

Docket Item #3
BAR CASE # 2018-00271

BAR Meeting
July 25, 2018

ISSUE: Certificate of Appropriateness for Alterations, Signage and Waiver of Rooftop Screening

APPLICANT: Urbano 116, LLC by Justin Sparrow

LOCATION: 116 King Street

ZONE: KR/King Street Urban Retail zone

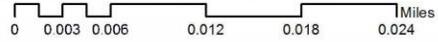
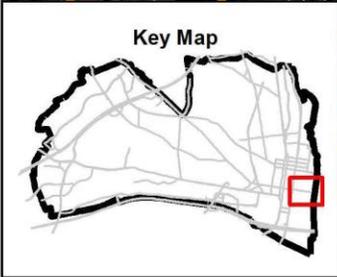
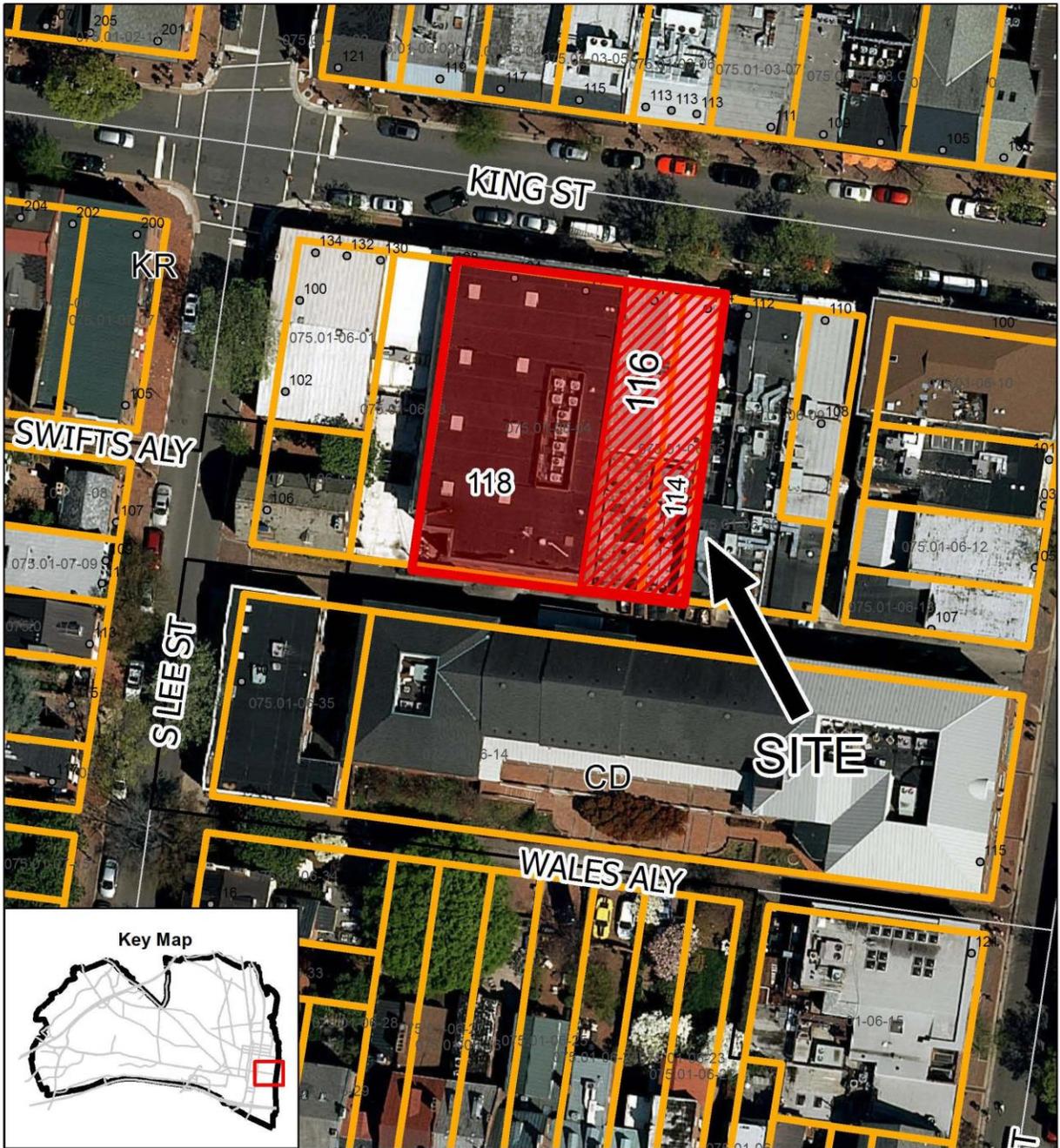
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of Rooftop Screening, with the following conditions:

1. Delete the painted wall sign above the storefront window; and,
2. Reduce the sign area of the proposed design for the two remaining signs to comply with zoning requirements, working in consultation with staff.
3. The color of the LED sign lighting may be no whiter in color than 4100 Kelvin.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2018-00271 116 King Street



I. ISSUE

The applicant is seeking a Certificate of Appropriateness for alterations and signage, and a Waiver of the Rooftop HVAC Screening Requirement for a new restaurant at 116 King Street.

Alterations

The existing steel-and-glass, projecting storefront bay window will be demolished and a new flush aluminum-and-glass storefront window will be installed in the same opening. The bottom third of the multi-light window system will be fixed, while the two upper panels will be operable such that they can be opened upward in an accordion fashion. A pull-down screen will allow for open air dining. The applicant also plans to use the operable window for take-out service, which must be separately approved by Planning Commission and City Council in September (SUP2018-0052 and ENC2018-0008).

Signage

The applicant proposes three signs for the new restaurant:

- A painted wall sign above the door with the business name and logo (37.5 square feet)
- A painted wall sign above the new storefront window (11 square feet)
- A projecting metal sign with the business name and logo (4 square feet)

The projecting sign and the painted wall sign above the storefront window will be illuminated by low profile up-lighting installed on the storefront trim.

Waiver of HVAC Screening Requirement

The first-floor tenant space is being converted from a retail to restaurant use, which necessitates the installation of rooftop kitchen mechanical equipment. This equipment will be installed on the flat roof of the existing one-story rear addition.

II. HISTORY

Brothers John and Harry Aitcheson constructed the two-story brick building at 116 King Street in **1885** as a machine shop and storage for their business. The Aitchesons were Scottish immigrants that specialized in farm equipment and boat engine repair. The company expanded into the plumbing supply business after World War II and currently operates on South Dove Street in Alexandria. The subject property on King Street remained in the family until sold in 2000.

