

ISSUE: Permit to Demolish/Capsulate (full) and Certificate of Appropriateness for new construction.

APPLICANT: City of Alexandria, Virginia

LOCATION: Parker-Gray District
1609 Cameron Street

ZONE: RB/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (full), and Certificate of Appropriateness as submitted.

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.

Minutes from the January 7, 2026 Hearing

BOARD ACTION: The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 1609 Cameron Street.

SPEAKERS:

Keith Leonard, architect, presented project and answered questions.

Melissa Burns, 126 Harvard Street, inquired if the entrance path could be moved to the north and if heat could be added.

Stephen Milone, 907 Prince Street, representing Old Town Civic Association. He stated that the overall design was fine, but the architecture could be elevated. Prefers brick instead of wood and CMU and does not support connected kiddie pool.

DISCUSSION:

Ms. Miller asked for clarification on the street configuration and pedestrian access.

Mr. Scott asked about the location of the lockers; the applicant stated they will be located on the pool deck.

Ms. Nastaran asked whether the wall openings would be screened; the applicant confirmed that they would be.

Mr. Scott asked what the glazed CMU blocks would look like, and the applicant provided a sample.

Mr. Scott also asked about the height of the proposed fence; the applicant stated that it will be a 6-foot wrought iron fence.

Ms. del Ninno asked whether solar panels would be used to power the pool equipment; the applicant stated that the panels would be able to power the pool.

Ms. Pratt asked whether the bathhouse capacity would be similar to the existing bathhouse; the applicant stated that the proposed bathhouse would have a higher capacity.

Ms. Pratt asked why the kiddie pool would be integrated into the main pool. Jack Browand (RPCA) explained that an integrated pool functions better operationally. He also noted that the artwork will be relocated to the Metro station.

Mr. Scott asked about the intended use of the event space. Mr. Browand stated that it will function as a large patio.

Ms. del Ninno asked whether louvers would be required for the pool equipment; the applicant stated that small louvers would be located on the east elevation.

Ms. Miller asked why the height of the building was being lowered; the applicant stated that the proposed functions can be accommodated within a smaller building footprint.

Ms. del Ninno expressed support for tying the building design to Jefferson-Houston School.

Ms. Nastaran asked for clarification on the brick detailing.

Mr. Adams asked about the interior finishes; the applicant stated that the interior will consist of painted CMU.

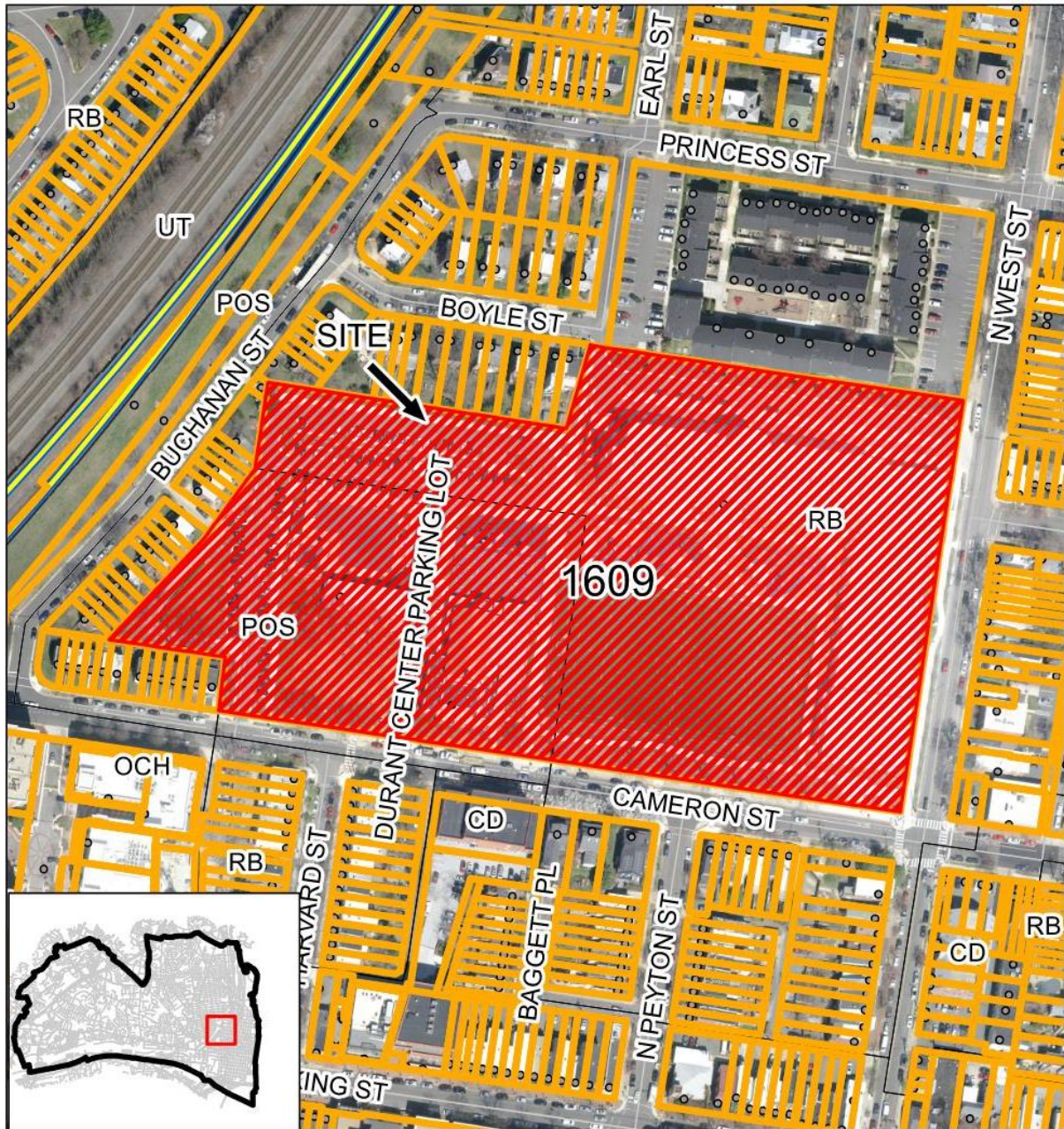
Mr. Spencer stated that the proposed gray CMU color could be problematic and expressed interest in reviewing additional details of the brick, wood, and CMU materials at a future meeting.

Mr. Scott expressed support for the overall design but raised concerns about the series of fences. He also asked whether greater variation could be incorporated into the landscaping.

Mr. Spencer asked about lighting elements; the applicant stated that they are working with a lighting consultant.

Ms. Nastaran recommended that the applicant further refine the fence design.

Ms. del Ninno asked whether permanent shade structures would be included; the applicant stated that options are being explored.



BAR#2026-00120 & BAR#2026-00133
Parker Gray
1609 Cameron Street
(Parcel Address: 1501 Cameron Street)



Note: Staff coupled the applications for a Permit to Demolish (BAR2026-00133) and Certificate of Appropriateness (BAR2026-00120) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

On January 7, 2026, the BAR heard a concept review presentation on the complete demolition of the existing Old Town Pool and the construction of a new bathhouse, pool, and site elements. The applicant has made the following changes to the submission since the last time it was before the Board:

1. The building height now ranges from 17'-4" feet at the north elevation to approximately 14'-10" feet at the south elevation. The previous design had a building height ranging from approximately 16 feet at the north elevation to approximately 14 feet at the south elevation.
2. The proposed bathhouse has been reduced from 5,280 SF to 3,888 square feet under roof.
3. Hardwood slats are no longer a part of the bathhouse's exterior materials.
4. Shade structures were added to the pool deck design.

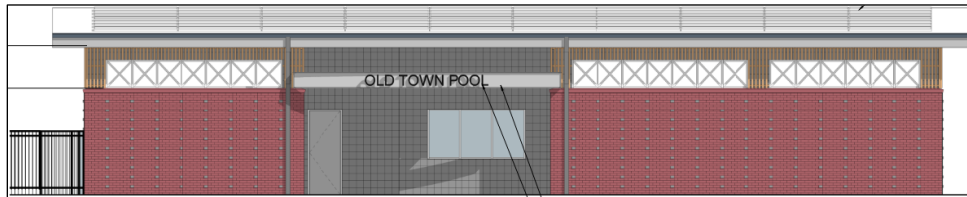


Photo 1: Concept Design - south elevation.



Photo 2: Current south elevation design.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (full) and a Certificate of Appropriateness for the complete demolition of the existing Old Town Pool, bathhouse, and equipment building, and construction of a new pool and bathhouse, at 1609 Cameron Street.

The proposed swimming pool will be constructed on the northern portion of the site, generally within the footprint of the existing pool. A new one-story bathhouse with integrated equipment storage is proposed at the center of the site. The bathhouse will have a rectangular footprint measuring approximately 80 feet 4 inches by 38 feet.

Proposed materials include thermoplastic polyolefin membrane roofing (TPO), brick, concrete masonry units (CMU), aluminum storefront window system, and a steel canopy frame, all of which comply with the Board’s Design Guidelines and Policies.

Site context

The Old Town Pool is located on the north side of Cameron Street between N. West Street and Buchanan Street. The site is visible from both Cameron Street and Buchanan Street.

II. HISTORY

Archaeological records indicate that a community pool has occupied this site since the 1920s, reflecting a long-standing recreational use of the property. The existing Old Town Pool at 1609 Cameron Street was constructed in the mid-1970s and predates the establishment of the Parker-Gray Historic District in which it is located. Since its construction, the facility has experienced incremental improvements and upgrades consistent with its continued public use.

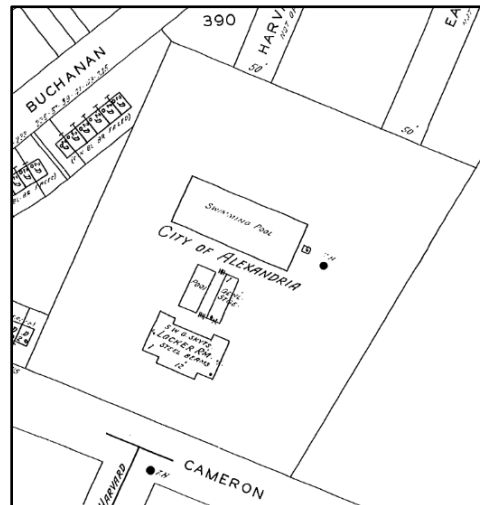


Photo 3: 1941 Sanborn Fire Insurance Map illustrating the long-standing presence of a community pool on the subject site.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the complete demolition of the existing pools, bathhouse, equipment building and site elements. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate would be appropriate. The areas proposed for demolition are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

The proposed bathhouse is reduced in overall footprint and massing compared to the existing building. The design incorporates architectural characteristics that are compatible with the existing structure. At one-story height, the proposed bathhouse will be shorter than the majority of buildings along the blockface. The building is appropriately scaled in relation to the adjacent recreational building and surrounding residential properties.

Consistent with the prevailing site pattern along this block, the façade of the bathhouse is substantially recessed from the public right-of-way. The proposed work will not introduce irregular massing or disrupt the established rhythm along the blockface.

The architectural character of the proposed bathhouse draws from the existing building, the surrounding neighborhood, and the historic district. The flat roof form, brick cladding, and aluminum window systems are characteristic of later-period commercial and institutional buildings within the historic district and are compatible with the architectural context. Roof-mounted solar panels are proposed and will not be visible from the public right-of-way.



Photo 4: Proposed view of façade.

Staff has no objection to the new pool, bathhouse, equipment building and site elements. Additionally, the galvanized steel canopy sign with 10” pinmounted backlit lettering at the main entrance is appropriate for the modern building.

Staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed new city pool and bath house will comply with Zoning.

C-2 Proposed city pool must follow all conditions of CDSP2025-00012.

Code Administration

A building permit is required.

Transportation and Environmental Services

1. Comply with all requirements of DSUP2026-10003. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

- F-1 Based on historic maps and aerial photographs, the property appears to have remained largely vacant until the original pool was built in the 1920s. Changes and upgrades have been made to the pool facility over the years, and the proposed renovation is part of that evolving process.
- C-1 The statements below marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements
- a.*The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b.*The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Application Materials

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat*
- *Photographs*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1609 Cameron St, Alexandria, VA 22314

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

TAX MAP AND PARCEL: #064.03-01-01 **ZONING:** POS

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: City of Alexandria - c/o City Attorney (Bryan MacAvoy)

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

Authorized Agent *(if applicable):* Attorney Architect _____

Name: Sophie Topping Zimmerman

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: City of Alexandria

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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).*

This project includes the demolition of the existing Old Town pool, bath house and equipment building and the construction of a new pool and bath house on the existing site. The existing Old Town Pool site was built in 1975 and is nearing the end of its usability. An addition or renovation is not feasible as the existing building and pool are no longer able to function in a way that meets the needs of the Alexandria community.

