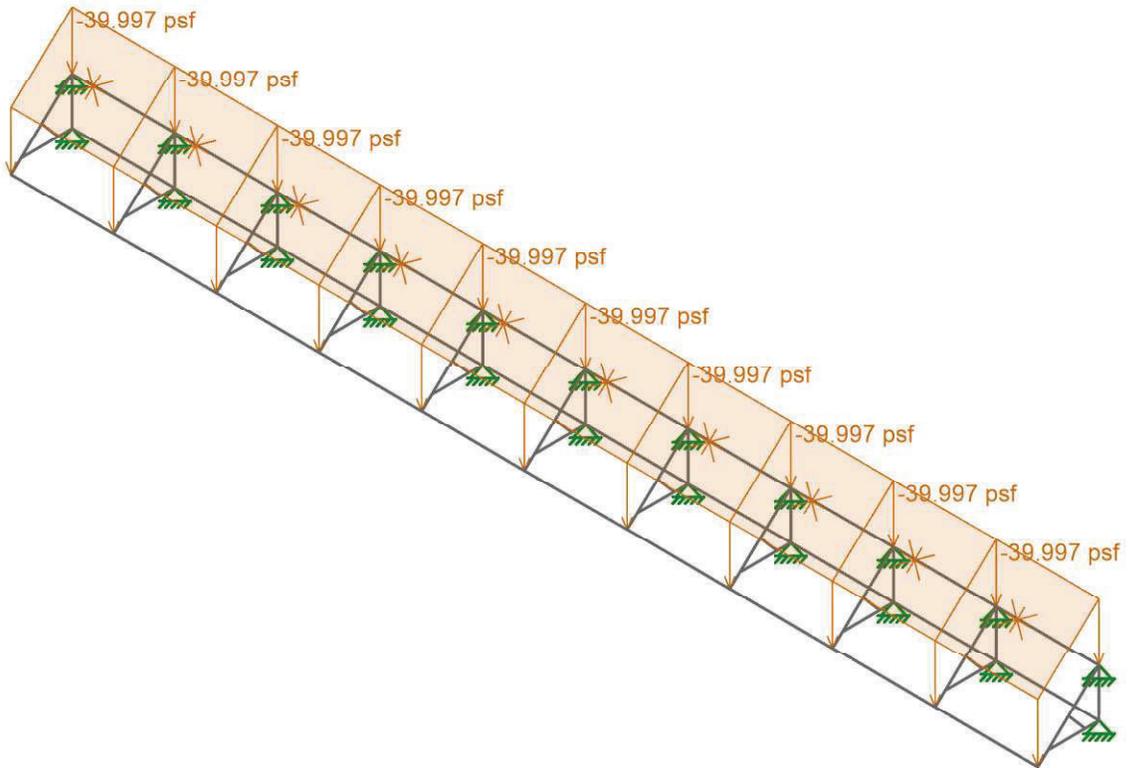
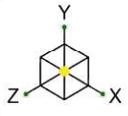
Loads: BLC 2, RLL



Loads: BLC 3, WL1



Loads: BLC 4, WL2



Loads: BLC 5, SL

Aluminum Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [$1e^{-5}F^{-1}$]	Density [k/ft ³]	Table B.4	kt	Ftu [ksi]	Fty [ksi]	Fcy [ksi]	Fsu [ksi]	Ct
1	3003-H14	10100	3787.5	0.33	1.3	0.173	Table B.4-1	1	19	16	13	12	141
2	6061-T6	10100	3787.5	0.33	1.3	0.173	Table B.4-2	1	38	35	35	24	141
3	6063-T5	10100	3787.5	0.33	1.3	0.173	Table B.4-2	1	22	16	16	13	141
4	6063-T6	10100	3787.5	0.33	1.3	0.173	Table B.4-2	1	30	25	25	19	141
5	5052-H34	10200	3787.5	0.33	1.3	0.173	Table B.4-1	1	34	26	24	20	141
6	6061-T6 W	10100	3787.5	0.33	1.3	0.173	Table B.4-1	1	24	15	15	15	141
7	6063-T6 W	10100	3787.5	0.33	1.3	0.173	Table B.4-1	1	17	8	8	10.2	141
8	6063-T5 W	10100	3787.5	0.33	1.3	0.173	Table B.4-1	1	17	8	8	10.2	141

