ISSUE: Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations

APPLICANT: Liberty Construction, represented by Huyen Nguyen, TD Design Consultants

LOCATION: Old and Historic Alexandria District
206 N Washington Street, Unit 100

ZONE: CD/Commercial Downtown

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

1. All glazing must be clear, non-reflective and without tint and, comply with the *BAR's Administrative Approval policy*; and,
2. New mortar must match the existing mortar color, composition, texture, and profile. BAR staff must inspect a mock-up in the field.

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.


217
215
216
210
208
206
RM
206 N Washington
Unit 100
711
709
200
N WASHINGTON ST
SITE
CD
CAMERON ST
201
OCM(50)
CAMERON ST
618
131
CITY OF ALEXANDRIA VIRGINIA
BAR#2024-00412 & BAR#2024-00411
206 N Washington St Unit 100
N
0 20 40 80 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2024-00411) and Certificate of Appropriateness (BAR2024-00412) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

The submission is returning to the Board after being deferred at the December 18, 2024, public hearing. The applicant has revised the proposed opening based on the Board's guidance. The new opening will now only require 77ft^2 of demolition. The previous storefront design has been changed to a simplistic pair of glass French doors with a transom window. Additionally, a segmental brick arch that matches the arches surrounding the existing windows is also proposed. Staff finds the new proposal better harmonizes with the existing building.

Photo 1: Previous submission (12/18/2024)

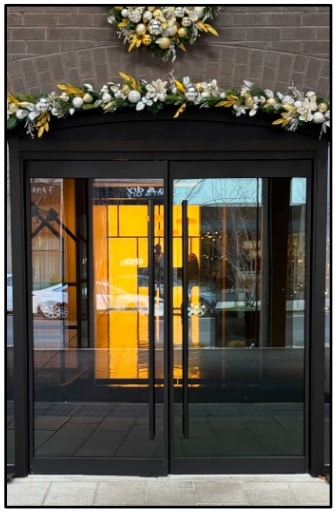


Photo 2: Current submission

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a new aluminum and glass storefront, as well as alterations, at 206 North Washington Street. The proposed project requires demolition/encapsulation of 168ft^2 of brick wall area. Additionally, two metal sconces will be installed. The proposed materials comply with the Board's guidelines and policies.

Site context

The subject property is located on North Washington Street, which is part of the George Washington Memorial Parkway (Parkway) as it passes through the City of Alexandria on its way from Washington, DC to George Washington's Mount Vernon. The subject property is located on the west side of North Washington, between Cameron and Queen streets.

II. HISTORY

The ten-bay, five-story Colonial Revival style masonry building at 200-206 North Washington Street was constructed in **1966,** based on City permit records. Over the years, the Board has approved numerous wall and hanging signs for this building, including Citizen's Bank (BAR94-0134, 11/2/1994); F&M Bank (BAR97-0226, 11/19/1997); Virginia Tech (BAR99-0028, 3/17/1999); Office Depot (BAR2002-0311, 2/5/2003); and, American Correctional Association (BAR2006-0096, 6/7/2006).

Photo 3: Existing Elevation

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, §10-105(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?	No
(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

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. The total amount of demolition is 77ft^2.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* state that new and replacement windows and doors should be appropriate to the historic period of the architectural style of the building. While it is not uncommon for the BAR to approve the installation of new storefront windows and doors, in most cases that is because the original storefronts have already been replaced. The applicant proposes a new first floor storefront constructed of a pair of glass French doors with a transom window and a segmental brick arch that matches the arches surrounding the existing windows. The proposed design is symmetrical and complimentary to the existing windows and doors. All glazing must be clear, non-reflective and without tint and, in compliance with *BAR's Policies for Administrative Approval.*

Additionally, all repointing work associated with the proposed alteration must protect existing masonry, and new mortar must match the existing mortar color, composition, texture, and profile. BAR staff must inspect a mock-up in the field. 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 The proposed next entrance for a new tenant space will comply with Zoning.

Code Administration

C-1 A building permit is 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&E

Alexandria Archaeology

No archaeology comments received.

V. ATTACHMENTS

Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 206 N Washington Street

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

TAX MAP AND PARCEL: 064.04-07-10 **ZONING:** CD

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: Liberty Construction

Address: 255 N Stonestreet Ave.

City: Rockville State: MD Zip: 20850

Phone: 240-702-3785 E-mail : Hanna.Hale@libertycd.com

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

Name: Huyen Nguyen Phone: 571-247-5533

E-mail: info@tdesignsolutions.com

Legal Property Owner:

Name: American Correctional Association

Address: 206 N Washington St, Suite 200

City: Alexandria State: VA Zip: 22314

Phone: 703-224-0181 E-mail: Bernn@aca.org

BAR CASE# _____

(OFFICE USE ONLY)

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).*

Propose a new storefront entrance to remove two windows, demolish existing wall between the windows to create a bigger opening.

Install new alluminum and glass double doors with two-sided store front.

~~Innstall two 12" diameter columns~~

Install two new sconces on either side of the front door entrance.

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.

BAR CASE# _____

(OFFICE USE ONLY)

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:_____ 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.

BAR CASE# _____

(OFFICE USE ONLY)

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: Hanna Haile

Printed Name: Hanna Haile

Date: 11-8-2024

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. Majde Bahremand	206 N. Washington Street Ste. 100, Alexandna VA 22314	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 _____ (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. American Correctional Assn.	206 N. Washington St STE 200, Alexandria VA, 22314	100
2.		
3.		

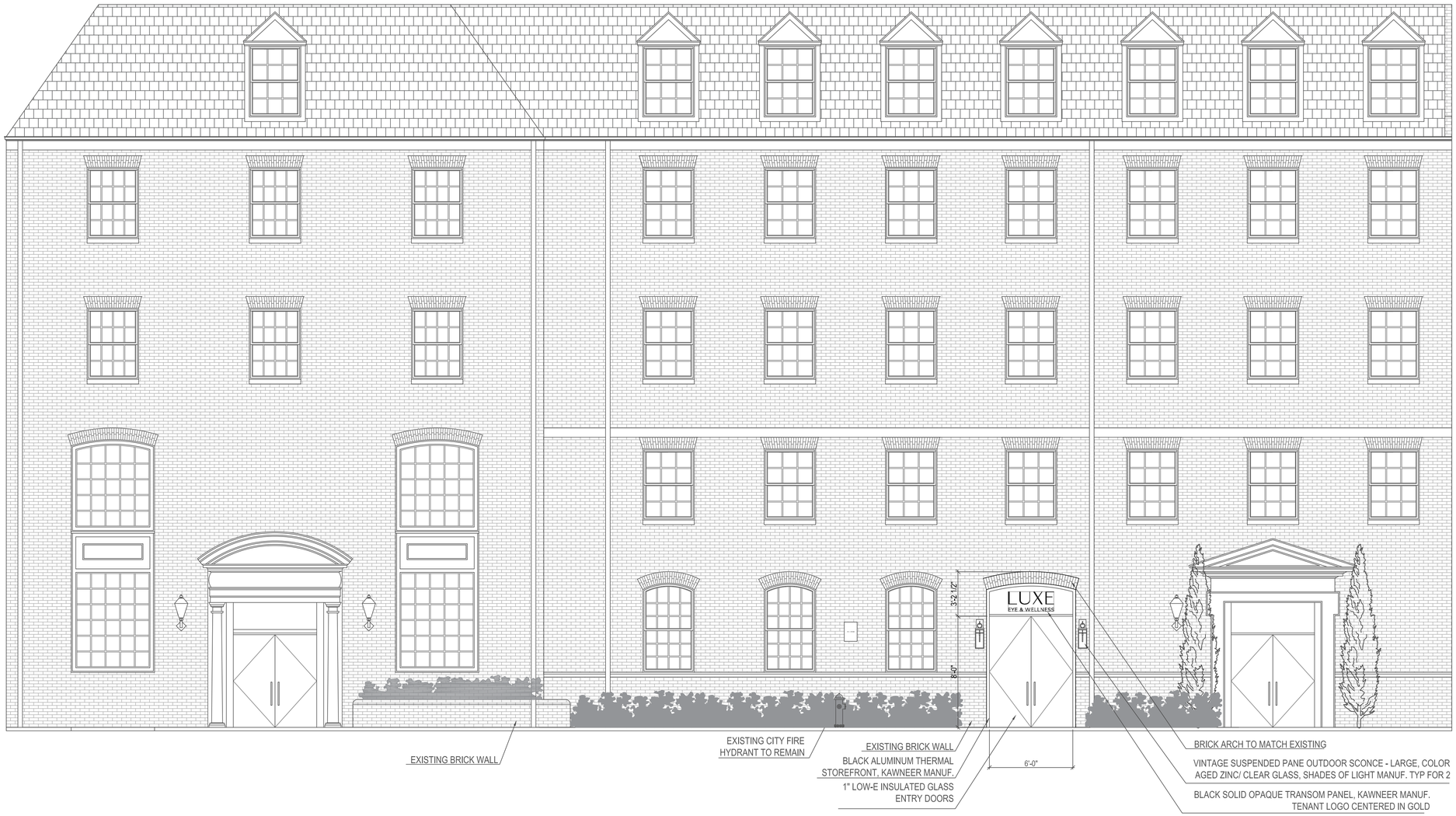
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. Majde Bahremand	Tenant	BAR
2. American Correctional Assn.	Landlord	BAR
3. N/A	N/A	

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.

11/8/24 — Date
Benjamin, CFO — Printed Name
 — Signature



NEW STORE FRONT NOTES:

- REMOVE 1 EXISTING WINDOWS AND PARTIAL EXTERIOR WALL TO INSTALL THE NEW STOREFRONT. SEE FLOOR PLAN LAYOUT
- THE OPENING SUPPORT SHALL BE STRUCTURE ENGINEERING DESIGNED AND CALCULATED. REFER TO STRUCTURE DRAWINGS.
- SIGNAGE AND AWNING SHALL BE DESIGNED BY OTHERS AND TO BE SUBMITTED TO LANDLORD/ COUNTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLING.

NEW STORE FRONT ELEVATION

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

216 Design
216design.com
brandon@216design.com
301-520-5548

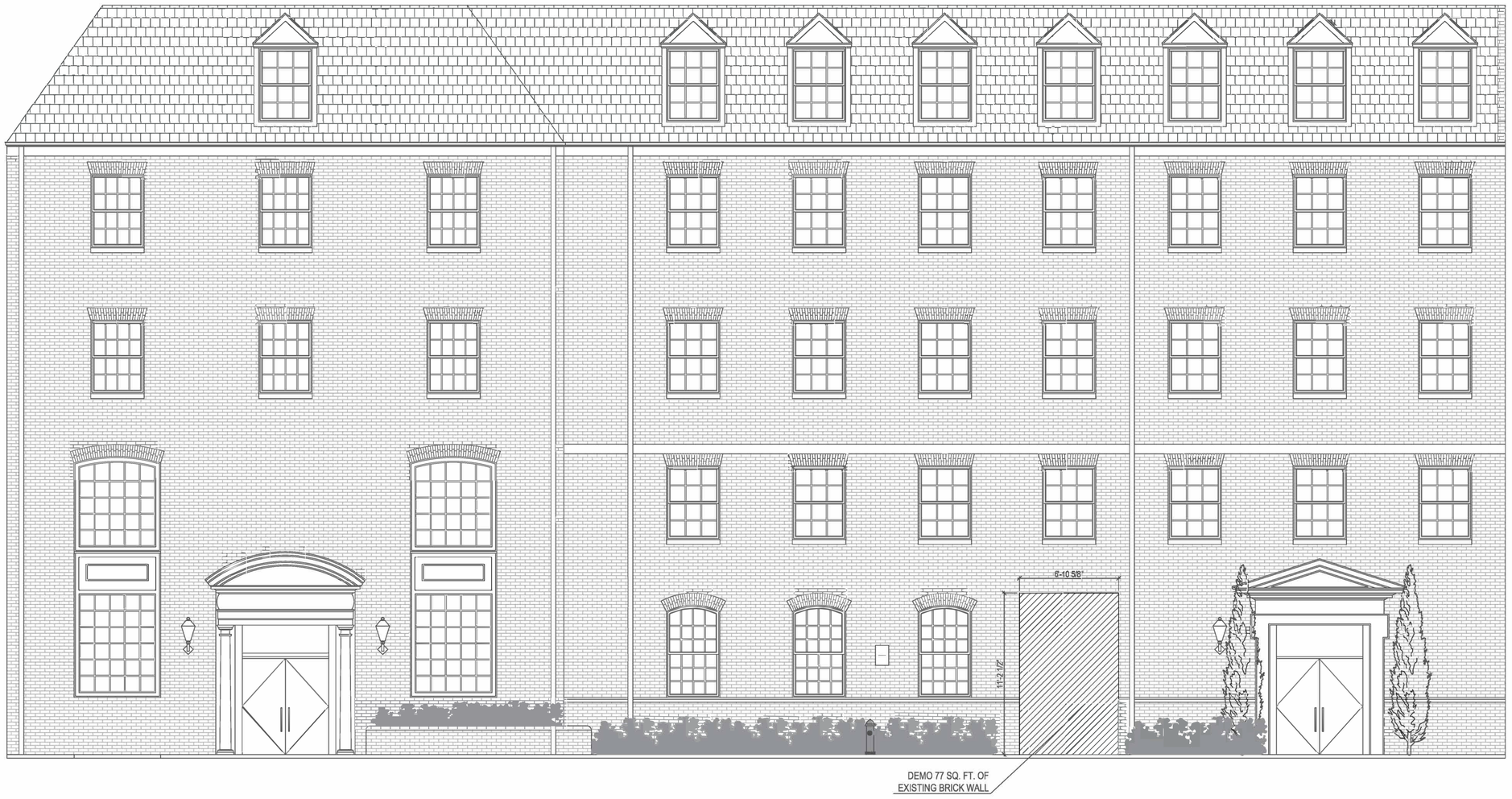
PROJECT NAME

LUXE EYE & WELLNESS

206 N.WASHINGTON ST., ALEXANDRIA VA 22314 - SUITE 100

PROPOSED STORE FRONT

JANUARY 3, 2025



DEMO ELEVATION
SCALE: 1/4" = 1'-0"

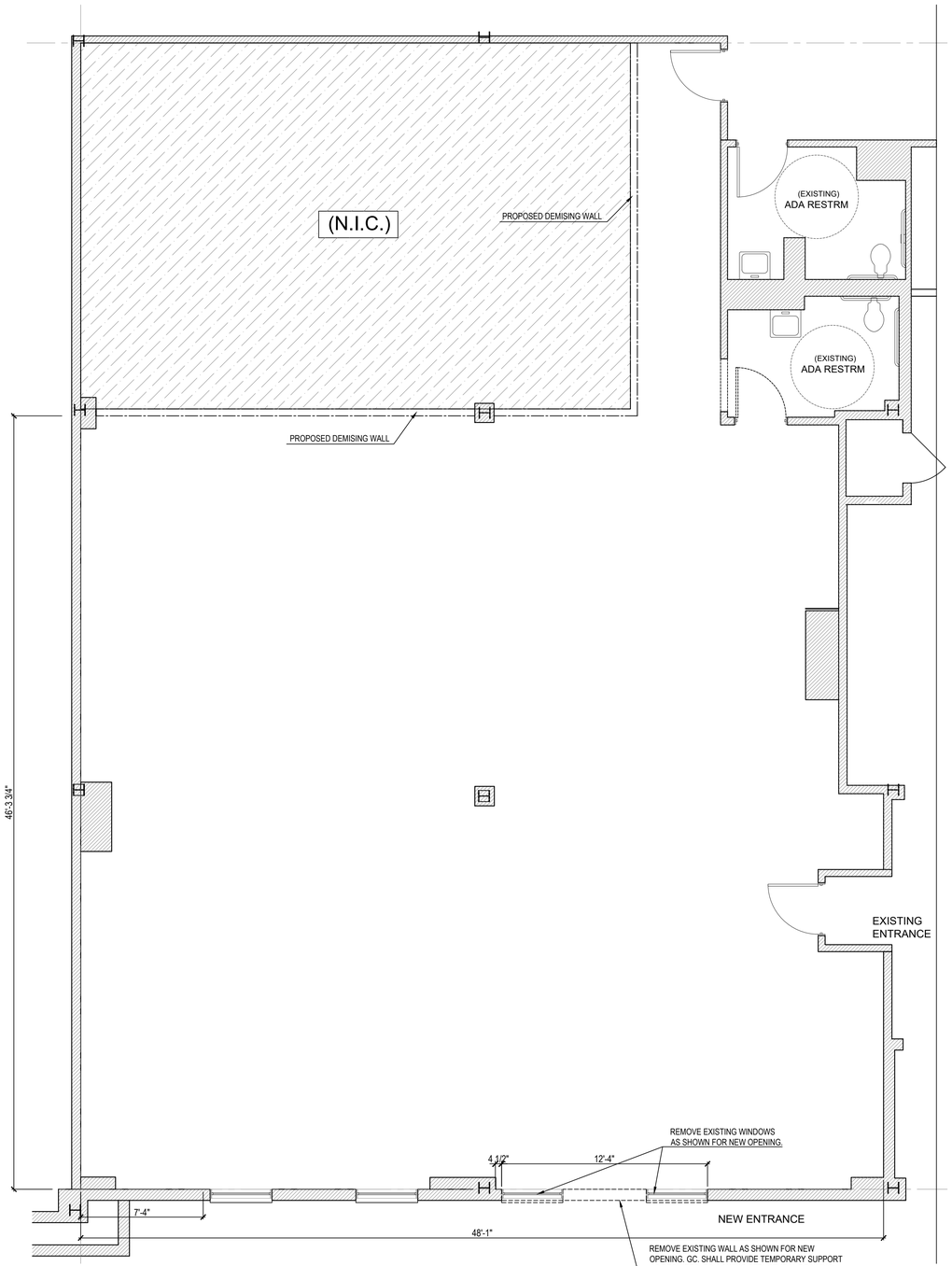
216 Design
216design.com
brandon@216design.com
301-520-5548

PROJECT NAME

LUXE EYE & WELLNESS

206 N.WASHINGTON ST., ALEXANDRIA VA 22314 - SUITE 100

PROPOSED STORE FRONT
JANUARY 3, 2025

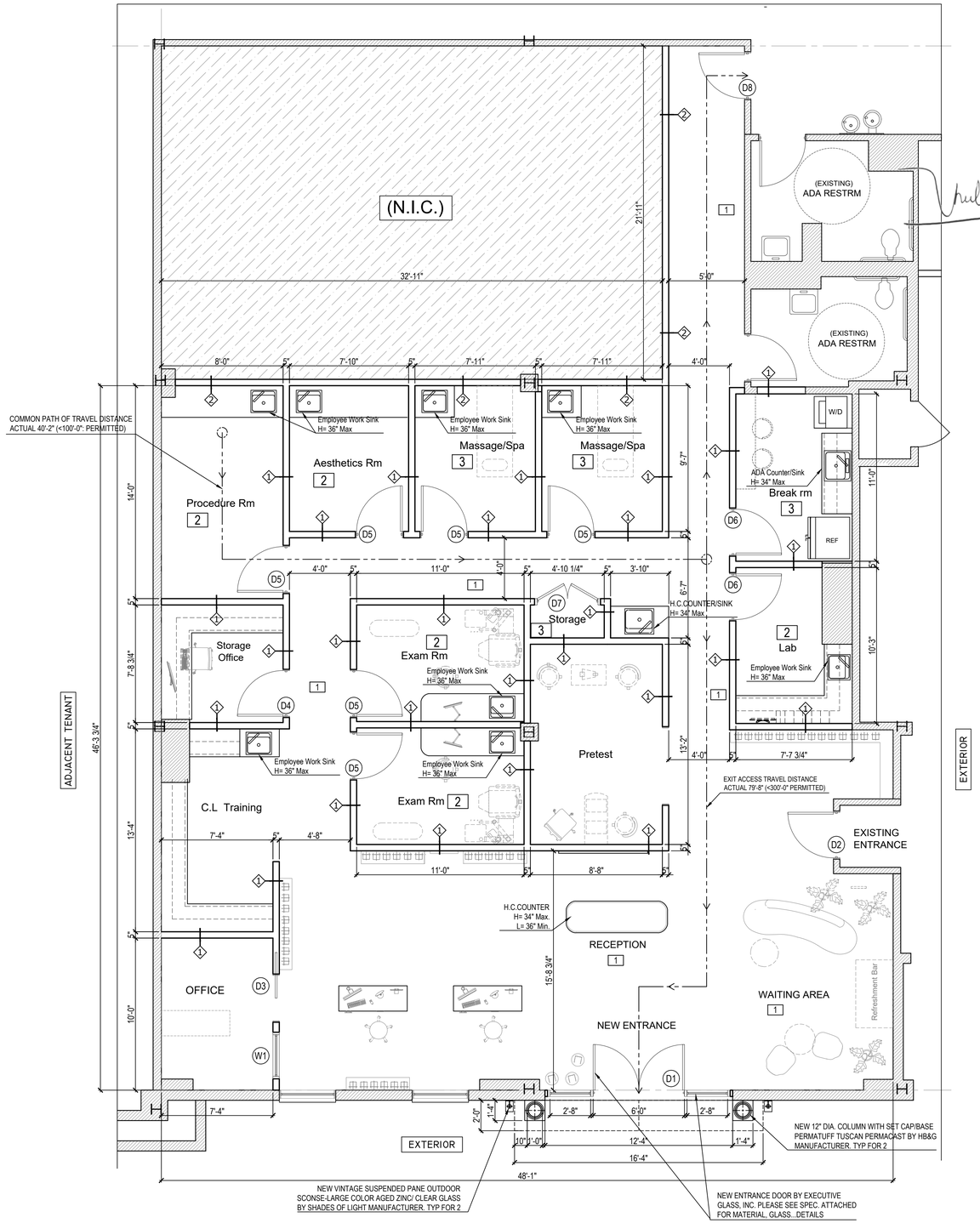


EXISTING FLOOR PLAN

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION



NEW TENANT LAYOUT FLOOR PLAN

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

TD DESIGN & CONSULTANTS
4016 HIRST DRIVE
ANNANDALE, VIRGINIA 22003
PHONE: 202-808-6861
571-247-5534
dann@capitalconstructionus.com

