

ISSUE: Certificate of Appropriateness for Rooftop Mechanical Screening.

APPLICANT: SGodley Architects

LOCATION: Old and Historic Alexandria District
112 South Alfred Street

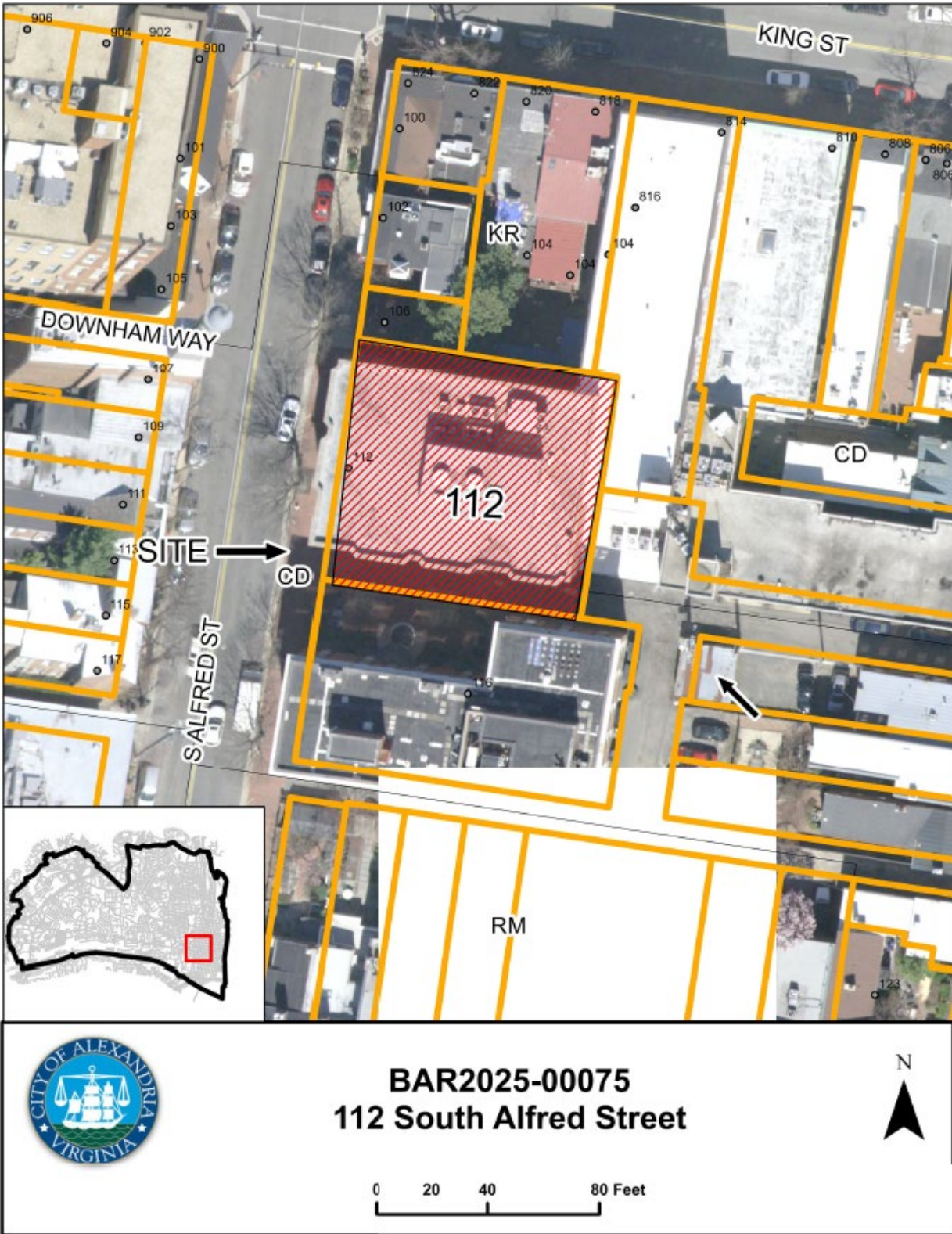
ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness on the condition that instead of approving the proposed rooftop screening, the Board approve a Waiver of Rooftop Mechanical Screening.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for Rooftop Mechanical Screening, at 112 South Alfred Street.

The project calls for the installation of an approximately 8'-5" tall, ENVISOR extruded aluminum with horizontal rib screen (Figure 1) to conceal the new rooftop mechanical equipment to be located on the south/east portion of the roof. The proposed metal screen will setback approximately 10' from the west elevation parapet and run around the south and east elevations.



Figure 1 - Proposed screen

Site context

The subject building sits on the east side of South Alfred Street, 100 Block. There is a private alley running behind the building. The south/side and east/rear elevations are minimally visible from a public way (Figure 2 and 3).

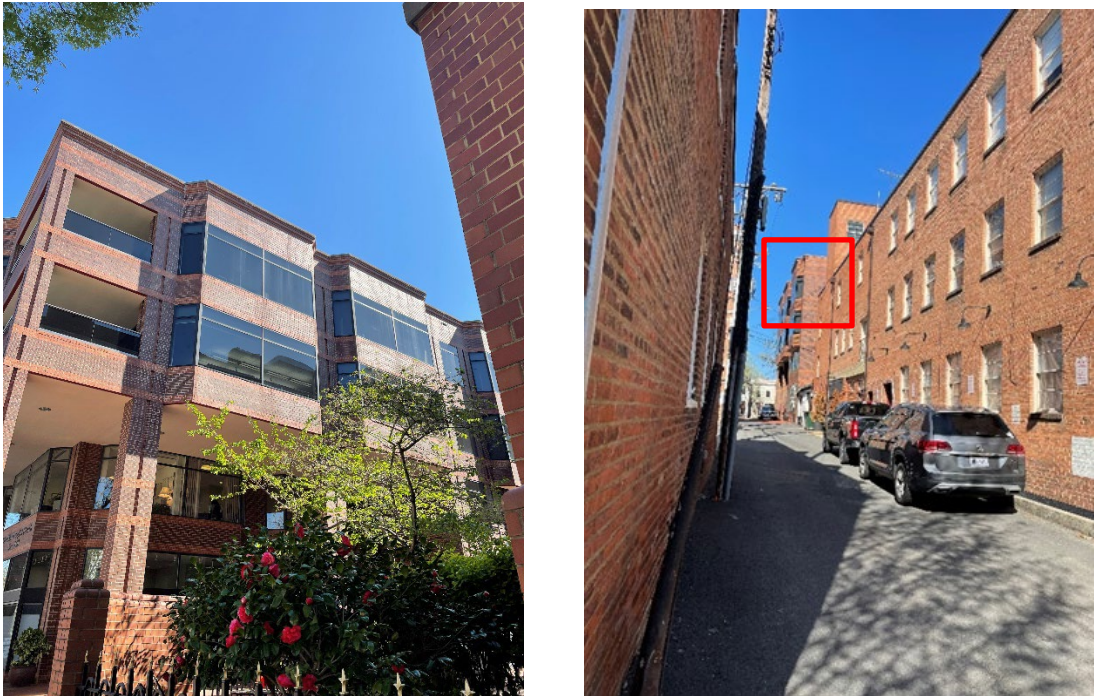


Figure 2 and 3 - visibility from South Alfred and South Columbus streets

II. HISTORY

The four-story brick office and retail building was approved by the Board on January 5, 1983, and constructed in **1985**.

Previous BAR Approvals

On March 19, 1986, and again on April 16, 1986, the Board approved signs for the building (BAR Case #86-43 and BAR Case #86-57). On January 19, 2000, the Board approved two after-the-fact window signs and a hanging sign for the retail business at 112 South Alfred Street (BAR Case #99-0203).

III. ANALYSIS

The *Design Guidelines* state that “HVAC equipment is an important contemporary functional element of a structure. At the same time, such equipment can have an important effect on the overall visual composition of a historic building and, if not appropriately located, may be a visual disruption of the skyline and a unified building design.”

Article VI, Sec 6-403(B)(2) of the City’s Zoning Ordinance states that: “For buildings located within the Old and Historic Alexandria District or the Parker Gray District, or for buildings outside such districts designated pursuant to section 10-300, the board of architectural review may, after public hearing, waive or modify the screening requirement of subsection (B)(1) of this section, if the board finds such requirement to be architecturally inappropriate. The board of architectural

review may delegate the waiver authority in the Parker-Gray District under this subsection (3), making it an administrative determination pursuant to the requirements of section 10-203 of this ordinance.”