Aluminum Section Sets

	Label	Shape	Type	Design List	Material	Design Rule Area [in ²]	Iyy [in ⁴]	Izz [in ⁴]	J [in ⁴]
1	1x1 ALUM TUBE	RT1X1X0.125	Beam	Rectangular Tubes	6061-T6 W	Typical	0.438	0.057	0.084

Basic Load Cases

	BLC Description	Category	Y Gravity	Distributed	Area(Member)
1	DL	DL	-1		
2	RLL	RLL			10
3	WL1	WL		10	10
4	WL2	WL		10	10
5	SL	SL			10
6	BLC 2 Transient Area Loads	None		201	
7	BLC 3 Transient Area Loads	None		201	
8	BLC 4 Transient Area Loads	None		201	
9	BLC 5 Transient Area Loads	None		201	

Load Combinations

	Description	Solve	P-Delta	BLC	Factor	BLC	Factor	BLC	Factor
1	DL	Yes	Y	1	1				
2	DL+RLL	Yes	Y	1	1	2	1		
3	DL+0.7SL	Yes	Y	1	1	5	0.7		
4	DL+0.75RLL	Yes	Y	1	1	2	0.75		
5	DL+0.525SL	Yes	Y	1	1	5	0.525		
6	DL+0.6WL1	Yes	Y	1	1	3	0.6		
7	DL+0.6WL2	Yes	Y	1	1	4	0.6		
8	DL+0.75RLL+0.45WL1	Yes	Y	1	1	2	0.75	3	0.45
9	DL+0.75RLL+0.45WL2	Yes	Y	1	1	2	0.75	4	0.45
10	DL+0.525SL+0.45WL1	Yes	Y	1	1	5	0.525	3	0.45
11	DL+0.525SL+0.45WL2	Yes	Y	1	1	5	0.525	4	0.45
12	0.6DL+0.6WL1	Yes	Y	1	0.6	3	0.6		
13	0.6DL+0.6WL2	Yes	Y	1	0.6	4	0.6		

Member Area Loads (BLC 2 : RLL)

	Node A	Node B	Node C	Node D	Direction	Load Direction	Magnitude [psf]
1	N2	N8	N9	N3	PY	Two Way	-5
2	N8	N14	N15	N9	PY	Two Way	-5
3	N14	N20	N21	N15	PY	Two Way	-5
4	N20	N26	N27	N21	PY	Two Way	-5
5	N26	N32	N33	N27	PY	Two Way	-5
6	N32	N38	N39	N33	PY	Two Way	-5
7	N38	N44	N45	N39	PY	Two Way	-5
8	N44	N50	N51	N45	PY	Two Way	-5
9	N50	N56	N57	N51	PY	Two Way	-5
10	N56	N62	N63	N57	PY	Two Way	-5

Member Area Loads (BLC 3 : WL1)

	Node A	Node B	Node C	Node D	Direction	Load Direction	Magnitude [psf]
1	N2	N8	N9	N3	PZ	Two Way	-24.92
2	N8	N14	N15	N9	PZ	Two Way	-24.92
3	N14	N20	N21	N15	PZ	Two Way	-24.92
4	N20	N26	N27	N21	PZ	Two Way	-24.92
5	N26	N32	N33	N27	PZ	Two Way	-24.92
6	N32	N38	N39	N33	PZ	Two Way	-24.92
7	N38	N44	N45	N39	PZ	Two Way	-24.92
8	N44	N50	N51	N45	PZ	Two Way	-24.92
9	N50	N56	N57	N51	PZ	Two Way	-24.92
10	N56	N62	N63	N57	PZ	Two Way	-24.92

Member Area Loads (BLC 4 : WL2)

	Node A	Node B	Node C	Node D	Direction	Load Direction	Magnitude [psf]
1	N2	N8	N9	N3	PZ	Two Way	30.84
2	N8	N14	N15	N9	PZ	Two Way	30.84
3	N14	N20	N21	N15	PZ	Two Way	30.84
4	N20	N26	N27	N21	PZ	Two Way	30.84
5	N26	N32	N33	N27	PZ	Two Way	30.84
6	N32	N38	N39	N33	PZ	Two Way	30.84
7	N38	N44	N45	N39	PZ	Two Way	30.84
8	N44	N50	N51	N45	PZ	Two Way	30.84
9	N50	N56	N57	N51	PZ	Two Way	30.84
10	N56	N62	N63	N57	PZ	Two Way	30.84

Member Area Loads (BLC 5 : SL)

