December 18, 2015

SITE OVERLAY

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

shophouse
DESIGN COLLABORATIVE

1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910

+1 202.417.8061
brian@shophousedc.com

December 18, 2015

REETSIDE VIEW B

shophouse
DESIGN COLLABORATIVE

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REETSIDE VIEW A

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:ARSIDE VIEW A

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> YES 45 TU

Thermally Broken Storefront System

enerGfacade
YKK AP Energy Saving Solutions

SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermaBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors up to 4'–0" x 8'–0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"

> YES 45 TU

Thermally Broken Storefront System Specifications

1.01 SUMMARY

A. Section Includes: Aluminum Storefront Systems.
   1. YKK AP Series YES 45 TU Aluminum Storefront System.
B. Related Sections:
   1. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 SYSTEM DESCRIPTION

A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
   1. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
      a. Exterior Walls:
         1) Positive Pressure:
         2) Negative Pressure:
      b. Interior Walls (Pressure Acting in Either Direction):
   2. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures L/175 or 3/4" (19.1mm).
   3. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
   4. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT² (1.10 m³/h·m²) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
   5. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of: 10 PSF (479 Pa), (or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
   6. Thermal Performance: When tested in accordance with AAMA 507:
      a. Condensation Resistance Factor (CRF): A minimum of 60.
      b. Thermal Transmittance U Value: 0.43 BTU/HR/FT²/°F or less.
      Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified.

2.01 MANUFACTURERS

A. Acceptable Manufacturers: YKK AP America, Inc.
   1. Storefront System: YKK AP YES 45 TU Storefront System.
B. Storefront Framing System:
   1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery or shear block attachment.
   2. Components: Manufacturer's standard extruded aluminum mullions, 90 degree corner posts, entrance door framing, and indicated shapes.
   3. Thermal Barrier: Provide continuous thermal barrier by means of a poured and debridged pocket consisting of a two-part, chemically cured high density polyurethane which is bonded to the aluminum by YKK AP ThermaBond Plus®. Systems employing non structural thermal barriers are not acceptable.

2.02 MATERIALS

A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

2.03 ACCESSORIES

A. Manufacturer's Standard Accessories:
   1. Fasteners: Zinc plated steel concealed fasteners: Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
   2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.
   3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

2.06 FINISHES

A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.

> Model 20D/35D/50D

Standard Entrances

Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.

APPLICATION MATERIALS
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211 N West St
12/28/2015

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

YKK ap® Quality inspires®

> Model 20D/35D/50D

Standard Entrances

Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.

YKK AP Smart Series Pulls

YKK AP Smart Series Push Bar

Dor-O-Matic® 1690 Series
Concealed Vertical Rod Exit Device

Dor-O-Matic® 1790 Series Rim Exit Device

Contact YKK AP for a copy of the warranty and its limitations

Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.

> Model 20D/35D/50D

Standard Entrances

Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

> YTD 350 T

Thermally Broken Architectural Terrace Door Specifications

1.01 SUMMARY

A. Section includes: Aluminum Doors and Frames, including:
   1. YKK AP Series YTD 350 T Architectural Terrace Doors.
   2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 TEST AND PERFORMANCE REQUIREMENTS

A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/CSA/101 I.S.2/A440-05.

B. Performance Requirements: Architectural terrace doors shall conform to all AAMA/WDMA/CSA/101 I.S.2/A440-05 requirements for the door type and comply with the following specific performance requirements indicated.
   1. Operating Force: Architectural Terrace Doors shall conform to AAMA 101 (5.3.1.2) for both Latch and Deadbolt "Force to Latch" requirements.
   2. Air Infiltration: Architectural terrace doors shall have 0.10 CFM/FT² maximum allowable infiltration when tested in accordance with ASTM E 283 and AAMA 101 (5.3.2) at a differential static pressure of 6.24 psf (300 Pa).
   3. Water Infiltration: There shall be no uncontrolled water leakage when tested in accordance with ASTM E 331, ASTM E 547 and AAMA 101 (5.3.3) at a static pressure of 15 psf (720 Pa) for out-swing, 8 psf (383 Pa) for in-swing.
   4. Uniform Load Deflection: There shall be no deflection of any framing member in excess of L/175 of the span when tested in accordance with ASTM E 330 and AAMA 101 (5.3.4.2) at a differential static pressure of 80.0 psf (3830 Pa) for outswing single door, 65.0 psf (3112 Pa) for outswing pair doors, 40.0 psf (1915 Pa) for inswing single and pair doors, positive and negative.
   5. Uniform Load Structural: When tested in accordance with ASTM E 330 and AAMA 101(5.3.4.3) there shall be no permanent deformation of any mainframe, sash, sash member, leaf, or sill in excess of 0.2% of its span at a differential static pressure of 120 psf (5745 Pa) for out-swing single door, 75.0 psf (3588 Pa) for out-swing pair doors, 120 psf (5745 Pa) for inswing single door, 60.0 psf (2872 Pa) for inswing pair doors, positive and negative. In addition, there shall be no permanent damage to fasteners, hardware parts, accessories, or any other damage, which causes the specimen to be inoperable.
   6. Forced Entry Resistance: Architectural terrace doors shall be tested in accordance with AAMA 1304.
   7a. Thermal Transmittance (U-factor) using NFRC 100: When tested in accordance with NFRC 100, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.42 BTU/hr/SF/°F.
   7b. Thermal Transmittance (U-factor) using AAMA 1503: When tested in accordance with AAMA 1503, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.45 BTU/hr/SF/°F.
   8a. Condensation Resistance Factor (CRF_f): When tested in accordance with AAMA 1503, the CRF_f shall not be less than 53 for the frame.
   8b. Condensation Resistance rating (CR): When calculated in accordance with NFRC 500, the CR shall not be less than 44.
   9. Solar Heat Gain Coefficient (SHGC) using NFRC 200: When tested in accordance with NFRC 200, the SHGC of the overall system shall not be more than 0.34.
   10. AAMA 507 Certificate of Compliance shall be submitted to show compliance with NFRC thermal transmittance performance and the solar heat gain coefficient for this product in accordance with Section 1.03.F.1 Submittals.
   11. Life Cycle Testing: When tested in accordance with AAMA 910, there shall be no damage to fasteners, hardware parts, or any other damage that would cause the specimen to be inoperable. Resistance to air leakage and water penetration resistance test results shall not exceed the gateway performance.

2.01 MANUFACTURERS

A. Acceptable Manufacturers: YKK AP America Inc.

B. Aluminum Architectural Terrace Doors and Frames
   1. AAMA Designation:
      Outswing - ATD AW-80 for single doors, and ATD AW-65 for pair doors.
      Inswing - ATD AW-40 for single and pair doors.
   2. Description: YKK AP Series YTD 350T Thermally Broken Architectural Terrace Doors shall be extruded aluminum with an overall frame depth of 3-1/2" (88.9mm); Door Frame members shall be square cut, and notched, factory sealed and assembled, Door Panel members to be mitered cut, factory sealed, and assembled.
   3. Configuration: The YTD 350 T to be outswing single or pair, or inswing single or pair.
   4. Thermal Barrier: Provide continuous thermal barrier by means of 6/6 nylon polyamide glass fiber reinforced pressure extruded bars. Systems employing non-structural thermal barriers are not accepted.

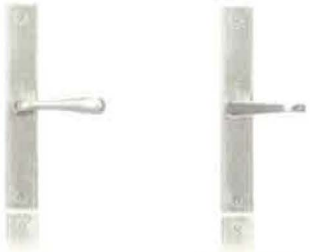
2.02 MATERIALS

A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5, 6063-T6 Aluminum Alloy.

2.03 ACCESSORIES

A. Manufacturer's Standard Accessories:
   1. Standard Entrance Hardware: Provide heavy-duty hardware units indicated in sizes, number and type recommended by manufacturer for doors indicated. Finish exposed parts to match door finish, unless otherwise indicated.
   2. Hinges: Provide manufacturer's standard fully adjustable hinges as specified in approved shop drawings.
   2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling which are to be AISI 400 series) stainless steel.
   3. Sealant: Non-skinning type, AAMA 803.3.

Door Handle Styles



Katy Rafaella

> YTD 350 T

Thermally Broken Architectural Terrace Door

enerGfacade
YKK AP Energy Saving Solutions

A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
  - Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
  - Single Doors up to 4'-0" x 8'-0" – frame size
  - Pairs up to 8'-0" x 8'-0" – frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/I.S.2/A440-05
  - Outswing
    ATD AW-80 for Single Doors
    ATD AW-65 for Pair Doors
    Allowable Air Infiltration: 0.10 cfm/ft²
    Water Performance: 15 psf
  - Inswing
    ATD AW-40 for Single and Pair Doors
    Allowable Air Infiltration: 0.10 cfm/ft²
    Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
  - Vertical adjustment to raise or lower door
  - Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
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> YES SSG Vent

Vent Window for Storefront and Window Wall

Bring the Outside In

The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

Product Benefits

- Available configurations; Casement Outswing or Project Out
- AAMA/WDMA/I.S.2-97
  - HC-60 rated
- Accepts 1" insulating glass
- Standard heavy-duty hardware
- ~~Screens available~~

APPLICATION MATERIALS
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Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

YKK AP Quality inspires®

> YES SSG Vent

Vent Window for Storefront and Window Wall Specifications

1.01 SUMMARY

A. Section Includes: Operable Aluminum Window Systems
   1. YKK AP Series YES SSG Vent Operable Aluminum Window System.
B. Related Sections:
   1. Sealants: Refer to Division 7 Joint Treatment Section for sealant requirements.
   2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 TEST AND PERFORMANCE REQUIREMENTS

A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/I.S.2-97, with a performance class of HC, performance grade 60. Windows shall also comply with the following specific performance requirements indicated.
   1. Air Infiltration: Completed window systems shall have 0.10 CFM/FT² (1.83 m³/h·m²) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
   2. Water Infiltration: No uncontrolled water on indoor face of any component when tested in accordance with ASTM E 331 at a static pressure of 12 PSF (574 Pa).
   3. Uniform Load Structural Test: Provide aluminum window systems that comply with ANSI/WDMA 101/I.S.2-97, voluntary specifications for aluminum and polyvinylchloride (PVC) prime windows and glass doors, guidelines for specified HC rated product.
   4. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
   5. Thermal Performance: When tested in accordance with AAMA 1503.1-88:
      a. Condensation Resistance Factor (CRF): A minimum of 59.
      b. Thermal Transmittance U Value: 0.43 BTU/HR/FT²/°F or less.
   10. Acoustical Performance: When tested in accordance with ASTM E 90 and ASTM E 1332, the Sound Transmission Class (STC), and Outdoor-Indoor Transmission Class (OITC) shall not be less than 35 STC and 29 OITC.

Note: Performance based on lab testing and will vary by configuration and glass type; contact YKK AP engineering for job specific analysis at higher performance levels.

2.01 MANUFACTURERS

A. Acceptable Manufacturers: YKK AP America Inc.
   1. Operable Window System: YKK AP YES SSG Vent Operable Aluminum Window System.
B. Window System:
   1. AAMA Designation: HC-60.
   2. Description: The windows shall be extruded aluminum; 2-1/2" frame depth for monolithic glazing or 2-7/8" frame depth for insulating units; Vents shall be flush with frame and have mitered corner construction; Factory-assembled.
   3. Configuration: The windows shall be Casement Outswing, or Project Out Ventilator.
   4. Glazing: Polypropylene/TPE exterior trim; 1/4" monolithic or 1" insulating units; Interior polyurethane foam spacer and structural silicone sealant; Factory or bench glazed.

2.02 MATERIALS

A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

2.03 ACCESSORIES

A. Manufacturer's Standard Accessories:
   1. Hardware: Standard concealed stainless steel 4 bar hinges for casement outswing and projected vents, white bronze cam handles and strikes, black nylon snubbers.
   2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling, which are to be AISI 400 series) stainless steel.
   3. Sealant: Non-skinning type, AAMA 803.3
   4. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.

2.06 FINISHES

A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
   1. Fluoropolymer Type: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

VintageWood and EmpireBlock are leading a brand new industrial revolution

A fresh new take on vintage thinking

When your project calls for something more than the ordinary, consider VintageWood™ and EmpireBlock™. Both offer singularly unique looks and the performance of fiber cement. EmpireBlock lets you infuse a touch of industrial chic to interiors and exteriors alike. VintageWood's warm colors can be interpreted as modern or vintage, depending on how you decide to use them. Both products install vertically or horizontally, giving you even more design flexibility.

