

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. The entrance surround is constructed of fiber cement or composite material with a smooth finish.

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.



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.

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 168ft² 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 1: Existing Elevation



Photo 2: Proposed Storefront

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 168ft².

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* state that new and replacement windows 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 fixed tempered glass panels with metal frames and double swing tempered glass doors. 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*.

The applicant also proposed a 14" surround with a pediment constructed of Fypon polyurethane. While staff finds the design of the proposed surround architecturally appropriate, the applicant must select a fiber cement or composite material that complies with the Board's policies for siding and trim. The updated specifications can be submitted with the building permit. 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

Supplemental Materials

- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: _____

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: _____

Address: XXXXXXXXXXXXXXXXXXXXX

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: XXXXXXXXXXXXXXXXXXXXX

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

Name: _____ Phone: _____

E-mail: XXXXXXXXXXXXXXXXXXXXX
X

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: XXXXXXXXXXXXXXXXXXXXX

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).*

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: _____ 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: Hanna Haile

Printed Name: _____

Date: _____

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, Alexandria 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 | |

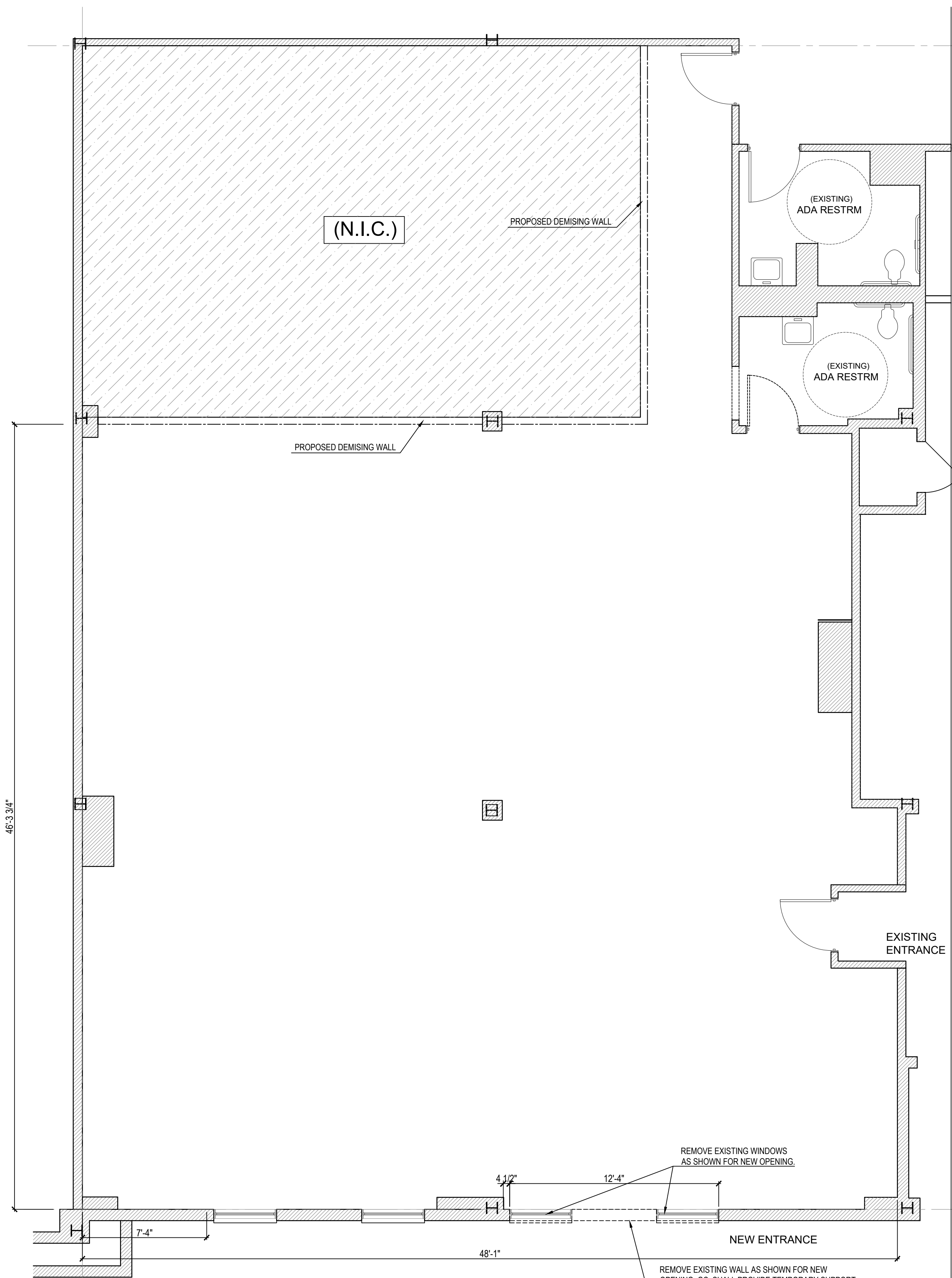
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

