Docket Item # 3
BAR CASE # 2017-00099

BAR Meeting
June 21, 2017

ISSUE: New construction

APPLICANT: Shakti, LLC

LOCATION: 802 & 808 North Washington Street

ZONE: CDX / Commercial

STAFF RECOMMENDATION

Staff recommends approval of the application materials dated 5/22/17, with the following conditions:

1. Utilize the cornice details on the Southern "Building" shown on Sheet A-9 and A-9a.
2. Pilasters must wrap the northeast and southeast corners of the Southern "Building." Provide a strong belt course and for the pilasters, with final details to be worked out with staff as part of the building permit review process.
3. Reduce the height of the rooftop mechanical screening to the minimum height necessary for effective screening with final details to be approved by staff as part of the building permit review process based on sight line studies from multiple vantage points.
4. Refine the window configuration of the northern red brick building for the first floor windows to better relate to the style of the upper story windows with final approval by staff as part of the building permit review process
5. The mock-up panel required by DSUP #2015-00004, shall include examples of all brick detailing.

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, 703-746-4200 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.

BAR2017-00099

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I. ISSUE

The applicant is requesting a Certificate of Appropriateness for a new hotel at 808 North Washington Street to replace an existing motel. The new construction will be connected to an existing three-story Second Empire style townhouse constructed of red brick in **1901**, which will be carefully relocated 19' to the south and used for hotel functions.

The new hotel will be five stories tall with a small four-story glass hyphen to connect the new construction to the historic townhouse to the south. In addition to the existing townhouse, the proposed hotel will be composed of two separate "buildings", two glass hyphens and a single bay wide element over the drive entry. The larger of the two "buildings" recalls an early 20th century, tan brick commercial building with pilasters and tripartite windows. A signature element of this building is the attic windows set between pronounced, corbeled brick at the fifth floor. The glass hyphen between the historic townhouse and the tan brick building is the location of the primary east and west pedestrian entrances and features a metal canopy and hotel signage.

The other "building" recalls the historic townhouse by using red brick but at a larger scale and with some subtle stylistic differences that are more early 20th century Colonial Revival than late 19th century Second Empire. The two glass hyphens have minimal mullions made of a light silver, matte finish aluminum framing clear glazing with a slight tint. The small single-bay building element at the north end covers the vehicular entry and becomes a highly textured brick wall with pilasters on the north elevation. The forms, materials, colors and details on the rear elevation relate to their respective "building" on the Washington Street side but with reduced detailing, typical of historic Alexandria buildings. The fenestration and some brick detailing (such as the rusticated base and dentiled cornice) are also present on the rear elevation. The rear elevation also has an overhead-coiling parking garage access door and other service access points.

The electrical transformer, to be relocated to the southwest corner of the site, will be set inside a small enclosure with brick piers and metal doors and have an open trellis roof framing that recalls a garden folly. The applicant also proposes light grey metal screening for the rooftop mechanical equipment.

On April 19, 2017, the BAR deferred approval of a Certificate of Appropriateness, noting that a number of design details needed further refinement. As the BAR had already reviewed this project on three occasions as part of the BAR concept review process and endorsed the overall height, scale, mass and general architectural character, the BAR's comments were generally related to design details and materials. It was noted that getting the details correct is essential to the success of the building. The following comments were made to be addressed as part of the restudy:

- Revise the cornice profile on the light-colored brick buildings to make it less like the red brick Colonial Revival style building to the north and more Art Deco(ish) in style (consider a large cove cornice or classical elements in a simplified form). The two buildings' cornices should be clearly differentiated and both cornices refined. The dentils appear too stylized.

- Address the change in proportion and width of the red brick building (observed that windows were squatter/wider and the cornice was raised too high). Continue to work on the details of this building.
- The door surround on the red brick building should better align with windows above and have improved detailing.
- The arches on the north (red brick) building are not clearly shown and should be.
- Provide more information about the glass hyphens and preference for mullion cover rather than spandrel glass at floors in hyphen. S.S.G. mullions instead of capped?
- Request for detail of doors.
- Request for more contextual views and perspectives.
- Regarding the brick rustication at the first floor, the use of dark brick makes too hard a line and it may be preferable to approach the rustication simply as a shadow.
- Provide more details on the standing seam roof of the red brick building.

Since the April 19, 2017 BAR hearing, the applicant has made a number of refinements based on the BAR's comments. As described by the applicant in the submission, the following changes have been made:

East Elevation

1. At the glass hyphens, the intermediate horizontal mullion has been removed, and the vertical mullions have been realigned to simplify the hyphen.
2. At the main entrance, the brick "pier" at the main entrance has been removed and the aluminum storefront area has been increased to enhance the visual break between existing building and new hotel.
3. Several iterations of the southern building's cornice have been studied, and the cornice has been revised. Details of the cornice can be found on Sheet A-9.
4. The northern building has been reduced 1'-0" in width in an effort to emphasize the vertical reading presented in the concept elevations.
5. The windows in the northern building have been revised from a 1-over-1 configuration to a 6-over-1. The standing seam metal roof material has been changed from a dark bronze colored aluminum to natural weathering copper.
6. Further study of the northern building's cornice has been completed, and the cornice has been revised. Details of the cornice can be found on Sheet A-10a.
7. The entry door surround at the northern building has been studied further, and dimensions have been refined. The overall width of the surround has been narrowed to provide better proportions and the cornice has been further detailed on Sheet A-11.
8. At the north bay, the sawtooth brick band has been removed. Note that the sawtooth brick band remains on the north and west elevation for the main portion of the building where the details are simpler.

North Elevation

9. The sawtooth brick band has been removed at the north bay only. The sawtooth band remains at the other portions of the building as it provides an accent at these locations where the details are simpler.

West Elevation

10. At the glass hyphen, the southernmost exterior wall of the new hotel has been shifted north 1'-0" so that the new structure does not bear on the existing house structure.
11. At the glass hyphen, the intermediate horizontal mullion has been removed, and the vertical mullions have been realigned.

The project team also provided responses to each of the BAR's comments made on April 19, 2017 and these responses are included as an attachment.

No work on the historic townhouse to be relocated, beyond restoration of its original features, is proposed as part of this request.

II. HISTORY

The three-story Second Empire style brick townhouse located at 802 North Washington Street was originally constructed by the McCauley family siblings in **1901** as a freestanding dwelling. The original owners had purchased several adjacent lots. The building features dark-red hard-fired brick with thin "butter" joints and a polychrome slate clad mansard roof. The south elevation features an original two-story, open wood porch along the length of the rear ell. *The BAR approved a Permit to Demolish for relocation of this historic building on June 17, 2015 (BAR Case #2015-00153) with conditions requiring that a full scope of work for the relocation to be reviewed by staff and requiring that the applicant post a bond to cover any possible damages that may result from the relocation.*

The Towne Motel located at 808 North Washington Street is a two-story brick-faced motel in a U-shape plan around a central parking area. The motel is relatively small with about 26 units and a small office. It was constructed in the Colonial Revival style which is conveyed by the multi-paned windows, hipped roof, two-story loggia and small dormer vents. The motel was designed by respected local architect Joseph Saunders and constructed circa **1954-55**. *The BAR approved a Permit to Demolish for the existing motel on June 17, 2015 (BAR Case #2015-00153) with documentation and archaeology conditions.*

The BAR reviewed the proposed new construction at three separate concept reviews (BAR Case #2015-0154) on June 17, September 2 and November 4, 2015. The BAR *endorsed* the proposed height, scale, mass and general architectural character at that first work session, with a few suggestions for refinements when the project returned following DSUP approval. However, prior to approval of the DSUP, the applicant returned on September 2, 2015 for a second concept review to show design refinements made in response to comments at the first work session, so that they could represent to City Council that the project successfully incorporated all of the comments of the BAR. The BAR then made additional comments and asked the applicant to return once again for a final concept review work session before proceeding to City Council. At the third work session on November 4, 2015, the BAR endorsed the proposed development project as submitted, 5-0-1, with Mr. Neale recusing himself. Staff has included these staff reports as attachments to enable the new BAR members to better understand the lengthy and detailed design evolution of the project.

On January 30, 2016, City Council approved DSUP#2015-00004 for a new 5-story hotel with below grade parking. The DSUP will expire on January 30, 2019.

III. ANALYSIS

The BAR concept review process is primarily focused on the height, scale, mass and general architectural character of a proposal, with details, design refinements and material selections reserved for the Certificate of Appropriateness following the DSUP approval. However, as part of the public approval process, citizens and other public bodies often request, and the applicant normally provides, additional information about architectural details and materials that are well beyond the original intent of the BAR Concept Review format. Such was the case for this project during three BAR Concept Review work sessions. Therefore, the focus of this staff report for the Certificate of Appropriateness will be on how well the design development construction drawings, produced by a different architect than the firm that did the initial design, reflect the concept renderings previously endorsed by the BAR. As a normal part of any design development process, the new project architect has also made some minor changes to the design to improve constructability and usability. The current submission reflects the current project architect's ongoing refinement of the design as well as design development of key details such as the glass curtain wall, cornices and brickwork requested by the BAR at the previous hearing.

The staff analysis will focus on the issues that have been addressed as part of this submission and the areas where staff finds additional refinement with staff should continue as part of the permit review process.

Glass curtain wall system at hyphens
The intent of the glass hyphens has always been to allow the historic building to have visual space from the new construction as well as to break down the mass and scale of the new construction. As the project architect more closely studied the design details, the intermediate horizontal mullion has been removed and the vertical mullions have been realigned. Additionally, the first floor entrance curtain wall now better relates to the upper stories. The proposed glass is clear and the aluminum mullions are a light silver color. Staff finds the simplified mullion configuration and material selections for the curtain wall to be appropriate and an improvement.

Refinements at the southern light brick building
The attic-story cornice of this building is one of the character-defining elements of this aspect of the design. Therefore, the success of this central part of the design rests on the success of the brickwork and cornice here. At the previous submission, it was noted that the cornice details were not fully developed and also that this cornice should be distinctly different from that on the other building. The BAR commented that this building appeared to have some Art Deco elements, rather than the Victorian period that was originally intended. The applicant further studied this element and the proposed cornice now emphasizes the linearity of the brick corbelling. The applicant has presented two options for the brick dentils: one being a bolder and more creative pendentive form (A-9) and the other being a more traditional corbeled dentil (A-9b). Staff finds both to be appropriate but prefers the more interesting form shown on A-9, noting that the proportions fit comfortably with the larger brick corbels and pilasters (Figure 1).

Figure 1. Option for dentils from applicant's sheet 9 on left (preferred by the applicant and staff) and alternate from sheet 9b shown on right.

Staff also notes that the brick corbels extend 1'- 9" from the face of the building and the pilasters a nominal 4". Additionally, the pilasters have a clear capital but still need a defined pilaster base above the first floor. This can easily be added using a molded brick design similar to the capital and with the addition of a belt-course to visually support the pilaster. Staff finds that these projections and recesses will successfully articulate the design intent of this "building." In order to meet the full intent of the Washington Street Standards that require the appearance of buildings no larger than 80' by 100' and portraying a range of historically inspired styles, it is important that the two "buildings" appear as more than simply applied facades. Therefore, staff recommends that the two brick pilasters at the corners wrap around the corners of the southern "building" to add visual depth and a three dimensional quality in perspective. Staff recommends that this additional detail can be worked out as part of the building permit process.

Refinements at the northern red brick building

Previously, staff noticed that the northern brick building had subtly different proportions than what had been shown in the concept review. The Concept Review design presented this building as a larger first cousin of the historic townhouse, reflecting the same materials and vertical proportions of the Second Empire Victorian style. However, with further design development, this building became wider and more horizontal with a somewhat awkward solid-to-void (wall-to-window) ratio more common to the Colonial Revival style (Figure 2). The applicant restudied the dimensions and noted that there was a very slight discrepancy in the width of the concept elevation and the width of the approved Development Special Use Permit plans. As a result, the project architect has adjusted the dimensions by reducing the width of the northern building by about one foot and increasing the northern brick bay. This small adjustment has markedly improved the proportions of both of these elements (Figure 3). However, as staff and the applicant continued to study this building, it became evident that its proportions, style and character were evolving more toward early 20th century Colonial Revival rather than late 19th century Second Empire. While the use of red brick, a mansard roof and a three-bay façade all reference the historic townhouse, it became clear that the styles need not, and perhaps should not, necessarily be exactly the same in order to have a familial relationship on the project's facade.

The applicant studied a number of light configurations, finding that multi-light windows, such as six-over-six windows, were too busy and unimaginative but that the one-over-one Victorian windows also seemed a bit simple and stylistically incongruous. One option that the applicant studied was a six-over-one window configuration which staff believes is the most successful as it reintroduces a vertical element while also helping to define the building as Colonial Revival, several examples of which may be found on Washington Street. While six-over-one windows are often associated with the Craftsman style, six-over-one windows can also be found on Colonial Revival buildings from the 1910s and 1920s. Larger twelve-over-one windows were used at the Federal Revival style Alexandria Union Station, constructed in 1906.

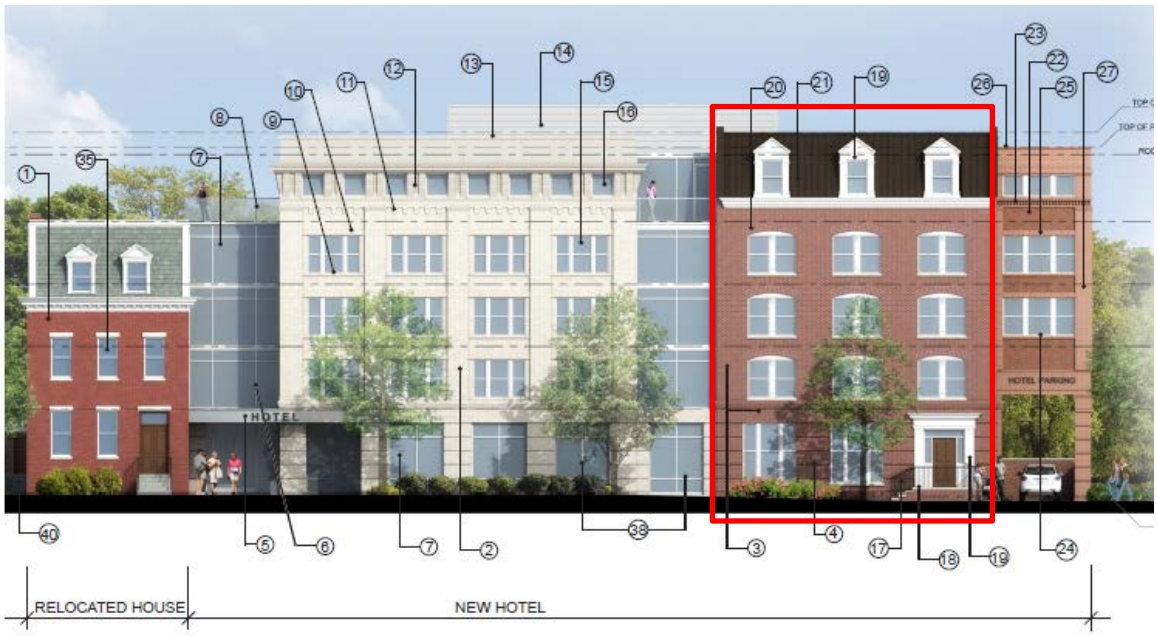


Figure 2. Washington Street elevation proposed at the 4/19/17 BAR review.

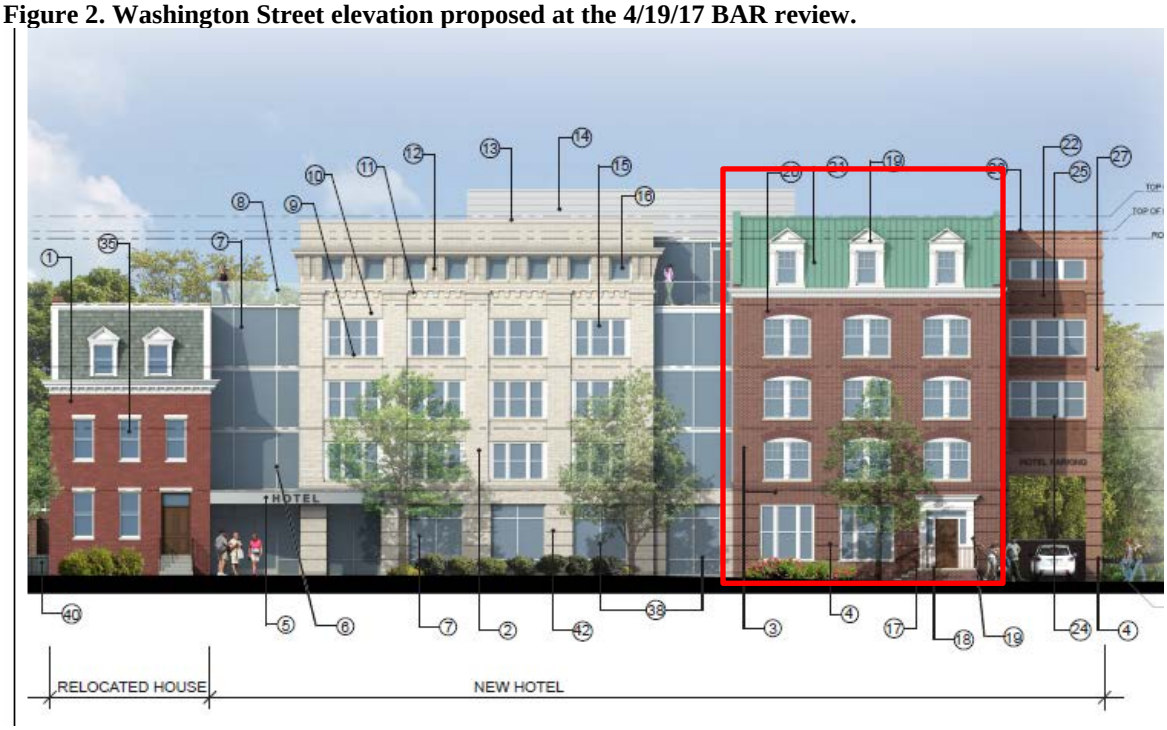


Figure 3. Current proposal, Washington Street elevation.

The applicant also refined the dormers, cornice and door surround. For example, the cornice now extends beyond the face, improving the perspective view of this building as its own building rather than as a façade. The applicant also changed the standing seam aluminum metal roof to a copper standing seam metal roof which will weather to a soft patina, reflecting the BAR's desire for high-quality natural materials on Washington Street. Staff finds all of these materials to be appropriate and well-detailed.

While the refined light configuration on the upper stories is an improvement, staff finds that the one-over-one sash tripartite first floor windows need further refinement to better complement the overall building. First, staff recommends that the window opening width either align with the windows above or be made discernibly larger. Because of the increased height of these windows due to the first floor location, staff does not believe that using six-over-one paired windows will be particularly successful. However, the tripartite arrangement might work with a center nine- or twelve-over-one flanked by four-over-one side windows (Figure 4). Staff finds that the most successful pattern would use the pane size in the upper sash as a guide for what would work best here. The final solution should blend stylistically with the Colonial Revival style of the building but can be differentiated from the windows above.

Figure 4. Example of first floor tripartite multilight-over-one windows on a Colonial Revival building.

Material Selections and Detailing

Staff fully supports all proposed materials, finding them to be high-quality and consistent with the historic materials found on Washington Street. Additionally, the large-scale sections also indicate that the appropriate depth of materials and detailing will be incorporated into the final design and construction.

Rooftop Mechanical Screening

The BAR is extremely conscious of the overall height of modern buildings in the district and of the routine presence of rooftop mechanical equipment; both factors that can easily overwhelm nearby historic buildings. The BAR desires to limit the overall height of buildings, including the presence of rooftop appurtenances, to the greatest extent possible while acknowledging modern building code and zoning ordinance requirements. The zoning ordinance and the BAR's Design Guidelines require rooftop screening to be architecturally integrated with the building states that the screening material must be the same quality as that used for the building walls. While staff supports the location and design of the proposed screening, staff recommends that the height be limited as much as possible. Therefore, once the mechanical system is designed, staff recommends that the applicant submit sight line studies from multiple vantage points as part of the building permit process to determine the necessary overall height for the rooftop HVAC screening. This will allow staff to work with the applicant to determine what is necessary, but not excessive, screening for the rooftop mechanical equipment. Screening may be able to be several feet lower than the height of the equipment and still mask the visibility of the equipment from the street.

WASHINGTON STREET STANDARDS

Standards to Consider for a Certificate of Appropriateness on Washington Street
In addition to the general BAR standards outlined in the section 10-105 of the Zoning Ordinance, and the Board's *Design Guidelines,* the Board must also find that the Additional Standards for Washington Street are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained as required in the City's 1929 agreement with the federal government.

Staff repeats the analysis related to the Additional Standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found below each Standard.

Washington Street Standards
Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.
(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:
(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.
i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The overall design intention draws inspiration from late 19th-century and early 20th-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.

The proposed design for the project will allow the historic townhouse to remain visually prominent. Further, the project includes rehabilitating and reusing the historic townhouse which has been vacated and boarded up for many years. The glass hyphen provides a clear separation between the new and old buildings that allows the historic townhouse to be a part of, yet stand separate from the block face. Overall, the proposal seeks to create background "buildings" that will not overwhelm the historic buildings on Washington Street.

iii. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.

As noted above, the design, siting and materials are consistent with historic patterns of development and design found on Washington Street without being a slavish replication, therefore complementing the historic buildings.

iv. The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.

The proposed mass does not overwhelm the existing historic townhouse and the revised massing and design suggests two distinct buildings as part of the new construction.

v. New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.

Although one building internally, the proposal implements the appearance of two "buildings" by using glass hyphens to separate facades that use two different architectural styles, as has been done successfully on other projects in Old Town. Additional roof line changes and slight setbacks will also help to define the projects as separate buildings, rather than one large composition.

vi. Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

The applicant previously provided digital massing models of the surrounding blocks illustrating that the proposed massing, with some refinements, will be consistent with the context of this area of North Washington Street as part of the concept review process.

vii. The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.

The proposed massing of the two "buildings" appropriately employs the traditional massing, details and proportions of the architectural styles from which they derive inspiration. The overall proportions of the scheme are appropriate.

viii. New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

The two brick "buildings" each derive from historic styles found on Washington Street and the concept of an architectural hyphen is a common way for buildings to be joined together as their design and program evolve over the years. Historically, as enterprises, businesses, church or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen connecting it with the education building on the south side.

(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

The building features bay widths consistent with commercial buildings from the late 19th and early 20th centuries.

(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

The materials proposed include high-quality, historically-appropriate materials generally found in the district, such as red brick, tan brick and copper. As new construction, high-quality modern materials may be permitted.

(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form. The first floor features large windows with strong masonry piers that are appropriately scaled and consistent with traditional commercial fenestration throughout the district.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

High-quality materials and appropriate detailing, consistent with materials and details found on buildings of architectural merit, are used throughout the project.

(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

(d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.

(e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*

(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.

(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).

(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

STAFF

Catherine K. Miliaras, Principal 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 On January 30, 2016, City Council approved DSUP#2015-00004 for the consideration of a request to demolish an existing motel and replace it with a new 5-story hotel with below grade parking. DSUP#2015-00004 will expire on January 30, 2019.

C-1 Proposed scope of work complies with zoning and would be developed pursuant to the approved DSUP#2015-00004, including compliance with the representative architectural drawings and conditions.

Code Administration

No comments received

Transportation and Environmental Services

F-1 Comply with all requirements of DSP2015-00004.