VintageWood™

Bark

Cedar

EmpireBlock™

IndustrialBlock™

VintageWood™*

Dimensions (nom. ft. ~ actual mm)	18" [H] x 10' [L] (455mm [H] x 3,030mm [L])
Thickness (nom. in. ~ actual mm)	5/8 (16mm)
Weight (lbs. per panel)	57.32
Weight (lbs. per sq. ft.)	3.82
Exposed Coverage (sq. ft. per panel)	15
Packaging (pieces per pack)	2 [30 sq. ft.]

*Can be installed horizontal or vertical

EmpireBlock™ and IndustrialBlock™*

Dimensions (nom. ft. ~ actual mm)	18" [H] x 10' [L] (455mm [H] x 3,030mm [L])
Thickness (nom. in. ~ actual mm)	5/8 (16mm)
Weight (lbs. per panel)	57.32
Weight (lbs. per sq. ft.)	3.82
Exposed Coverage (sq. ft. per panel)	15
Packaging (pieces per pack)	2 [30 sq. ft.]

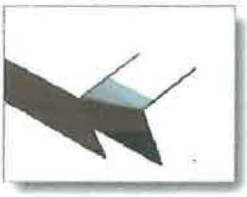
*Can be installed horizontal or vertical

Completing the system just became easier...

Like the perfect accessory, Nichiha's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels to create a durable yet handsome appearance.

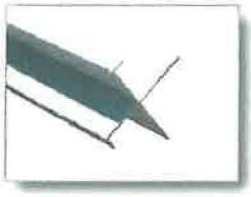
Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichiha provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a clear anodized finish or color matching your trim with nearly any color when you design with the Illumination Series — you're sure to make a statement. For our other popular panels we took it a step further by color matching all of our trim profiles for fast delivery. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichiha keeps getting easier.



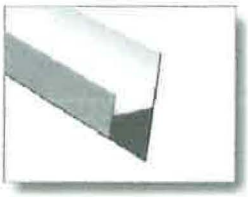
Corner Key

Dimensions (nom. ft. ~ actual mm)	3" x 10' (76.2mm x 3,030mm)
Weight (lbs. per piece)	3.89
Packaging (ln. ft. per pack)	50



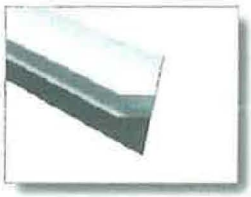
Open Outside Corner

Dimensions (nom. ft. ~ actual mm)	2.96" x 10' (75mm x 3,030mm)
Weight (lbs. per piece)	2.98
Packaging (ln. ft. per pack)	50



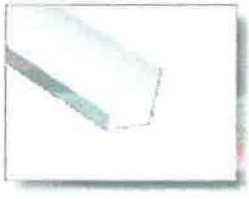
H-Mold

Dimensions (nom. ft. ~ actual mm)	2" x 10' (50.8mm x 3,030mm)
Weight (lbs. per piece)	2.42
Packaging (ln. ft. per pack)	50



Bead Reveal

Dimensions (nom. ft. ~ actual mm)	.5" x 10' (12.7mm x 3,030mm)
Weight (lbs. per piece)	2.46
Packaging (ln. ft. per pack)	50



J-Mold

Dimensions (nom. ft. ~ actual mm)	.375" x 10' (9.5mm x 3,030mm)
Weight (lbs. per piece)	1.4
Packaging (ln. ft. per pack)	50

L-Trim

Dimensions (nom. ft. ~ actual mm)	1" x 10' (25.4mm x 3,030mm)
Weight (lbs. per piece)	1.2
Packaging (ln. ft. per pack)	50

Don't sweat the small stuff...we already have

Nichiha's unique installation hardware and accessories ensure that taking your vision from the drawing board to reality is a cinch.

Ultimate Clip w/ Joint Tab Attachment

10mm	JEL 777

Compatible with 16mm (5/8") panels

10mm	JEL 787

Compatible with 18 & 21mm (3/4" & 7/8") panels

Ultimate Starter Track (10')

10mm	FA 700

Vertical Starter Track (6.6')

5mm	FA 300 T

Single Flange Sealant Backer (6.5')

5mm	FHK 1110 R
10mm	FHK 1017 R

Double Flange Sealant Backer (10')

5mm	FH 1010 R
10mm	FH 1020 R

Corrugated Shim (4')

5mm	FS 1005
10mm	FS 1010

Corners

18"[H] x 3-1/2"[FACE] returns

KuraStone™ Clip

5mm	JE 602
10mm	JE 720CA

Finish Clip

10mm	JE 310

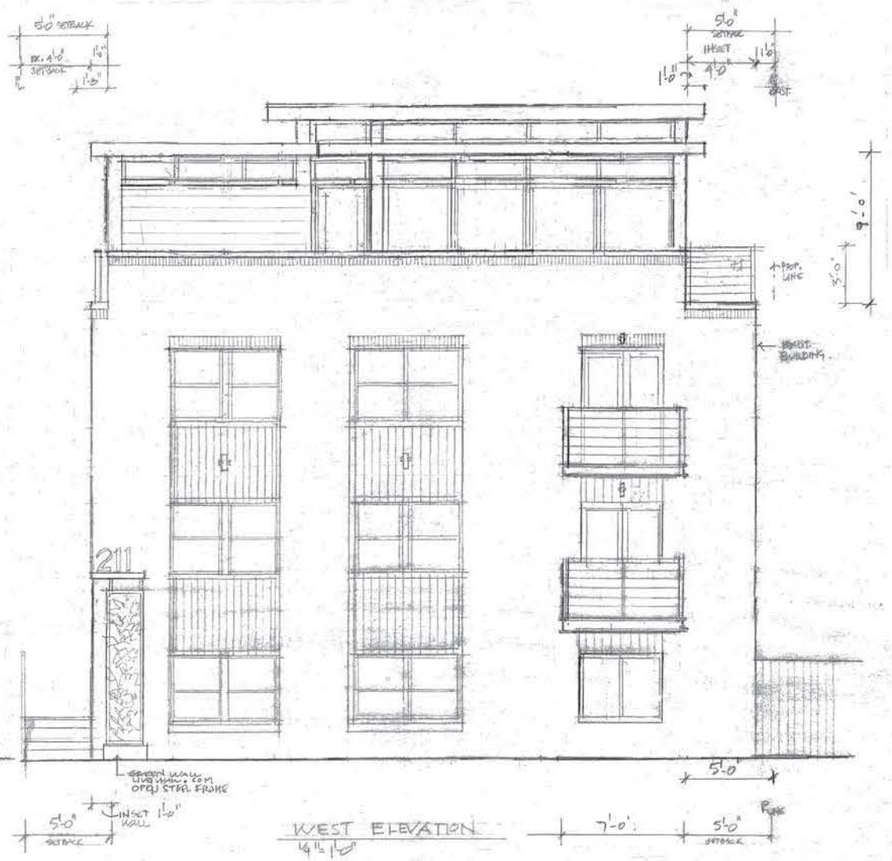
APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

PROJECT DESCRIPTION
The design involves the renovation with additions To an existing brick apartment structure . Design goals are to create a more modern form And provide usable features including decks, rooftop terraces and a new owners unit .

* REDESIGN PUSHES NEW TOP FLOOR ADDITION TO THE REAR OF THE BUILDING TO MINIMIZE VISUAL IMPACT TO EXIST. STRUCTURES ON WEST STREET.

STREETSIDE VIEW B

SITE OVERLAY

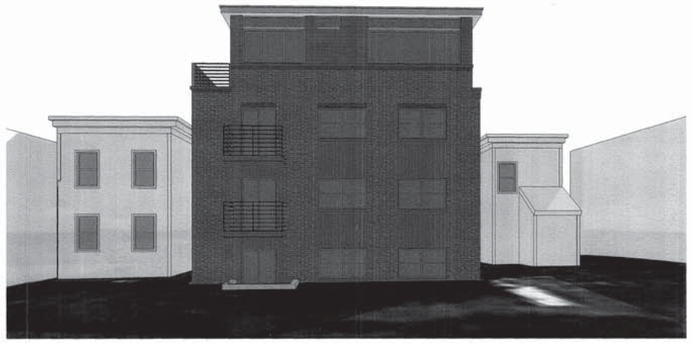


211 North West Street
Alexandria , Virginia

SCHEMATIC
NORTH & WEST ELEVATIONS
12/15/15

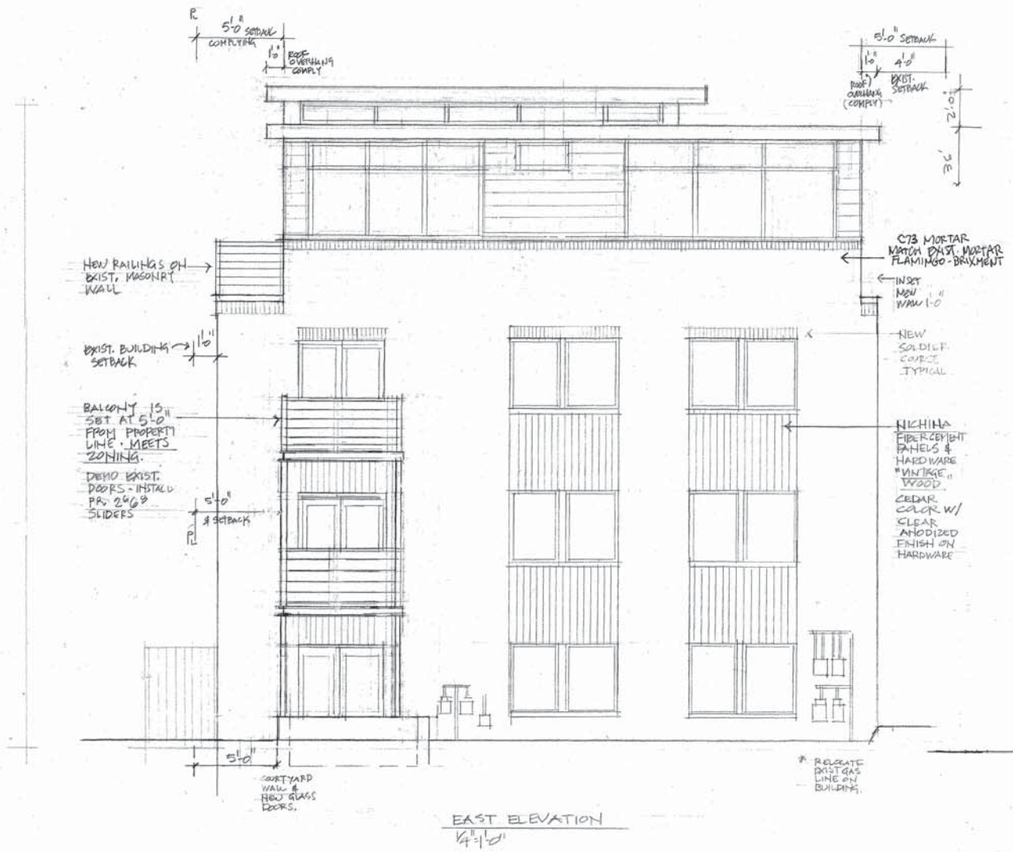
A1.1

GAVER NICHOLS ARCHITECT



VIEW B - EAST

VIEW C - SOUTH EAST



APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

A2.1

SCHEME #4

SOUTH & EAST ELEVATIONS

12/15/15

GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria, Virginia

SITE DATA

AERIAL VIEW
FROM CITY WEBSITE

ZONING DATA

ZONING CLASSSIFICATION: RB ZONE
F.A.R. × LOT SIZE 7970 ⌀ LOT .75
.75 × 7970 = 5977 ⌀ ALLOWED

LOT SIZE: 7970 ⌀
OPEN SPACE REQUIRED: 800 ⌀/UNIT REQ. × 6 = 4800 ⌀
OPEN SPACE PROPOSED: 6179 ⌀ + NEW ROOFTOP 795 ⌀ = 6974 ⌀
FRONT YARD SETBACK: SAME AS BLOCKFACE IN PARKER GRAY ZONE • AVG. SETBACK
REAR YARD SETBACK: 1:1 MIN 8' REQ. 52.12' EXISTING. 52.12' PROPOSED, 46.12' @ BALC.
SIDE YARD SETBACK WITHIN HISTORIC DISTRICT: * RESIDENTIAL LOT > 25' REQ. TWO 5'-0" SIDE YARDS. WE ARE NONCOMPLYING W/ 4'-0" & 1'-0" YARDS. ZONING VARIANCE OR SPECIAL EXCEPTION REQ'D.
HEIGHT: 45' MAX. PERMITTED. EXIST. 26'-10" PROPOSE 38'