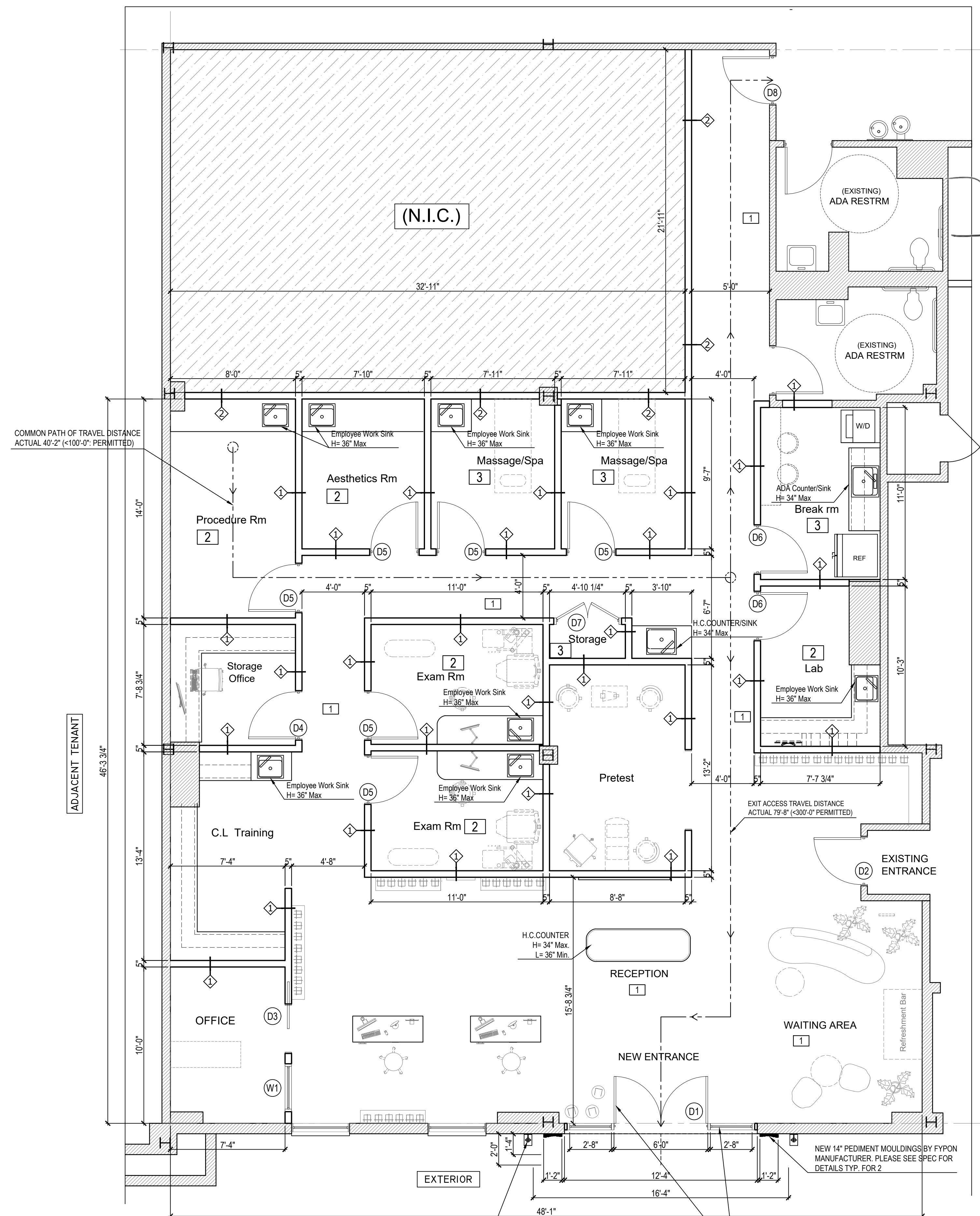

Signature



EXISTING FLOOR PLAN

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

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - EXISTING PARTITION TO BE REMOVED
 - NEW PARTITION



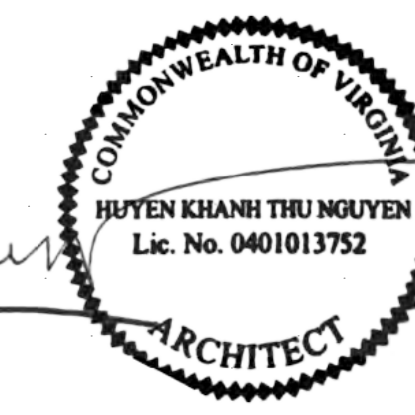
NEW TENANT LAYOUT FLOOR PLAN

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



4016 HIRST DRIVE
ANNANDALE, VIRGINIA 22003
PHONE: 202-808-6861
571-247-5534
dann@capitalconstruction.com

SEAL & SIGNATURE

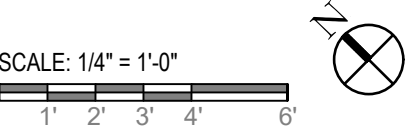


255 N STONESTREET AVENUE
ROCKVILLE, MD 20850
PHONE: 888-308-6869
www.LibertyCI.com

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

OWNER: PHONE:

| ISSUE DATE | DESCRIPTION |
|------------|-------------|
| | |
| | |



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

EXISTING FLOOR PLAN
TENANT LAYOUT FLOOR PLAN

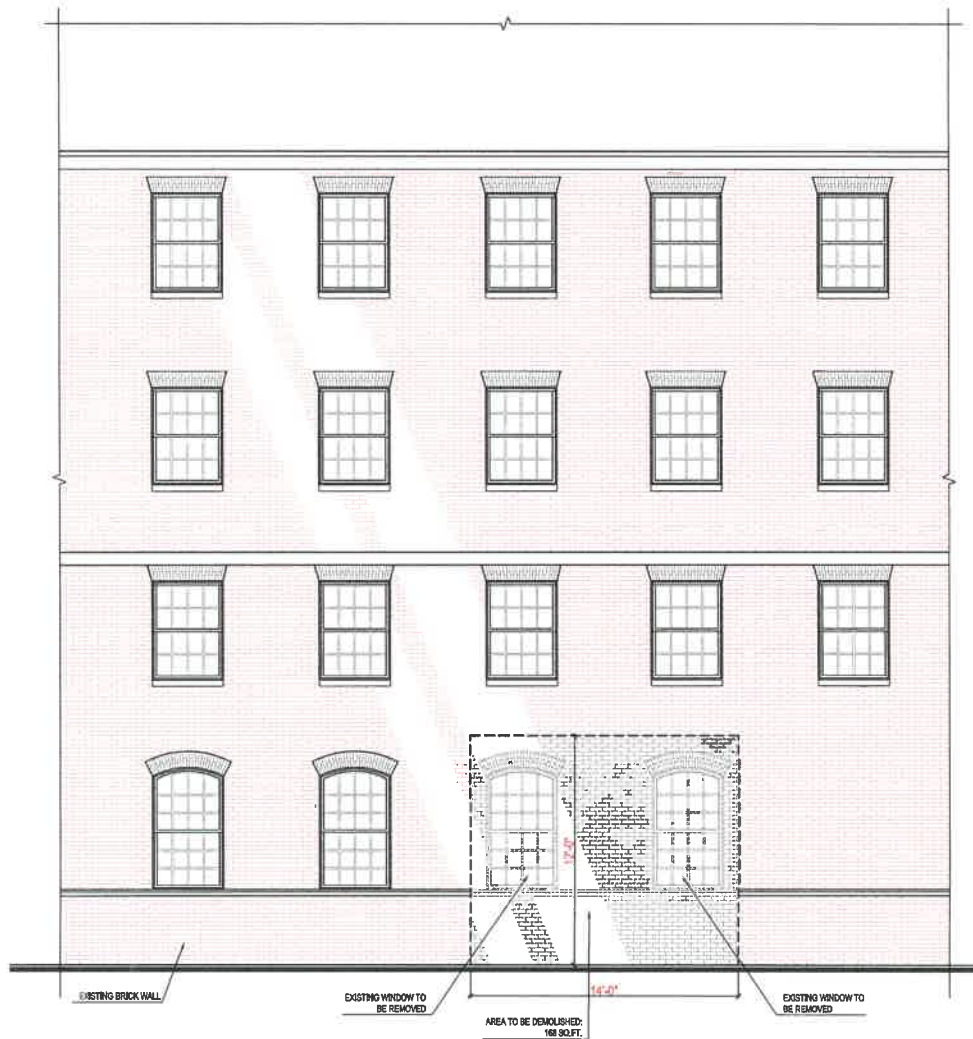
DRAWING TITLE
A.002

DRAWING No.