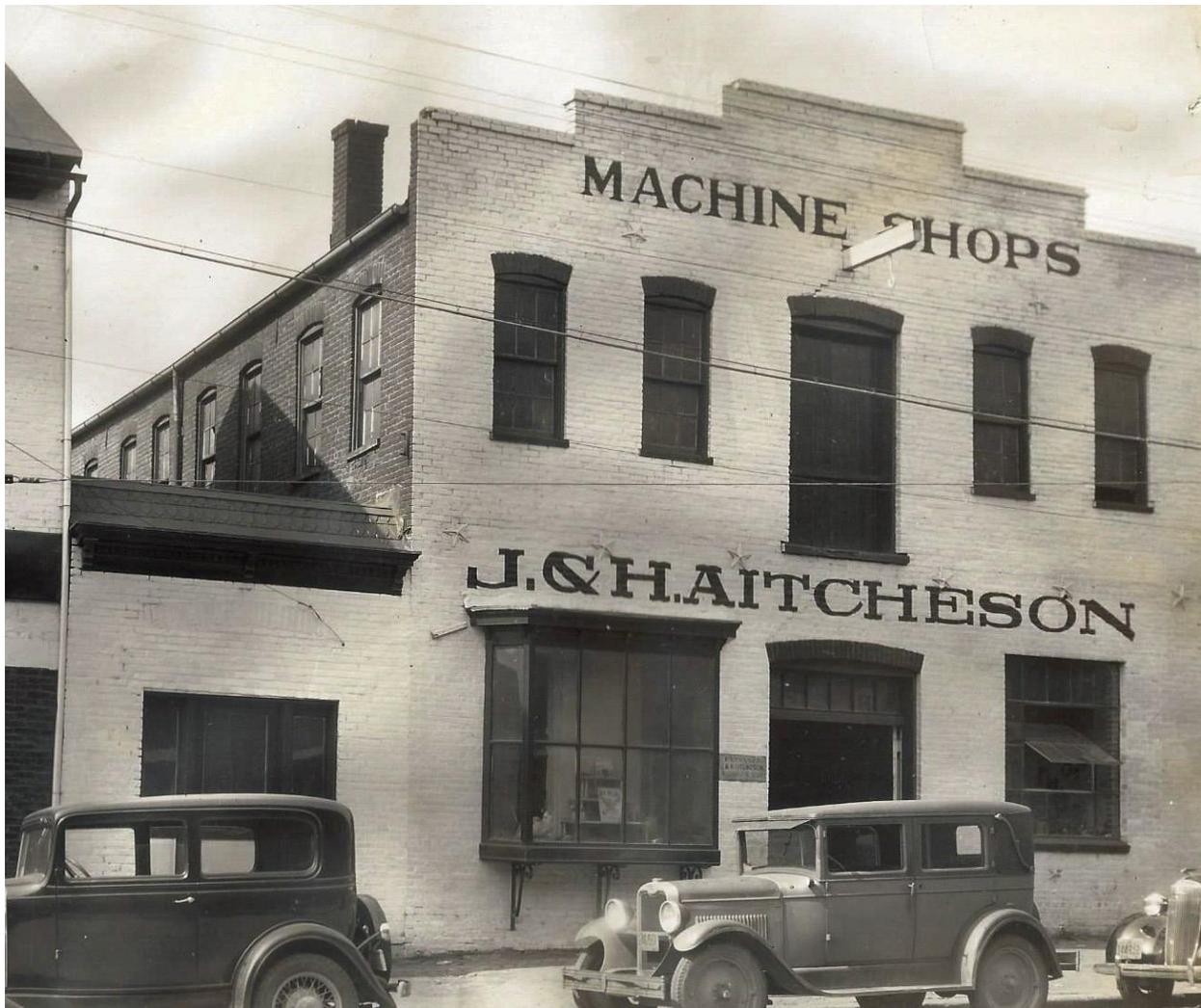


Figure 1: Photo of the building ca. 1936

The first-floor storefront present today was likely added around 1962 although staff could not locate any BAR approval – or encroachment ordinance - for this window. Within the last few years the Board has approved demolition/capsulation for new skylights and roof deck on the rear of the property (BAR Case #2014-00249), as well as a Waiver of the rooftop mechanical screening requirement. The following year, the BAR approved alterations as part of the project approved in 2014 and window replacement (BAR Case #2015-0019 & 0020).

III. ANALYSIS

Alterations

It is not uncommon for the Board to approve aluminum and glass storefront systems in historic buildings in the commercial core. Although many of the buildings in the 100 and 200 blocks of King Street have retained much of their historic integrity and, as a result, their storefront windows and doors are primarily constructed of wood in a multi-light configuration, that is not the case for 116 King Street. While the existing 1960s era, custom fabricated steel storefront bay window is very well designed, staff supports the removal of the existing bay window because it encroaches into the right-of-way on an already very narrow sidewalk. The new storefront window will be flush with the façade and will utilize the existing opening, so as not to disturb any historic masonry. The window has an industrial design motif, which is compatible in both light configuration and color with the over-scaled windows at the attached building (the subject property is part of a larger consolidated parcel, addressed 114 to 124 King Street) and is appropriate for this former industrial building.

Signage

Staff commends the applicant for proposing painted signs on the masonry building. Not only is there historic precedent for painted signs in the historic district, but they are easily removed, and their installation does not damage historic masonry on already painted buildings. Although the historic building is now part of a larger parcel, as noted above, for sign calculation purposes it is considered a separate building and the maximum amount of signage is determined by the width of 116 King Street, or 34.33 square feet. The proposed signs exceed that maximum allowable square footage and staff recommends that the center sign be removed. Except for O'Connell's restaurant at 112 King, signage on the nearby buildings in this block of King Street is largely limited to two signs per business. Even with the removal of the center sign, the amount of proposed signage exceeds the zoning ordinance sign area for business throughout the City. Staff believes that the design of the proposed painted wall sign could be slightly reduced overall to meet the requirement, but when the take-out service is available the applicant will likely install a third sign, at least on a temporary basis, so the applicant should consider retaining some sign area for the take-out sign.

Rooftop HVAC Screening Requirement

The zoning ordinance requires that all rooftop mechanical equipment throughout the city be concealed or screened, however it does not clearly define where the HVAC units must be screened from. Section 6-403(B)(3) of the zoning ordinance permits the BAR to waive the screening requirement for rooftop mechanical equipment, should the BAR find that the screening would be more visually obtrusive than the units themselves, or if the screening would damage a historic structure. As the BAR's purview is limited to what may be seen from a public way, the BAR has, generally, considered the units to be functionally concealed if they were not visible from a pedestrian standing on the sidewalk across the street, though in some cases views from neighbor's upper floors has also been considered when a waiver of screening was being requested. Although the rear alley is public, the mechanical equipment will not be visible from either the alley or surrounding rights-of-way.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 These zoning comments are only for the physical changes to the building, signage and the HVAC Screening Waiver. The applicant plans to use the operable window for take-out service, which must be approved by Planning Commission and City Council in September (SUP2018-0052 and ENC2018-0008).
- C-1 Proposed changes to the windows comply with zoning.
- C-2 Per § 9-202(A)(6)(b), the total area of all signs displayed on a building wall which faces a street shall not exceed one square foot for each foot of building width. The proposed signage of 52.5 feet does not comply with zoning as it is larger than the building width of 34.33 feet.
- C-3 Rooftop kitchen mechanical equipment is proposed for the roof. Pursuant to § 6-403(B)(3), the Board of Architectural Review may waive or modify the screening requirement.

Code Administration

- C-1 A building permit is required for signage.