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

Alexandria Archaeology

No comments received

V. ATTACHMENTS

1 – Current Supplemental Materials
2 – Application for BAR Case # 2017-00099: 808 North Washington Street
3 – BAR Concept Review #1, June 17, 2015 (endorsed)
4 – BAR Concept Review #2, September 2, 2015
5 --BAR Concept Review #3, November 4, 2015 (endorsed)
6 --BAR Certificate of Appropriateness 1, April 19, 2017 (deferred)

OLD TOWN HOTEL
808 N. WASHINGTON STREET
SUBMISSION TO THE CITY OF ALEXANDRIA
BOARD OF ARCHITECTURAL REVIEW

MAY 22, 2017

SHEET LIST

6 OF 28	EXISTING CONDITIONS & DEMOLITION PLAN
8 OF 28	SITE DIMENSION PLAN
	FAR AND OPEN SPACE CALCULATION FORM
A-1a	EXISTING CONDITION PHOTOS
A-1b	EXISTING CONDITION PHOTOS
A-2	EAST ELEVATION
A-3	SOUTH ELEVATION
A-4	NORTH ELEVATION
A-5	WEST ELEVATION
A-6	LEVEL 1 FLOOR PLAN
A-7	ROOF PLAN
A-8	WINDOW WALL DETAIL
A-9	SOUTHERN “BUILDING” - CORNICE DETAILS
A-9a	SOUTHERN “BUILDING” - BRICK CORNICE DETAILS
A-9b	SOUTHERN “BUILDING” - BRICK DENTIL OPTION
A-10	NORTHERN “BUILDING” - ENLARGED ELEVATION
A-10a	NORTHERN “BUILDING” - CORNICE DETAILS
A-11	NORTHERN “BUILDING” ENTRY DOOR DETAILS
A-12	NORTH BAY - BRICK DETAILS
A-13	METAL CANOPY DETAILS
A-14	VIEW LOOKING NORTH
A-15	VIEW LOOKING SOUTH
A-16	MATERIALS
A-17	MATERIALS

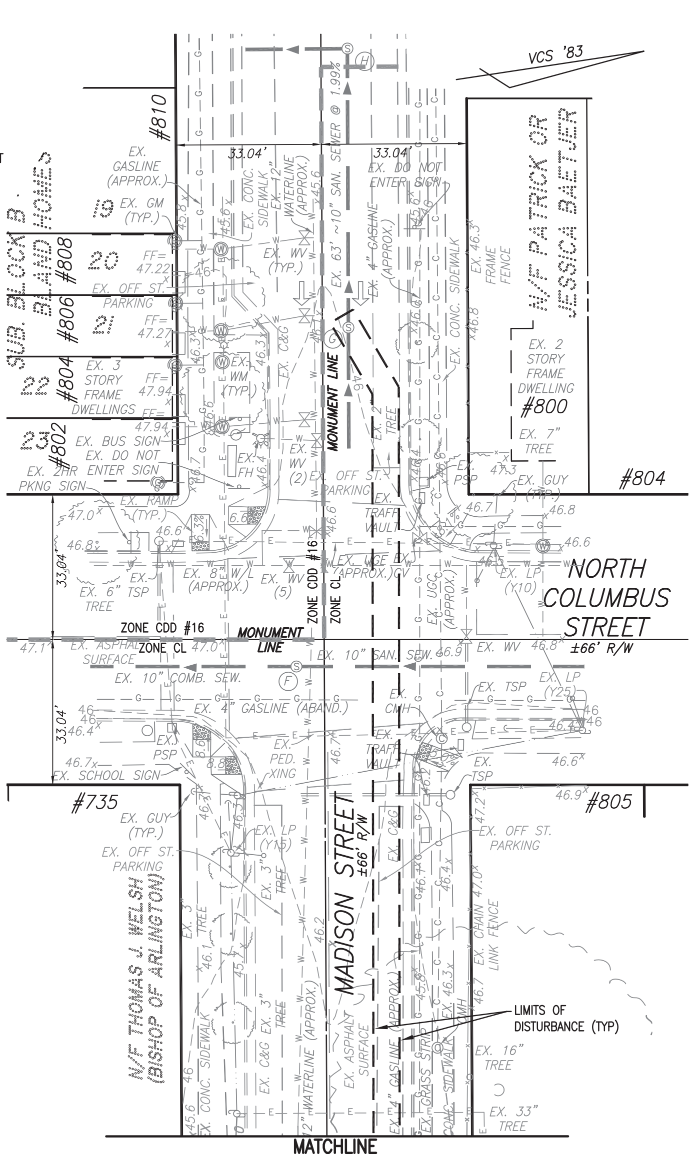
SPECIFICATIONS

TEXT LEGEND:

°= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HCR= HANDICAP RAMP
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
ICV= IRRIGATION CONTROL VALVE
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PSP= PEDESTRIAN SIGNAL PEDESTAL
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	— W — W — W —	
GAS MAINS	— G — G — G —	
TELEPHONE LINES	— T — T — T —	
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES	— E — E — E —	
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	—124—	—124—
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		
ZONING DISTRICT BORDER LINE		



EXISTING TREE TABLE

1. 17" SCARLET OAK (TBR)
2. 28" BLACK CHERRY (TBR)
3. 11" LACEBARK ELM (TBR)
4. 20" MULBERRY (TBS)
5. 14" MULBERRY (TBS)
6. 12" CALLERY PEAR (TBS)
7. 12" MULBERRY (TBS)
8. 12" CALLERY PEAR (TBS)

EXISTING SEWER SCHEDULE:

(A) EX. COMB. MH
TOP=41.16
INV.IN=37.46(15", STM.)
INV.IN=35.51(12" COMB.)
INV.OUT=35.36(12" COMB.)

(B) EX. COMB. MH
TOP=42.49
INV.IN=38.39 (10" STM.,S)
INV.IN=39.99(10" STM.,SW)
INV.IN=37.79(12" SAN.,W)
INV.IN=38.39(8' SAN.,NW)
INV.IN=37.99(10" STM.,N)
INV.OUT=37.49(12" COMB.)

(C) EX. SAN. MH
TOP=42.61
INV.IN=39.31(8")
INV.OUT=39.31(8")

(D) EX. SAN. MH
TOP=40.50
INV.IN=37.70(8")
INV.OUT=37.55(8")

(E) EX. COMB. MH
TOP=38.85
INV.IN=±36.50(8",S)
INV.IN=36.50(8",W)
INV.OUT=36.40(10")

(F) EX. COMB. MH
TOP=46.95
INV.IN=40.15(10" SAN.)
INV.OUT=40.05(10" COMB.)

(G) EX. SAN. MH
TOP=46.18
INV.IN=38.43(10")
INV.OUT=38.33(10")

(H) EX. SAN. MH
TOP=45.04
INV.IN=37.07(10")
INV.OUT=33.09(10")
(PER CITY AS-BUILT)

EXISTING STORM SEWER SCHEDULE:

(1) EX. CURB INLET
TOP=41.89
INV.OUT=38.84(15")

(2) EX. STORM MH
TOP=42.44
INV.IN=39.79(12")
INV.OUT=39.64(12")

(3) EX. CURB INLET
TOP=43.02
INV.OUT=40.22(18")

(4) EX. STORM MH
TOP=42.35
INV.OUT=±40.45(12")

(5) EX. STORM GRATE
TOP=41.81
INV.OUT=39.91(12")

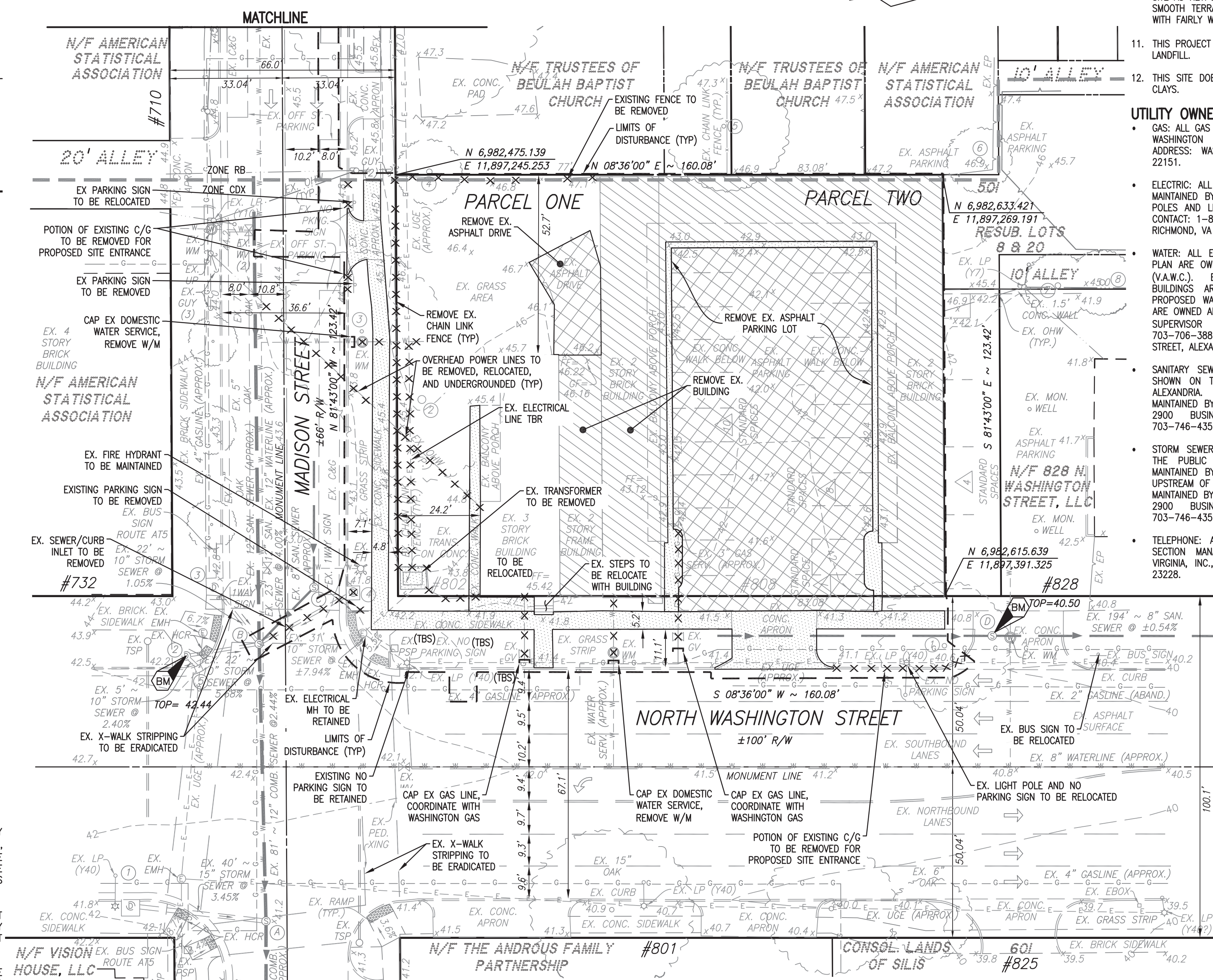
GENERAL NOTES:

1. TAX MAP: #054.04-02-06 & 054.04-02-07
2. ZONE: CDX
3. OWNER: SHAKTI, LLC
   808 NORTH WASHINGTON STREET
   ALEXANDRIA, VA 22314
   INSTRUMENT #010017181
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57'

   HORIZONTAL LOCATIONS AND CO-ORDINATES SHOWN HEREON ARE ON THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
5. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176-00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
11. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.
12. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER UPSTREAM OF PROPOSED CURB INLET PR1 IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.



LEGEND

- EX. ASPHALT PAVEMENT TO BE REMOVED
- EX. BUILDING TO BE REMOVED
- EX. CONCRETE TO BE REMOVED
- × TO BE REMOVED
- ZONING DISTRICT BOUNDARY

BAR2017-00099
Application Materials
5/22/17

0' 10' 20' 40'

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF TIMOTHY GREENWOOD, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 5, 2015; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ESI
PEER REVIEW

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

APPROVED
SPECIAL USE PERMIT NO. 2015-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
JANUARY 18, 2017
PROFESSIONAL ENGINEER

FINAL SITE PLAN
TOWNE MOTEL
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1" = 20'
DATE: NOVEMBER 2016

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 6 OF 28
FILE: 15-13

J:\2015\1513\DWG\DELIV\Final Site Plan\06 EXISTING CONDITIONS & DEMOLITION PLAN.dwg
Wed, Feb 15 2017 - 2:57:12pm

TEXT LEGEND:

'= DEGREES
"= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
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HDPE= HIGH DENSITY POLYETHYLENE
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INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
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TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
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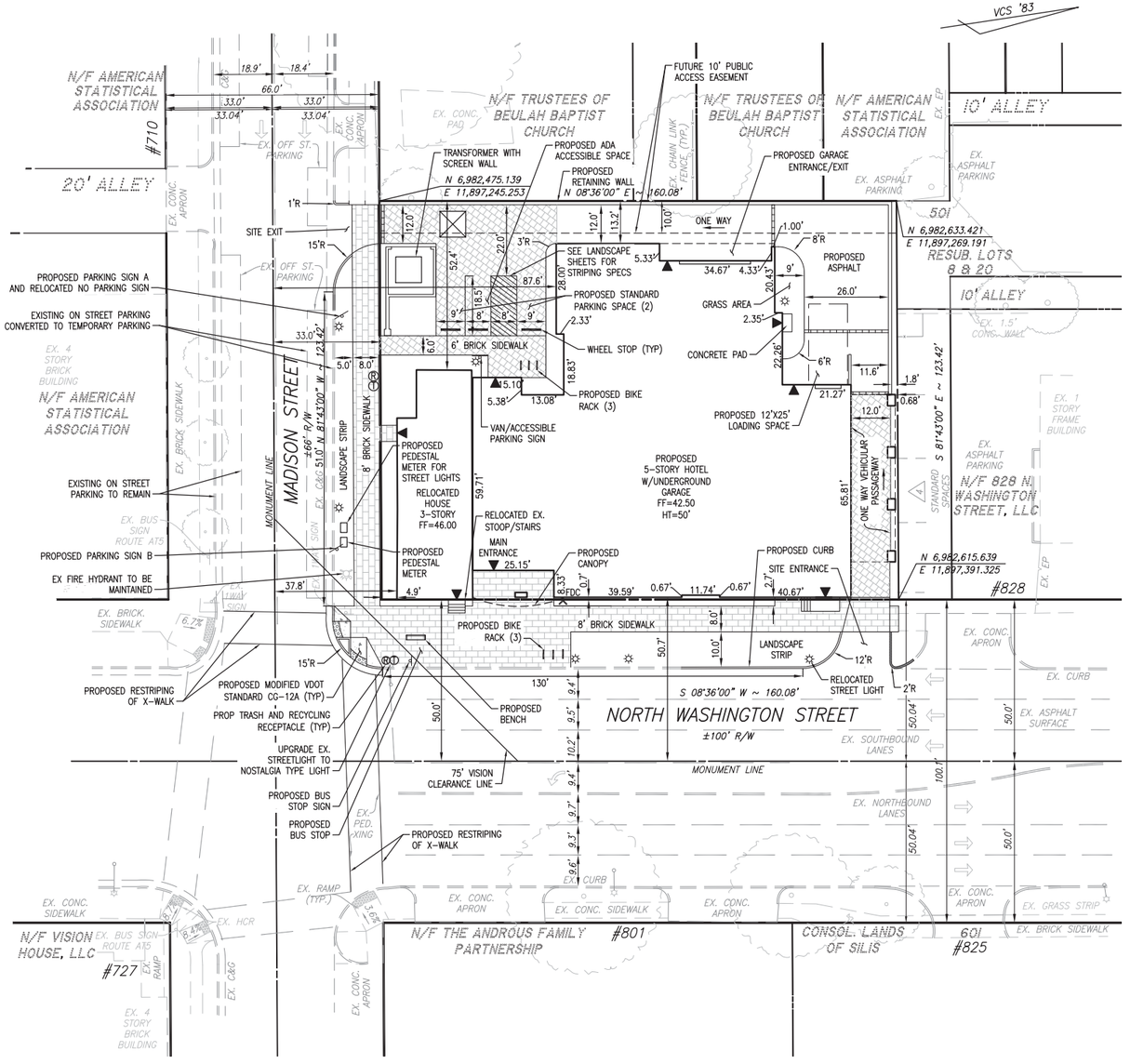
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES		
POWER LINES	E	E
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

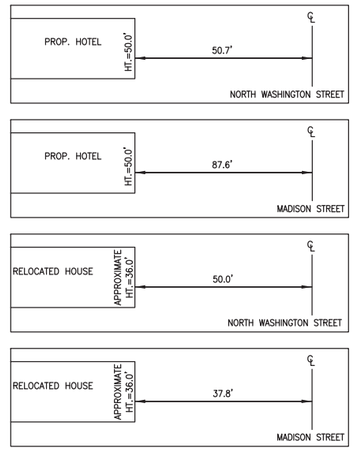


SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:

NOT TO SCALE



ARCHAEOLOGY NOTES:

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LEGEND

BRICK SIDEWALK
SPECIALTY PAVING

SEE LANDSCAPE SHEETS FOR DETAILS

BAR2017-00099
Application Materials
5/22/17

0' 10' 20' 40'

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-0004
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
JANUARY 18, 2017
PROFESSIONAL ENGINEER

FINAL SITE PLAN
TOWNE MOTEL
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: AWB
SCALE: 1" = 20'
DATE: NOVEMBER 2016

SITE DIMENSION PLAN

SHEET 8 OF 28
FILE: 15-13

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Wed, Feb 15 2017 - 2:56:11pm

PROJECT SITE | N. WASHINGTON ST | 825 N. WASHINGTON ST | 801 N. WASHINGTON ST | MADISON ST | 727 N WASHINGTON ST

EXISTING CONDITIONS - LOOKING NORTH AND EAST

700 BLOCK, N. WASHINGTON ST | 732 N. WASHINGTON ST | MADISON ST | PROJECT SITE | 800 BLOCK, N. WASHINGTON ST

EXISTING CONDITIONS - LOOKING WEST

architecture
incorporated

1902 campus commons drive
suite 101
reston, virginia
tel: 703-476-3900
fax: 703-264-0733
www.archinc.com

BAR REVIEW:
OLD TOWN HOTEL
SHAKTI, LLC
808 N. Washington Street
City of Alexandria, VA

Project: 16231-01

Revisions:

EXISTING CONDITION PHOTOS

Scale:
Drawn by: Author
Checked By: Checker
Date: 05/22/17

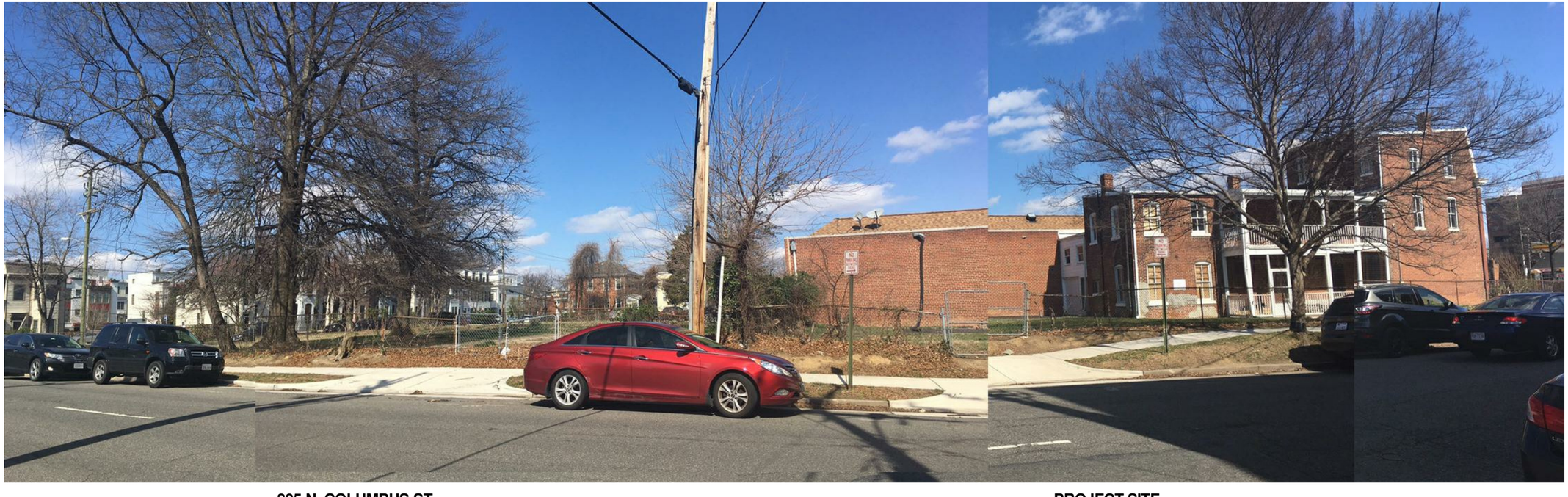
Sheet :

A-1a

BAR2017-00099
Application Materials
5/22/17

N. WASHINGTON ST | PROJECT SITE | 828 N. WASHINGTON ST | 834 N. WASHINGTON ST | MONTGOMERY ST

EXISTING CONDITIONS - LOOKING WEST



805 N. COLUMBUS ST | PROJECT SITE

EXISTING CONDITIONS - LOOKING NORTH

architecture
incorporated

1902 campus commons drive
suite 101
reston, virginia
tel: 703-476-3900
fax: 703-264-0733
www.archinc.com

BAR REVIEW:
OLD TOWN HOTEL
SHAKTI, LLC
808 N. Washington Street
City of Alexandria, VA

Project: 16231-01

Revisions:

EXISTING CONDITION PHOTOS

Scale:
Drawn by: Author
Checked By: Checker
Date: 05/22/17

Sheet :
A-1b

BAR2017-00099
Application Materials
5/22/17

BAR2017-00099
Application Materials
5/22/17

1 EAST ELEVATION (WASHINGTON ST)
1/16" = 1' - 0"

01	BRICK 1, EXISTING TO REMAIN
02	BRICK 2, (GLEN GERY, ST. CLOUD)
03	BRICK 3 (GLEN GERY, VERONA)
04	BRICK 4 (GLEN GERY, BRADDOCK)
05	METAL CANOPY (ALUCOBOND SILVER METALLIC)
06	WINDOW WALL (KAWNEER METROVIEW FG 501T)
07	CLEAR GLAZING (VITRO, SOLARBAN 70XL)
08	GLASS RAILING (STERLING DULA)
09	CAST STONE SILL (ROCKCAST CHARLOTTE TAN)
10	CAST STONE HEADER (ROCKCAST CHARLOTTE TAN)
11	DENTIL MOLDING, BRICK
12	BRICK CORBELLED CORNICE
13	METAL COPING, COLOR TO MATCH BRICK
14	MECHANICAL SCREEN WALL (ATAS SILVERSMITH)
15	ALUMINUM CLAD DOUBLE HUNG WINDOW (MARVIN WINDOWS)
16	ALUMINUM CLAD DIRECT GLAZE WINDOW (MARVIN WINDOWS)
17	METAL RAILING
18	BRICK STOOP, WITH ARCH. CONCRETE TREADS
19	SYNTHETIC WOOD TRIM (PAINTED WHITE)
20	ROWLOCK BRICK ARCHED HEADER
21	STANDING SEAM METAL ROOFING (ATAS COPPER)
22	STAGGERED BRICK HEADER PATTERN (GLEN GERY SPERRYVILLE)
23	SAWTOOTH BRICK BAND
24	ROWLOCK BRICK SILL
25	BRICK HEADER
26	METAL COPING, COLOR TO MATCH BRICK
27	BRICK PILASTER (GLEN GERY SPERRYVILLE)
28	BRICK MORTAR: ARGOS PUTTY
29	RECESSED BRICK PANEL
30	BRICK 5 (GLEN GERY SPERRYVILLE)
31	BRICK PILLAR (GLEN GERY VERONA)
32	SYNTHETIC WOOD FRAMING (TREX PERGOLA)
33	OVERHEAD COILING DOOR (COLOR TO MATCH SURROUNDING BRICK)
34	METAL DOOR, COLOR TO MATCH BRICK
35	EXISTING WINDOW TO REMAIN (TYP. FOR EXISTING HOUSE)
36	EXISTING ROOF TO REMAIN
37	EXISTING BALCONY FRAMING
38	ALUMINUM STOREFRONT (KAWNEER TRIFAB VG 451/451 T)
39	SOLARBAN 70XL VALLEY MIST SPANDREL
40	METAL FENCE
41	ALUMINUM WALL LOUVER (COLOR TO MATCH BRICK)
42	BRICK REVEAL, GLEN GERY ST. CLOUD

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EAST ELEVATION

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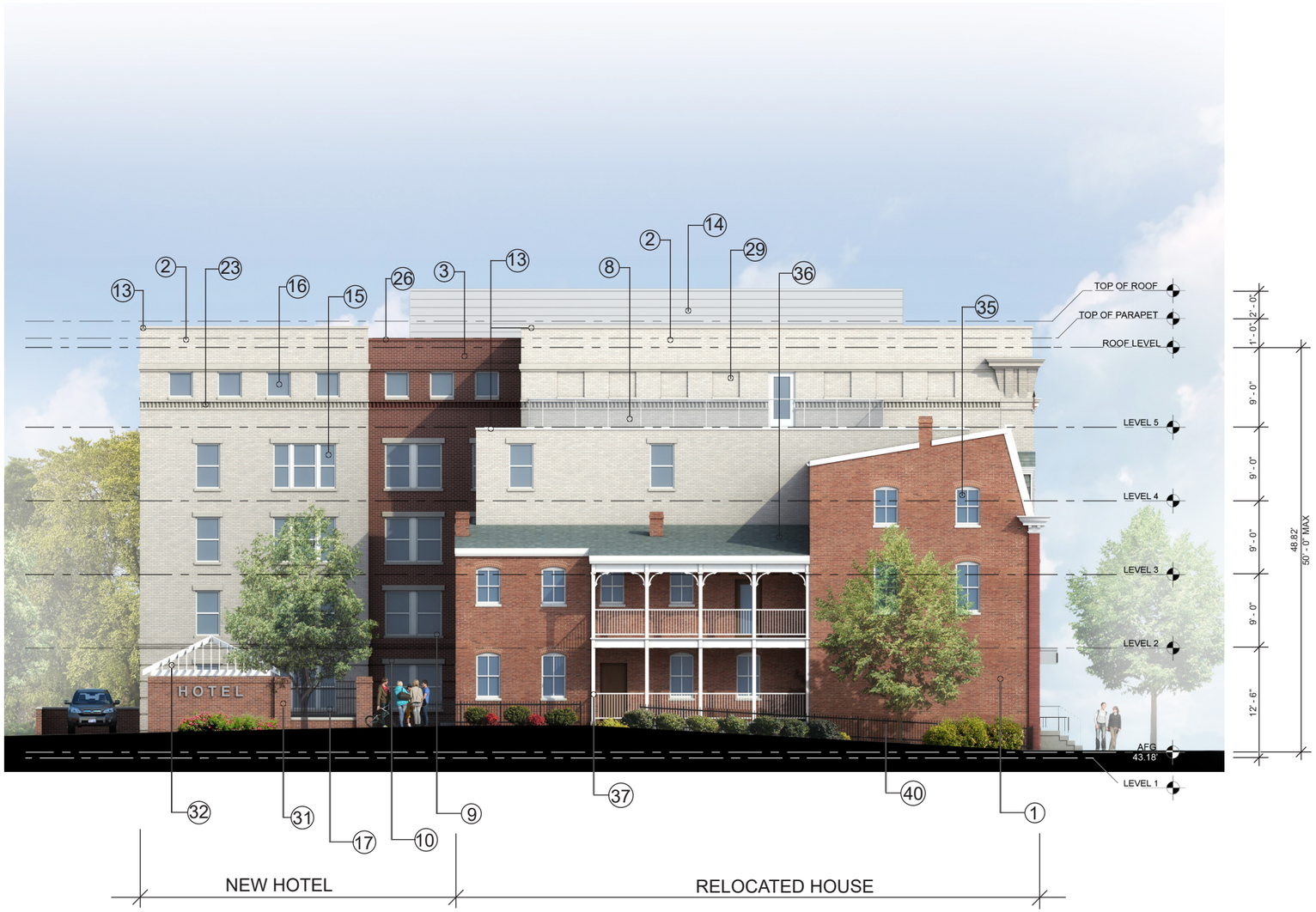