	Node A	Node B	Node C	Node D	Direction	Load Direction	Magnitude [psf]
1	N2	N8	N9	N3	PY	Two Way	-54.6
2	N8	N14	N15	N9	PY	Two Way	-54.6
3	N14	N20	N21	N15	PY	Two Way	-54.6
4	N20	N26	N27	N21	PY	Two Way	-54.6
5	N26	N32	N33	N27	PY	Two Way	-54.6
6	N32	N38	N39	N33	PY	Two Way	-54.6
7	N38	N44	N45	N39	PY	Two Way	-54.6
8	N44	N50	N51	N45	PY	Two Way	-54.6
9	N50	N56	N57	N51	PY	Two Way	-54.6
10	N56	N62	N63	N57	PY	Two Way	-54.6

Envelope Node Reactions

Node Label	X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
0	N8	max	2.052	3	317.699	3	35.853	12	0	13	0	13
1		min	-0.238	13	-0.75	13	-214.384	3	0	1	0	1
2	N56	max	0.106	13	317.778	3	35.881	12	0	13	0	13
3		min	-3.708	3	-0.754	13	-214.371	3	0	1	0	1
4	N20	max	0.065	6	305.144	3	35.507	12	0	13	0	13
5		min	-0.735	3	1.666	13	-206.922	3	0	1	0	1
6	N44	max	0.041	12	305.145	3	35.508	12	0	13	0	13
7		min	-0.865	3	1.665	13	-206.921	3	0	1	0	1
8	N32	max	0.053	12	304.801	3	35.541	12	0	13	0	13
9		min	-0.8	3	1.785	13	-206.731	3	0	1	0	1
10	N38	max	0.058	6	304.705	3	35.555	12	0	13	0	13
11		min	-0.79	3	1.822	13	-206.682	3	0	1	0	1
12	N26	max	0.047	12	304.705	3	35.555	12	0	13	0	13
13		min	-0.809	3	1.822	13	-206.682	3	0	1	0	1
14	N50	max	0.134	6	302.616	3	35.681	12	0	13	0	13
15		min	-0.429	11	2.451	13	-205.443	3	0	1	0	1
16	N14	max	0.019	13	302.621	3	35.688	12	0	13	0	13
17		min	-1.183	3	2.448	13	-205.429	3	0	1	0	1

Envelope Node Reactions (Continued)

Node Label	X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
18	N7	max	1.977	13	16.511	3	253.773	10	0	13	0	13
19		min	-2.602	10	-0.473	12	-143.563	13	0	1	0	1
20	N55	max	3.772	10	16.505	3	253.775	10	0	13	0	13
21		min	-1.841	13	-0.471	12	-143.561	13	0	1	0	1
22	N43	max	0.863	3	17.964	3	241.094	10	0	13	0	13
23		min	-0.029	13	-0.156	12	-136.88	13	0	1	0	1
24	N19	max	0.733	3	17.965	3	241.094	10	0	13	0	13
25		min	-0.133	6	-0.156	12	-136.879	13	0	1	0	1
26	N31	max	0.798	3	18.006	3	240.653	10	0	13	0	13
27		min	-0.055	12	-0.144	12	-136.674	13	0	1	0	1
28	N25	max	0.821	3	18.015	3	240.522	10	0	13	0	13
29		min	-0.066	12	-0.141	12	-136.615	13	0	1	0	1
30	N37	max	0.774	3	18.015	3	240.522	10	0	13	0	13
31		min	-0.045	6	-0.141	12	-136.615	13	0	1	0	1
32	N49	max	0.479	11	18.34	3	238.062	10	0	13	0	13
33		min	-0.259	6	-0.033	12	-135.395	13	0	1	0	1
34	N13	max	1.263	3	18.338	3	238.054	10	0	13	0	13
35		min	-0.159	13	-0.031	12	-135.394	13	0	1	0	1
36	N2	max	0.186	12	142.216	3	16.999	12	0	13	0	13
37		min	-26.48	3	1.428	12	-98.254	3	0	1	0	1
38	N62	max	25.584	3	142.814	3	16.61	12	0	13	0	13
39		min	-0.139	12	2.459	12	-97.163	3	0	1	0	1
40	N1	max	23.998	10	12.47	3	110.684	10	0	13	0	13
41		min	-11.713	13	1.106	12	-62.095	13	0	1	0	1
42	N61	max	11.747	13	9.389	3	109.681	10	0	13	0	13
43		min	-23.338	10	0.122	12	-61.798	13	0	1	0	1
44	Totals:	max	0	3	3231.765	3	1507.391	12				
45		min	0	7	61.103	12	-1865.579	13				