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)
- 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 Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that 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)
- C-7 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-8 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-9 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Felicia Lowe

301 King Street, Room 4130

Alexandria, VA 22314

V. ATTACHMENTS

1 – Application for BAR2018-00271: 116 King Street

2 – Supplemental Materials

BAR Case # 2018.0271

ADDRESS OF PROJECT: 116 KING STREET

TAX MAP AND PARCEL: 075.01-06-04 ZONING: KR/CBD

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: URBAND 116, LLC c/o JUSTIN SPARROW

Address: 1199 N. FAIRFAX STREET, SUITE 210

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-622-3282 E-mail: jsparrow@advancedconstructgroup.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: OLD TOWN 2 LLC

Address: c/o KING & SPAULDING 100 N. TRYON ROAD, SUITE 3900

City: CHARLOTTE State: NC Zip: 28202

Phone: 704-423-1720 E-mail: ckracke@asanapartners.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

Application Materials
BAR2018-00271
116 King
Date Routed: 6.20.2018

BAR Case # _____

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/Hoods 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)*

REMOVE EXISTING BAY WINDOW(S) AND INSTALL NEW FLUSH STOREFRONT WITH OPERABLE WINDOWS. INSTALL NEW MECHANICAL HOODS FOR KITCHEN OPERATIONS. EQUIPMENT NOT VISIBLE FROM RIGHT-OF-WAY. INSTALLATION OF NEW SIGNAGE FOR RESTAURANT.

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

Application Materials
 BAR2018-00271
 116 King
 Date Routed: 6.20.2018

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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: 36'7" 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 # _____

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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 3 sets of 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: JUSTIN A. SPARROW

Date: 5/16/18

Application Materials
BAR2018-00271
116 King
Date Routed: 6.20.2018

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. JUSTIN SPARROW	1199 N. FAIRFAX ST., SUITE 210 ALEXANDRIA, VA 22314	33.33%
2. CHAD SPARROW	SAME	33.33%
3. LARRY WALSTON, JR.	SAME	33.33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 116 KING STREET, ALEXANDRIA VA (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.

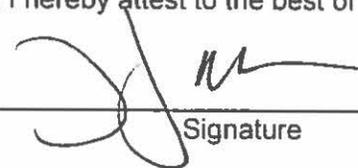
Name	Address	Percent of Ownership
1. OLD TOWN 2, LLC	1616 CAMDEN RD., SUITE 210 CHARLOTTE, NC 28203	100%
2.		
3.		

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. OLD TOWN 2, LLC	NONE	N/A
2. URBANO 116, LLC	NONE	N/A
3. JUSTIN SPARROW/CHAD SPARROW/ LARRY WALSTON, JR.	NONE	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.

5/16/18 JUSTIN A. SPARROW 
 Date Printed Name Signature



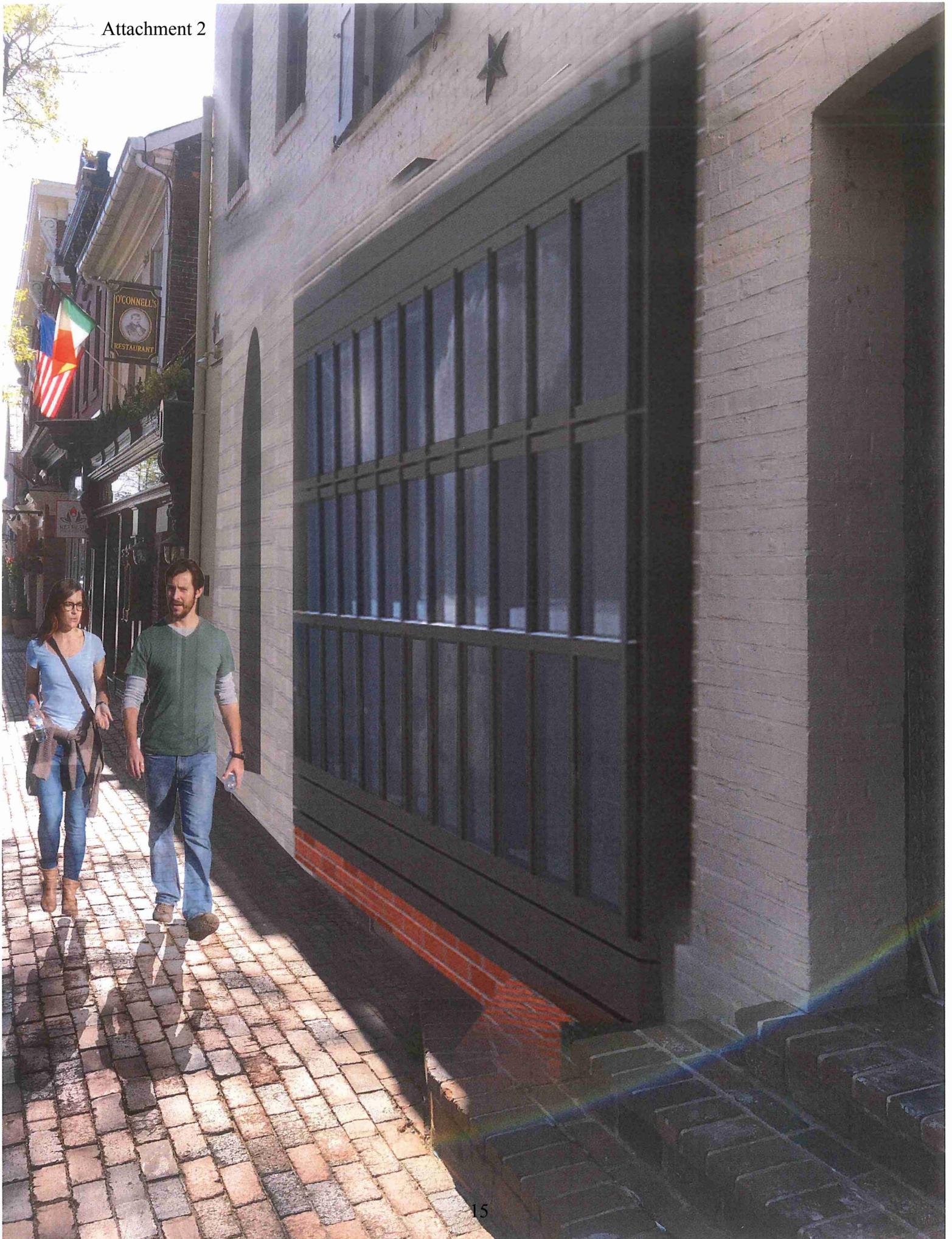
URANT

116

118

P
2 HOUR
PAY PARKING
MON-FRI
8:00AM-10:00PM
←→

Payment Options
• Pay on Street
• Pay Meter on St.
• Call 311 for more info
• 11502
Unauthorized Use of this Sign
is a Violation of the Law





URANT

116

118

P
2 HOUR
PAY PARKING
MON-FRI
12:00AM-12:00PM
←→

Payment Options
• Any of the following
• Cash
• Credit Card
• 11502
• Payment by credit card
• Payment by cash