1 SOUTH ELEVATION (MADISON ST)
1/16" = 1' - 0"

01	BRICK 1, EXISTING TO REMAIN
02	BRICK 2, (GLEN GERY, ST. CLOUD)
03	BRICK 3 (GLEN GERY, VERONA)
04	BRICK 4 (GLEN GERY, BRADDOCK)
05	METAL CANOPY (ALUCOBOND SILVER METALLIC)
06	WINDOW WALL (KAWNEER METROVIEW FG 501T)
07	CLEAR GLAZING (VITRO, SOLARBAN 70XL)
08	GLASS RAILING (STERLING DULA)
09	CAST STONE SILL (ROCKCAST CHARLOTTE TAN)
10	CAST STONE HEADER (ROCKCAST CHARLOTTE TAN)
11	DENTIL MOLDING, BRICK
12	BRICK CORBELLED CORNICE
13	METAL COPING, COLOR TO MATCH BRICK
14	MECHANICAL SCREEN WALL (ATAS SILVERSMITH)
15	ALUMINUM CLAD DOUBLE HUNG WINDOW (MARVIN WINDOWS)
16	ALUMINUM CLAD DIRECT GLAZE WINDOW (MARVIN WINDOWS)
17	METAL RAILING
18	BRICK STOOP, WITH ARCH. CONCRETE TREADS
19	SYNTHETIC WOOD TRIM (PAINTED WHITE)
20	ROWLOCK BRICK ARCHED HEADER
21	STANDING SEAM METAL ROOFING (ATAS COPPER)
22	STAGGERED BRICK HEADER PATTERN (GLEN GERY SPERRYVILLE)
23	SAWTOOTH BRICK BAND
24	ROWLOCK BRICK SILL
25	BRICK HEADER
26	METAL COPING, COLOR TO MATCH BRICK
27	BRICK PILASTER (GLEN GERY SPERRYVILLE)
28	BRICK MORTAR: ARGOS PUTTY
29	RECESSED BRICK PANEL
30	BRICK 5 (GLEN GERY SPERRYVILLE)
31	BRICK PILLAR (GLEN GERY VERONA)
32	SYNTHETIC WOOD FRAMING (TREX PERGOLA)
33	OVERHEAD COILING DOOR (COLOR TO MATCH SURROUNDING BRICK)
34	METAL DOOR, COLOR TO MATCH BRICK
35	EXISTING WINDOW TO REMAIN (TYP. FOR EXISTING HOUSE)
36	EXISTING ROOF TO REMAIN
37	EXISTING BALCONY FRAMING
38	ALUMINUM STOREFRONT (KAWNEER TRIFAB VG 451/451 T)
39	SOLARBAN 70XL VALLEY MIST SPANDREL
40	METAL FENCE
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1 NORTH ELEVATION
1/16" = 1' - 0"

01	BRICK 1, EXISTING TO REMAIN
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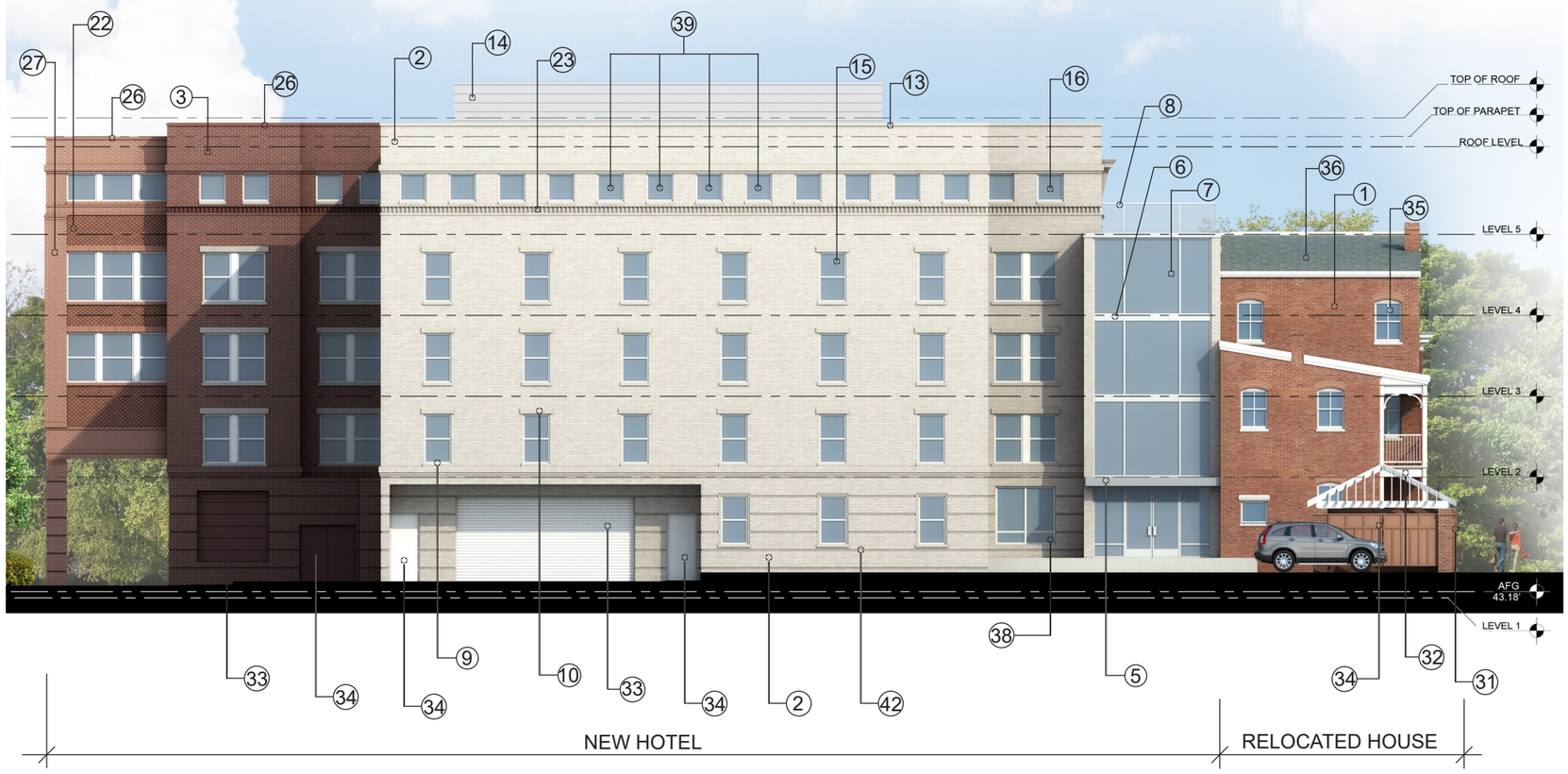

1 WEST ELEVATION
1/16" = 1' - 0"

01	BRICK 1, EXISTING TO REMAIN
02	BRICK 2, (GLEN GERY, ST. CLOUD)
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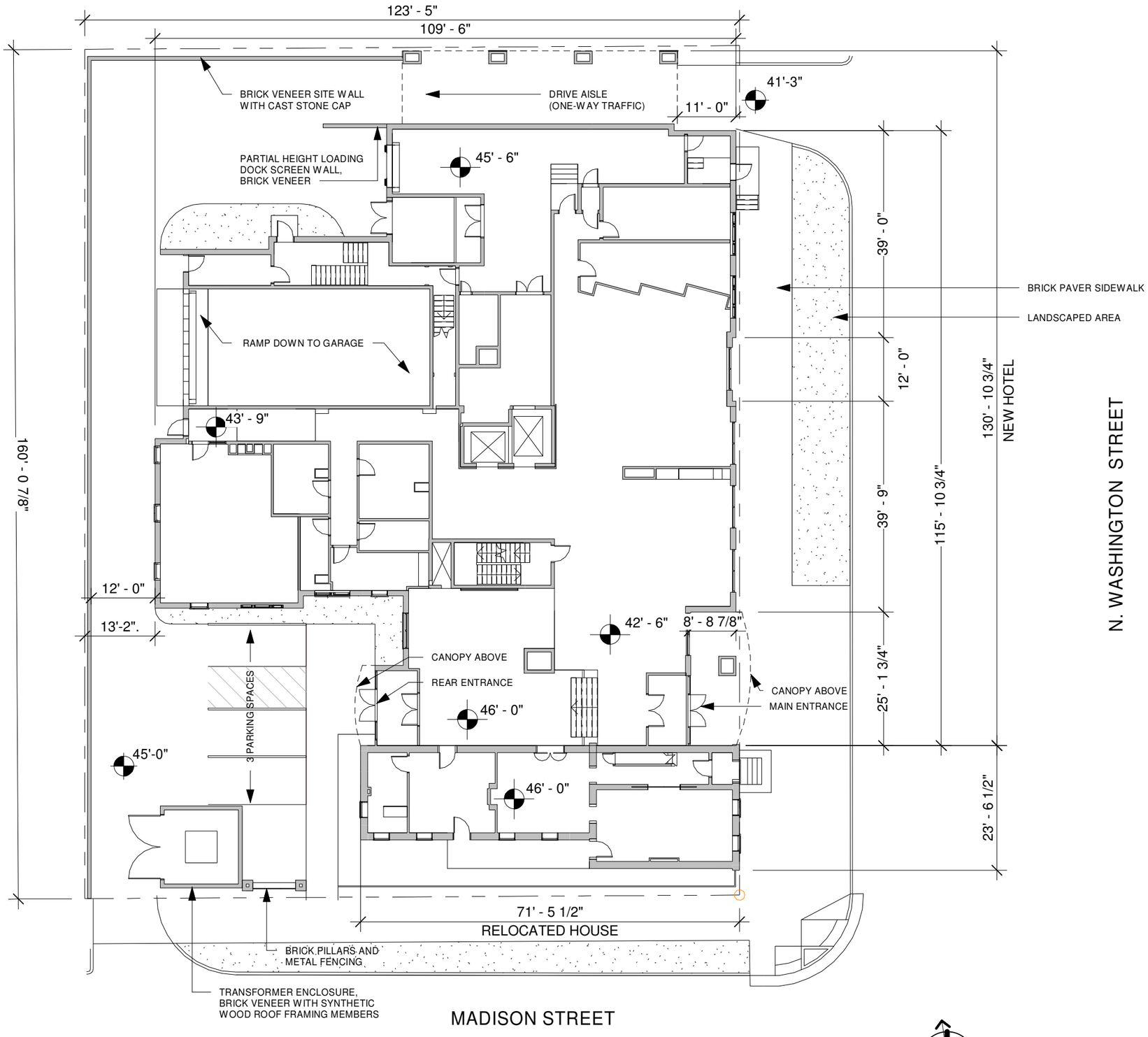

1 Level 1 Floor Plan

1" = 20'-0"

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LEVEL 1
FLOOR PLAN

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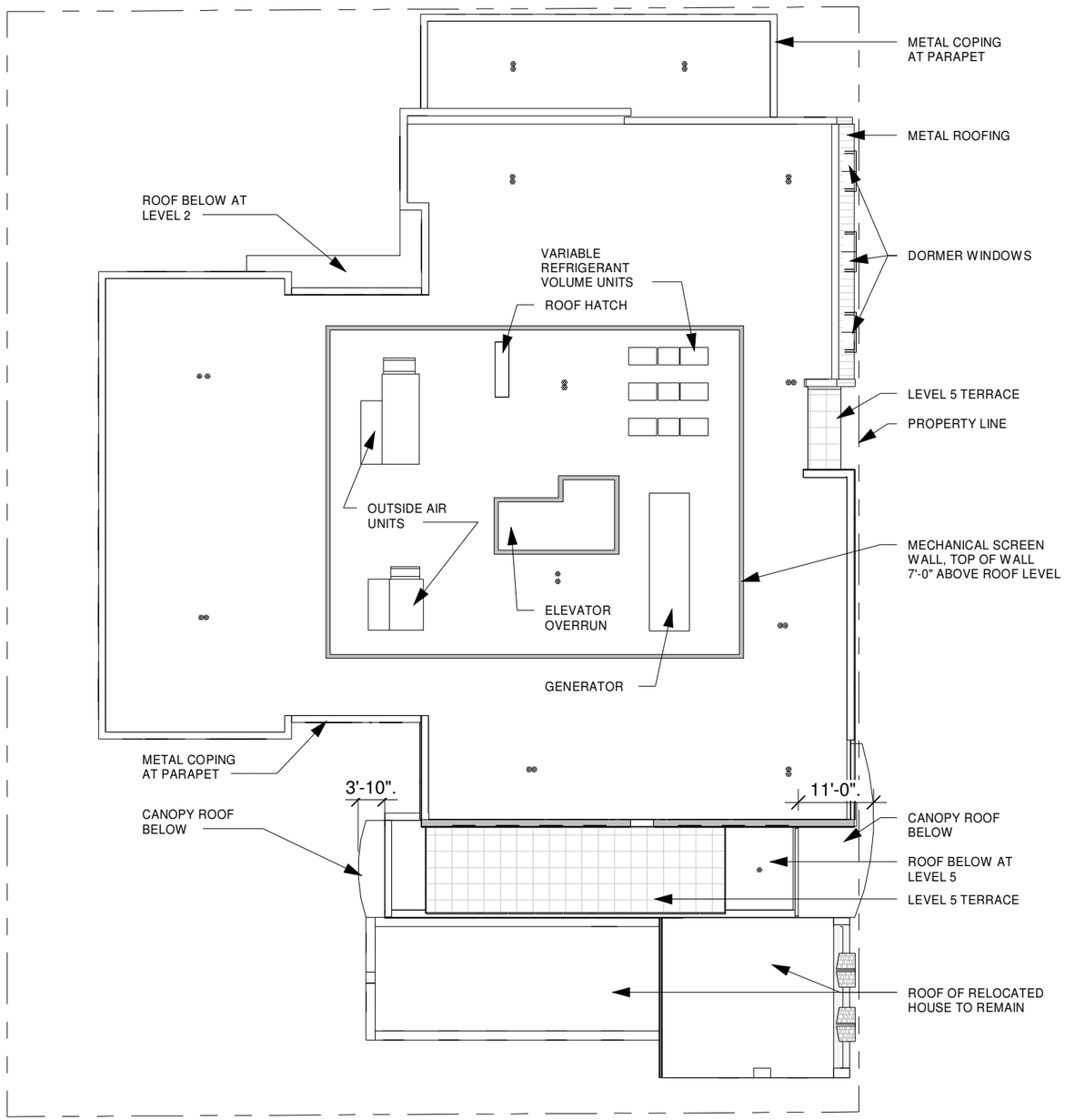

1 Roof Plan

1" = 20'-0"

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ROOF PLAN

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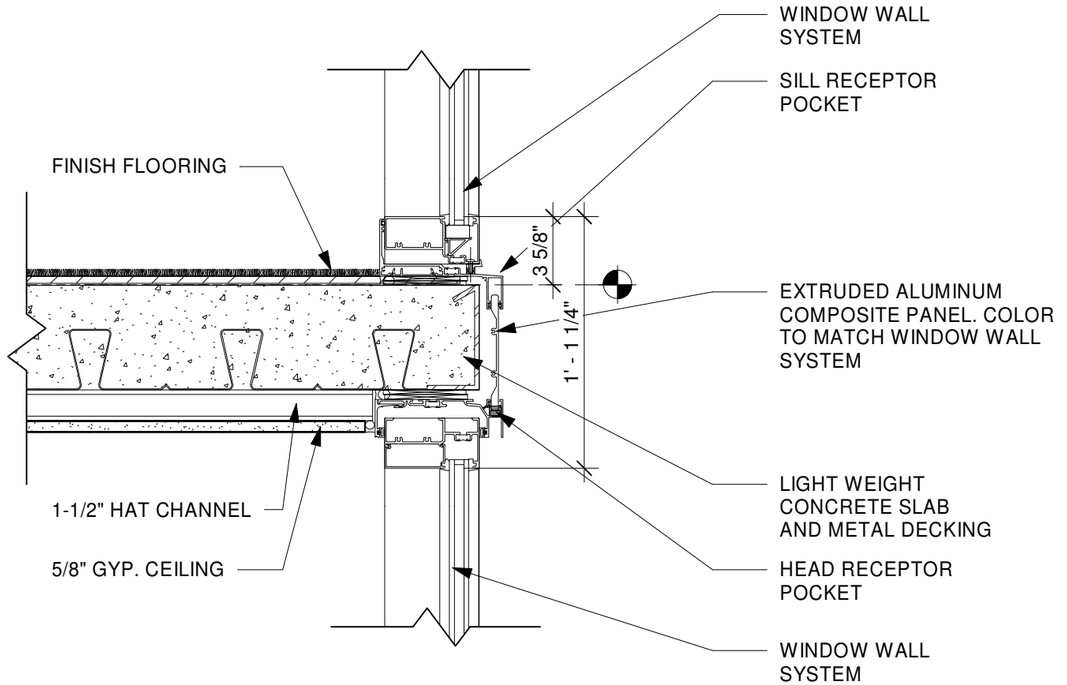
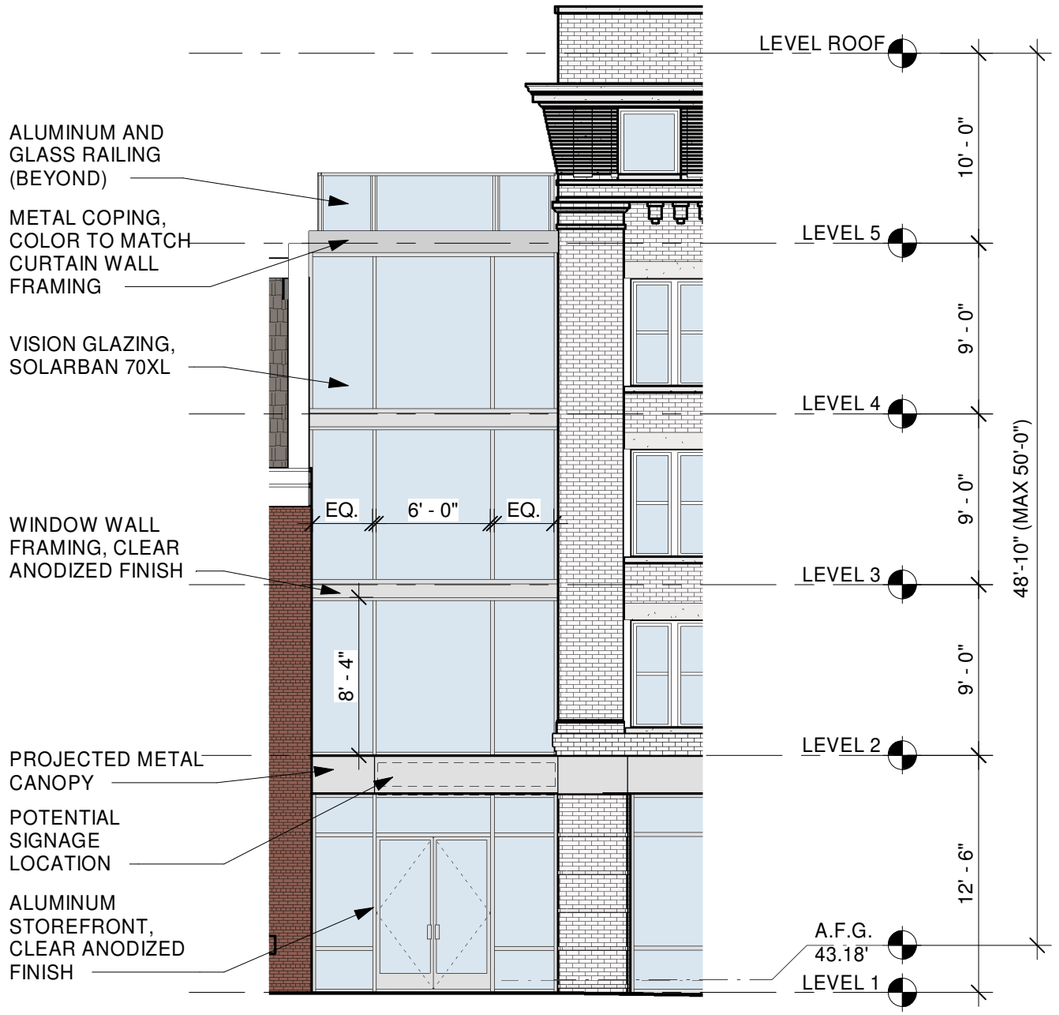


1 Window Wall Detail

1 1/2" = 1'-0"



2 East Elevation (Washington Street)

1/8" = 1'-0"

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WINDOW WALL DETAIL

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2 Cornice Detail

1" = 1'-0"

1 Southern "Building" - Enlarged Elevation

3/16" = 1'-0"

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SOUTHERN "BUILDING" - CORNICE DETAILS

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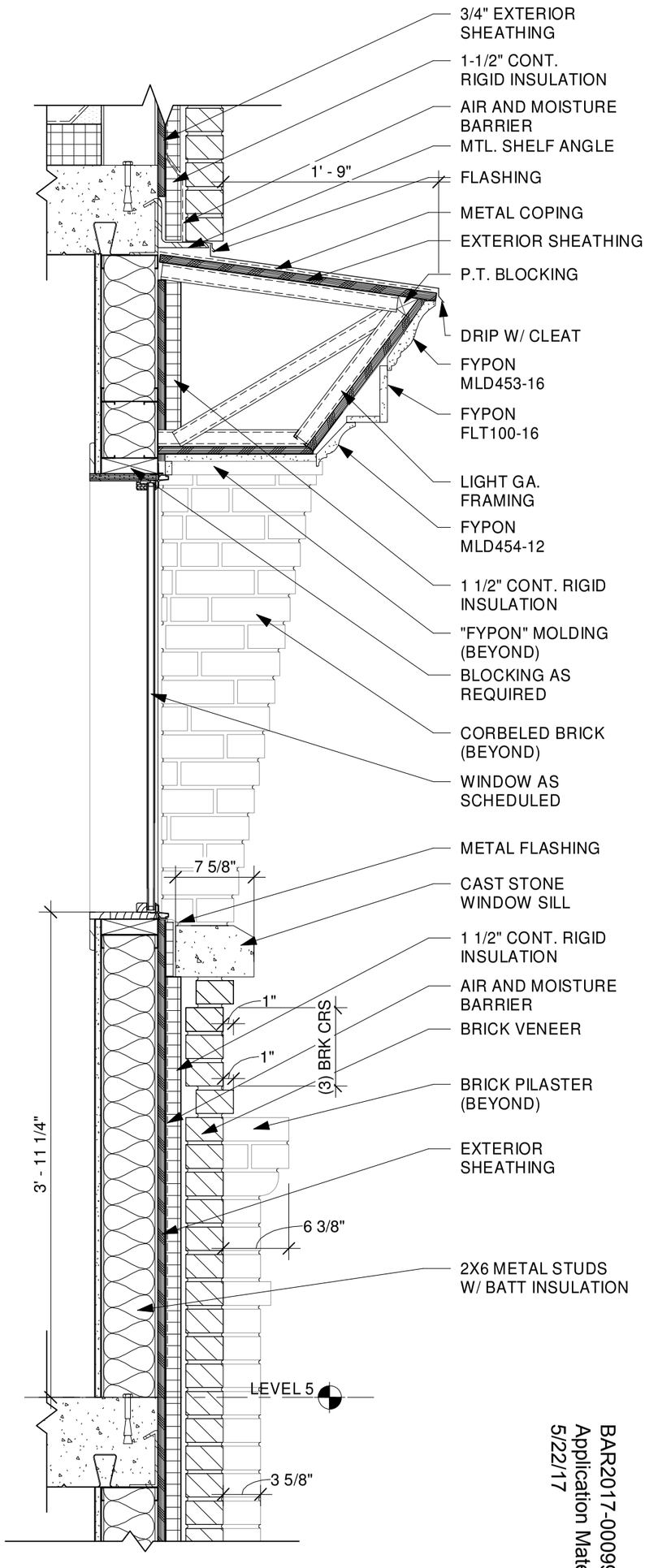

