

Docket Item # 7 & 8  
BAR CASE #2012-0290 & 0291

BAR Meeting  
September 19, 2012

**ISSUE:** Certificate of Appropriateness for Alterations and Waiver of Rooftop Mechanical Screening Requirement per Section 6-403(B)

**APPLICANT:** Jamals Cayre Murphys LLC by Mark Maday & Arvin Stephenson, AIA

**LOCATION:** 614-618 King Street

**ZONE:** KR / King Street Urban Retail

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness with the condition that the signs are not internally illuminated. If the applicant desires to illuminate the signs they will work with staff on a design which utilizes external illumination using gooseneck or mini-spot lights.

\*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.

\*\*BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**CASE BAR2012-0290 &  
CASE BAR2012-0291**



The applicant is requesting approval of a Certificate of Appropriateness and Waiver of HVAC Screening at 614-618 King Street.

The proposal includes:

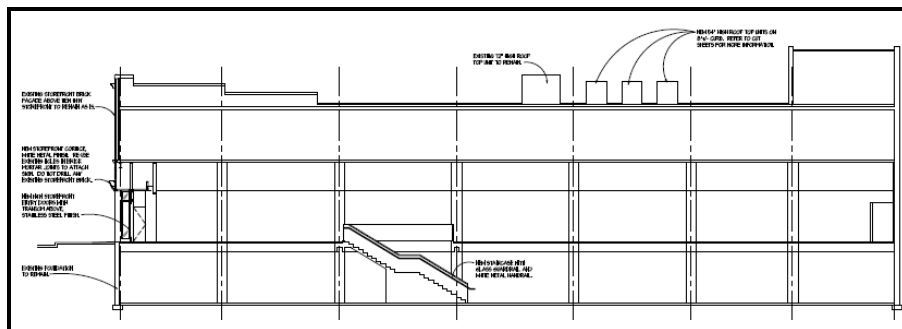
*Front Elevation*

1. Remove the existing storefront windows and doors and construct a new, metal and glass storefront system. The storefront system will include matte finish white, metal framed, clear glass windows 11'- 3" wide x 9'- 9" high with a single-light transom, and a two sets of matte finish, stainless steel and clear glass full-light entry doors with single-light transoms. The width of the existing recessed entry will not be altered with this new storefront design.
2. Install painted EIFS on the alcove wall surfaces flanking the storefront.
3. Install a 2' molded metal cornice painted in a matte white finish above the storefront windows and doors covering the existing cast stone band. The cornice will be affixed to the wall utilizing the existing holes found in the cast stone band, as shown in photos below.



### *Rooftop*

4. Request for a Waiver of the Rooftop Mechanical Screening Requirement per Section 6-403(B) of the Zoning Ordinance. The applicant is requesting a waiver of the mechanical screening requirement in order to install three, new rooftop units which measure 54" in height as shown in the section below:



## North/South Building Section

*Signage/Exterior Lighting:*

5. Two, new internally illuminated blade signs mounted on the walls at either end of the storefront. The blade signs measure 30" square and are constructed of a matte finish white metal with illuminated red, acrylic letters (12.5 sq. ft. total.)

6. A new, internally illuminated flush mount sign with red acrylic letters identifying the company name “H & M” measuring 3’9” long by 30” high (9.38 sq. ft.)
7. Installation of three recessed can light fixtures in the exterior ceiling of the front entry.
8. Replace the existing lantern fixtures in the alcoves with recessed can light fixtures.

Total linear frontage: approx. 50’. Total area of signage proposed: 21.875 sq. ft. (43%)

## **II. HISTORY**

The two-story commercial building at 614-618 King Street was originally constructed as a G.C. Murphy store in 1937.<sup>1</sup> The store was designed by the company architect H.E. Crosby of McKeesport, Pennsylvania. This Colonial Revival style, clay tile building faced with brick is detailed with molded cast stone bands and quoins. The existing second floor windows are 6/6 double hung and have a cast stone paneled surround punctuated by a keystone.

The current, two-story, five-bay, “L” shaped, brick building has undergone three, significant mid and late 20<sup>th</sup> century renovations to the storefront. In 1946, storefront alterations and a terrazzo entry way floor designed by H.E. Crosby were installed. A recessed curvilinear storefront and sign was approved by the Board on June 9, 1965. This remodeling was designed by another McKeesport architect, John H. Tarle. Finally, on August 21, 1996 the BAR approved the current storefront and on the building for the previous tenant “Restoration Hardware” (BAR96-0168.)

## **III. ANALYSIS**

### **Storefront**

The *Design Guidelines* state that “windows are a principle character defining feature of a building and serve both functional and aesthetic purposes.”