116

118

P
2 HOUR
PAY PARKING
MON-FRI
800AM-1200PM
←→

Payment Options
• Cash
• All Major Cards
• 11502
Business Hours: 8am-5pm
www.cityofhouston.gov





Attachment 2

116 KING STREET (118 KING STREET PARENT PARCEL / 075.01-06-04 LOT 116-126 KING ST)

PARCEL FRONTAGE TOTALS 103.9' LF

CURRENT SIGANGE TOTALS 21 SF (BREAK DOWN BELOW):

- PIZZA PARADISO BLADE SIGN – 8 SF
- PAPER SOURCE BLADE SIGN – 7 SF
- CAPITAL ONE BLADE & ATM SIGN – 6 SF

DATE	PROJECT	FIRM	TYPE
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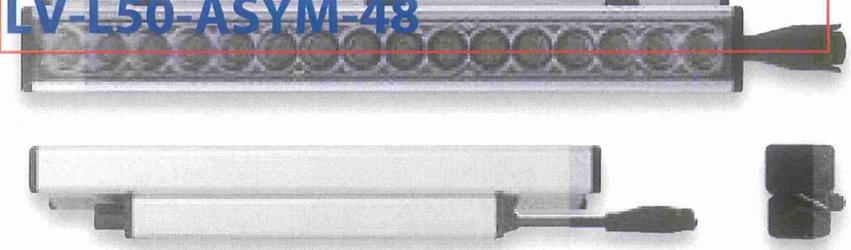
THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES :

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS

L50-E-48-06-27-80-MULT-9x29

LV-L50-ASYM-48



MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO COLOR GR**** BL AM RD***	80 90* Blank For Color	MULT (120-277V) GRAZING 9 x 9 9 x 17 9 x 29 9 x 59 15 x 15 15 x 23 15 x 35 15 x 65 COVE 120** Asym LINE OF LIGHT LOL WASHING 25 x 25 25 x 33 25 x 45 25 x 75 39 x 9 55 x 25 40 x 40 40 x 48 40 x 60 40 x 90 45 x 15 70 x 40 70 x 70

EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ***Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	9° x 29°	110 lm/LF (361 lm/m)	55 lm/W
	4W	9° x 29°	302 lm/LF (1037 lm/m)	76 lm/W
	6W	9° x 29°	482 lm/LF (1614 lm/m)	80 lm/W
	8W	9° x 29°	675 lm/LF (2224 lm/m)	84 lm/W
	10W	9° x 29°	785 lm/LF (2644 lm/m)	79 lm/W
	12W	9° x 29°	923 lm/LF (3109 lm/m)	77 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+
COLOR CONSISTENCY	2-STEP MACADAM ELLIPSE
LUMEN DEPRECIATION / RATED LIFE	WATTS L70 @ 25C L70 @ 50C L90 @ 25C L90 @ 50C
	2W-12W >150,000 >70,000 >50,000 >25,000

*CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

† CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL	POWER CONSUMPTION	2W*/LF (6.6W/M) ; 4W/LF (13.2W/M) ; 6W/LF (19.8W/M) ; 8W/LF (26.4W/M) ; 10W/LF (33W/M) ; 12W/FL (39.6W/M) ; 3W*/LF (9.9W/M) at 220V -277V
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MAX FIXTURE RUN LENGTH	2W/LF		4W/LF		6W/LF		8W/LF		10W/LF		12W/LF		
	Volts	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'	Max Run all 1'	Max Run all 4'
	120	214	214	186	186	152	152	114	114	91	91	76	76
	220	374	392	340	340	277	277	209	209	95	167	95	139
	277	374	494	374	428	349	349	263	263	95	190	95	175

POWER FACTOR	4W, 6W, 8W, 10W, 12W >0.9, 2W<0.9
OPERATING VOLTAGE DRIVER	MULTIVOLT: 110-277VAC, 50/60 Hz
STARTUP TEMPERATURE	INTEGRAL TO FIXTURE: DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS
OPERATING TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)
STORAGE TEMPERATURE	-40°F TO 176°F (-40°C TO 80°C)

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
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T • 855.632.6736
855.6.ECOSEN

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DATE	PROJECT	FIRM	TYPE
CONTROL	DIMMING	110-277VAC, ELV TYPE 0.07%-100%, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS	W 1.6" x H 2" x L 12"/48" : (41.6mm x 50.5mm x 304.7mm/1201mm)	
	HOUSING /LENS	EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS; PLASTIC ENDCAPS RUBBER OVERMOLD FOR CABLE ASSEMBLY	
	WEIGHT	1.52LBS / 0.69KG (1FT) ; 4.95LBS / 2.25KG (4FT)	
	CONNECTORS	INTEGRAL MALE/ FEMALE CONNECTORS	
	ENVIRONMENT	INDOOR • ETL CERTIFIED FOR DRY/DAMP LOCATIONS IP54 OUTDOOR • ETL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10	
	BEAM ANGLE	GRAZING, WASHING, COVE, ASYMMETRIC, LINE OF LIGHT	
	MOUNTING OPTIONS	INTEGRAL MOUNTING AND ADJUSTABLE AIMING FROM 0°-180° IN 15° INCREMENTS	
FIXTURE RATING & CERTIFICATIONS	CE, ETL CERTIFIED RoHS COMPLIANT ENERGY STAR COMPLIANT DLC COMPLIANT RCM CERTIFIED	    	

LIMITED WARRANTY 5 YEARS

WIRING OPTIONS (MVOLT): 110-277VAC

Power Cable Assembly, TROV, Leader/Jumper, 10 foot.....	CBL-3P-L-UNV-10*
Power Cable Assembly, TROV, Leader/Jumper, 50 foot.....	CBL-3P-L-UNV-50*
Power Cable Assembly, TROV, Jumper, 5 foot.....	CBL-3P-L-UNV-05**
Power Cable Assembly, TROV, Jumper, 1 foot.....	CBL-3P-L-UNV-01**
Power Cable Assembly, TROV, Male and Female terminator caps.....	CBL-3P-L-UNV-CAPS

*Two (2) terminators are included with the 10' and 50' power cable. One Leader need per circuit/fixture run. Cables are not plenum rated.
** If using the 5' or 1' power cable assembly as a leader to power a run one set of CBL-3P-L-UNV-CAPS will also be need per cable.

0-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Mounting

- Mounting Track and Clips Set, 48 Inch Track, 8 Clips..... MNT-L-TRKCLIP-4848" track and clips set will work with one 48" fixture or four 12" fixtures.
- Mounting Track and Clips Set, 12 Inch Track, 2 Clips.....MNT-L-TRKCLIP-1212" track will not work with 48" fixtures.
- Mounting Track Clip, TROV, Set of 2..... MNT-L-CLIP Clips needed = 12" fixtures need 1 set of 2 and 48" fixture needs 2 sets of 2.
- 90 Degree L bracket, TROV, Set of 2.....MNT-L-LBKTL-Brackets needed = 12" fixtures need 1 set of 2 and 48" fixture needs 1 set of 2.
- Angle Locking Clip, TROV, Pack of 10.....MNT-L-ANGLOCK Angle Locks needed = 12" fixtures need 1 and 48" fixtures need 2.
(Included with fixtures)
- Mounting, Fine Adjustment Bracket, TROV MNT-L-FAB Fine Adjustment Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment Bracket is highly recommended for Grazing Optics.
- Mounting, Fine Adjustment L-Bracket, TROVMNT-L-LFAB Fine Adjustment L-Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment L-Bracket is recommended for Asymetric Optics when aiming is needed.