PARKING: OFF STREET PROVIDED
MIN 8 SPACES PROVIDED

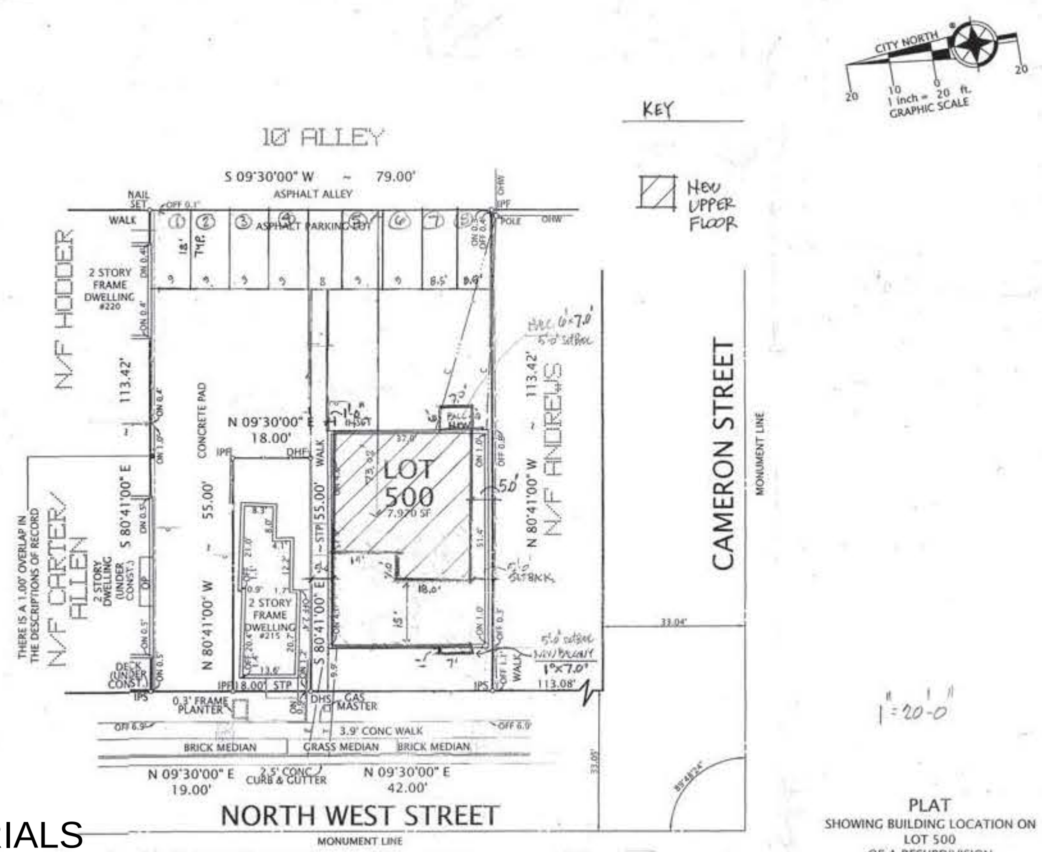
ZONING VARIANCE DATA: * SPECIAL EXCEPTION REQ. FOR SIDE YARDS
N/A (ADDITIONS SET BACK FOR CODE)

B.A.R. DATA: * REVIEW BY PARKER GRAY HISTORIC B.A.R. REQUIRED

OWNER: 211 WEST LLP
7959 RICHMOND HWY
SUITE 11
ALEXANDRIA VIRGINIA
22306

INDEX TO DRAWINGS

CHESAPEAKE BAY PRESERVATION ACT



1" = 20'-0"

PLAT
SHOWING BUILDING LOCATION ON
LOT 500
OF A RESUBDIVISION
OF PROPERTY OF
JUBE B. SHIVER

REV. 12/15/15

CODE DATA

BUILDING CODE
JURISDICTION (CITY, COUNTY): ALEXANDRIA, VIRGINIA
APPLICABLE CODE: IRC 2012
OCCUPANCY CLASSIFICATION: MULT. FAMILY
CONSTRUCTION TYPE: 5B

SUBMITTED PLAN – REVISED TO BAR. SCHEME #4 12/15/15

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

A. Property Information
A1. Street Address: 211 NORTH WEST STREET Zone: RB
A2. 7970 ⌀ (Total Lot Area) × .75 (Floor Area Ratio Allowed by Zone) = 5977 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1902	Stairways**	480
Second Floor	1902	Mechanical**	
Third Floor	1902	Other**	
Porches/ Other		Total Exclusions	480
Total Gross*	5706		

B1. Existing Gross Floor Area* 5706 Sq. Ft.
B2. Allowable Floor Exclusions** 480 Sq. Ft.
B3. Existing Floor Area minus Exclusions 5226 Sq. Ft. (subtract B2 from B1)

1st FL - BATH + CL. - 307
2nd FL - 182
3rd FL - BATH & CL. - 182
4th FL - 21
592

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

A-250

Proposed Gross Area*		Allowable Exclusions	
ROOF OVERHANG	250	1st FL. BATH CL	592
First Floor	0	Stairways**	130
Second Floor	8	Mechanical**	167
Third Floor FOURTH FL.	1150	Other**	
Porches/ Other DECK	14 / 84	Total Exclusions	889
Total Gross*	1498		

C1. Proposed Gross Floor Area* 1498 Sq. Ft.
C2. Allowable Floor Exclusions** 889 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 609 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 5835 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5977 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.

* SEE A3.1 FOR OPEN SPACE CALCS

F. Open Space Calculations

Existing Open Space	5813 ⌀
Required Open Space	4800 ⌀
Proposed Open Space	4890 ⌀

4890 ⌀ OPEN SPACE

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

Signature: [signature] ARCHITECT Date: 12/15/15

MODEL ENERGY CODE

Virginia Energy Code

TRADE-OFF WORKSHEET
Compliance by Whole House Performance Approach

Builder Name: ______ Date: ______
Address: ______
Submitted By: ______ Phone No: ______
Building Address: ______
Legal Description: Lot ______ Section: ______ County: ______
General Building Description: ______

YOUR HOUSE	Insulation R-Value	A Area	System R_0-Value	R=⅟U U=⅟R UA	CODE HOUSE (Chapter 5 Standard)
					HDD ______ UA
ROOF/CEILING (Description)					ROOF/CEILING
1. Flat Ceiling (attic)		A___	$/R_0$___	= ___	
2. Cathedral Ceiling		A___	$/R_0$___	= ___	
3. Skylights		A___	$/R_0$___	= ___	Max U_0 ___
4. Floor Cantilever		A___	$/R_0$___	= ___	A (Total Area) x ___
Subtotals:		A___		[5] ___	Max UA Allowed = ___ B.
GROSS WALL Include basement wall area (avg) less than 50% below grade and all basement windows and doors					GROSS WALL
6. Opaque Wall		A___	$/R_0$___	= ___	(To obtain UA for door and window
7. Opaque Wall		A___	$/R_0$___	= ___	area on your house, use the "system"
8. Opaque Wall		A___	$/R_0$___	= ___	R- or U-value provided by the
9. Floor Bands		A___	$/R_0$___	= ___	manufacturer for the entire window or
10. Door		A___	$/R_0$___	= ___	door assembly. To get UA, multiply
11. Door		A___	$/R_0$___	= ___	the total area of the rough openings
12. Door		A___	$/R_0$___	= ___	(A) by the U-value, or divide the area
13. Window		A___	$/R_0$___	= ___	by the system R-value.)
14. Window		A___	$/R_0$___	= ___	
15. Basement Window		A___	$/R_0$___	= ___	Max U_0 * ___
16. Other		A___	$/R_0$___	= ___	A (Total Area) x ___
Subtotals (Gross Wall)		A___		[17] ___	Max UA Allowed = ___ D.
FOUNDATION/FLOOR					FOUNDATION/FLOOR
18. Slab Insulation	___	(PxD)___	/R ___	[19] ___	A___ /R ___ =UA ___ F.
Perim (P) ___ (feet)					
Depth (D) ___ (feet)					
20. Floor over Unheated Space	___	A___	$/R_0$___	[21] ___	A___ xU_0 ___ =UA ___ H.
22. Crawl Space Wall	___	A___	$/R_0$___	[23] ___	A___ xU ___ ___ J.
24. Basement Wall Opaque area of basement walls 50% or more below grade	___	A___	$/R_0$___	[25] ___	A___ xU ___ ___ L.
TOTAL UA UA FROM INSULATION TO BE INSTALLED: Lines [5] + [17] + [19] + [21] + [23] + [25]				___ [Line 26]	TOTAL UA MAX UA: Lines B + D + F + H + J + L = ___ [Line M]

Line 26 (Your House Total) must be less than or equal to line M (Code House Total).

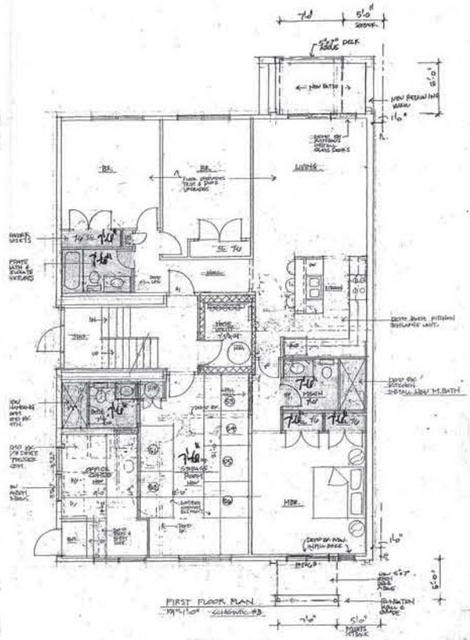
A3

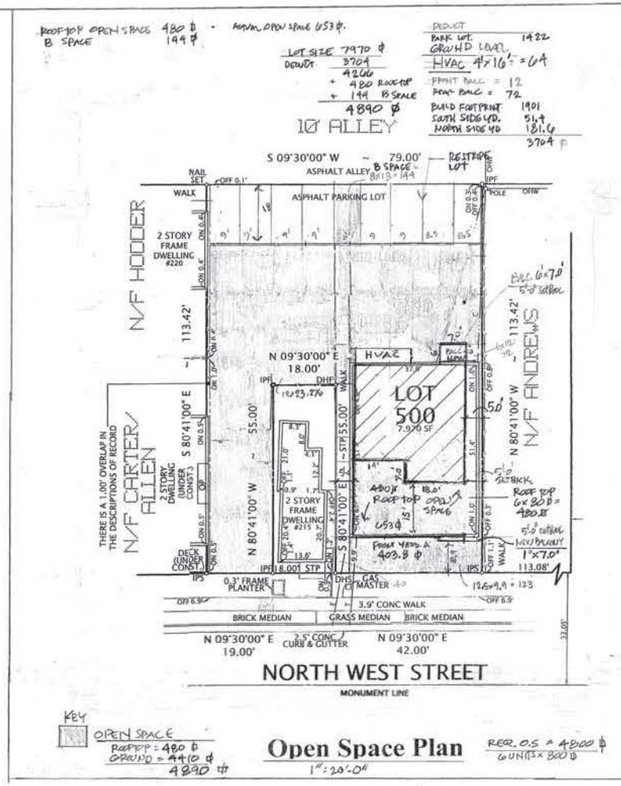
INDEX TO DRAWINGS
ZONING & CODE DATA
12/15/15