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: ^{9" - 10"} _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- 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: 

Printed Name: Sophie Topping Zimmerman

Date: 4/10/2026



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address POS Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text" value="143,849.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="143,849.00"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="143,849.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area The existing Gross Floor area to remain consists of the Recreation Center and the School onsite.
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross	<input type="text" value="143,849.00"/>	B2. Total Exclusions	<input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="3,888.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="3,888.00"/>	Stairways**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="3,888.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Notes *Gross floor area is the sum of <u>all areas under roof of a lot</u> , measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings. ** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions. ***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	<input type="text" value="3,888.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

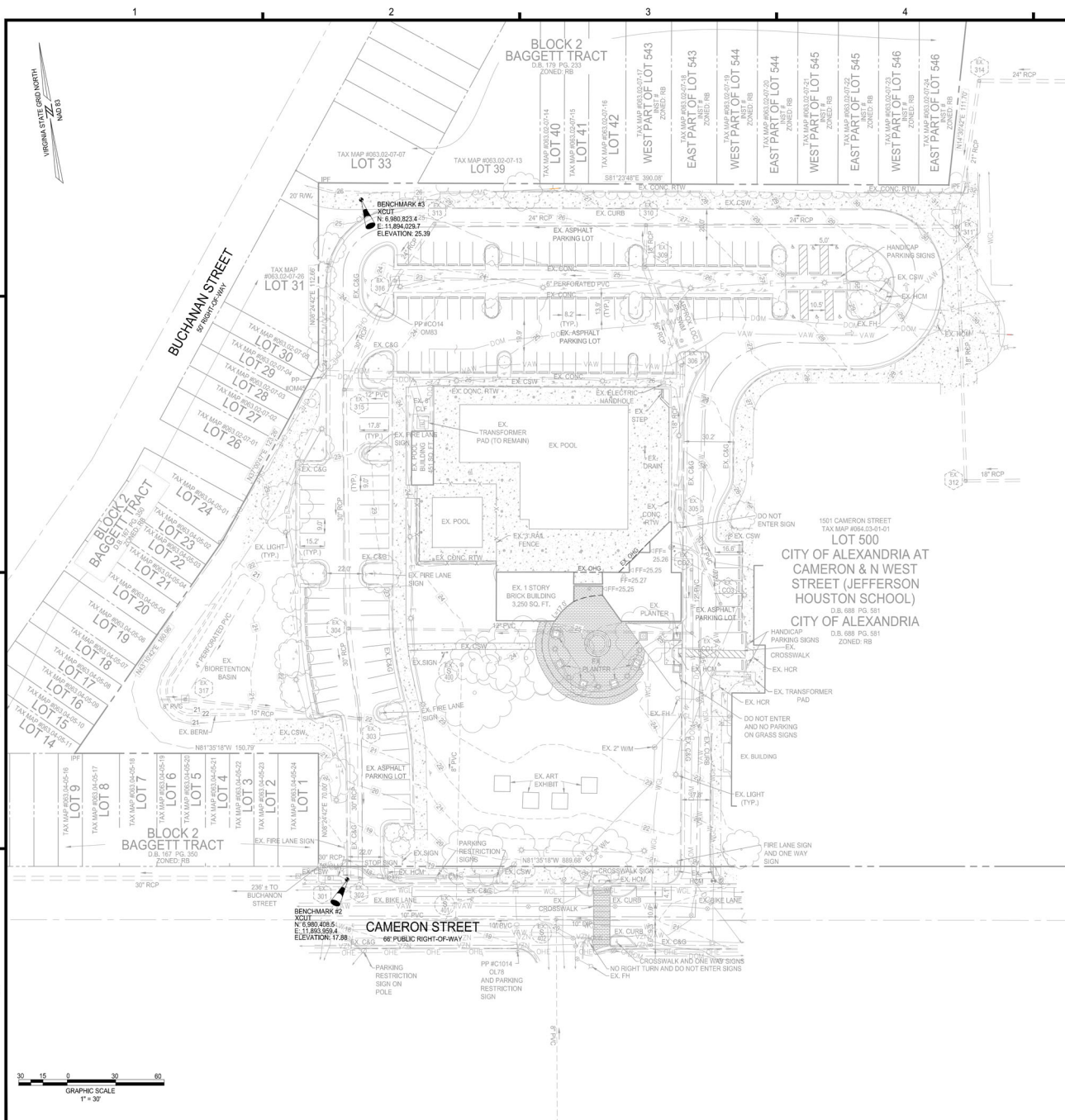
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 4/10/2026



STORM AS-BUILT		STORM AS-BUILT		SANITARY AS-BUILT	
300	TOP=14.57 INV IN=9.99 (30' RCP #301) INV OUT=9.99 (30' RCP WEST)	311	TOP=31.04 INV IN=21.03 (21" RCP #314) INV OUT=21.04 (18" RCP #312) INV OUT=21.07 (24" RCP #310)	400	TOP=23.78 INV IN=15.65 (8" PVC #401)
301	TOP=17.75 INV IN=12.70 (30' RCP #302) INV OUT=12.69 (30' RCP #300)	312	TOP=29.54 INV IN=24.26 (18" RCP EAST) INV OUT=24.21 (18" RCP EAST)	401	TOP=19.12 INV IN=14.73 (10" PVC #402) INV IN=13.97 (10" PVC #403) INV OUT=13.32 (10" PVC WEST)
302	TOP=17.74 INV IN=12.99 (30' RCP #303) INV OUT=12.94 (30' RCP #301)	313	TOP=24.88 INV IN=15.79 (30' RCP #310) INV OUT=15.84 (24" RCP #316)	402	TOP=20.19 INV IN=15.99 (8" PVC #403) INV IN=16.04 (10" DP EAST) INV OUT=15.13 (10" PVC #401)
303	TOP=21.97 INV IN=15.93 (30' RCP #304) INV IN=15.93 (15" RCP #317) INV OUT=13.55 (30' RCP #302)	314	TOP=34.91 INV IN=24.96 (24" RCP EAST) INV OUT=21.82 (21" RCP #311)	403	TOP=18.31 INV OUT=18" PVC #402 NOT ACCESSIBLE
304	TOP=22.49 INV IN=13.97 (30' RCP #315) INV IN=14.44 (12" PVC #C01) INV OUT=13.69 (30' RCP #303)	315	TOP=23.37 INV IN=14.57 (30' RCP #316) INV IN=16.59 (12" PVC EAST) INV OUT=14.52 (30' RCP #304)		
305	TOP=24.63 INV IN=20.28 (12" PVC #C03) INV OUT=19.71 (18" RCP #306)	316	TOP=23.45 INV IN=15.30 (24" RCP #313) INV OUT=15.25 (30' RCP #315)		
306	TOP=26.61 INV IN=19.26 (18" RCP #305) INV OUT=19.21 (30' RCP #309)	317	TOP=21.82 INV IN=17.66 (8" PVC WEST) INV OUT=16.94 (30' RCP #303)		
307	TOP=26.87 BMP INV=14.68 BMP INV=14.15	CO1	TOP=24.95 INVERT NOT ACCESSIBLE		
308	TOP=26.04 BMP INV=11.64	CO2	TOP=25.38 INVERT NOT ACCESSIBLE		
309	TOP=25.61 INV IN=16.81 (30' RCP #306) INV IN=17.85 (24" RCP #311) INV OUT=17.83 (24" RCP #313)	CO3	TOP=101.02 INVERT NOT ACCESSIBLE		
310	TOP=26.45 INV IN=17.89 (18" RCP #309) INV IN=17.85 (24" RCP #311) INV OUT=17.83 (24" RCP #313)				

LEGEND

Utilities - Storm

- Storm Manhole
- Small Storm Grate
- Storm Drain Inlet
- Sanitary Manhole
- Sanitary Clean-out
- Water Valve
- Water Meter
- Irrigation Valve
- Fire Hydrant
- Gas Meter
- Gas Valve
- Light Pole
- Utility Pole
- Electric Box
- Electric Manhole
- Spot Elevation
- Deciduous Tree
- Sign
- Door Location
- Bollard
- Handicap Parking
- Traffic Direction Arrow

Utilities - Sanitary

- Sanitary Manhole
- Sanitary Clean-out

Utilities - Water

- Water Valve
- Water Meter
- Irrigation Valve
- Fire Hydrant
- Gas Meter
- Gas Valve

Utilities - Gas

- Gas Meter
- Gas Valve

Utilities - Electric

- Light Pole
- Utility Pole
- Electric Box
- Electric Manhole

Utilities - Communication

- Communication Vault

Utilities - Water

- Water Valve
- Fire Hydrant
- Water Meter

Utilities - Gas

- Gas Valve
- Gas Meter
- Test Station

Utilities - Miscellaneous

- End of Information
- Capped Line

Linetypes

- Field Located (Underground)
- Common Electric Marking
- Private Electric Marking
- Verizon Communication Marking
- Comcast Communication Marking
- Private Communication Marking
- Vaw Water Marking
- Private Water Marking
- Washington Gas Marking
- Quality Level D - From Records and Observations (Underground)
- Common
- Vaw Water
- Washington Gas

Abbreviations

- Existing Concrete Sidewalk
- Chain Link Fence
- Handicap Mat
- Handicap Ramp
- Clear and Gutter
- Concrete Wall
- Reinforcing Wall
- Finished Floor
- Reinforced Concrete Pipe
- Polyvinyl Chloride Pipe
- Iron Pipe Found
- Asphalt Area
- Concrete Area
- Brick Area

Linetypes

- Index Contour (5')
- Int. Contour (1')
- Property Line
- Adjunction Line
- Overhead Utility Wire
- Sanitary Pipe
- Storm Pipe

UTILITY LEGEND

Utilities - Electric

- Utility Pole
- Light Pole
- Transformer
- Electric Vault
- Electric Manhole
- Ground Light

Utilities - Communication

- Communication Vault

Utilities - Water

- Water Valve
- Fire Hydrant
- Water Meter

Utilities - Gas

- Gas Valve
- Gas Meter
- Test Station

Utilities - Miscellaneous

- End of Information
- Capped Line

APPROVED

SPECIAL USE PERMIT NO. 2026-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO. ---	
DIRECTOR	DATE

CHAIRMAN PLANNING COMMISSION

DATE RECORDED: _____ DEED BOOK NO. _____ PAGE NO. _____

4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

OLD TOWN POOL REPLACEMENT

PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/02/26	1ST SUBMISSION
2	04/10/26	2ND SUBMISSION
3		
4		
5		
6		
7		
8		
9		

PROJECT NO.: 20230115.00
DRAWING NO.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO. C201



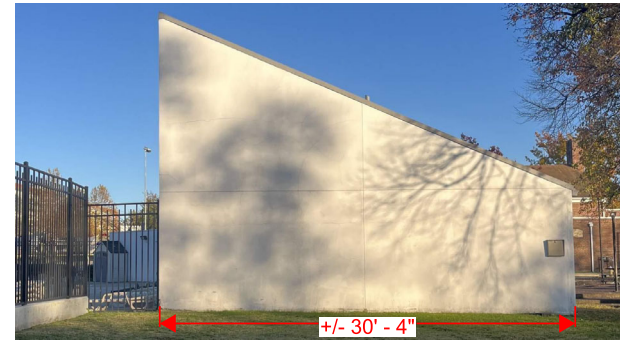
NORTH ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



EAST ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



WEST ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED



SOUTH ELEVATION - EXISTING

ENTIRE STRUCTURE TO BE DEMOLISHED

DATE	4/10/2026	MARK	DATE	DES
PROJECT	20116-07	DESIGNED	BY	
DRAWN	STZ	CHECKED	DATE	REVISIONS
	STZ			

DATE	4/10/2026	MARK	DATE	DES
PROJECT	20116-07	DESIGNED	BY	
DRAWN	STZ	CHECKED	DATE	REVISIONS
	STZ			

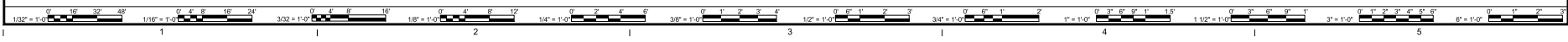
RRMM
ARCHITECTS, PC
200 South Quay Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

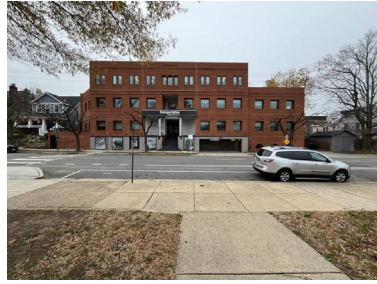


PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING EXISTING EXTERIOR ELEVATIONS

SHEET
A-001

3/31/2026 11:31:38 AM \\s:\data\2021\16-07 COA Old Town Pool\202116-07 COA Old Town Pool - ARCH.rvt





CAMERON STREET



BACK OF BUCHANAN STREET

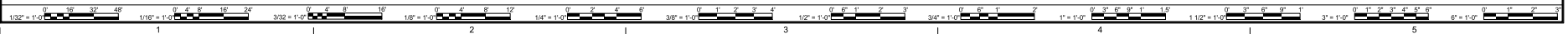


BACK OF BOYLE STREET

JEFFERSON HUSTON ELEMENTARY



DURANT CENTER



DATE	4/10/2026
PROJECT	20116-07
DESIGNED	STZ
DRAWN	STZ
CHECKED	KDL
MARK	DATE
BY	DES
REVISIONS	

DATE	4/10/2026
PROJECT	20116-07
DESIGNED	STZ
DRAWN	STZ
CHECKED	KDL

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Arlington, Virginia 22206
(703)998-0101