Envelope AA ADM1-15: ASD - BUILDING Member Aluminum Code Checks

Member	Shape	Code Check	Loc[in]	LC	Shear	Check	Loc[in]	Dir	LC	Pnc/Om[lb]	Pnt/Om[lb]	Mny/Om[k-ft]	Mnz/Om[k-ft]	Vny/Om[lb]	Vnz/Om[lb]	Cb	Eqn
0	M87	RT1X1X0.125	0.681	44.5	11	0.098	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	1.989	H.1-1
1	M96	RT1X1X0.125	0.677	0	11	0.093	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	1.986	H.1-1
2	M95	RT1X1X0.125	0.63	44.5	11	0.064	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.479	H.1-1
3	M88	RT1X1X0.125	0.627	0	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.473	H.1-1
4	M89	RT1X1X0.125	0.601	44.5	11	0.062	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.284	H.1-1
5	M93	RT1X1X0.125	0.6	44.5	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.301	H.1-1
6	M91	RT1X1X0.125	0.599	44.5	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.295	H.1-1
7	M90	RT1X1X0.125	0.599	44.5	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.298	H.1-1
8	M92	RT1X1X0.125	0.599	44.5	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.294	H.1-1
9	M94	RT1X1X0.125	0.597	0	11	0.061	44.5	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.276	H.1-1
10	M9	RT1X1X0.125	0.566	5.889	10	0.166	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.724	H.1-1
11	M57	RT1X1X0.125	0.565	5.889	10	0.159	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.722	H.1-1
12	M21	RT1X1X0.125	0.536	5.889	10	0.118	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.676	H.1-1
13	M45	RT1X1X0.125	0.536	5.889	10	0.115	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.676	H.1-1
14	M33	RT1X1X0.125	0.535	5.889	10	0.116	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.675	H.1-1
15	M39	RT1X1X0.125	0.535	5.889	10	0.116	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.675	H.1-1
16	M27	RT1X1X0.125	0.535	5.889	10	0.116	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.675	H.1-1
17	M51	RT1X1X0.125	0.531	5.889	10	0.121	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.671	H.1-1
18	M15	RT1X1X0.125	0.529	5.889	10	0.114	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.671	H.1-1
19	M107	RT1X1X0.125	0.488	0	11	0.065	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.191	H.1-1
20	M98	RT1X1X0.125	0.473	44.5	10	0.058	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.114	H.1-1
21	M99	RT1X1X0.125	0.453	0	10	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.391	H.1-1
22	M100	RT1X1X0.125	0.451	0	11	0.059	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.315	H.1-1
23	M104	RT1X1X0.125	0.451	0	11	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.319	H.1-1
24	M105	RT1X1X0.125	0.451	0	11	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.318	H.1-1
25	M102	RT1X1X0.125	0.451	0	11	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.319	H.1-1
26	M103	RT1X1X0.125	0.451	0	11	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.319	H.1-1
27	M101	RT1X1X0.125	0.45	0	11	0.06	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.319	H.1-1
28	M106	RT1X1X0.125	0.449	0	11	0.059	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.333	H.1-1
29	M10	RT1X1X0.125	0.384	0	10	0.068	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.256	H.1-1

Envelope AA ADM1-15: ASD - BUILDING Member Aluminum Code Checks (Continued)