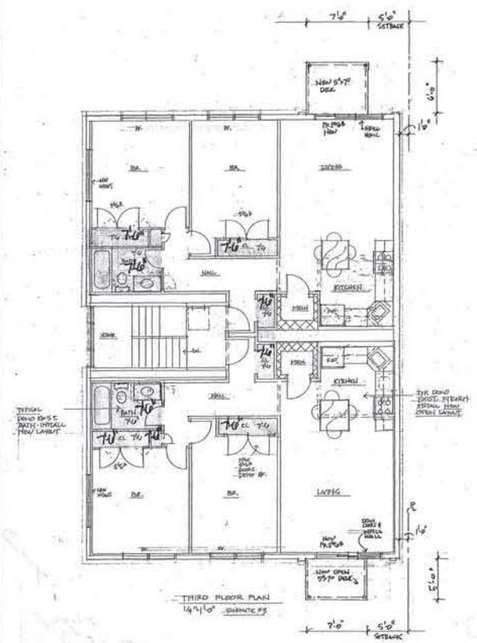
GAVER NICHOLS ARCHITECT

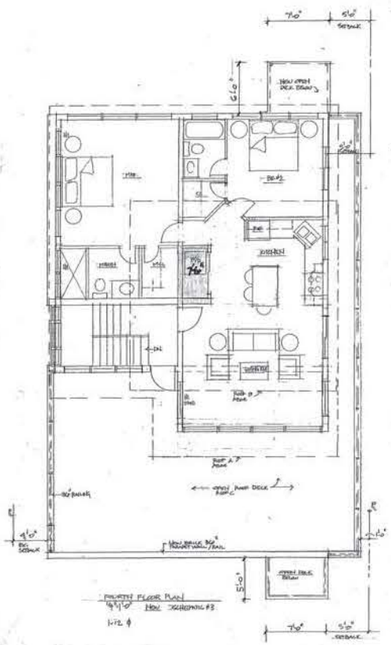
211 North West Street
Alexandria, Virginia

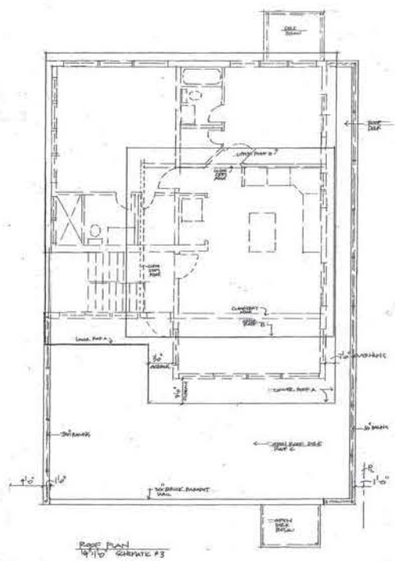
APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015











KEY
CEILINGS 7'-6"
Closet bath Deductions

Applicant Reponse

Gaver Nichols,Architect

The project is one of a partial rooftop addition and interior renovations to existing residential units. The cost of our construction will not exceed 33.3% of the City of Alexandria's assessed value ($771,680 x .333= $256,969 and will not trigger the additional parking requirements..

211 North West Street
BAR2015-00165
RB Zone
Zoning Comments #4
October 27, 2015

City Staff Comments

Subject property is a grandfathered multifamily dwelling complex allowed to continue in the RB zone as long as the number of units are not expanded, improvements do not exceed 331/3 percent of the assessed value of the building thereby triggered more off-street parking, the amount of ground level open space continues to be provided. ASSESSED VALUE x .33

General

- Clarify the "office condo" use on the 1st floor. Will this be an office for the condo building or rented to another office tenant?
  Response: office condo space. Complies

FAR

- Incorrect FAR sheet was completed but the applicant. Submit correct form for properties not subject to the infill regulations.
  Response: Corrected
- Applicant will need to submit floor plans with areas to be excluded from FAR shown.
  Response: Applicant still needs to indicate the ceiling heights of the bathrooms and closets to be excluded.
- Areas under the eaves will need to be included in the FAR.
  Response: added as part of floor area. Corrected.
- It appears that a new façade is being installed and may increase the dimensions of the exterior wall to exterior wall calculation.
  Response: All exterior wall improvements now comply.

Parking

- Applicant must submit the cost of the proposed improvements so that compliance with section 8-200(F) can be determined. If the cost of the improvements exceeds 33 1/3% of the cost of the assessed value of the building, then today's parking requirements are triggered. As proposed the 5, 2bdrm and 1, 3bdrm units will require a total of 11 parking spaces.
  Response: Need documentation submitted with BAR application that the cost will not exceed 331/3 percent of the assessed value of the building. No additional parking required. ASS'D VALUE 1,443,680 x .333 = 480,745 $ 771,680 x .333 = $ 256,969

Open Space

- Applicant will need to submit an open space plan. Only open space areas at least 8' by 8' in dimension can be included.
  Response: Open space plan still required. Proposed open space on the form and under zoning data is different. Calculations must consistent and supported by open space plan.

Setbacks

- There appear to be several encroachments into the required 5' north and south side yard setbacks that do not comply with zoning:
- Front and rear decks/balconies
- 4th floor overhang
- Applied architectural feature on the north elevation
  Response: Now complies.

New Comment:

Applicant must show the location of all proposed exterior HVAC units. If gorund mounted the units will detract from open space and if roof mounted the units must be screened or received a waiver of screening from the BAR.

Staff: Peter Leiberg

SUBMITTED PLAN – REVISED TO BAR. SCHEME #3 10/9/15

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

A. Property Information
A1. Street Address 211 NORTH WEST STREET Zone RB
A2. 7970 ϕ × .75 = 5977
Total Lot Area | Floor Area Ratio Allowed by Zone | Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1902	Stairways**	480
Second Floor	1902	Mechanical**	
Third Floor	1902	Other**	
Porches/ Other		Total Exclusions	480
Total Gross *	5706		

B1. Existing Gross Floor Area * 5706 Sq. Ft.
B2. Allowable Floor Exclusions** 480 Sq. Ft.
B3. Existing Floor Area minus Exclusions 5226 Sq. Ft. (subtract B2 from B1)

1st Fl. - Bath + cl. = 592
2nd Fl. - Bath + cl. = 192
3rd Fl. - Bath + cl. = 192
4th Fl. - cl. = 21
592

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Stairways**	592
First Floor	0	Mechanical**	130
Second Floor	0	Other**	167
Third Floor	1150	Total Exclusions	889
Porches/ Other Deck	348		
Total Gross *	1498		

A-250 ROOF OVERHANG 250

C1. Proposed Gross Floor Area * 1498 Sq. Ft.
C2. Allowable Floor Exclusions** 889 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 609 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 5835 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5977 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	5813 ϕ
Required Open Space	4800 ϕ
Proposed Open Space	4890 ϕ

4890 ϕ OPEN SPACE

A3.1

City Staff Comments, Applicant Reponse
Closet bath Deductions, and
Open Space Plan
12/15/15

GAVER NICHOLS ARCHITECT
A Partnership of Gaver & Nichols, Architects

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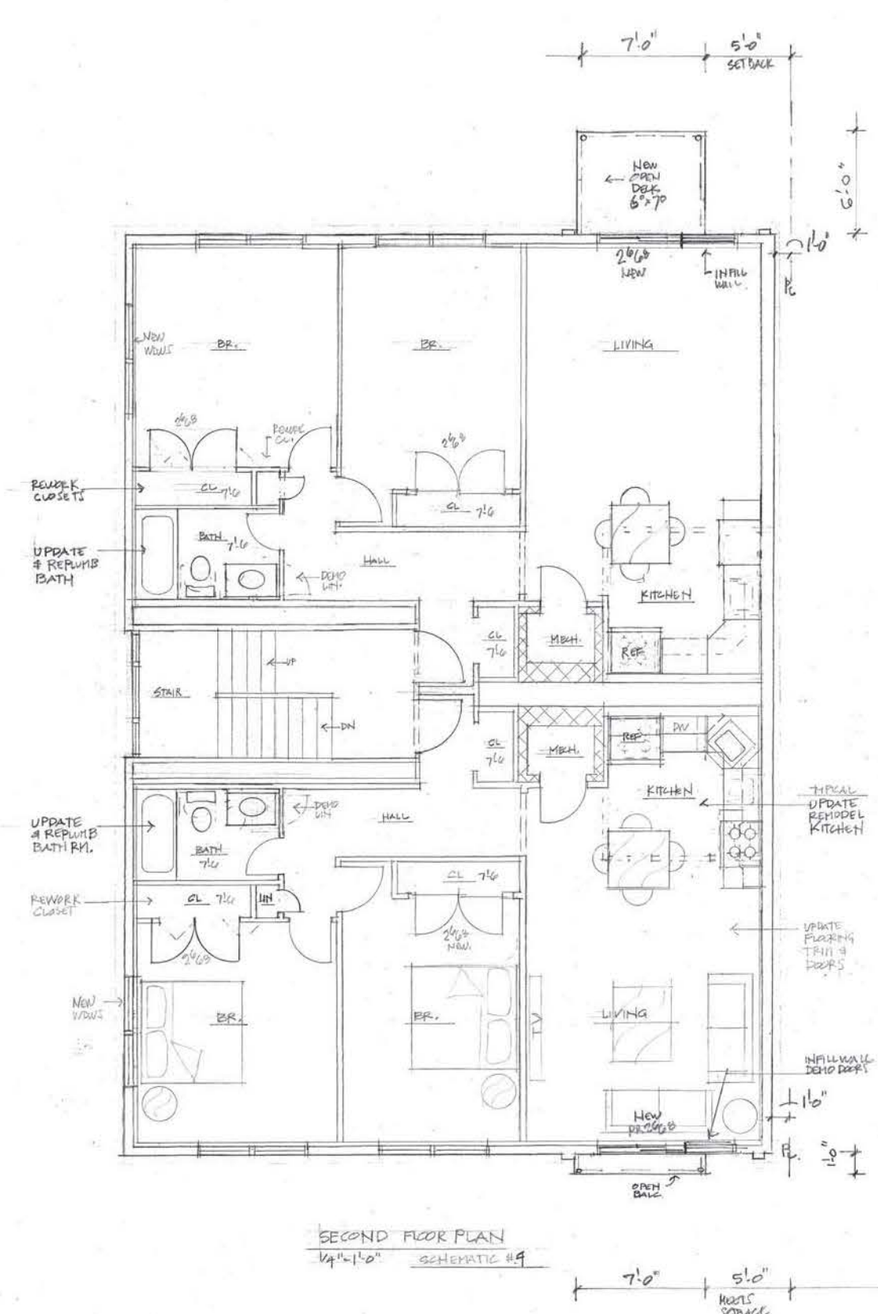
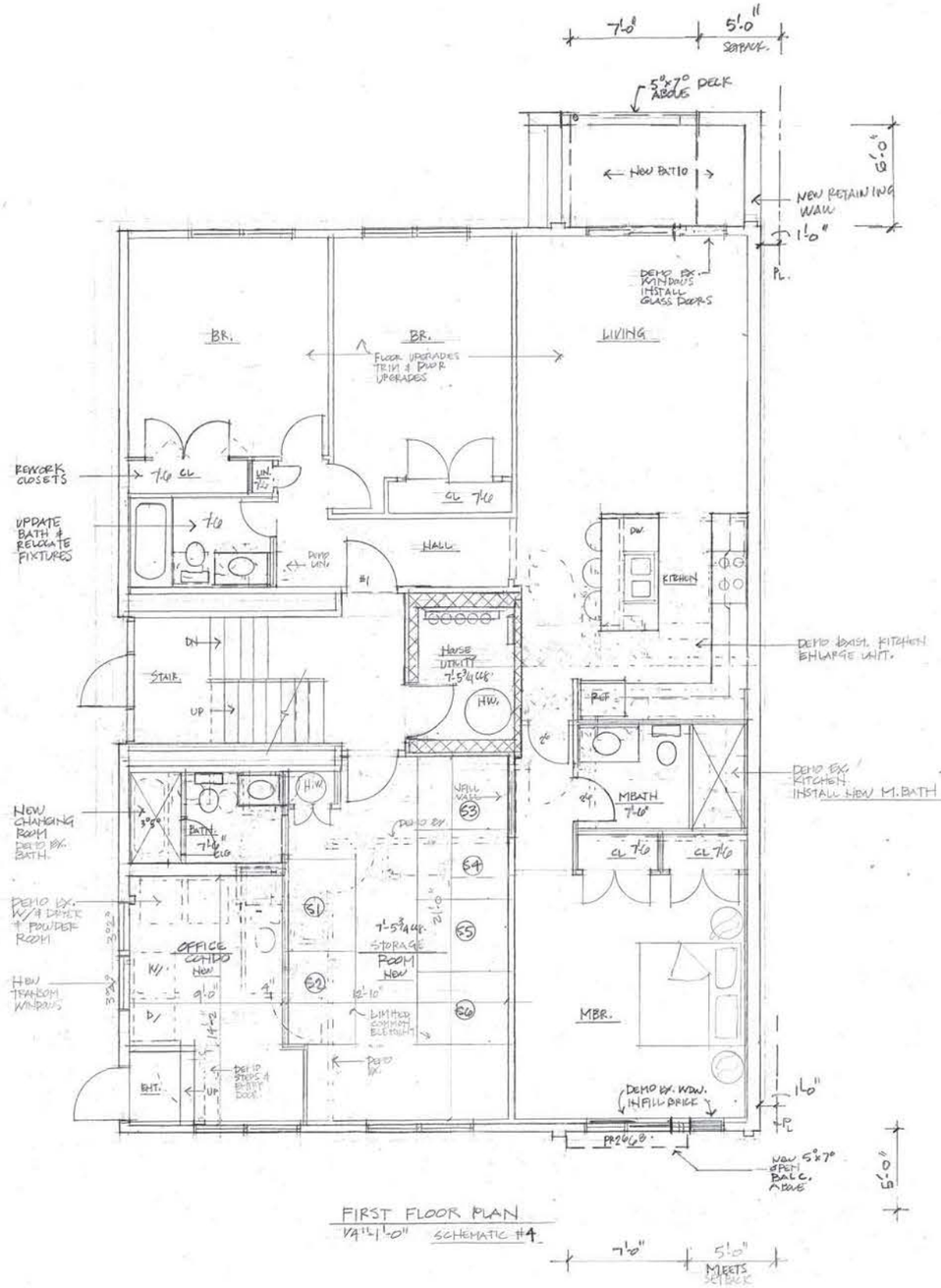
211 North West Street
Alexandria, Virginia