614 King Street is a two-story Colonial Revival building upon which the applicant has chosen a more modern approach for the new storefront that suits the building’s mid-20<sup>th</sup> century date of construction. The footprint of the existing storefront previously approved by the Board in 1996 will remain intact; however, the existing windows and doors will be replaced. The primary features of the new storefront, which are consistent with storefronts of this period<sup>2</sup>, include the plate glass windows framed with painted metal, recessed metal entry doors, recessed lighting, and back-lit signage.



**Example of a c1940 Historic Storefront**

<sup>1</sup> Per City of Alexandria Building Permit Files

<sup>2</sup> Preservation Brief #11 Preserving Storefronts



Staff finds that the proposed alterations to the storefront will not damage or negatively impact any of the existing historic fabric above the first floor. The existing cast stone band above the storefront has already been slightly damaged by holes from previous signage and storefront installations. The proposed painted, metal cornice will be mounted over the band utilizing the existing holes and staff finds that this alteration is a reversible, cosmetic change. All of the proposed storefront alterations at grade are easily reversible. Storefronts are commonly revised in response to changing public taste and retail trends and the proposed alterations will not damage the historic building façade above.

### Signage

According to the *Design Guidelines*, “Signs...are prominent visual elements of the streetscape in commercial areas of the historic district;” and “Signs should blend with and not detract from the historic architecture of the district.”

The *Design Guidelines* recommend that one sign per business is generally appropriate. However, the Board has frequently approved more than one sign for a business with a single frontage. The signage typically is a combination of projecting hanging, wall mounted lettering and/or window decals. Due to this large storefront’s location on King Street and the types of signs approved for nearby businesses of similar scale, staff believes that three small signs totaling approx. 22 sq. ft. are appropriate for this business. However, Staff finds the illumination of the signs to be inappropriate, as the Board’s *Design Guidelines* discourage internally illuminated signs. The Board emphasized that internally illuminated and halo illuminated signs were inappropriate on historic buildings during the Burke & Herbert bank case across the street several months ago. Should the Board support external illumination of the signs, Staff recommends minimally visible LED spotlights mounted on conduit arms, similar to those used at the Gap next door and for the previous Restoration Hardware sign lights. The proposed signage is otherwise generally consistent with the *Design Guidelines* in design, material and scale and is appropriate for the architectural character of 614 King Street and this section of the historic district.

### **Waiver of Mechanical Screening Requirement - Section 6-403(B)(3):**

*Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.*

While the Alexandria Zoning Ordinance requires that rooftop mechanical equipment be screened regardless of visibility, as a practical matter, Staff finds that the 74” tall front parapet wall and the adjacent building behind preclude the units being visible by a pedestrian from any right-of-way. Installing HVAC equipment on the rooftop is architecturally appropriate, consistent with the character of the district and is common on surrounding commercial buildings. Staff recommends that the Board waive the zoning ordinance screening requirement of Section 6-403(B)(1) for the proposed installation of the rooftop equipment.

### Summary

The proposal is requesting sympathetic and architecturally appropriate alterations to a contemporary storefront and will be utilizing materials which are compatible with the original architectural style and thus comply with the design intent expressed in the *Design Guidelines*.

### **STAFF**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## **IV. CITY DEPARTMENT COMMENTS**

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

### **Zoning Section Comments:**

- C-1 All alterations must comply with the Storefront Guidelines of the King Street retail strategy per section 6-705(F)(2).
- C-2 The store fronts still appear blocked with white screens and there are signs located in the windows which will count towards the total square footage of signs allowed. The window signs may exceed the maximum of 20% of a window and appear to be special advertising which is not permitted.

### **Code Administration:**

No Comments Received.

### **Transportation and Environmental Services (T&ES)**

#### **RECOMMENDATIONS**

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

#### **CITY CODE REQUIREMENTS**

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-3 Any work from or within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one

foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)

- C-5 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-6 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-7 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-8 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-9 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

**Please submit Insurance Certificate:**

**City of Alexandria**

**T&ES / Site Plans**

**Attn: Kimberly Merritt**

**301 King Street, Room 4130**

**Alexandria, VA 22314**

## **V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2012-0291 at 614-618 King Street*





614 KING STREET  
ALEXANDRIA, VA 22314



KEN NISCH, AIA

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Suite 200  
Southfield, MI 48034 USA  
248 355 0890  
248 355 0895 Fax

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KENNETH E. NISCH, AIA  
No. 6613  
EXPIRATION DATE: 09.30.2013

RETAIL DESIGN CONSULTANT

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www.jga.com

JGA Prj No: 1-212-088

REVISIONS:

PROJECT NO. 8-212-019

DRAWN BY: TW, RC, ALS

SCALE: AS NOTED

DRAWINGS ISSUED FOR:

Bar Review 08.20.2012  
Final LandLord Approval  
Bidding  
Permits  
Construction  
As-Built

SPACE No. 614 KING ST.