SEAL & SIGNATURE

COMMONWEALTH OF VIRGINIA
HUYEN KHANH THU NGUYEN
Lic. No. 0401013752
ARCHITECT

Liberty CONSTRUCTION
255 N STONESTREET AVENUE
ROCKVILLE, MD 20850
PHONE: 888-308-6869
www.LibertyCD.com

LUXE EYE & WELLNESS
206 N WASHINGTON ST., SUITE 100
ALEXANDRIA, VA 22314

OWNER:
PHONE:

ISSUE DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
1' 2' 3' 4' 6'

PROJECT NUMBER	08.24.005
DRAWN	DN
CHECKED	HN
DATE	08/28/2024
SCALE	AS INDICATED

EXISTING FLOOR PAN
TENANT LAYOUT FLOOR PLAN

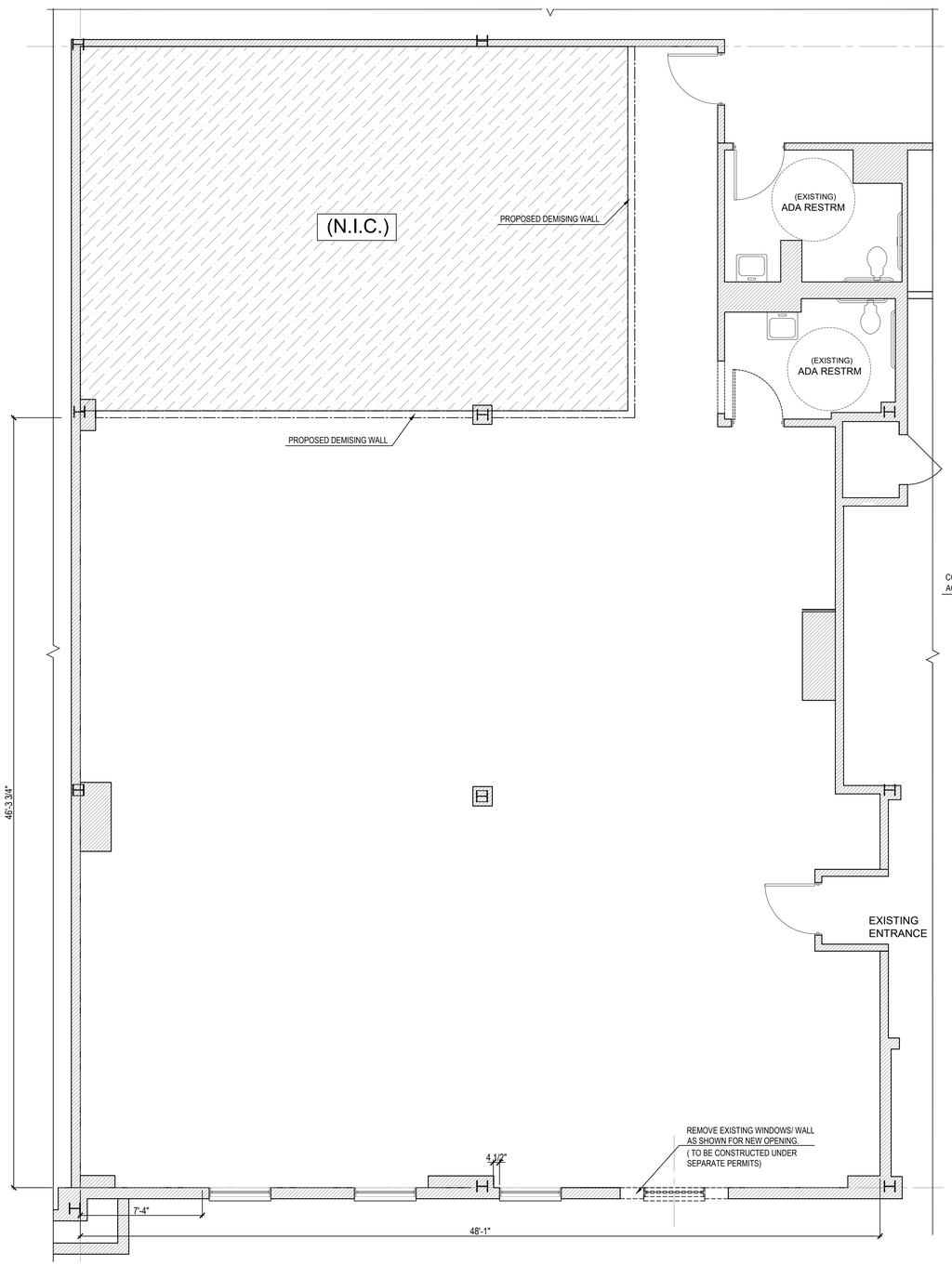
DRAWING TITLE

A.002

DRAWING No.

EXISTING ELEVATION


Crop

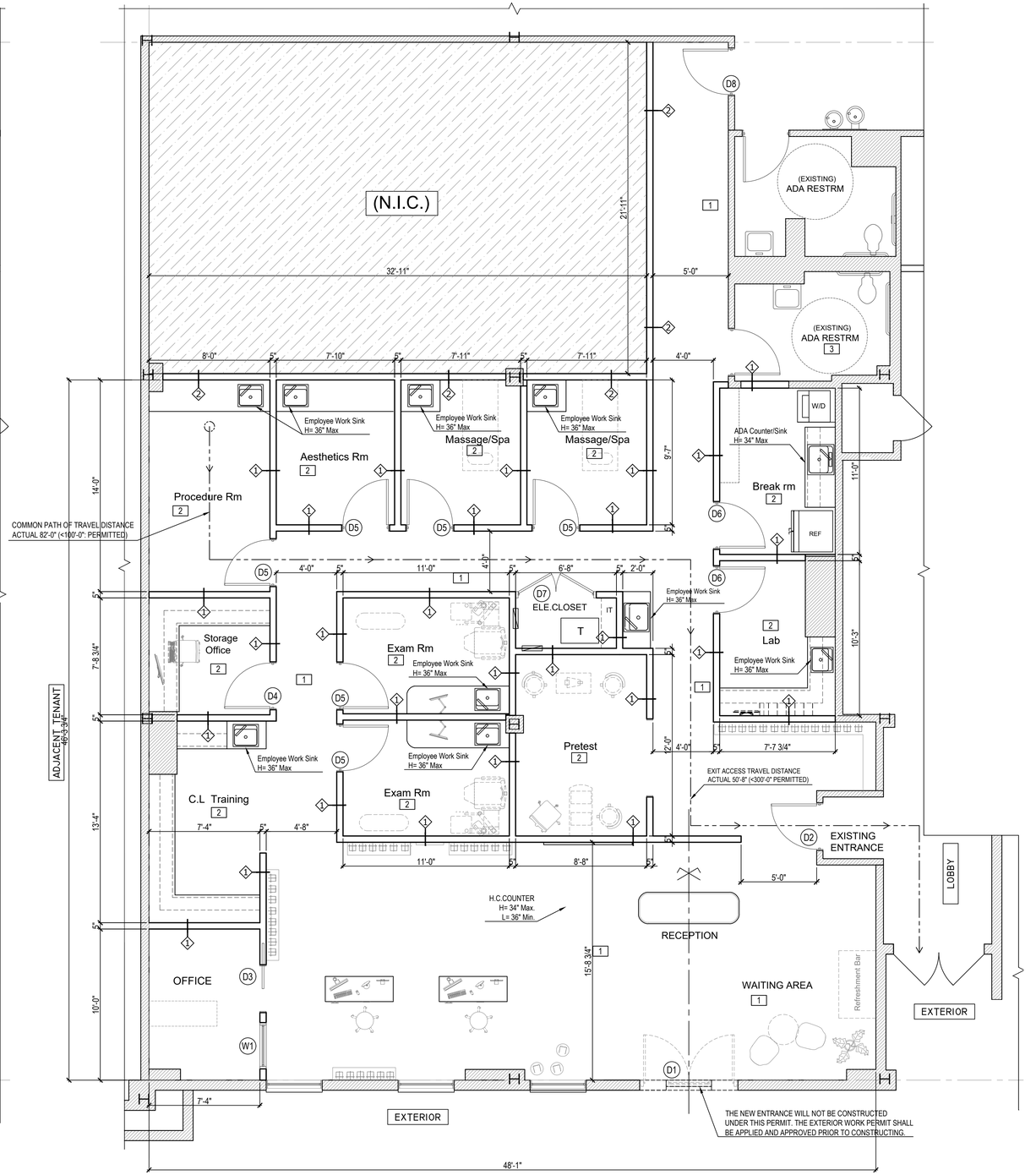


EXISTING FLOOR PLAN

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION



NEW TENANT LAYOUT FLOOR PLAN

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

TD DESIGN & CONSULTANTS
4016 HIRST DRIVE
ANNANDALE, VIRGINIA 22003
PHONE: 202-808-6861
571-247-5534
dann@capitalconstructionus.com

SEAL & SIGNATURE

Liberty CONSTRUCTION
255 N STONESTREET AVENUE
ROCKVILLE, MD 20850
PHONE: 888-308-6869
www.LibertyCD.com

LUXE EYE & WELLNESS
206 N WASHINGTON ST., SUITE 100
ALEXANDRIA, VA 22314
OWNER:
PHONE:

ISSUE

DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
1' 2' 3' 4' 6'

PROJECT NUMBER	08.24.005
DRAWN	DN
CHECKED	HN
DATE	08/28/2024
SCALE	AS INDICATED

EXISTING FLOOR PAN
TENANT LAYOUT FLOOR PLAN

DRAWING TITLE

A.002

DRAWING No.

PROJECT NAME:

LUXE EYE & WELNESS DR B

PROJECT ADDRESS:

206 N.WASHINGTON ST. SUITE 100
ALEXANDRIA, VA. 22314

ABBREVIATIONS LIST

AFF	AWAY FROM FINISHED FLOOR	MR-#	MIRROR TYPE
ALUM	ALUMINUM	NTS	NOT TO SCALE
BLDG	BUILDING	N/A	NOT APPLICABLE
BRK MTL	BRAKE METAL	OC	ON CENTER
BLKG	BLOCKING (WOOD)	OA	OVERALL
BLKH	BULKHEAD	PLYWD	PLYWOOD
CL	CENTER LINE	PNL	PANEL
C/C	CENTER TO CENTER	PS	PANEL SIZE
DLO	DAY LIGHT OPENING	REV	REVISION
DO	DOOR OPENING	RO	ROUGH OPENING
DBL	DOUBLE	RQ'D	REQUIRED
DR	DOOR	RM	ROOM
EQ	EQUAL	SIM	SIMILAR
EA	EACH	SCHD	SCHEDULE
EXP/JNT	EXPANSION JOINT	SPGL	SPANDREL GLAZING TYPE
ELEV	ELEVATION	STD	STANDARD
FLNG	FLASHING	SQ	SQUARE
FO	FINISH OPENING	SQD	SQUARED
FS	FRAME SIZE	T	TEMPERED
GC	GENERAL CONTRACTOR	TBD	TO BE DETERM
GL-#	GLASS TYPE	TPD	TAPERED
GS	GLASS SIZE	TYP	TYPICAL
HDR	HEADER	U.N.O	UNLESS NOTED OTHERWISE
HRDW	HARDWARE @ DOOR	WD	WINDOW DIMENSION
IGU	INSULATED GLASS UNIT	VIF	VERIFY IN FIELD
JNT	JOINT		
LAM	LAMINATED		
MO	MASONRY OPENING		
MAX	MAXIMUM		
MIN	MINIMUM		

GENERAL NOTES

1.) LIMITATIONS: THESE DRAWINGS REPRESENT AN INTERPRETATION OF ARCHITECTURAL INFORMATION MADE AVAILABLE TO EXECUTIVE GLASS SERVICE, INC.
EXECUTIVE GLASS SERVICE, INC. MAKES NO REPRESENTATION OR WARRANTY TO THE PERFORMANCE OR COMPLETENESS OF THE ARCHITECTURAL DETAILS OF THE SURROUNDING AREAS.

2.) CONFIRMATION: ANY LISTED TOLERANCES, DIMENSIONS, DEFLECTION, ANCHORAGE, REFERENCES, AND FUNCTIONAL PERFORMANCE REQUIREMENTS SHALL BE CONFIRMED WITH THE ARCHITECT, AND VALIDATED BY FIELD MEASUREMENTS TO ENSURE SIZING, PERFORMANCE COMPLIANCE, AND ARCHITECTURAL INTENT.

3.) ACCEPTANCE: FINAL APPROVAL OF THESE DRAWINGS CONSTITUTES ACCEPTANCE OF ALL DEVIATIONS, IF ANY, AND ALL WORK CONTAINED HEREIN.

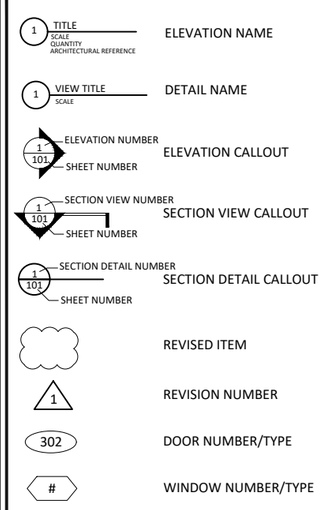
4.) USE: EXECUTIVE GLASS SERVICE, INC. ASSUMES NO RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BY OTHER TRADES.

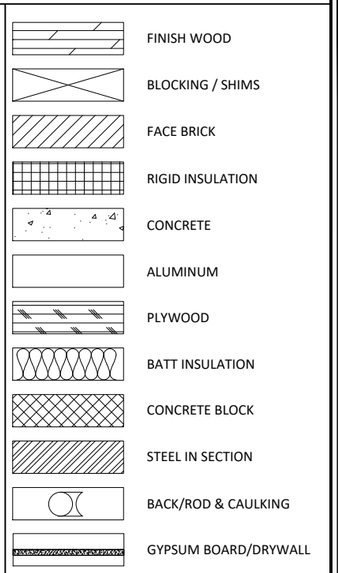
5.) COMPLIANCE: ARCHITECT, ENGINEER, GENERAL CONTRACTOR, AND MISC. TRADES ARE RESPONSIBLE FOR THE SELECTION, INSTALLATION, AND ADJUSTMENT OF SYSTEMS TO ENSURE
COMPLIANCE WITH ALL APPLICABLE DESIGN, ENERGY, RATING, BUILDING, AND/ OR SAFETY CODES.

6.) QUALITY OF CONSTRUCTION: ROUGH OPENINGS MAY NOT BE PLUMB, SQUARE, OR LEVEL. CONTRACTOR TO VERIFY EXISTING OPENINGS.

7.) RELEASE OF LIABILITY: THESE DRAWINGS HAVE BEEN PREPARED BY EXECUTIVE GLASS SERVICE, INC. FOR USE BY THE CUSTOMER. THE CUSTOMER AGREES TO ASSUME ALL LIABILITY AND ANY CLAIMS THAT MAY ARISE FROM THE USE OF, OR INFORMATION CONTAINED IN THESE DRAWINGS.

SYMBOLS





DRAWINGS INDEX

NOTES TO ARCHITECT:

INFORMATION AVAILABLE TO PREPARE DRAWINGS

ARCHITECTURAL DRAWINGS DATED 3-11-2024
EXECUTIVE GLASS SERVICES, INC. - SCOPE OF WORK

REVISIONS

REVISION #	DESCRIPTION	DATE
-	N/A	N/A

DATE
1-6-2025

ARCHITECT:
N/A

GENERAL CONTRACTOR:
N/A

EXECUTIVE GLASS SERVICES, INC
6 PIDGEON HILL DRIVE, SUITE 200
STERLING, VIRGINIA 20165
PHONE: 703-456-4450
www.ExecutiveGlassINC.com

PROJECT:
LUXE EYE & WELNESS DR B
206 N.WASHINGTON ST. SUITE 100
ALEXANDRIA, VA. 22314

SCALE:	N.T.S.
DWG BY:	AJ
CHK BY:	AK
JOB NO:	1116

SHEET NO:
100

DOOR SCHEDULE

DOOR #	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	GLASS TYPE	ACTIVE LEAF	DR CLOSER TYPE	HRWD SET #	NOTES #
100	(2)3'-0"	8'-0"	ALUM/ KW-350T MS INSULPOUR	GL-1T	PAIR /SWING	105° NHO / SURFACE OVERHEAD	1	10" BOTTOM RAIL

HARDWARE SCHEDULE

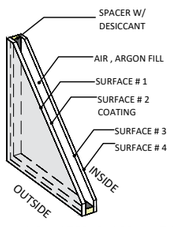
HARDWARE SET # 1 (QUANTITY REQUIRED = 1)

ITEM	MANUFACTURE	MODEL / SYSTEM	ITEM #	DESCRIPTION	FINISH	QUANTITY
Door Hinges	Kawneer	Butt Hinges		Top, Intermediate, Bottom Hinges	TBD	1
Door Handles	Kawneer	Standard Offset CO-9		Standard Offset CO-9	TBD	1
Door Closer	LCN	LCN 4040		Surface mounted Closer	TBD	1
Key Cylinder	Kawneer	Standard Cylinder		Standard Cylinder		1
Door Threshold	Kawneer	Standard		Threshold w/weathering	Mill	1

Note: Electronic devices are provided by others. Finishes to TBD

GLASS SCHEDULE

MARK	GLAZING DESCRIPTION AND MAKEUP	NOTES
GL-1T	1" INSULATED GLASS UNIT 1/4" CLEAR TEMPERED GLASS WITH SOLARBAN 60 ON SURFACE #2 + 1/2" ARGON FILLED SPACE +1/4" CLEAR TEMPERED GLASS	
PNL-1	1" BLACK ANODIZED ALUMINUM PANEL	



INSULATED GLASS UNIT MAKEUP

MATERIAL SCHEDULE

PRODUCT TYPE	MANUFACTURE	SYSTEM	PROFILE DIMENSIONS	DESCRIPTION	FINISH
STORE FRONT	KAWNEER	TRIFAB 451T	2"X 4 ½ "	SCREW SPLINE ASSEMBLY, CENTER SET, OUTSIDE GLAZED	BLACK ANODIZED
DOOR	KAWNEER	350T INSULPOUR	N/A		BLACK ANODIZED
ADHESIVE & SEALANT: TREMCO SPECTRUM 1 SILICONE SEALANT IN BLACK					
GASKET: KAWNEER BLACK GLAZING GASKET					

DATE
1-6-2025

ARCHITECT:
N/A

GENERAL CONTRACTOR:
N/A

EXECUTIVE GLASS SERVICES, INC
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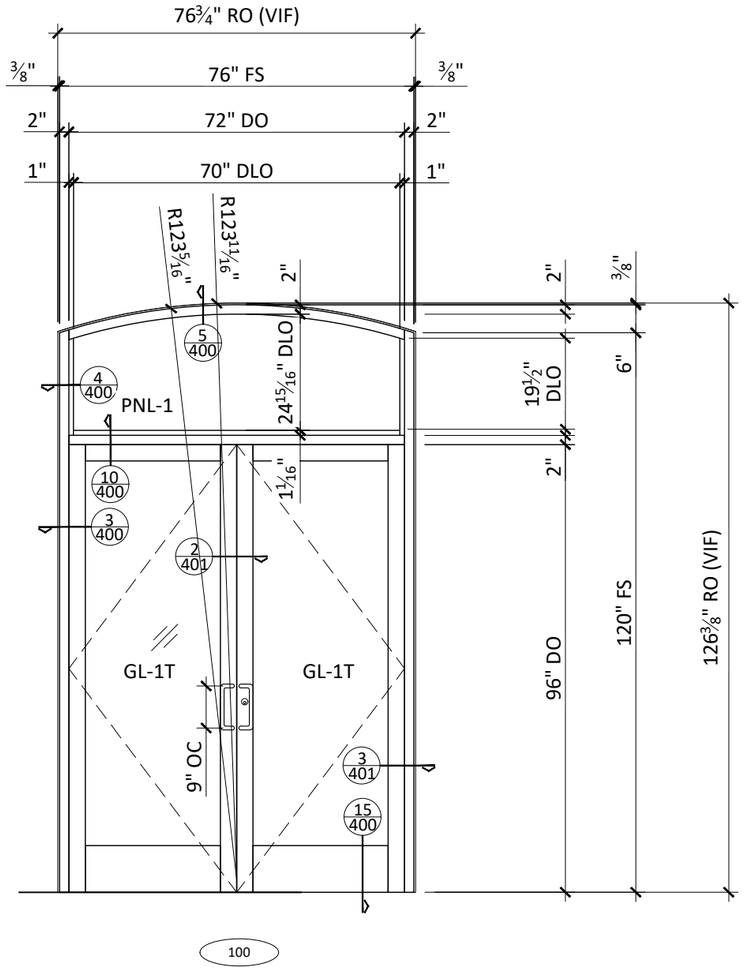
PHONE: 703-456-4450 www.ExecutiveGlassINC.com

PROJECT:
LUXE EYE & WELNESS DR B
206 N.WASHINGTON ST. SUITE 100
ALEXANDRIA, VA. 22314

SCALE:	N.T.S.
DWG BY:	AJ
CHK BY:	AK
JOB NO:	1116

SHEET NO:
101



A ELEVATION (1) THUS REQ'D

NOTE: EGS TO PROVIDE AND INSTALL:
KAWNEER THERMAL STORE FRONT W/GL-1T GLASS INFILL
KAWNEER INSULPOUR 350T DOOR W/GL-1T GLASS INFILL
AT : ENTRANCE DOOR 100
REFER TO SHEET 101 FOR HARDWARE AND FINISH