Even though the proposed rooftop mechanical screening will be minimally visible from any public way and the chosen design is appropriate for the late 20th-century building, staff finds that the waiver of the screening requirement is more appropriate in this case since the proposed screen will be more noticeable and disrupting than the actual HVAC equipment.

Therefore, with the conditions above, staff recommends approval of the project.

STAFF

Marina Novaes, 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

F-1 Based on the information provided via email by the applicant on 3.24.2025, we have determined the zoning use of the proposed “performing arts recording studio” to be a business and professional office with accessory on site only catering, which is a permitted use in the CD zone.

C-1 Proposed roof top equipment and screening 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)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No archaeological oversight required.

V. ATTACHMENTS

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

BAR CASE# **BAR2025-00075**

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 112 South Alfred Street, Alexandria, Virginia 22319

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

TAX MAP AND PARCEL: 074.02-11-25 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: SGodley Architects

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Shamika Godley

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Alfred Street Baptist Church

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

New HVAC equipment required for proposed interior renovation. HVAC equipment to be relocated on rooftop due to required size. HVAC equipment to receive new screen to match existing rooftop mechanical room siding as possible to conceal equipment and contain potential noise production from new equipment.

See attached drawings for more details.

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: Printed Name: Shamika GodleyDate: 3/3/2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Alfred Street Baptist Church	[REDACTED]	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 112 South Alfred Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Alfred Street Baptist Church	[REDACTED]	100
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

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

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

3/3/2025

Date

SHAMIKA GODLEY

Printed Name



Signature

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION PROJECT

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

THE INTERIOR RENOVATION OF PORTIONS OF AN EXISTING OFFICE BUILDING INTO A PERFORMING ARTS RECORDING STUDIO. THE THIRD AND FOURTH FLOORS WILL BE ENTIRELY RENOVATED, EXCEPTING EXISTING STRUCTURAL AND EGRESS COMPONENTS. NEW CONSTRUCTION WILL REQUIRE NEW MECHANICAL EQUIPMENT INSTALLED ON THE ROOF. TO PREVENT ACOUSTICAL DISRUPTION, MECHANICAL EQUIPMENT INSTALLED ON STRUCTURAL DUNNAGE. TO PRESERVE THE HISTORICAL FACADE, MECHANICAL SCREENING MATCHING THE EXISTING MECHANICAL PENTHOUSE WILL BE MOUNTED ON STRUCTURAL DUNNAGE



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INFORMATION@
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WWW.SGODLEYARCHITECTS.COM

COVER SHEET

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

No.	Description	Date	BAR01	
			JOB #	24-5740
			DATE:	03.24.2025
			DRAWN BY:	AD
			REVIEWER:	SG



PROJECT LOCATION

ADDRESS: 112 SOUTH ALFRED STREET,
ALEXANDRIA, VIRGINIA 22314

VICINITY PLAN

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

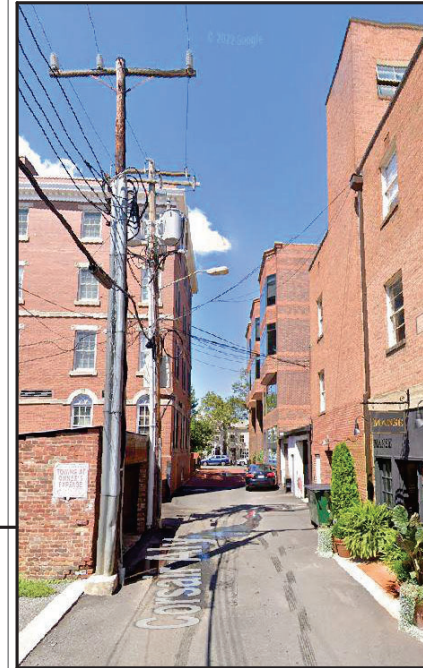
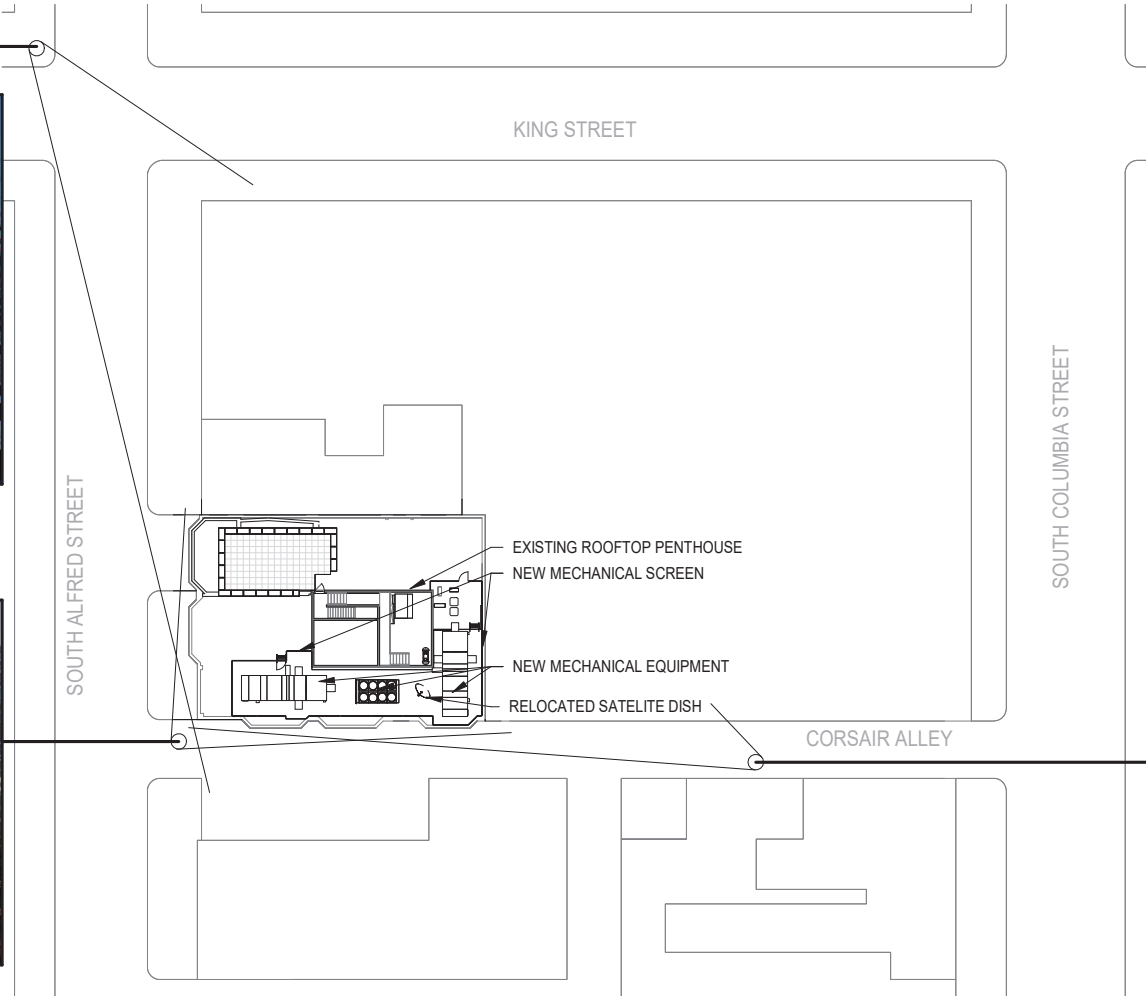
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BAR02

JOB #	24-5740
DATE:	03.24.2025
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REVIEWER:	SG



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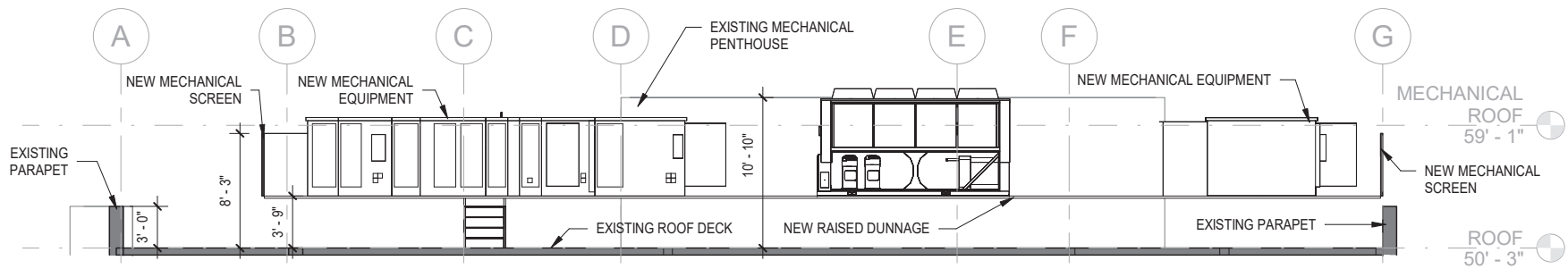
BLOCK PLAN