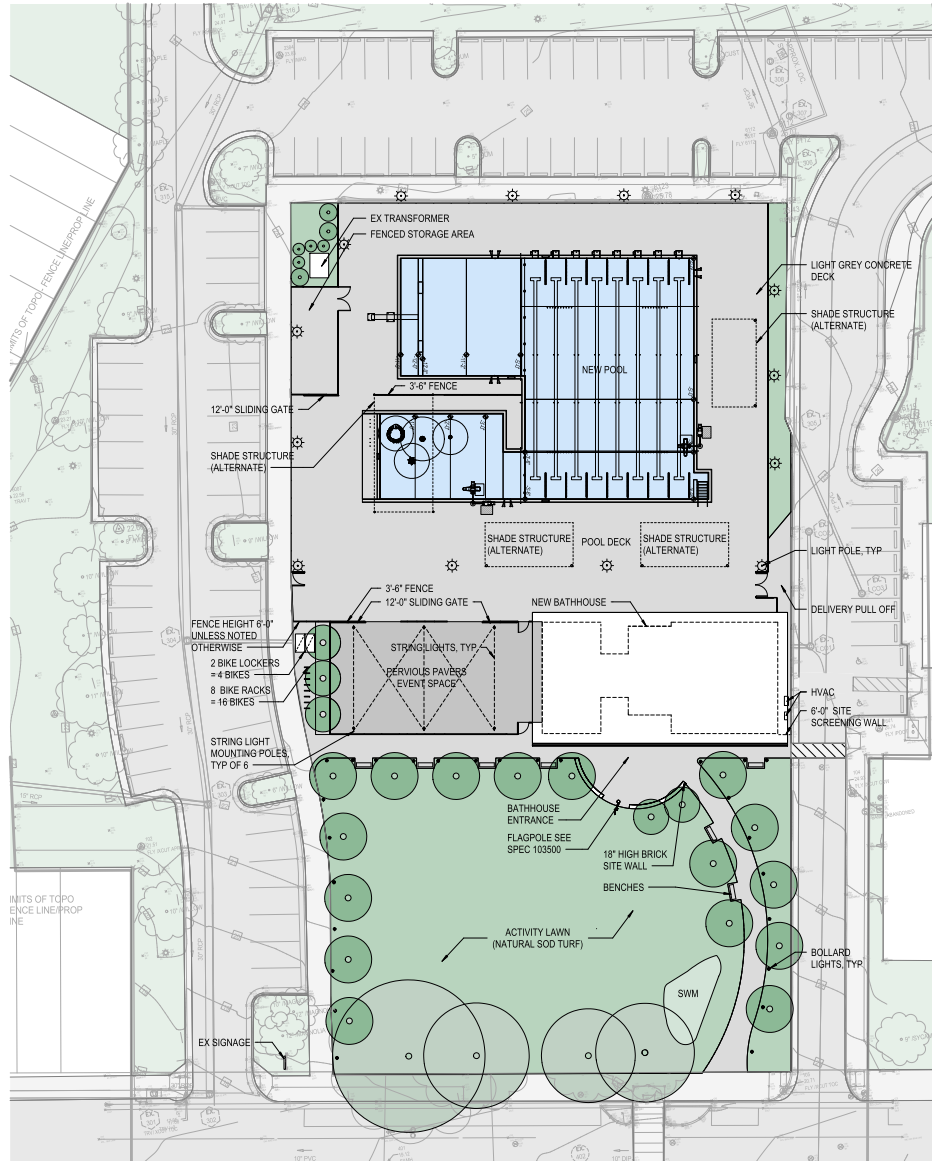


PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA. 22314
DRAWING SURROUNDING CONTEXT SITE PHOTOS

SHEET
A-002

3/31/2026 11:31:38 AM Autodesk Docs:20116-07 COA Old Town Pool/20116-07-04 COA Old Town Pool - ARCH.rvt

4/10/2026 12:05:34 PM Autodesk Docs/20116-07 COA Old Town Pool/20116-07 COA Old Town Pool - ARCH.rvt

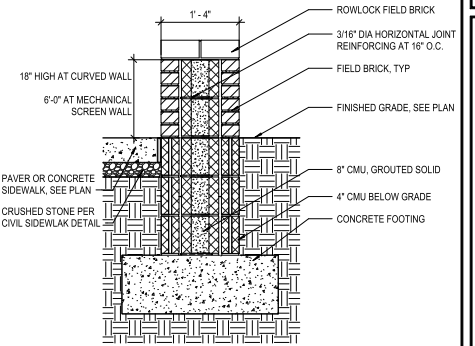
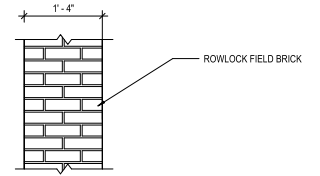


LEGEND

- EXISTING TREE
- NEW TREE

SITE WALL PLAN VIEW

SCALE: 1" = 1'-0"

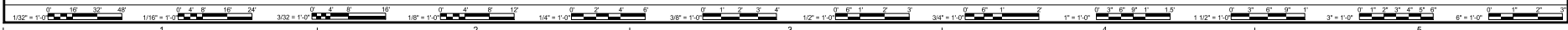


SITE WALL SECTION VIEW

SCALE: 1" = 1'-0"

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



DATE	PROJECT	DESIGNED	STZ	DRAWN	STZ	MARK	DATE	REVISIONS
4/10/2026	20116-07							
								DES
								BY
								MARK
								DATE
								REVISIONS

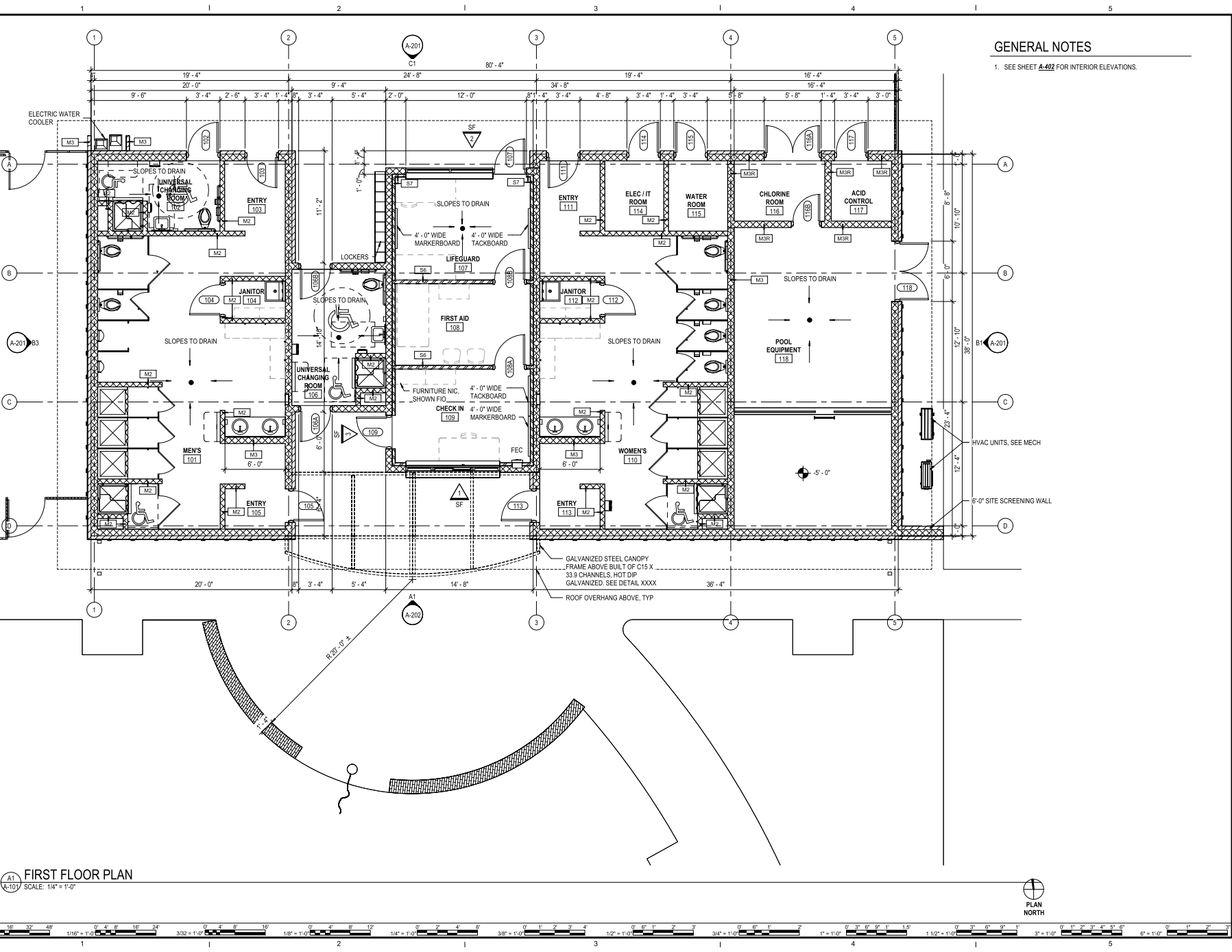
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4/10/2026	20116-07							
								DES
								BY
								MARK
								DATE
								REVISIONS

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PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
DRAWING ARCHITECTURAL SITE PLAN

SHEET
A-002



A1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE SHEET **A-402** FOR INTERIOR ELEVATIONS.

DATE	4/10/2026	DESIGNED	STZ	CHECKED	KDL
PROJECT	20116-07	DRAWN	STZ	MARK	DATE
				REVISIONS	
				BY	DES

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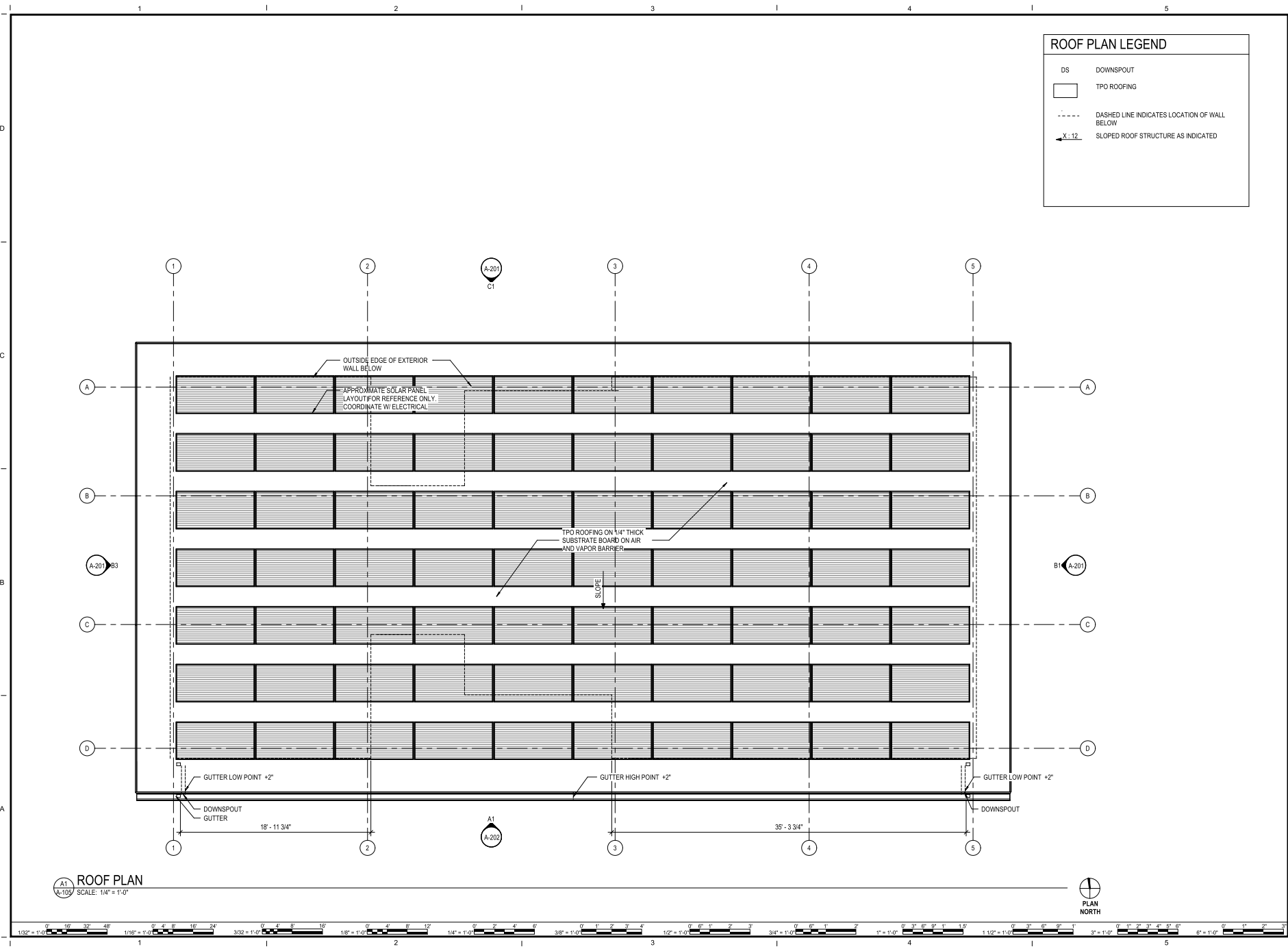


PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **FIRST FLOOR PLAN**

SHEET
A-101

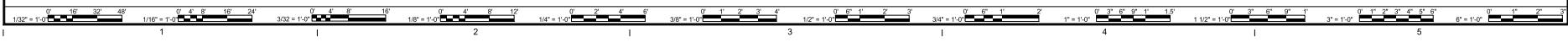
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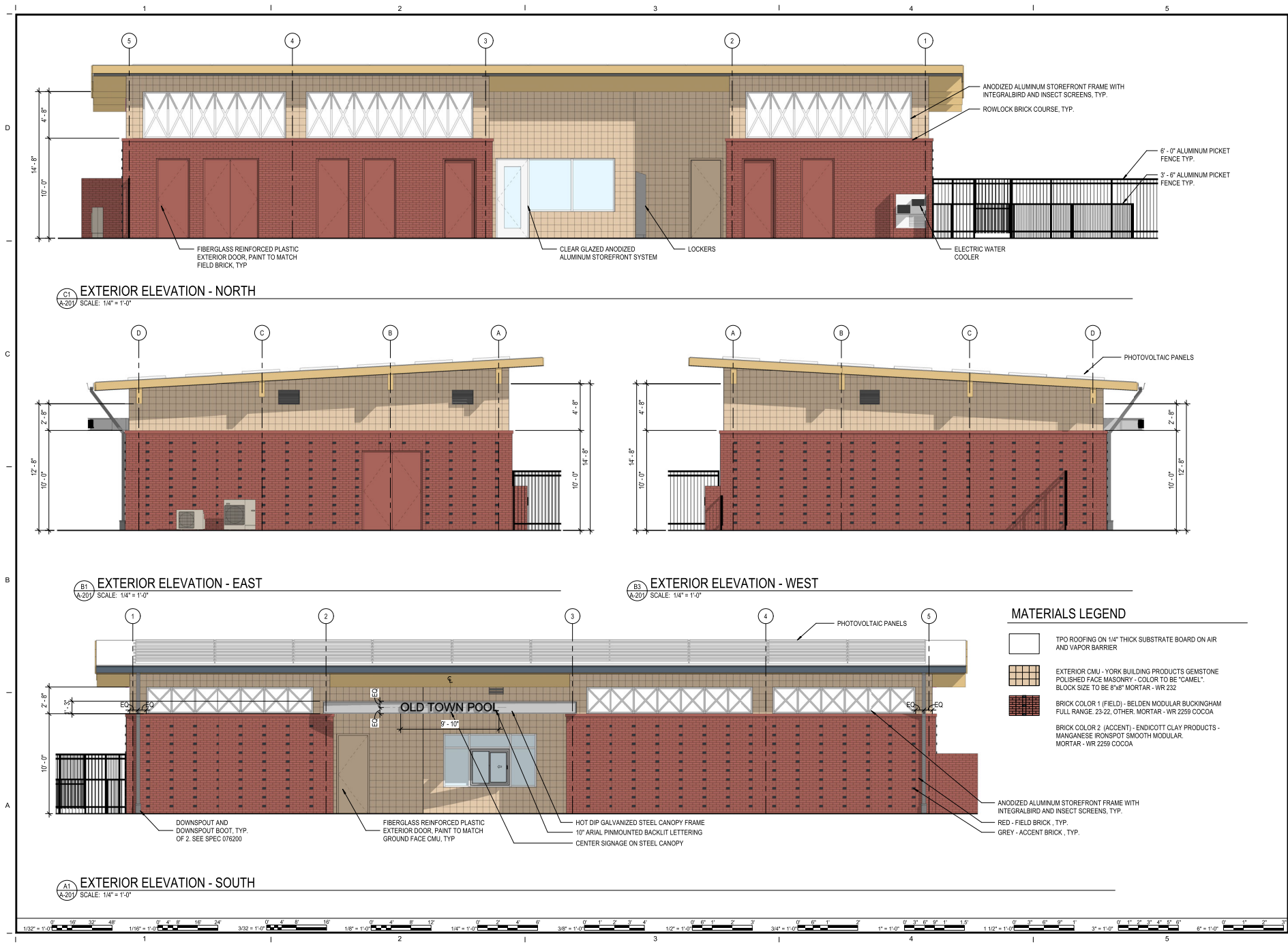
ROOF PLAN LEGEND	
DS	DOWNSPOUT
	TPO ROOFING
	DASHED LINE INDICATES LOCATION OF WALL BELOW
	SLOPED ROOF STRUCTURE AS INDICATED

ROOF PLAN
SCALE: 1/4" = 1'-0"



DATE 4/10/2026	PROJECT 20116-07	DESIGNED STZ	DRAWN STZ	CHECKED KDL
 RRMM ARCHITECTS, PC 200 South Quay Street, Suite 700 Arlington, Virginia 22206 (703)998-0101				
PROJECT OLD TOWN POOL CITY OF ALEXANDRIA 1609 CAMERON ST. ALEXANDRIA, VA. 22314 DRAWING ROOF PLAN				
SHEET				
A-105				

4/10/2026 12:05:48 PM Autodesk Docs (20116-07) COA Old Town Pool(20116-07) COA Old Town Pool - ARCH.rvt



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PROJECT	20116-07	DRAWN	STZ		
REVISIONS		MARK	DATE	BY	DES

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 CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314

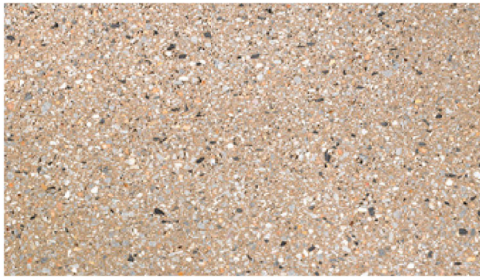
DRAWING
 EXTERIOR ELEVATIONS

SHEET
A-201

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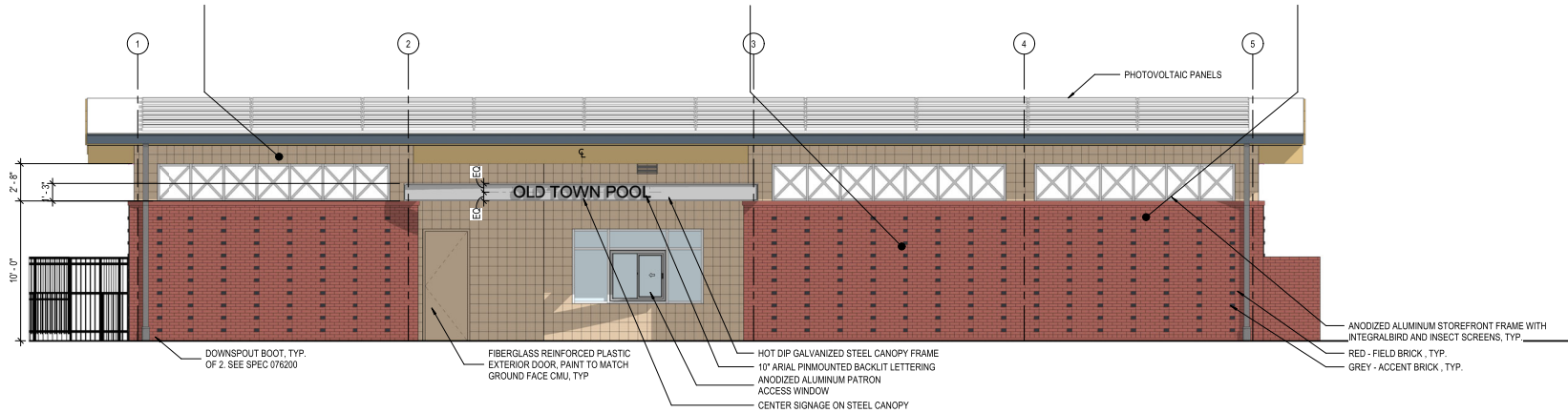
GROUND FACE CMU - YORK BUILDING PRODUCTS, GEMSTONE POLISHED FACE MASONRY. COLOR CAMEL



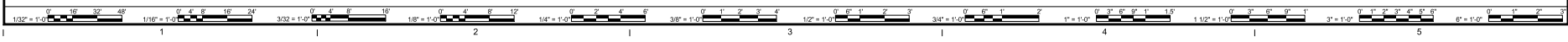
FIELD BRICK - BELDEN MODULAR BUCKINGHAM FULL RANGE



ACCENT BRICK - ENDICOTT CLAY PRODUCTS COLOR MANGANESE IRONSPOT



EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	STZ	MARK	DATE	REVISIONS
4/10/2026	20116-07									

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	STZ	MARK	DATE	REVISIONS
4/10/2026	20116-07									

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(703)998-0101



PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA. 22314

DRAWING **EXTERIOR ELEVATIONS - MATERIALS**

SHEET
A-202

12/20/2025 3:37:54 PM Autodesk Docs/20116-07 COA Old Town Pool/20116-07 COA Old Town Pool - ARCH.rvt



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DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	KDL
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PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
ALEXANDRIA, VA, 22314
DRAWING SITE CONTEXT MODEL

SHEET
A-301

12/3/2025 3:37:54 PM Autodesk Docs:20116-07 COA Old Town Pool0116-07 COA Old Town Pool - ARCH.rvt



DATE	4/10/2026	PROJECT	20116-07	DESIGNED	STZ	DRAWN	STZ	CHECKED	KDL
MARK	DATE	REVISIONS	BY	DES					

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Arlington, Virginia 22206
(703)998-0101

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PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
ALEXANDRIA, VA, 22314
DRAWING SITE CONTEXT MODEL

SHEET
A-302

12/20/2025 3:37:54 PM Autodesk Docs/20116-07 COA Old Town Pool/20116-07 COA Old Town Pool - ARCH.rvt



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DES		
BY		

DATE	PROJECT	DESIGNED	STZ	DRAWN	STZ	CHECKED	KDL
4/10/2026	20116-07						

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PROJECT OLD TOWN POOL
 CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING SITE CONTEXT MODEL

SHEET
A-303

12/20/2025 3:37:54 PM Autodesk Docs://20116-07 COA Old Town Pool/20116-07 COA Old Town Pool - ARCH.rvt



MARK	DATE	REVISIONS
DES		
BY		

DATE	PROJECT	DESIGNED	STZ	DRAWN	STZ	CHECKED	KDL
4/10/2026	20116-07						

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PROJECT **OLD TOWN POOL**
CITY OF **ALEXANDRIA**
1608 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **SITE CONTEXT MODEL**

SHEET
A-304

12/20/2025 3:37:54 PM Autodesk Docs:20116-07 COA Old Town Pool\20116-07 COA Old Town Pool - ARCH.rvt