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1 Cornice Detail at Window

1" = 1'-0"

SOUTHERN "BUILDING" - BRICK CORNICE DETAILS

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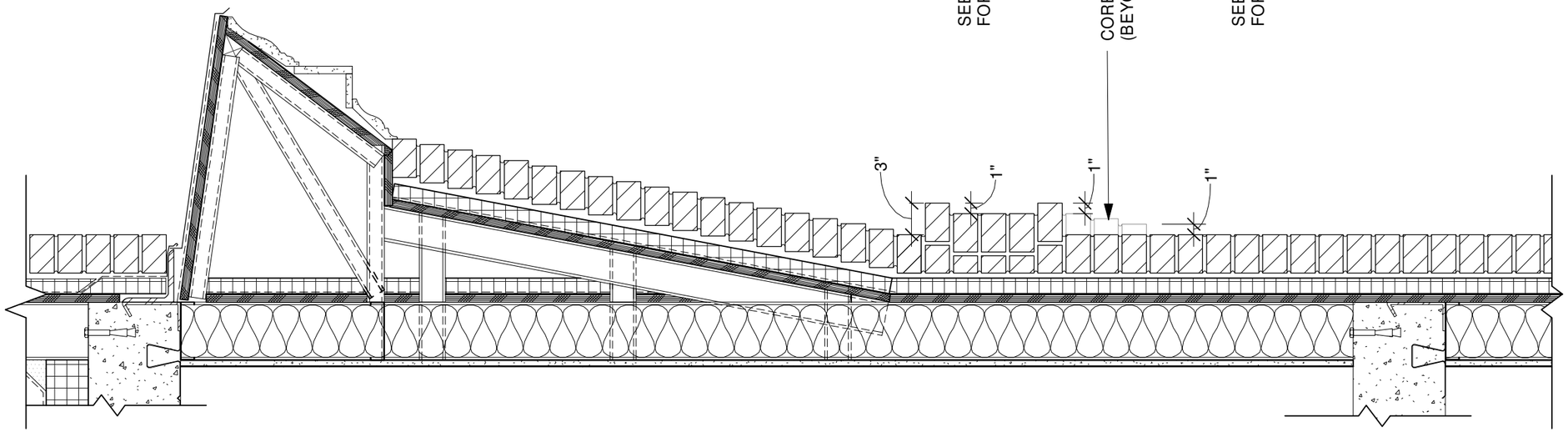

2 Corbeled Dentil Detail

1" = 1'-0"

1 Southern "Building" - Corbeled Dentil Option

3/16" = 1'-0"

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SOUTHERN "BUILDING" - BRICK DENTIL OPTION

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1 NORTHERN “BUILDING” - ENLARGED ELEVATION
1/8” = 1’ - 0”

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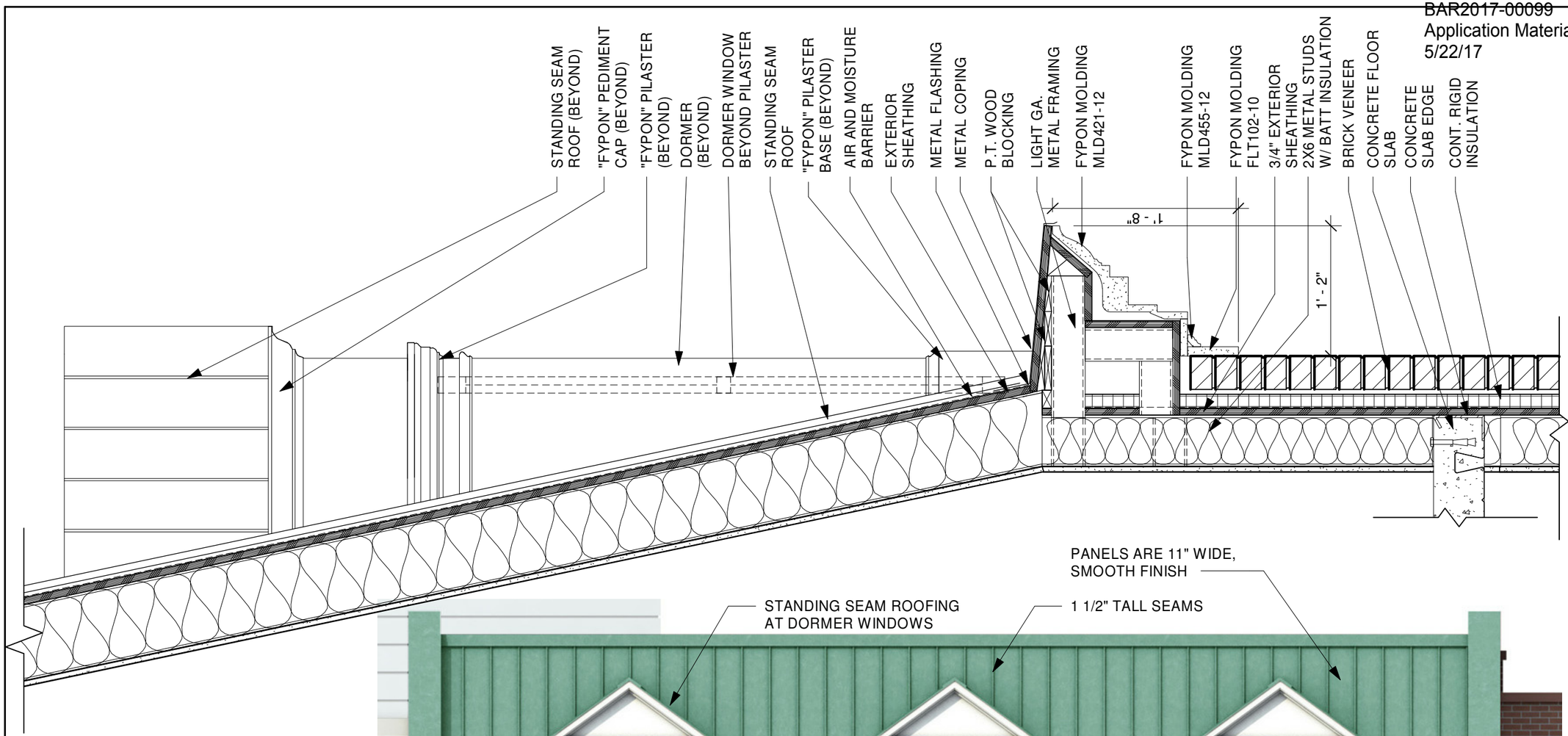

2 Northern Building Cornice Detail

1" = 1'-0"

1 Northern "Building" - Enlarged Elevation

1/4" = 1'-0"

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NORTHERN "BUILDING" - CORNICE DETAILS

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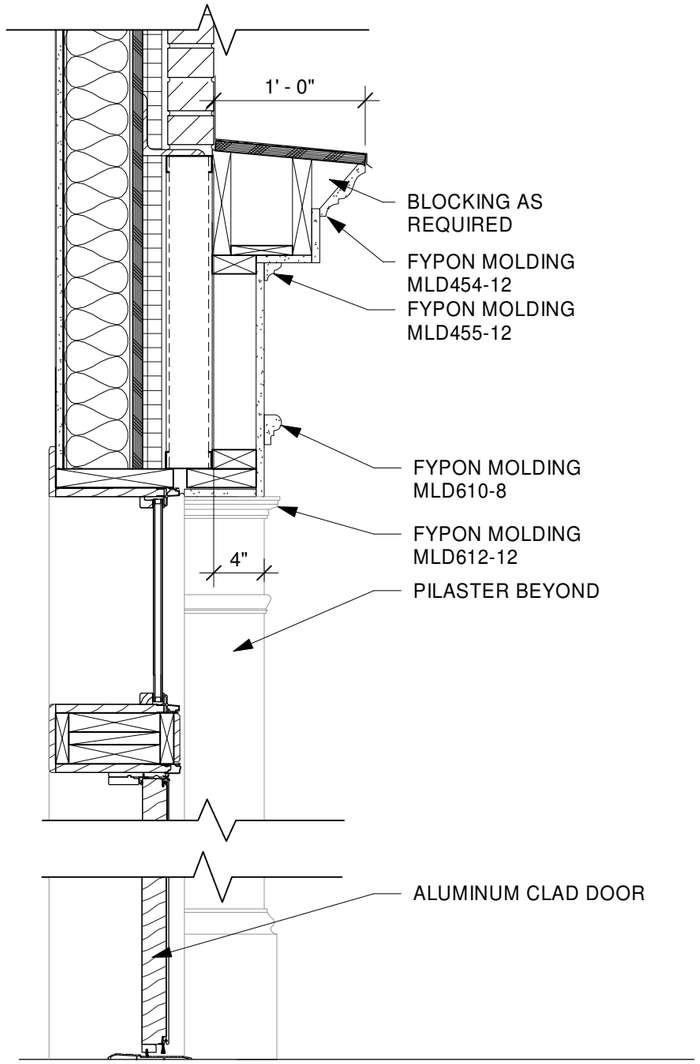
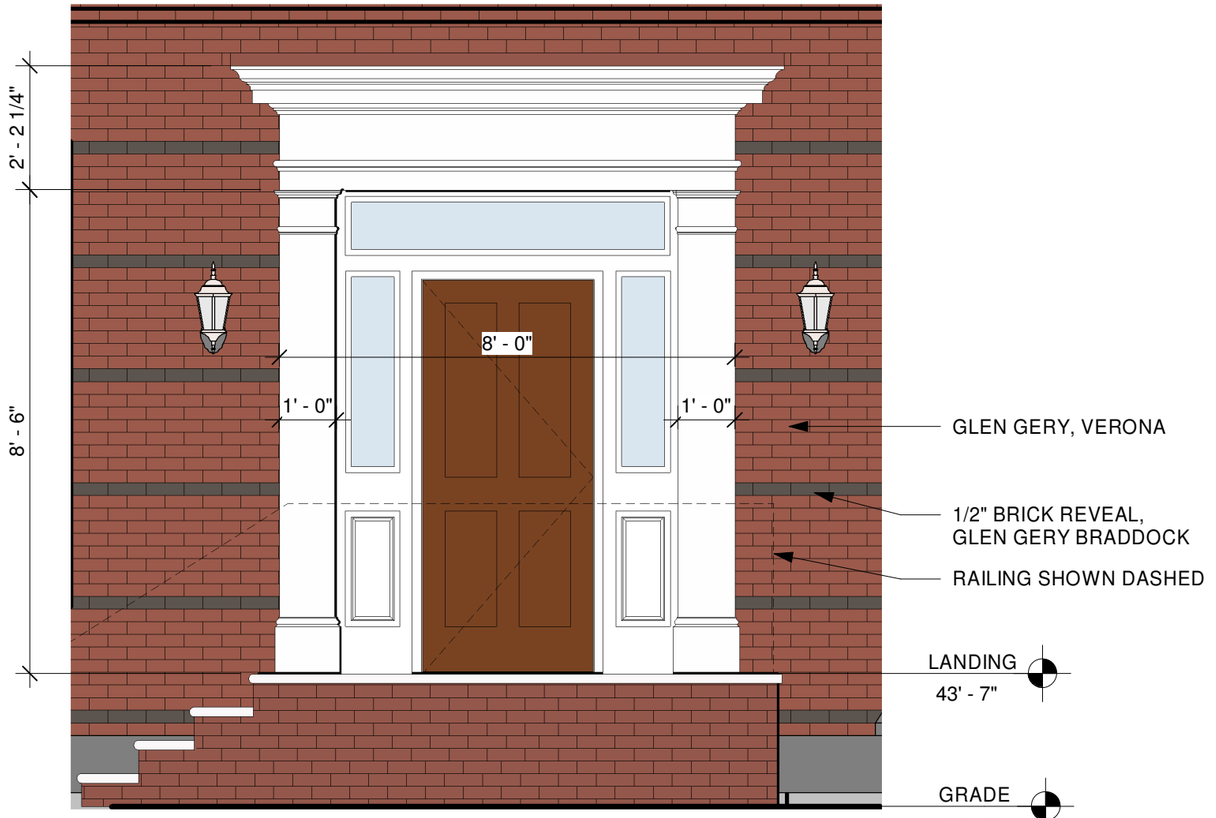


1 Door Surround Detail
1" = 1'-0"



2 Northern "Building" Entry Door
3/8" = 1'-0"

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NORTHERN "BUILDING" ENTRY DOOR DETAILS

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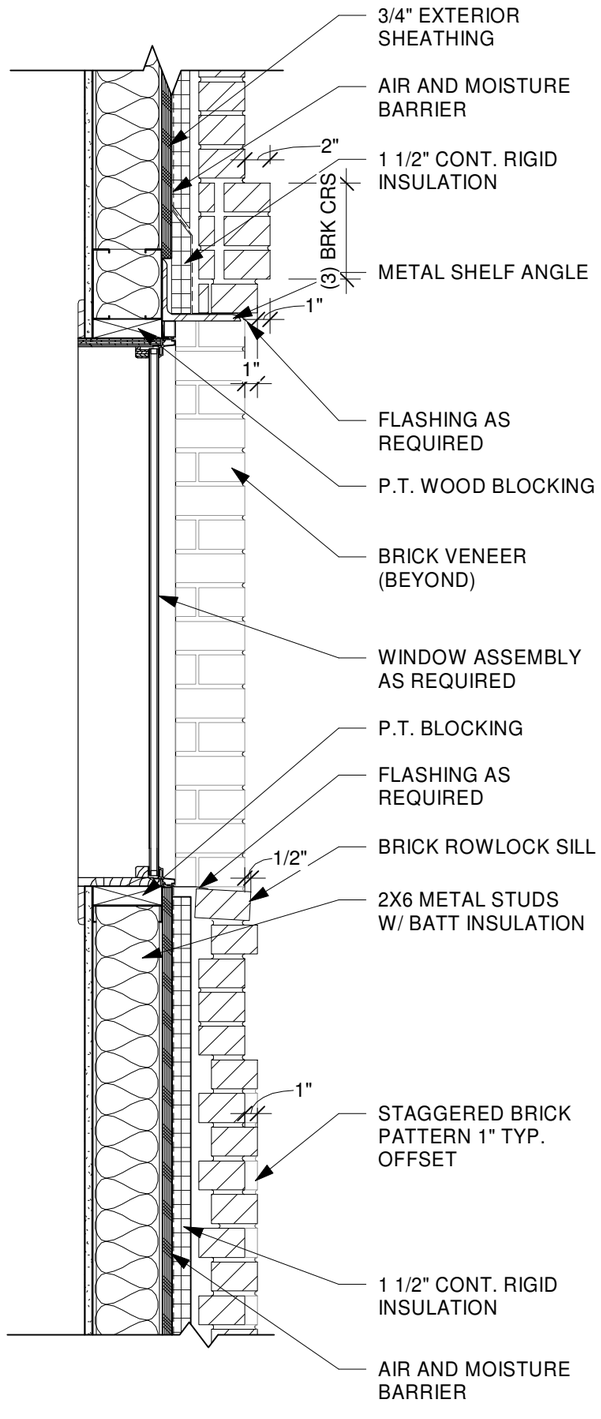
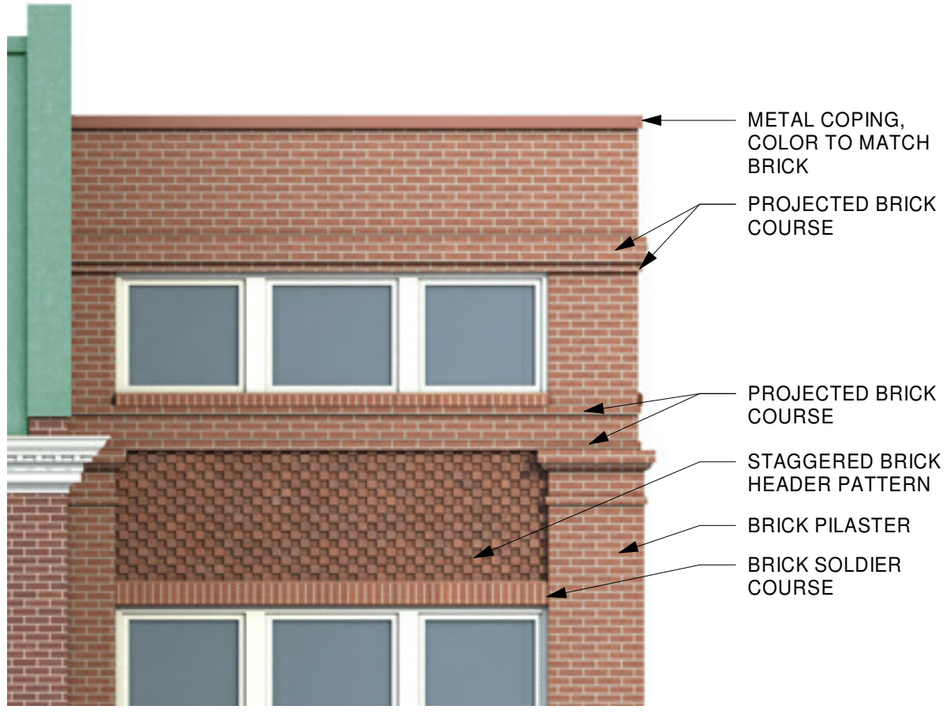


1 Accent Brick Detail

1" = 1'-0"



2 North Bay - Detail View

1/4" = 1'-0"

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NORTH BAY - BRICK DETAILS

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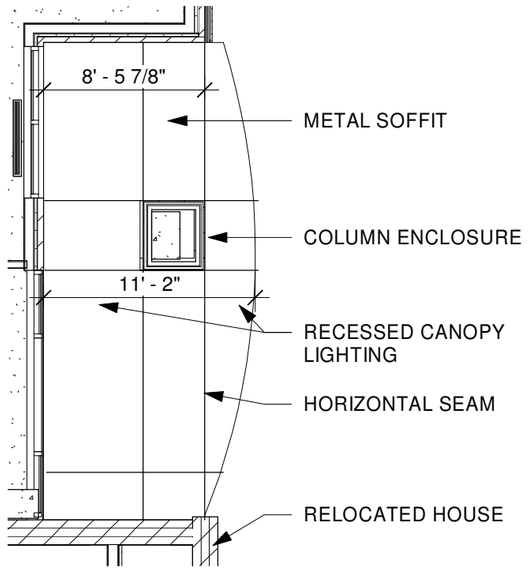
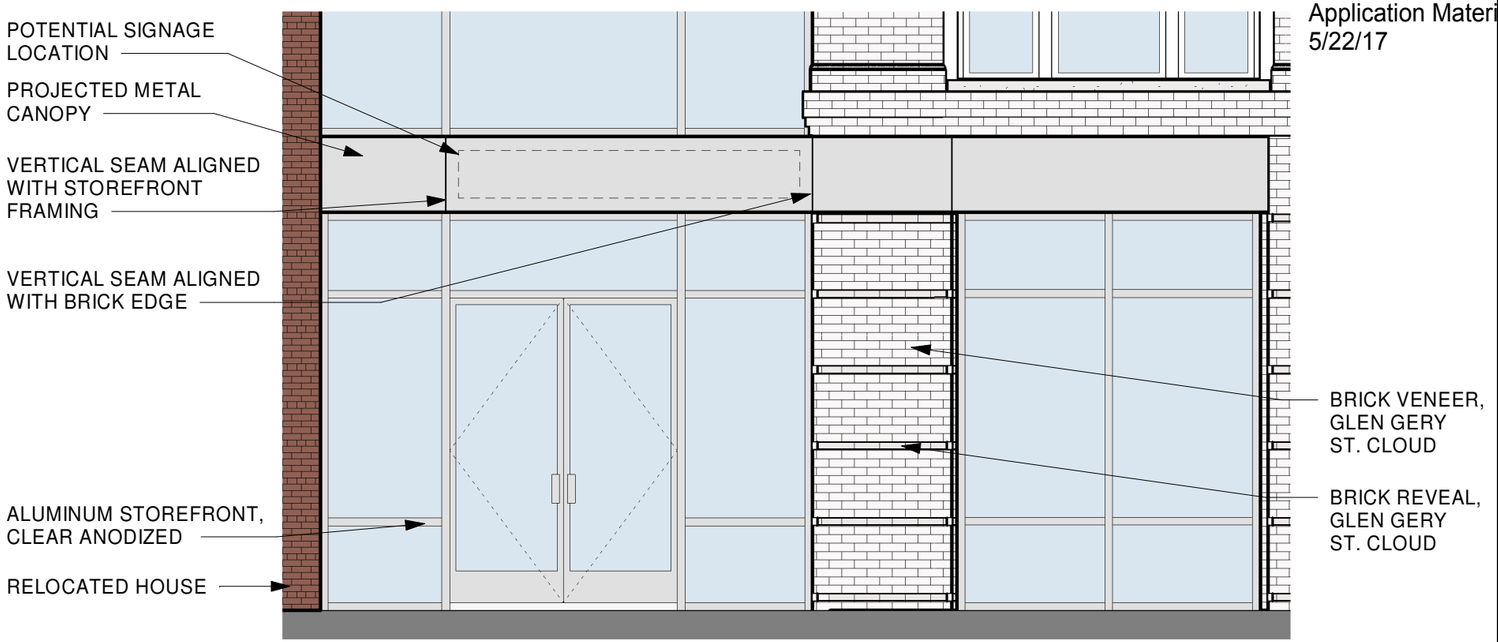
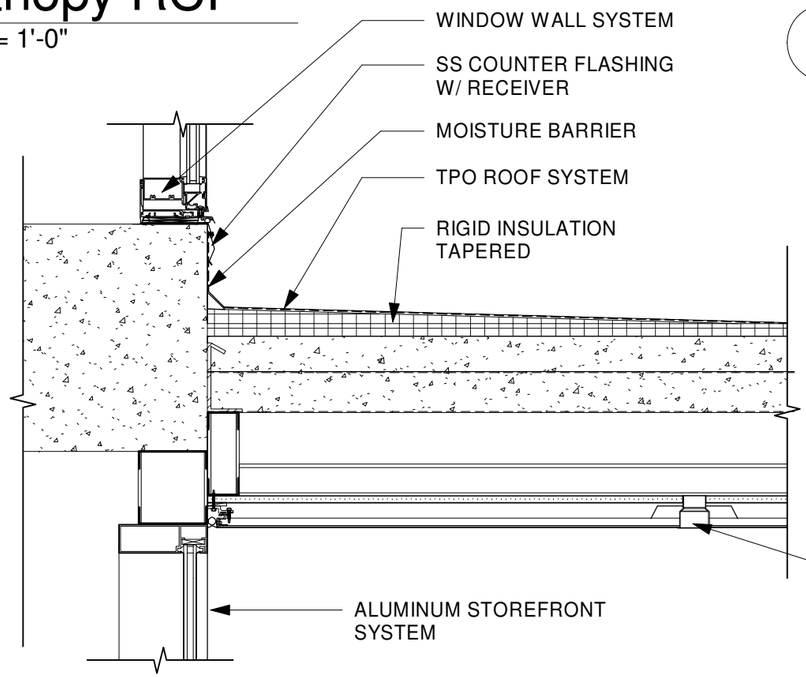




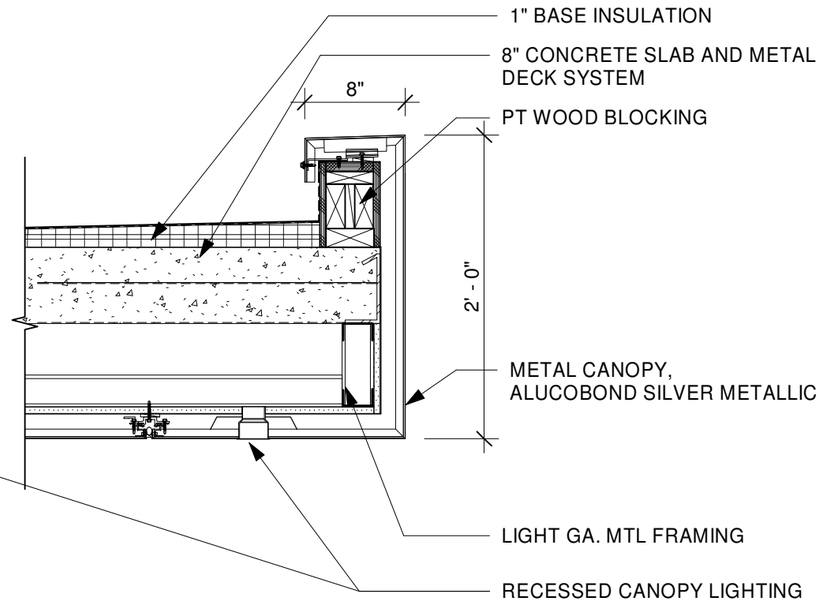
2 Canopy RCP

1/8" = 1'-0"



3 Canopy Elevation

1/4" = 1'-0"



1 Entry Canopy Detail

1" = 1'-0"

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METAL CANOPY DETAILS

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1 PERSPECTIVE VIEW LOOKING NORTH