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION
112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

No.	Description	Date

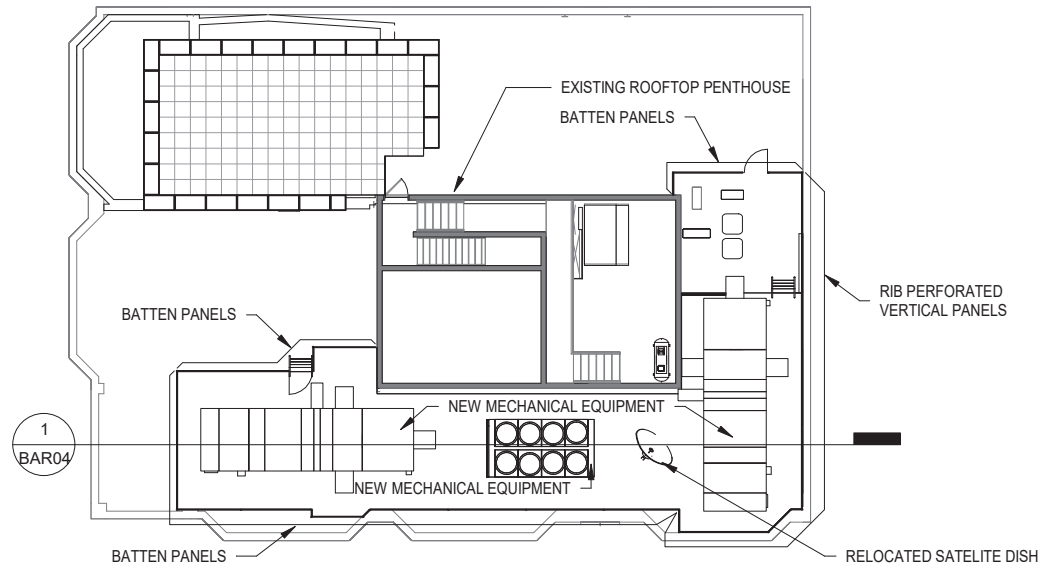
BAR03	
JOB #	24-5740
DATE:	03.24.2025
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REVIEWER:	SG



1 ROOFTOP SECTION
SCALE: 1/8" = 1'-0"



Batten



2 BUILDING PLAN
SCALE: 1/16" = 1'-0"



7.2 Rib Perforated Vertical



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BUILDING PLAN

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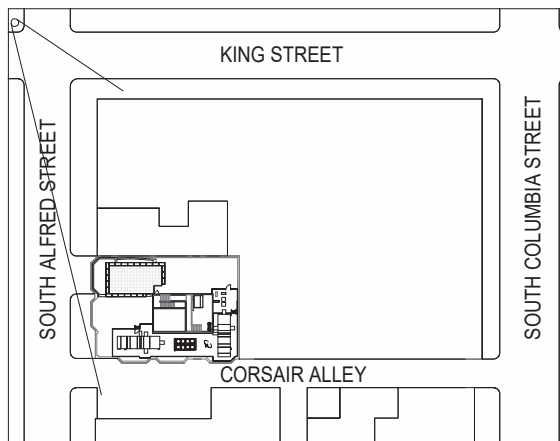
ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

No.	Description	Date

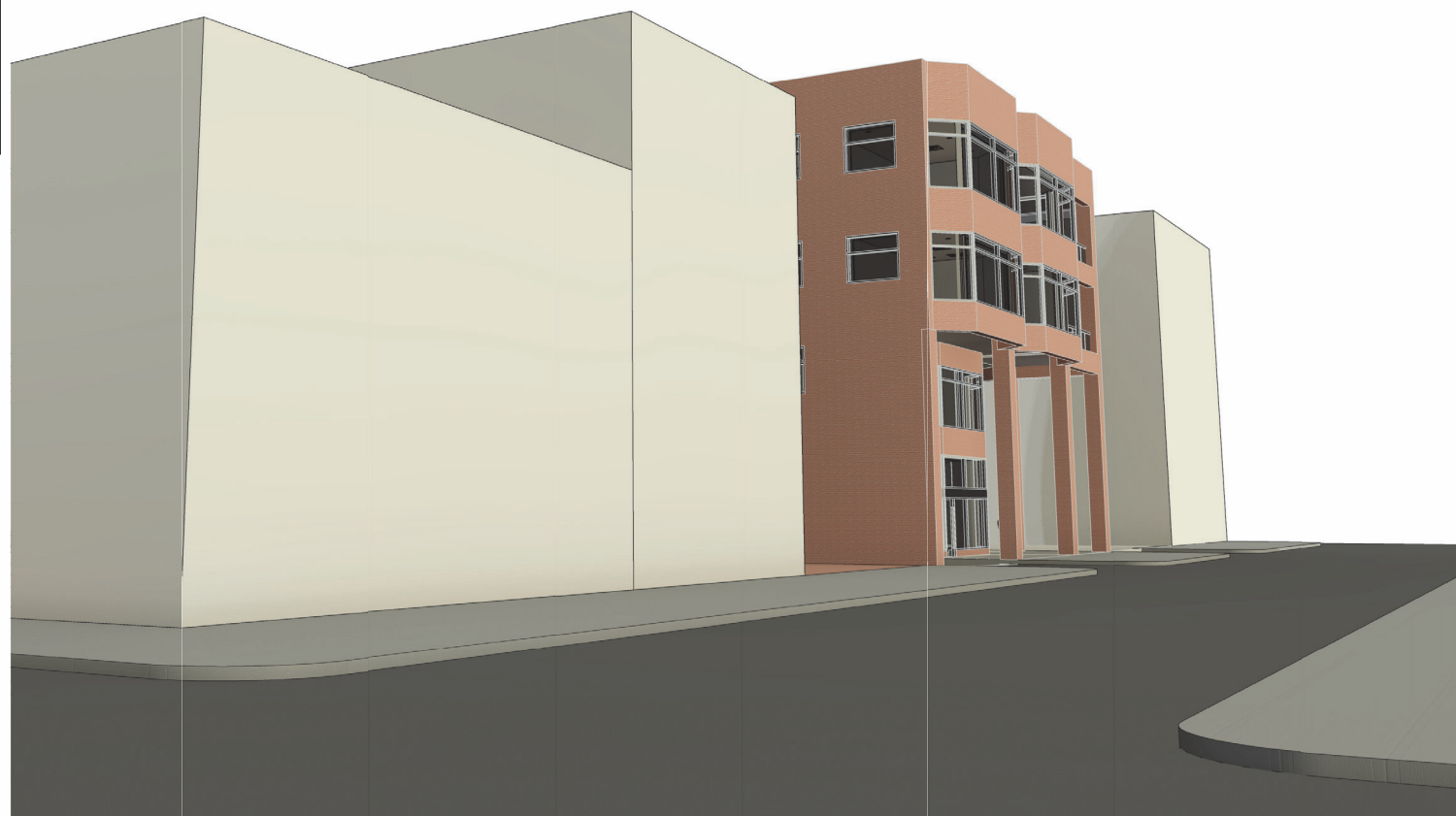
BAR04

JOB #	24-5740
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KEY PLAN

S. ALFRED STREET AND KING STREET



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PROPOSED STREET VIEW
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ADAPTIVE CHANGE OF USE AND RENOVATION
112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

No.	Description	Date

BAR05	
JOB #	24-5740
DATE:	03.24.2025
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KEY PLAN

SOUTH ALFRED STREET

PROPOSED STREET VIEW

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

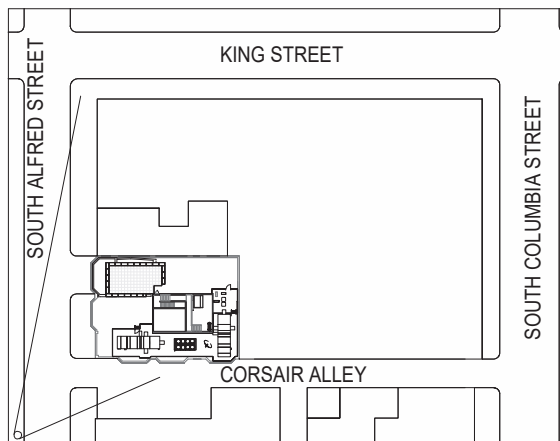
No.	Description	Date

BAR06

JOB #	24-5740
DATE:	03.24.2025
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KEY PLAN