DATE
1-6-2025

ARCHITECT:
N/A

GENERAL CONTRACTOR:
N/A

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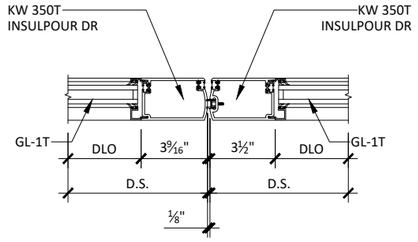
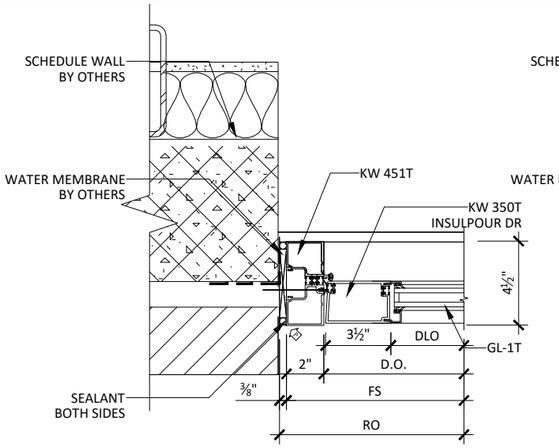
ALEXANDRIA, VA. 22314

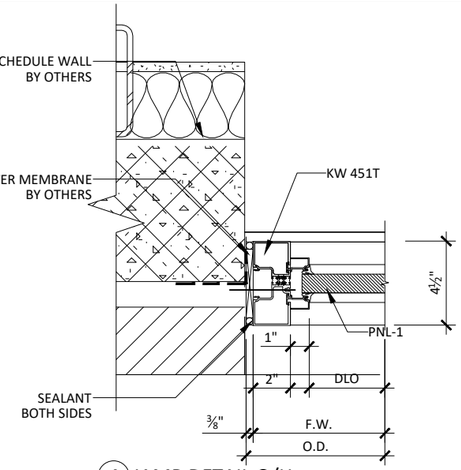
SCALE:	N.T.S.
DWG BY:	AJ
CHK BY:	AK
JOB NO:	1116
SHEET NO:	300



2 DOOR DETAIL



3 JAMB DETAIL O/H



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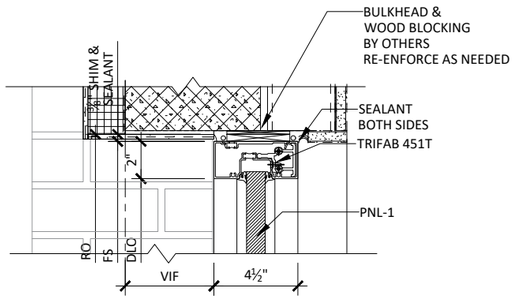
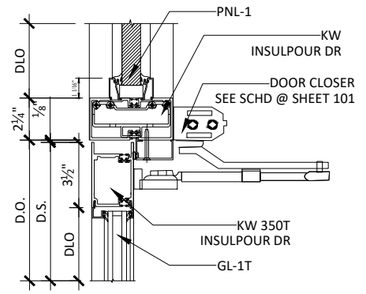
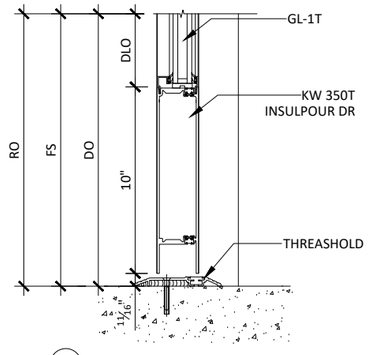


5 FRAME HEAD DETAIL



10 FRAME TRANSOM DETAIL



15 BOTTOM DOOR DETAIL O/H

DATE
1-6-2025

ARCHITECT:
N/A

GENERAL CONTRACTOR:
N/A

EXECUTIVE
GLASS SERVICES, INC
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STERLING, VIRGINIA 20165
PHONE: 703-456-4450 www.ExecutiveGlassINC.com

PROJECT:
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206 N.WASHINGTON ST. SUITE 100
ALEXANDRIA, VA. 22314

SCALE:	N.T.S.
DWG BY:	AJ
CHK BY:	AK
JOB NO:	1116

SHEET NO:
400

Features

- 250T narrow stile has 2-1/2" (63.5) vertical stile, 2-15/16" (74.6) top and 3-7/8" (98.4) bottom rail
- 350T medium stile has 3-1/2" (88.9) vertical stile, 3-1/2" (88.9) top and 6-1/2" (165.1) bottom rail
- 500T wide stile has 5" (127) vertical stile, 5" (127) top and 6-1/2" (165.1) bottom rail
- Door is 2-1/4" (57.2) deep
- Door has 1/8" (3.2) wall thickness
- Dual moment welded corner construction
- IsoPour® thermal break
- Single acting
- Infills include 1" (25.4) and 1-1/2" (38.1)
- Offset pivots, butt hinges, continuous geared hinge
- MS locks or exit device hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping and secondary weathering in door frames
- Permanodic® anodized finishes option
- Painted finishes in standard and custom choices

Optional Features

- Wide variety of bottom rail and cross rail
- Two color finish capability

Product Applications

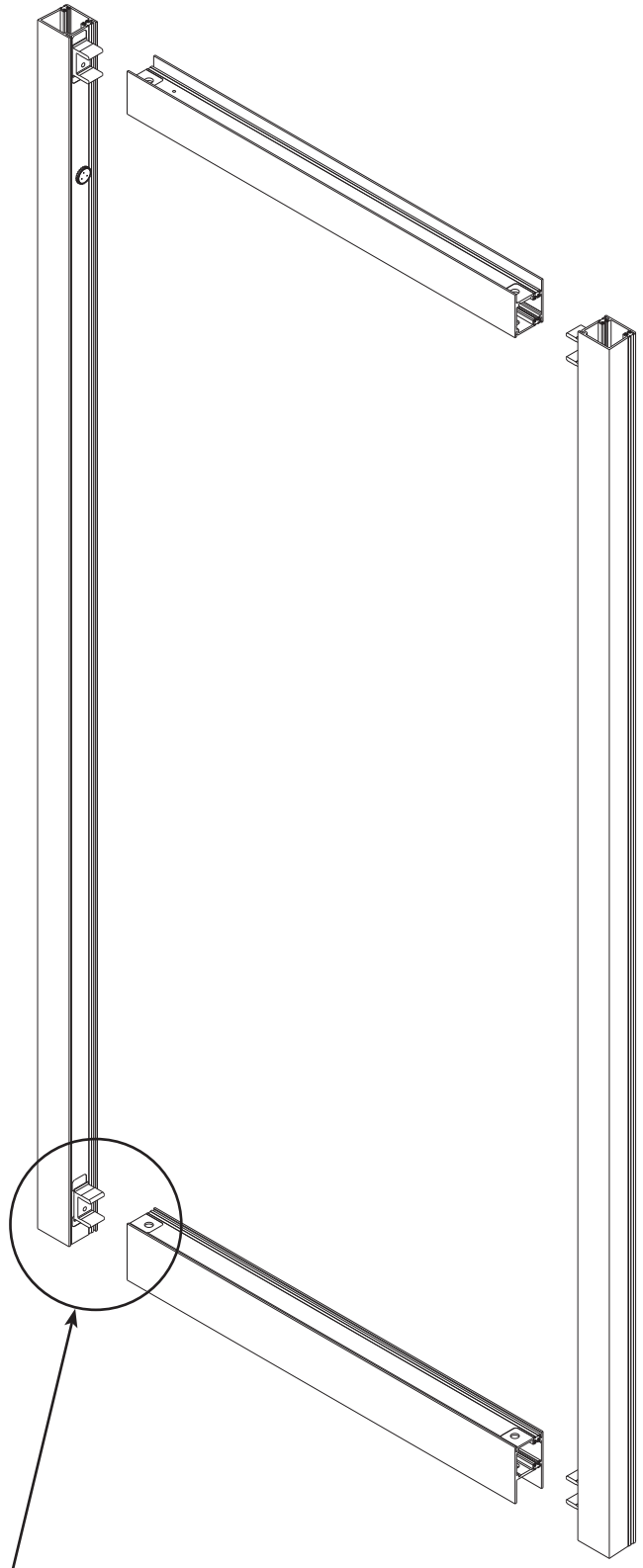
- 250T narrow stile - engineered for moderate traffic in applications such as offices and stores
- 350T medium stile - provides extra strength for schools, institutions and other high traffic applications
- 500T wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions
- Engineered for high performance buildings

For specific product applications,
consult your Kawneer representative.

Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses ( ) are millimeters unless otherwise noted.

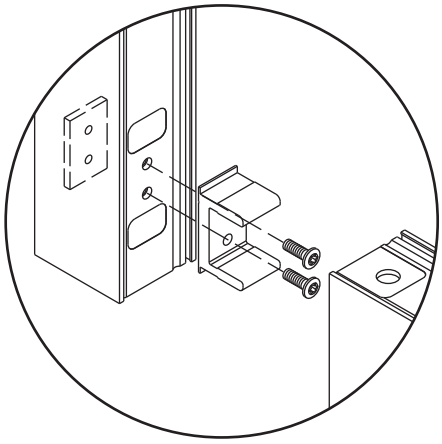
The following metric (SI) units are found in these details:

m – meter
cm – centimeter
mm – millimeter
s – second
Pa – pascal
MPa – megapascal

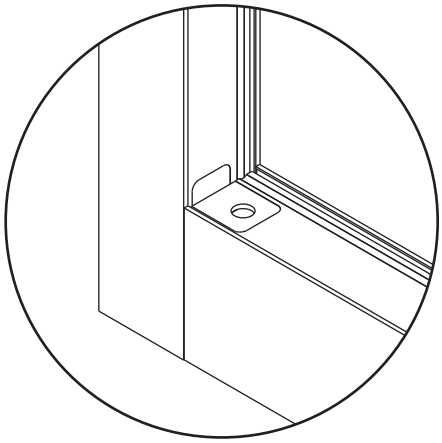


DUAL MOMENT WELDED CORNER CONSTRUCTION

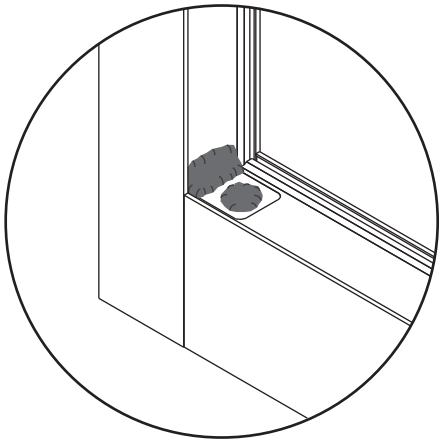
*** An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).**



#1 MECHANICAL FASTENING is accomplished by attaching a 5/16" (7.9) thick extruded aluminum channel clip to the vertical stile with 1/4"-20 heat strengthened bolts and 3/16" (4.8) thick steel nut plates for a high strength welding base for attachment horizontal member.



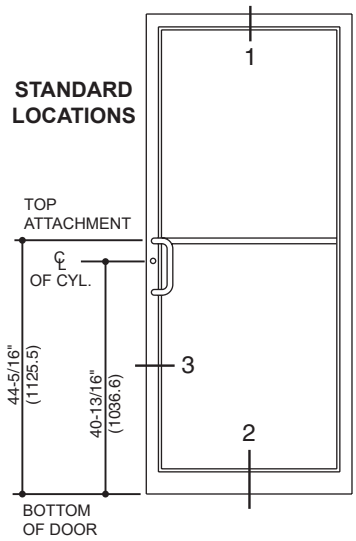
#2 SIGMA* DEEP PENETRATION PLUG WELDS are made top and bottom after the horizontal is properly positioned over the channel clip to help provide the strongest door corner joint currently available.



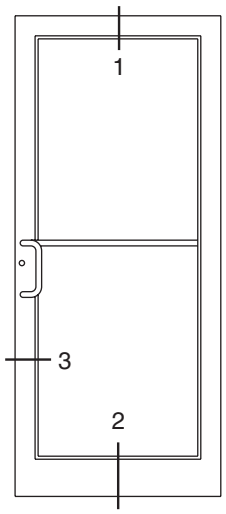
#3 SIGMA* FILLET WELDS along both top and bottom webs of the rail extrusion complete the welded corner construction.

Additional information and CAD details are available at www.kawneer.com

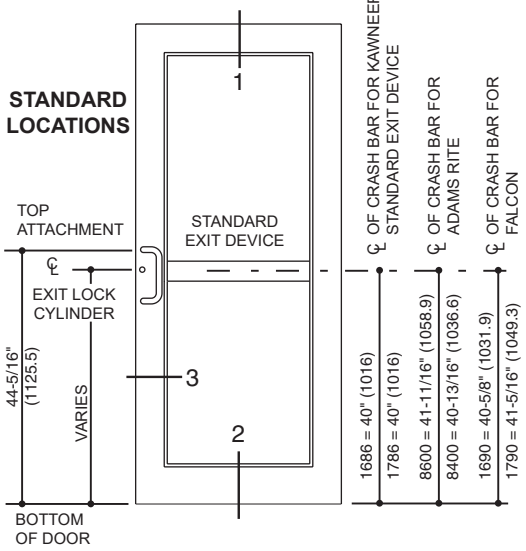
250T NARROW STILE

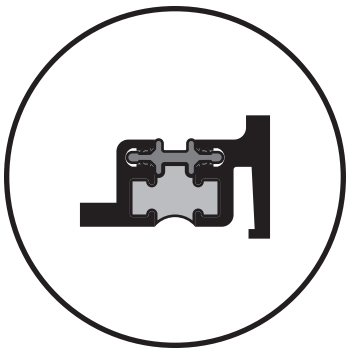


350T MEDIUM STILE

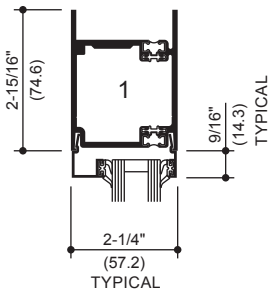


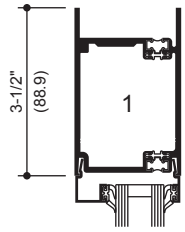
500T WIDE STILE

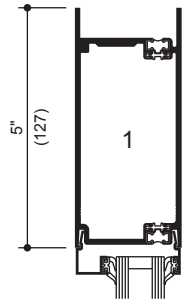


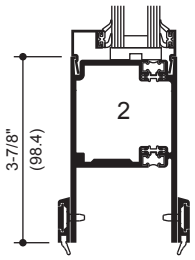


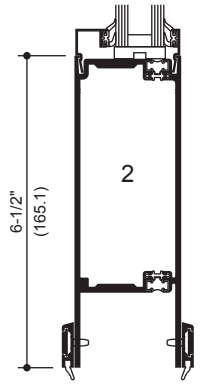
IsoPour® THERMAL BREAK

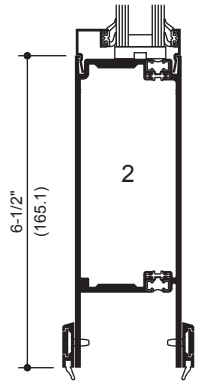


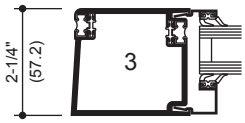




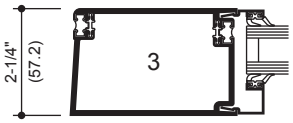








250T NARROW STILE SINGLE ACTING



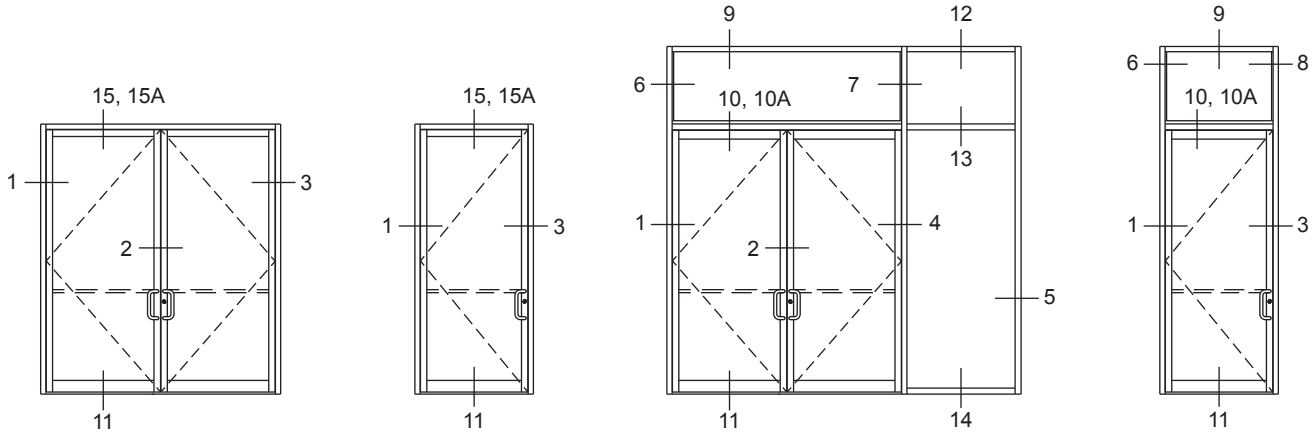
350T MEDIUM STILE SINGLE ACTING

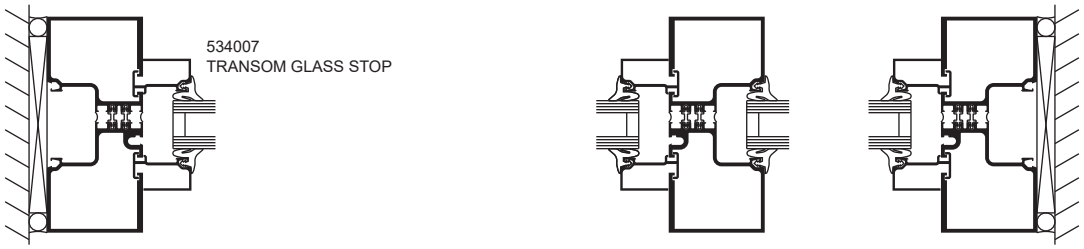
500T WIDE STILE SINGLE ACTING

Note: 1-1/2" (38.1) Triple Insulating Glass Unit infill available.

Additional information and CAD details are available at www.kawneer.com

NOTE:
1. SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.
2. TRIFAB® VERSAGLAZE® 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.