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DES		
BY		

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	KDL
4/10/2026	20116-07						

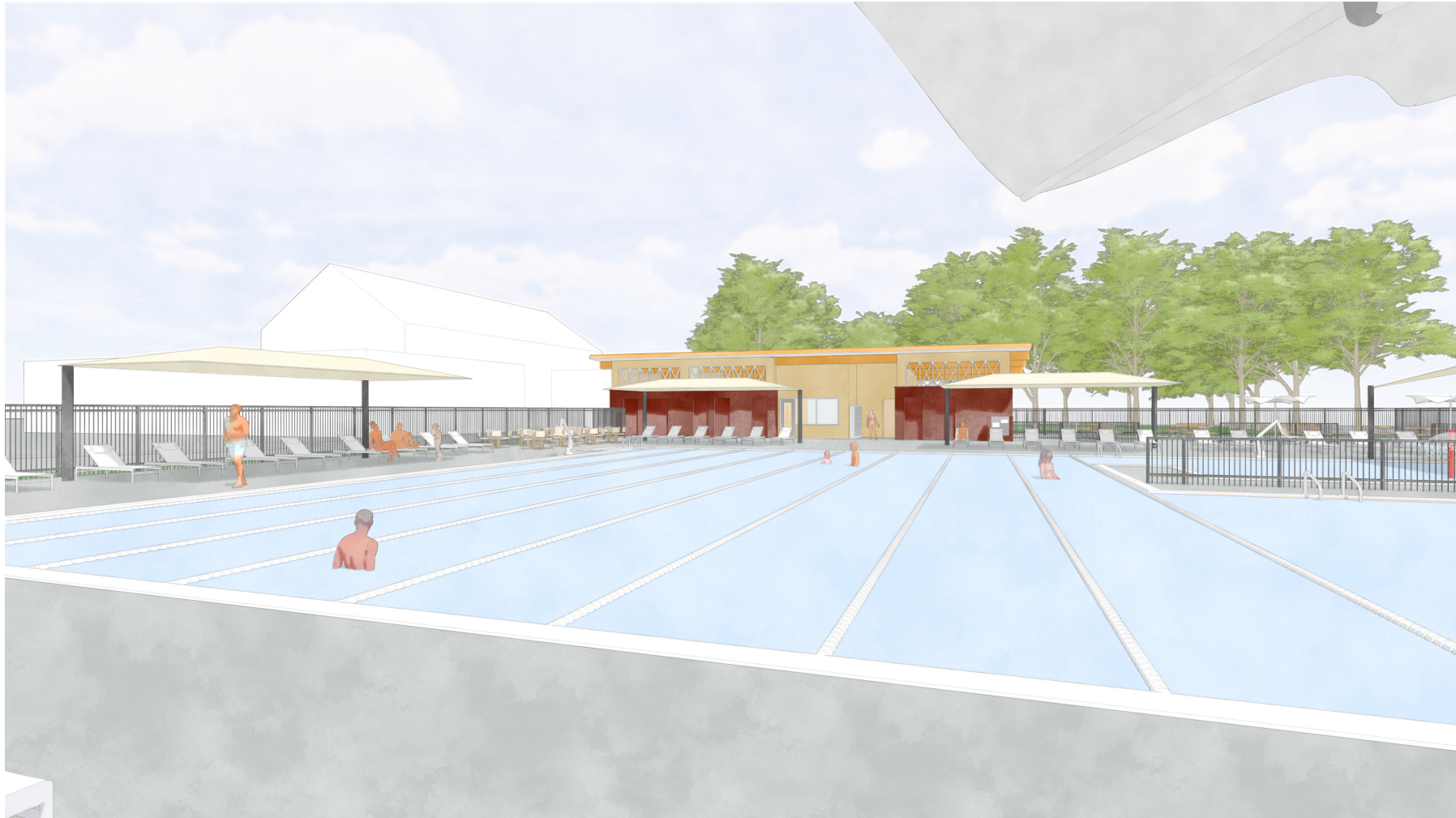
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 Arlington, Virginia 22206
 (703)998-0101



PROJECT **OLD TOWN POOL**
 CITY OF **ALEXANDRIA**
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING **SITE CONTEXT MODEL**

SHEET
A-305

12/20/2025 3:37:54 PM Autodesk Docs:20116-07 COA Old Town Pool\20116-07 COA Old Town Pool - ARCH.rvt



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DES		
BY		

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
4/10/2026	20116-07	STZ	STZ	KDL

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PROJECT **OLD TOWN POOL**
CITY OF **ALEXANDRIA**
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **SITE CONTEXT MODEL**

SHEET
A-306

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MARK	DATE	REVISIONS
DES		
BY		

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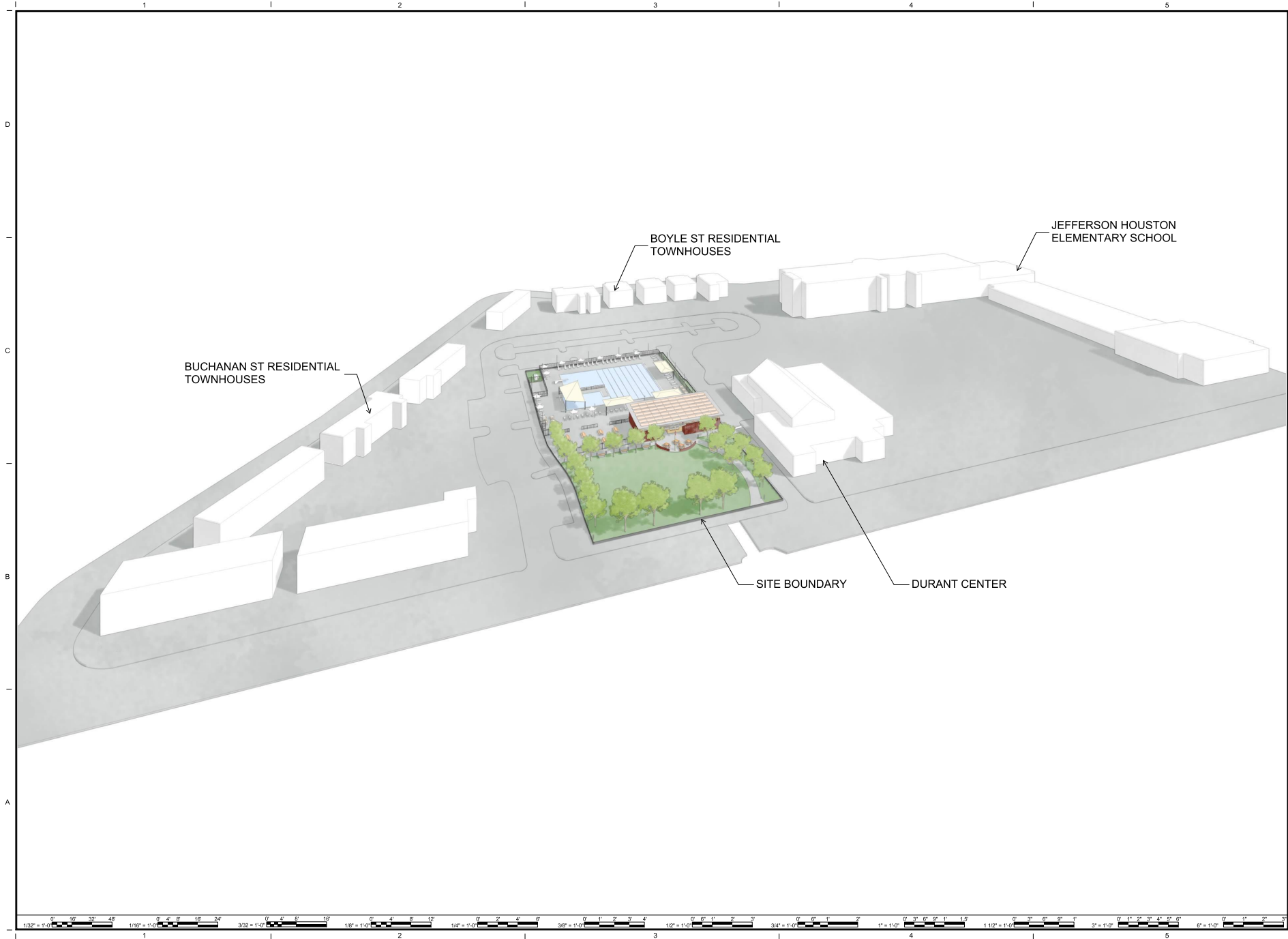
RRMM
ARCHITECTS, PC
200 South Quay Street, Suite 710
Arlington, Virginia 22206
(703)998-0101



PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING SITE CONTEXT MODEL

SHEET
A-307

12/20/2025 3:37:54 PM Autodesk Docs/20116-07 COA Old Town Pool/20116-07 COA Old Town Pool - ARCH.rvt



MARK	DATE	BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	STZ	STZ	KDL
4/10/2026	20116-07						

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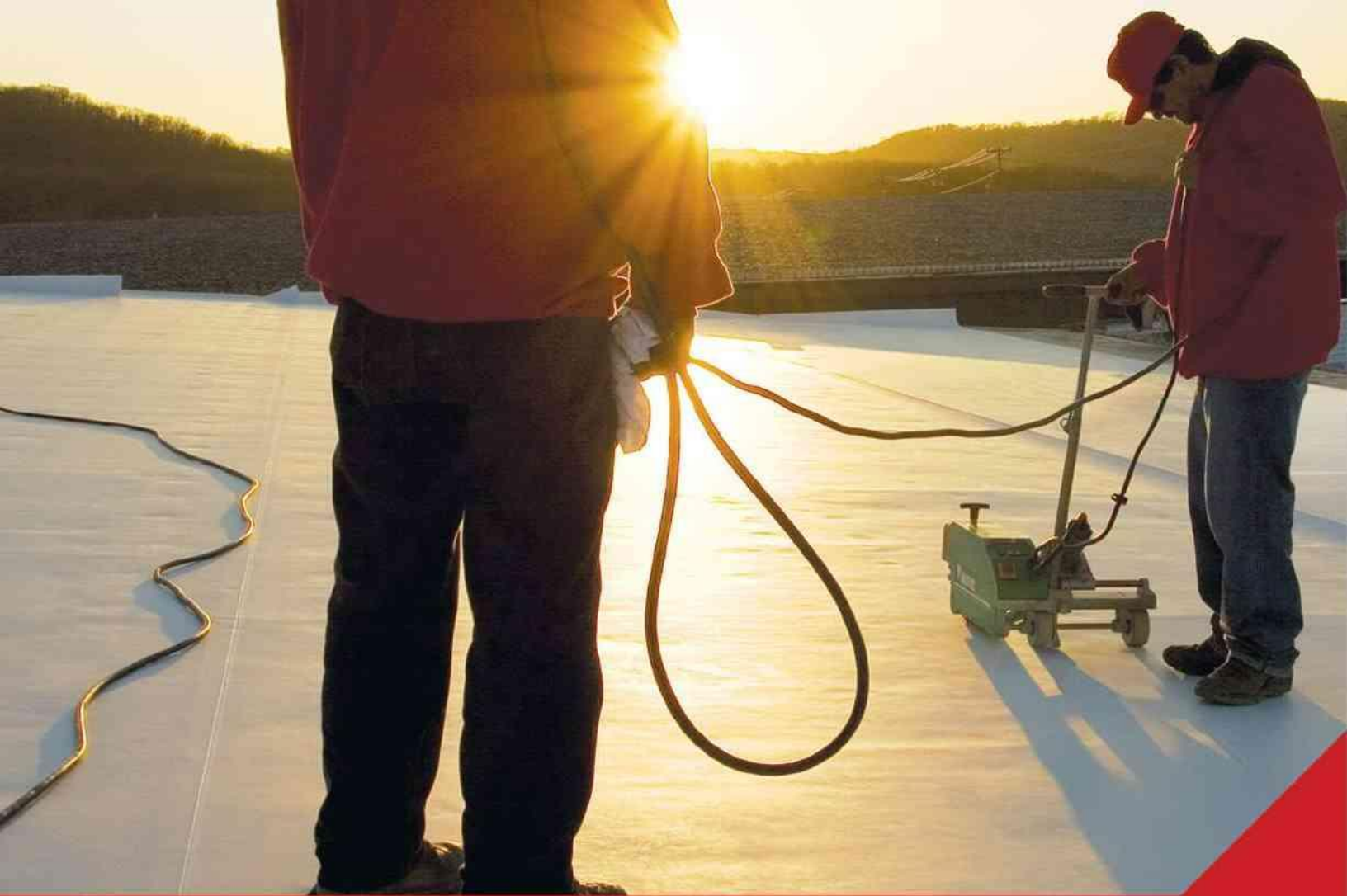
PROJECT **OLD TOWN POOL**
 CITY OF **ALEXANDRIA**
 1609 CAMERON ST.
 ALEXANDRIA, VA. 22314
 DRAWING **SITE CONTEXT MODEL**

SHEET
A-308



ULTRAPLY™ TPO





ELEVATE™ ULTRAPLY™ TPO

Exceptional building performance starts at the top.

Significant reduction in roof surface temperature. Greater energy efficiency, more indoor comfort and lower electricity bills. It's no surprise that thermoplastic polyolefin (TPO) roofs are the fastest growing, sustainable commercial roofing products available. And with more than two decades of TPO experience, Elevate proudly stands behind our family of UltraPly™ TPO products.

Our TPO formulation helps to ensure long-term roof performance with properties that provide excellent weathering, ozone and chemical resistance. It has remained unchanged since 1996. Plus, UltraPly TPO is environmentally friendly, offers excellent puncture resistance (especially against hail) and has lower installed costs than other commercial roofing membranes.

Gemstone®

GROUND FACE CMU



The natural aggregates in our Gemstone units are brought forth by grinding the face of the unit to a smooth “burnished” finish. Gemstone units are used in both internal and external building applications and are available in veneer or load-bearing sizes.

There are many standard sizes and shapes to select from and a variety of colors that show the natural beauty of the aggregate. Gemstone units conform to ASTM C 90 standard specification for load-bearing concrete masonry units.

BIM – Revit® Design Files:

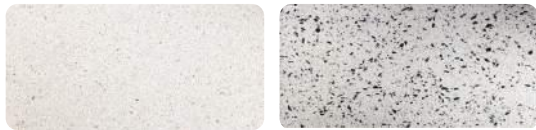
We provide Revit® design files for our common unit shapes & sizes, including the family of finishes and colors– by shape. They are free to download from our website.