Member	Shape	Code Check	Loc[in]	LC	Shear Check	Loc[in]	Dir	LC	Pnc/Om[lb]	Pnt/Om[lb]	Mny/Om[k-ft]	Mnz/Om[k-ft]	Vny/Om[lb]	Vnz/Om[lb]	Cb	Eqn	
30	M58	RT1X1X0.125	0.382	0	10	0.064	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.255	H.1-1
31	M22	RT1X1X0.125	0.356	0	10	0.054	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.266	H.1-1
32	M46	RT1X1X0.125	0.355	0	10	0.053	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.266	H.1-1
33	M34	RT1X1X0.125	0.355	0	10	0.054	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.267	H.1-1
34	M40	RT1X1X0.125	0.354	0	10	0.054	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.267	H.1-1
35	M28	RT1X1X0.125	0.354	0	10	0.054	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.267	H.1-1
36	M52	RT1X1X0.125	0.353	0	10	0.056	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.27	H.1-1
37	M16	RT1X1X0.125	0.35	0	10	0.052	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.27	H.1-1
38	M63	RT1X1X0.125	0.345	5.889	3	0.303	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.587	H.1-1
39	M3	RT1X1X0.125	0.33	5.889	3	0.295	5.889	y	10	3981.818	3981.818	0.086	0.086	852.273	852.273	1.578	H.1-1
40	M12	RT1X1X0.125	0.329	16.178	10	0.041	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.161	H.1-1
41	M60	RT1X1X0.125	0.327	16.178	10	0.04	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.161	H.1-1
42	M24	RT1X1X0.125	0.3	16.178	10	0.026	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
43	M48	RT1X1X0.125	0.299	16.178	10	0.025	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
44	M36	RT1X1X0.125	0.299	16.178	10	0.025	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
45	M42	RT1X1X0.125	0.299	16.178	10	0.025	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
46	M30	RT1X1X0.125	0.299	16.178	10	0.025	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
47	M54	RT1X1X0.125	0.298	16.178	10	0.028	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
48	M18	RT1X1X0.125	0.295	16.178	10	0.026	16.178	y	10	3359.762	3981.818	0.086	0.086	852.273	852.273	2.163	H.1-1
49	M64	RT1X1X0.125	0.277	0	3	0.104	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.273	H.1-1
50	M4	RT1X1X0.125	0.267	0	3	0.101	0	y	10	3653.782	3981.818	0.086	0.086	852.273	852.273	2.404	H.1-1
51	M66	RT1X1X0.125	0.245	16.178	10	0.104	16.178	y	3	3359.762	3981.818	0.086	0.086	852.273	852.273	2.172	H.1-1
52	M6	RT1X1X0.125	0.237	16.178	10	0.102	16.178	y	3	3359.762	3981.818	0.086	0.086	852.273	852.273	2.181	H.1-1
53	M120	RT1X1X0.125	0.233	20.625	3	0.076	20.625	y	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.15	H.1-1
54	M130	RT1X1X0.125	0.223	20.625	3	0.074	20.625	y	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.152	H.1-1
55	M2	RT1X1X0.125	0.202	18.088	11	0.057	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.668	H.1-1
56	M62	RT1X1X0.125	0.199	18.088	11	0.05	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.517	H.1-1
57	M8	RT1X1X0.125	0.144	0	3	0.035	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.476	H.1-1
58	M56	RT1X1X0.125	0.141	0	3	0.042	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.477	H.1-1
59	M50	RT1X1X0.125	0.128	0	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.451	H.1-1
60	M20	RT1X1X0.125	0.128	6.218	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.455	H.1-1
61	M38	RT1X1X0.125	0.127	6.218	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.455	H.1-1
62	M32	RT1X1X0.125	0.127	6.218	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.455	H.1-1
63	M26	RT1X1X0.125	0.127	6.218	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.455	H.1-1
64	M44	RT1X1X0.125	0.127	6.218	3	0.037	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.455	H.1-1
65	M14	RT1X1X0.125	0.125	0	3	0.038	0	y	10	3221.286	3981.818	0.086	0.086	852.273	852.273	1.451	H.1-1
66	M67	RT1X1X0.125	0.109	11.03	10	0.05	11.03	z	3	3741.53	3981.818	0.086	0.086	852.273	852.273	2.192	H.1-1
67	M11	RT1X1X0.125	0.109	6	3	0.037	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
68	M59	RT1X1X0.125	0.109	6	3	0.034	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.195	H.1-1
69	M17	RT1X1X0.125	0.107	6	3	0.021	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
70	M53	RT1X1X0.125	0.107	6	3	0.024	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
71	M41	RT1X1X0.125	0.106	6	3	0.02	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
72	M47	RT1X1X0.125	0.106	6	3	0.019	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
73	M35	RT1X1X0.125	0.106	6	3	0.02	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
74	M29	RT1X1X0.125	0.106	6	3	0.02	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
75	M23	RT1X1X0.125	0.106	6	3	0.021	0	y	3	3981.818	3981.818	0.086	0.086	852.273	852.273	2.194	H.1-1
76	M7	RT1X1X0.125	0.104	11.03	10	0.049	11.03	z	3	3741.53	3981.818	0.086	0.086	852.273	852.273	2.154	H.1-1
77	M61	RT1X1X0.125	0.095	11.03	10	0.021	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.206	H.1-1
78	M5	RT1X1X0.125	0.095	6	3	0.107	6	z	10	3981.818	3981.818	0.086	0.086	852.273	852.273	2.18	H.1-1
79	M13	RT1X1X0.125	0.093	11.03	10	0.023	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.206	H.1-1
80	M65	RT1X1X0.125	0.082	6	3	0.107	6	z	10	3981.818	3981.818	0.086	0.086	852.273	852.273	2.198	H.1-1
81	M49	RT1X1X0.125	0.081	11.03	10	0.015	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.2	H.1-1
82	M19	RT1X1X0.125	0.081	11.03	10	0.015	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.197	H.1-1
83	M37	RT1X1X0.125	0.08	11.03	10	0.015	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.199	H.1-1
84	M31	RT1X1X0.125	0.08	11.03	10	0.015	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.199	H.1-1
85	M43	RT1X1X0.125	0.08	11.03	10	0.016	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.199	H.1-1
86	M25	RT1X1X0.125	0.08	11.03	10	0.016	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.2	H.1-1
87	M55	RT1X1X0.125	0.078	11.03	10	0.016	0	y	10	3741.53	3981.818	0.086	0.086	852.273	852.273	2.197	H.1-1
88	M129	RT1X1X0.125	0.074	20.625	3	0.017	20.625	z	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.137	H.1-1
89	M122	RT1X1X0.125	0.056	20.625	3	0.007	20.625	z	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.137	H.1-1
90	M127	RT1X1X0.125	0.053	20.625	3	0.005	20.625	z	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.091	H.1-1
91	M124	RT1X1X0.125	0.053	20.625	3	0.005	20.625	z	3	3039.867	3981.818	0.086	0.086	852.273	852.273	2.072	H.1-1