S. ALFRED STREET AND CORSAIR ALLEY



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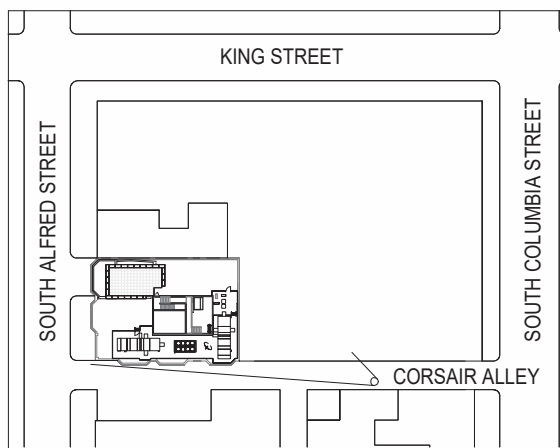
PROPOSED STREET VIEW

ASBC - THE STUDIO
ADAPTIVE CHANGE OF USE AND RENOVATION
112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

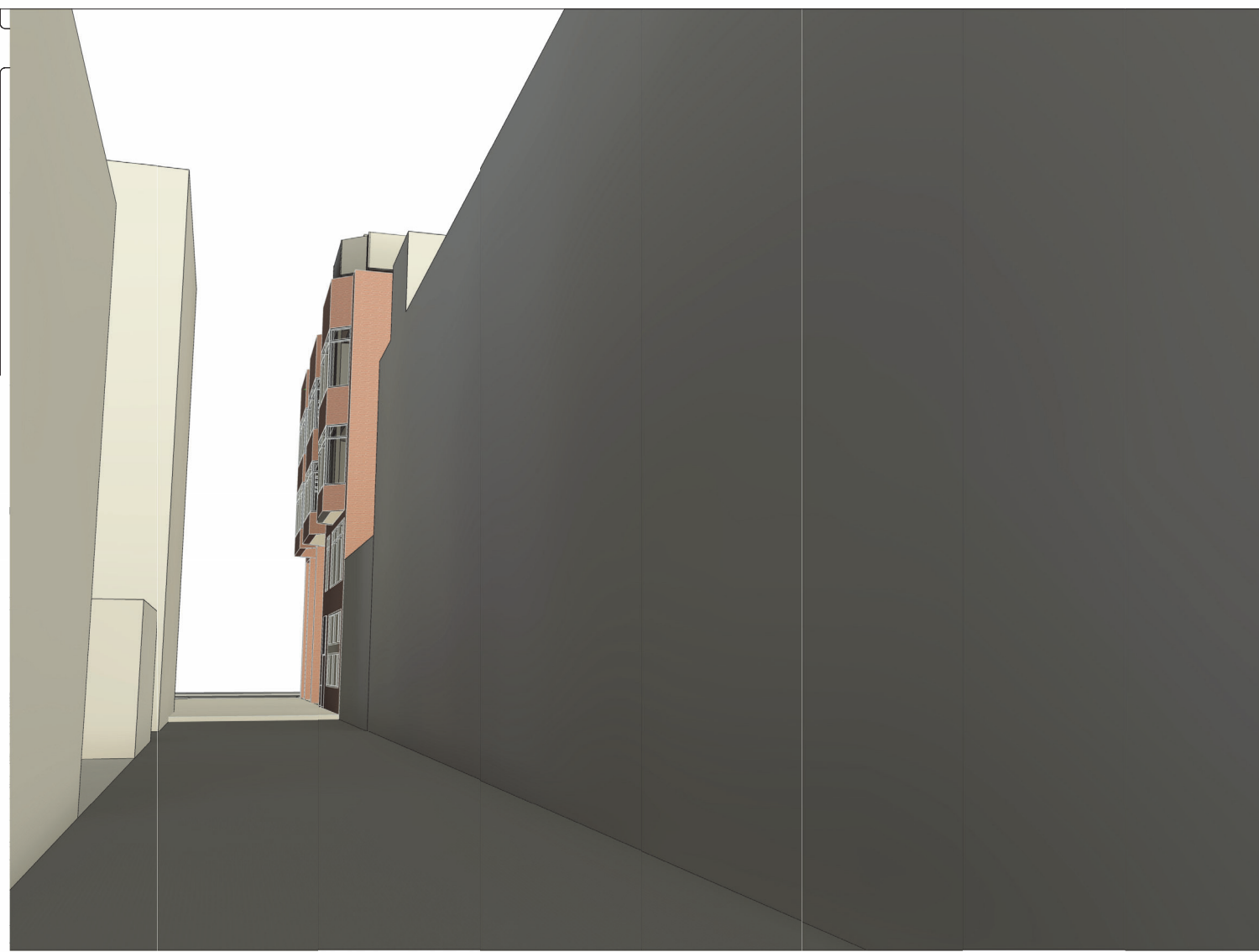
No.	Description	Date

BAR07

JOB #	24-5740
DATE:	03.24.2025
DRAWN BY:	AD
REVIEWER:	SG



KEY PLAN



CORSAIR ALLEY AND S. COLUMBIA STREET



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PROPOSED STREET VIEW

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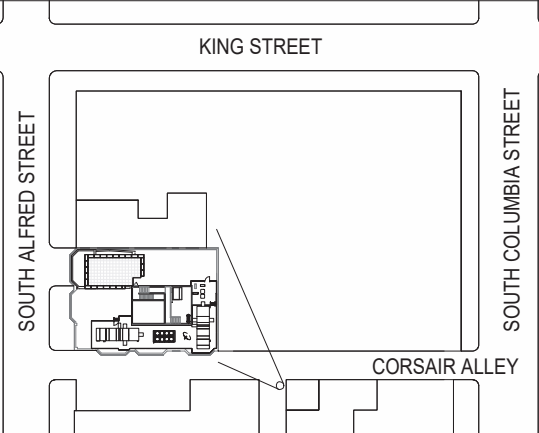
ADAPTIVE CHANGE OF USE AND RENOVATION

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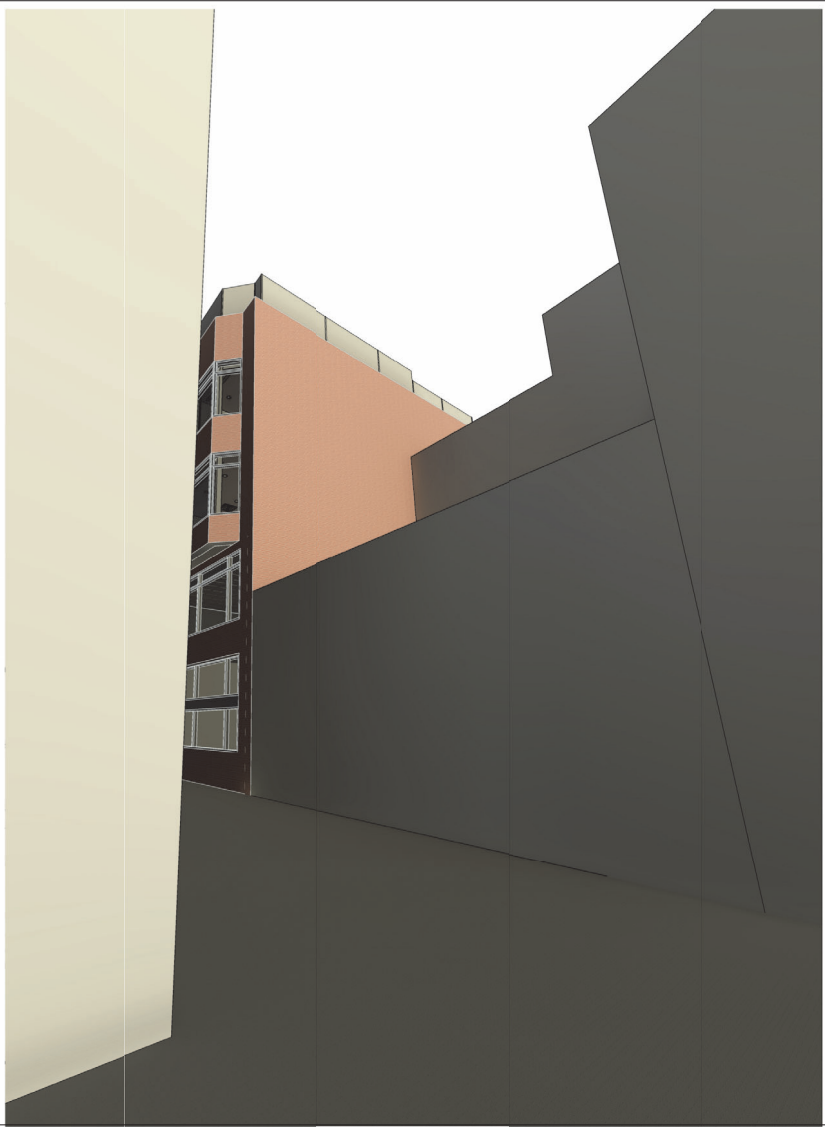
No.	Description	Date