950 Smile Way, York, PA 17404
800.673.2408 | www.yorkbuilding.com

Gemstone® Color Options

PREMIUM:



Arctic White

Kodiak



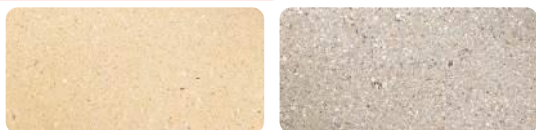
Bermuda

Parchment



Camel

Port



Chamois

Putty



Crimson

Saddle



Gingerbread

Sahara



Graphite

Silver



Terracotta

NEUTRAL:



Ash

Mineral



Charcoal

Mink



Flint

Mist



Fossil

Oyster



Glacier

Peppercorn



Gunmetal

Shadow



Midnight

Slate



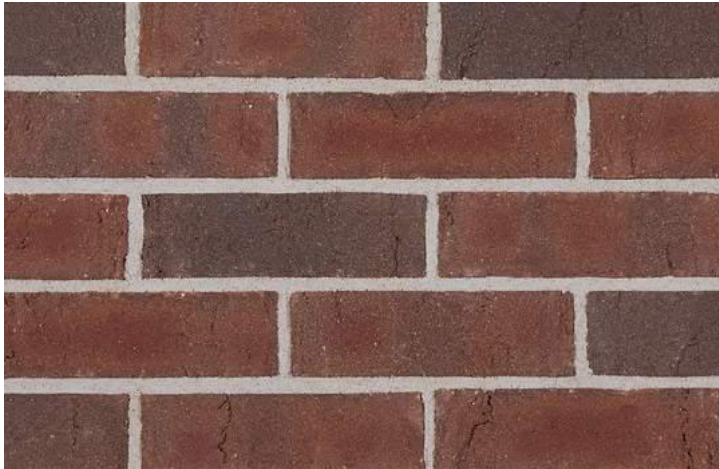
Tundra

COLOR
SELECTION

Notes:

- Matching Type-S masonry cement is available for all colors shown.
- Due to the limitations of the printing process, colors shown may vary slightly from actual product. Please refer to our color sample box for accurate representation.

Buckingham Full Range Sanded Dart-Tex




Type	Face
Color	Red
Texture	Sanded Dart-Tex
Plant	Plant 8
Manufacturing Method	Extruded
Coating	Sand

Sizes

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8" 92mm	2 1/4" 57mm	7 5/8" 194mm	6.86

Specs

Standards / Value	FACE BRICK C216	FBS
Size		
Avg. Comp. (PSI)	12,440	
Avg. 24 Hr. Cold Water Absor.	5.50	
Avg. 5 Hr. Boil Absor.	7.30	
Avg. Saturation Coeff.	0.75	
Avg. Initial Rate Absor.	14.10	
Test Report	 Download	
Cleaning Recommendation	Belden Brick recommends using 600 Detergent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.	



Face Brick Colors - Manganese Ironspot

Endicott Manganese Ironspot: Bold. Black. Beautiful.

Endicott Manganese Ironspot brick makes a striking statement with its deep black color and the distinctive ironspots that Endicott is known for. This bold and sophisticated brick adds a touch of drama and modern elegance to any facade.

Textures

Smooth

Velour

Matt

Velvetex

Vertical Score

Artisan

Sizes

Roman

Modular

Norman

Slim Kings

Kingsize

Engineer Modular

Engineer Kingsize

Norwegian

Closure

3" Utility

Utility

2 1/4" Meridian

Meridian

Triple



SMOOTH

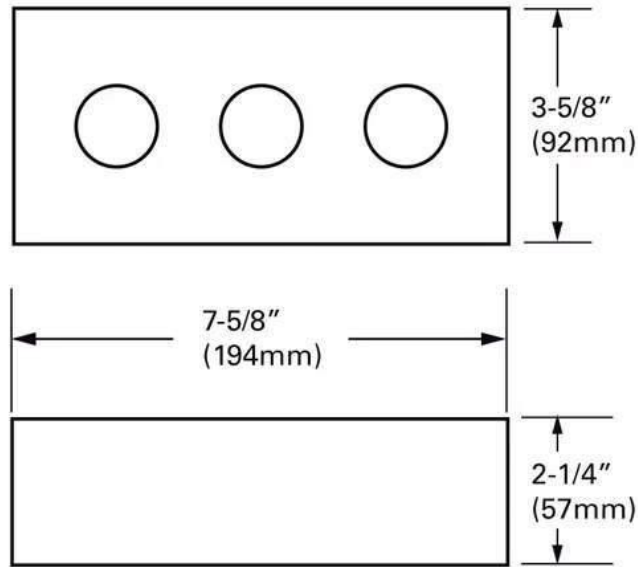


RENDERABLE IMAGES

Create stunning renderings with this color's renderable image.

[Download](#)

Visualize It



NOTES:
NOT ALL PRODUCTS ARE AVAILABLE IN ALL COLORS AND/OR SIZES. PLEASE CONTACT ENDICOTT FOR AVAILABILITY. ENDICOTT MODULAR FACE BRICKS CONFORM TO ASTM C216 SPECIFICATIONS. ASTM TYPE AND GRADE ARE DEPENDENT ON TEXTURE AND OTHER FACTORS.

MODULAR FACE BRICK



Modular

Download PDF

Not all products are available in all colors, sizes, and/or textures. Please contact Endicott for availability.

TRIFAB® VG (VERSAGLAZE®)

TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

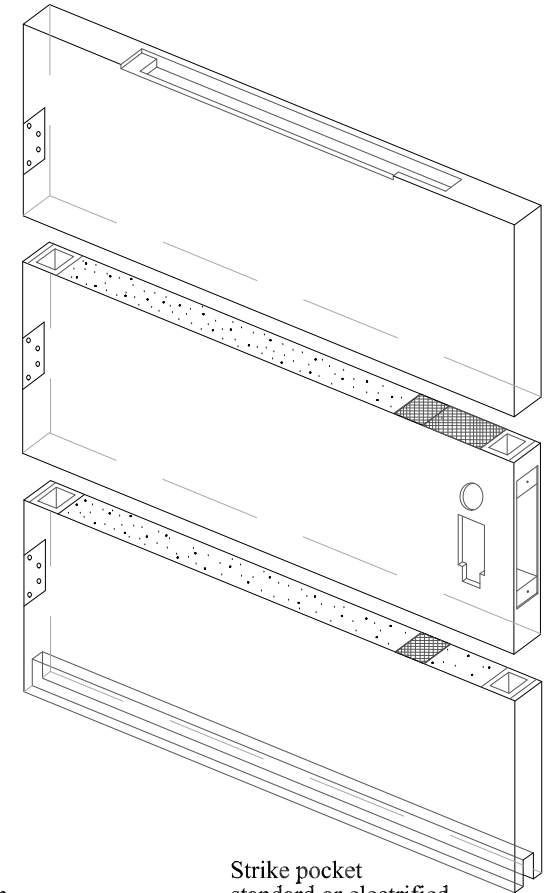
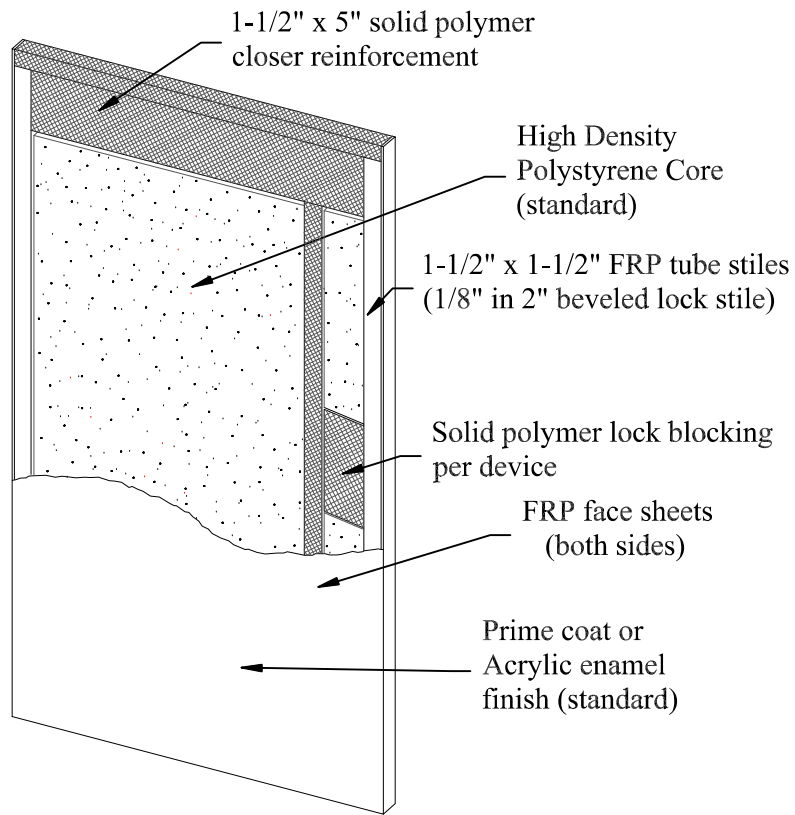
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

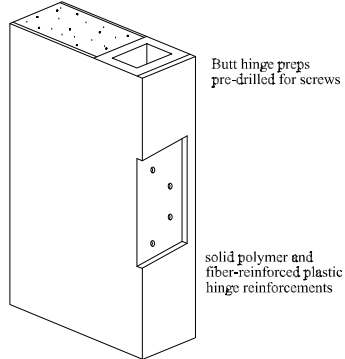
With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

Heavy Duty Specifications

Doors shall be ES series Manufactured by Edgewater Door, Neenah, Wisconsin. Doors shall be of full flush construction 1-3/4" in thickness, manufactured utilizing polyethylene & fiberglass components for flexibility, durability, superior strength and chemical resistance. Laminated composite door faces shall be urethane fused to the stile and rail assembly, including the vertical stiffeners and surface area of core material, utilizing a two-part 100 percent reactive urethane adhesive, and then cured under pressure until completely bonded. Both lock and hinge stiles and top and bottom rails of the door shall be filled and ground smooth for a completely sealed construction. Doors shall have a beveled (1/8" in 2") lock edge.



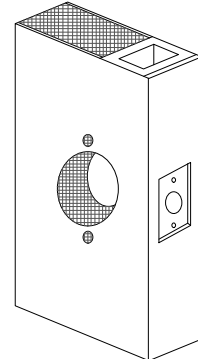
Hinge pockets standard or heavy weight



Butt hinge preps pre-drilled for screws
solid polymer and fiber-reinforced plastic hinge reinforcements

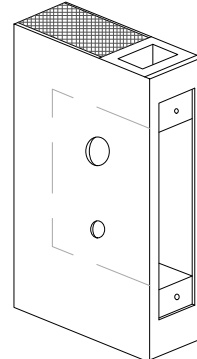
Doors machined for ANSI preps, unless specified in hardware schedule. Through-bolting closers & wood screws are recommended for hardware installation

161 or 161TB cylindrical prep



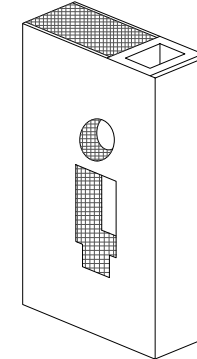
solid polymer lock reinforcement
40-5/16" from floor to centerline of lock (standard)

86 Mortise lock prep per function



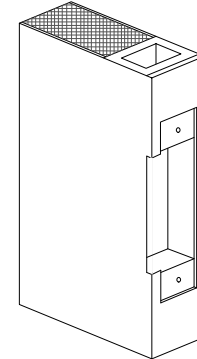
solid polymer lock reinforcement
40-5/16" from floor to centerline of lock (standard)

Panic device prep per function



solid polymer lock reinforcement
Lock manufacturer's recommended location to centerline of device

Strike pocket standard or electrified



40-5/16" from floor to centerline of strike (standard)



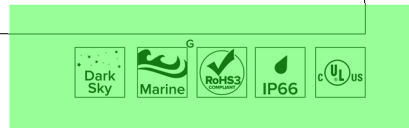
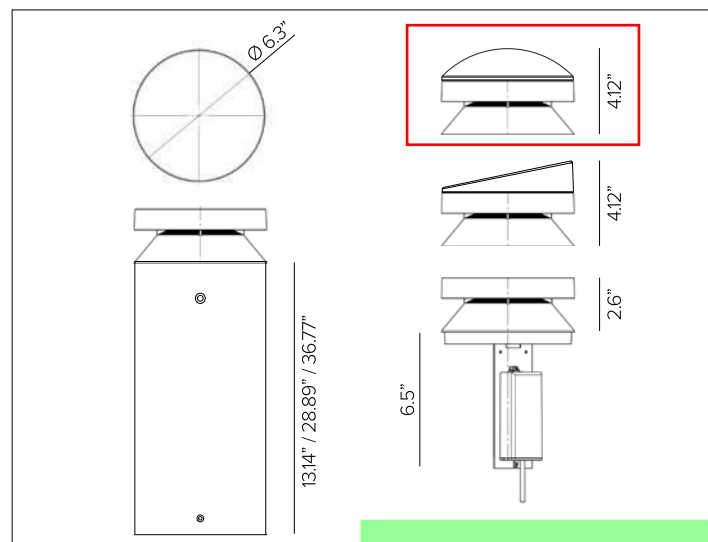
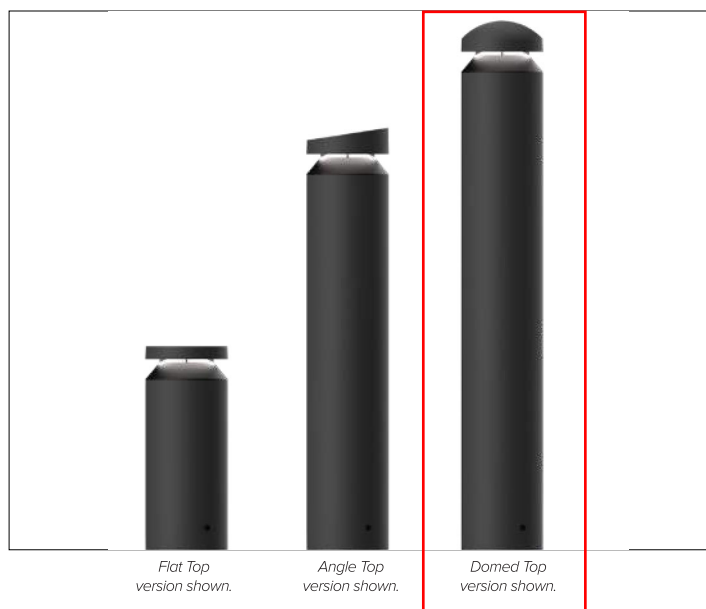
DRAWING NAME:
ES SERIES DOOR

FOR MORE INFORMATION
CALL 920-886-1995
OR VISIT US AT
edgewaterdoor.com

DATE: 12/2003	SCALE: NONE	REV: 2 DATE: 3/2021
DRAWN BY: Chris Martin		PAGE: 1 of 1

MR. BO

Radial Emission LED Bollard LIGHT SELECTION



CONCEPT

Radial-emission LED bollard specifically designed to light large open spaces.