Snap-on Lenses

Snap-on Lens, Frosted, 12 inch, L50.....	LENS-L50-FROST-12	Snap-on Lenses need = One 12" lens is needed per 12" fixture and one 48" lens is needed per 48" fixture. Snap on Lenses will not work with the asymmetric fixture. Clear lenses can be used to hold colored filters to customize the output color of any TROV fixture, except the ASYM. Color filters supplied by others.
Snap-on Lens, Frosted, 48 inch, L50.....	LENS-L50-FROST-48	
Snap-on Lens, Clear, 12 inch, L50.....	LENS-L50-CLEAR-12	
Snap-on Lens, Clear, 48 inch, L50.....	LENS-L50-CLEAR-48	

Wall Mount Arm

Wall Mount Arm, 6 inch, TROV.....	WMA-L-CA-06	Wall Mount Arms needed = For individual fixture installations two arms and one end set will be needed per fixture. For continuous run installation one endset will be needed per run. Each end set contains one left and one right end plate. One joining set will be needed per joint. One arm per fixture will be need plus one extra arm to complete the run. For example: A 10ft run made with two 4ft and two 1ft fixtures will contain; 1 x WMA-L-END, 3 x WMA-L-JNR, and 5 x WMA-L-CA-12. Leader cables are not included with wall mount arms, end sets, or joiners sets.
Wall Mount Arm, 12 inch, TROV.....	WMA-L-CA-12	
Wall Mount Arm, 18 inch, TROV.....	WMA-L-CA-18	
Wall Mount Arm, 24 inch, TROV.....	WMA-L-CA-24	
Wall Mount Arm End Plate Set, TROV, Includes Left and Right.....	WMA-L-END	
Wall Mount Arm Joiner Plate, TROV.....	WMA-L-JNR	

Louvers

Louver, Asymmetric, 12 inch, L50.....	LV-L50-ASYM-12	Louvers Needed = One 12" louver is needed per 12" fixture and one 48" louver is needed per 48" fixture. 48" louver is made up of four 12" louvers. Louvers cannot be used with the asymmetric fixture
Louver, Asymmetric, 48 inch, L50.....	LV-L50-ASYM-48	
Louver, Symmetric, 12 inch, L50.....	LV-L50-SYM-12	
Louver, Symmetric, 48 inch, L50.....	LV-L50-SYM-48	
Louver, Honeycomb, 12 inch, L50.....	LV-L50-HCOMB-12	
Louver, Honeycomb, 48 inch, L50.....	LV-L50-HCOMB-48	

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Attachment 2

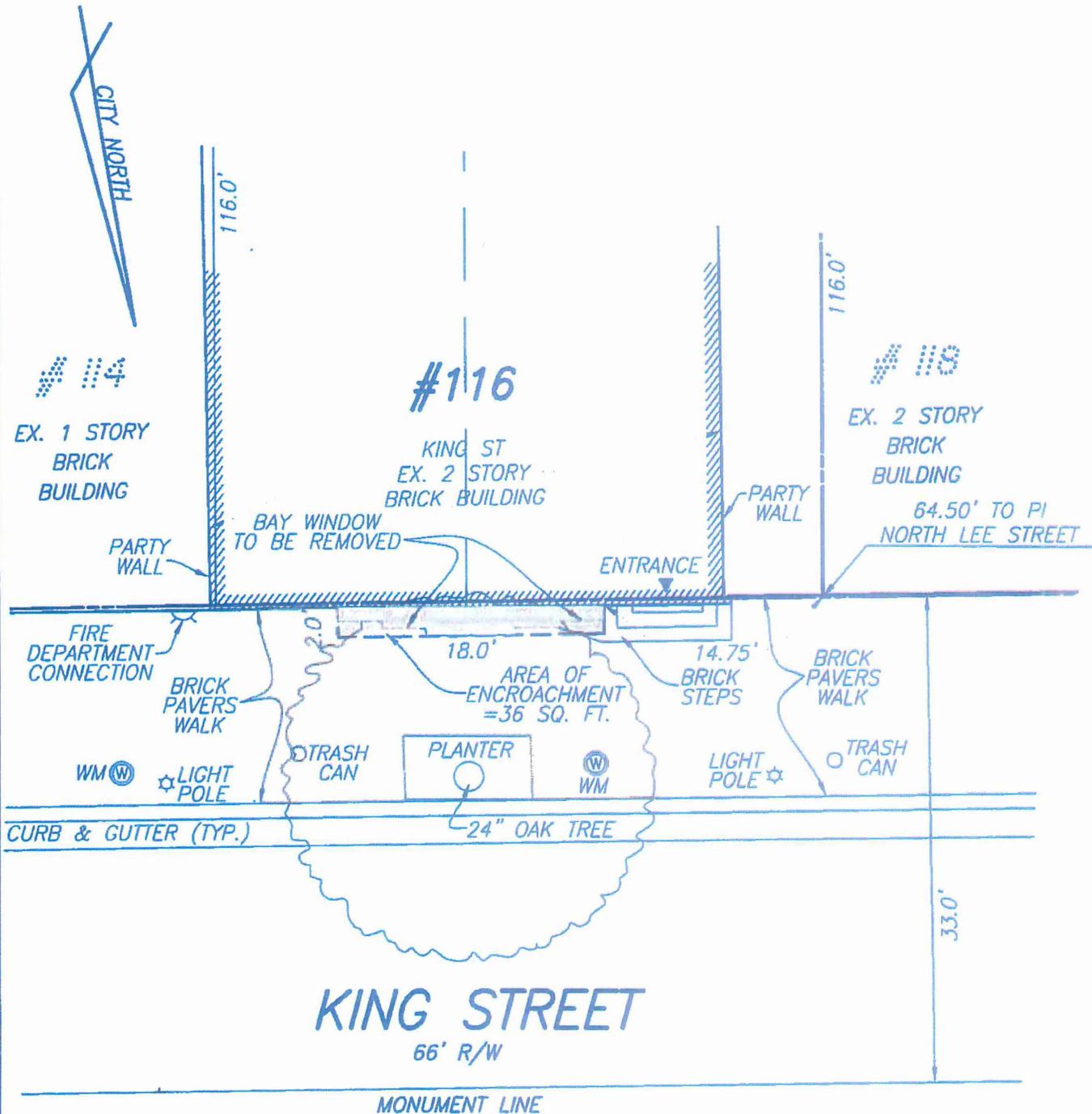
116 KING STREET (118 KING STREET PARENT PARCEL / 075.01-06-04 LOT 116-126 KING ST)

PARCEL FRONTAGE TOTALS 103.9' LF

CURRENT SIGANGE TOTALS 21 SF (BREAK DOWN BELOW):