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LOOKING
NORTH

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1 PERSPECTIVE VIEW LOOKING SOUTH

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SOUTH

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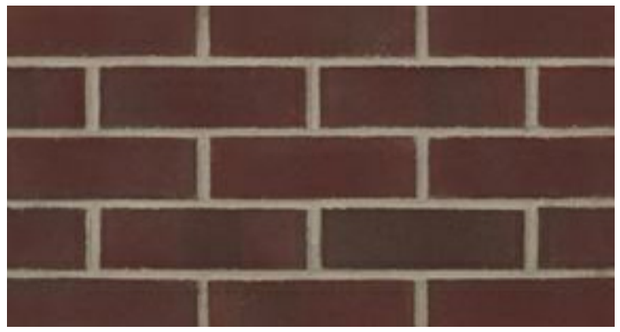
MADISON ST FACADE — WASHINGTON ST FACADE

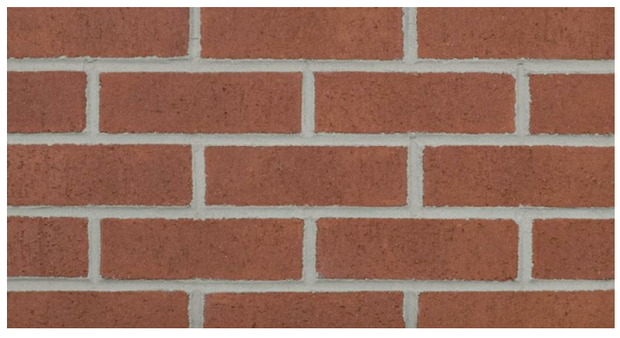
1 BRICK 1: EXISTING BRICK TO REMAIN

2 BRICK 2: GLEN GERY ST. CLOUD



3 BRICK 3: GLEN GERY VERONA

4 BRICK 4: GLEN GERY BRADDOCK



30 BRICK 5: GLEN GERY SPERRYVILLE

950 N WASHINGTON STREET
USE OF DARK BRICK ACCENT BAND

500 MADISON STREET
USE OF DARK BRICK ACCENT BAND

100 KING STREET
BRICK DENTIL

architecture
incorporated

1902 campus commons drive
suite 101
reston, virginia
tel: 703-476-3900
fax: 703-264-0733
www.archinc.com

BAR REVIEW:
OLD TOWN HOTEL
SHAKTI, LLC
808 N. Washington Street
City of Alexandria, VA

Project: 16231-01

Revisions:

MATERIALS

Scale:
Drawn by: Author
Checked By: Checker
Date: 05/22/17

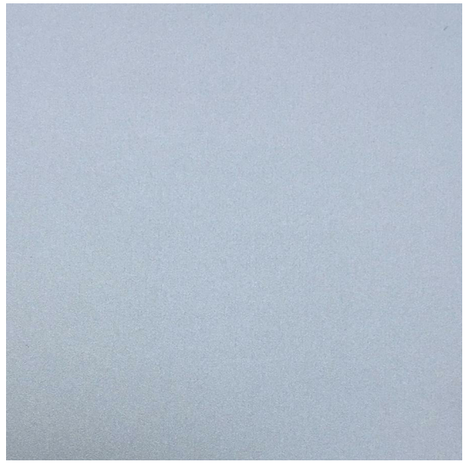
Sheet :

A-16

BAR2017-00099
Application Materials
5/22/17

05 METAL CANOPY:
ALUCOBOND SILVER METALLIC

9 CAST STONE SILLS & HEADERS:
10 ROCKCAST CHARLOTTE TAN



14 MECHANICAL SCREEN WALL:
ATAS SILVERSMITH

21 STANDING SEAM METAL ROOFING:
ATAS COPPER
(AS INSTALLED, BEFORE WEATHERING)

950 N. WASHINGTON STREET
WEATHERED ROOF

CAMERON STREET RESIDENCE
WEATHERED COPPER ROOF

architecture
incorporated

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A-17

SPECIFICATIONS AND MATERIAL DATA

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VERONA - USED ON ALL ELEVATIONS
BRADDOCK - USED ON ALL ELEVATIONS AS LEVEL 1 BRICK BANDING
SPERRYVILLE - USED ON EAST, NORTH AND WEST ELEVATIONS
USED ON ALL ELEVATIONS)

2-3 **ALUMINUM COMPOSITE MATERIAL**
ALUCOBOND - USED AT METAL CANOPIES ON EAST AND WEST ELEVATIONS

4-6 **WINDOW WALL**
KAWNEER METROVIEW FG501T
USED ON NORTH AND SOUTH “HYPHENS” ON EAST AND WEST ELEVATIONS

7-8 **GLAZING**
VITRO ARCHITECTURAL GLASS SOLARBAN 70XL
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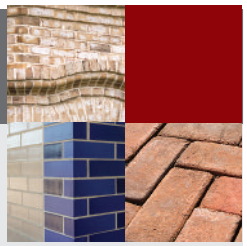
MADISON OUTDOOR 1 WALL LIGHT, USED ON EAST ELEVATION AT BRICK STOOP ENTRY

Glen-Gery

PRODUCT PROFILE



Revised 7/2015

Glen-Gery Extruded Brick

BAR2017-00099
Application Materials
5/22/17

General

Glen-Gery manufactures many sizes of extruded bricks in a multitude of shades and textures to accommodate the visual requirements of most projects. The more popular extruded bricks have a nominal four inch bed depth. These extruded units are often referred to as cored, stiff mud, or wirecut bricks. To differentiate between wirecut bricks and wirecut finishes, Glen-Gery refers to the wirecut finish as a velour texture.

Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62. When specifying this product, the specifications should cite:

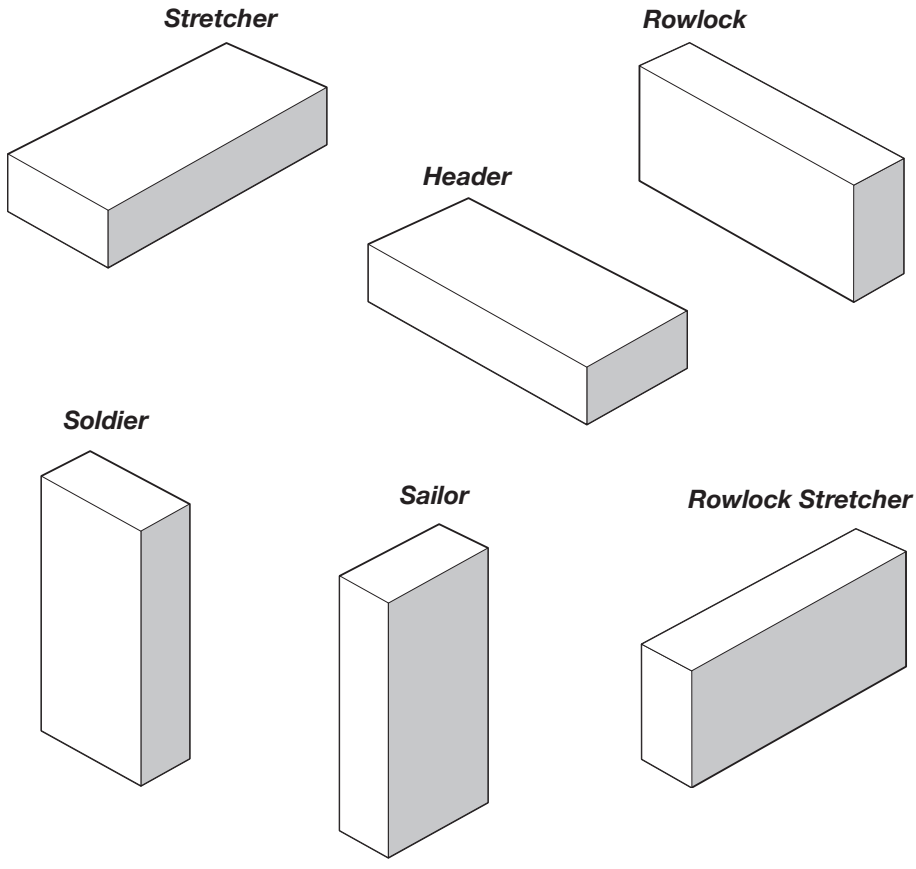
1) The product name and state "as manufactured by Glen-Gery Corporation."

2) Conformance to the requirements of the appropriate standard, (typically, ASTM C 216 or C652).

3) The actual unit dimensions listed as thickness x height x length.

Example: Glenrose Battlefield as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 216, Grade SW, Type FBS. The units shall have dimensions of 3-5/8" X 2-1/4" X 7-5/8".

Brick Positions in a Wall



Classic

BONE WHITE
PVDF 2/SRI 89

ALABASTER
PVDF 2/SRI 87

OYSTER
PVDF 2/SRI 81


CASTLE GRAY
PVDF 2/SRI 56


CADET GRAY
PVDF 2/SRI 51


STATUARY BRONZE
PVDF 2/SRI 8


DUSTY CHARCOAL
PVDF 3


PLATINUM MICA
PVDF 2/SRI 61


HARVEST GOLD MICA
PVDF 2


ANODIC SATIN
PVDF 2


BRILLIANT SILVER
METALLIC
PVDF 3/SRI 73


SUNRISE SILVER
PVDF 3/SRI 30


SILVER METALLIC
PVDF 3/SRI 58


CHAMPAGNE
METALLIC
PVDF 3


ANODIC CLEAR
PVDF 2


AZURE BLUE
PVDF 3


FOCUS BLACK
PVDF 3/SRI 30

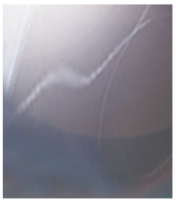

RUSSET MICA
PVDF 3/SRI 38


HAZELNUT MICA
PVDF 2/SRI 40


PATRIOT RED
PVDF 3


RED FIRE
PVDF 3/SRI 35

naturAL


REFLECT MIRROR


BRUSHED 50


BRUSHED STAINLESS


BRUSHED GRAPHITE

naturAL Designer Series


ZINC


RUSTED METAL

Spectra


OCEAN


CUPRAL


SAKURA

BAR2017-00099
Application Materials
5/22/17

PVDF or **Polyvinylidene Fluoride Finish** systems are the industry standard for metal architectural coatings. The **SRI** or **Solar Reflectance Index** with cool paint technology is a measure of a finish's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is zero and a standard white (reflectance 0.80, emittance 0.90) is 100. SRI values are subject to change based on paint supplier and availability. **Please contact Customer Service for the most accurate listings as well as stocking of naturAL series and Spectra colors.**

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Application Materials
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FINISH SYSTEMS

Alucobond® Cool Systems are created utilizing a color and a **Classic** PVDF (Polyvinylidene Fluoride) finish system. When requesting a color, we will provide you with the resin type, the number of coats, the color name and the gloss level. **Alucobond naturAL** colors mimic the beauty of real metal surfaces to enhance the design of your architectural project. The finely textured aluminum scatters light for a close-up visual effect, while retaining the luster of smooth aluminum from afar. **Alucobond Spectra** colors use high-quality fluorocarbon paint systems applied in a continuous coil-coated process to create a color-shifting surface. Depending on the pigment type and viewing angle, different wave-lengths of light are reflected, resulting in an ever-changing color gradient with iridescent highlights. Now, your entryways, columns, and facades can make a bold statement without upsetting your budget.

WARRANTIES

For warranty information please contact your Alucobond representative.

PHYSICAL PROPERTIES

Alucobond Composition

› Aluminum facings in 0.020" nominal thickness (interior and exterior to ensure flatness)
› Polyethylene core available in 3mm, 4mm and 6mm thicknesses (PE)
› Proprietary fire-resistant core available in 4mm thickness only (Plus)

Sheet Widths

› Standard coil coated widths 50" and 62"
› Standard anodized widths 62"
› Custom width 40"

Sheet Lengths

› Standard lengths 146" and 196"
› Custom lengths up to a maximum of 360"

Minimum Bending Radius

› The minimum bending radius of Alucobond and Alucobond Plus without routing the interior skin is 15 times the thickness of the material.

Available Finishes

› PVDF, FEVE
› Polyester
› HDP
› Anodized: Clear, Light Bronze, Medium Bronze, Dark Bronze and Black
› Monochromatics, Micas and Metallics
› naturAL
› Spectra

TECHNICAL DATA

	Alucobond			Alucobond Plus
Thickness	3mm	4mm	6mm	4mm Plus
Nominal Weight (lbs/sq.ft)	0.92	1.12	1.49	1.56
Coefficient of Expansion x10^{-5} (in./in.˚F)	1.31	1.19	1.24	1.11
Temperature Resistance	-55˚ to 175˚ F (-48˚ to 80˚C)			
Minimum Peel Strength	115 N mm/mm			

Tests and Building Codes

Guided by the most comprehensive technical support team in the industry, Alucobond maintains constant and rigorous code compliance. From conceptual vision to finished project, the Alucobond sales and service professionals will guide you through the process.

North American Building Code Acceptance

Alucobond and Alucobond Plus are accepted by many code regulatory bodies including:
› IBC
› Miami-Dade County, Florida
› National Building Code of Canada
› State of Florida

Alucobond Code Tests

Alucobond has been tested in accordance with the following standards:
› ASTM E 84 – Surface burning characteristics
› ASTM D1929 – Ignition properties
› ASTM D1781 – Peel strength
› NFPA 285 – Intermediate scale multi-story (Alucobond Plus only)

CUSTOM COLOR

Don't see what you are looking for? Let your imagination be our guide! The palette of coil-coated colors can be endless. Our color matching experts will work to match your color. Custom colors are available but require a 1,000 sqft. minimum order and are subject to set-up charges. Exact matches are sometimes not possible. Matching a color created by a spray method, particularly a metallic, may not match with a color created on a roll coated method.

To ensure that we identify your color correctly, we require either:
A hand sample of at least 1" x 1", **or** a Pantone® color reference, which can be noted as a number with a "C" for coated or "U" for uncoated. Example: Pantone 220C, **or** a PPG paint code reference.

Send the color sample to:

Alucobond Custom Color Match Department
208 West Fifth Street
Benton, KY 42025

Please provide your name, company name, address, phone number and email address, as well as the project name, project location, type of finish and gloss. We will update the progress of your custom color request via email.

3A COMPOSITES

3

MetroView™ FG 501T Window Wall

Urban Elegance with an Economical Point of View

BAR2017-00099
Application Materials
5/22/17

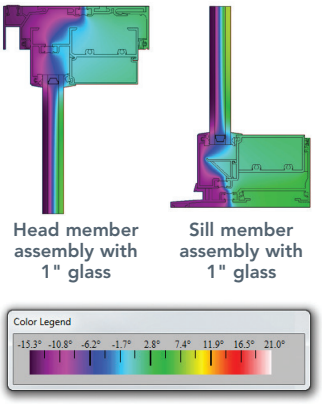
Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multi-family housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.

Performance

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

Thermal simulations showing temperature variations from exterior/ cold side to interior/warm side



Head member assembly with 1" glass

Sill member assembly with 1" glass

Thermal performance is enhanced with our IsoLock™ thermal break. The factory-supplied pour and debridge thermal break involves pouring liquid polyurethane into a cavity or thermal pocket, allowing it to harden and then cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier improves the U-factor and condensation resistance and also means there are fewer parts to cut and assemble.

Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

The system is fully tested according to industry standards, as indicated below:

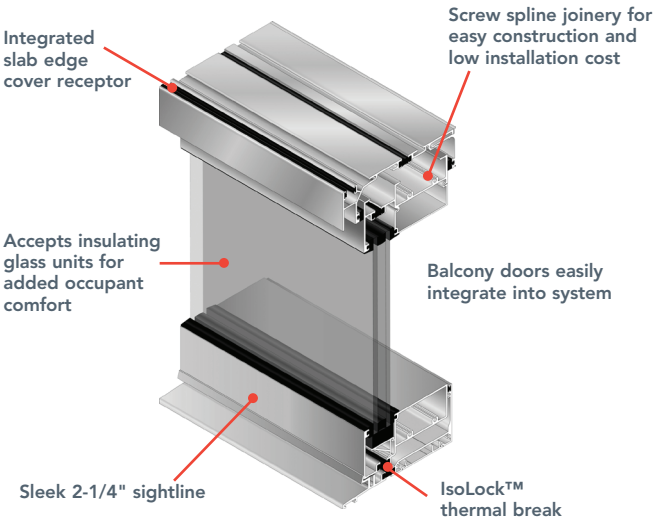
Performance Test Standards

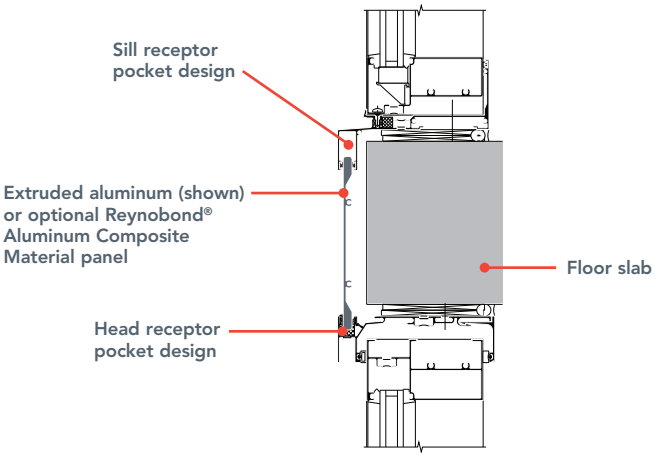
Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200

Aesthetics and Versatility

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth makes it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.





Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY

5

KAWNEER
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Kawneer Anodize finishes
Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

Rev. 2016-01-04

SOLARBAN® 70XL
Solar Control Low-E Glass

PPG IdeaScapes™
Glass • Coatings • Paint

Aesthetic Description

Solarban® 70XL glass is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetic sputter vacuum deposition (MSVD) coating, ***Solarban***® 70XL glass expands the design possibilities for buildings in two important ways. First, ***Solarban***® 70XL glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulating glass unit (IGU).

Performance Options

When coupled with conventional clear glass in a 1-inch IGU, ***Solarban***® 70XL glass achieves VLT of 64 percent and a solar heat gain coefficient (SHGC) of 0.27 to produce a light to solar gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of ***Solarban***® 70XL glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, ***Solarban***® 70XL glass can be coated on the second (#2) surface of nearly all PPG's wide range of tinted glasses to produce SHGCs of as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, ***Solarban***® 70XL glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with ***Solarcool***® reflective or ***Vistacool***® subtly reflective color-enhanced glasses.

LEED and Sustainable Building

The center-of-glass insulating performance of ***Solarban***® 70XL glass enables most glazing designs to meet the most stringent regional and local energy standards when used as part of a well-designed and constructed glazing system. In addition, ***Solarban***® 70XL glass can contribute to achieving credit under LEED v4 (and earlier versions) in the categories of Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (IEQ) and Innovation in Design (IN) as detailed below.

Photo courtesy of Wes Thompson

The Cirque
Location: *Dallas, TX*
Product: Solarban *70XL Glass*
Architect of Record: *PageSoutherlandPage*
Design Architect: *Gromatzky Dupree & Associates*
Glass Fabricator: *Trulite Glass and Aluminum Solutions*
Glazing Contractor: *Haley-Greer*

Category	Feature	Benefit
Energy & Atmosphere (EA)	***SHGC:*** *0.19 to 0.27* ***U-Value:*** *0.26 (Summer)* *0.28 (Winter)*	Helps projects achieve Minimum Energy Performance and ASHRAE 50% Advanced Energy Design Guide (AEDG) energy efficiency targets in LEED v4. Exceptional solar control performance enables buildings to use less energy and control long-term energy costs.
Materials & Resources (MR)	*Regional Sourcing* ***Cradle to Cradle Certified*** *(Silver Level)* *Published Corporate Sustainability Statement*	Can be sourced regionally throughout North America through PPG ***Certified Fabricator Network***. Material ingredient optimization. Manufacturer has published a stated commitment to sustainable practices.
Indoor Environmental Quality (IEQ)	***VLT:*** *32% to 64%*	Provides ample visible light, connecting occupants to undistorted natural outdoor views.
Innovation in Design (IN)		Helps projects earn ***Innovation in Design*** credits by contributing to exemplary performance strategies through the selection of environmentally focused products.

SOLARBAN® 70XL
Solar Control Low-E Glass

Fabrication and Availability

Solarban® 70XL glass is available exclusively through the ***PPG Certified Fabricator*® *Network***. PPG Certified Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. ***Solarban***® 70XL glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

Solarban® 70XL glass is just one of many ***Ecological Solutions from PPG***.™ For more information or to obtain samples of any PPG glass product, call 1-888-PPG-IDEA or visit www.ppgideascapes.com.

PPG is the first U.S. float glass manufacturer to have its products recognized by the ***Cradle to Cradle Certified***℠ program, and it offers more C2C-certified architectural glasses than any other float glass manufacturer.

PPG *IdeaScapes*.® Integrated products, people and services to inspire your design and color vision.

Solarban® 70XL Glass Performance — Commercial Insulating Glass Unit

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; interior lite clear unless otherwise noted

Glass Type	Transmittance			Exterior Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
Coated											
SOLARBAN*® 70XL Solar Control Low-E Glass											
SOLARBAN 70XL (2)* + Clear	6	64	25	12	52	0.28	0.26	1.5	0.32	0.27	2.37
SOLARBAN 70XL (2) *ATLANTICA* + Clear	2	51	17	9	8	0.28	0.26	1.5	0.28	0.24	2.13
SOLARBAN 70XL (2) *AZURIA* + Clear	5	52	18	9	7	0.28	0.26	1.5	0.29	0.25	2.08
SOLARBAN 70XL (2) *OPTIGRAY* + Clear	4	47	18	8	18	0.28	0.26	1.5	0.28	0.24	1.96
SOLARBAN 70XL (2) *PACIFICA* + Clear	2	32	12	6	7	0.28	0.26	1.5	0.22	0.19	1.68
SOLARBAN 70XL (2) *SOLARBLUE* + Clear	4	42	17	8	15	0.28	0.26	1.5	0.26	0.23	1.83
SOLARBAN 70XL (2) *SOLARBRONZE* + Clear	3	40	15	7	19	0.28	0.26	1.5	0.25	0.21	1.90
SOLARBAN 70XL (2) *SOLARGRAY* + Clear	3	34	13	6	15	0.28	0.26	1.5	0.23	0.20	1.70
SOLARBAN 70XL (2) *SOLEXIA* + Clear	4	58	21	10	13	0.28	0.26	1.5	0.31	0.27	2.15
ATLANTICA + *SOLARBAN* 70XL (3)	2	49	17	10	8	0.28	0.26	1.5	0.32	0.28	1.75
AZURIA + *SOLARBAN* 70XL (3)	4	49	17	9	8	0.28	0.26	1.5	0.33	0.29	1.69
GRAYLITE II + *SOLARBAN* 70XL (3)	0	6	3	4	5	0.28	0.26	1.5	0.13	0.11	0.55
OPTIGRAY + *SOLARBAN* 70XL (3) *STARPHIRE*	3	45	17	9	18	0.28	0.26	1.5	0.33	0.29	1.55
PACIFICA + *SOLARBAN* 70XL (3)	2	31	12	6	7	0.28	0.26	1.5	0.26	0.22	1.41
SOLARBLUE + *SOLARBAN* 70XL (3)	3	40	16	8	16	0.28	0.26	1.5	0.32	0.27	1.48
SOLARBRONZE + *SOLARBAN* 70XL (3)	3	38	15	8	20	0.28	0.26	1.5	0.30	0.26	1.46
SOLARGRAY + *SOLARBAN* 70XL (3)	2	32	13	7	15	0.28	0.26	1.5	0.27	0.24	1.33
SOLEXIA + *SOLARBAN* 70XL (3)	3	56	20	11	13	0.28	0.26	1.5	0.37	0.32	1.75
VISTACOOL*® and *SOLARCOOL*® with *SOLARBAN*® 70XL Solar Control Low-E (3)											
VISTACOOL (2) *AZURIA* + Low-E	4	38	14	21	12	0.28	0.26	1.5	0.27	0.24	1.58
VISTACOOL (2) *PACIFICA* + Low-E	1	24	9	11	9	0.28	0.26	1.5	0.22	0.19	1.26
SOLARCOOL (2) *AZURIA* + Low-E	1	19	6	19	10	0.28	0.26	1.5	0.18	0.15	1.27
SOLARCOOL (2) *PACIFICA* + Low-E	1	12	4	10	8	0.28	0.26	1.5	0.15	0.13	0.92
SOLARCOOL (2) *SOLARBLUE* + Low-E	1	16	6	14	16	0.28	0.26	1.5	0.18	0.15	1.07
SOLARCOOL (2) *SOLARBRONZE* + Low-E	1	15	6	14	19	0.28	0.26	1.5	0.17	0.15	1.00
SOLARCOOL (2) *SOLARGRAY* + Low-E	1	13	5	11	15	0.28	0.26	1.5	0.16	0.14	0.93
SOLARCOOL (2) *SOLEXIA* + Low-E	1	22	8	24	15	0.28	0.26	1.5	0.20	0.17	1.29

****Solarban*** 70XL glass for annealed applications is applied to ***Starphire*** glass, heat treated applications will require either clear or ***Starphire*** glass depending on manufacturing process.