SECOND FLOOR PLAN
1/4"=1'-0" SCHEMATIC #4



FIRST FLOOR PLAN
1/4"=1'-0" SCHEMATIC #4

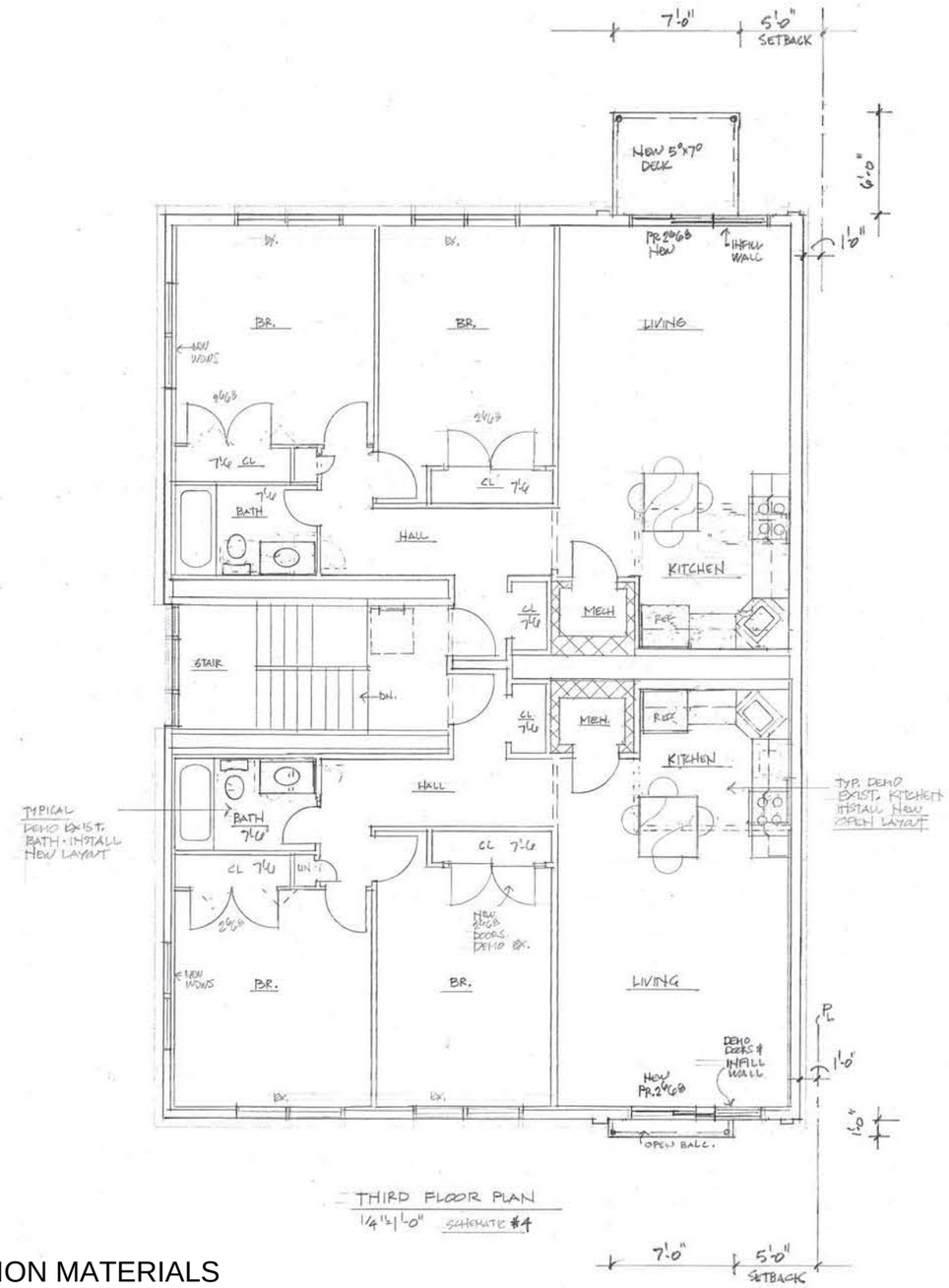
SCHEME #4
FIRST & SECOND FLOOR
12/15/15

A4

GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015



THIRD FLOOR PLAN
1/4"=1'-0" SCHEME #4

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

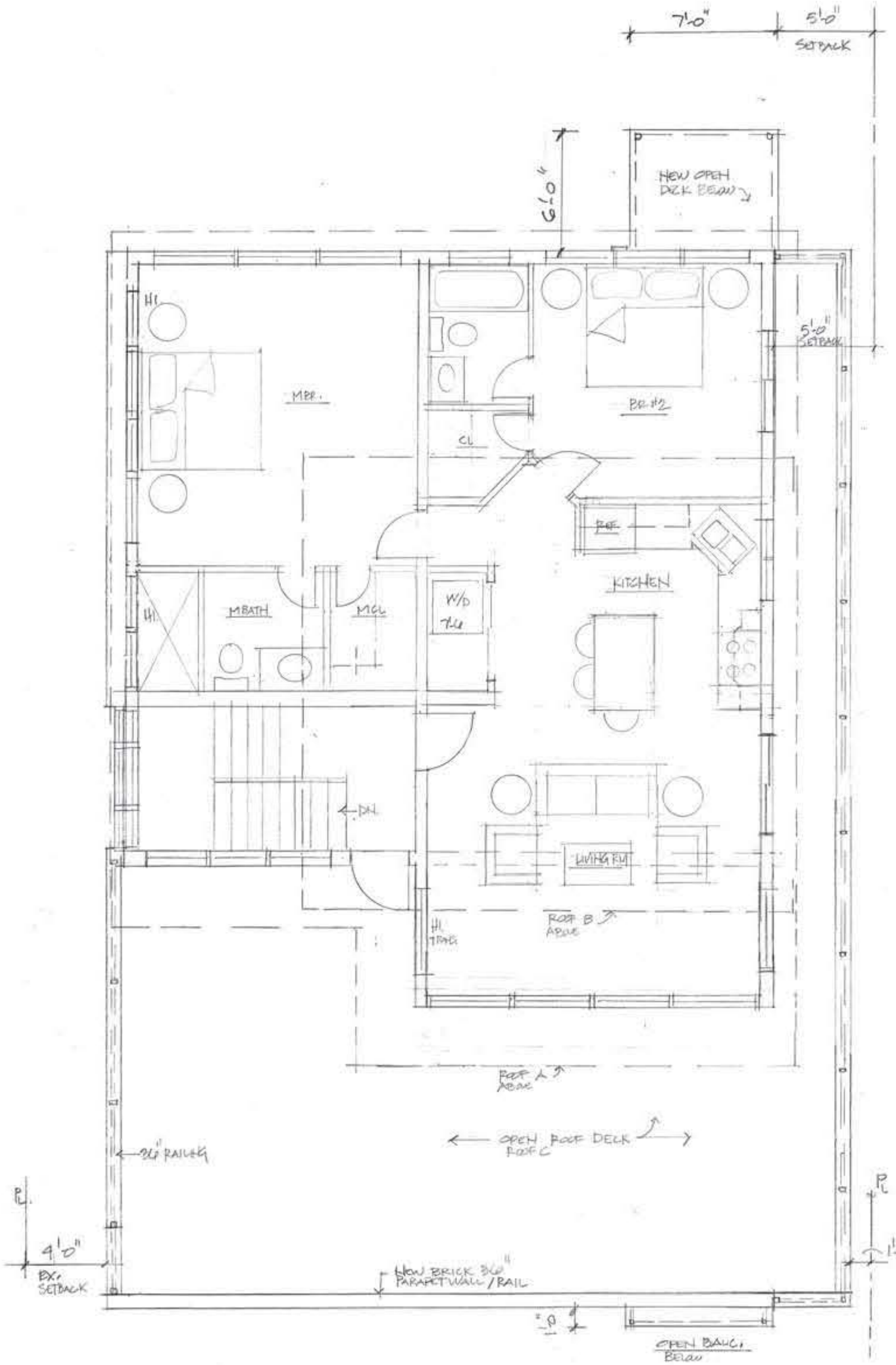
A5

SCHEME #4

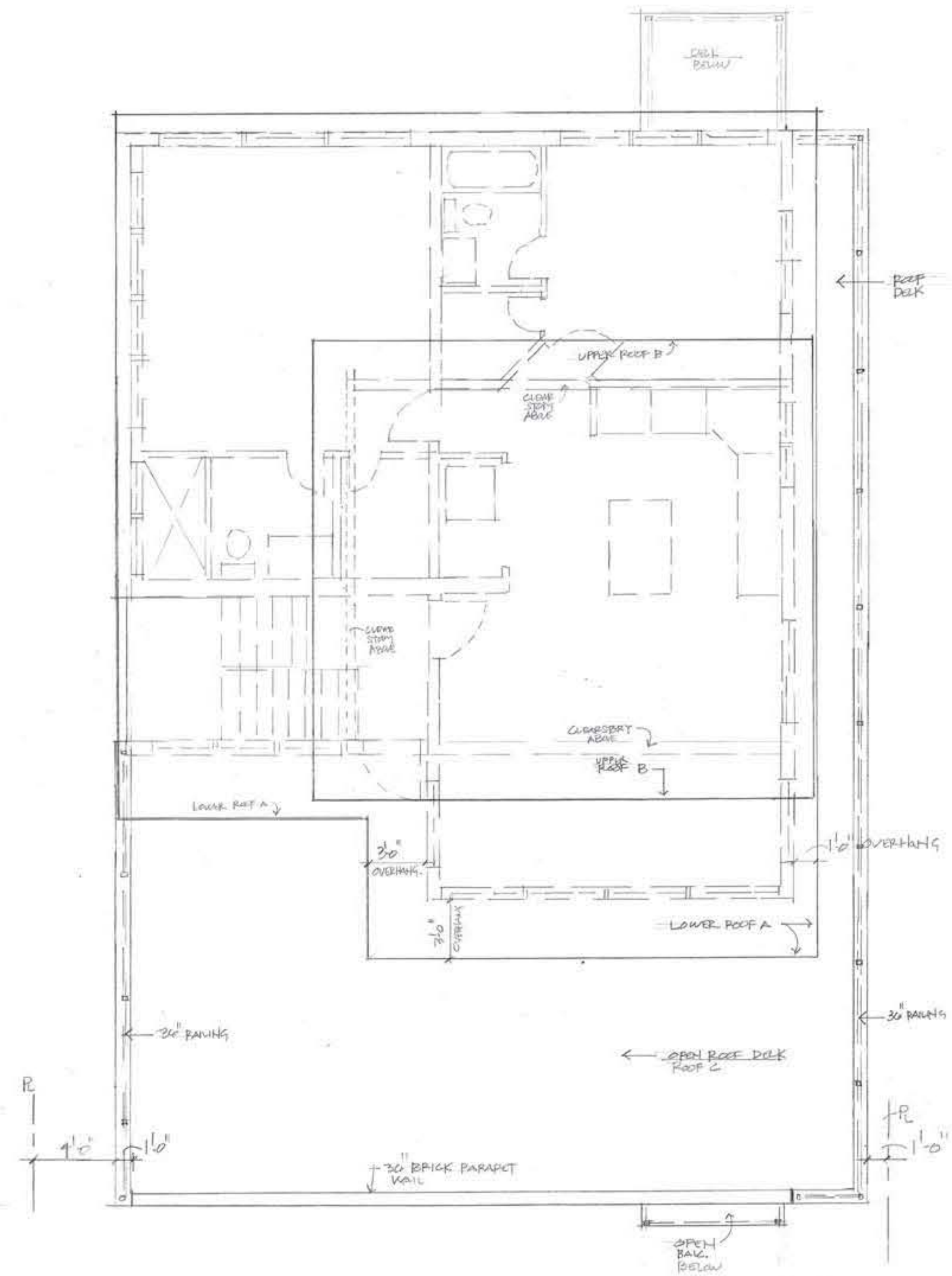
THIRD FLOOR
1/4"=1'-0"
12/15/15

GAVER NICHOLS ARCHITECT
ARCHITECTURE PRESERVATION PLANNING

211 North West Street
Alexandria, Virginia



FOURTH FLOOR PLAN
1/4"=1'-0" NEW SCHEMATIC #4



ROOF PLAN
1/4"=1'-0" SCHEMATIC #4

A6

SCHEMATIC #4
FOURTH FLOOR & ROOF PLAN
1/4"=1'-0"
12/13/15

GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

STREET VIEW
NOTE: 219 IS TALLEST
*211 IS SETBACK FROM STREET

AVERAGE FRONT YARD SETBACK CALC.

ADDRESS	SETBACK FROM CURB. ON N. WEST ST.	
237	17.8'	
235	19.7'	
233	19.7'	
231	19.7'	
229	19.7'	
227	19.7'	
225	19.3'	
223	15.5'	
221	29'	
219	23.2'	
215	19.2'	
* 211	25' (ROOF TOP ADDITION 40' SETBACK & 47' SETBACK 25' AT NEW BRICK WALL ADDITION)	*REVISED DESIGN.
209	15'	
205	29.9'	
CORNER	19.9'	
TOTAL.	296.4' ÷ 15 = 19.76' AVG SET BACK	*SE DESIGN IS GREATER THAN AVG SET BACK.

PROPOSED TOP FLOOR IS AT 40' & 47' SETBACK *REVISED DESIGN
PROPOSED FRONT BALCONY IS 20' SETBACK
PROPOSED TOP ROOF OVERHANG IS 3'0" = 37'-0"

OUR ADDITIONS MEET AVERAGE SETBACK.

REVISED SKETCH

1. UPPER ROOF 1'-0" OVERHANG - @ NORTH & SOUTH ELEV.
2. FRONT BALCONY MEET 5'0" SIDE YARD SETBACK
3. SOUTH WALL ADDITION MEETS 5'0" SETBACK.
4. NORTH WALL ADDITION MEETS 5'0" SET BACK
5. FRONT NUMBERS - MOUNTED TO WEST WALL PROJECTION - GARDEN WALL
6. FRONT BALCONY PROJECTS 1'0" W/NO VERTICAL POSTS

PROJECT DESCRIPTION

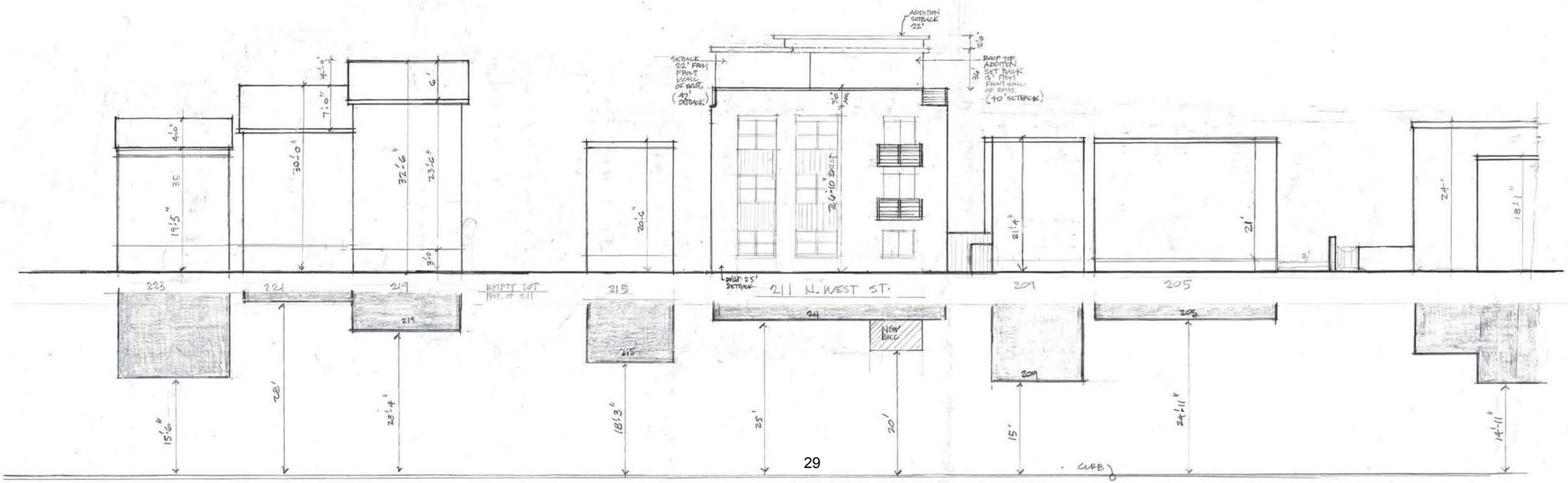
The design involves the renovation with additions
To an existing brick apartment structure.
Design goals are to create a more modern form
And provide usable features including decks,
rooftop terraces and a new owners unit.

December 18, 2015

SITE OVERLAY

VIEW FROM NORTH WEST STREET

STREET HEIGHT & SETBACK SKETCH
1/8" = 1'-0"



A7

STREET HEIGHT / CONTEXT

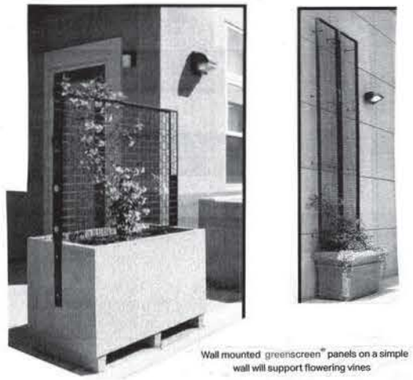
12/15/15

GAVER NICHOLS ARCHITECT

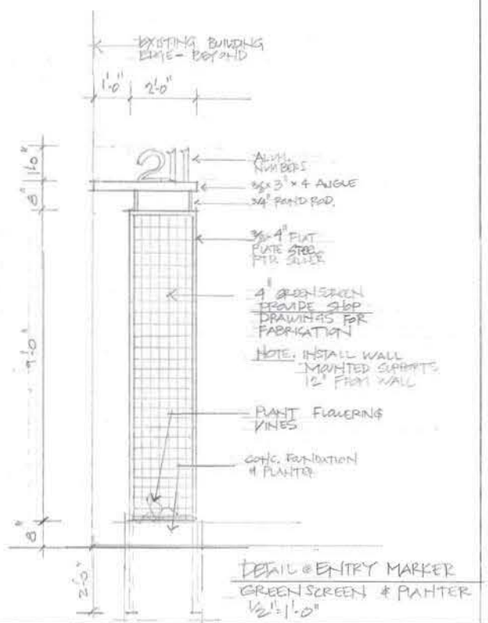
211 North West Street
Alexandria, Virginia

greenscreen®