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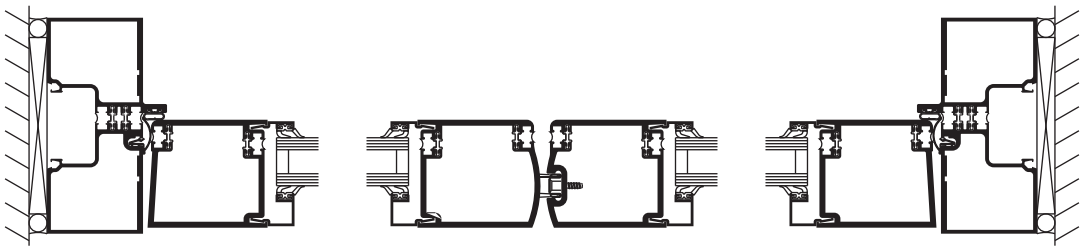
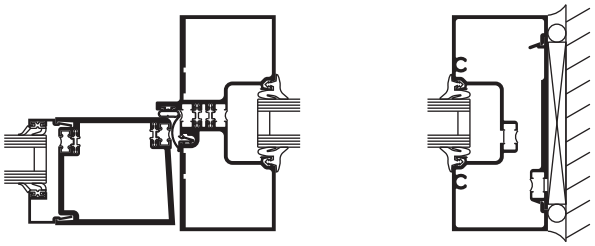


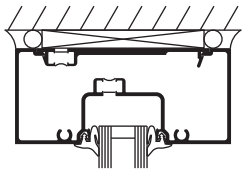
1 2 3

SINGLE ACTING DOORS



4 5

Additional information and CAD details are available at www.kawneer.com



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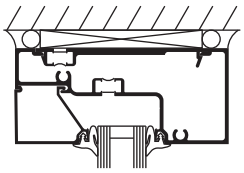

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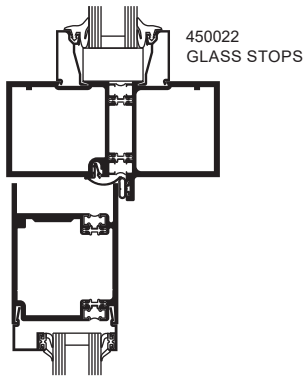
SINGLE ACTING DOORS



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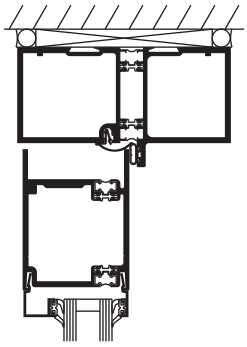

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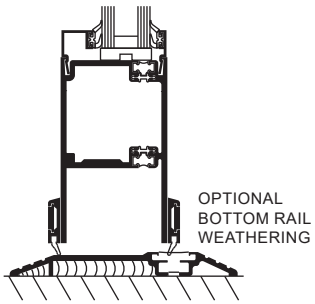
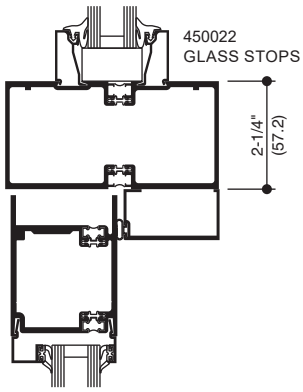


11

SURFACE OVERHEAD CLOSER

COC WITH SINGLE ACTING OFFSET ARM



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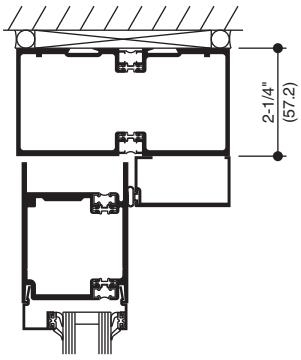

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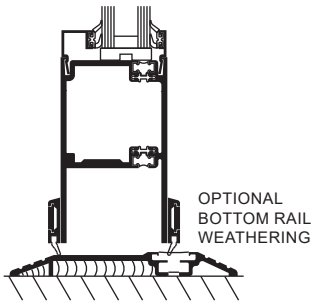
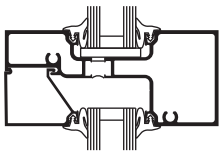
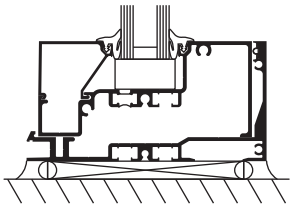


11

CONSEALED OVERHEAD CLOSER



13



14

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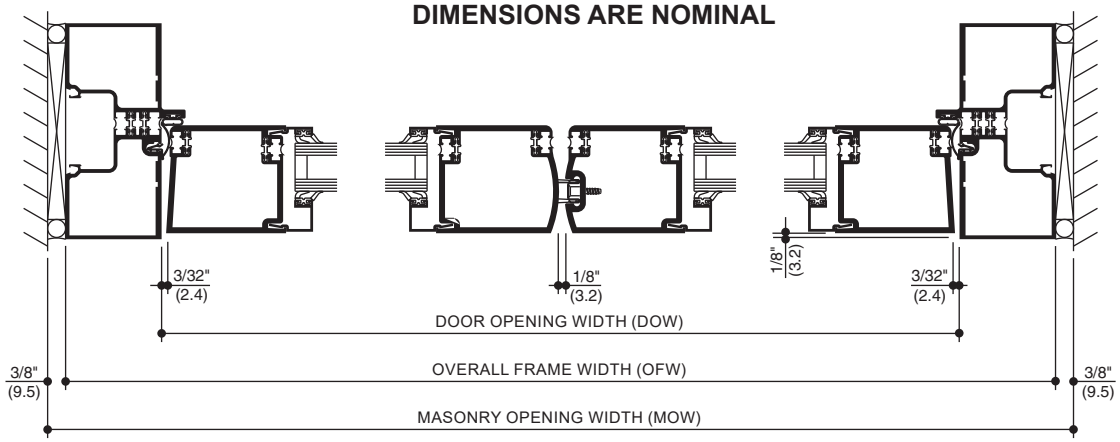
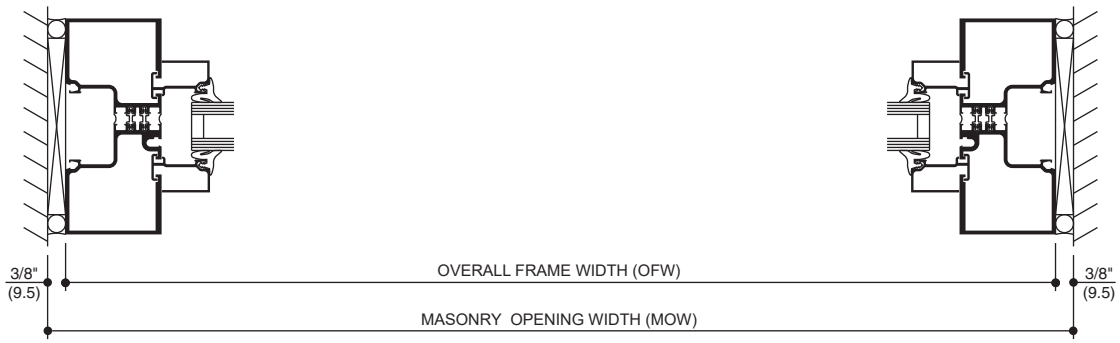
Additional information and CAD details are available at www.kawneer.com

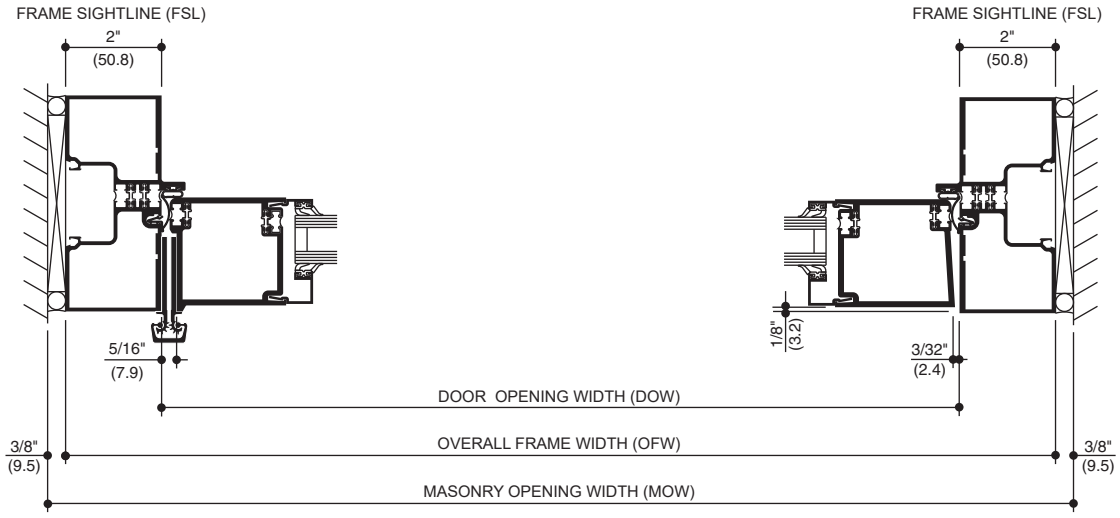
DIMENSIONS ARE NOMINAL



SINGLE ACTING DOORS



TRANSOM JAMBS



CONTINUOUS HINGE JAMB

STANDARD SIZES (TRIFAB® VG 451T CENTER FRAMES)

WITH AND WITHOUT TRANSOM

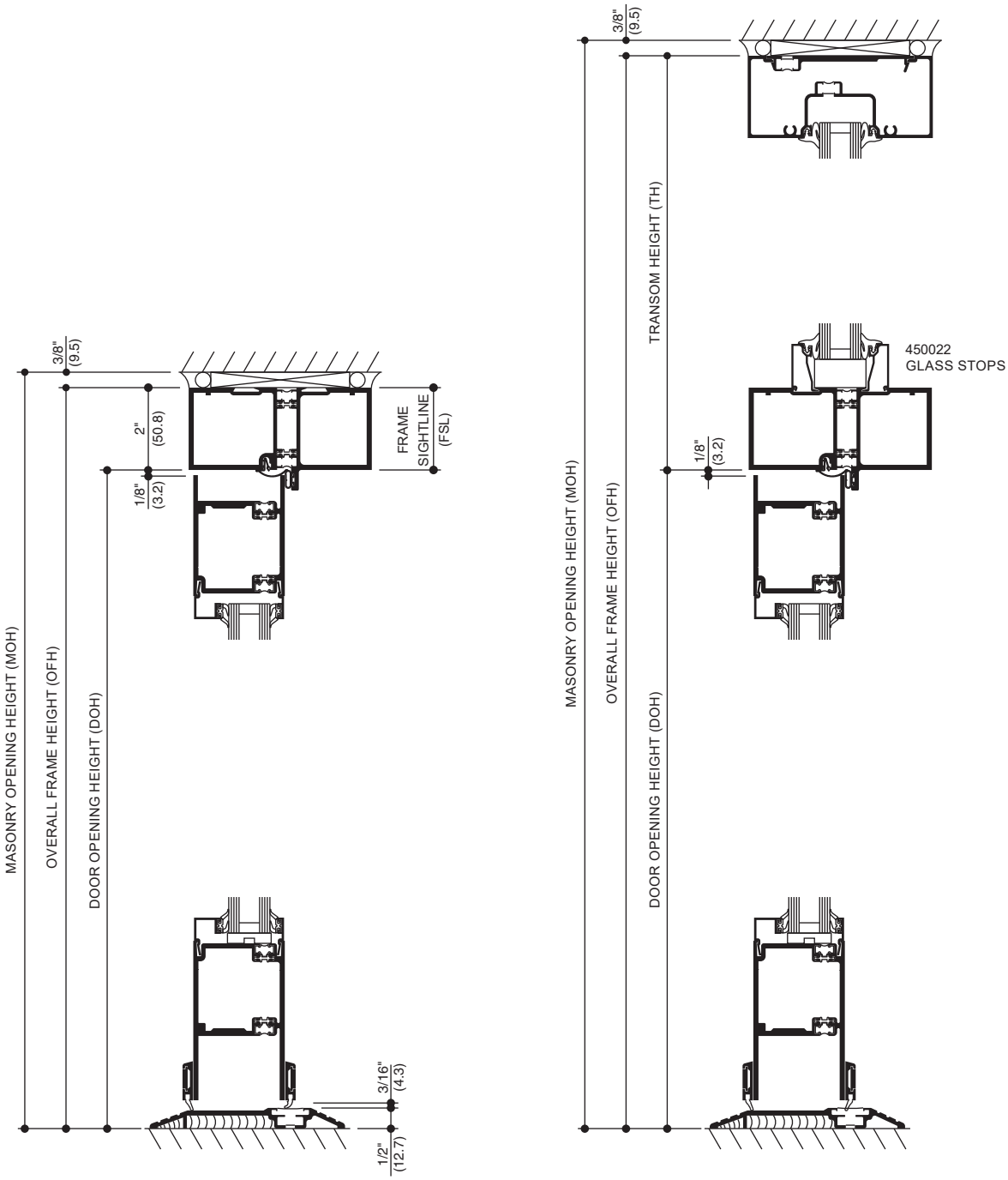
Door Opening Dimension (DOW)		**Overall Frame Dimension** (OFW)		**Masonry Opening Dimension** (MOW)	
3' 0"	(914)	3' 4"	(1,016)	3' 4-3/4"	(1,035)
3' 6"	(1,067)	3' 10"	(1,168)	3' 10-3/4"	(1,187)
6' 0"	(1,829)	6' 4"	(1,930)	6' 4-3/4"	(1,949)

WITH AND WITHOUT TRANSOM

OFW = DOW + 2 FSL

MOW = OFW + 3/4"

Additional information and CAD details are available at www.kawneer.com



STANDARD SIZES (TRIFAB® VG 451T CENTER FRAMES)

WITHOUT TRANSOM

Door Opening Dimension (DOH)		**Overall Frame Dimension** (OFH)		**Masonry Opening Dimension** (MOH)	
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)

WITHOUT TRANSOM

OFH = DOH + FSL
MOH = OFH + 3/8"

WITH TRANSOM

OFH = DOH +TH
MOH = OFH + 3/8"

	NARROW STILE	MEDIUM AND WIDE STILE
Doors	Narrow stile 250T doors prepared for attachment hardware.	Medium stile 350T or wide stile 500T.
Door Sizes Std.	Standard sizes shown on page 10.	Any size up to 4' 0" x 9' 0" (1,219 x 2,743).
Glass Stops	1" (25.4) and 1-1/2" (38.1) infills.	1" (25.4) and 1-1/2" (38.1) infills.
Door Frames	**Trifab® VG 451T** Center - 2" x 4-1/2" (50.8 x 114.3) for double glazing.	Any Kawneer framing system suitable for door frames may be selected, but manufactured per order.
Push-Pulls	**Single Acting:** Architects Classic Hardware CO-9 Pull and CP-II Push Bar. Architects Classic Hardware CO-9 Pull and CP Push Bar.	**Single Acting:** Architects Classic Hardware CO-12 and CP-II push bar. Architects Classic Hardware CO-12 and CP push bar. Architects Classic Hardware CO-9/CO-9 Pulls. Architects Classic Hardware CO-12/CO-12 Pulls.
Door Closers	**Single Acting:** Norton 1601 adjustable or 1601 BF adjustable surface closer with back-check and with or without adjustable hold-open. Standard concealed overhead closer with single acting offset arm.	**Single Acting:** LCN 4040 surface closer with or without adjustable hold-open. LCN 2030 or 5010 concealed overhead closers with or without hold-open. LCN 1260 adjustable surface closer. Norton 8100 surface closer with a 50% spring power adjustment (for opening forces of less than 8 pounds). Closer is available with standard back-checks and with or without the hold-open feature. International single acting concealed overhead closer. Falcon SC 60 Surface closer.
Hinging	**Single Acting:** Kawneer top and bottom offset pivots (or) Kawneer top and bottom 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP) (or) Kawneer continuous gear hinge.	
Intermediate Pivots/Butts	**Single Acting:** Kawneer intermediate offset pivot (or) Kawneer 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP).	**Single Acting:** Rixson M-19 or IVES #7215-INT intermediate offset pivot.
Power Transfers	**Single Acting:** Kawneer EL intermediate offset pivot (or) Kawneer EL 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with wire transfer (or) EPT (Electric Power Transfer).	
Power Supply		**NP1 Power Supply:** For use with Kawneer 1686 MEL and 1786 MEL exit devices only.
Locks - Active Leaf	Adams-Rite MS 1850A deadlock with two 1-5/32" (29.4) diameter 5 pin cylinders.	Adams-Rite #4510 latch lock. Adams-Rite #1850A-500 short throw deadlock. Adams-Rite #1850A-505 hookbolt lock. Adams-Rite #4015 two-point Lock. Adams-Rite #4085 three-point Lock. Adams-Rite #4089 exit indicator. Adams-Rite #2190 deadbolt latch lock. Adams-Rite #1890 deadbolt latch lock. Adams-Rite #1850 hurricane 3-point locking. Kawneer cylinder guard. Kawneer thumbturn (in lieu of cylinder).

	NARROW STILE	MEDIUM AND WIDE STILE
Locks - Inactive Leaf	One pair of Kawneer flush bolts in the inactive leaf of a pair of doors.	
Thresholds	A 1/2" x 4" (12.7 x 101.6) aluminum mill finish threshold.	
Weathering	**Single Acting:** Weathering system in the door and frame consisting of a dense, bulb polymeric material, which remains resilient and retains its weathering ability under temperature extremes. (The system is complete with an optional EPDM blade gasket sweep strip applied to interior and exterior of bottom door rail with concealed fasteners).	Bottom Door Sweep
Exit Device	**Kawneer 1686 Concealed Rod Exit Device** with or without a mortised type cylinder. **Kawneer 1786 Rim Exit Device** is a rim type exit device with or without a rim type cylinder. Pairs of doors require a Kawneer RM-86 removable mullion.	Kawneer 1686 MEL Concealed Rod Exit Device electric modification is available. Kawneer 1786 MEL Rim Exit Device electric modification is available. Kawneer 1686 CD Concealed Rod Exit Device available with cylinder dogging. Kawneer 1786 CD Rim Exit Device available with cylinder dogging. Kawneer 1686 Lever Handle is available for the Kawneer 1686 concealed rod exit device. Kawneer 1786 Lever Handle is available for the Kawneer 1786 rim type exit device. Falcon 1690 Concealed Rod Exit Device with or without a mortised type cylinder. Falcon 1790 Rim Exit Device is a rim type exit device with or without a rim type cylinder. Falcon EL 1690 electric modification is also available. Falcon EL 1790 electric modification is also available Falcon 1990 is a concealed rod exit device with or without a rim type cylinder. Falcon 2090 is a rim type exit device with or without a rim type cylinder. Pairs of doors require a removable aluminum mullion. RM-70 with the Falcon 2090 exit device. Falcon HH1690 Conc. Rod Exit Device (EL option) Von Duprin 9947 Concealed Rod Exit Device Von Duprin HH-KAW-9947 Concealed Rod Exit Device Von Duprin 3347A Concealed Vertical Rod Exit Device Von Duprin 99 XP Rim Device Corbin Russwin ED5200SA Rim Device Adams-Rite 8600 Concealed Rod Exit Device. Adams-Rite 8400 Rim Exit Device.
	Exit Device Pulls: Architects Classic CO-9 Pull with Kawneer 1686 and 1786 exit devices. Architects Classic.	**Optional Exit Device Pulls:** Architects Classic CO-12 Pull with Kawneer 1686 and 1786 exit devices.

APPLICATION CRITERIA

As indicated on Page 10, the standard sizes of swing doors are 3' 0" x 7' 0" (914.4 x 2,133.6) or 3' 6" x 7' 0" (1,067 x 2,134) for single doors and 6' 0" x 7' 0" (1,828.8 x 2,133.6) for pairs of doors. When these sizes are exceeded the following criteria should be administered.

1. Larger doors should not be subject to heavy traffic or strong prevailing wind conditions.
2. Larger doors should use a door closer with a good back check action.
3. When a door exceeds 9' 0" (2,743) in height, a cross rail is required to reinforce the vertical stiles.
4. When an offset hung door exceeds 7' 6" (2,286) in height, an intermediate butt or offset pivot should be used.
5. Tall doors should be prevented from racking by proper utilization of hardware, including door closers, door holders and door stops.

NOTE: CONTACT YOUR FACTORY REPRESENTATIVE FOR APPLICATION ASSISTANCE.

Hurricane Resistant Product

LOCKING OPTIONS	MAXIMUM DOOR SIZE	MAXIMUM DESIGN PRESSURE	HINGING OPTIONS	GLAZING STOP OPTIONS	GLASS THICKNESS
MS 1850 3-Point Lock (Active leaf) Flushbolts (Inactive leaf)	Single 4' 0" x 8' 0" (1,219.2 x 2,438.4) Pair 8' 0" x 8' 0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	**1, 2**	1" (25.4)
Kawneer 1686 Concealed Rod Exit Device	Single 4' 0" x 8' 0" (1,219.2 x 2,438.4) Pair 8' 0" x 8' 0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	**1, 2**	1" (25.4)
Falcon HH1690 Concealed Rod Exit Device (EL option)	Single 4' 0" x 8' 0" (1,219.2 x 2,438.4) Pair 8' 0" x 8' 0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	**1, 2**	1" (25.4)
Von Duprin HH-KAW-9947 Concealed Rod Exit Device	Single 4' 0" x 8' 0" (1,219.2 x 2,438.4) Pair 8' 0" x 8' 0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	**1, 2**	1" (25.4)

Glazing Stop Options:

1 - Structural silicone with 0.090 Kuraray or Eastman PVB inter layer or 0.090 Kuraray Sentry Glas® inter layer.

2 - 3M VHB structural tape with 0.090 Kuraray or Eastman PVB inter layer or 0.090 Kuraray Sentry Glas® inter layer.

LOCKING OPTIONS	MAXIMUM DOOR SIZE	MAXIMUM BLAST LOADING	HINGING OPTIONS	GLAZING STOP OPTIONS	GLASS THICKNESS
MS 1850 3-Point Lock (Active leaf) Flushbolts (Inactive leaf)	Single 4' 0" x 8' 0" (1,219.2 x 2,438.4) Pair 8' 0" x 8' 0" (2,438.4 x 2,438.4)	Peak Pressure: 6 PSI Impulse: 42 PSI/M-SEC	Butt Hinges Offset Pivots	1, 2	1" (25.4)

Test conditions shown. Other conditions may be supported through calculation.

Glazing Stop Options:

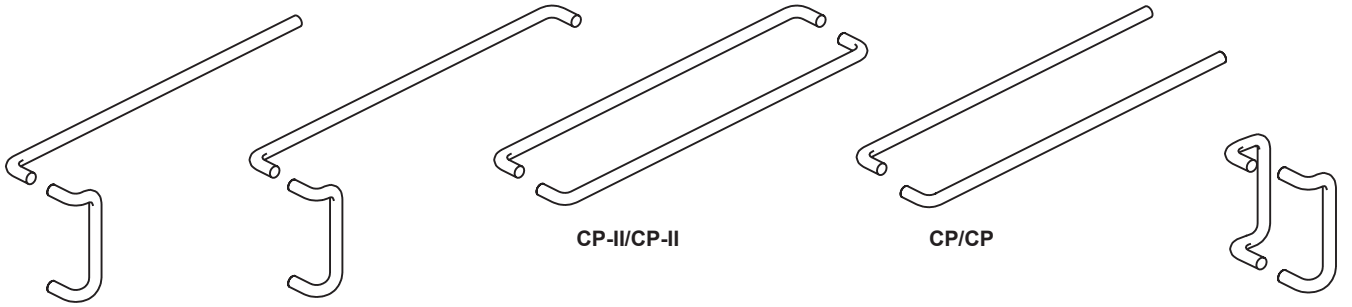
1 - Structural silicone with 0.060 Kuraray or Eastman PVB inter layer.

2 - Door size tested in stock tube. Larger door sizes supported through engineering analysis.

REFER TO **HARDWARE SECTION** FOR COMPLETE HARDWARE INFORMATION.