- PIZZA PARADISO BLADE SIGN – 8 SF
- PAPER SOURCE BLADE SIGN – 7 SF
- CAPITAL ONE BLADE & ATM SIGN – 6 SF

NOTE: TAX ASSESSMENT MAP NUMBER: 075.01-06-04



ENCROACHMENT PLAT

SHOWING AREA OF ENCROACHMENT
FOR WINDOW (PASS THRU SERVICE)
ON THE PROPERTY LOCATED AT

#116 KING STREET

DB. 383, PG. 481

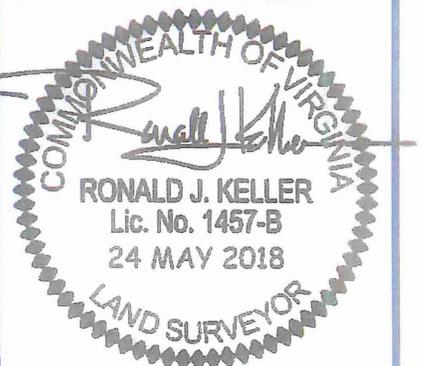
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'
DATE: 24 MAY 2018

OWNER: OLD TOWN 2 LLC.
CLIENT: JUSTIN SPARROW

INSTR.: #170012792
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

RCFIELDS
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-8422



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

DRAFTED: JN CHECKED: WDS

18-113

0.00

(Please note: Estimate does not include any applicable sales tax or shipping charges.)

shipping your items, we will not have a shipping cost until the shipment is processed.



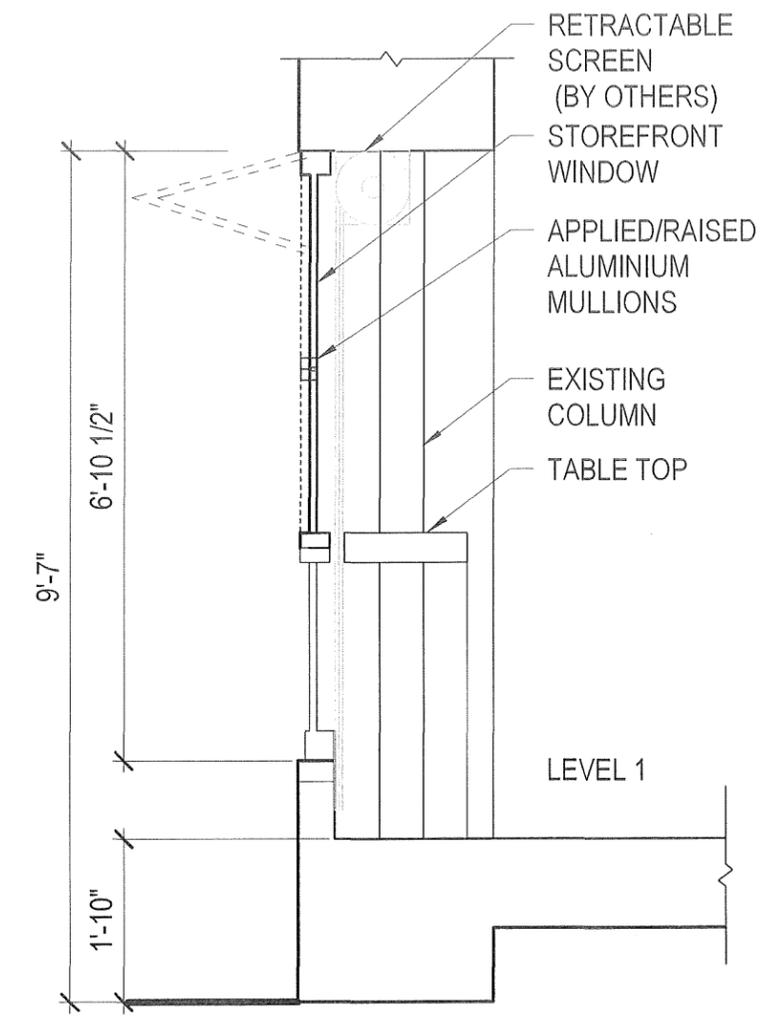
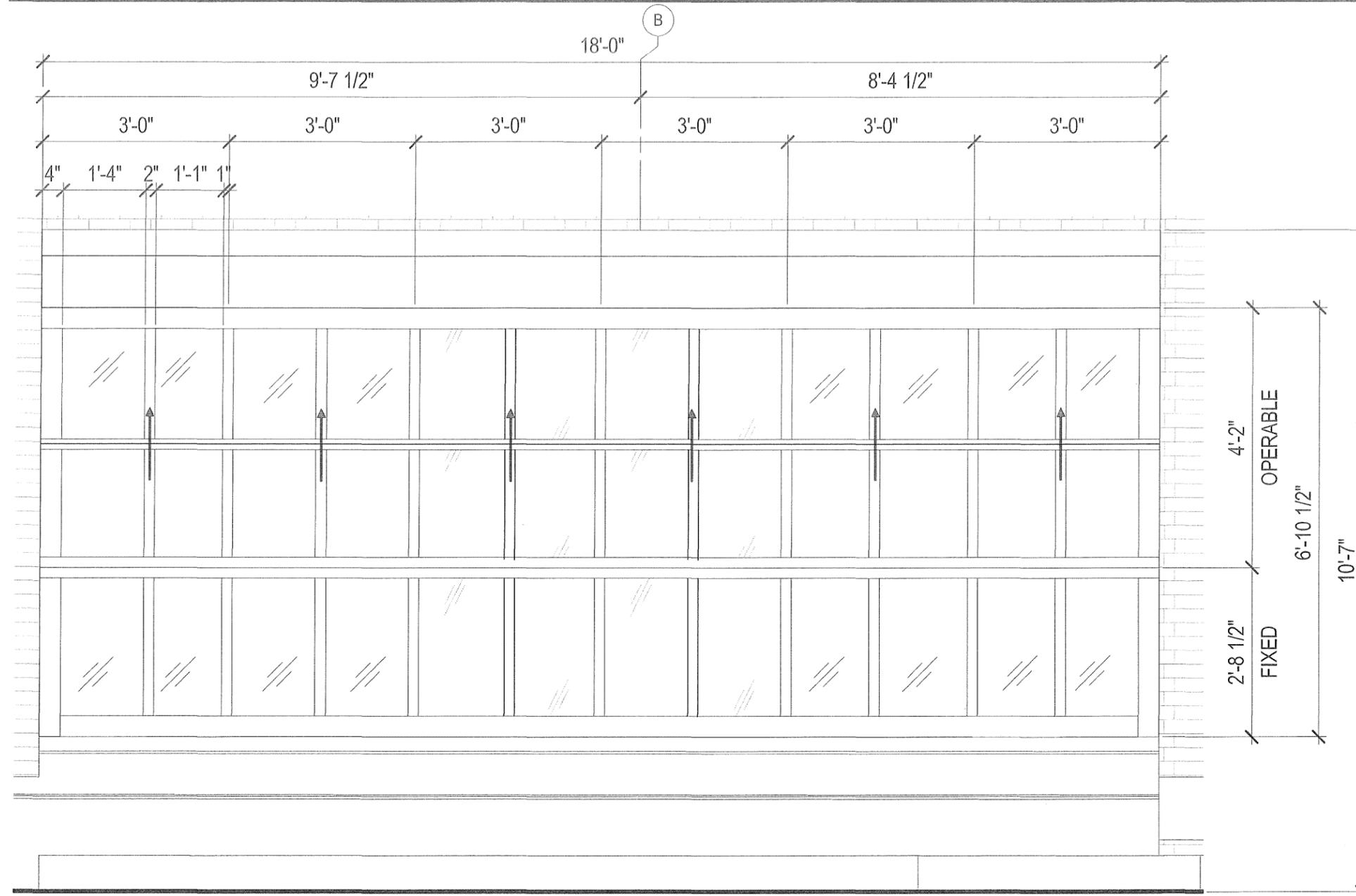
- x1 24" x 24" Double Sided Polymetal Blade sign- 4 sq ft
- x1 70" x 77" Painted logo On brick - 37.5 sq ft
- x1 21.5" x 74.5" Painted logo On brick - 11 sq ft