FIXTURE MECHANICAL CHARACTERISTICS

Housing	Ø 6.3" Dia.
Materials	Powder coated anodized die-cast aluminum optical head with extruded body. Marine Grade cataphoresis ⁹ available as optional.
Finish	Textured finish. ● Ferrite Dark Grey ● Black ● White ● Bronze ● Sandstone Grey ● Heritage Brown
Power Connection	Factory shipped with IP68 quick disconnect at fixture and mating 4ft SJOOW 18-6 cable with purple and grey wires for 0-10V control.
Functionality	Available in three different heights - 16in, 32in and 40in nominal for flat head or 17in, 33in and 41in nominal for domed and angled heads. 316L grade stainless steel base and stainless steel anti-theft screws. Optional integral 90 minute emergency battery back at 8W output (14W 57% / 19W 42% / 27W 30%); ambient temperature not to drop below 0°C or exceed 50°C. Battery meets CEC Title 20 efficiency standards. Optional integral smart PIR motion sensor factory preset to 100% ON fade to 25% output after 30 minutes if no motion is detected, contact factory for custom settings.
BUG	B1-U0-G1 Dark Sky Compliant
Weight	16" – 6.5lbs / 32" – 10lbs / 40" – 13lbs 17" – 7.5lbs / 33" – 11lbs / 41" – 14lbs (Includes fixture head assembly and post only)
Protection	IP66
Resistance	IK10

CERTIFICATIONS

cULus Wet Location Listed E488257.
 Tested in accordance with LM-79-08.
 Compliant for California installations.
 IEC 62471
 RoHS3 EU 215/863

WARRANTY

5 year limited warranty.

ELECTRICAL CHARACTERISTICS

Driver	Integral 4/1 smart driver (Non-Dimmable / 0-10V / Reverse Phase / Forward Phase).
Wattage	27W (360°) / 19W (180°, 90°+90°) / 14W (90°)
Voltage	Universal Voltage 120-277V AC 50/60Hz
Ambient Temp.	-25°C / +35°C (95°F)

SOURCE

LED Chip on Board.

TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
	2700K	80	82	96	2
	3000K	80	83	96	2
	3500K	80	82	95	2
	4000K	80	82	95	2

Ra90 available upon request

OPTIC

Internal high reflective anodized aluminum reflector with transparent polycarbonate lens positioned horizontally under optical head with external black anti-glare control.

Beam	360°	180°	90°	90°+90°
Delivered Lumens	2700K 1,167Lm	873Lm	292Lm	598Lm
	3000K 1,217Lm	910Lm	305Lm	623Lm
	4000K 1,248Lm	933Lm	313Lm	639Lm

For 3500K lumen values use multiplier of 1.02 from 3000K.

Efficacy 52Lm/W max. Refer to photometric graphs for specific values.

Lifetime L92/B10 30000hrs at max TA +25°C
 L90/B10 50000hrs at max TA +25°C

Photobiological Classification Low risk safety RG1

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.



- ▶ Adjustable Sleeve for Lateral or Top Mounting
- ▶ Available in 2 Sizes: Tekk S or Tekk M
- ▶ Thermal Regulation Management by Integral Heat Dissipation Fins
- ▶ Smart City Compatible



TEKK

- 1100 lm
25700 lm
- Tool free opening
- Zhaga standard
- IK10 IP66
- UL LISTED

Tekk is a contemporary rectangular luminaire designed for both residential and roadway lighting applications. Its distinctive profile features a subtle curved thickening near the base, adding visual interest and structural presence.

Available in two sizes, Tekk accommodates 8 to 64 LEDs, delivering a lumen range from 1,100 to 12,900, making it suitable for a variety of urban and suburban lighting scenarios. It offers flexible installation options, including lateral mounting to a bracket or pole-top configuration.

Tekk is also equipped to support advanced smart lighting features such as a 7-pin receptacle, photocell, motion sensor, dimming capability, and an optional heat sink cover for enhanced thermal management. Engineered for performance and versatility, Tekk offers reliable, efficient lighting with a modern aesthetic.



TEKK

SPECIFICATIONS

Physical

	TEKK S	TEKK M
Housing	Cast Aluminum Housing	
Lens	Tempered Glass	
Mounting	Slipfitter Mounting, Adjustable in 5° Increments; for ø2.36" or 3" Poles or Tenons	
Dimensions	1' 10.25" L x 7.67" W	2' 3.17" L x 1' 0.8" W
Weight	13.2 Pounds	19.8 Pounds
Effective Projected Area (EPA) Rating	0.54 ft ²	0.47 ft ²
Ingress Protection	IP66	
Impact Resistance	IK10	IK08 (IK10 Available on Request)

Electrical

Power Consumption	From 18 to 105 Watts	From 18 to 210 Watts
LED Voltage	Standard Input Voltage from 120-277 Volts High Input Voltage from 347-480 Volts	
Control	Integral LED Driver and Control System. Features Automatic Adjustment, CLO, Graduation via Voltage Variation, DALI, or Zhaga D4i.	
Electrical Class	I and II	
Operating Temperature	-40° F to 122° F	
Lumen Maintenance	L90 B10 > 100,000 Hours	
Surge Suppression	Optional Surge Suppressor; Standard Electrical Shock Resistance of 6/10 kV (diff/comm)	

Photometrics

Number of LEDs	16 or 32 LEDs	16, 32, 48, or 64 LEDs
CCT	3000K and 4000K Standard; Amber, 2200K, 2700K, and 5700K are available upon request.	
Delivered Lumen Output	2706 to 12945 Lumens	2706 to 25743 Lumens
Efficacy	118 to 160 Lumens per Watt	116 to 160 Lumens per Watt
BUG Rating	B2-U0-G2	

Certifications

NRTL	Luminaire is Certified to North American Safety Standards and Requirements by Nationally Recognized Testing Laboratories.
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TEKK

SPECIFICATIONS (CONTINUED)

Light Distributions

Tekk Model	CCT	# of LEDs	350 mA			500 mA			700 mA			1050 mA			
			Watts	Lumens	Efficacy	Watts	Lumens	Efficacy	Watts	Lumens	Efficacy	Watts	Lumens	Efficacy	
S	M	3000K	16	18	2706	151	26	3711	143	36	4836	135	53	6232	118
			32	35	5376	154	49	7422	152	67	9672	145	105	12466	119
			48	51	7124	140	73	9771	134	103	13084	128	158	18295	116
			64	68	9499	140	96	13028	136	136	17445	129	210	24394	117
S	M	4000K	16	18	2811	157	26	3854	149	36	5023	140	53	6473	123
			32	35	5583	160	49	7707	158	67	10044	150	105	12945	124
			48	51	7512	148	73	10312	142	103	13805	135	158	19307	123
			64	68	10016	148	96	13749	144	136	18408	136	210	25743	123

Options

TEKK S

- Pre-wiring.
- Surge protector.
- Zhaga or Nema socket on top of the luminaire to connect OLC or photocell. Zhaga socket at the bottom of the luminaire to add accessories such as sensors.
- Reducing Wedge option for ø1¼", ø1½", or ø1¾" tenons or poles.
- Backlight control.
- NTC sensor.
- Automatic disconnection when the luminaire is opened.
- Safety hook.
- Covers under the PCBs.

TEKK M

- Pre-wiring.
- Surge protector.
- Zhaga or Nema socket on top of the luminaire to connect OLC or photocell. Zhaga socket at the bottom of the luminaire to add accessories such as sensors.
- Reducing Wedge option for ø1¼", ø1½", or ø1¾" tenons or poles.
- Backlight control.
- NTC sensor.
- Automatic disconnection when the luminaire is opened.
- IK10 protection.

Eco-Design

Luminaire designed in compliance with the environmental criteria of energy efficiency, recyclability and interoperability.

Associate member of the Zhaga consortium, Ragni integrates electronic elements in this product that comply with the Zhaga standard, which ensures its scalability and interoperability.

Member of the Global Compact since 2018, Ragni is committed to working towards the 17 Sustainable Development Goals (SDG 11, 12, 13, 15).

Luminaire guaranteed free of hazardous substances.

Luminaire eligible for the energy savings certificate.

Luminaire compliant with the decree of 27/12/2018 on the prevention, reduction and limitation of light pollution: product configuration to be defined according to the nature of the project.

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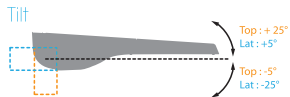
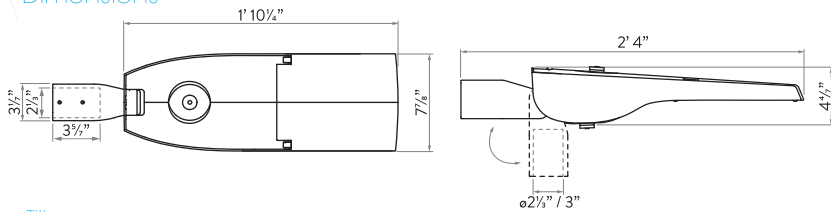
TEKK S



Adjustable Tilt in 5° Increments — Standard Slipfitter Mount for ø2½" Poles and Tenons; Optional Reducing Wedge to Support Mounting to ø1½", ø1¼", or ø1⅜" Tenons or Poles



Dimensions



Installation Note: Please adjust the luminaire to different bracket configurations. In order to comply with light pollution control requirements, the inclination of a luminaire should not exceed 20°.

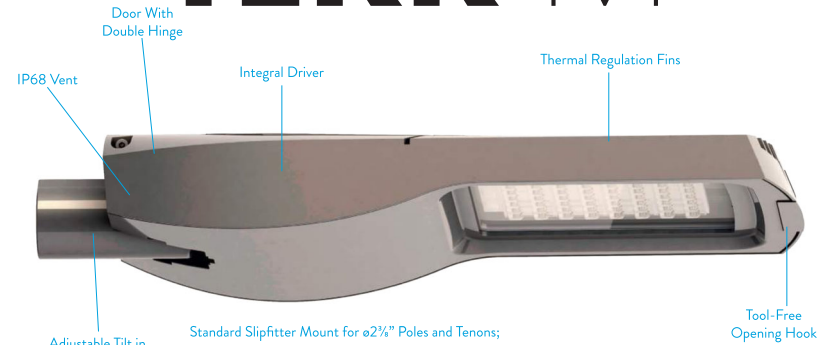
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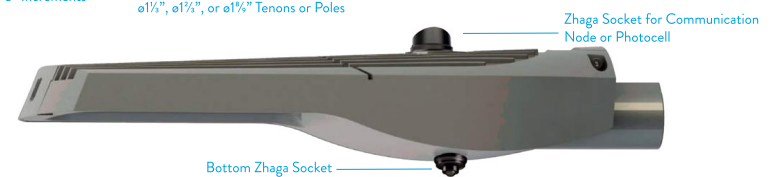
www.ragni-group.com

LIGHTING SELECTION

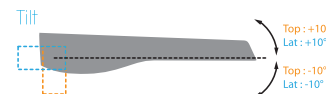
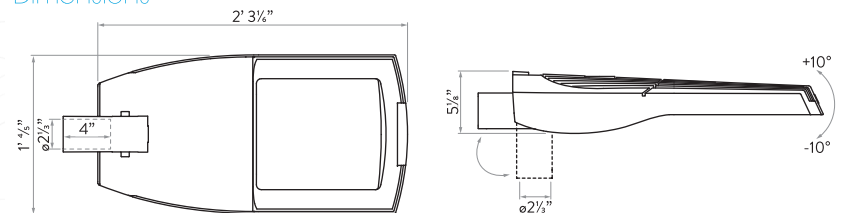
TEKK M



Adjustable Tilt in 5° Increments — Standard Slipfitter Mount for ø2½" Poles and Tenons; Optional Reducing Wedge to Support Mounting to ø1½", ø1¼", or ø1⅜" Tenons or Poles



Dimensions



Installation Note: Please adjust the luminaire to different bracket configurations. In order to comply with light pollution control requirements, the inclination of a luminaire should not exceed 20°.