ARCHITECTS CLASSIC (PUSH PULL SETS)

SINGLE ACTING DOORS USE A PULL HANDLE AND PUSH BAR AS STANDARD



CO-9/CP
CO-12/CP

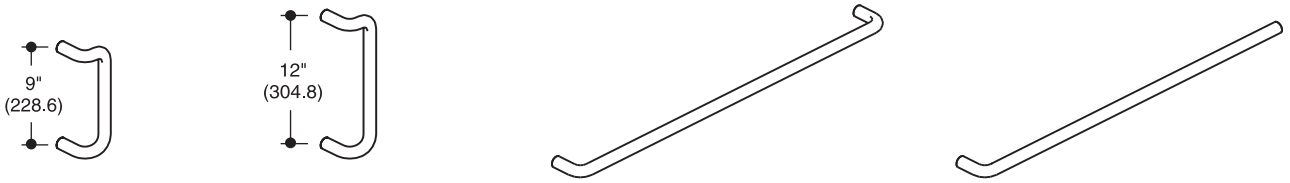
CO-9/CP-II
CO-12 /CP-II

CP-II/CP-II

CP/CP

CO-9/CO-9
CO-12/CO-12

ARCHITECTS CLASSIC (COMPONENTS)



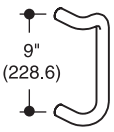
CO-9 PULL

CO-12 PULL

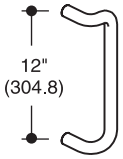
CP-II PUSH BAR

CP PUSH BAR

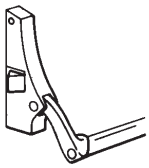
EXIT DEVICES AND PULLS



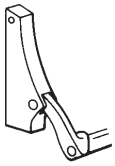
CO-9 PULL



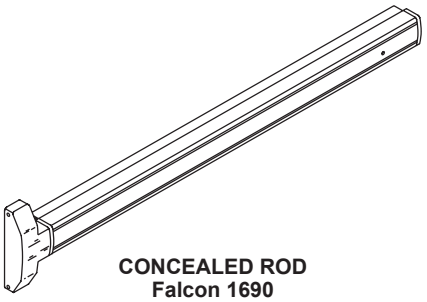
CO-12 PULL



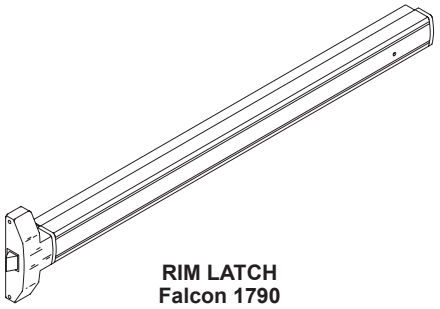
RIM LATCH
Falcon 2090



CONCEALED ROD
Falcon 1990



CONCEALED ROD
Falcon 1690
Falcon EL 1690
Falcon HH1690



RIM LATCH
Falcon 1790
Falcon EL 1790

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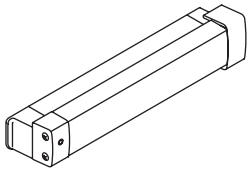
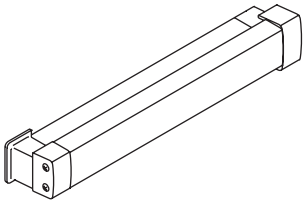
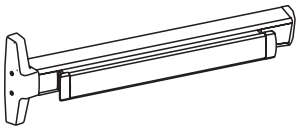


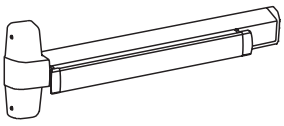
MORTISE EXIT DEVICE
Adams-Rite 8400



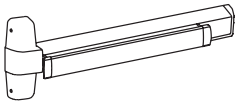
CONCEALED EXIT DEVICE
Adams-Rite 8600



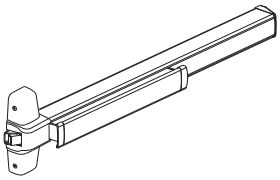
CONCEALED EXIT DEVICE
Von Duprin 3347A



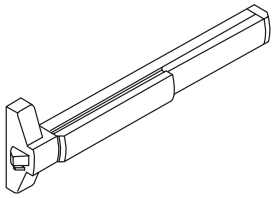
CONCEALED EXIT DEVICE
Von Duprin 9947



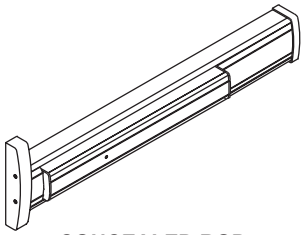
CONCEALED ROD
Von Duprin
HH-KAW-9947



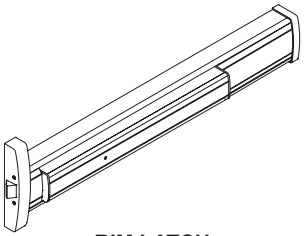
RIM EXIT DEVICE
Von Duprin 99 XP



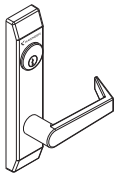
RIM EXIT DEVICE
Corbin Russwin
ED5200S



CONCEALED ROD
Kawneer 1686
Kawneer 1686 MEL
Kawneer 1686 CD



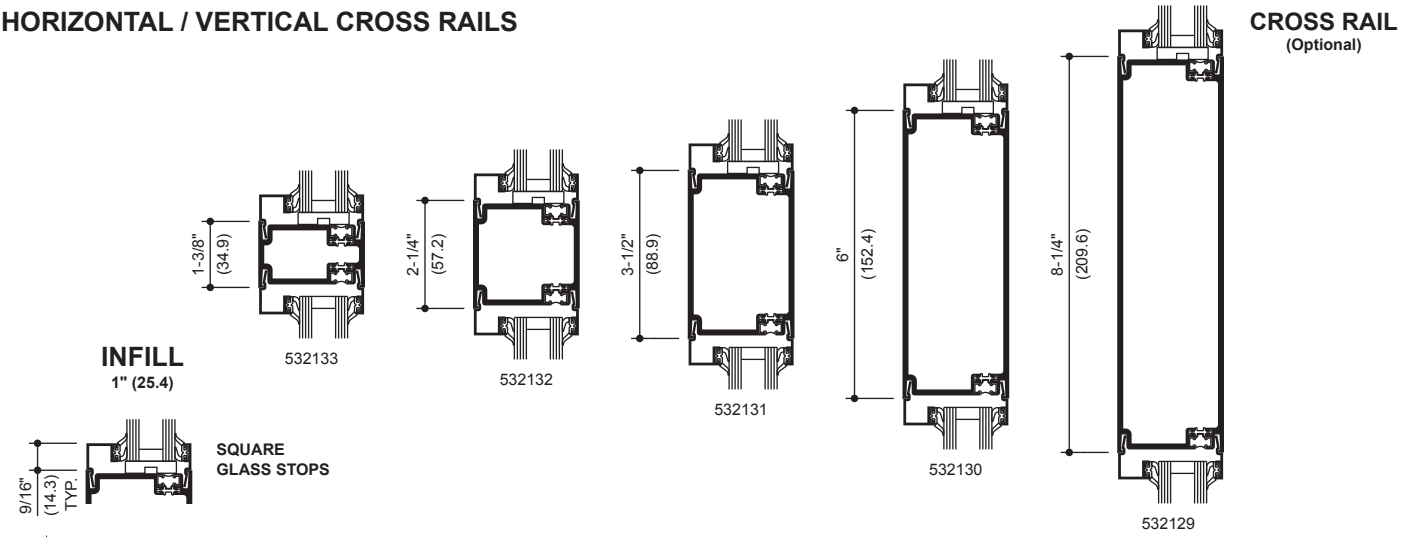
RIM LATCH
Kawneer 1786
Kawneer 1786 MEL
Kawneer 1786 CD



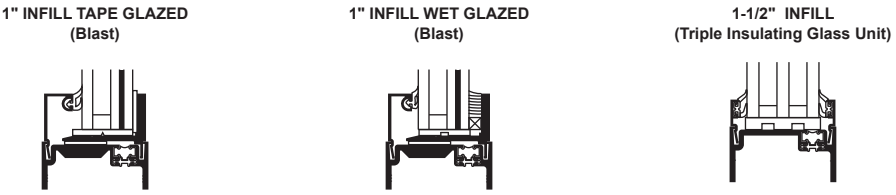
LEVER HANDLE
Kawneer 1686
Kawneer 1786

Additional information and CAD details are available at www.kawneer.com

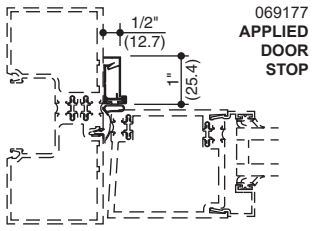
HORIZONTAL / VERTICAL CROSS RAILS

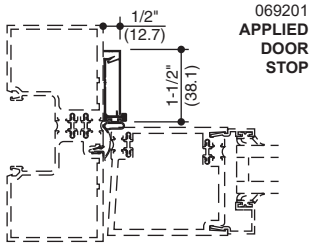


INFILL OPTIONS



ACCESSORY ITEMS

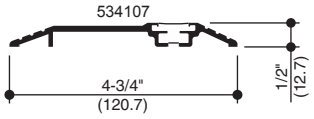




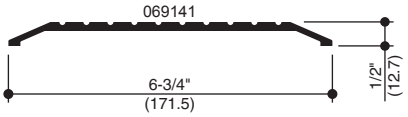
THRESHOLDS

APPLICATION

FOR SINGLE ACTING DOOR

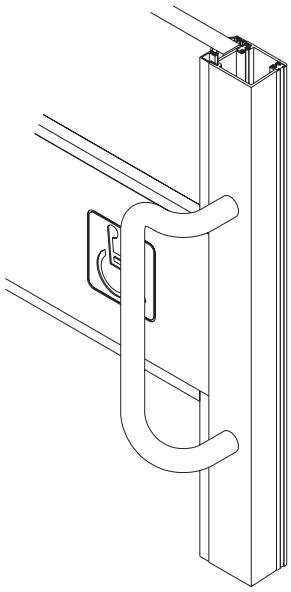


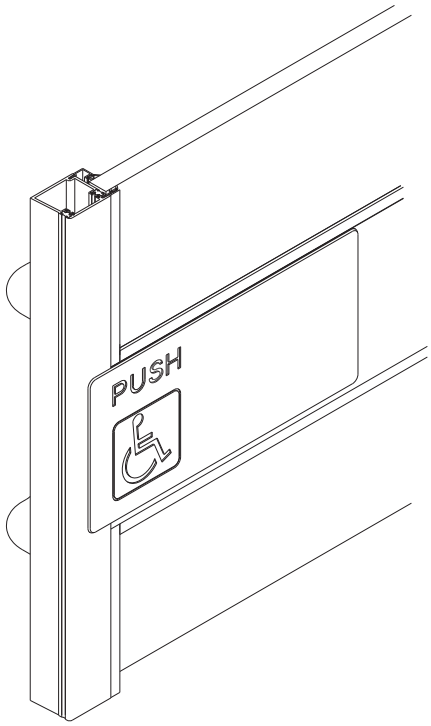
FOR FLOOR CLOSERS



SOME BUILDING CODES LIMIT THRESHOLD HEIGHT TO 1/2" (12.7) MAX.

PUSH-PULLS





Description	Architects Classic CO-12 Pull	BF3 Push Shield with symbol
Application	Door with or without exit device	Door cross rail (omit w/exit device)
Length/Size	12" OC Pull attachment	15-7/8" x 7-7/8" (403.2 x 200.0) 1/8" (3.2) Thick
Height Location	44-5/16" from Top Mounting Hole to Btm. of Door	
Total Projection	3-1/4" (82.6)	1/8" (3.2)
Material / Finish	See Hardware Section	Black Plastic Pebble Finish

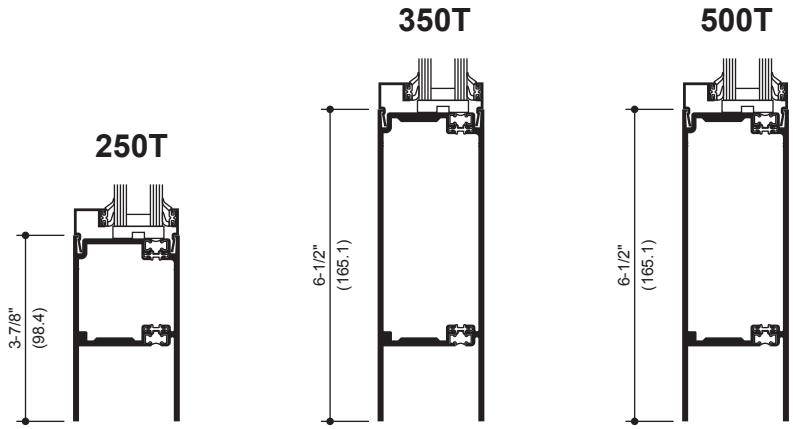
Note: The symbol of access is an adhesive backed decal applied to the surface of the optional cross rail. Letters and symbols on plastic push shield are engraved and filled with white epoxy enamel.

Additional information and CAD details are available at www.kawneer.com

STANDARD BOTTOM RAILS

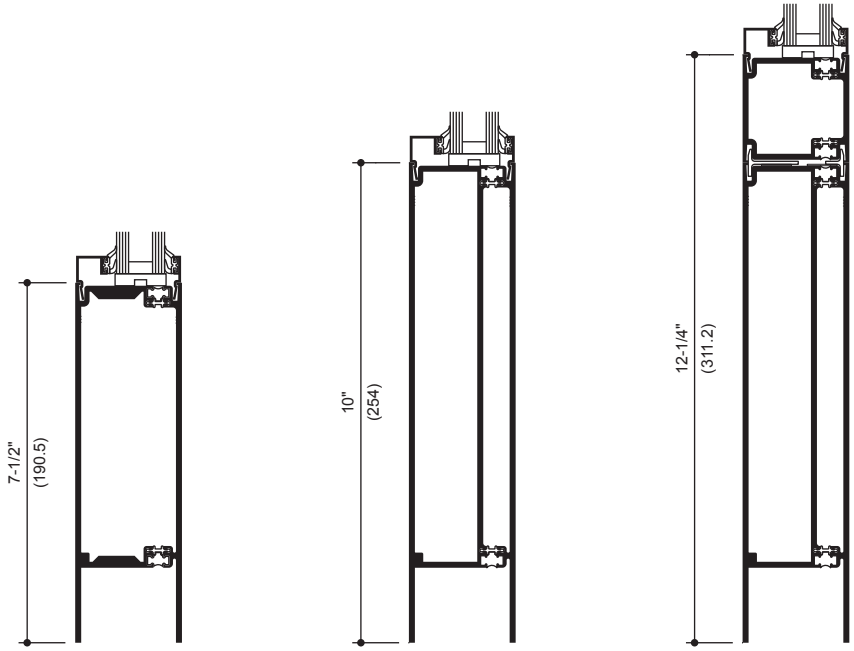
Rail heights shown may be used on 250T, 350T, and 500T doors.

NOTE:
See Page 18 for available Horizontal Intermediate Members.



OPTIONAL BOTTOM RAILS

Rail heights shown may be used on 250T, 350T, and 500T doors.
Custom heights available.



WIND LOAD CHARTS

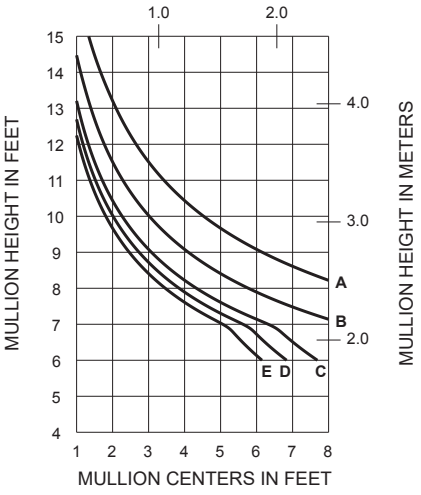
Mullions are designed for deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13' 6" and L/240 +1/4" above 13' 6". These curves are for mullions WITH HORIZONTALS and are based on engineering calculations for stress and deflection. Allowable wind load stress for ALUMINUM 15,152 psi (104 MPa), STEEL 30,000 psi (207 MPa). Charted curves, in all cases are for the limiting value. Wind load charts contained herein are based upon nominal wind load utilized in allowable stress design. A conversion from Load Resistance Factor Design (LRFD) is provided. To convert ultimate wind loads to nominal loads, multiply ultimate wind loads by a factor of 0.6 per ASCE/SEI 7. A 4/3 increase in allowable stress has not been used to develop these curves. For special situations not covered by these curves, contact your Kawneer representative for additional information.

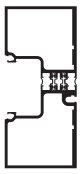
DEADLOAD CHARTS

Horizontal or deadload limitations are based upon 1/8" (3.2), maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass or 1/4" (6.35) thick glass supported on two setting blocks placed at the loading points shown.

	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	30 PSF (1440)	50 PSF (2400)
C =	40 PSF (1920)	67 PSF (3200)
D =	45 PSF (2160)	75 PSF (3600)
E =	50 PSF (2400)	83 PSF (4000)

WITH HORIZONTALS

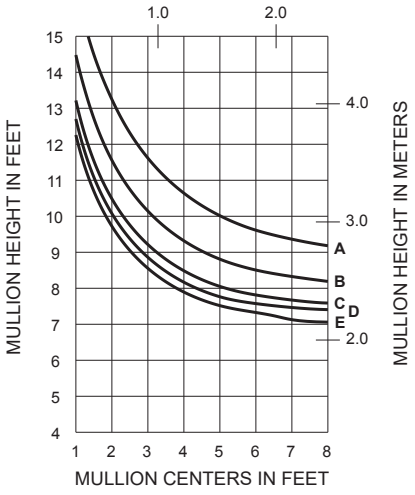




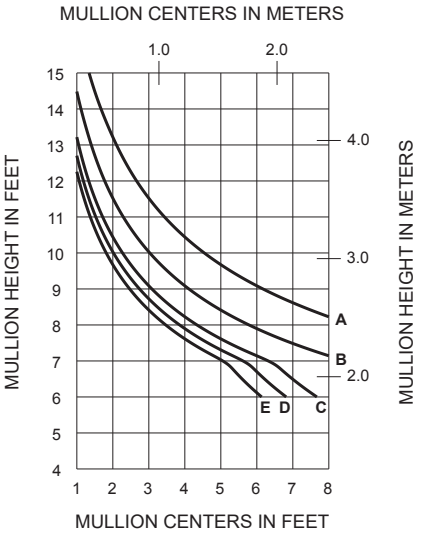
534109

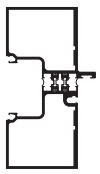
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

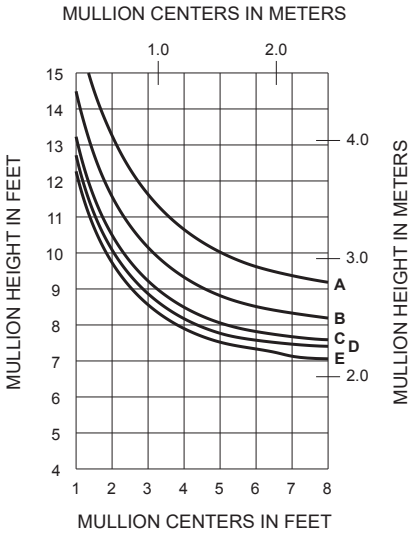




534103

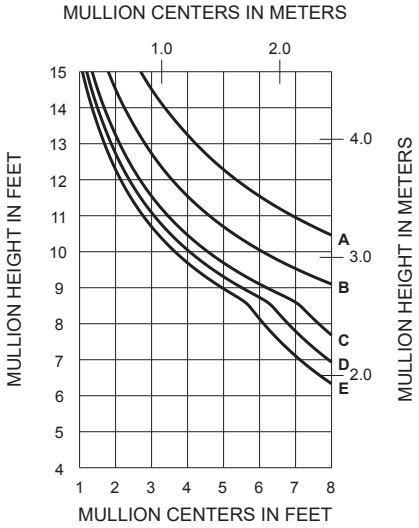
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

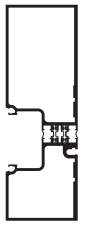
WITHOUT HORIZONTALS



	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	30 PSF (1440)	50 PSF (2400)
C =	40 PSF (1920)	67 PSF (3200)
D =	45 PSF (2160)	75 PSF (3600)
E =	50 PSF (2400)	83 PSF (4000)

WITH HORIZONTALS

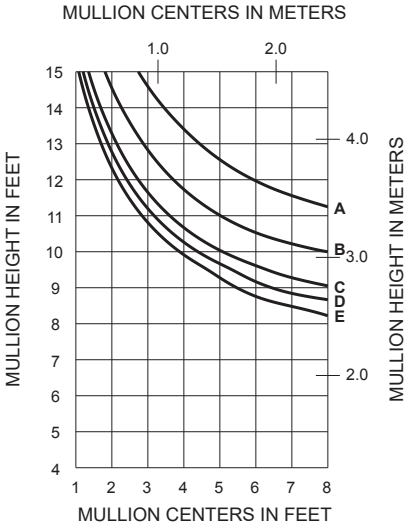




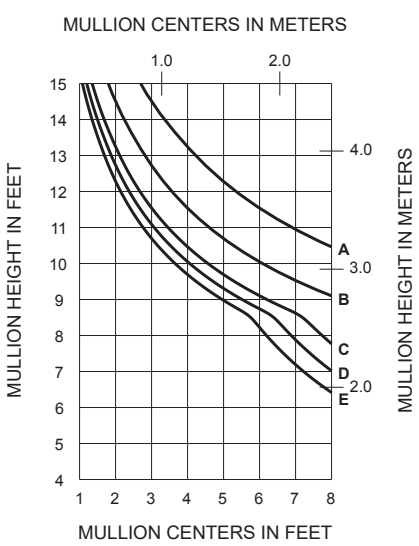
534110

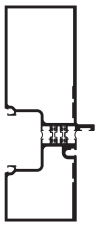
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

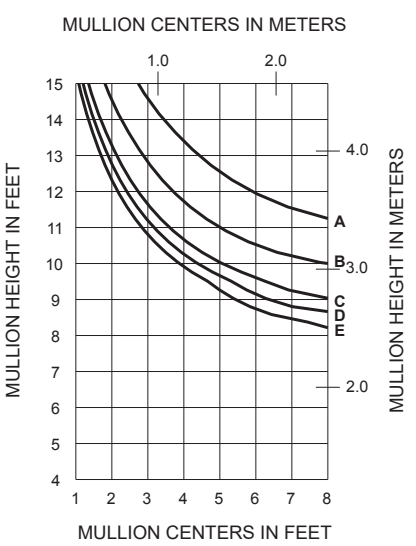




534106

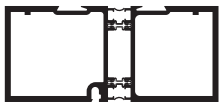
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