1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com



Wall mounted greenscreen™ panels on a simple wall will support flowering vines



DETAIL @ ENTRY MARKER
GREEN SCREEN & PLANTER
½"=1'-0"

6465 E. Johns Crossing, Suite 250, Johns Creek, GA 30097 · (770) 805.9466 · www.nichiha.com
NICHIHA direct, toll-free 1.866.424.4421

NICHIHA fiber cement

VintageWood™

Dimensions (nom. ft. – actual mm)	18" (h) x 10' (L) (455mm (h) x 3,030mm (L))
Thickness (nom. in. – actual mm)	5/8 (16mm)
Weight (lbs. per panel)	57.32
Weight (lbs. per sq. ft.)	3.82
Exposed Coverage (sq. ft. per panel)	15
Packaging (pieces per pack)	2 (30 sq. ft.)

*Can be installed horizontal or vertical

Like the perfect accessory, Nichiha's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels to create a durable yet handsome appearance.

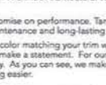
TAMLYN

Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichiha provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a clear anodized finish or color matching your trim with nearly any color when you design with the Illumination Series — you're sure to make a statement. For our other popular panels we took it a step further by color matching all of our trim profiles for fast delivery. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichiha keeps getting easier.

Corner Key

Dimensions (nom. ft. – actual mm)	3" x 10' (76.2mm x 3,030mm)
Weight (lbs. per piece)	3.89
Packaging (ln. ft. per pack)	50



Open Outside Corner

Dimensions (nom. ft. – actual mm)	2.96" x 10' (75mm x 3,030mm)
Weight (lbs. per piece)	2.98
Packaging (ln. ft. per pack)	50

H-Mold

Dimensions (nom. ft. – actual mm)	2" x 10' (50.8mm x 3,030mm)
Weight (lbs. per piece)	2.42
Packaging (ln. ft. per pack)	50

Bead Reveal

Dimensions (nom. ft. – actual mm)	.5" x 10' (12.7mm x 3,030mm)
Weight (lbs. per piece)	2.46
Packaging (ln. ft. per pack)	50

J-Mold

Dimensions (nom. ft. – actual mm)	.375" x 10' (9.5mm x 3,030mm)
Weight (lbs. per piece)	1.4
Packaging (ln. ft. per pack)	50

L-Trim

Dimensions (nom. ft. – actual mm)	1" x 10' (25.4mm x 3,030mm)
Weight (lbs. per piece)	1.2
Packaging (ln. ft. per pack)	50

Nichiha's unique installation hardware and accessories

Ultimate Clip w/ Laser Tac-Attachment
10mm pt. 777
Compatible with 14mm (9/16") panels
10mm pt. 787
Compatible with 18 & 21mm (3/4" & 7/8") panels