All performance data calculated using LBNL Window 6.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

Printed in U.S.A.
7097 07/14 10M

Glass • Coatings • Paint

CHESTERFIELD SYSTEM		
1	CHOICE OF STANDARD TOP RAILS	6063-T6
2	1/2" x 1/2" x 2" LG SETTING BLOCK, 2-PER PANEL	NEOPRENE
3	POST 2" SQUARE	6005-T6
4	FR-505 GLAZING TUBE 2" SQ	6063-T6
5	1/4", 3/8", 1/2" TEMPERED OR TEMPERED/LAMINATED GLASS	-----
6	GLAZING FOR 1/4", 3/8" OR 1/2" GLASS	VINYL

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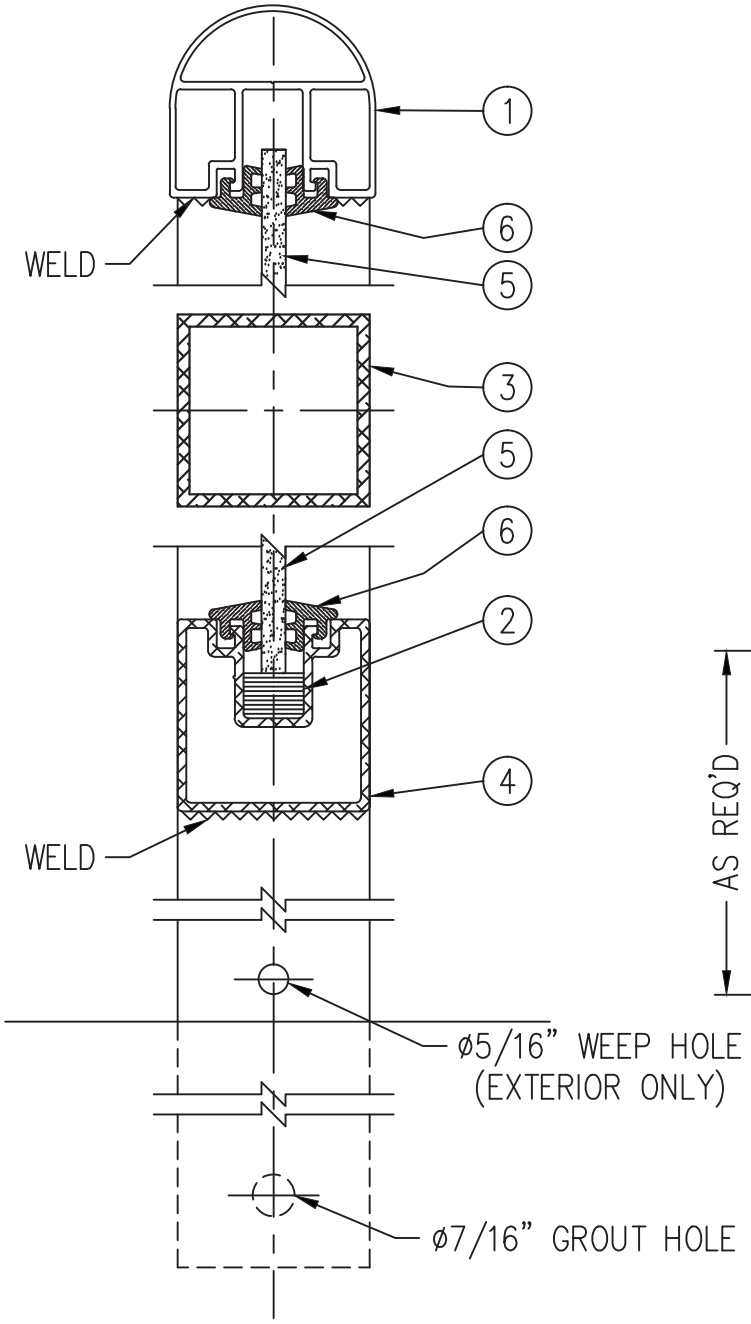
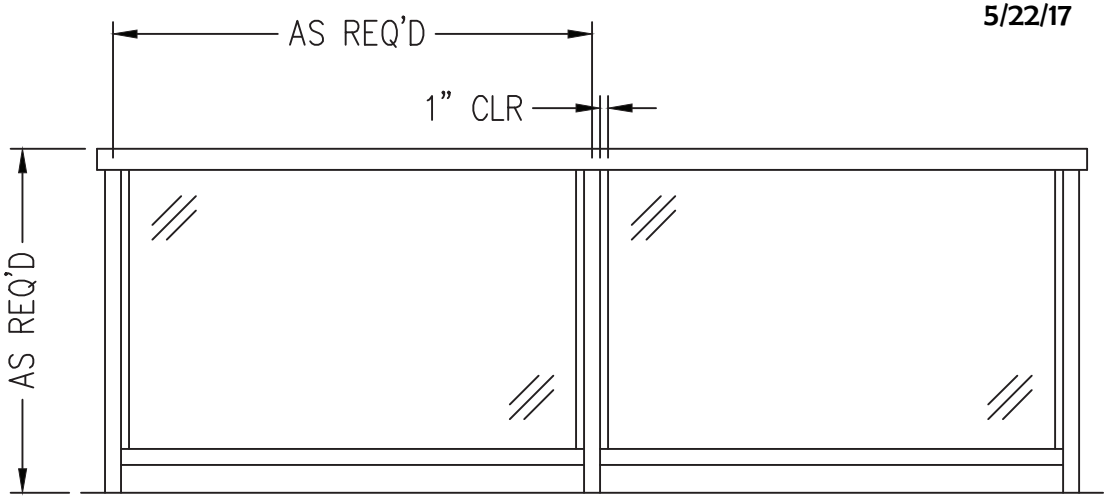


RAILING CROSS-SECTION



TYPICAL RAILING ELEVATION

STERLING DULA
RAILINGS + FENCING BY KANE

CHESTERFIELD SYSTEM

DATE: 4/10/14

800.773.2439
KaneInnovations.com

6

TOP RAILS

2" POST: COLONIAL

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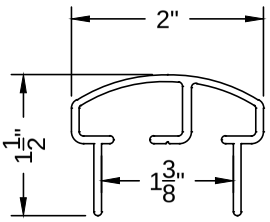

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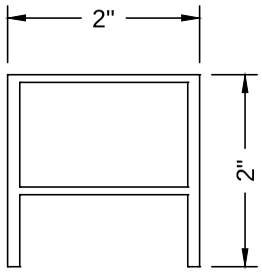
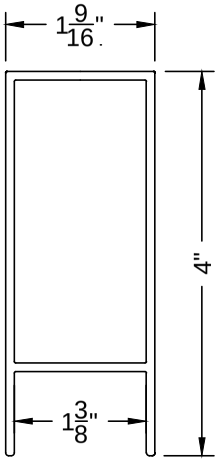
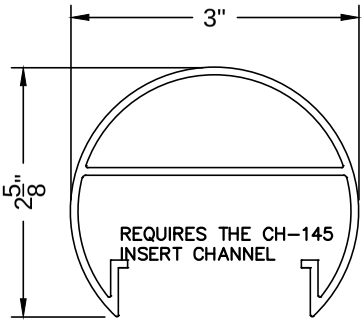


TR–035

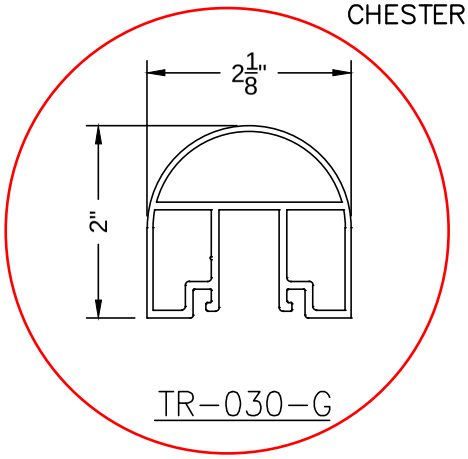


TR–050

CHESTERFIELD

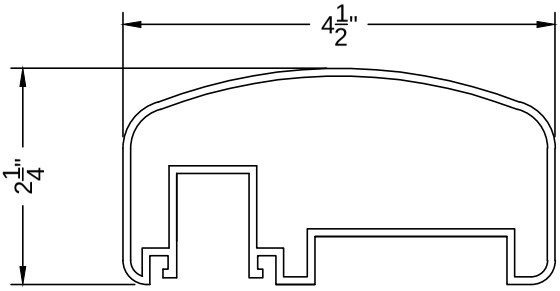


TR–045



TR–030–G

50



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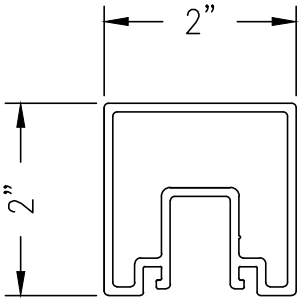

FR–505

POST SPACING MAY VARY BASED ON SIZE
OF TOP RAIL, POST, AND MOUNTING CONDITION SELECTED.


BUFFSTONE


EASTERN MOUNTAIN


BARLEY

ARCHITECTURAL STONE SOLUTIONS

MANUFACTURED BY READING ROCK, INC.

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ROCKCAST®

RIESLING

PRODUCT OVERVIEW

22 STANDARD COLORS

Colors available in all textures — ask an associate for details.

MONOTONE


BROWNSTONE


CRYSTAL WHITE


SMOKEHOUSE


BUFFSTONE


INDIGO


STARBUCK


CHARLOTTE TAN


LIGHT GRAY


CLAY


MERLOT


CREME BUFF


RIESLING

BLENDS


BUR RIDGE


OLD OHIO


COMMONWEALTH


SAVANNAH


FLAX


SLATE


GOLDEN SKY


SMOKE GRAY


LILY WHITE


WHEATSTONE

CALIZA STONE

Available in chiseled and smooth.


ASH


BAMBOO


CRAB ORCHARD


GRIS


STONE


SUNSET

CUSTOM CAPABILITIES

Reading Rock specializes in creating custom colors and is experienced in matching our RockCast architectural stone products to complement existing materials on site. Our manufacturing capabilities provide customers with unlimited color solutions that are sure to meet any design requirement.

SHAPES

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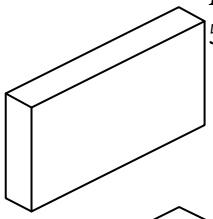
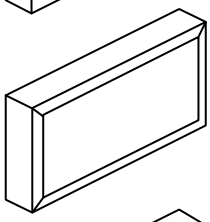
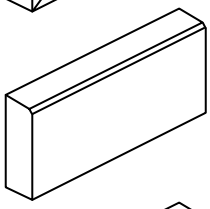
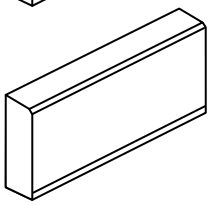
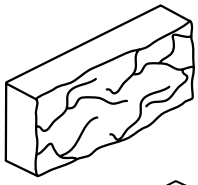
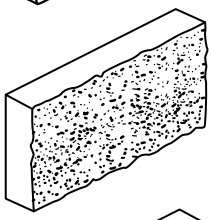

SMOOTH (SM)

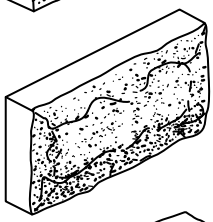

CHAMFERED (CF)

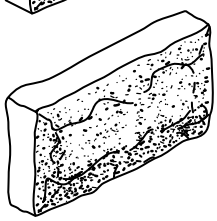

SINGLE CHAMFERED (SCF)


DOUBLE CHAMFERED (DCF)


SLATE (SLT)


SPLIT-FACE (SPL)


CHISELED-FACE (CH)


CALIZA STONE (STPS)

These photographs are a close representation of our actual colors. Due to photographic reproduction limitations, exact color fidelity is difficult to obtain. Actual samples should always be viewed before making a final decision.

ATAS INTERNATIONAL, INC.

SPECIFICATION DATA SHEET

1. PRODUCT NAME

VERSA-SEAM™ PANEL
VSS080, VSS100, VSS120

2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (610) 395-8445
Fax: (610) 395-9342
Western Facility:
Mesa, AZ 85204
Phone: (480) 558-7210
Fax: (480) 558-7217
Southern Facility:
Maryville, TN 37801
Phone: (800) 468-1441

3. PRODUCT DESCRIPTION

Basic Uses:

Versa-Seam is a rainscreen style system that requires a water and air barrier system behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds.

Composition & Materials:

Standard Offerings: Versa-Seam panels are produced from .032 and .040 aluminum
Special Offerings: .8, 1.0mm zinc, or 16, 20 oz. copper; .0197 classic & terne coated stainless steel may be specified, subject to minimum quantities and lead time.

Sizes:

Versa-Seam panels are available in standard sizes with a panel width of 8", 10" or 12" and 1" height. Panel lengths are cut to customer specifications with a minimum of 3'-0"and a maximum of 20'-0". Custom widths available.

Colors & Finishes:

A choice of over 30 stock colors is available in a KYNAR® 500 PVDF or HYLAR® 5000 PVDF finish. (Request color chart or chips). Custom colors available. Anodized: Clear*, Dark Bronze*. Texture can be smooth or embossed. Perforations are available.

4. TECHNICAL DATA

KYNAR® 500 PVDF or HYLAR® 5000 PVDF based finishes tested by paint supplier for:
Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
Specular Gloss: ASTM D 523
Pencil Hardness: ASTM D 3363
T-Bend Flexibility: ASTM D 4145
Mandrel Bend Flexibility: ASTM D 522
Impact Resistance: ASTM D 2794
Adhesion: ASTM D 3359
Water Immersion Resistance: ASTM D 870
Abrasion Resistance: ASTM D 968
Acid Resistance: ASTM D 1308
Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
Salt Spray: ASTM B 117
Cyclic Salt Spray: ASTM D 5894 and ASTM D 5487
Humidity Resistance: ASTM D 2247
Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153
Color Retention, Florida Exposure: ASTM D 2244
Chalking Resistance: ASTM D 4214
Cleveland Condensing Cabinet: ASTM D 4585
Cure Test, MEK Resistance: ASTM D 5402
Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
Flame Spread Rating: ASTM E 84
Organic coatings meet requirements of AAMA 2605 when applied to aluminum.
Panel testing/ratings:
Aluminum: ASTM B 209
Coil Coating: ASTM A 755
Field Tested and Approved.

5. INSTALLATION

Versa-Seam may be installed horizontally or vertically. Panels can be installed over a solid substrate covered with an appropriate water and air barrier system or sub grit system in a rainscreen application. Installation details and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. AVAILABILITY & COST

Availability:

Versa-Seam panels are available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the system. In addition, a complete line of rainware and perimeter roof edge trims can be supplied by ATAS to complement the application. Flat sheet and/or coil stock is available in matching colors for fabrication of related components by the installing contractor.
*Subject to minimum quantities and extended lead times.

Cost:

Contact ATAS product distributors for current pricing.

7. WARRANTY

The fluoropolymer, KYNAR 500® PVDF or HYLAR 5000® PVDF finish carries a limited warranty against chalking and fading.

8. MAINTENANCE

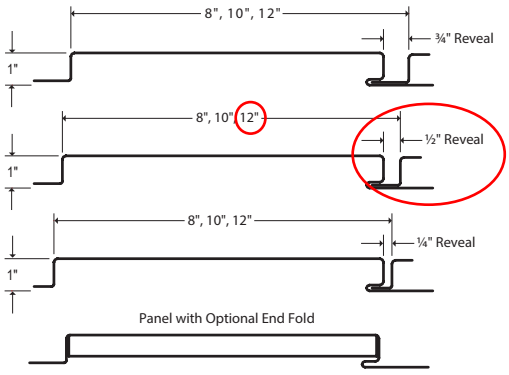
Versa-Seam panels are virtually maintenance free. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

10. FILING SYSTEM

- www.atas.com
- Additional product information is available from the manufacturer upon request.



STANDARD COLORS

Black (02) SRI: -1	Hartford Green (27) SRI: 23	Regal Blue (18) SRI: 23
Classic Bronze (01) SRI: 2	Forest Green (11) SRI: 29	Siam Blue (14) SRI: 35
Medium Bronze (03) SRI: 33	Hemlock Green (30) SRI: 30	Slate Blue (21) SRI: 31
Chocolate Brown (04) SRI: 25	Patina Green (12) SRI: 47	Rocky Grey (16) SRI: 29
Sierra Tan (09) SRI: 37	Teal (19) SRI: 26	Charcoal Grey (62) SRI: 27
Sandstone (06) SRI: 66	Slate Grey (20) SRI: 39	Dove Grey (13) SRI: 58
Concord Cream (05) SRI: 78	Ascot White (10) SRI: 96	Bone White (26) SRI: 85

PREMIUM FINISH

Clear Anodized (70) SRI: 92	Silversmith (28) SRI: 51
Dark Bronze Anodized (71) SRI: 6	Antique Patina (24) SRI: 25
Boysenberry (25) SRI: 27	Brite Red (17) SRI: 39
Redwood (07) SRI: 18	Champagne (31) SRI: 62
Mission Red (08) SRI: 33	Coppertone (23) SRI: 57
Rawhide (15) SRI: 64	Titanium (35) SRI: 59
Acrylic Coated Galvalume® (97) SRI:58	

CRRC COOL ROOF RATING COUNCIL

ENERGY STAR PARTNER

METAL CONSTRUCTION ASSOCIATION CERTIFIED

THE ATAS DIFFERENCE

Dutch Seam roll former with in line leveler

- Stationary machine
- Controlled environment
- 18 forming stations
- In line precision leveling

ATAS's professional staff is able to assist in the design or provide shop drawings for your project. Final choice of materials and installation is the responsibility of the owner, architect and/or the owner's agent. ATAS International, Inc. cannot be held responsible for the ultimate selection or the installation of those materials. Due to slight stress in metal materials and substrates to which metal panels are applied, installed panels may exhibit a perceived waviness in the flat areas of the panel. Commonly the period and amplitude of the waviness is dependent upon the continuous flat width of the panel. This condition is beyond the control of ATAS and consequently this perceived waviness or "oil canning" of the product is not a valid reason for rejection of materials. (Refer to ASTM E 1514, ASTM E 1637 and Metal Construction Association Technical Bulletin 1060 for further clarification). ATAS reserves the right to modify, eliminate and/or change its products without prior notification. ATAS cannot be held responsible for errors in line drawings and typesetting. Inquire for availability. Colors are as close to the actual colors as modern printing allows. Exact color chips on request; this is a requirement for all premium colors. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS is not responsible for colors selected from this chart. Contact ATAS for more information.

ATAS International, Inc.

Allentown, PA ▪ Mesa, AZ ▪ Maryville, TN

800.468.1441 | www.atas.com | info@atas.com

Contact ATAS for more information. ATAS reserves the right to modify, eliminate and/or change its products without prior notification.

LR00115 LAT926

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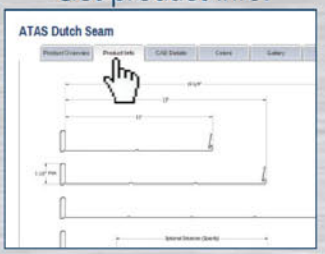
Get product info.



Download CAD Details

Browse photos

View tech. data

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Unit Features

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Clad Ultimate Double Hung Collection:

Clad Ultimate Single Hung - Next Generation: CUSH-NG

Clad Ultimate Double Hung - Next Generation: CUDH-NG

Clad Ultimate Double Hung Picture - Next Generation: CUDHP-NG

Clad Ultimate Double Hung Transom - Next Generation: CUDHT-NG

Clad Ultimate Double Hung Bows and Bays - Next Generation: CUDHBB-NG

Clad Ultimate Double Hung - Next Generation IZ3: CUDH-NG IZ3

Clad Ultimate Double Hung Picture - Next Generation IZ3: CUDHP-NG IZ3

Clad Ultimate Double Hung Transom - Next Generation IZ3: CUDHT-NG IZ3

NOTE: Clad Ultimate Double Hung Bows and Bays - Next Generation, Clad Ultimate Double Hung - Next Generation IZ3, Clad Ultimate Double Hung Picture - Next Generation IZ3, and Clad Ultimate Double Hung Transom - Next Generation IZ3 are not available with CE mark.

Frame:

- Frame thickness:
  - 11/16" (17) thick at head and jambs
  - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stiles width:1 21/32" (42)
  - Bottom rail height (operating and stationary): 3 1/4" (83)
  - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stile width: 2 13/32" (61)
  - Bottom rail height: 3 1/4" (83)
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) insulating Low E2 Argon or air
- Optional glass types: Low E3 Argon or air, Low E1 Argon or air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Green tint, Reflective Bronze and decorative glass options
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included
- StormPlus IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG IZ3 product requires tempered glass on units above a glass square footage of 33.1.

NOTE: Egress may be affected when selecting specialty glass, please contact your Marvin representative

Unit Features

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CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints, tempered, sandblasted
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

Weather Strip:

- Operating units:
  - Jambs, Head Jamb: Foam-filled bulb
    - Color: beige, black, and white
  - Check rail: Hollow bulb
    - Color: beige, black, and white
  - Bottom rail: Hollow bulb
    - Color: black
- Picture units:
  - Jambs: Foam
  - Header and bottom rail: Hollow bulb

Hardware:

- Multi-point locking system that provides locking, unlocking, venting, balancing, and tilting of the sash members
- Lock Actuator Assembly:
  - Material
    - Zinc die cast
    - Standard finish: Satin Taupe
    - Optional finish: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel
  - Design features or components
    - To unlock the unit, turn the handle 135°
    - When bottom sash is operated first, top sash remains locked
    - To open top sash, bottom sash must be in the closed position
    - To lock the unit, both sash must be moved to the closed position
    - Each sash automatically locks independent of the other, therefore, one sash may be open while the other is locked in closed position
    - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
    - To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
  - Options
    - Non-tilt hardware is standard on units with structural brackets
    - Custodial hardware colors: satin taupe, white, bronze
- Latches
  - Bottom sash latch, top sash latch, top sash tilt latch
  - Optional factory applied Window Opening Control Device is available on operating units. Two devices will be applied to each window and will default color match the lock handle color. WOCD is a device consisting of a zinc lever housed in a zinc shell on the lower meeting rail of the secondary sash and an acetal stop on the bottom rail of the primary sash. Color: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Latches accommodate locking/un-locking, travel of sash in frame, vent mode, and tilting into wash-mode
  - Injection-molded plastic
  - Color: beige

Unit Features

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- Cord guide
  - Injection-molded plastic
  - One cord guide with plunger inserted into bottom check rail
  - Cord guide is driven by lock handle, accounts for cord travel to retract latches
  - Plunger drives lock handle to lock position when both sash are closed
- Balance system
  - Block & tackle balance
  - Hybrid spiral balance

NOTE: Balance type is dependent on sash weight. Unit size, glass type, and options can all impact sash weight. General balance selection is as follows (some exceptions exist based on unit size):

Sash	Sash Weight	Balance Tube Type
Top	up to 35 lbs	Block and Tackle
	>35 lbs	Hybrid Spiral
Bottom	up to 30.6 lbs	Block and Tackle
	>30.6 lbs	Hybrid Spiral

- Sash Limiter
  - Bottom sash limiter: Replaces the vent mode feature when selected
    - Available on all operator configurations, and StormPlus IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Non-tilt hardware is default, and a sash removal tool is required in order to by-pass the Sash limiter for sash removal (tilt wash mode)
    - Standard application is factory applied. Available for retrofit applications.
    - Color: Will align with the Interior Weather Strip Package selection
  - Top Sash Limiter
    - Available on all operator configurations, with the exception Single Hung configurations. This includes StormPlus IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Standard application is factory applied. Available for field applications
    - Color: Will align with the Exterior Weather Strip Package selection
- Exterior Sash Lugs - Standard Option
  - Standard Profile: Ogee
  - Available on Top Sash
  - Color: Available in all exterior clad color options
    - Color shall be the same as top sash clad color
  - Standard application is factory applied. Available for field applications
- Optional Finger Pull
  - Single or double (not available on units less than CN26: Frame OM 31 1/4" (794))
- Vent Mode
  - Standard on all product
  - Default position is 4" (102) net clear opening
  - No vent mode option available
- Performance Rating Option
  - Option to eliminate performance brackets on specific size units to allow for standard tilt hardware. Reduces performance from an LC-PG50 to LC-PG35.

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FYPON®
Where style meets performance

2017 SMOOTH CATALOG

POLYURETHANE, PVC COLUMN WRAPS & QUICKRAIL

Pages 4-47
Window & Door Trim
Crossheads & Pediments
Pilasters
Window & Door Trim
Keystones
Shutters

Pages 48-85
Mouldings
Crown & Cornice Mouldings
Flat Trim & Brick Mould
Trim & Casing
Dentil & Decorative Mouldings
Plinth Blocks

Pages 86-121
Decorative Millwork
Brackets & Dentil Blocks
Gable Pediments
Exterior & Interior Accents

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Louvers & Gable Vents
Decorative & Functional Louvers
Louver Trim

Pages 138-153
Balustrade Systems
5", 7" & 12" Balustrade Systems

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5/8" Non-Tapered Column Wraps
Tapered Column Wraps
Alternate Cap & Base Styles

Pages 160-171
QuickRail
Straight & Stair Rail Kits
Complete Post Kits
Post Sleeves & Accessories
Gate Kits

FYPON
Where style meets performance

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Style + Performance + Service = The Fypon Advantage

Fypon gives design and construction professionals an edge over all other interior and exterior design building materials. Fypon marries style and performance with one of the industry's largest product offerings and best customer service to give our customers a true competitive edge.