SALES AREA 13,837 SF

NON SALES 5,125 SF

GROSS AREA 18,962 SF

SHEET TITLE:

STOREFRONT  
RENDERING

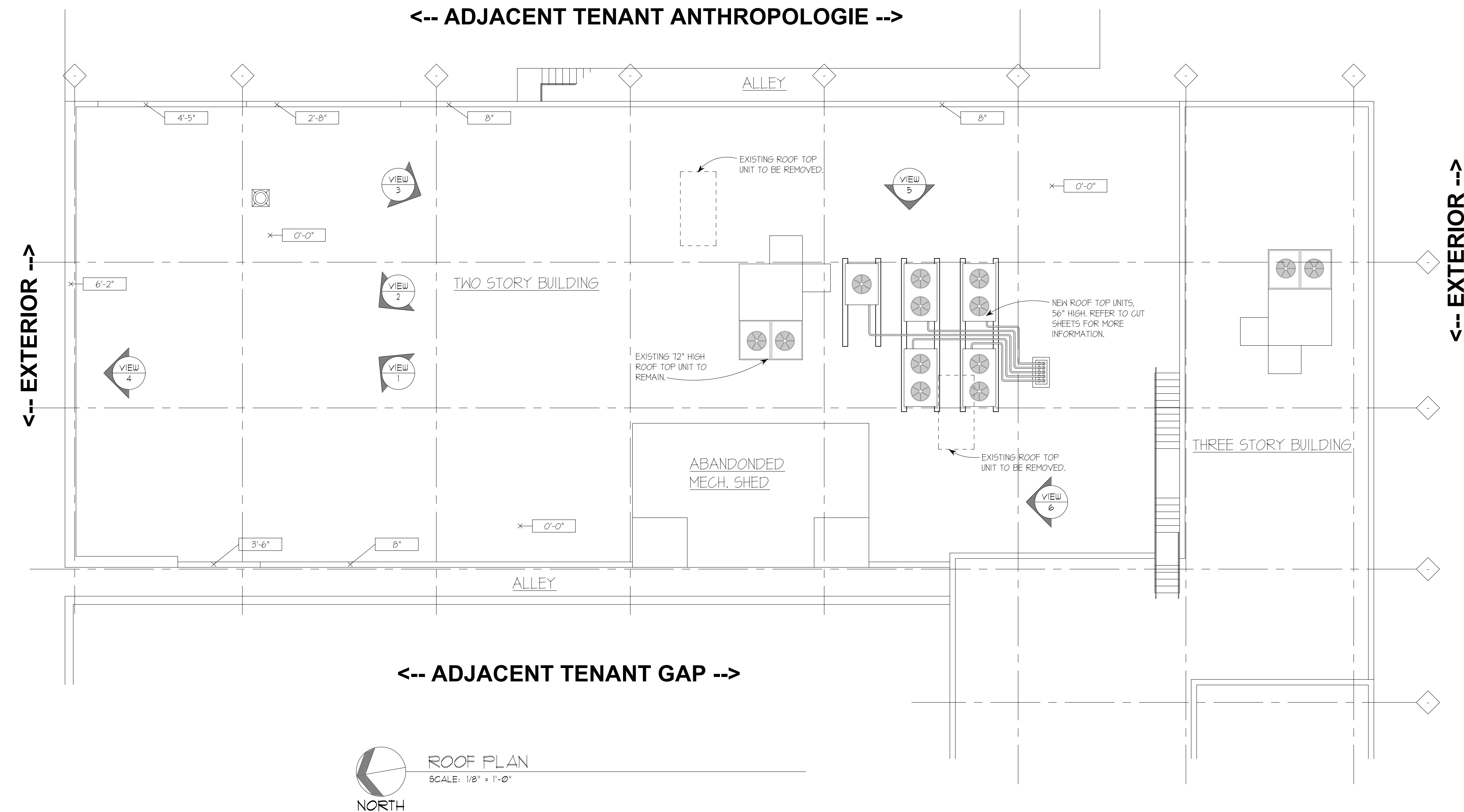
H&M  
KING STREET  
STORE No. US 288  
614 KING STREET  
ALEXANDRIA, VA 22314