BAR08

JOB #	24-5740
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REVIEWER:	SG



KEY PLAN



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PROPOSED STREET VIEW

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ADAPTIVE CHANGE OF USE AND RENOVATION
112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

No.	Description	Date

BAR09	
JOB #	24-5740
DATE:	03.24.2025
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REVIEWER:	SG



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ARCHITECT:

OWNER:
ALFRED STREET BAPTIST CHURCH
301 SOUTH ALFRED STREET
ALEXANDRIA, VIRGINIA 22314

STRUCTURAL CONSULTANT:
DAMRON ENGINEERING & CONSULTING LLC
 2 SOUTH CAMERON STREET
 WINCHESTER, VIRGINIA 22601
 540.532.8785
 MDAMRON@DAMRONEC.COM

MEP CONSULTANT:
LORING CONSULTING ENGINEERS
9711 WASHINGTONIAN BLVD, SUITE 325
GAITHERSBURG, MARYLAND 20878
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MDIACK@LORINGENGINEERS.COM

ROOF PLAN

CERTIFICATION BLOCK

DRAWING STAMP

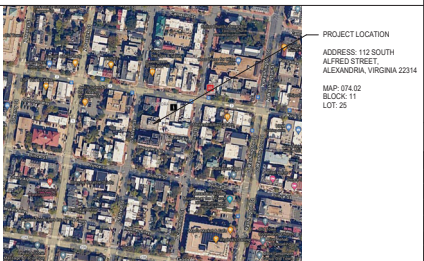
SHEET NUMBER

BAR10

PROJECT DIRECTORY

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ARCHITECT: SGODLEY ARCHITECTS 10320 LITTLE PATIENT PARKWAY, SUITE 200 COLUMBIA, MARYLAND 21044 P 410.546.3601 / F 888.726.8914 INFORMATION@SGODLEYARCHITECTS.COM	
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MEP CONSULTANT: LORING CONSULTING ENGINEERS 8711 WASHINGTON BLVD., SUITE 125 GAITHERSBURG, MARYLAND 20878 240.261.7140 MDLACK@LORINGENGINEERS.COM	

VICINITY MAP



SCOPE

THIS PROJECT SCOPE DOES NOT INCLUDE A CHANGE OF USE.

SCOPE INCLUDES THE INTERIOR RENOVATION OF PORTIONS OF AN EXISTING OFFICE BUILDING INTO A PERFORMING ARTS RECORING STUDIO. THE THIRD AND FOURTH FLOORS (8300 SF EACH) WILL BE ENTIRELY RENOVATED, INCLUDING THE DEMOLITION OF INTERIOR PARTITIONS, BUILDING SYSTEMS, AND RESTROOMS. NEW CONSTRUCTION WILL INCLUDE ACOUSTICALLY RATED INTERIOR PARTITIONS, NEW BUILDING SYSTEMS, STRUCTURAL REINFORCEMENTS, AND NEW RESTROOMS. THE SECOND FLOOR (4200 SF) WILL RECEIVE NEW ACOUSTICAL CEILING TILES AND MINIMAL CHANGES TO ACCOMMODATE THE UPPER FLOORS. THE FIRST FLOOR SPACE (442 SF) WILL RECEIVE NEW FINISHES AND MINOR ADJUSTMENTS TO MECHANICAL AND ELECTRICAL SYSTEMS.

THERE IS AN INCREASE TO THE NUMBER OF PLUMBING FIXTURES. SEE OCCUPANCY PLANS FOR DETAILS.

APPLICABLE CODES

JURISDICTION: CITY OF ALEXANDRIA, VIRGINIA	
BUILDING: 2021 VIRGINIA CONSTRUCTION CODE 2021 VIRGINIA EXISTING BUILDING CODE 2020 ADA STANDARDS FOR ACCESSIBLE DESIGN	PLUMBING & GAS: 2021 VIRGINIA PLUMBING CODE 2021 VIRGINIA FUEL GAS CODE ELECTRICAL: 2020 NATIONAL ELECTRICAL CODE (NFPA 70) FIRE & LIFE SAFETY: 2021 VIRGINIA BUILDING AND FIRE CODE RELATED REGULATIONS 2021 INTERNATIONAL FIRE CODE 2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE 2024 NFPA 101
MECHANICAL: 2021 VIRGINIA MECHANICAL CODE	

CODE SUMMARY

BASED ON 2021 VCC AND 2024 NFPA 101	EXISTING BUILDING	FLOORS OF NEW RENOVATION
BUILDING INFORMATION IBC OCCUPANCY CLASSIFICATION NFPA OCCUPANCY CLASSIFICATION CONSTRUCTION TYPE NUMBER OF FLOORS FULLY SPRINKLERED? OCCUPANT LOAD NUMBER OF EXITS MAXIMUM TRAVEL DISTANCE FOR BUSINESS USE MAXIMUM COMMON PATH FOR BUSINESS USE BUILDING AREA FLOOR AREA OF RENOVATION NOTES	BUSINESS BUSINESS IIA 4 YES 75 OCCUPANTS 2 300' - 0" 100' - 0" 21,475 SF NOTES	BUSINESS BUSINESS IIA 4 YES 75 OCCUPANTS 2 300' - 0" 100' - 0" 13,182 SF NOTES

DRAWING INDEX

PAGE NO. SHEET NO. SHEET TITLE
1 G001 COVERSHEET
2 G002 GENERAL NOTES
3 G003 GENERAL NOTES
4 A001 OCCUPANCY PLANS
5 A002 OCCUPANCY PLANS
6 A011 EGRESS PLANS
7 A012 EGRESS PLANS
8 A0101 DEMOLITION FLOOR PLAN
9 A0102 DEMOLITION FLOOR PLAN
10 A0103 DEMOLITION FLOOR PLAN
11 A0104 DEMOLITION FLOOR PLAN

MATERIAL LEGEND

CMU	MILLED WOOD
BRICK	PLYWOOD
CONCRETE	DENGLASS SHEATHING
RIGID INSULATION	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)
BATT INSULATION	EXISTING WALLS
GRAVEL	ALUMINUM
EARTH	WOOD BLOCKING
STEEL	

SYMBOL AND TAG LEGEND

DRAWING VIEW TITLE	REFERENCE NO.
1 VIEW NAME 1" = 1'-0"	1
ELEVATION REFERENCE A101	A101
SECTION REFERENCE A101	A101
SECTION DETAIL REFERENCE A101	A101

PLAN DETAIL	KEY NOTES
PARTITION TAG DOOR TAG WINDOW TAG REVISION NUMBER ROOM TAG ROOM NAME FINISH TAG COLUMN BUBBLE REFERENCE LEVEL INDICATOR LEVEL NAME ELEVATION	KEY # 101 AAA-## AAA-##/AAA-##

ASBC - THE STUDIO

ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

PERMIT DRAWING SET

DECEMBER 20, 2024

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ASBC - THE STUDIO
ADAPTIVE CHANGE OF USE AND RENOVATION
112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