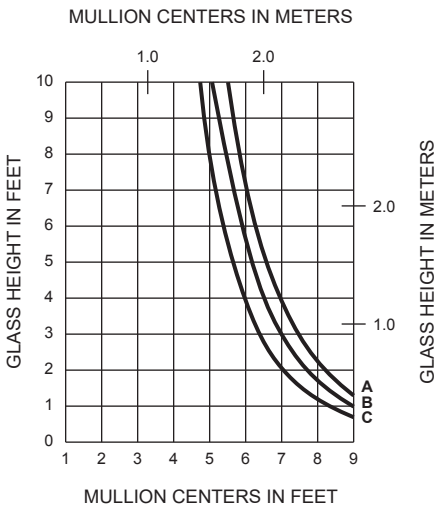
WITHOUT HORIZONTALS



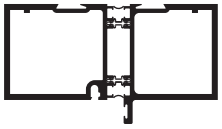
A - 1" GLASS (1/8 POINT LOADING)
B - 1" GLASS (1/6 POINT LOADING)
C - 1" GLASS (1/4 POINT LOADING)

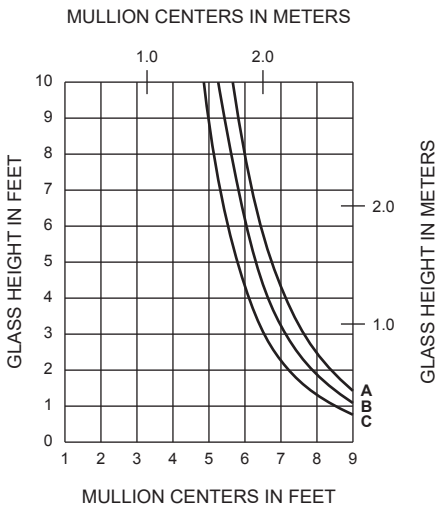
534111





534102





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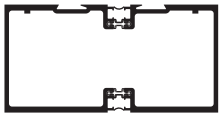

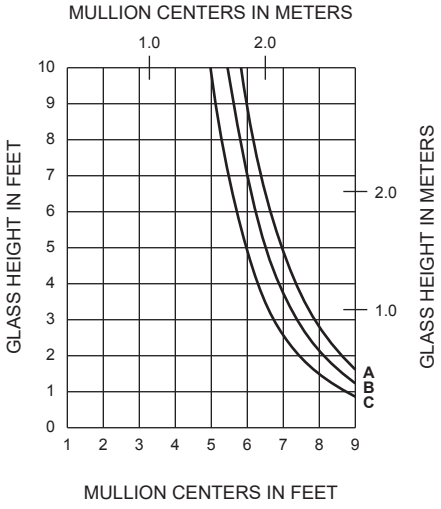

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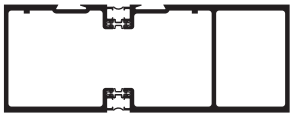
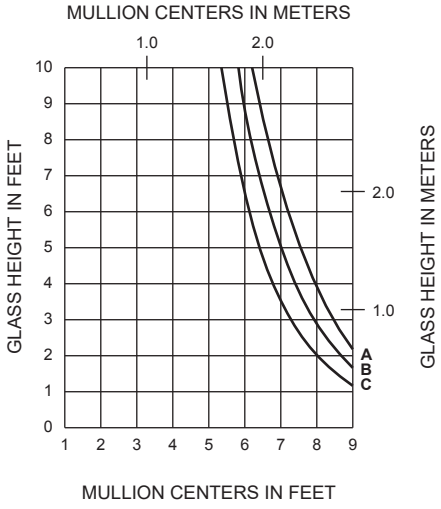
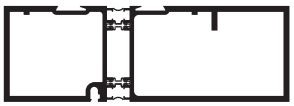
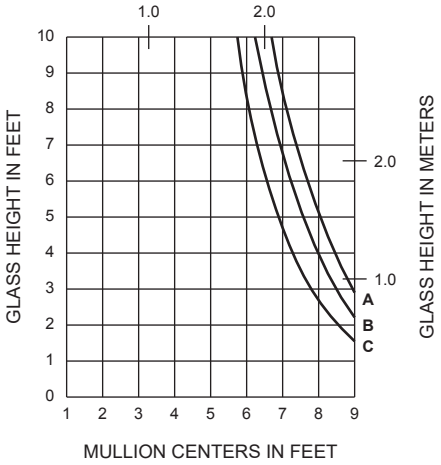




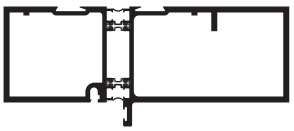
A - 1" GLASS (1/8 POINT LOADING)
B - 1" GLASS (1/6 POINT LOADING)
C - 1" GLASS (1/4 POINT LOADING)

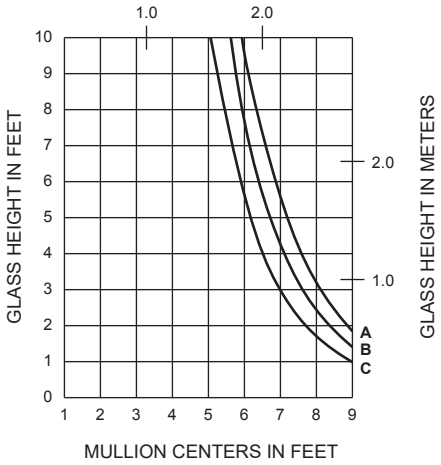
534112



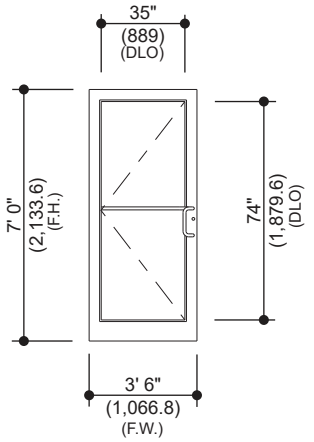


534105





Generic Project Specific U-factor Example Calculation
(Percent of Glass will vary on specific products depending on sitelines)



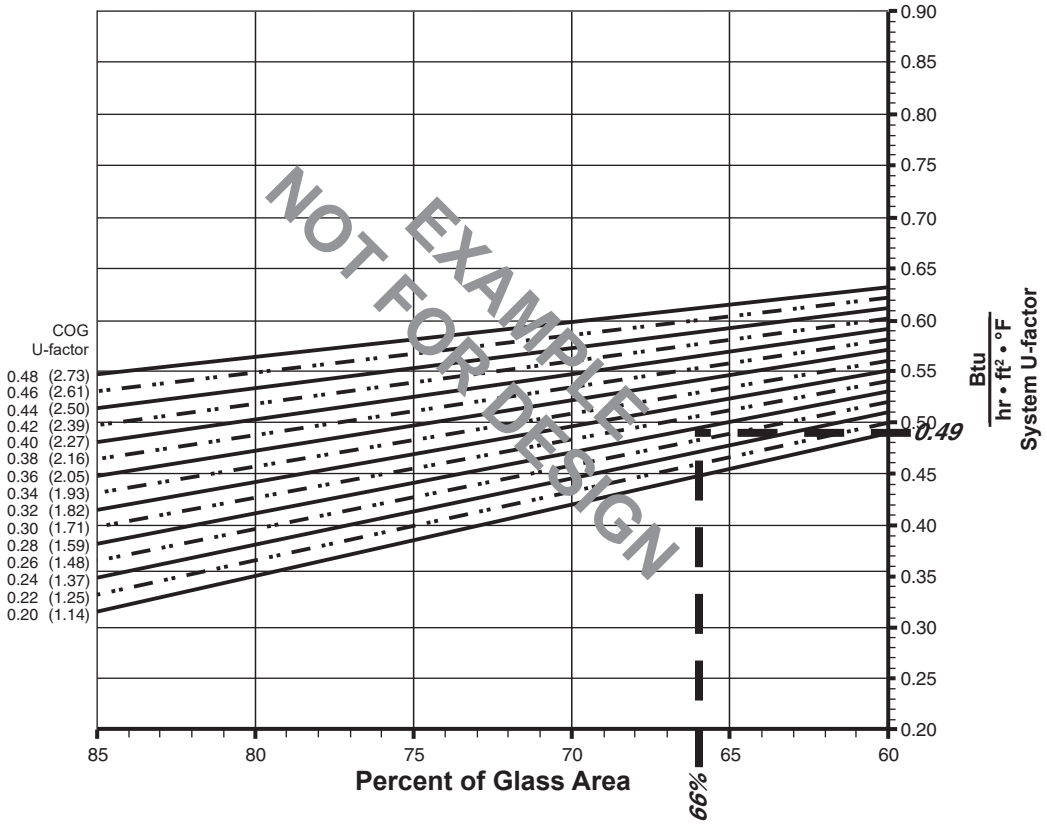
Example Glass U-Factor = 0.28 Btu/hr • ft² • °F

Total Daylight Opening = 30.125" x 75.75" = 15.85 ft²

Total Projected Area = 3' 4" x 7' 2" = 23.9 ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)100
= (15.85 ÷ 23.9)100 = 66%

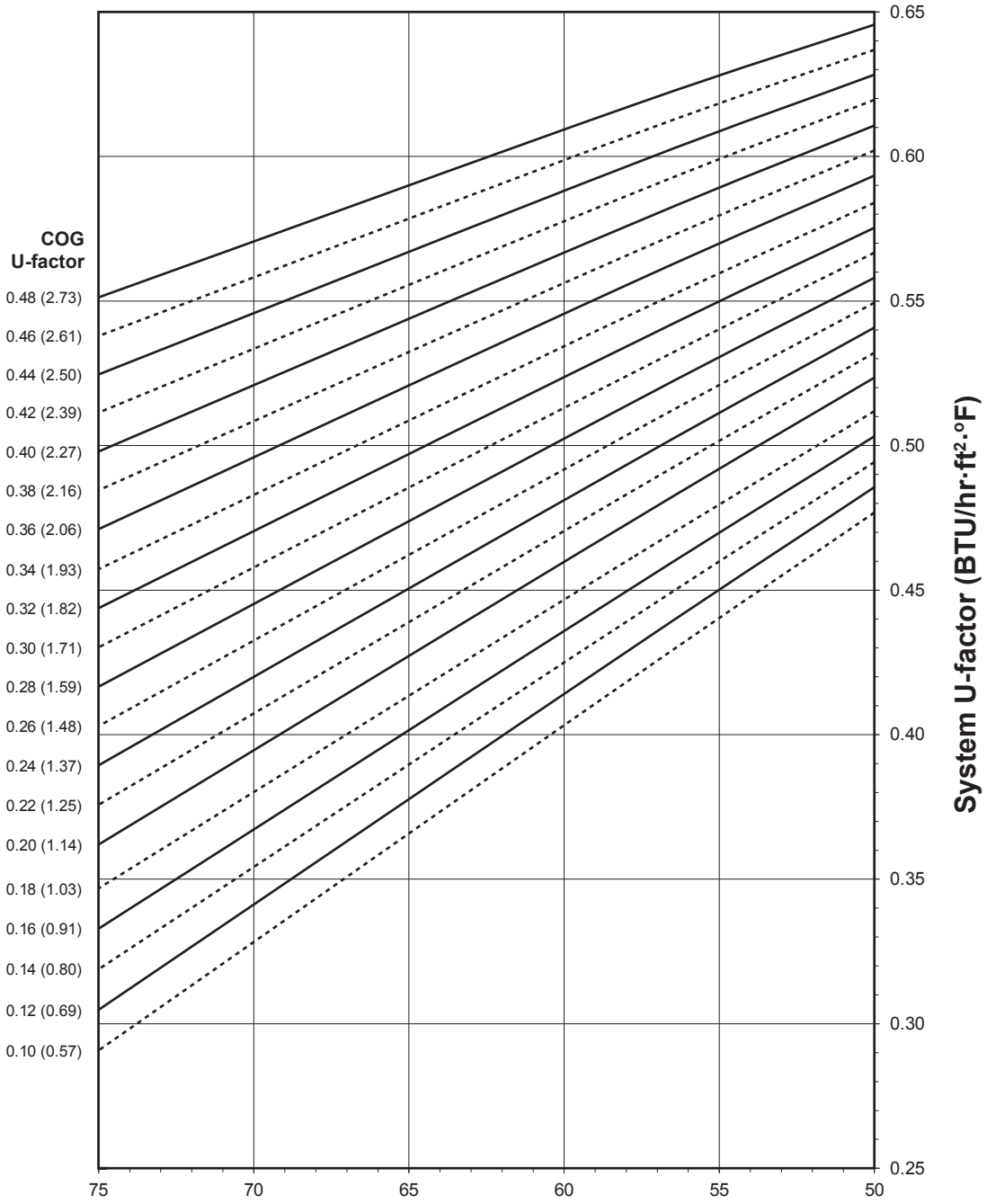
System U-factor vs Percent of Glass Area



Based on 66% glass and center of glass (COG) U-factor of 0.28
System U-factor is equal to 0.49 Btu/hr • ft² • °F

250T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System U-factor vs Percent of Glass Area



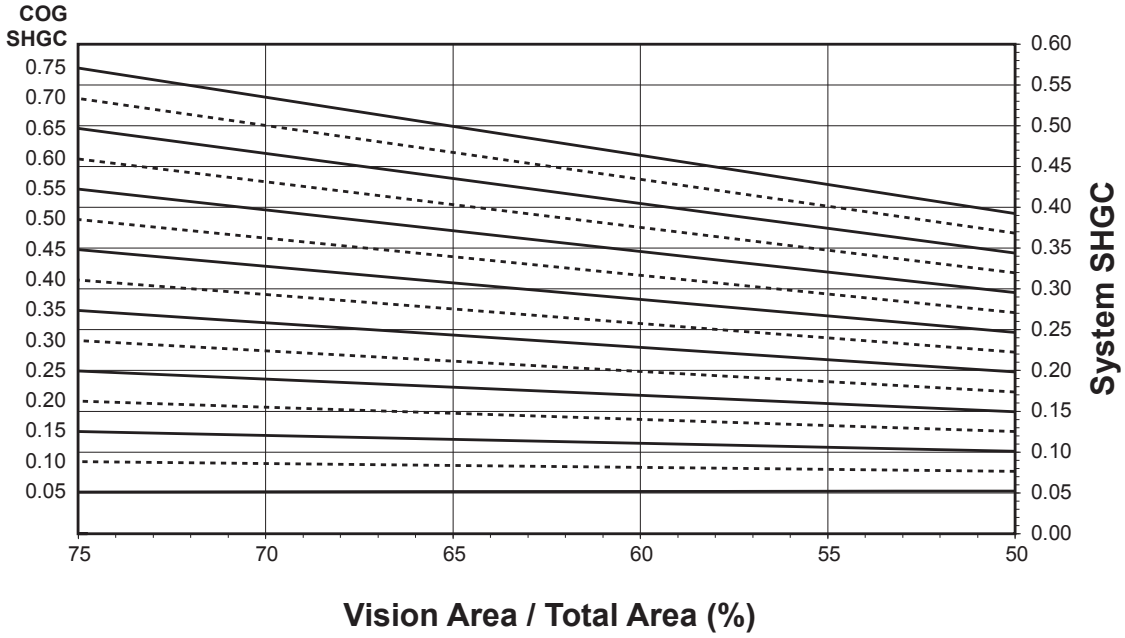
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

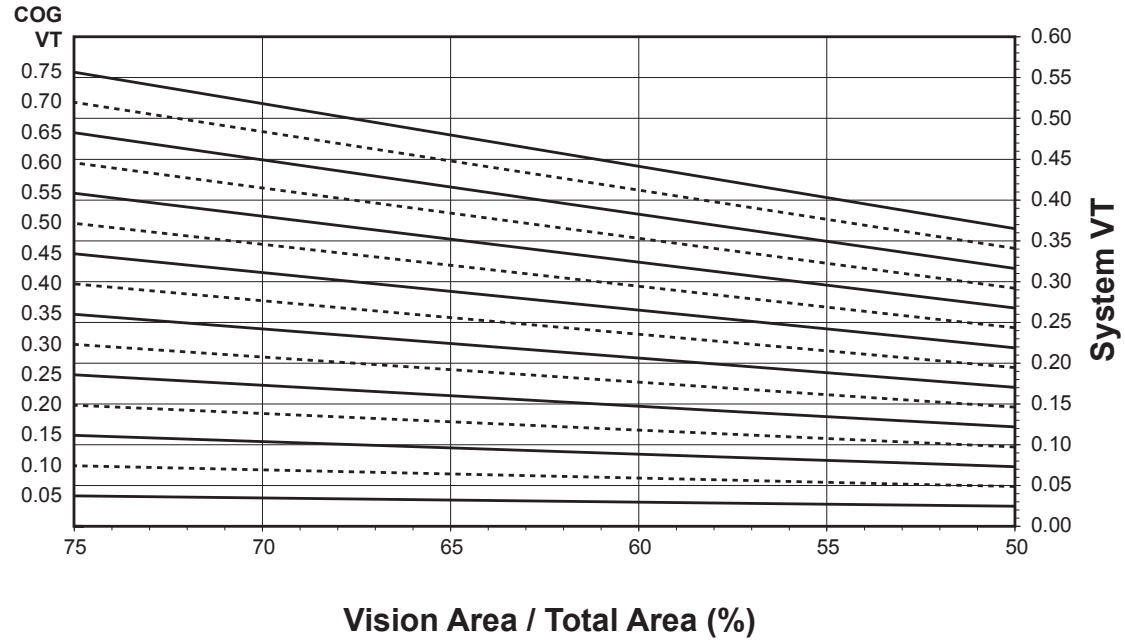
Glass properties are based on center of glass values and are obtained from your glass supplier.

250T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.48	0.62
0.46	0.61
0.44	0.60
0.42	0.59
0.40	0.58
0.38	0.57
0.36	0.56
0.34	0.55
0.32	0.54
0.30	0.53
0.28	0.51
0.26	0.50
0.24	0.49
0.22	0.48
0.20	0.47
0.18	0.46
0.16	0.45
0.14	0.44
0.12	0.43
0.10	0.42

250T
SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

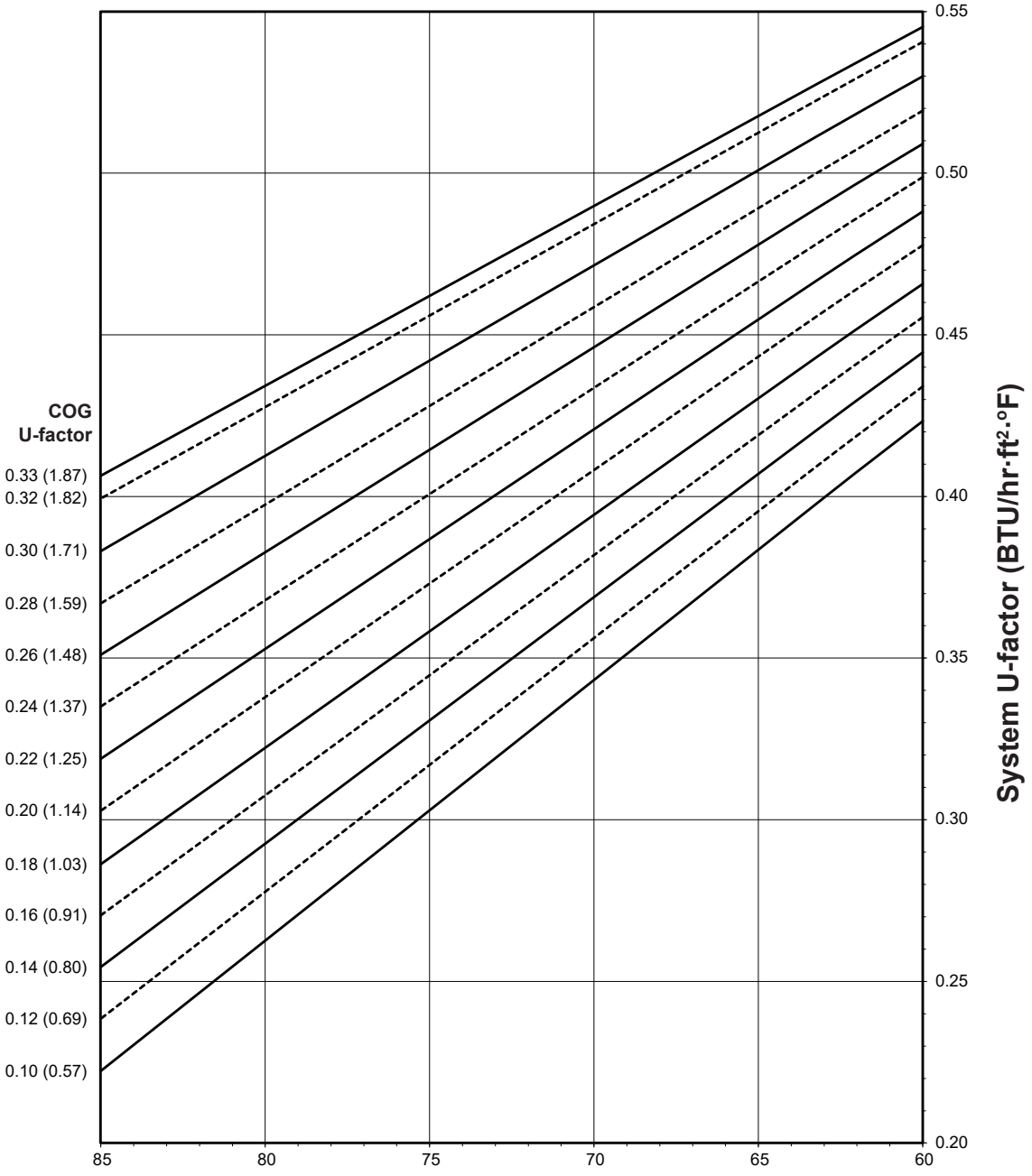
Glass SHGC [3]	Overall SHGC [4]
0.75	0.45
0.70	0.42
0.65	0.39
0.60	0.36
0.55	0.33
0.50	0.31
0.45	0.28
0.40	0.25
0.35	0.22
0.30	0.19
0.25	0.17
0.20	0.14
0.15	0.11
0.10	0.08
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.42
0.70	0.40
0.65	0.37
0.60	0.34
0.55	0.31
0.50	0.28
0.45	0.25
0.40	0.23
0.35	0.20
0.30	0.17
0.25	0.14
0.20	0.11
0.15	0.08
0.10	0.06
0.05	0.03