FYPON STYLE

Fypon is the recognized leader in polyurethane product design, innovation and molding technology. From old world style to classic modern design, Fypon offers the largest and most architecturally correct styles and designs of moulding and trim.

- Architecturally correct and historically accurate product styles and designs
- Our products are designed to capture the texture, patterns and deep shadow lines of classic building materials
- A distinctive look and personality to complement any home design for maximum appeal

FYPON PERFORMANCE

Only Fypon engineers consistent quality and long lasting performance into every product we make, today and tomorrow. From our popular trim and mouldings, to our balustrade systems and decorative millwork, each product is manufactured by experts in polyurethane molding technology. All Fypon building products:

- Are easy to install with no special tools or extra labor necessary
- Deliver consistent workmanship and product quality
- Feature low maintenance
- Provide weather and moisture resistance
- Come stain or paint ready
- Resists insects and won't warp, crack or split

FYPON SERVICE

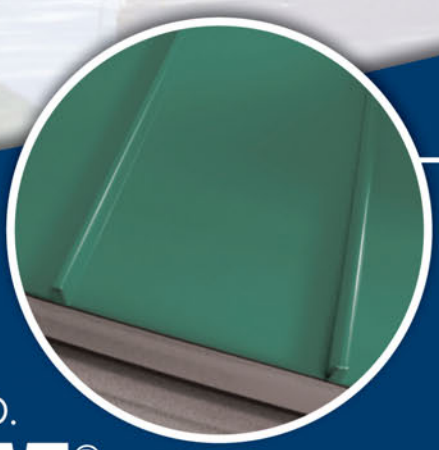
From one leader to another, building professionals trust Fypon to deliver on the jobsite and to the bottom line.

- Fypon provides architects and builders with custom drawings and marketing support for blue prints and model homes
- Receive extensive builder support including an industry-first quote package program with quantity pricing available at CPS@fypon.com
- We provide installation FAQs (frequently asked questions) and support from master craftsmen
- Plus custom design services for historical restorations, replicas or any unique profile that fits your home or commercial application, available at CPS@fypon.com

ATAS International, Inc.

Sustainable Building Envelope Technology

A continuous standing seam panel with an integral seam and timeless appearance



A REFINED LOOK, PRECISELY DESIGNED.

DUTCH SEAM®

There's a difference with **Dutch Seam®**

Prior to forming, Dutch Seam® is precision leveled; and with options such as embossing, stiffening ribs, and striations, the potential of visible oil canning is reduced.

Smooth

Embossed

Striations

Stiffening Ribs

Features

APPLICATION

- Precision leveling prior to forming
- Fasteners and clips allow panel to float without causing stress
- Crating for jobsite handling/staging
- Lock and seam are integral part of the panel with no seam caps to install
- Does not require mechanical field seaming
- Can be fastened directly to purlins or solid substrate
- After completing panel interlock, panels can be easily moved into cleats at valley and eave conditions

LONGEVITY

- Fire resistant – will not burn or support combustion
- May be an insurance advantage
- Will not warp, crack, rot or peel
- Industry leading long term warranty
- Resistant to high wind, torrential rain, heavy snow and ice loads
- High quality and time-proven painting and pretreatment technologies
- PVDF Coating System

PERFORMANCE STANDARDS

- Environmentally friendly – ENERGY STAR® qualified colors available. Contact ATAS for current color listings
- Tested in accordance with UL 790/ ASTM E 108, UL 580, TAS 125, ASTM E 1592, ASTM E 330, ASTM E 283, ASTM E 331, TAS 100, AAMA 501.1, UL 2218, ASTM E 84 Flame Spread, ICBO AC 166 Penetration
- FBC Approval
- MCA Roofing Certification
- High reflectivity of panels which increases energy efficiency

Specifications

Dutch Seam® SKU: MRD110, MRD150, MRD194

Gauge
.032, .040 aluminum; 24, 22* ga. metallic coated steel; 24* ga. 55% Al-Zn alloy coated steel with acrylic coating; 16*, 20* oz. copper; .027 zinc* (MRD110 only)

Panel Width
11", 15", 19 1/4" (Stiffening ribs standard, specify without ribs or with striations)

Panel Length
Cut to customer specifications with a minimum of 2'-0", maximum to transportation limitations and/or product and project design considerations

Seam Height
1 1/2"

Texture
Embossed, Smooth

Finish
Kynar 500® PVDF or Hylar 5000® PVDF

Colors
Choice of 31 standard colors

Anodized
Clear, Dark Bronze

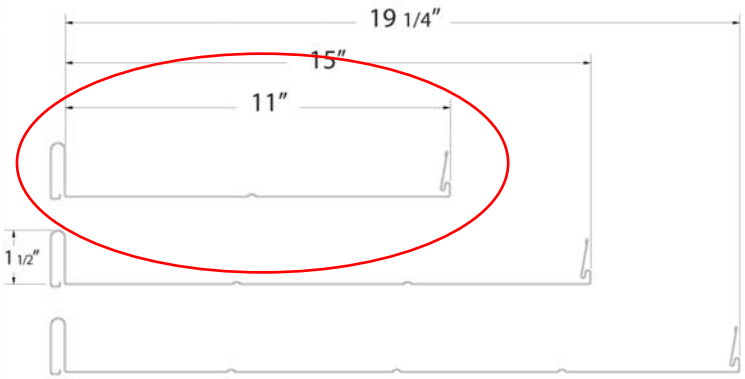
Accessories
A complete line of trims available in matching colors, gauge, and finish or as specified

Minimum Slope
2:12

Custom Capabilities
Tapering

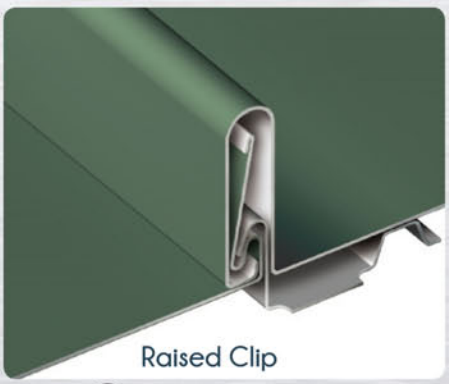
*Subject to minimum quantities and longer lead time. Inquire for availability.

Optional sealant is available. Stiffening ribs standard, specify without. Specify with striations.

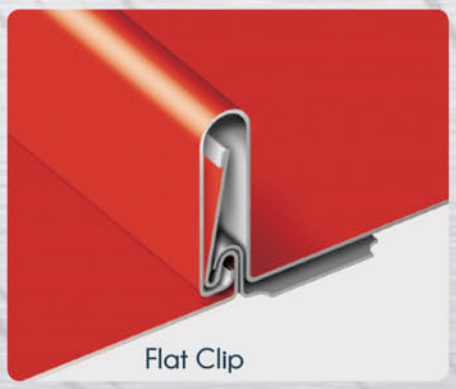


Dutch Seam® Design Advantages

Dutch Seam® is a highly engineered wind and rain resistant panel system, designed to last lifetimes.


Raised Clip

Integral lock and seam design guards against wind-driven rain and wind uplift, while still allowing for air permeability.


Flat Clip

All factory-cut panel edges concealed within panel interlock, eliminating edge creep

Clip at low point allows loads to be imposed on anchor clip, preventing rotation of seam and providing stronger interlock during an uplift event

ATAS INTERNATIONAL, INC.

SPECIFICATION DATA SHEET

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1. PRODUCT NAME

DUTCH SEAM™ PANEL MRD

2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (610) 395-8445
Fax: (610) 395-9342
Western Facility:
Mesa, AZ 85204
Phone: (480) 558-7210
Fax: (480) 558-7217
Southern Facility:
Maryville, TN 37801
Phone: (800) 468-1441

3. PRODUCT DESCRIPTION

Basic Uses:

Dutch Seam panels are used for roofing on both new construction and re-roof applications. This is a structural panel and can be fastened directly to purlins as well as to solid substrate. Dutch Seam panels can be tapered for placement on a conical roof.

Composition and Materials:

Standard Offerings: Dutch Seam panels are roll-formed from .032, .040 aluminum; 24 gauge metallic coated steel; or 24 gauge 55% Al-Zn alloy coated Steel with acrylic coating.

Special Offerings: 16, 20 oz. copper; 22 gauge metallic coated steel; and .7mm zinc (MRD110 Only). Subject to minimum quantities and lead time.

Sizes and Profiles:

Dutch Seam panels are 11" wide (MRD110), 15" wide (MRD150), or 19 ¼" wide (MRD194). Panel lengths are cut to customer specifications, with a minimum of 2', maximum to transportation limitations and/or product and project design considerations. Stiffening ribs standard, specify without.

Color and Finish:

A choice of over 30 stock colors is available in the KYNAR 500® PVDF or HYLAR 5000® PVDF finish (request color chart or chips). An anodized finish is available in Clear or Dark Bronze. Texture may be smooth or embossed.

4. TECHNICAL DATA

KYNAR 500® PVDF or HYLAR 5000® PVDF based finishes tested by paint supplier for:
Dry Film Thickness: ASTM D 1005,
ASTM D 1400, ASTM D 4138 or ASTM D 5796
Specular Gloss: ASTM D 523
Pencil Hardness: ASTM D 3363
T-Bend Flexibility: ASTM D 4145
Mandrel Bend Flexibility: ASTM D 522
Impact Resistance: ASTM D 2794
Adhesion: ASTM D 3359
Water Immersion Resistance: ASTM D 870
Abrasion Resistance: ASTM D 968
Acid Resistance: ASTM D 1308
Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
Salt Spray: ASTM B 117
Cyclic Salt Spray: ASTM D 5894
Humidity Resistance: ASTM D 2247
Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153
Color Retention, Florida Exposure: ASTM D 2244
Chalking Resistance – ASTM D 4214
Cleveland Condensing Cabinet: ASTM D 4585
Cure Test, MEK Resistance: ASTM D 5402
Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
Organic coatings meet requirements of AAMA 2605 when applied to aluminum.
Panel testing/ratings:
Structural: ASTM E 330 (Modified)
Uplift/Load: ASTM E 1592
UL580 Class 90 (UL File R12113)
TAS 125
Air Infiltration: ASTM E 283
Water Penetration: ASTM E 331
Wind Driven Rain: TAS 100 AAMA 501.1
Fire Resistance: UL790/ASTM E 108
Impact Resistance: UL 2218
Penetration (Foot Traffic): ICC ES AC166, Par. 4.2
Florida Product Approval: FL 3556 R4
Load tables available upon request
Galvanized Steel: ASTM A 653
55% Al-Zn alloy coated Steel: ASTM A 792
Aluminum: ASTM B 209
Copper: ASTM B 370
Coil Coating: ASTM A 755
Field Tested and Approved

5. INSTALLATION

Dutch Seam is a structural continuous standing seam panel with an integral seam designed for roof slopes 2:12 and greater. Installation manuals and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. AVAILABILITY AND COST

Availability:

Dutch Seam panels are readily available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the roof system. Flat sheet and/or coil stock in matching color is also available for fabrication of related accessories by the installing contractor.

Cost:

Contact ATAS product distributors for current pricing.

7. WARRANTY

Products coated with a fluoropolymer, KYNAR 500® PVDF or HYLAR 5000® PVDF finish carry a limited warranty against chalking and fading.

8. MAINTENANCE

Dutch Seam panels are virtually maintenance free. Surface residue is easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with matching paint, available from the manufacturer.

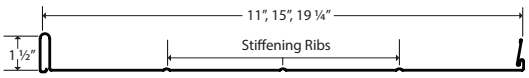
9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

10. FILING SYSTEM

- www.atas.com
- Additional product information is available from the manufacturer upon request.

ATAS International, Inc., has the ability to customize panels per specific projects. Please contact the factory to discuss options for your project.



ATAS International, Inc.

Sustainable Building Envelope Technology

Allentown, PA | Mesa, AZ | Maryville, TN
800.468.1441 610.395.8445
info@atas.com www.atas.com

CRRC COOL ROOF RATING COUNCIL

ENERGY STAR PARTNER

STANDARD COLORS (PVDF Finish) | PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.

Black (02) ●	Forest Green (11) ●	Chocolate Brown (04) ●	Sierra Tan (09) ●	Sandstone (06) ✚	Rocky Grey (16) ●	Ascot White (10) ■
Classic Bronze (01) ✚	Teal (19) ●	Boysenberry (25) ●	Rawhide (15) ●	Regal Blue (18) ●	Charcoal Grey (62) ●	Bone White (26) ✚
Medium Bronze (03) ✚	Hemlock Green (30) ●	Redwood (07) ●	Concord Cream (05) ●	Slate Blue (21) ●	Slate Grey (20) ▲	
Hartford Green (27) ●	Patina Green (12) ●	Mission Red (08) ●	Almond (36) ●	Siam Blue (14) ●	Dove Grey (13) ■	

64

PREMIUM FINISH | (PVDF Finish) PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.

Antique Patina (24)	Champagne (31)	Coppertone (23)	Titanium (35) ●	Silversmith (28) ♦	Brite Red (17) ●

Stock Materials

ALL Standard & Premium Finish Colors are available in:

- 24 ga. steel
- .032 aluminum
- .040 aluminum

Additional Stock Materials Availability Key:

- ♦ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- ✚ 22 ga. steel, .050 & .063 aluminum
- ● .050 aluminum
- ■ .050 & .063 aluminum

Please inquire for custom materials and colors

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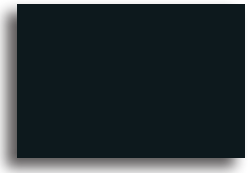
NATURAL METALS

Due to their beauty, durability and time-proven performance, natural metals are a preferred material used in architecture. The natural weathering process adds character and aesthetic appeal to any building design. In addition to natural metals, ATAS offers acrylic coated Galvalume®, and anodized aluminum as standard available materials.


Clear Anodized (70) *


Dark Bronze Anodized (71) *

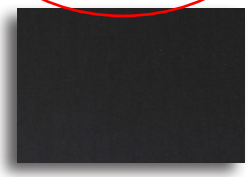

Acrylic Coated Galvalume® (97) *


Copper (49)**

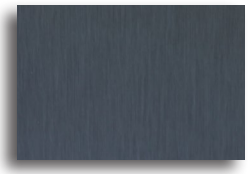

Classic Stainless Steel (40) **

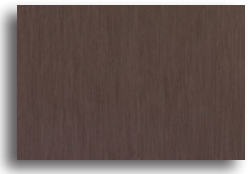

Terne Coated Stainless Steel (41)**


QUARTZ-ZINC (91)**


ANTHRA-ZINC (92) **


PIGMENTO Brown Zinc (89) **

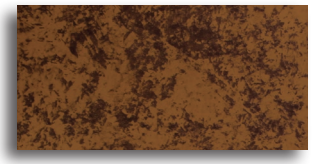

PIGMENTO Blue Zinc (94)**

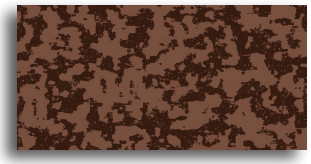

PIGMENTO Red Zinc (95) **

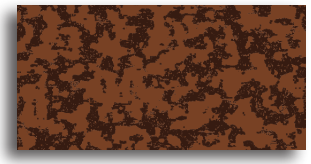

PIGMENTO Green Zinc (96) **

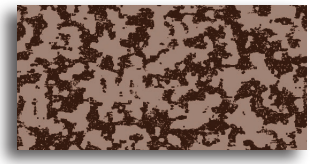
OXIDE SERIES**

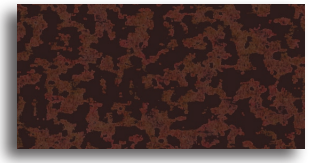
Made to look like weathered steel with a rust-like appearance, these color choices add a timeless appearance to your project. Finally, you can combine the aesthetic appeal of aged metal with the advantages of brand new metal cladding with a PVDF finish.

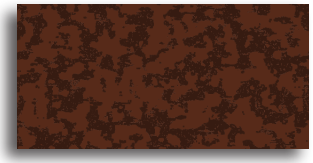

Copper Brown (42)

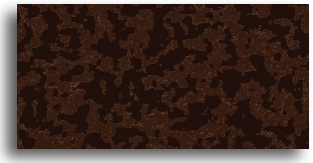

Oxide Tan (43)


Carbon Red (44)


Sulfate Natural (45)


Weathered Bronze (46)


Tarnished Red (47)


Sulfur Brown (48)

*** Available in stock materials.** Please inquire for additional material offerings.
**** Special material.** Pricing and availability dependent upon project specifics. Size reduced to show pattern appearance. Color chips available upon request.

ATAS International, Inc.

Sustainable Building Envelope Technology

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential LEED credits, CRRC ratings and ENERGY STAR certification. See ATAS website for specific SRI values and certifications.

The KYNAR 500® PVDF or HYLAR 5000® PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents. Visit www.atas.com for additional information.

For complete selection of additional color offerings, visit www.atas.com/COLORS

For current SRI values and agency listings, refer to our Color and Material Reference Guide: www.atas.com/SRI

KYNAR 500® PVDF is a registered trademark of Arkema. HYLAR 5000® PVDF is a registered trademark of Solvay Solexis, Inc. GALVALUME is an internationally recognized trademark of BIEC International Inc., and some of its licensed producers. QUARTZ-ZINC®, ANTHRA-ZINC®, and PIGMENTO® are registered trademarks of Umicore. All zinc products supplied by VMZINC®. Stainless steel products provided by ROOFINOX®. Colors are as close to the actual colors as modern printing allows. Metal color chips available on request (this is a requirement for all premium colors), and should be used for final color selection. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS reserves the right to modify, eliminate and/or change its products without prior notification. Contact ATAS for more information.

LAMINATES**

ATAS International, Inc. offers five laminate patterns: four wood grain and one stacked stone. Our laminates are UV stable for exterior wall applications.


Stacked Stone (85)


Oak (82)


Medium Teak (84)

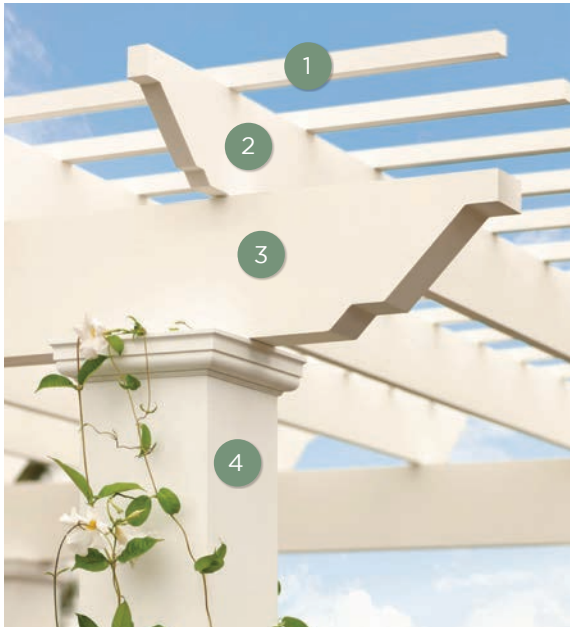

Dark Teak (83)


Cherry (81)

 LRD0516 LAT400

Trex® Pergola™

TREX PERGOLA LAYOUT & COMPONENTS



Trex Pergola kit layout for standard freestanding pergolas is a classic design utilizing beams, rafters and stringers supported by four columns. Our attached pergolas are supported by two columns with an included ledger to attach to your existing structure. Custom component sizes and configurations are also available.

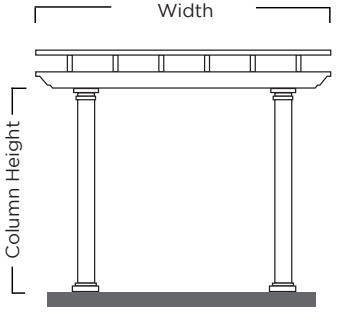
1. **STRINGER:** 1½" x 1½" spaced approximately 12" on center*
2. **RAFTER:** 1½" x 7¼" spaced approximately 24" on center*
3. **BEAM:** 3½" x 9½"
4. **COLUMN:** Selection of structural fiberglass columns available
5. **LEDGER:** 1½" x 7¼" (not pictured)

* Trex Pergola + ShadeTree Canopy - Stringer spacing is approximately 24" on center - Rafter spacing is approximately 34" on center

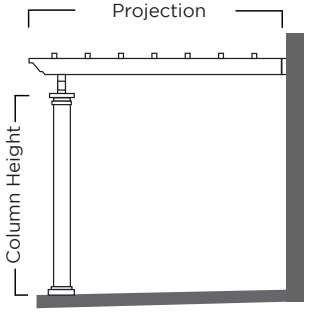
PERGOLA ATTACHMENT

Attached Pergola

An attached pergola has two columns supporting a single beam on one side of the pergola. A ledger is attached to the structure supporting the rafters on the opposite side.



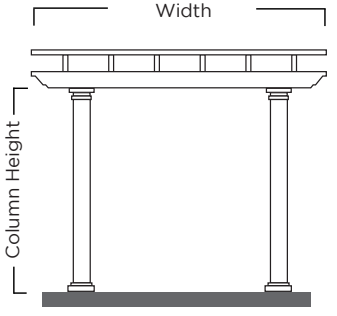
Front View
Beam runs the width of the pergola



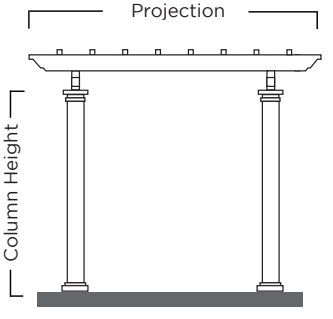
Side View
Rafters run the projection of the pergola

Freestanding Pergola

A freestanding pergola has four columns. Two columns support one beam on each side of the pergola.



Front View
Beams run the width of the pergola



Side View
Rafters run the projection of the pergola

COLORLAST™ FINISHING PROCESS

Every low maintenance Trex Pergola comes standard with a smooth matte white finish that is ready to provide many years of carefree enjoyment and beauty.

Trex Pergola can also be finished with our exclusive ColorLast finishing process for an additional cost. ColorLast allows you to coordinate your pergola with your decking and railing or even your house trim.

- 12 earthtone colors to coordinate with Trex decking and railing
- 5 modern colors to dramatically accent your design
- Custom-paint tinting is available to match any color desired
- Superior performance under extreme temperatures
- Highly resistant to scratching and chipping
- 20-year warranty which covers cracking, peeling and blistering

All ColorLast finishes are smooth in texture and may vary slightly from Trex decking & railing colors.

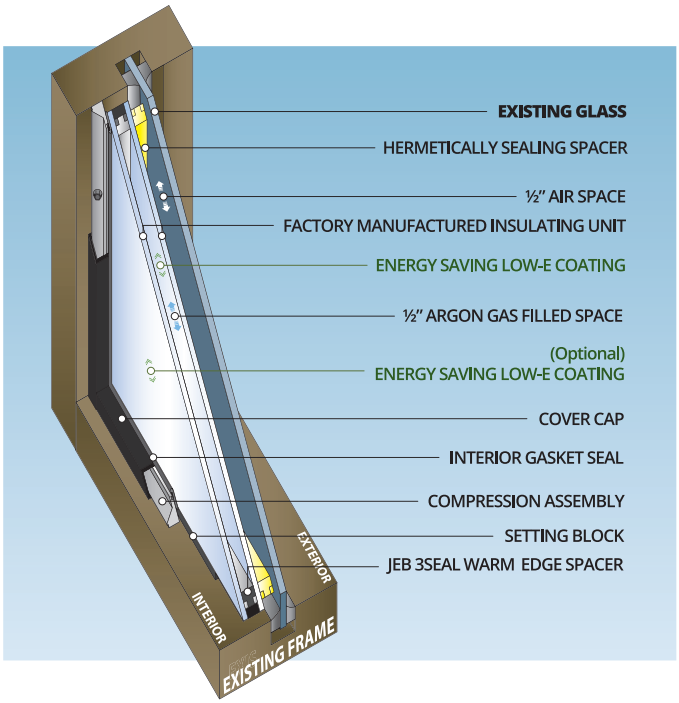
Renovate by Berkowitz™
FACADE RETROFIT SYSTEM

Features two surfaces of Low-E coatings

The RENOVATE Facade Retrofit Technology is a unique retrofit system that uses an interior glazing method of hermetically sealing a factory-made insulating glass unit (IGU) to the existing monolithic glass window with a warm edge triseal spacer.

The RENOVATE system is a lower-cost alternative to a complete window rip-out and replacement with minimal disruption to existing tenants. The system maintains the look of an existing exterior building façade and affords significant energy savings.

RENOVATE is patented in the USA and Canada, and is designed and manufactured in the USA by RENOVATE by Berkowitz™.