COVERSHEET

PROJECT NO.	24-5740
DRAWN BY	AD
REVIEWED BY	SG
REV. NO.	001
DATE	11/28/2024
DATE	12/20/2024

CERTIFICATION BLOCK



16/2025

SHEET NUMBER

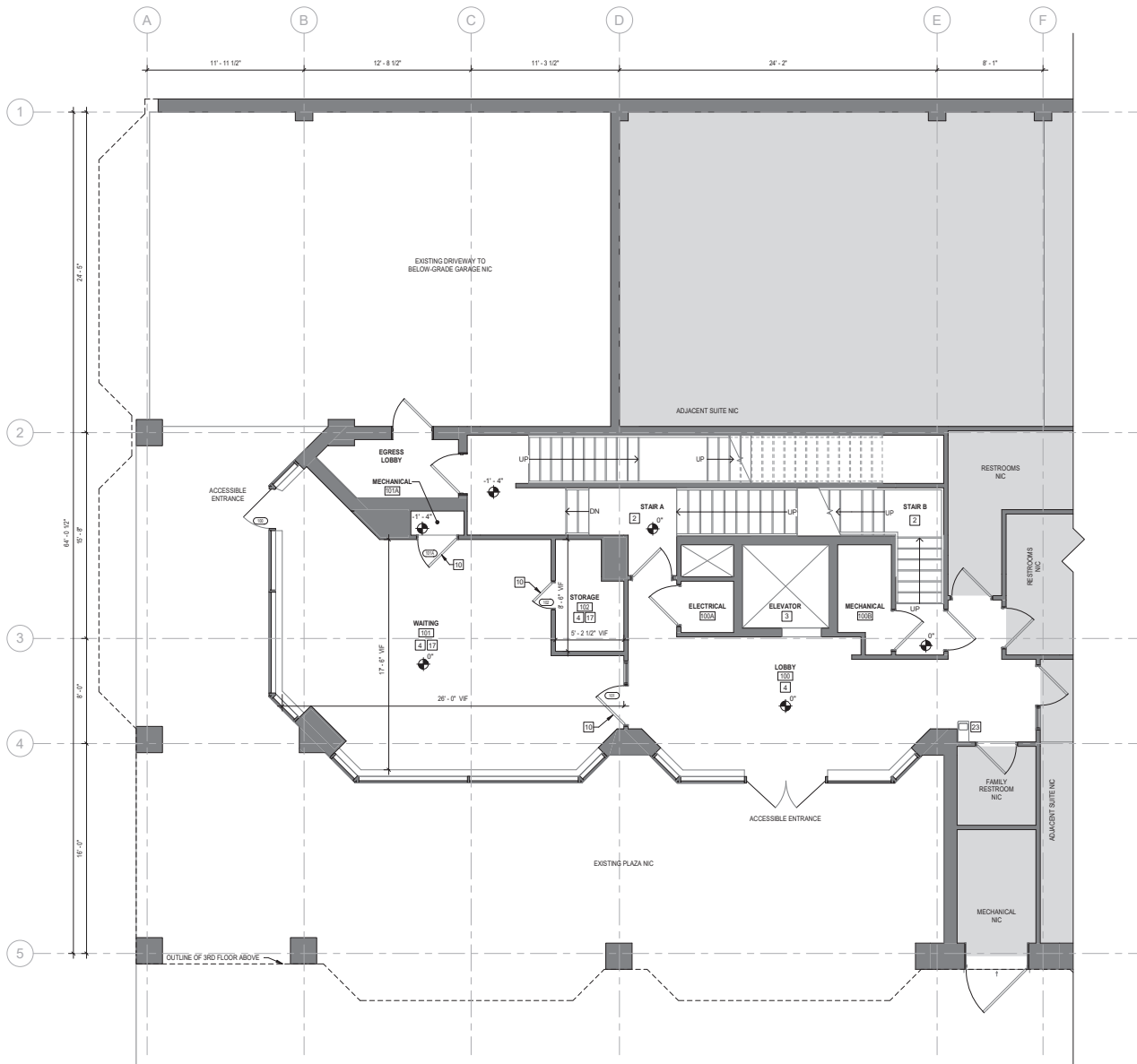
G001

Alfred Street Baptist Church - Studio CD-2023-10 - 12 - Studio CD-2023-10 - 12 - Studio CD-2023-10 - 12

1 NEW WORK PLAN - FIRST FLOOR - PARTIAL

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

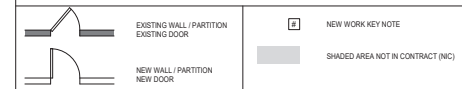
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NEW WORK PLAN GENERAL NOTES

1. KEYNOTE NUMBERS ARE UNIQUE ACROSS THE SET; KEYNOTES THAT DO NOT APPEAR IN THE SCHEDULE ARE NOT USED ON THE CORRESPONDING SHEET.

NEW WORK PLAN LEGEND



NEW WORK PLAN KEYED NOTES

KEY #	NOTE
2	PROTECT EXISTING STAIRWAYS, STAIRS, RAILINGS, AND ACCESSORIES DURING CONSTRUCTION, COMPLETE.
3	PROTECT EXISTING ELEVATOR, PANELS, INDICATORS, BUTTONS, AND FINISHES, COMPLETE, DURING CONSTRUCTION.
4	PROTECT EXISTING FINISHED FLOOR DURING CONSTRUCTION.
10	PROTECT EXISTING DOOR, NIC, COMPLETE, DURING CONSTRUCTION.
17	COORDINATE PARTITION FINISHES WITH FFE PLANS.
23	PROTECT EXISTING WATER FOUNTAIN, COMPLETE, DURING CONSTRUCTION.

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ASBC - THE STUDIO
ADAPTIVE CHANGE OF USE AND RENOVATION

112 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

NEW WORK FLOOR PLAN

PROJECT NO.	24-5740
DRAWN BY	AD
REVIEWED BY	SG
REV. NO.	01/01/2024
DATE	11/08/2024
PERMIT DRAWINGS	12/20/2024

CERTIFICATION BLOCK

DRAWING STAMP

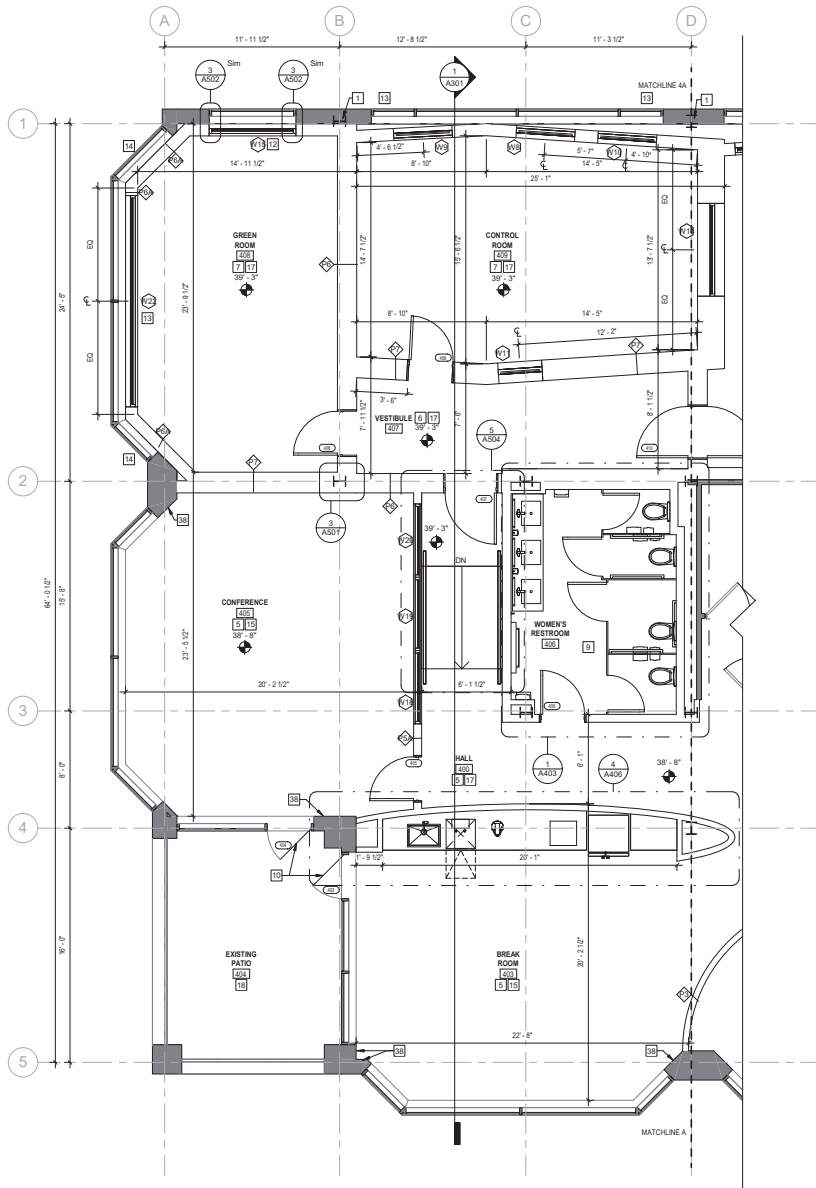


SHEET NUMBER

A101

\\pds01\Drawings\ASBC\ASBC112 - Studio CD\ASBC112_Studio\ASBC112_Studio.dwg

1 NEW WORK PLAN - FOURTH FLOOR - PART A
SCALE: 1/4" = 1'-0"



NEW WORK PLAN GENERAL NOTES

1. KEYNOTE NUMBERS ARE UNIQUE ACROSS THE SET; KEYNOTES THAT DO NOT APPEAR IN THE SCHEDULE ARE NOT USED ON THE CORRESPONDING SHEET.