250T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System U-factor vs Percent of Glass Area



Percent of Glass = Vision Area/Total Area
(Total Daylight Opening / Projected Area)

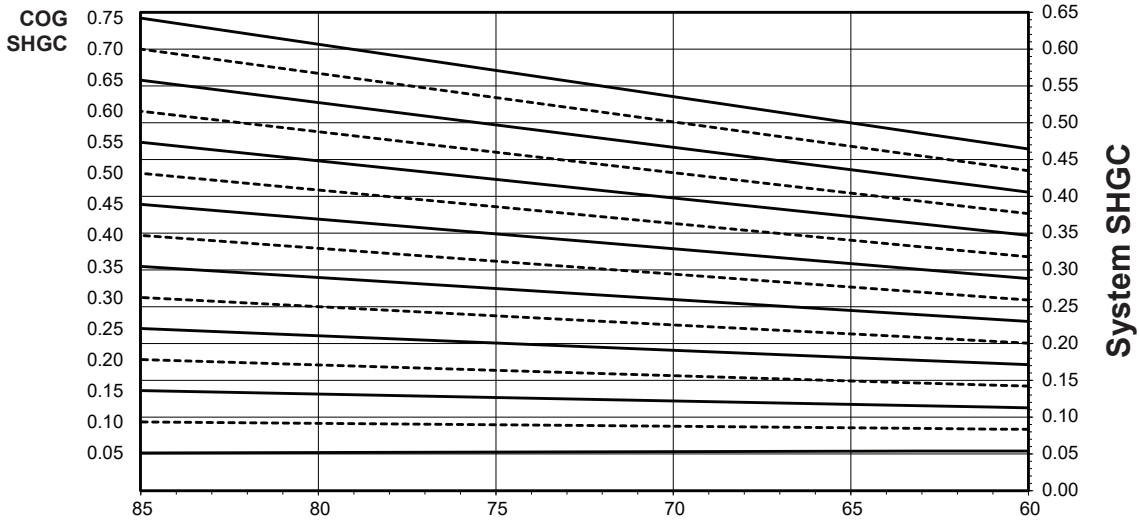
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

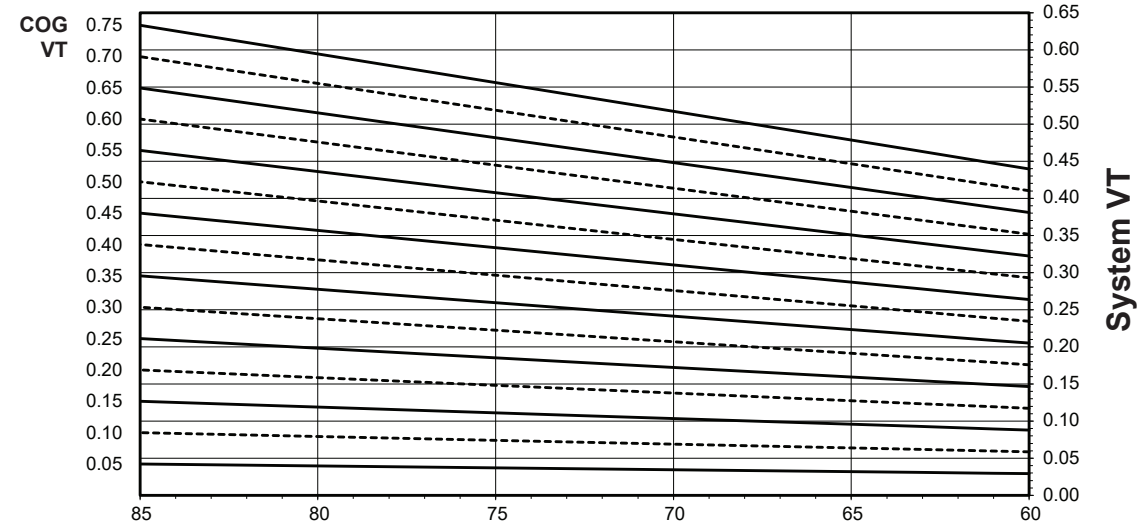
Glass properties are based on center of glass values and are obtained from your glass supplier.

250T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.33	0.53
0.32	0.52
0.30	0.51
0.28	0.50
0.26	0.49
0.24	0.48
0.22	0.47
0.20	0.45
0.18	0.44
0.16	0.43
0.14	0.42
0.12	0.41
0.10	0.40

250T
SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

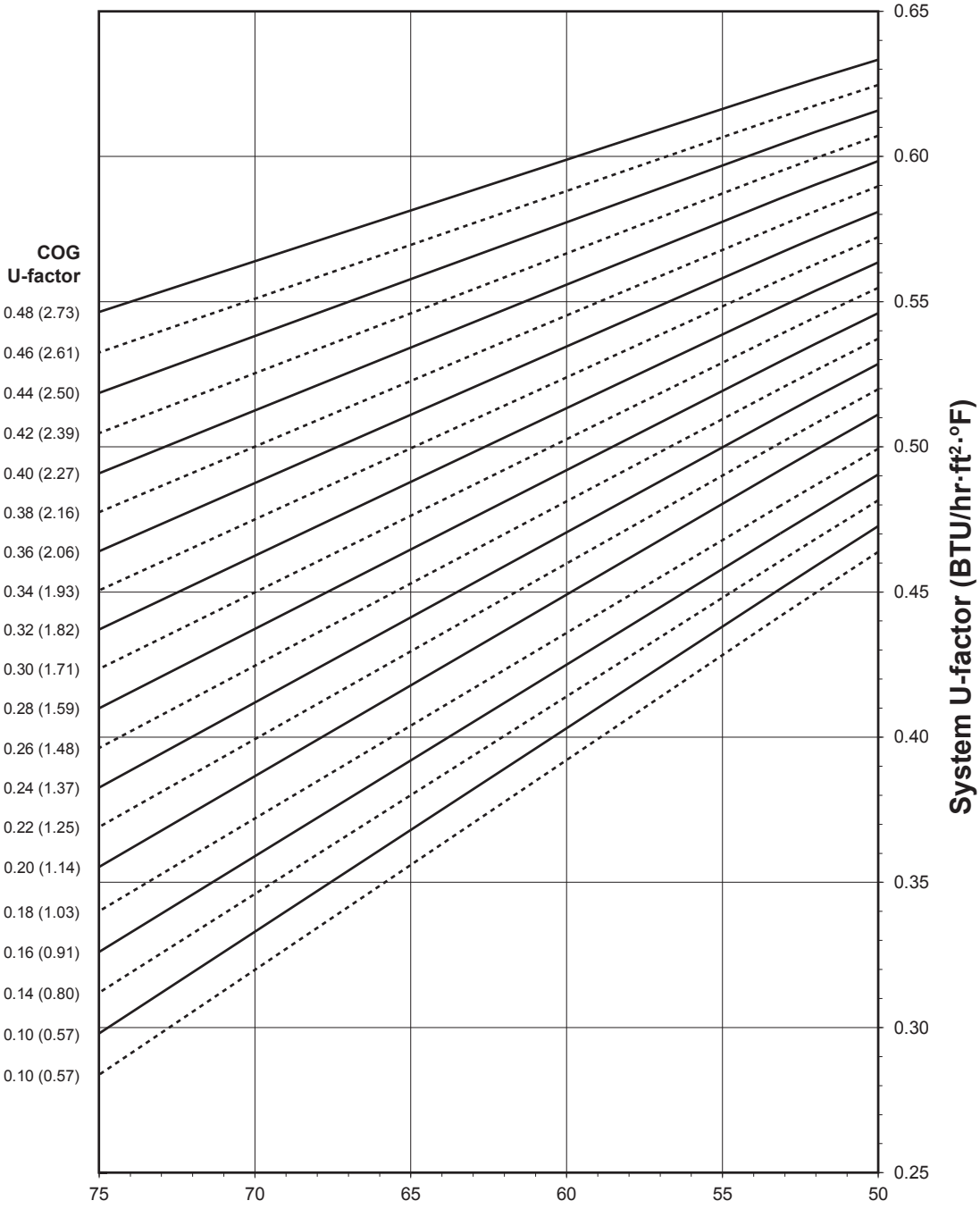
Glass SHGC [3]	Overall SHGC [4]
0.75	0.49
0.70	0.46
0.65	0.43
0.60	0.39
0.55	0.36
0.50	0.33
0.45	0.30
0.40	0.27
0.35	0.24
0.30	0.21
0.25	0.18
0.20	0.15
0.15	0.12
0.10	0.08
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.46
0.70	0.43
0.65	0.40
0.60	0.37
0.55	0.34
0.50	0.31
0.45	0.28
0.40	0.25
0.35	0.22
0.30	0.19
0.25	0.15
0.20	0.12
0.15	0.09
0.10	0.06
0.05	0.03

350T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System U-factor vs Percent of Glass Area



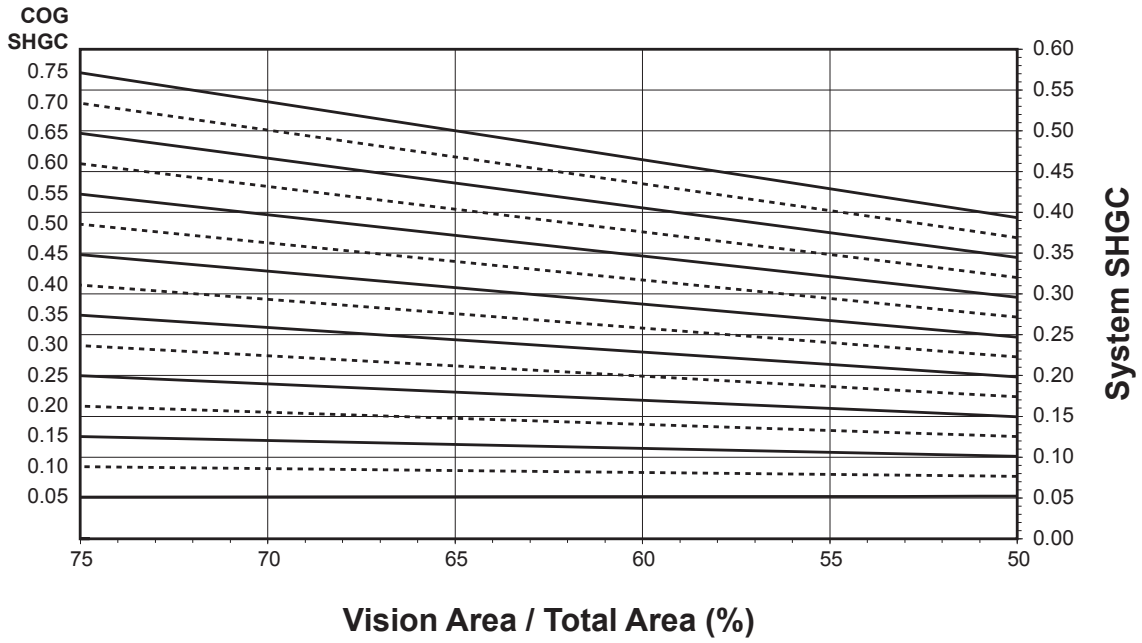
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

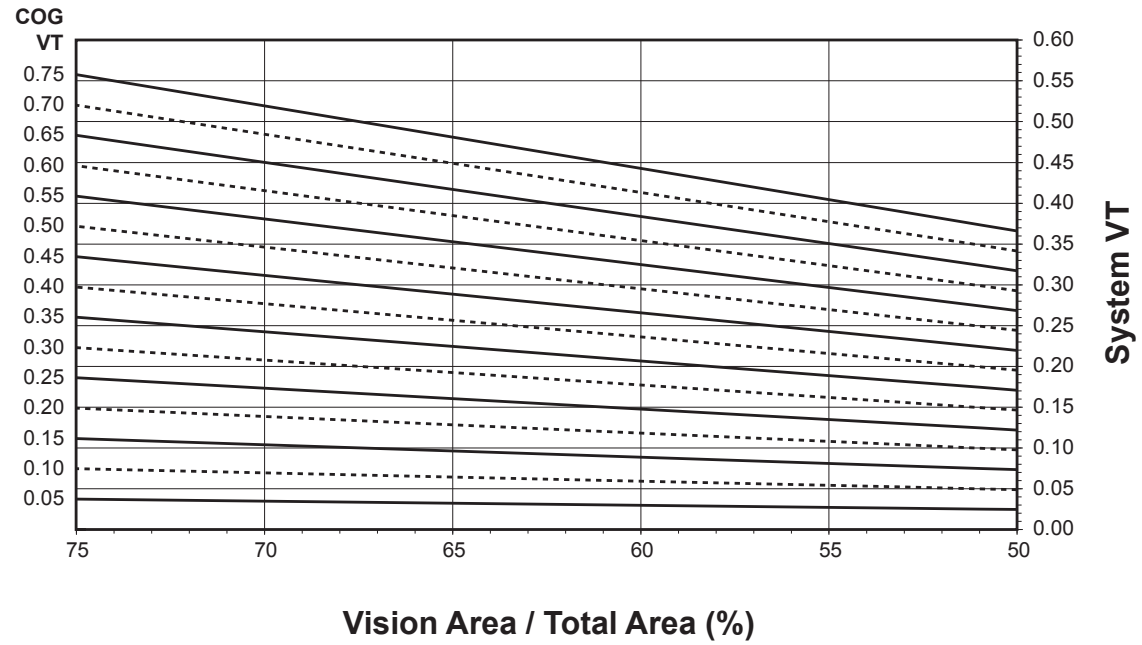
Glass properties are based on center of glass values and are obtained from your glass supplier.

350T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.48	0.62
0.46	0.61
0.44	0.60
0.42	0.59
0.40	0.59
0.38	0.58
0.36	0.57
0.34	0.56
0.32	0.55
0.30	0.54
0.28	0.53
0.26	0.52
0.24	0.51
0.22	0.50
0.20	0.49
0.18	0.48
0.16	0.47
0.14	0.46
0.12	0.45
0.10	0.44

350T
SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

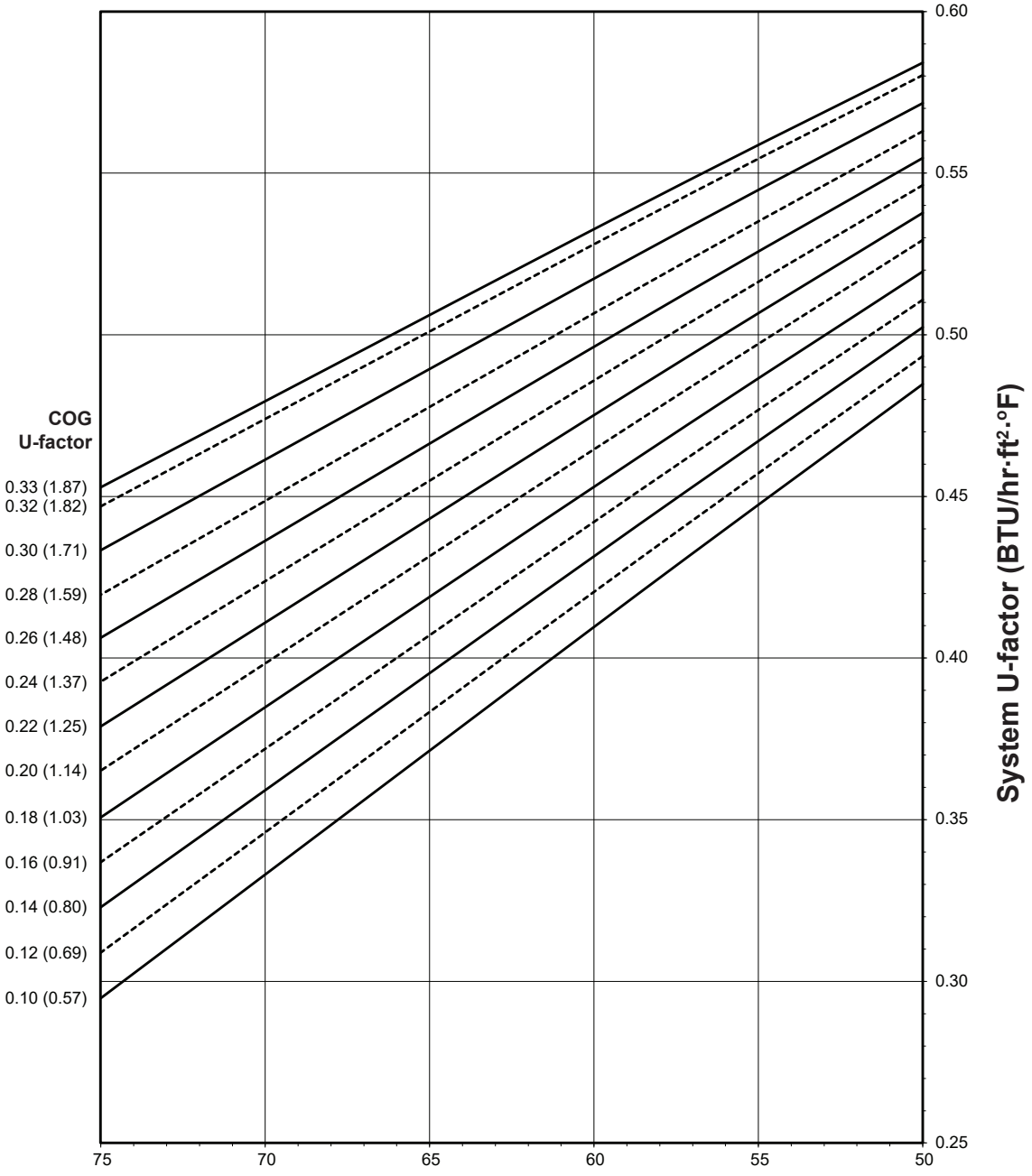
Glass SHGC [3]	Overall SHGC [4]
0.75	0.42
0.70	0.39
0.65	0.36
0.60	0.34
0.55	0.31
0.50	0.29
0.45	0.26
0.40	0.23
0.35	0.21
0.30	0.18
0.25	0.16
0.20	0.13
0.15	0.10
0.10	0.08
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.39
0.70	0.36
0.65	0.34
0.60	0.31
0.55	0.29
0.50	0.26
0.45	0.23
0.40	0.21
0.35	0.18
0.30	0.16
0.25	0.13
0.20	0.10
0.15	0.08
0.10	0.05
0.05	0.03

350T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System U-factor vs Percent of Glass Area



Percent of Glass = Vision Area/Total Area
(Total Daylight Opening / Projected Area)

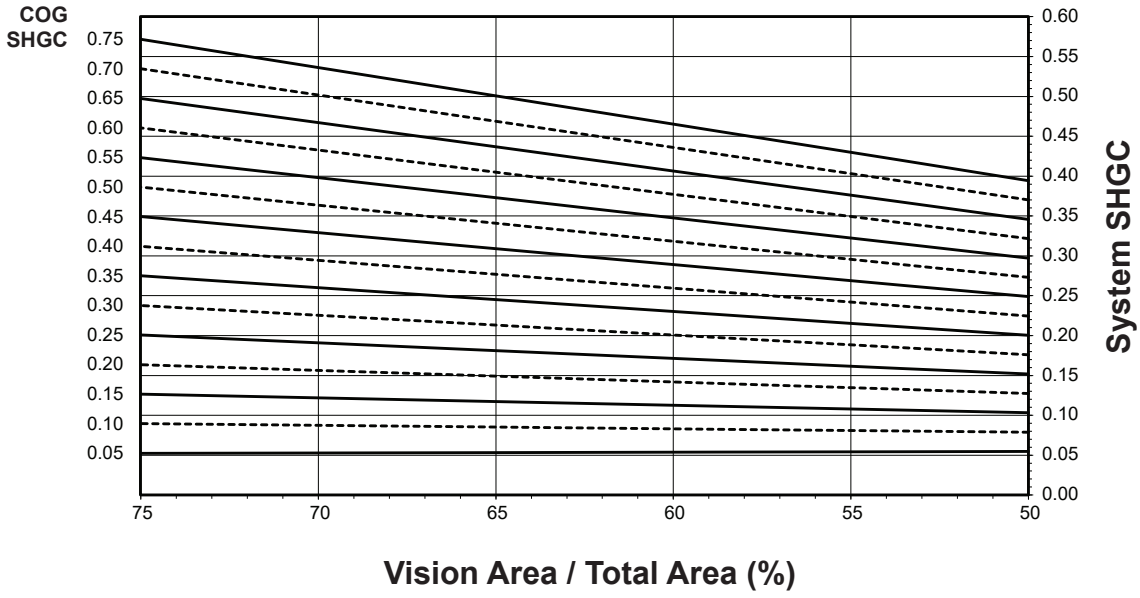
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

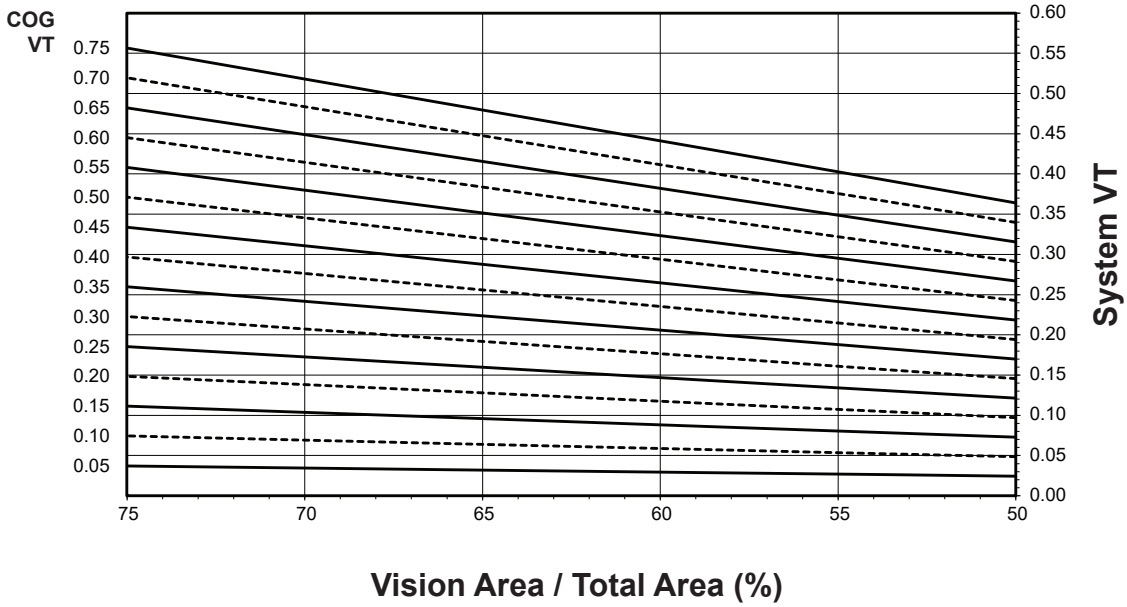
Glass properties are based on center of glass values and are obtained from your glass supplier.