Customer:	
Company:	
Address:	
City:	



2100 Jefferson Davis Hwy
 Alexandria, VA 22301
 703-836-4199 (v)
 703-836-4645 (f)
 AffordableSigns.com

Comments:
 * SEE ATTACHED MATRIX FOR OVERALL TOTAL
 * LIGHTING TO BE LOW PROFILE GRAZERS TO WASH WALL (SEE ATTACHED)



Attachment 2

Max Size: 18' W x 12' H

Limited Interior Projection

All Aluminum

Standard Photo Eye Sensor

Standard Safety Brake

No Head Structure Required

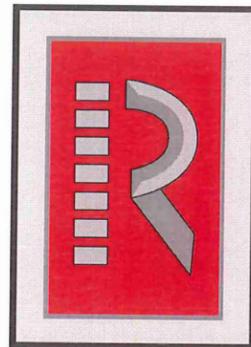
Turn-Key / Single Source

Made in the USA



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Ph: 903-583-7500 • Email: sales@renlitadoors.com



RENLITA

Custom Opening Solutions

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Contact your local Distributor!

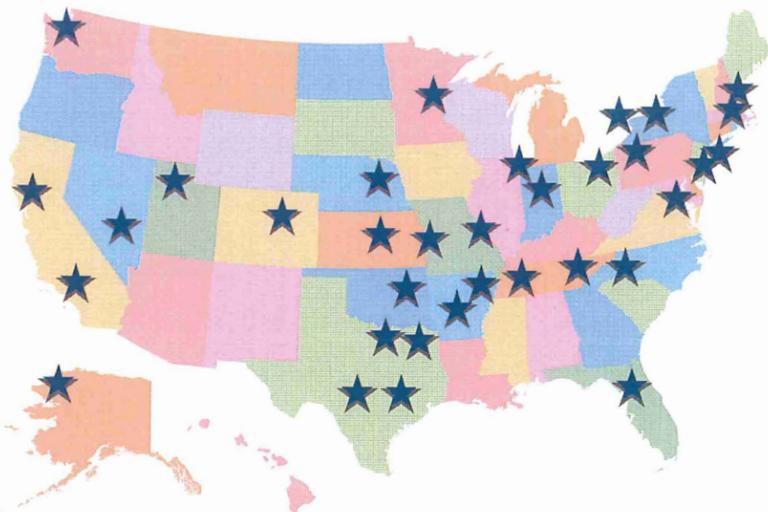
Renlita Systems

Renlita Safety Device

Design Center (BIM / REVIT Drawings)

Renlita Photo Gallery

Contact Info and MORE!



**BUILT TO
YOUR DESIGN
OBJECTIVES**

SINGLE SOURCE

GLASS
FINISH
INSTALLATION

SAFETY

OBSTRUCTION SENSING
PHOTO EYES
FAIL SAFE DEVICE



RENLITA
Custom Opening Solutions

A-750 NuFold
MADE IN THE USA

Elegance Comes to the Bi-Fold

A-750 NuFold is a counterweight balanced vertical bi-folding system constructed from all aluminum and stainless steel and is suitable for commercial, retail, and residential applications.

The NuFold comes equipped with the safety features that you expect including obstruction sending motor, safety photo eyes, and failsafe device as standard. Renlita provides a turnkey solution including specified finish, glass or cladding, and installation. The NuFold requires no additional structure at the header and attaches to the jambs only.





Features



Specifications

A-750 NuFold

The A-750 NuFold utilizes counterweight balanced technology to ensure smooth operation and durability. By eliminating the need for overhead structure, architects and customers will have more clear opening to create amazing views and access. Reduced interior projection allows customers the versatility to accommodate design needs. From concept to completion, Renlita provides turnkey service that includes specified finish, glass or cladding, installation, and service. Single source provides customers with confidence that all aspects of the project are properly coordinated and designed while providing a single warranty for entire system.



Renlita is the industry leading provider of vertical custom opening solutions utilizing patented safety devices, complete system thermal certifications, in-house engineering services, and architectural grade finishes and components.



www.renlitadoors.com
 Ph: 903-583-7500
 Email: sales@renlitadoors.com

Contact one of Renlita's local distributors to begin designing your next customized system.



Standard Design:

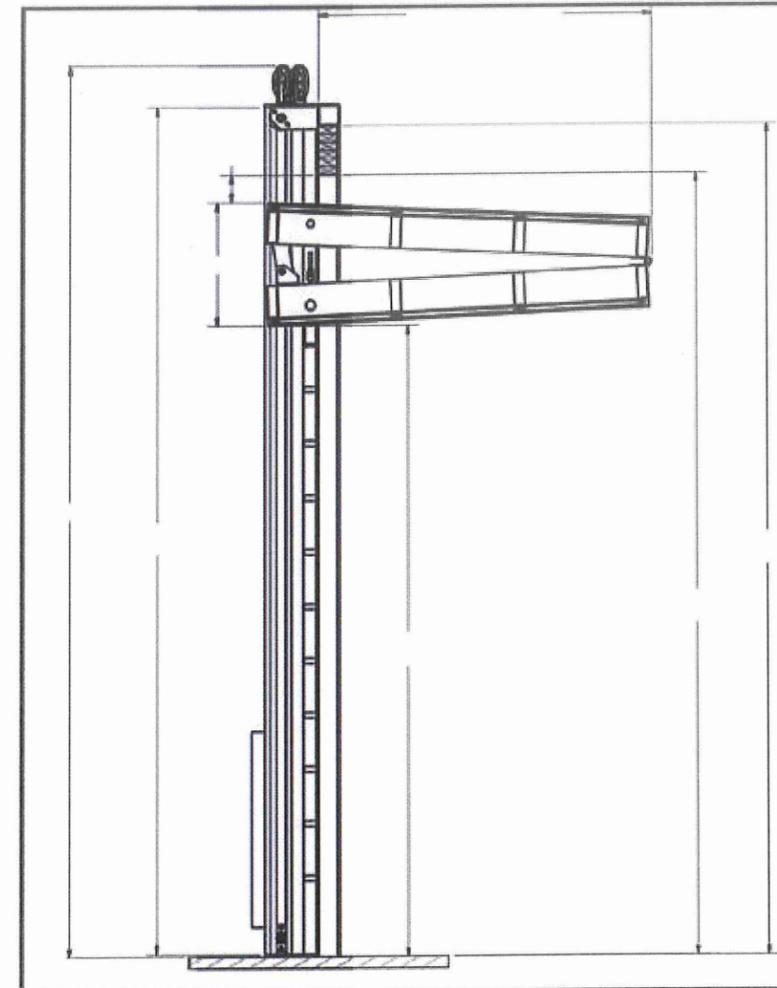
Systems are constructed from structural aluminum profiles and designed for minimum deflection in the open and closed position. The standard design is based on 30 PSF wind load.