Ultimate Starter Track (10')
10mm rs 700

Vertical Starter Track (6.6')
5mm rs 300 t

Single Flange Sealant Backer (6.5')
5mm rs# 1110 x
10mm rs# 1017 x

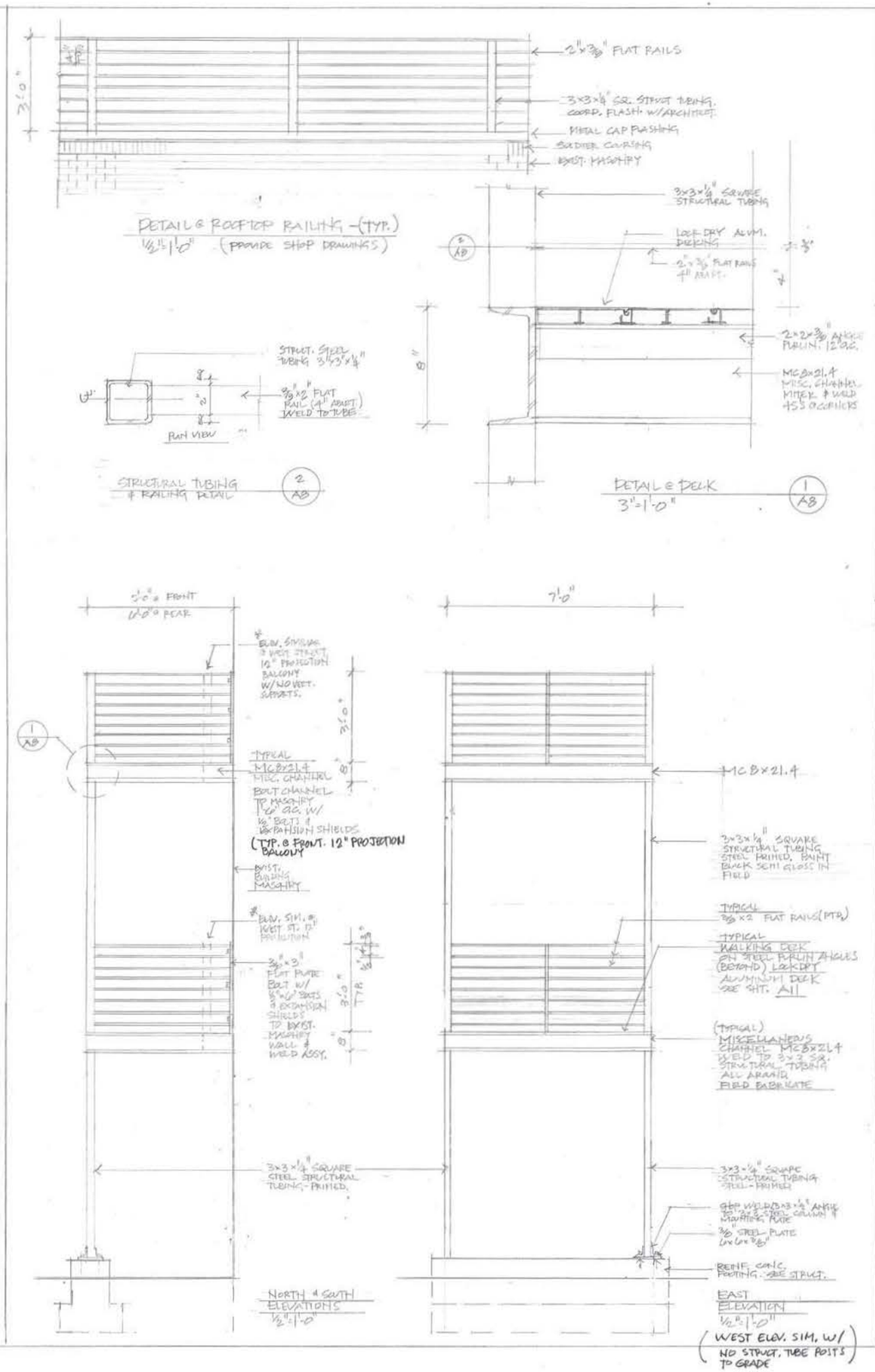
Double Flange Sealant Backer (10')
5mm rs 1010 x
10mm rs 1020 x

Corrugated Shim (4')
5mm rs 1005
10mm rs 1010

Corners
18"(h) x 3-1/2"(face) returns

KuraStone™ Clip
5mm pt. 602
10mm pt. 720ca

Finish Clip
10mm pt. 310



APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Specification/ Material list

> YES 45 TU
Thermally Broken Storefront System

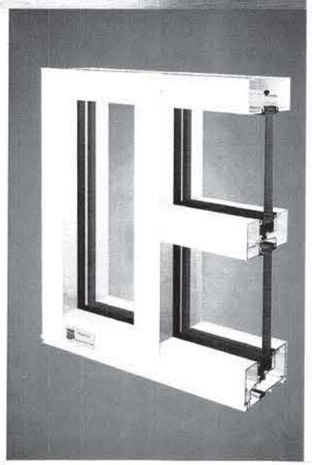
enerGfacade
YKK AP Energy Saving Solutions

SYSTEM DESCRIPTION:

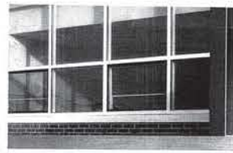
YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermaBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"



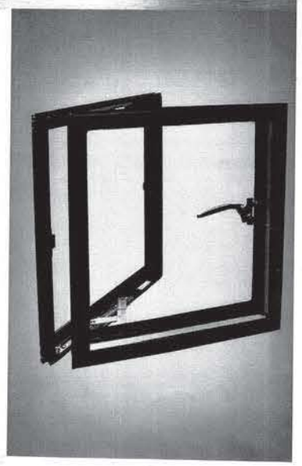
> YES SSG Vent
Vent Window for Storefront and Window Wall



The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

Product Benefits

- Available configurations; Casement Outswing or Project Out
- AAMA/WDMA/I.S.2-97
  - HC-60 rated
- Accepts 1" insulating glass
- Standard heavy-duty hardware
- ~~Screens available~~



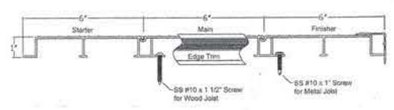
LOCK DRY

LockDry® Profiles and Specs

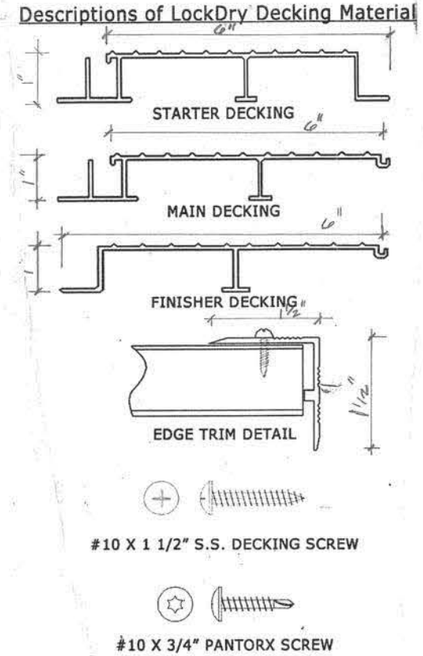
Deck Components

Decking Lengths	Available Finishes	Accessories
12'-2"	White**	14' Edge Trim
14'-2"	Light Gray	14' T-Molding
16'-2"	Granite Grey	14' Flashing
18'-2"	Golden Clay**	
20'-4"	Buckskin	**Wood Screws**
22'-4"	Saddle Brown	#10 x 1 1/2" SS Philips
24'-4"	*Dakota Oak Wood Grain**	
26'-2"	*20'-4" Maximum length for Dakota Oak	**Trim and Metal Screws**
28'-2"	**Special Order Color, Call for availability.	#10 x 1" Pan #2 Sq. Drive
30'-2"	Textured AAMA 2604	Color Matched Head
32'-2"	Powder Coat	
Special Order		
34'-2"		
36'-2"		
38'-2"		
40'-2"		

Deck Profiles



Descriptions of LockDry Decking Material



Door Handle Styles

> YTD 350 T
Thermally Broken Architectural Terrace Door

enerGfacade
YKK AP Energy Saving Solutions

A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
  - Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
  - Single Doors up to 4'-0" x 8'-0" – frame size
  - Pairs up to 8'-0" x 8'-0" – frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/I.S.2/A440-05
  - Outswing
    - ATD AW-80 for Single Doors
    - ATD AW-65 for Pair Doors
    - Allowable Air Infiltration: 0.10 cfm/ft²
    - Water Performance: 15 psf
  - Inswing
    - ATD AW-40 for Single and Pair Doors
    - Allowable Air Infiltration: 0.10 cfm/ft²
    - Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
  - Vertical adjustment to raise or lower door
  - Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish

visit our web site at www.ykkap.com

YKK AP America Inc.

> Model 20D/35D/50D
Standard Entrances

Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.

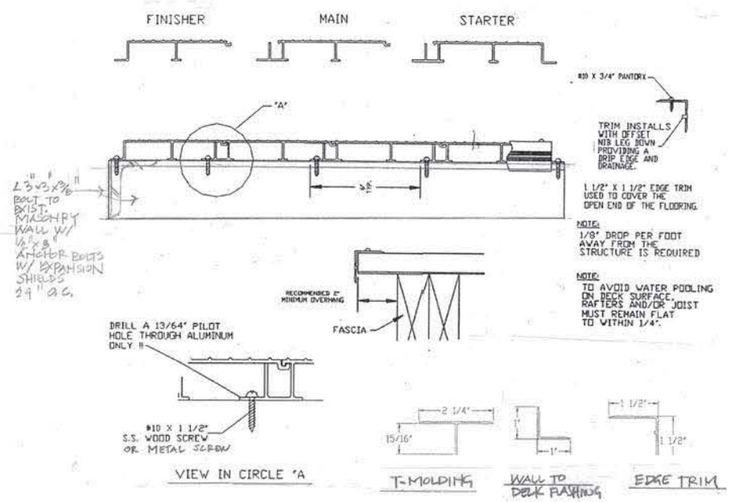
Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

NOTE:
PROVIDE SHOP DRAWINGS FOR FABRICATION



Decking Specs

- **Material:** 6005-T5 Aluminum. 35,000 psi Yield Strength.
  *1,000 psi average for composite decking materials.
- **Size:** 6" deck board width, 1" thick, standard decking lengths 12' to 30' in 2' increments. (Available in longer lengths by special order.)
- **Finish:** SuperDurable High-Density Polyester Powder Coat
- **Salt Spray Resistance:** Meets or exceeds specs AAMA 2604
- **Outdoor Exposure:** South Florida, meets or exceeds specs AAMA 2604
- **Stain Resistance:** Excellent
- **Dirt Resistance:** Excellent
- **Mar Resistance:** Good
- **Re-coatability:** Good
- **Fire Ratings:** Class A - Flame Spread value of "0" - *100 average for composite decking materials. (Laboratory Reports Available.)
- **Span:** Recommended 12" - 24" on center, 30" on center max. Minimum 1/8" drop per foot in the direction of decking run and water runoff. 3/16" - 1/4" drop per foot recommended. If deck has dips or low spots, more slope is required.
- Decking material tested to 240 PSF live-load on 36" centers. (Laboratory Reports Available.)

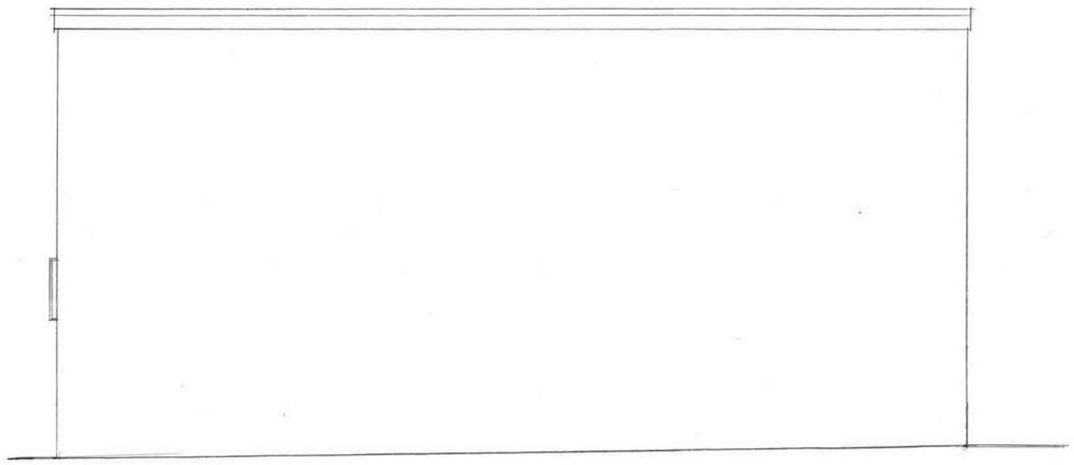
A11

DECK DETAILS
Specification / Material list
12/15/15

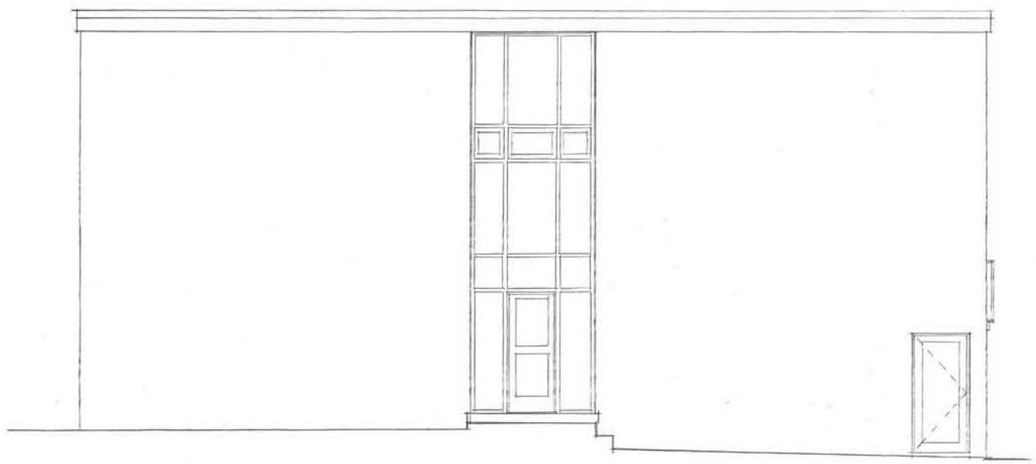
GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria, Virginia