EXISTING ELEVATION

NEW OPENING
FOR NEW
ENTRANCE

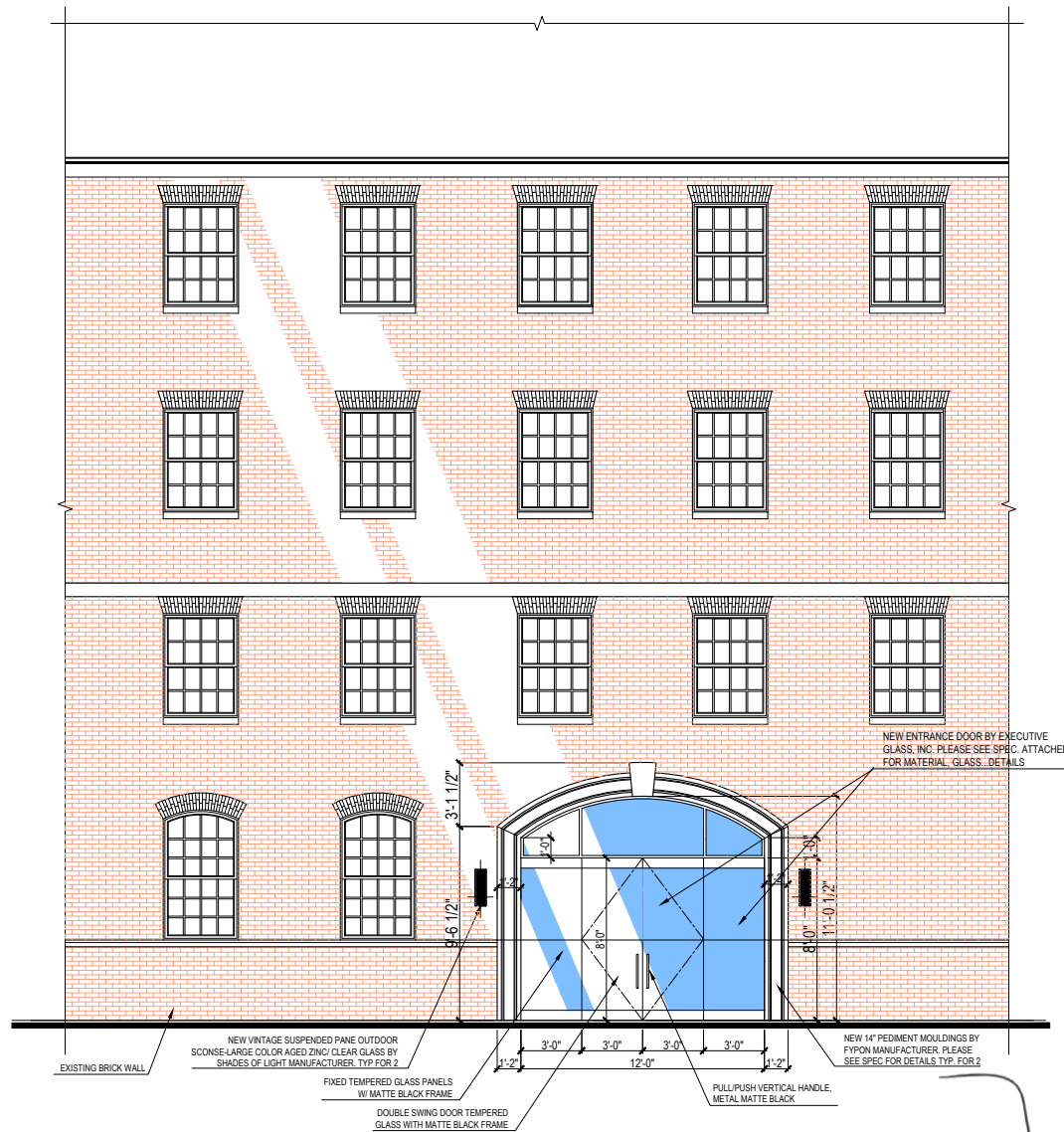


NEW STORE FRONT NOTES:

- REMOVE 2 EXISTING WINDOWS AND PARTIAL EXTERIOR WALL TO INSTALL THE NEW STORE FRONT. SEE FLOOR PLAN LAYOUT
- THE TOTAL OF AREA BEING DEMOLISHED: 186 SQ.FT.
- 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.

EXISTING STORE FRONT ELEVATION

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



NEW ENTRANCE DOOR BY EXECUTIVE GLASS, INC. PLEASE SEE SPEC. ATTACHED FOR MATERIAL, GLASS, DETAILS

NEW 1 1/2" PEDIMENT MOULDINGS BY FYPON MANUFACTURER, PLEASE SEE SPEC FOR DETAILS TYP. FOR 2

NEW STORE FRONT NOTES:

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NEW STORE FRONT ELEVATION

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





Project: Luxe Eye & Wellness

Scope of Work:

Date: 10.29.2024

Designer:

Interior Design - Fixtures - Digital - Signage - Graphics - Makeovers

www.omghome.net

Memo@omghome.net

(949)600-3300

400 S. Sierra Ave. Ste 102
Solana Beach, CA 92075

PROJECT NAME:
DR BAHREMAND

PROJECT ADDRESS:
N/A

DATE
10-11-2024

| 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 | |
|---------|------------------------|
| | ELEVATION NAME |
| | DETAIL NAME |
| | ELEVATION CALLOUT |
| | SECTION VIEW CALLOUT |
| | SECTION DETAIL CALLOUT |
| | REVISED ITEM |
| | REVISION NUMBER |
| | DOOR NUMBER/TYPE |
| | WINDOW NUMBER/TYPE |
| | FINISH WOOD |
| | BLOCKING / SHIMS |
| | FACE BRICK |
| | RIGID INSULATION |
| | CONCRETE |
| | ALUMINUM |
| | PLYWOOD |
| | BATT INSULATION |
| | CONCRETE BLOCK |
| | STEEL IN SECTION |
| | BACK/ROD & CAULKING |
| | GYPSUM BOARD/DRYWALL |

NOTES TO ARCHITECT:

INFORMATION AVAILABLE TO PREPARE DRAWINGS

ARCHITECTURAL DRAWINGS DATED N/A
EXECUTIVE GLASS SERVICES, INC. - SCOPE OF WORK

| DRAWINGS INDEX | |
|----------------|--|
| SHEET # | DESCRIPTION |
| 100 | COVER SHEET |
| 101 | DOOR SCHEDULE-GLASS SCHEDULE-MATERIAL SCHEDULE |
| 300 | ELEVATIONS |
| 400 | DETAILS |

| REVISIONS | | |
|------------|-------------|------|
| REVISION # | DESCRIPTION | DATE |
| | | |
| | | |
| | | |

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

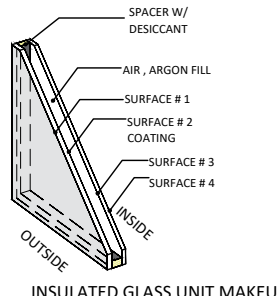
PROJECT:
DR BAHREMAND

SCALE: N.T.S.
DWG BY: AJ
CHK BY: AK
JOB NO: 1111
SHEET NO:
100

| DOOR SCHEDULE | | | | | | | | |
|---------------|------------|-------------|-----------|------------|-------------|----------------|------------|---------|
| DOOR # | DOOR WIDTH | DOOR HEIGHT | DOOR TYPE | GLASS TYPE | ACTIVE LEAF | DR CLOSER TYPE | HRWD SET # | NOTES # |
| | | | | | | | | |

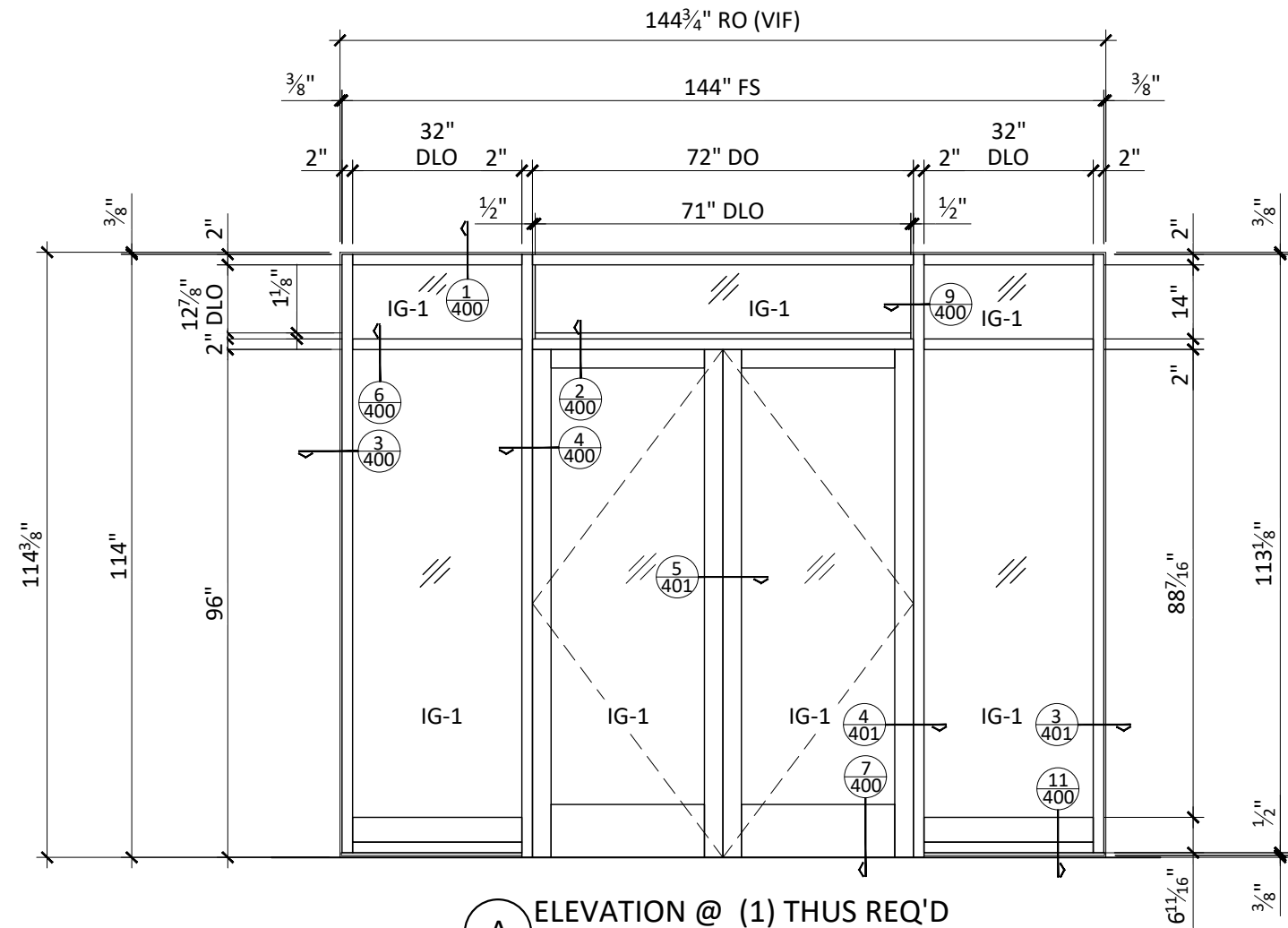
| HARDWARE SCHEDULE |
|-------------------|
| |