Size:

Maximum width: 18' W
 Maximum height: 12' H

Glazing:

Systems can be partially or fully glazed. Standard glazing uses 1/4" or 1" IGU glass. The use of other glass or glazing material should be referred to the manufacturer due to additional weight, deflection, system design and construction. 2" thick and 5 PSF depending on opening size.



Operating Channels:

Single extruded aluminum
 Fastened at jams only

Counterweight Balance:

Cable & Counterweight system provides a smooth and durable operation
 Effortless operation
 Highest safety standard 6:1 ratio

Counterweight Covers:

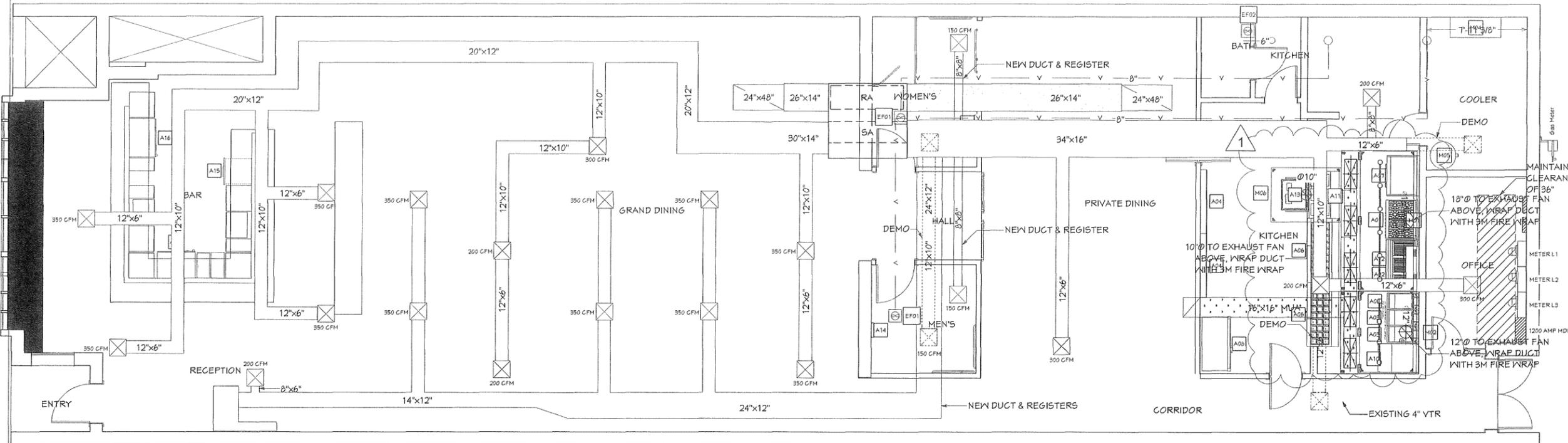
Matching aluminum counterweight trim covers are provided as standard to customer specified finish.

Operation:

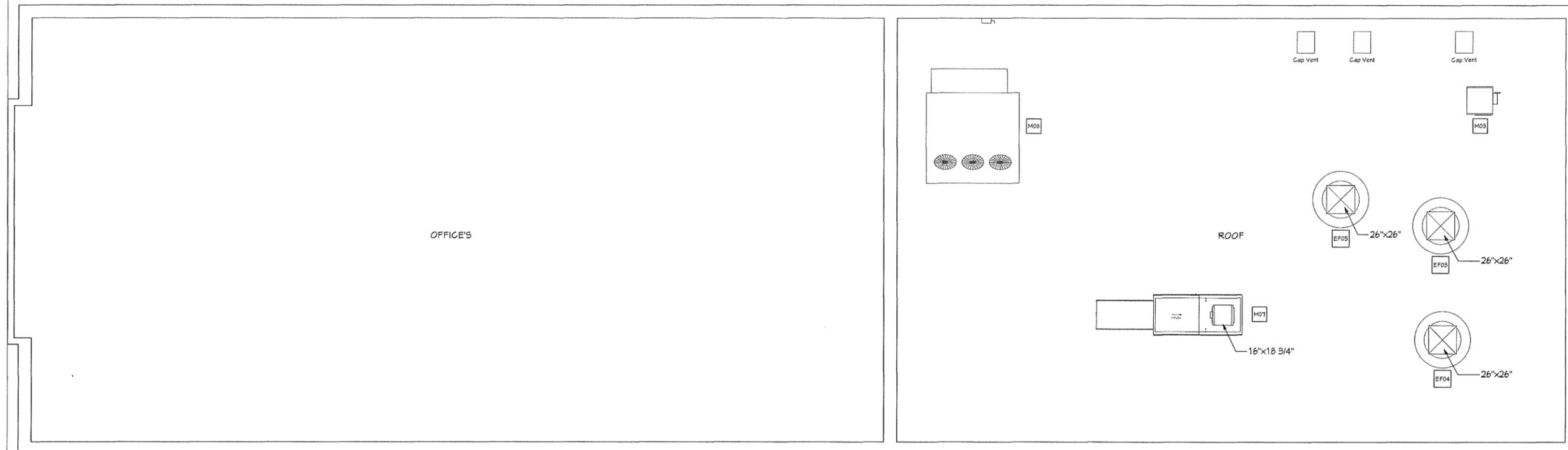
Motor operator requires 110V, Single phase, 8 amps.

Finishes:

Powder coated to AAMA 2604 standard color options.
 RAL Colors
 Tiger Drylac Series 38
 Custom color matches upon special request



F PROPOSED MECHANICAL PLAN
SCALE: 1/4" = 1'



G PROPOSED/EXISTING ROOF MECHANICAL PLAN
SCALE: 1/4" = 1'

ROCK MARTIN
10612 BELMONT BLVD
MASON NECK, VA 22079
571-238-4805
rock@rocksolid.engineering

NADER ELHAJJ P.E.
3603 McLean Ave.
Fairfax, VA 22030
703-315-2451

TLC GROUP
116 KING STREET
ALEXANDRIA, VA
URBANO RESTAURANT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF VIRGINIA

NAME: NADER ELHAJJ
DATE: 4/5/2018
REGISTRATION NUMBER: 030472

NO	DESCRIPTION	DATE
1	Revision 1	4/4/2018

HGA NO: 4125-001-00

SHEET NAME
MECHANICAL PLAN

DATE: 4/5/2018
PROJECT STATUS

M0002

PERMIT SET