350T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



350T
SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.33	0.54
0.32	0.54
0.30	0.53
0.28	0.51
0.26	0.50
0.24	0.49
0.22	0.48
0.20	0.47
0.18	0.46
0.16	0.45
0.14	0.44
0.12	0.43
0.10	0.42

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

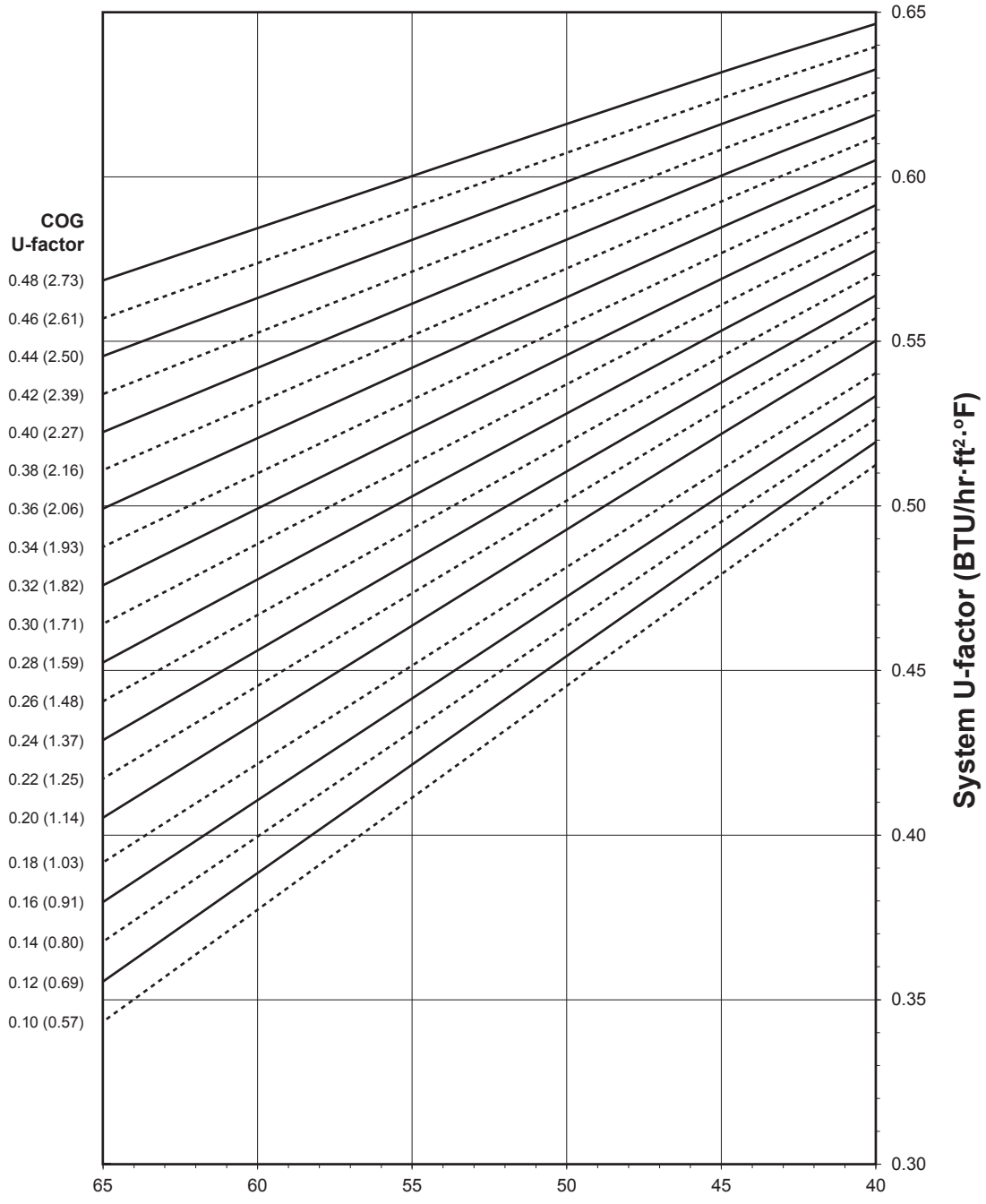
Glass SHGC [3]	Overall SHGC [4]
0.75	0.46
0.70	0.43
0.65	0.40
0.60	0.37
0.55	0.34
0.50	0.31
0.45	0.28
0.40	0.25
0.35	0.23
0.30	0.20
0.25	0.17
0.20	0.14
0.15	0.11
0.10	0.08
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.43
0.70	0.40
0.65	0.37
0.60	0.34
0.55	0.32
0.50	0.29
0.45	0.26
0.40	0.23
0.35	0.20
0.30	0.17
0.25	0.14
0.20	0.11
0.15	0.09
0.10	0.06
0.05	0.03

500T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System U-factor vs Percent of Glass Area



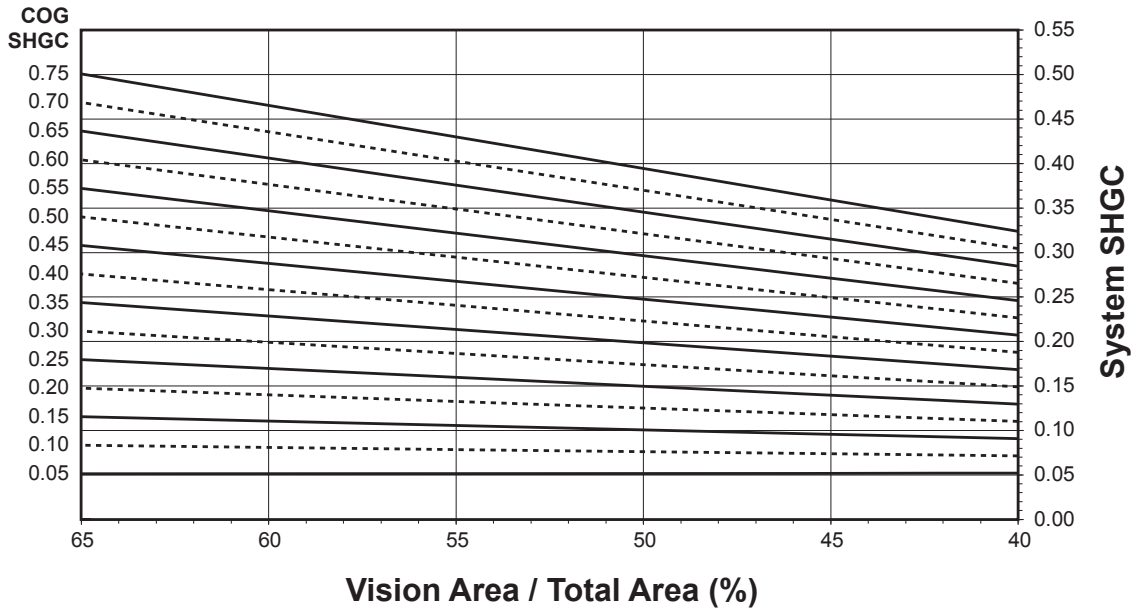
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

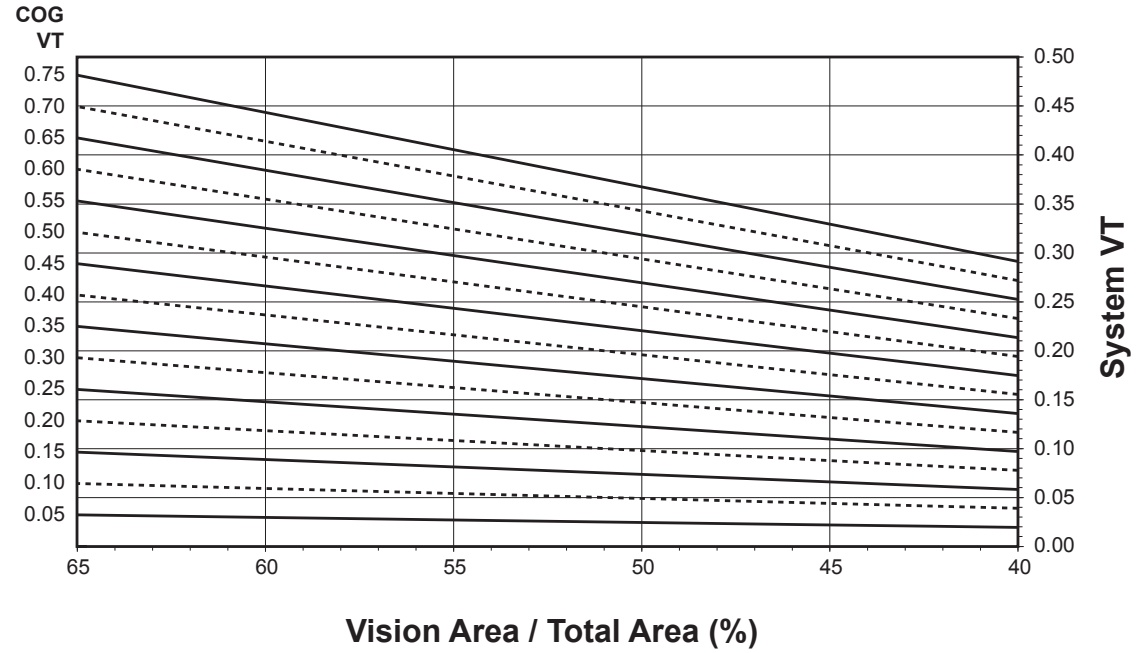
Glass properties are based on center of glass values and are obtained from your glass supplier.

500T SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.48	0.63
0.46	0.62
0.44	0.61
0.42	0.61
0.40	0.60
0.38	0.59
0.36	0.58
0.34	0.57
0.32	0.57
0.30	0.56
0.28	0.55
0.26	0.54
0.24	0.53
0.22	0.53
0.20	0.52
0.18	0.51
0.16	0.50
0.14	0.49
0.12	0.48
0.10	0.47

500T
SINGLE DOOR / PAIR OF DOORS
(1" Double Glazed)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

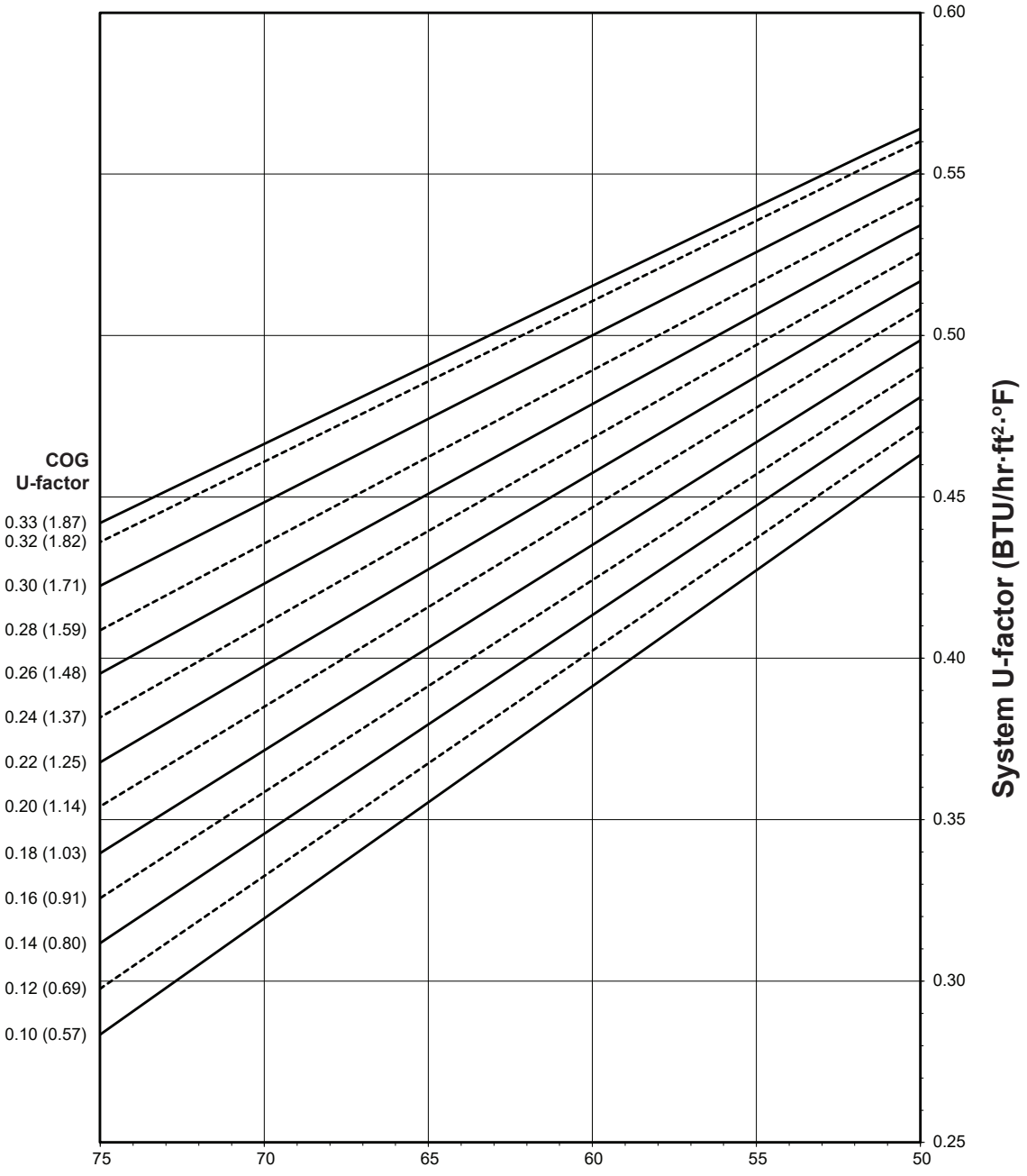
Glass SHGC [3]	Overall SHGC [4]
0.75	0.36
0.70	0.34
0.65	0.32
0.60	0.30
0.55	0.28
0.50	0.25
0.45	0.23
0.40	0.21
0.35	0.19
0.30	0.16
0.25	0.14
0.20	0.12
0.15	0.10
0.10	0.07
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.34
0.70	0.31
0.65	0.29
0.60	0.27
0.55	0.25
0.50	0.22
0.45	0.20
0.40	0.18
0.35	0.16
0.30	0.13
0.25	0.11
0.20	0.09
0.15	0.07
0.10	0.04
0.05	0.02

500T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System U-factor vs Percent of Glass Area



Percent of Glass = Vision Area/Total Area
(Total Daylight Opening / Projected Area)

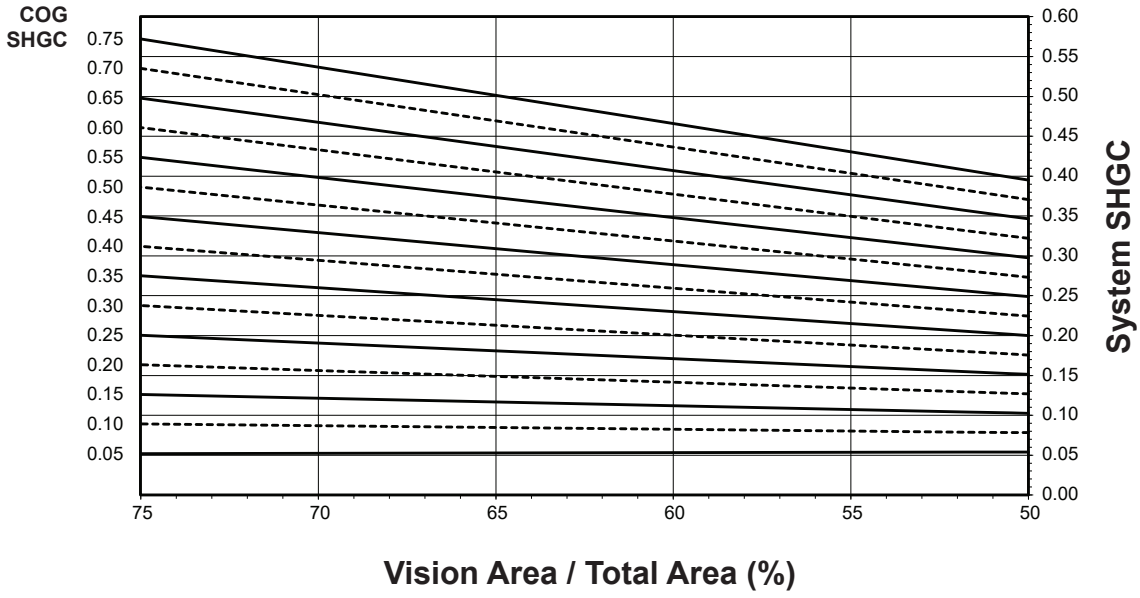
Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

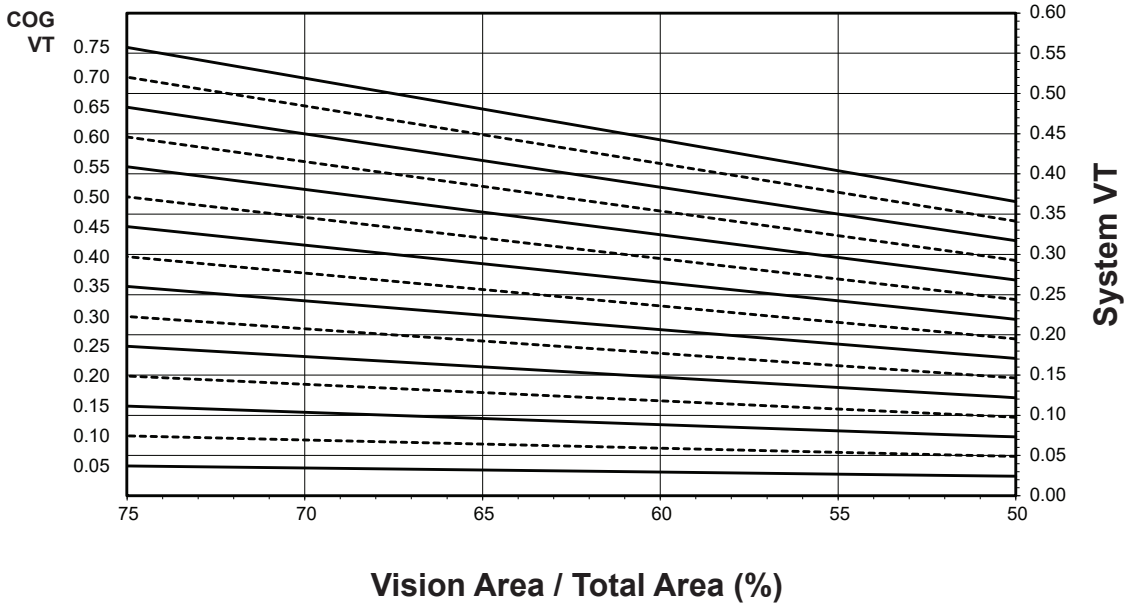
Glass properties are based on center of glass values and are obtained from your glass supplier.

500T SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °F)

Glass U-Factor [3]	Overall U-Factor [4]
0.33	0.56
0.32	0.55
0.30	0.54
0.28	0.53
0.26	0.52
0.24	0.52
0.22	0.51
0.20	0.50
0.18	0.49
0.16	0.48
0.14	0.47
0.12	0.46
0.10	0.45

500T
SINGLE DOOR / PAIR OF DOORS
(1-1/2" Triple Glazed)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix [2]

Glass SHGC [3]	Overall SHGC [4]
0.75	0.41
0.70	0.38
0.65	0.36
0.60	0.33
0.55	0.31
0.50	0.28
0.45	0.26
0.40	0.23
0.35	0.21
0.30	0.18
0.25	0.15
0.20	0.13
0.15	0.10
0.10	0.08
0.05	0.05

Visible Transmittance [2]

Glass VT [3]	Overall VT [4]
0.75	0.38
0.70	0.35
0.65	0.33
0.60	0.30
0.55	0.28
0.50	0.25
0.45	0.23
0.40	0.20
0.35	0.18
0.30	0.15
0.25	0.13
0.20	0.10
0.15	0.08
0.10	0.05
0.05	0.03