| GLASS SCHEDULE | | |
|----------------|--------------------------------|-------|
| MARK | GLAZING DESCRIPTION AND MAKEUP | NOTES |
| | | |




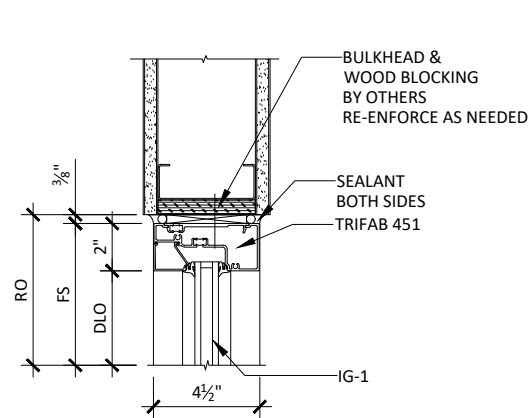
| MATERIAL SCHEDULE | | | | | |
|--------------------------------------|-------------|------------|--------------------|---|--------|
| PRODUCT TYPE | MANUFACTURE | SYSTEM | PROFILE DIMENSIONS | DESCRIPTION | FINISH |
| STORE FRONT | KAWNEER | TRIFAB 451 | 2 "X 4 ½ " | SCREW SPLINE ASSEMBLY, CENTER SET, OUTSIDE GLAZED | TBD |
| ADHESIVE & SEALANT: N/A | | | | | |
| GASKET: KAWNEER BLACK GLAZING GASKET | | | | | |

| | |
|---------------------|--------------|
| DATE | |
| 10-11-2024 | |
| ARCHITECT: | N/A |
| GENERAL CONTRACTOR: | N/A |
| | |
| PROJECT: | DR BAHREMAND |
| SCALE: | N.T.S. |
| DWG BY: | AJ |
| CHK BY: | AK |
| JOB NO: | 1111 |
| SHEET NO: | 101 |

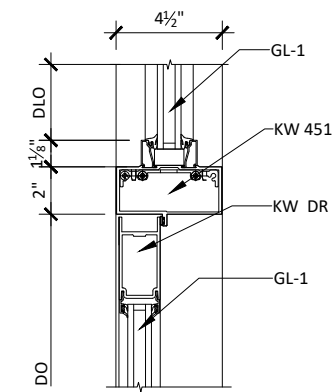


A ELEVATION @ (1) THUS REQ'D
 NOTE: EGS TO PROVIDE AND INSTALL:
 KAWNEER STORE FRONT W/IG-1 GLASS INFILL
 KAWNEER DR W/IG-1 GLASS INFILL