Envelope AA ADM1-15: ASD - BUILDING Member Aluminum Code Checks (Continued)

Member	Shape	Code	Check	Loc[in]	LC	Shear	Check	Loc[in]	Dir	LC	Pnc/Om[lb]	Pnt/Om[lb]	Mny/Om[k-ft]	Mnz/Om[k-ft]	Vny/Om[lb]	Vnz/Om[lb]	Cb	Eqn
92	M125	RT1X1X0.125	0.053	20.625	3	0.005	20.625	z	3	3039.867	3981.818	0.086	0.086	852.273	852.273	2.065	H.1-1	
93	M126	RT1X1X0.125	0.053	20.625	3	0.005	20.625	z	3	3039.867	3981.818	0.086	0.086	852.273	852.273	2.057	H.1-1	
94	M123	RT1X1X0.125	0.053	20.625	3	0.005	20.625	z	3	3039.867	3981.818	0.086	0.086	852.273	852.273	2.037	H.1-1	
95	M121	RT1X1X0.125	0.052	20.625	3	0.014	20.625	z	10	3039.867	3981.818	0.086	0.086	852.273	852.273	2.159	H.1-1	
96	M128	RT1X1X0.125	0.051	20.625	3	0.006	20.625	z	3	3039.867	3981.818	0.086	0.086	852.273	852.273	1.959	H.1-1	
97	M108	RT1X1X0.125	0.038	0	11	0.003	0	y	11	1478.57	3981.818	0.086	0.086	852.273	852.273	3.059	H.1-1	
98	M119	RT1X1X0.125	0.036	44.5	11	0.003	44.5	y	11	1478.57	3981.818	0.086	0.086	852.273	852.273	3.23	H.1-1	
99	M109	RT1X1X0.125	0.013	0	11	0.001	0	y	10	1478.57	3981.818	0.086	0.086	852.273	852.273	1.977	H.1-1	
100	M118	RT1X1X0.125	0.011	0	3	0.002	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.428	H.1-1	
101	M110	RT1X1X0.125	0.01	0	3	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.638	H.1-1	
102	M111	RT1X1X0.125	0.01	0	11	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.637	H.1-1	
103	M115	RT1X1X0.125	0.009	0	3	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.647	H.1-1	
104	M112	RT1X1X0.125	0.009	0	11	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.633	H.1-1	
105	M113	RT1X1X0.125	0.009	0	11	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.634	H.1-1	
106	M114	RT1X1X0.125	0.009	0	3	0.001	0	y	3	1478.57	3981.818	0.086	0.086	852.273	852.273	2.655	H.1-1	