SHEET NO: 1 OF 7

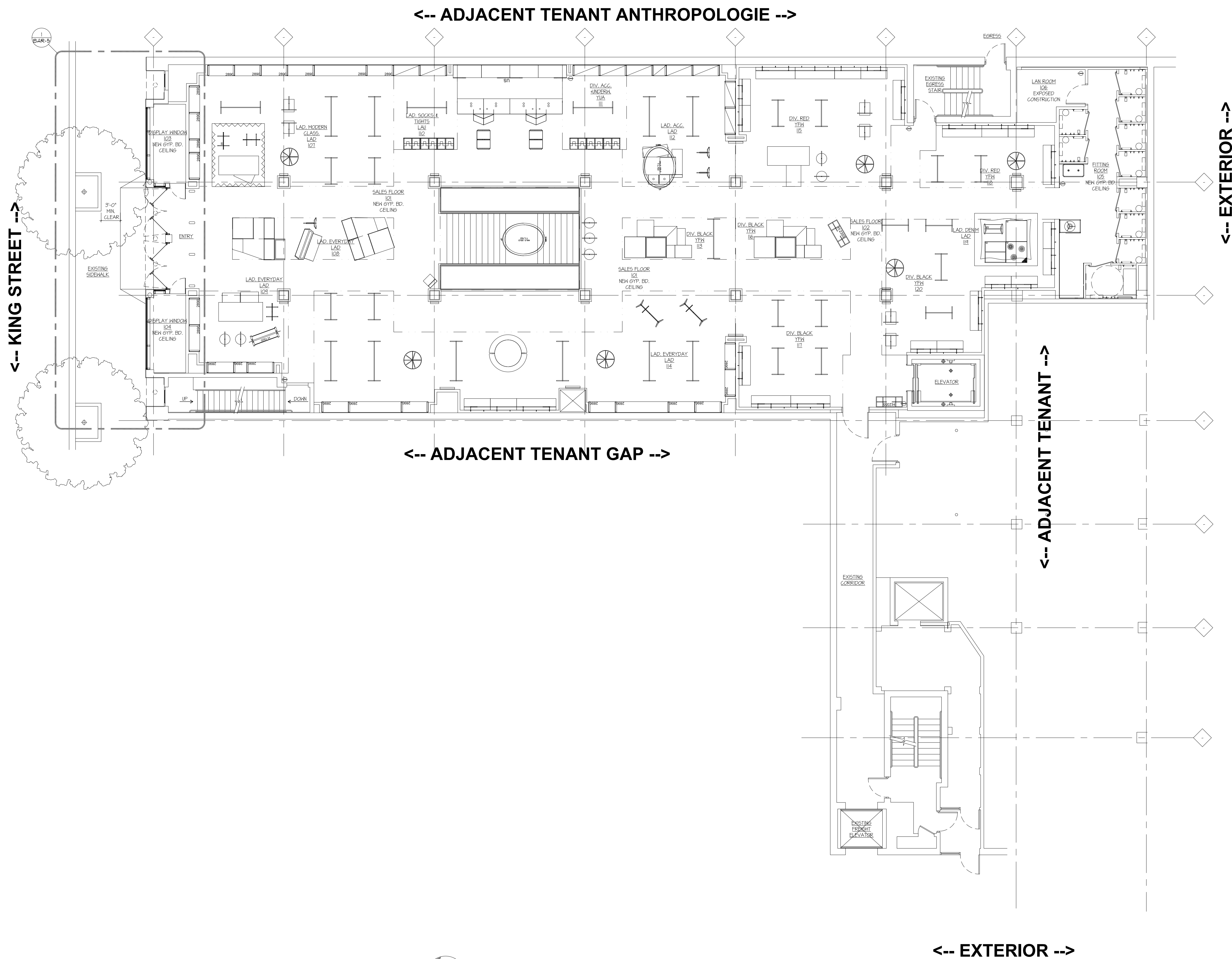
BAR-1

DOB No:









FIRST LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

KEN NISCH, AIA

29110 Inkster Road  
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EXPIRATION DATE: 04.30.2013

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As-Built

SPACE No. 614 KING ST.  
SALES AREA 13,837 SF  
NON SALES 5,125 SF  
GROSS AREA 18,962 SF

SHEET TITLE:

FIRST LEVEL  
FIXTURE PLAN

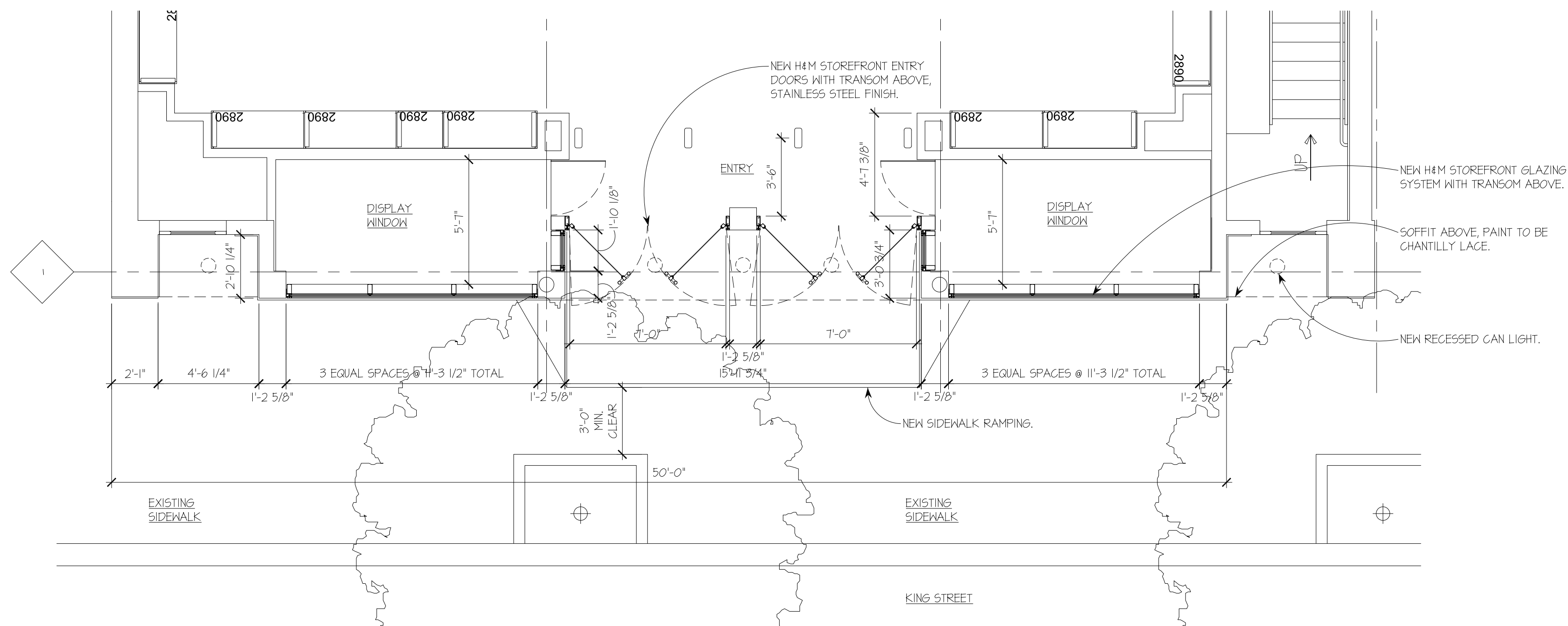
**H&M**  
KING STREET  
STORE No. US 288  
614 KING STREET  
ALEXANDRIA, VA 22314

SHEET NO: 3 OF 7

BAR-3

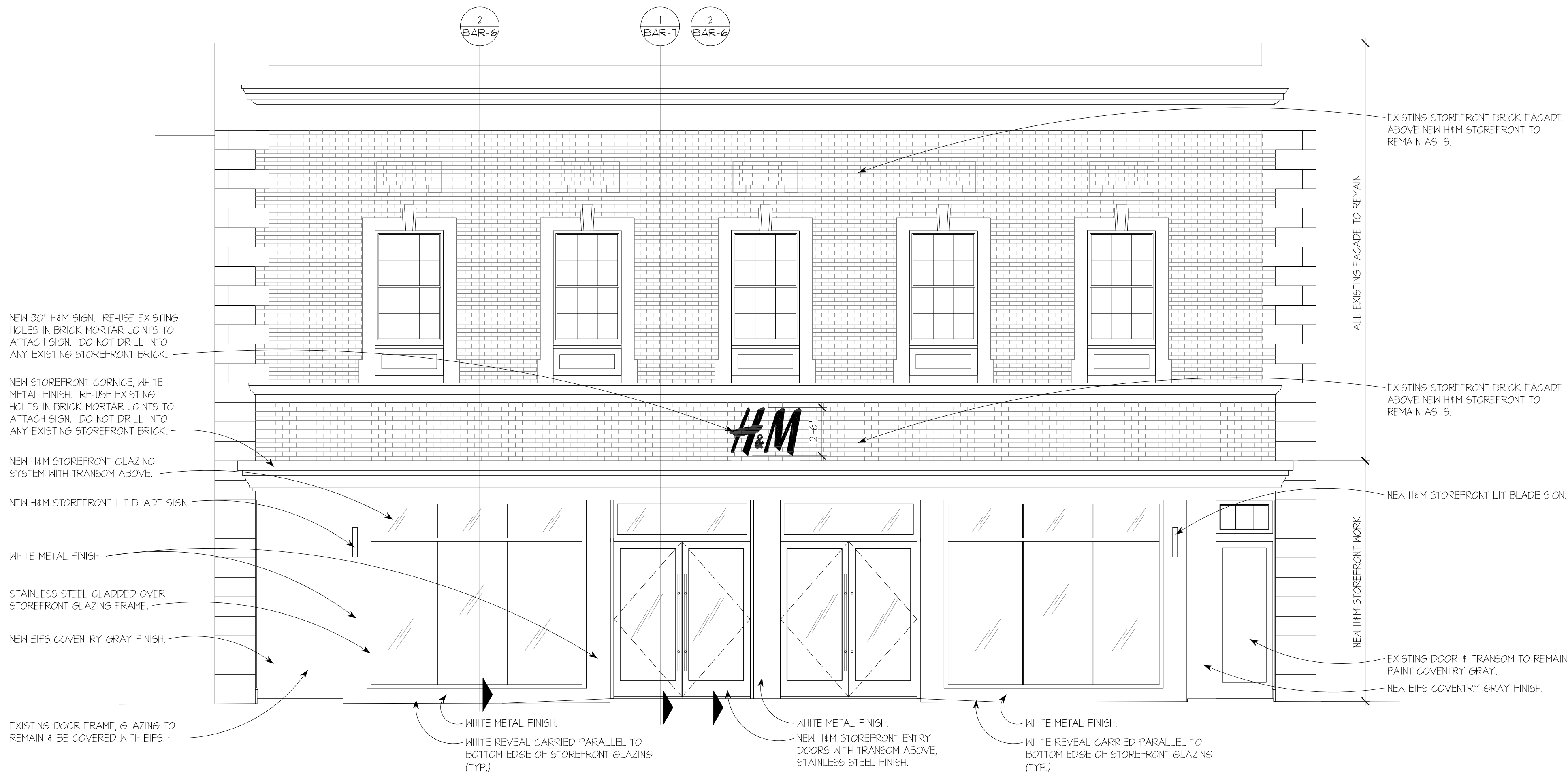
DOB No:





NOTE:  
EXISTING HOLES IN BOTH THE EXISTING BRICK & STONE  
CORNICES WILL BE RE-USED. NO NEW HOLES WILL BE  
ADDED TO BRICK OR STONE CORNICES. ANY NEW HOLES  
IF REQUIRED WILL OCCUR IN MORTAR JOINTS ONLY.

1 ENLARGED STOREFRONT PLAN  
BAR-3 SCALE: 1/4" = 1'-0"



2 ENLARGED STOREFRONT ELEVATION  
BAR-5 SCALE: 1/4" = 1'-0"

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KENNETH E. NISCH, AIA  
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EXPIRATION DATE: 04.30.2013

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JGA Prj No: 1-212-088

REVISIONS:

PROJECT NO. 8-212-019

DRAWN BY: TW, RC, ALS

SCALE: AS NOTED

DRAWINGS ISSUED FOR:

Bar Review 08.20.2012

Final Land/Lord Approval

Bidding

Permits

Construction

As-Built

SPACE No. 614 KING ST.

SALES AREA 13,837 SF

NON SALES 5,125 SF

GROSS AREA 18,962 SF

SHEET TITLE:

STOREFRONT

ELEVATION/PARTIAL

PLAN

H&M  
KING STREET  
STORE No. US 288  
614 KING STREET  
ALEXANDRIA, VA 22314

SHEET NO: 5 OF 7

BAR-5

DOB No:





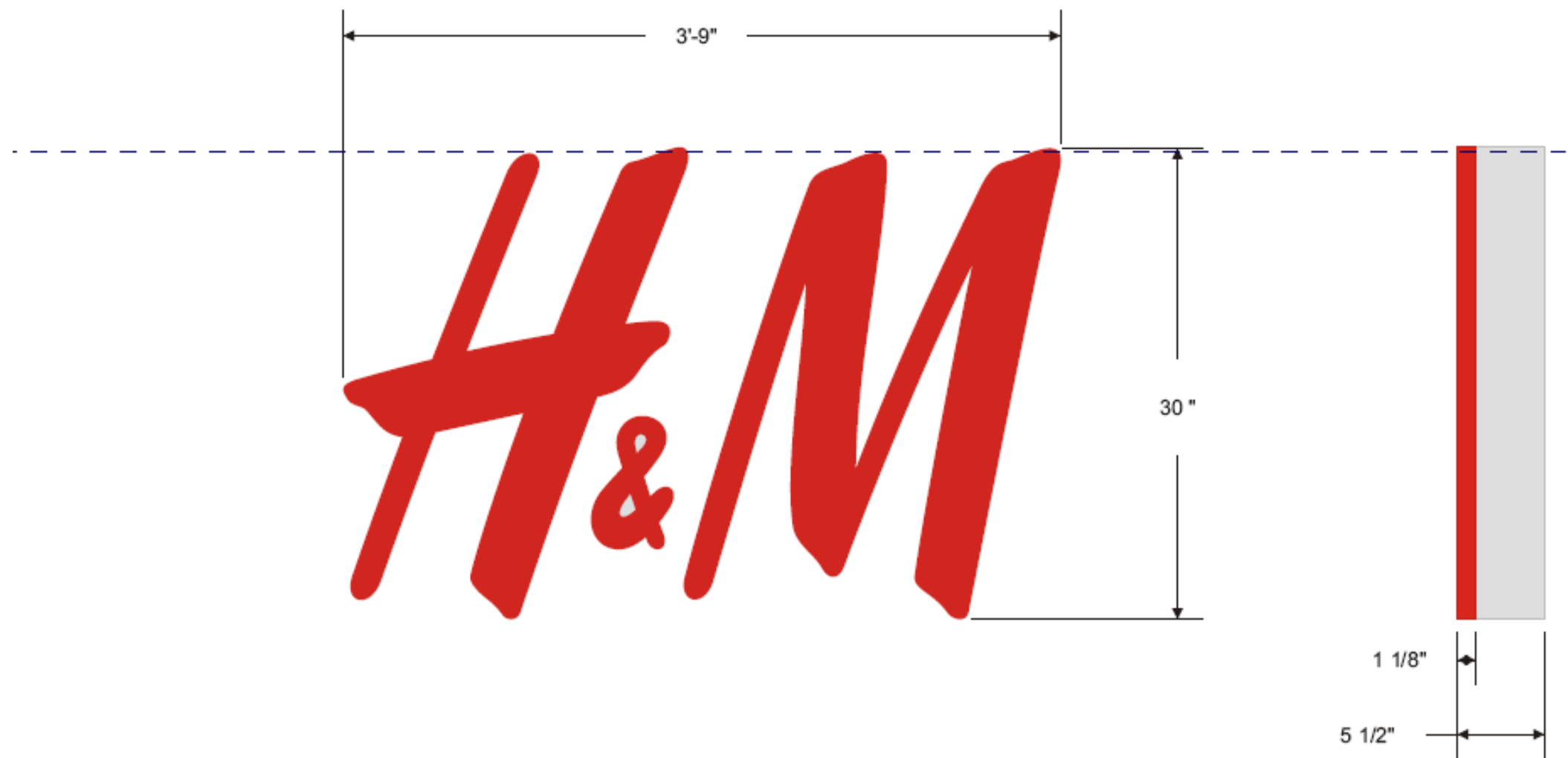












**DESCRIPTION:** 30" ILLUMINATED FLUSH MOUNT LOGO.

**COLORS:**

FACES - 3/16" 211-1 SG RED ACRYLIC.