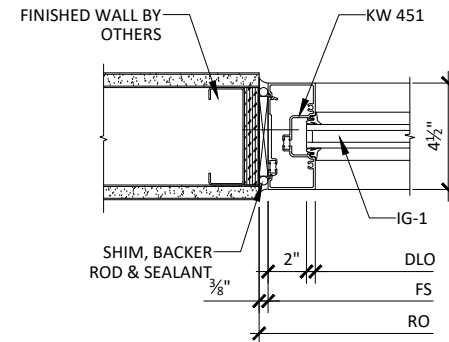
| | |
|--|----------------------------|
| DATE 10-11-2024 | |
| ARCHITECT: N/A | GENERAL CONTRACTOR: N/A |
|  | |
| 6 PIDGEON HILL DRIVE, SUITE 200 STERLING, VIRGINIA 20165 PHONE: 703-456-4450 www.ExecutiveGlassINC.com | |
| PROJECT: DR BAHREMAND -- -- -- | |
| SCALE: N.T.S. | |
| DWG BY: AJ | |
| CHK BY: AK | |
| JOB NO: 1111 | |
| SHEET NO: 300 | |



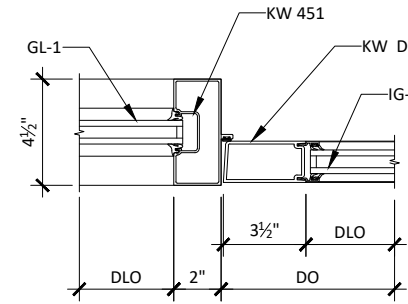
1 HEAD DETAIL



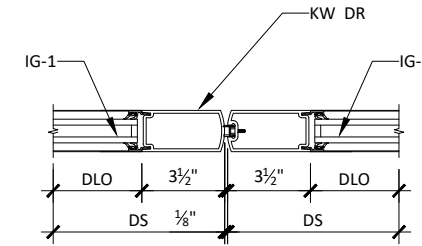
2 DOOR HEAD DETAIL



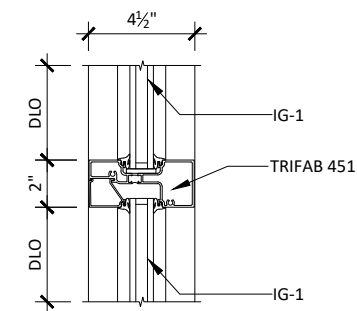
3 JAMB DETAIL O/H



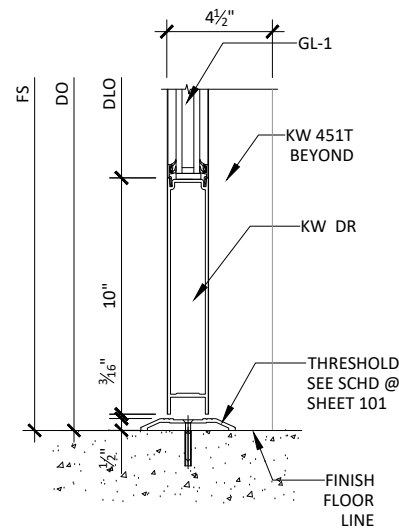
4 JAMB DETAIL



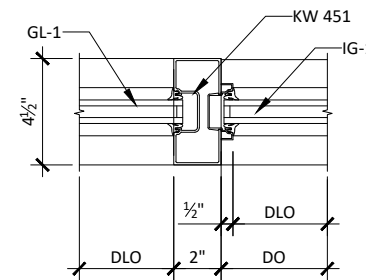
5 JAMB DETAIL



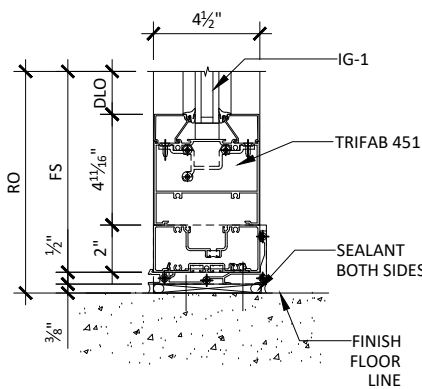
6 HORIZONTAL DETAIL



7 BOTTOM RAIL DETAIL



9 JAMB DETAIL



11 SILL DETAIL



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