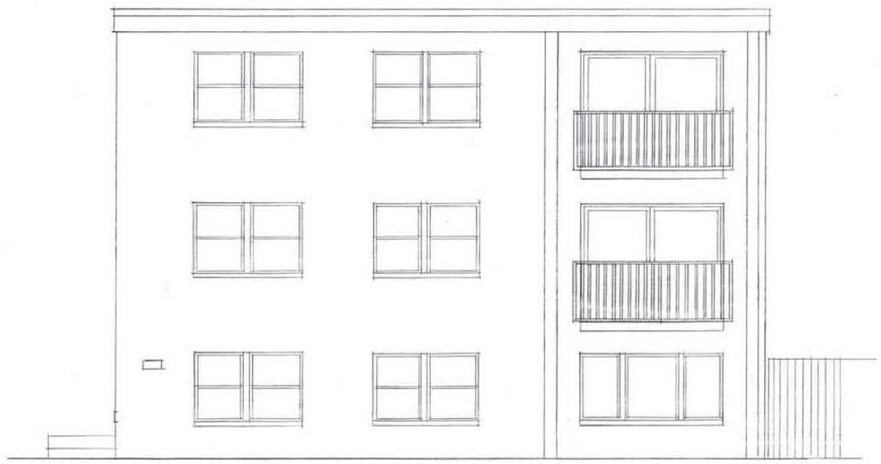
EAST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

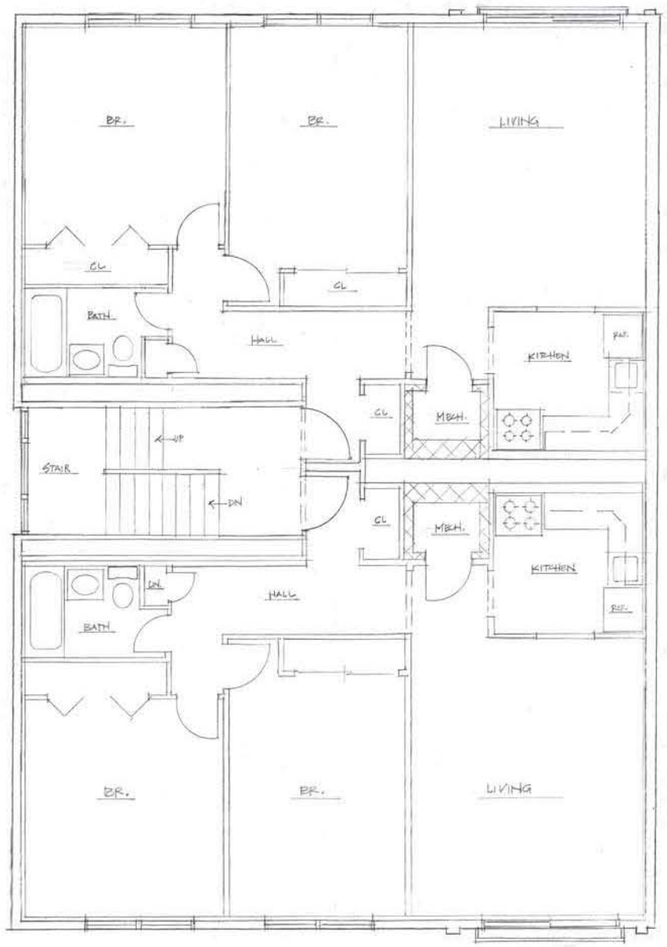
APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

EC1

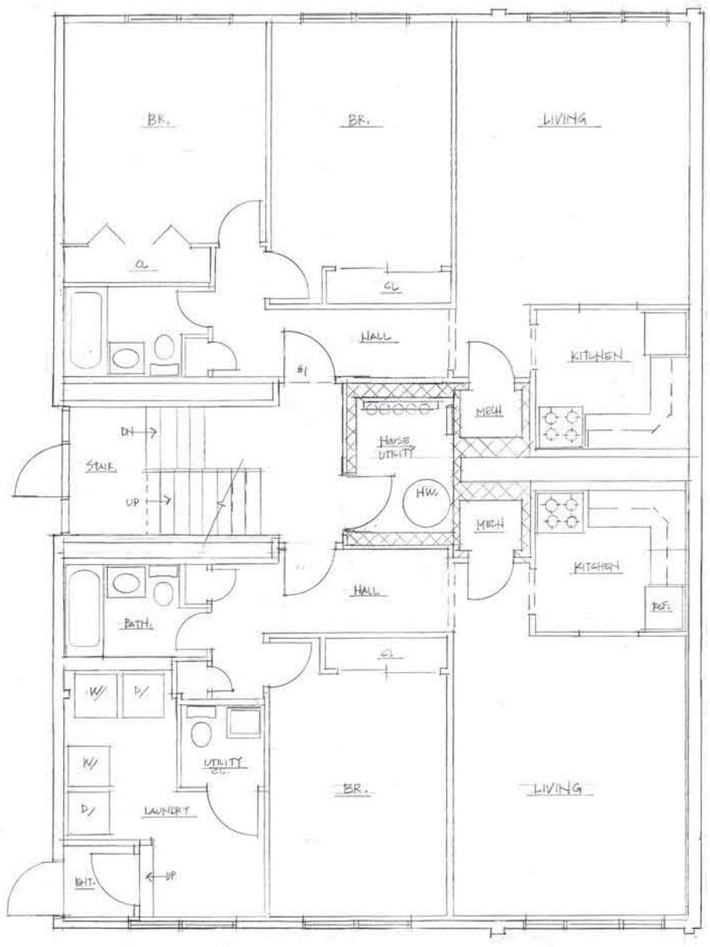
EXISTING CONDITIONS
ELEVATIONS
1/4"=1'-0"
12/15/15

GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria, Virginia



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

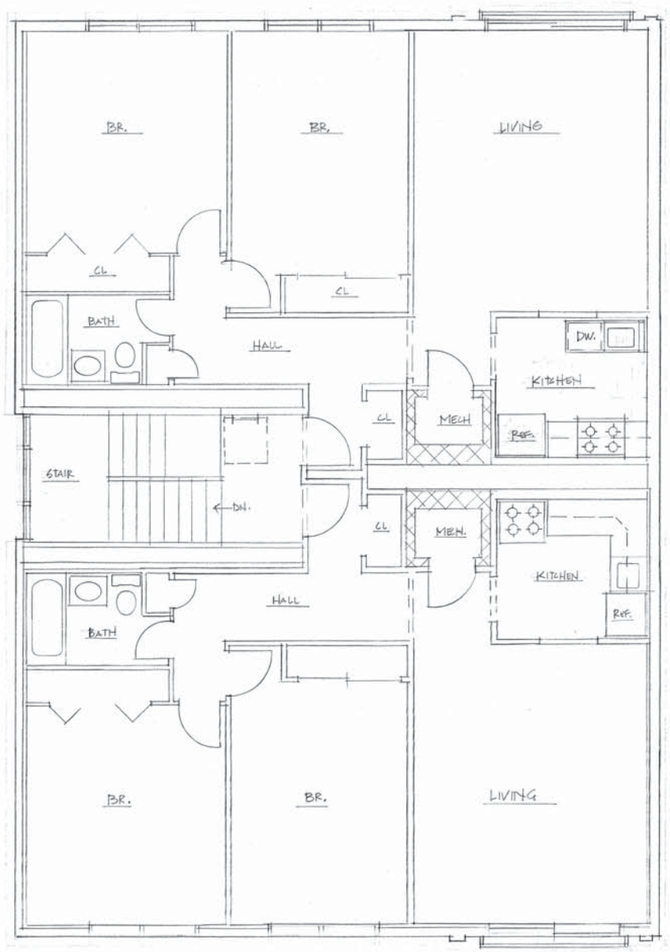
EXISTING CONDITIONS
FIRST & SECOND FLOOR
1/4"=1'-0"
12/15/15

GAVER NICHOLS ARCHITECT

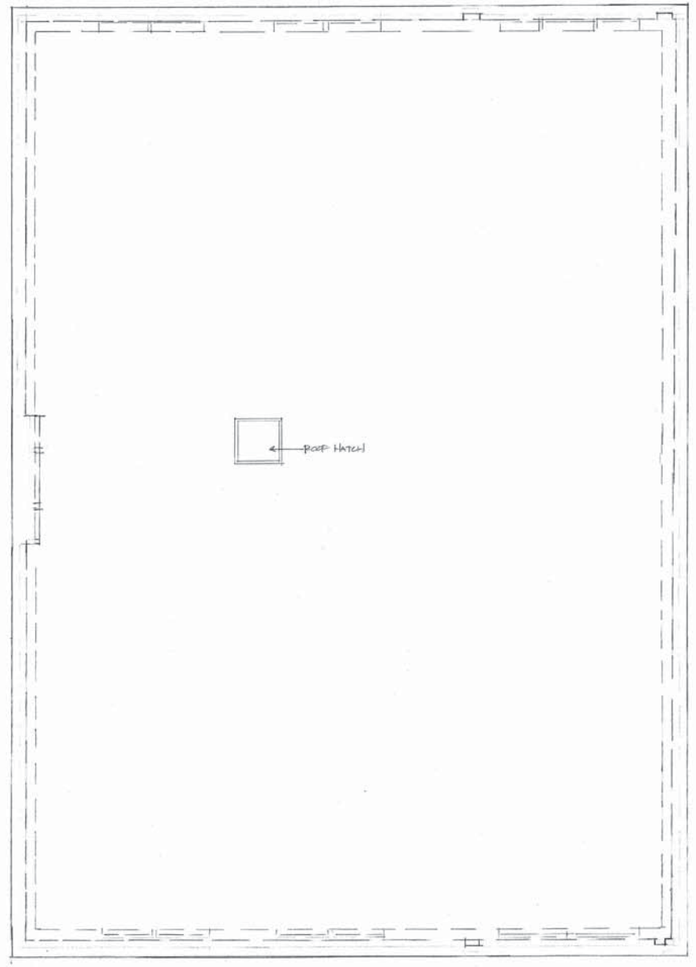
Ec3

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015



THIRD FLOOR PLAN
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"

EXISTING CONDITIONS
THIRD FLOOR & ROOF
1/4"=1'-0"
12/15/15

GAVER NICHOLS ARCHITECT

Ec4

211 North West Street
Alexandria , Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Corner Entry

West Elevation Detail

West Elevation Detail

Street View @ South Elevation

West Elevation

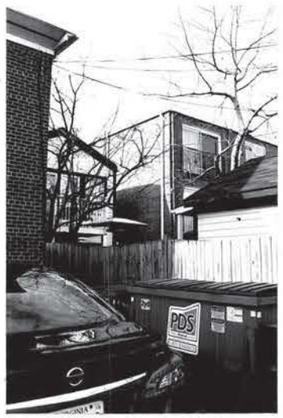
Apartment Enterance North

Entry Condition North Elevation

Steps @ North Elevation

Office Entry @ North elevation

Southwest Elevation



Southeast Corner Elevation

East elevation Detail ..Gas

East elevation

East and North elevation

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Ec5

Existing Conditions
PHOTOGRAPHS
12/15/15

GAVER NICHOLS ARCHITECT

211 North West Street
Alexandria , Virginia