System Features

- Double Silver and Triple Silver Solar Control Low-E Glass Coatings
- 10-year material warranty
- 2-year labor warranty
- Components are U.S. Manufactured
- Warm edge spacer technology
- Proprietary hermetically sealing spacer
- Custom-colored trim to match building aesthetics
- Installation by Certified Installers

System Advantages

- Significantly lower cost than a complete facade rip-out and replacement
- 20 to 25%+, on average, building energy savings
- Reduces building operating expenses
- Permanent installation
- No additional cleaning maintenance
- Minimal disruption to tenants
- Tax credits may be available
- Potential utility rebates
- Sound reduction and improved security
- Contributes a minimum of (4) LEED® points

RENOVATE by Berkowitz™
One Gateway Blvd., PO Box 427
Pedricktown, NJ 08067
P: 800.257.7827 F: 856.299.4344
www.RbBwindow.com69

For more information:
Darrell Cherry, P: 856-229-1598
dcherry@RbBwindow.com
Mike Nicklas, P: 609-440-8079
mnicklas@jeberkowitz.com

Renovate by Berkowitz™
FACADE RETROFIT SYSTEM

BAR2017-00099
Application Materials
5/22/17

System Options

	RbB Platinum	RbB Platinum Plus II	RbB Platinum Plus II XL
Double Silver Low-E	●	●	
Triple Silver Low-E			●
Pyrolytic Low-E Coated Glass		●	●
Argon-Filled Air Space	●	●	●

System Performance

Data	Existing 1/4" Clear	RbB Platinum	RbB Platinum Plus II	RbB Platinum Plus II XL
R-Value[1] (Center of Glass)	.97	5.56	6.67	6.67
SHGC[2] (Solar Heat Gain Coefficient)	.84	.42	.35	.27
STC[3] (Sound Transmission)	30	37	37	37
Winter U-Value[4] (Center of Glass)	1.02	.18	.15	.15
VLT (Visible Light Transmission)	89%	63%	57%	50%

[1]R-Value – Higher is better [2]SHGC – Lower is better [3]STC – Higher is better [4]U-Value – Lower is better

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mnicklas@jeberkowitz.com

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility with Unmatched Fabrication Flexibility

Preston Pointe, Louisville, KY
Architect: Potter & Associates Architects PLLC, Louisville, KY
Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

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

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.

Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company,Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

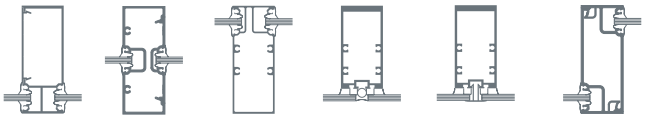
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

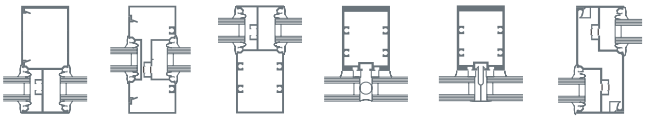
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

KAWNEER
AN ALCOA COMPANY

BAR2017-00099
Application Materials
5/22/17

Features

- Trifab™ VG 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- IsoLock™ lanced and debridged thermal break option with Trifab™ VG 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System
- Profit$Maker™ plus die sets available

Product Applications

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent™ Windows for Storefront Framing are easily incorporated

For specific product applications,
Consult your Kawneer representative.

KAWNEER
AN ALCOA COMPANY

Kawneer Anodize finishes
Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

Rev. 2016-01-04

RUSKIN®

3900 Dr. Greaves Rd. • Kansas City, MO 64030 • (816) 761-7476 • FAX (816) 765-8955

ELF6811 STATIONARY LOUVER
EXTRUDED ALUMINUM

STANDARD CONSTRUCTION

FRAME
6" (152) deep, 6063T5 extruded aluminum with .125" (3.2) nominal wall thickness. Caulking surfaces provided.

BLADES
6063T5 extruded aluminum with .090" (2.3) nominal wall thickness. J-style blades (formerly "weatherproof") are positioned at 45° angle and spaced approximately 6" (152) center to center.

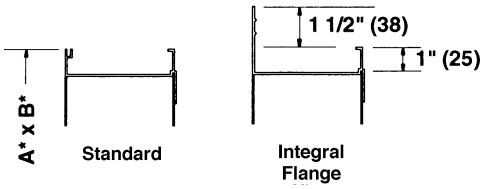
SCREEN
5/8" x .040" (16 x 1) expanded, flattened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.

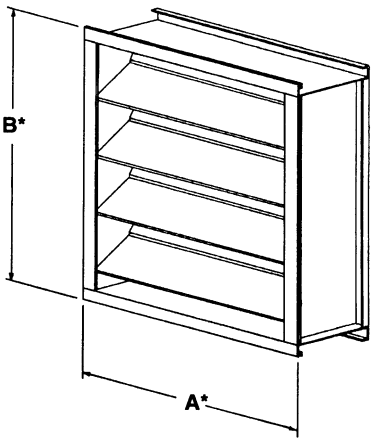
FINISH
Mill.

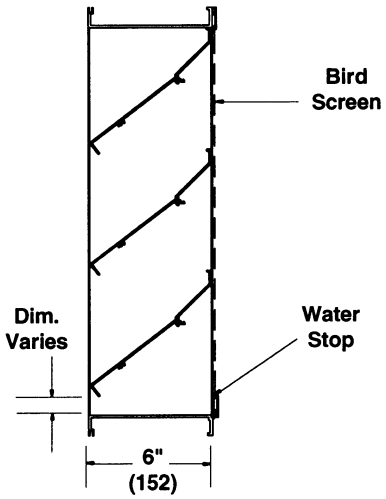
MINIMUM SIZE
12"w x 12"h (305 x 305).

MAXIMUM FACTORY ASSEMBLY SIZE
Shall be 64 sq. ft. (6m²) per section, not to exceed 120" wide and 90" high (3048 and 2286) or 90" wide and 120" high (2286 and 3048). Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.

FRAME CONSTRUCTION







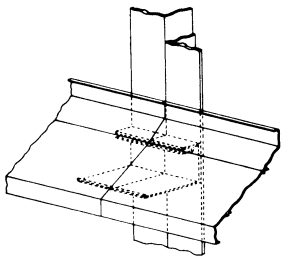
FEATURES

The ELF6811 offers:
- Hidden mullions for attractive appearance.
- All aluminum construction for low maintenance and high resistance to corrosion.
- Low pressure drop with high free area.

VARIATIONS

Variations to the basic design of the louver are available at additional cost. They include:
- Extended sill.
- Hinged frame.
- Front or rear security bars.
- Filter racks.
- A variety of bird and insect screens.
- Selection of finishes: baked enamel (modified fluoropolymer), epoxy, Kynar, Acrodize, prime coat, integral color and clear anodize, (Some variation in anodize color consistency is possible.)

Consult Ruskin for other special requirements.



Hidden Mullion Detail

Dimensions in inches, parenthesis ( ) indicate millimeters.

*Units furnished 1/4" (6) smaller than given opening dimensions.

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A"-WIDE	B"-HIGH		

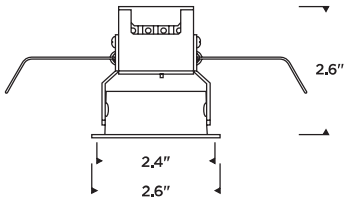
PROJECT **LOCATION**
ARCH./ENGR. **CONTRACTOR**
REPRESENTATIVE **DATE**

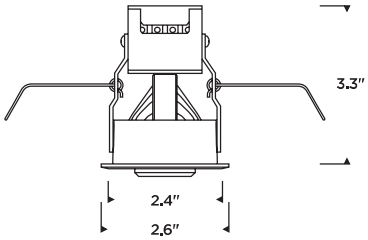
STEP 1 CHOOSE A DESIGN

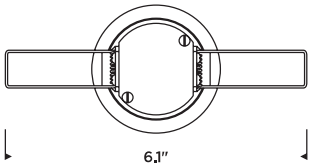
LUCARNE LED NICHE LIGHTS

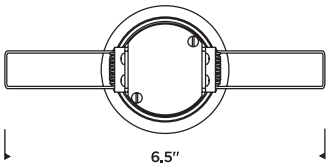
Lucarne LED Niche lighting is a versatile accent lighting option for your home or commercial space. With multiple color temperatures and beam spread options available you can customize your installation to direct light where and how it is needed. For highlighting objects, drawing attention to architectural details and improving overall illumination indoors or out, Lucarne Niche lights adds a designer's touch.

ROUND









STYLE	Round Fixed Down Light			Round Adjustable Down Lights		
ITEM NUMBER (12V)	95411S(-xx)	95412S(-xx)	95413S(-xx)	95416S(-xx)	95417S(-xx)	95418S(-xx)
ITEM NUMBER (24V)	95511S(-xx)	95512S(-xx)	95513S(-xx)	95516S(-xx)	95517S(-xx)	95518S(-xx)
FINISH	(-15) White, (-171) Antique Bronze, (-849) Silver			(-15) White, (-171) Antique Bronze, (-849) Silver		
COLOR TEMPERATURE	2700K	3000K	4000K	2700K	3000K	4000K
VOLTAGE	12v AC or 24v AC			12v AC or 24v AC		
LUMENS	300			300		
POWER CONSUMPTION	5.5w			5.5w		
EFFICACY	55 lm/w			55 lm/w		
COLOR RENDERING INDEX	90			90		
RATED AVERAGE LIFE	50,000 hours to 70%			50,000 hours to 70%		
DIMMING RANGE[1]	Down to 10%			Down to 10%		
INCLUDED LENSES	30° and 65°			30° and 65°		
MATERIAL	Steel/Aluminum			Steel/Aluminum		
CERTIFICATION	ETL Wet Location and IC Rated			ETL Dry		

[1] Ambiance LED Niche Lights perform best with electronic transformers and electronic low-voltage (ELV) dimmers. See pg. 96 for more on dimming.

PHILIPS
Stonco

Wall mount

LytePro LED Sconce

LPW7

Project:
Location:
Cat.No:
Type:
Quantity:
Notes:

The Philips Stonco LytePro LED Small Wall Sconce LPW7 features outstanding value in a compact, architectural design. This wall sconce offers chip-on-board (COB) LED technology for outstanding energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

Stocked luminaires – Ordering guide[1]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW7-8BZ	LPW7, 14W COB LED, 350mA, 4000K, 120-277V, Bronze textured paint	6	786034960441
LPW7-8DGY	LPW7, 14W COB LED, 350mA, 4000K, 120-277V, Dark gray textured paint	6	786034960458
LPW7-1BZPCB	LPW7, 14W COB LED, 350mA, 4000K, 120V, Bronze textured paint, w/button photocell	6	786034960472

Stocked accessories - Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	786034960618

Description of catalog codes

Family	Drive current	Voltage	Finish	Options
LPW7 = LytePro 7 LED Small Wall Sconce	(Blank - standard 350mA drive current)	8 = 120-277V 1 = 120V	BZ = Bronze textured paint DGY = Dark gray textured paint	PCB = Button photocontrol

1. Color availability and options vary by model; consult stock luminaires ordering guide above.

LPW7 LytePro LED Small Wall Sconce

Features

- LPW7 wall sconce delivers 1,154 lumens at 14W, with an efficacy of 82 lumens per watt.
- 14W LED may effectively replace 60-200W incandescent, 26-42W compact fluorescent and 35-39W HID luminaires.[2]
- 4000K neutral white at 70 CRI (minimum) is standard.
- Offers two in-stock colors on standard units.*
- 5-year limited warranty;see philips.com/warranties for specific details.

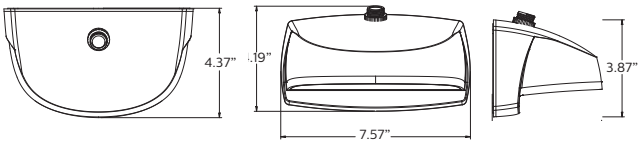
Performance/Specifications

Distribution	Type 2
Initial Lumens (4000K)*	1,154
Average Wattage*	14
Lumens/Watt	82
BUG Rating*	B1/U0/G1
Luminaire Weight	~4lbs (1.8Kg)

Ratings/Approbations/Certifications

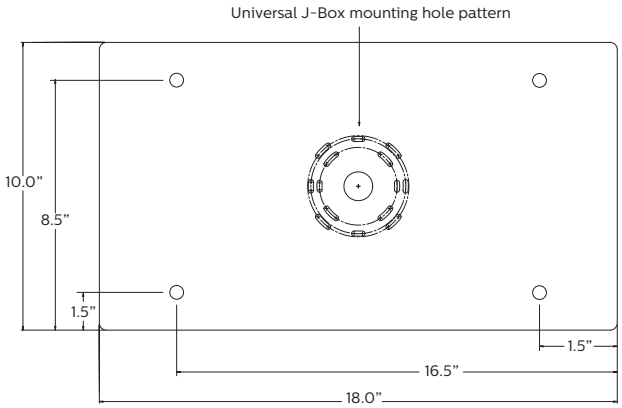
Ingress Protection	IP65 Optical
DLC Listed	DLC QPL
cETLus	Certified for use in wet locations
Rated Ambient Temperature	-30˚C (-22˚F) to 40˚C (104˚F)

Fixture Dimensions[3]



Accessory Dimensions (ordered separately)

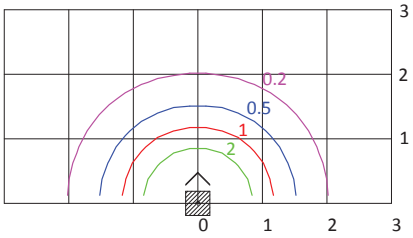
LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



2. Comparable equivalency to HID and other lamp sources depends on multiple criteria including mounting height, fixture spacing, efficiency, performance and classification of the luminaire being replaced and application lighting criteria required for the given project.
3. PCB shown for placement only, available on specific models only (see ordering guide).

Distribution Pattern

LPW7 - 8' MOUNTING HEIGHT			
MOUNTING HEIGHT	6'	8'	10'
MULTIPLIER	1.78	1.0	0.64



- 4.Isolines shown at 2.0, 1.0, 0.5, & 0.2 FC.
- 5.Choose mounting height. Use MULTIPLIER (X) EXISTING FC VALUE = NEW FC VALUE.
- 6.FC values are based on initial lumen output.
- 7.Gridline spacing is in units of chosen mounting height.

LPW7 LytePro LED Small Wall Sconce

General Description

The Philips Stonco LytePro LED Small Wall Sconce LPW7 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW7 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Three SKU's are available as in-stock configurations (2-day quick ship). Two standard finishes. 120V button photocell is available in bronze only.

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes (mounted horizontally) or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated.

LED Board and Array

Provides up to 82 lm/W at the system level. Standard color temp is 4000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V. Temp range: -30˚C (-22˚F) to 40˚C (104˚F). Open/short circuit protection. RoHS compliant.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -30˚C to 40˚C (-22˚F to 104˚F). DesignLights Consortium® qualified. Stocked SKUs of the LPW family are made in China.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Two standard colors are available: Dark Grey, and Bronze. Specific options are only available in bronze.

Warranty

LPW7 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See philips.com/warranties for details.

LED Performance:

PREDICTED LUMEN DEPRECIATION DATA[4,6]

Ambient Temp. ˚C	Calculated L70 hrs[5]	Reported L70 Per TM-21[5,6]	Calculated Lumen Maint. % @60,000 hrs
up to 40˚C	›200,000 hrs	›36,000 hrs	97%

4. Calculated performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
5. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
6. Reported per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Madison Collection
Madison Outdoor 1 Light Wall Light in Black
9653BK (Black (Painted))

BAR2017-00099
Application Materials
5/22/17

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____

Ordering Information

Product ID	9653BK
Finish	Black (Painted)
Available Finishes	BK, TZ
Collection	Madison Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	15.50"
Base Backplate	4.50 X 5.75
Weight	4.00 LBS

Specifications

Material	Aluminum
Glass Description	Clear Beveled

Electrical

Voltage	120V
Lead Wire Length	15.5"

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	19.75"
Width	8.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

architecture incorporated

1902 campus commons drive suite 101 reston, virginia 20191 fax 703.264.0733 tel 703.476.3900 www.archinc.com

May 22, 2017

Catherine Miliaris, AICP
Principal Planner
City of Alexandria
Department of Planning and Zoning
City Hall
301 King Street, Room 2100
Alexandria, VA 22314

RE: 808 N Washington Street, BAR#2017-00099

Ms. Miliaris,

In response to the Board's comments at the April 19 hearing, the following changes have been made to the project:

East Elevation:

1) At the glass hyphens, the intermediate horizontal mullion has been removed, and the vertical mullions have been realigned.
2) At the main entrance, the brick "pier" at the main entrance has been removed and the aluminum storefront area has been increased to enhance the visual break between existing building and new hotel.
3) Several iterations of the southern building's cornice have been studied, and the cornice has been revised. Details of the cornice can be found on Sheet A-9.
4) The northern building has been reduced 1'-0" in width in an effort to emphasize the vertical reading presented in the concept elevations.
5) The windows in the northern building have been revised from a 1-over-1 configuration to a 6-over-1. The standing seam metal roof has been changed from a dark bronze finish to copper.
6) Further study of the northern building's cornice has been completed, and the cornice has been revised. Details of the cornice can be found on Sheet A-10a.
7) The entry door surround at the northern building has been studied further, and dimensions have been refined. The overall width of the surround has been narrowed to provide better proportions and the cornice has been further detailed on Sheet A-11.
8) At the north bay, the sawtooth brick band has been removed. Note that the sawtooth brick band remains on the north and west elevation for the main portion of the building where the details are simpler.

North Elevation:

9) The sawtooth brick band has been removed at the north bay only. The sawtooth band remains at the other portions of the building as it provides an accent at these locations where the details are simpler.

West Elevation:

10) At the glass hyphen, the southernmost exterior wall of the new hotel has been shifted north 1'-0" so that the new structure does not bear on the existing house structure.
11) At the glass hyphen, the intermediate horizontal mullion has been removed, and the vertical mullions have been realigned.

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The following memo provides responses to Board comments as indicated in the draft meeting minutes as well as subsequent conversations between Architecture, Incorporated and the Board of Architectural Review staff.

Comment 1: Revise the cornice profile on the light-colored buildings to make it less like the red brick Colonial Revival style building to the north and more Art Deco(ish) in style (consider a large cove cornice or classical elements in a simplified form.) The two buildings' cornices should be clearly differentiated and both cornices refined. The dentils appear too stylized.

Response: The cornices for both the southern and northern building have been studied extensively and the details have been refined. Regarding the brick dentils, an option for a corbeled brick dentil is shown on Sheet A-9b. However, it is the project team's preference to retain the brick dentils, as shown on Sheet A-9 as their somewhat more elaborate design and profile seem appropriate with the more grand nature of this building and cornice design.

Comment 2: Address the change in proportion and width of the red brick building (observed that windows were squatter/wider and the cornice was raised too high). Continue to work on the details of this building.

Response: The northern building's proportions have been revised in an effort to present a more vertical orientation than previously submitted. This was achieved by narrowing the width of the northern building by 1'-0" and refining the size of the masonry piers. These revised proportions more adequately reflect the design intent of the concept drawings. The cornice has been lowered and its details have been refined.

Comment 3: The door surround on the red brick building should better align with the windows above and have improved detailing.

Response: Further refinement of the door surround details has been completed, and can be found on Sheet A-11.

Comment 4: The arches on the north (red brick) building are not clearly shown and should be.

Response: The arched headers over the windows on the northern building are now shown more clearly in the elevations and enlarged details.

Comment 5: Provide more information about the glass hyphens and preference for mullion cover rather than spandrel glass at floors in hyphen. SSG mullions instead of capped?

Response: The glass hyphen window mullion pattern has been studied further and revised to present a cleaner and more purposeful mullion pattern. The intermediate horizontal mullions have been removed. While the project team studied the use of SSG mullions, the capped mullions as shown on Sheet A-8 are preferred. Spandrel glass at the floor lines was studied as well, but created a "busy" elevation, and the clear glazing throughout the hyphen presents a more refined and coherent visual break between the relocated house and the new hotel.

Comment 6: Request for details of doors.

Response: The door at the north entry will be an aluminum clad door to match the adjacent windows. There will be raised panels to create molding profiles and add some depth. The door at the main

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entrance will be full glass with 10” rail at the bottom, per code requirements and have rails with minimal thickness to increase visibility through the lobby area. The glazing at the doors will match that used at the windows and storefront locations.

Comment 7: Request for more contextual views and perspectives.

Response: Perspective views showing immediate context can be found on Sheet A-14 and A-15.

Comment 8: Regarding the brick rustication at the first floor, the use of dark brick makes too hard a line and it may be preferable to approach the rustication simply as a shadow.

Response: The southern, light-colored building will use recessed bands in the same color brick (Glen-Gery St. Cloud) to create the brick accent band and rely on shadows to provide some visual variety. At the red-brick buildings, the brick accent bands will be emphasized by the darker Glen-Gery Braddock brick.

Comment 9: Provide more details on the standing seam metal roof of the red brick building.

Response: Enlarged detailed drawings can be found on Sheets A-10 and A-10a. The standing seam roof will use a copper finish that will age and weather over time. The standing seam roof was chosen over a batten system to provide as narrow a vertical seam as possible, with narrow 11” wide panels to reference the more historic roofs found throughout Old Town. The roof panels will be in a smooth finish and detailed to create as flush as look as possible.

Finally, we would like to thank you and the BAR staff for meeting with us several times and providing helpful feedback since the April 19 hearing. If you need any further information, please let us know.

Thank you,

Chris Comeau and Brian Cutler
Architecture, Incorporated

(703) 476-3900
chrisc@archinc.com
brianc@archinc.com

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 808 N. Washington Street Zone CD-X

A2. 19,757 sf (Total Lot Area) x 2.5 (Floor Area Ratio Allowed by Zone) = 49,393 sf (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	n/a	Basement**	
First Floor	1,575	Stairways**	
Second Floor	1570	Mechanical**	
Third Floor	654	Other**	
Porches/ Other		Total Exclusions	
Total Gross *	3,799		

B1. Existing Gross Floor Area * 3,799 Sq. Ft.
B2. Allowable Floor Exclusions** 306 Sq. Ft.
B3. Existing Floor Area minus Exclusions 3,493 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	10,248	Stairways**	
Second Floor	11,140	Mechanical**	
Third Floor	11,183	Other**	
Porches/ Other	11,182 + 10,832	Total Exclusions	
Total Gross *	54,585		

C1. Proposed Gross Floor Area * 54,585 Sq. Ft.
C2. Allowable Floor Exclusions** 9,097 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 45,488 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 48,981 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 49,393 Sq. Ft.

**Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*

*** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	n/a
Required Open Space	n/a
Proposed Open Space	1,750 (8.86%)

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

Signature: _____ Date: 3/17/17

Updated July 10, 2008

BAR Case # 2017-00099

ADDRESS OF PROJECT: 808 N. Washington Street

TAX MAP AND PARCEL: 054.04-02-07/054.04-02-06 **ZONING:** CD-X

APPLICATION FOR: *(Please check all that apply)*

- [x] 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: [x] Property Owner [ ] Business *(Please provide business name & contact person)*

Name: Shakti, LLC

Address: 808 N. Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail: townemotel808@gmail.com

Authorized Agent *(if applicable)*: [ ] Attorney [x] Architect [ ] _____

Name: Chris Comeau Phone: 703-476-3900

E-mail: chrisc@archinc.com

Legal Property Owner:

Name: Shakti, LLC

Address: 808 N. Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail: townemotel808@gmail.com

- [ ] Yes [x] No Is there an historic preservation easement on this property?
- [ ] Yes [ ] No If yes, has the easement holder agreed to the proposed alterations?
- [ ] Yes [x] 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.

BAR2017-00099
Application Materials
5/22/17

BAR Case # 2017-00099

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

- [■] NEW CONSTRUCTION
- [ ] EXTERIOR ALTERATION: *Please check all that apply.*
  - [ ] awning
  - [ ] doors
  - [ ] lighting
  - [ ] other
  - [ ] fence, gate or garden wall
  - [ ] windows
  - [ ] pergola/trellis
  - [ ] HVAC equipment
  - [ ] siding
  - [ ] painting unpainted masonry
  - [ ] shutters
  - [ ] shed
- [ ] ADDITION
- [ ] DEMOLITION/ENCAPSULATION
- [ ] SIGNAGE

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

The project consists of a new five-story hotel at 808 N. Washington Street. The project has been previously approved for demolition of the existing motel and relocation of the existing house as well as endorsed for the general height, mass, scale and architectural character. The project consists of major elements of brick veneer, visually separated by glass "hyphens". There is a rusticated base incorporating accent brick bands or recessed reveals. The project also consists of a rooftop screen, recessed from the main facade plane to minimize its appearance from the street.

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.

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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),pr oposed 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,es pecially 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 # 2017-00099

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: Christopher J. Comeau, AIA

Date: 5/19/17

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. Rajnikant Patel	4892 Annamohr Dr. Fairfax, VA 22030	50%
2. Bharti Patel	4892 Annamohr Dr Fairfax, VA 22030	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N. Washington St (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. Rajnikant Patel	4892 Annamohr Dr Fairfax, VA 22030	50%
2. Bharti Patel	4892 Annamohr Dr Fairfax, VA 22030	50%
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 the12-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. Rajnikant Patel	None	N/A
2. Bharti Patel	None	N/A
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.

5/19/17 RAJNIKANT PATEL [signature]
Date Printed Name Signature