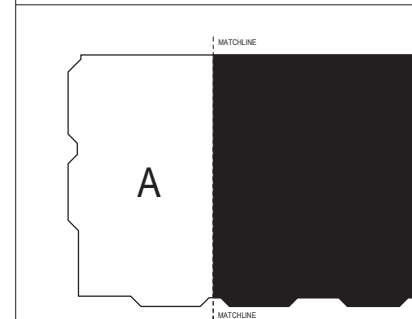
NEW WORK PLAN LEGEND

	EXISTING WALL / PARTITION		NEW WALL / PARTITION
	EXISTING DOOR		NEW DOOR
	NEW WORK KEY NOTE		SHADED AREA NOT IN CONTRACT (NIC)

NEW WORK PLAN KEYED NOTES

KEY #	NOTE
1	PROVIDE 1-HOUR RATED FIRE-RESISTANT INTUMESCENT PAINT TO EXISTING AND NEW STEEL STRUCTURAL MEMBERS AS NEEDED. COORDINATE WITH STRUCTURAL DRAWINGS.
2	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL NEW FINISHED FLOORING PER FFE PLANS.
3	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL 7" RAISED FLOORING SYSTEM F2 PER ASSEMBLY TYPES ON AIMS AND FINISHED FLOORING PER FFE PLANS.
4	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL 7" RAISED FLOORING SYSTEM F2 PER ASSEMBLY TYPES ON AIMS AND FINISHED FLOORING SYSTEM PER FFE PLANS. COORDINATE EDGES OF ACoustICAL FLOORS WITH AIR GAPS IN VERTICAL PARTITIONS TO PROVIDE EACH SPACE WITH SEPARATE RAISED FLOORING SYSTEM. COORDINATE WITH STRUCTURAL DRAWINGS.
5	PROVIDE NEW IN-FILL CONCRETE SLAB. ENSURE SMOOTH AND LEVEL SURFACE. COORDINATE WITH STRUCTURAL DRAWINGS.
6	PROTECT EXISTING DOOR, NIC, COMPLETE, DURING CONSTRUCTION.
7	ALSO NEW ACoustICALLY TREATED TRANSPARENT ASSEMBLY WITH EXISTING WINDOW OPENING. COORDINATE SILL AND HEAD HEIGHT WITH EXISTING OPENING. PROVIDE CLEAN, NEAT, AND FINISHED SURFACE BETWEEN NEW AND EXISTING WINDOWS PRIOR TO CLOSING ACCESS TO IN-BETWEEN SPACE.
8	APPLY BLACK OUT FILM TO EXISTING WINDOWS WHERE OBSCURED BY NEW PARTITIONS AND NEW WINDOW FRAMES. COORDINATE SILL AND HEAD HEIGHT WITH EXISTING OPENING. PROVIDE CLEAN, NEAT, AND FINISHED SURFACE BETWEEN NEW AND EXISTING WINDOWS PRIOR TO CLOSING ACCESS TO IN-BETWEEN SPACE.
9	PROVIDE AND INSTALL BLACK-OUT FILM ON EXISTING WINDOWS OBSTRUCTED BY NEW PARTITIONS.
10	PATCH AND REPAIR EXISTING GYPSUM WALLBOARD AS NEEDED. PREPARE EXISTING SURFACE FOR NEW FINISHES PER FFE PLANS.
11	COORDINATE PARTITION FINISHES WITH FFE PLANS.
12	PROTECT EXISTING PATIO RAILINGS, AND FINISHES COMPLETE, THROUGHOUT DEMOLITION AND CONSTRUCTION.
13	PATCH AND REPAIR EXISTING GYPSUM WALLBOARD AS NEEDED; PREPARE EXISTING SURFACE FOR NEW FINISHES PER FFE PLANS.

MATCHLINE KEY PLAN



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ASBC - THE STUDIO
ADAPTIVE CHANGE OF USE AND RENOVATION

117 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

NEW WORK FLOOR PLAN

PROJECT NO.	24-5740
DRAWN BY	AD
REVIEWED BY	SG
REV. NO.	01/01/2024
DATE	11/06/2024
PERMIT DRAWINGS	12/20/2024

CERTIFICATION BLOCK

DRAWING STAMP



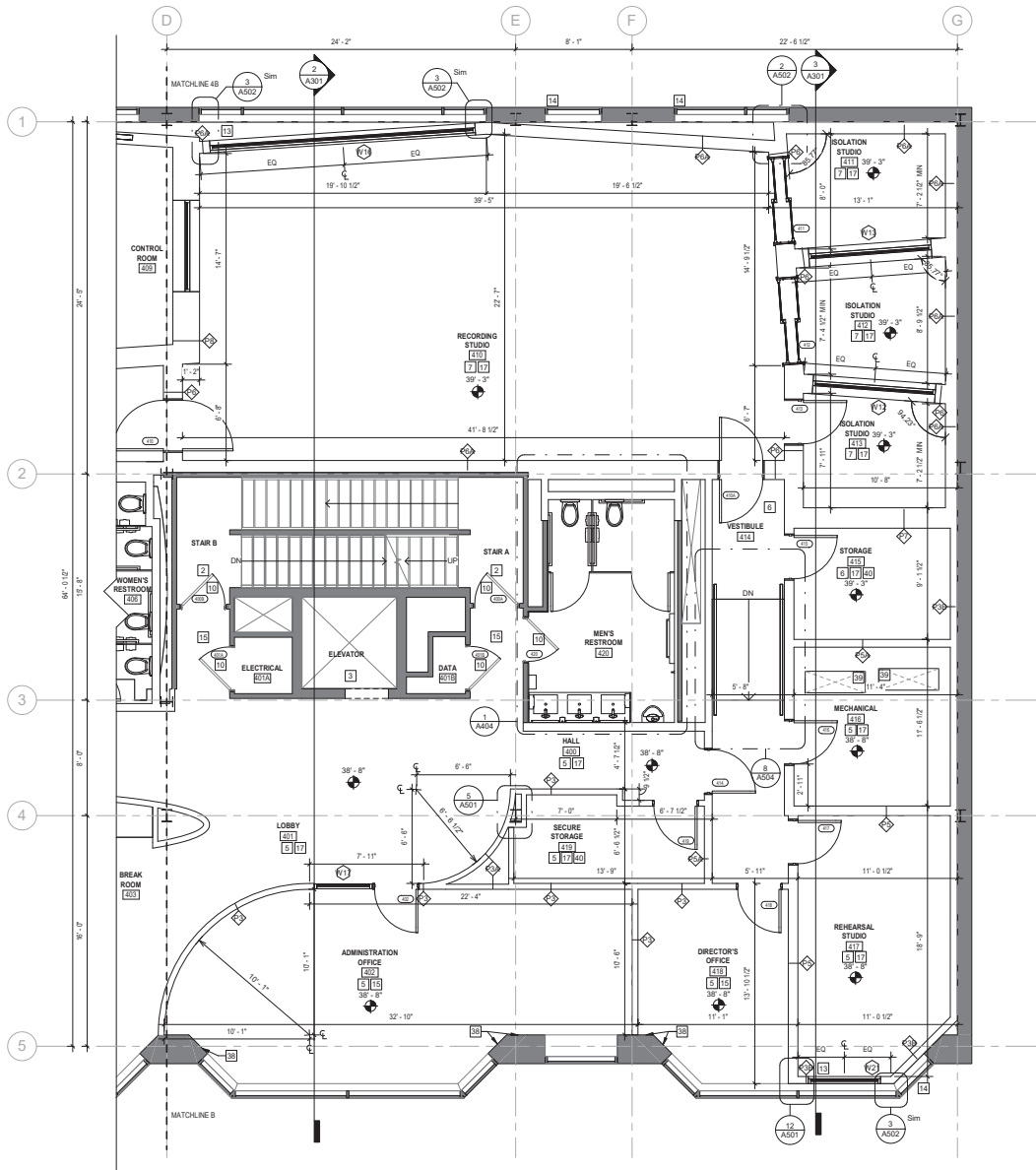
SHEET NUMBER

A104

Assembled Drawing (A105) 12 - Studio CD\2023\12_Studio\12_Studio_001.rvt
4/8/2024 9:58 AM SGG/LEA ARCHITECTS

1 NEW WORK PLAN - FOURTH FLOOR - PART B

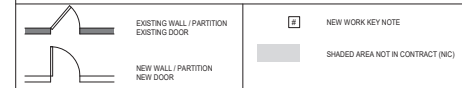
SCALE: 1/4" = 1'-0"



NEW WORK PLAN GENERAL NOTES

1. KEYNOTE NUMBERS ARE UNIQUE ACROSS THE SET; KEYNOTES THAT DO NOT APPEAR IN THE SCHEDULE ARE NOT USED ON THE CORRESPONDING SHEET.