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ORDERING INFORMATION

MODEL	# OF LEDS*	CCT	DRIVE CURRENT	DISTRIBUTION	LINE VOLTAGE	MOUNTING	FINISH	OPTIONS
TEKK-S Tekk S 16 or 32 LEDs	16 16 LEDs	3 3000K	35 350 mA	T1 Type I	1 120-277v	TP2 ø2.38" Post-Top Mount	BLK Black	RW Reducing Wedge (For ø1½", ø1¾", or ø1¾" Pole/Junction)
TEKK-M Tekk M 16/32/48/64 LEDs	32 32 LEDs	4 4000K	50 500 mA	T2 Type II	3 347-480v	TP3 ø3" Post-Top Mount* *Tekk S Only	BRZ Bronze	PC Photocell Receptacle
	48 48 LEDs		70 700 mA	T3 Type III		LT Lateral Mount	SLV Silver	7PIN 7-PIN Photocell
	64 64 LEDs		105 1050 mA	T4 Type IV			WHT White	MS Motion Sensor
		C Custom ¹		T5 Type V			RAL # Custom RAL Color	DIM 0-10v Dimming
								HSC Heat Sink Cover
								LS Lens Shield

¹Consult factory for custom ordering information.
Factory assistance is available via phone at 1.720.370.0400 or via email at info@ragni-groupna.com.



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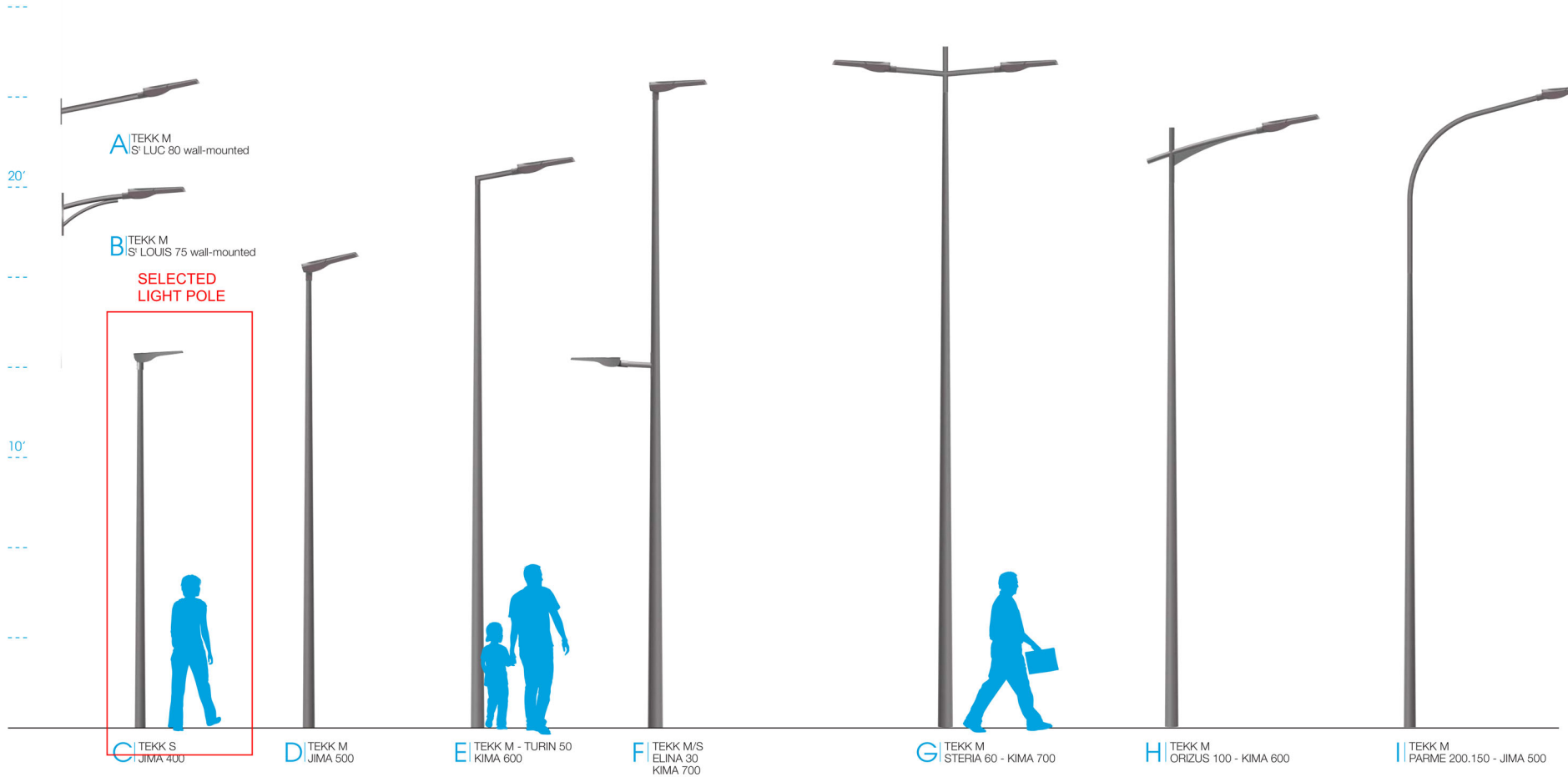


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TEKK

9

AREA LIGHTING | TEKK



10

AREA LIGHTING | TEKK

MATERIAL SPECIFICATIONS: FENCING

6' - 0" Aluminum Picket Fencing and 4'-0" Aluminum Picket Fencing TBD,
Similar to Existing Site Fencing



Perspective



Full Hip Cantilever

Full Hip Cantilever is known for their popularity in the automotive industry, these structures offer a robust solution that transcends their initial purpose. They're equally adept at providing shade and comfort in diverse settings, whether it's creating inviting seating areas, enhancing the leisure experience by the pool, or elevating the functionality of various outdoor spaces.

Take advantage of our product configurator tool, where you can customize their size and color to perfectly align with your vision and requirements.

Quick Ship: Made to your specs in 4 weeks

- ✦ Entry Height at 8 to 12 feet
- ✦ Incremental length and width in whole feet
- ✦ Length (16' – 40')
- ✦ Width (10', 15', 18', 20')

[CUSTOMIZE THIS PRODUCT](#)

[REQUEST A QUOTE](#)



4-Point Hypar Sail

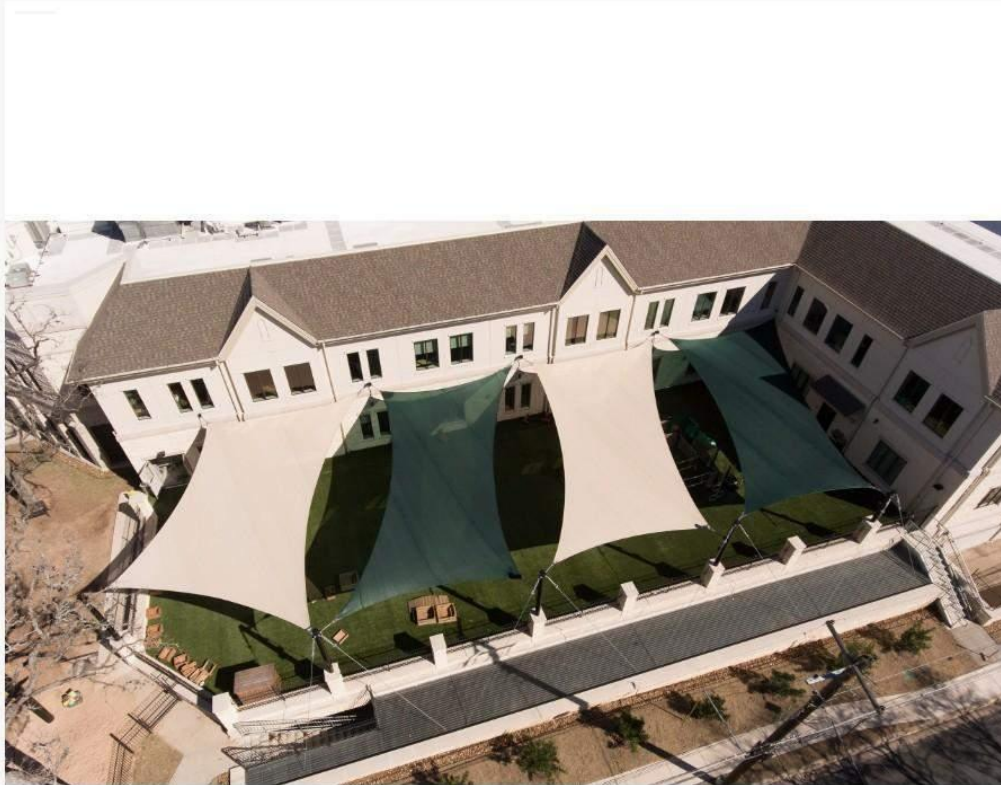
When you need dependable shade structures to protect your property, add aesthetic appeal and keep visitors comfortable, USA SHADE offers the 4-Point Shade sail with columns. This structure will increase your property's comfort and curb appeal.

Benefits

This uniquely designed shade structure features an expansive hyperbolic shape that provides excellent cover for seating areas and other outdoor settings. The custom sizing capabilities ensure the perfect fit for your requirements and location. You can also select adjustable columns to support the structure. Our team will work closely with you to create a functional, aesthetically pleasing design that meets your needs. We can even assist with color selection to help your business project the ideal visual presentation. Choose from more subdued tones to complement the surrounding landscape or bright, vibrant hues that make a bold statement and ensure your property stands out.

Top Industries

This shade structure adds a stylish touch and increases comfort for venues in various industries. Use the 4-Point Hypar Sail to create a shady oasis for visitors at a swimming or recreation facility. These structures also allow patrons at restaurants, wineries and microbreweries to enjoy a more comfortable outdoor experience. Our shade sails also serve sun protection needs at playgrounds. Install them over sliding boards and other equipment to allow children to play comfortably while staying cool on hot summer days.



**PEAD-AA24NL & PUY-AH24NL
21,200 BTU/H HORIZONTAL-DUCTED INDOOR UNIT
21,200 BTU/H COOLING ONLY OUTDOOR UNIT**



Job Name:

System Reference:

Date:



Indoor Unit.....PEAD-AA24NL

CU-1 Outdoor Unit.....PUY-AH24NL



INDOOR UNIT FEATURES

- Auto fan speed mode
- Built-in condensate lift mechanism (up to 27-9/16")
- Multiple control options including: comfort app, third-party interfaces and both wired and wireless controllers
- Optional FB Series filter boxes for easy access and service
- Unobtrusive ceiling-concealed design for short-run ductwork
- Wide ranging external static pressure (0.14-0.60 in. WG)

OUTDOOR UNIT FEATURES

- Continuous operation: 24-hour continuous operation (cooling mode)
- Fast restart
- High pressure protection
- INVERTER-driven compressor: An inverter-driven compressor generates the precise capacity needed to maintain a temperature set point.
- Low ambient cooling: Low ambient cooling down to -40°F providing 100% capacity (with wind baffles)
- Pre-charged refrigerant: 12k -30k BTU/h come pre-charged for ease of installation. 24k – 30k BTU/h are pre-charged to maximum line length of 225 feet. 12k – 18k BTU/h are pre-charged for up to 165 feet of line length. For units with a capacity of 36,000 BTU/h and above, additional refrigerant charges will be required.
- Seacoast protection: Seacoast Protection, made standard in the 2022 production, features a robust anti-corrosion system with phosphate and acrylic-enamel coated external panels, epoxy resin-coated fan motor support and separator assembly valve beds, and Blue Fin treatment for the heat exchanger coil. These components are rated for 2,000 hours of durability under ASTM B117 testing standards, ensuring longevity in corrosive coastal environments.
- Superior energy and operational efficiency
- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.

PKA-AL18NL & PUY-AK18NL
18,000 BTU/H WALL-MOUNTED INDOOR UNIT
18,000 BTU/H COOLING ONLY OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....PKA-AL18NL

CU-2 Outdoor Unit.....PUY-AK18NL



INDOOR UNIT FEATURES

- Auto fan speed mode: Automatic adjustment of fan speed
- Ideal PKA spaces: Ideal for spaces such as server rooms, daycare centers, classrooms, churches, small offices, and more
- Light commercial: Units with this icon are suitable for light commercial applications such as small offices, restaurants, and retail.
- Multiple control options, including the comfort app for remote access, third-party interfaces, and both wired and wireless controllers
- Simple installation
- Single-zone: One outdoor unit connects to one indoor unit to control the comfort in a single space.
- Sleek, compact design
- Up and down swing-mode: An indoor unit with this capability can move air up and down throughout the room like an oscillating fan using the horizontal vanes.
- Vane settings: Vane setting for air flow direction control

OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
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