NEW WORK PLAN LEGEND



NEW WORK PLAN KEYED NOTES

KEY #	NOTE
1	PROTECT EXISTING STAIRWAYS, STAIRS, RAILINGS, AND ACCESSORIES DURING CONSTRUCTION, COMPLETE.
2	PROTECT EXISTING ELEVATOR, PANELS, INDICATORS, BUTTONS, AND FINISHES, DURING CONSTRUCTION.
3	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL NEW FINISHED FLOORING PER FFE PLANS.
4	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL 7" RAISED FLOORING SYSTEM F2 PER ASSEMBLY TYPES ON AXES AND FINISHED FLOORING PER FFE PLANS.
5	PATCH AND REPAIR EXISTING SUBFLOOR AS NEEDED; PROVIDE AND INSTALL 7" RAISED FLOORING SYSTEM F1 PER ASSEMBLY TYPES ON AXES AND FINISHED FLOORING SYSTEM PER FFE PLANS. COORDINATE EDGES OF ACoustICAL FLOORS WITH AIR GAPS IN VERTICAL PARTITIONS TO PROVIDE EACH SPACE WITH SEPARATE RAISED FLOORING SYSTEM. COORDINATE WITH STRUCTURAL DRAWINGS.
6	PROTECT EXISTING DOOR, NIC, COMPLETE, DURING CONSTRUCTION.
7	APPLY BLACK-OUT FILM TO EXISTING WINDOWS WHERE OBTSCURED BY NEW PARTITIONS AND NEW WINDOW FRAMES. COORDINATE SILL AND HEAD HEIGHT WITH EXISTING OPENING. PROVIDE CLEAN, NEAT, AND FINISHED SURFACE BETWEEN NEW AND EXISTING WINDOWS PRIOR TO CLOSING ACCESS TO IN-BETWEEN SPACE.
8	PATCH AND REPAIR EXISTING GYPSUM WALLBOARD AS NEEDED; PREPARE EXISTING SURFACE FOR NEW FINISHES PER FFE PLANS.
9	COORDINATE PARTITION FINISHES WITH FFE PLANS.
10	PATCH AND REPAIR EXISTING GYPSUM WALLBOARD AS NEEDED; PREPARE EXISTING SURFACE FOR NEW FINISHES PER FFE PLANS.
11	NEW MECHANICAL SHAFT; COORDINATE WITH MECHANICAL DRAWINGS.
12	PROVIDE BLOCKING AS NEEDED FOR OWNER-PROVIDED SHELVING.

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ASBC - THE STUDIO
ADAPTIVE CHANGE OF USE AND RENOVATION

117 SOUTH ALFRED STREET, ALEXANDRIA, VIRGINIA 22314

NEW WORK FLOOR PLAN

PROJECT NO.	24-5740
DRAWN BY	AD
REVIEWED BY	SG
REV. NO.	05/08/2024
DATE	11/10/2024
PERMIT DRAWINGS	12/20/2024

CERTIFICATION BLOCK

DRAWING STAMP



SHEET NUMBER

A105



A106

[illegible]

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NEW WORK ROOF PLAN

SHEET NUMBER

A107

envisor[®]

SCREENING SYSTEMS

cityScapes[®]
ARCHITECTURAL INNOVATIONS



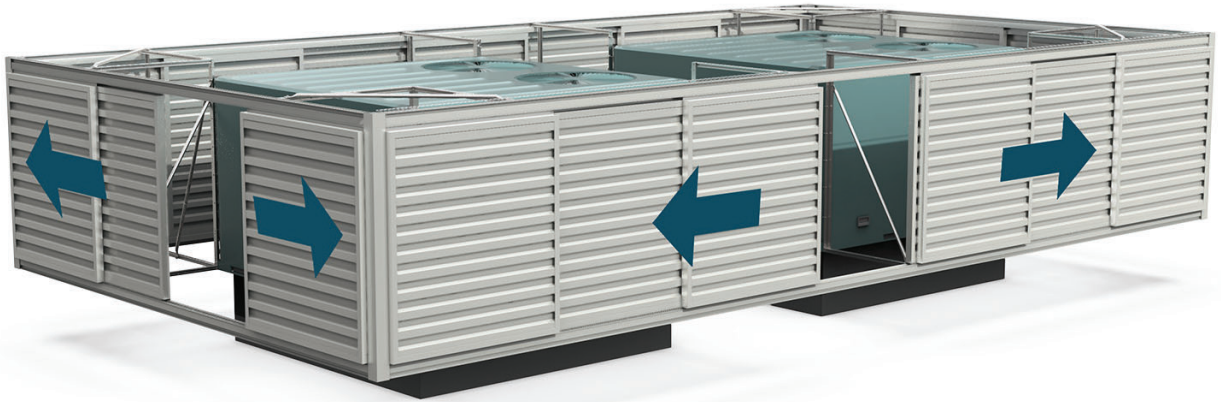
Office Building
Indianapolis, IN

ENVISOR[®]

ROOF SCREENS WITH SOARING GOOD LOOKS

Set the bar high with durable and attractive Envisor[®] roof screens. Affordable and elegant, Envisor makes meeting code simple and blends into any design. Better yet, no rooftop penetration is required for installation, which gives you a clean, modern look.

- Practical solution for municipal screening requirements of HVAC units, chillers, air handlers, and more.
- Create your own custom design for your specific application.
- Nationwide project management and installation available.
- Designed in-house and manufactured in a state-of-the-art facility.



ZERO ROOFTOP PENETRATION

UV and rust resistant finishes to protect from harsh environments

WIND LOAD AND RESISTANCE

Ultimate wind speed resistance

CODE COMPLIANT

Practical solution for municipal screening requirements of HVAC units, chillers, air handlers, and more

EASY MAINTENANCE

Panels slide for easy service access

PANEL STYLES BLEND BUILDING DESIGN & UTILITY

Envisor® offers over 15 panel designs and variety of colors to choose from, ensuring that your HVAC screening perfectly matches your building design.





MS Consultants
Columbus, OH

METAL INFILLS

- Frames are 6063 T6 extruded aluminum.
- Frame infill material thickness varies depending on infill choice.
- Panels can be stacked for additional coverage.
- Sherwin Williams 4000 Series Powder-Coated Components.
- PE Stamped drawings are available on all North America projects.



**4.0 Corrugated
Horizontal**



**4.0 Corrugated
Vertical**



**7.2 Rib Solid
Horizontal**



**7.2 Rib Solid
Vertical**



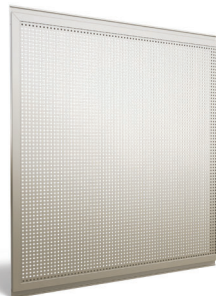
**7.2 Rib Perforated
Horizontal**



**7.2 Rib Perforated
Vertical**



Pan Solid



Pan Perforated



Vented Louver



Old Town Hot Springs
Steamboat Springs, CO



Hospital
Richmond, VA

ACRYLICAP[®] ABS INFILLS

- Acrylicap[®] uses .187 acrylic-capped ABS for UV protection.
- Standard panel heights are 35", 52", 70".
- Panels can be stacked for additional coverage.
- PE Stamped drawings are available on all North America projects.



Louver



Horizontal Rib



7.2 Rib



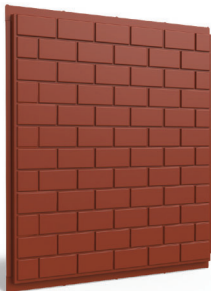
Flat Pan



Batten



Vertical Rib



Brick



Custom

TRIM STYLE OPTIONS

Enhance your Roof Screen with our durable trim options. Meticulously crafted from .063" wall – 6063 T5 extruded aluminum shapes, these trims feature a 4000 series powder coat finish for long-lasting rust resistance. Elevate your space with trim that combines both style and endurance.



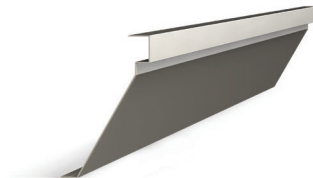
Lineal Band



2-Step



3-Step



Alamo



Cove

COLOR OPTIONS

Select from a range of standard powder-coat or Acrylicap® ABS finishes that can withstand the elements of nature and endure the test of time.

Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.





Willow Creek
Las Vegas, NV



Red Lobster
Thousand Oaks, CA



Amazon Fulfillment Center
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SCREENING SYSTEMS

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