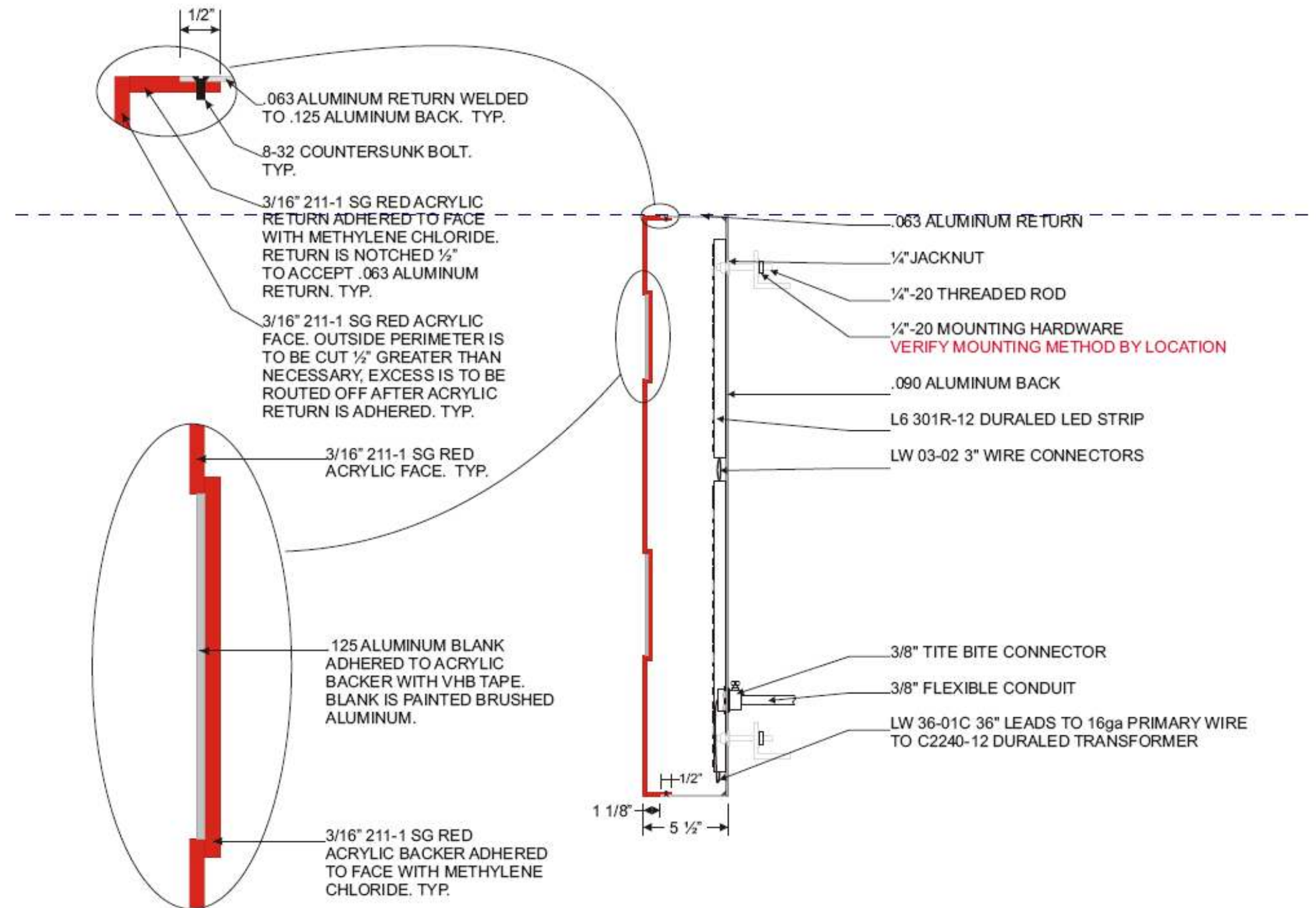
RETURNS, BACK & MOUNTING BRACKETS - PAINTED BRUSHED ALUMINUM

ILLUMINATION - RED LED LIGHTING

ONE 120v / 20a CIRCUIT REQUIRED

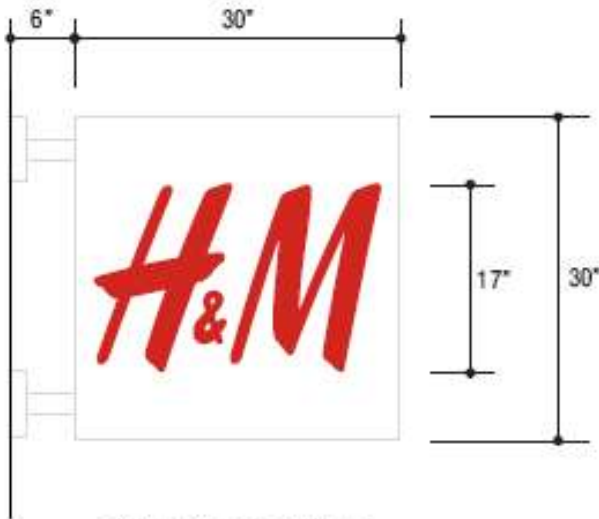
**Exterior Signage**

H&M King Street,  
Alexandria, VA



**Exterior Signage**  
H&M King Street,  
Alexandria, VA,

NOTE: ALL EXPOSED METAL PAINTED WHITE



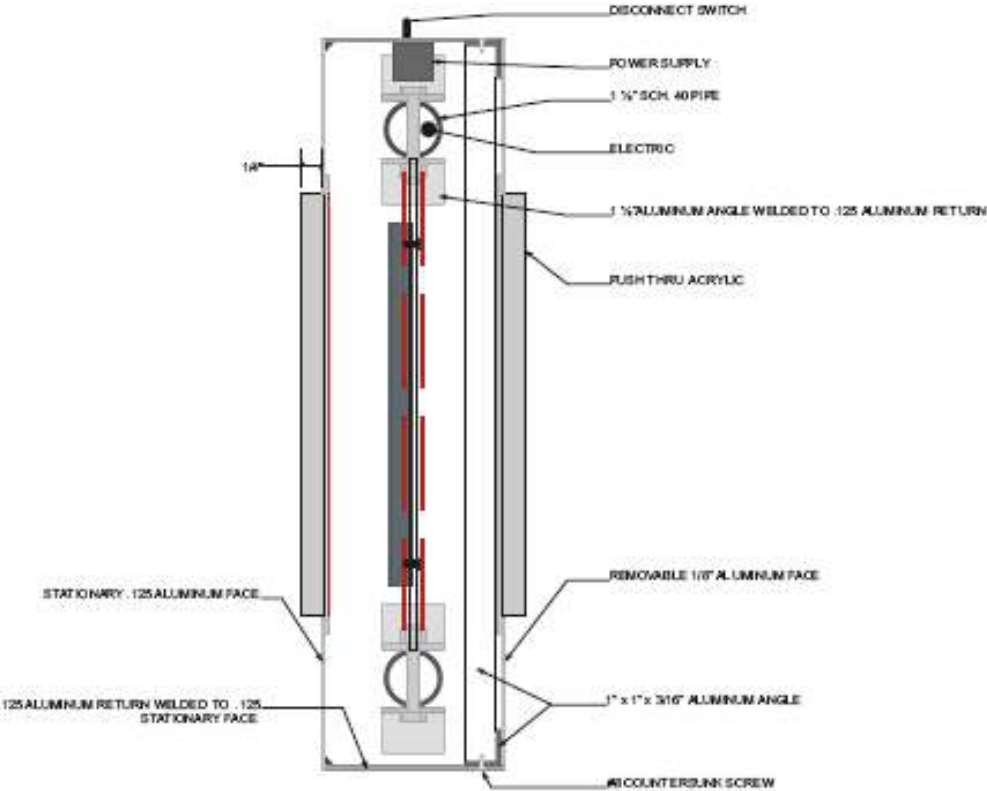
**30" Blade Sign**

Scale: 3/4" = 1'-0"



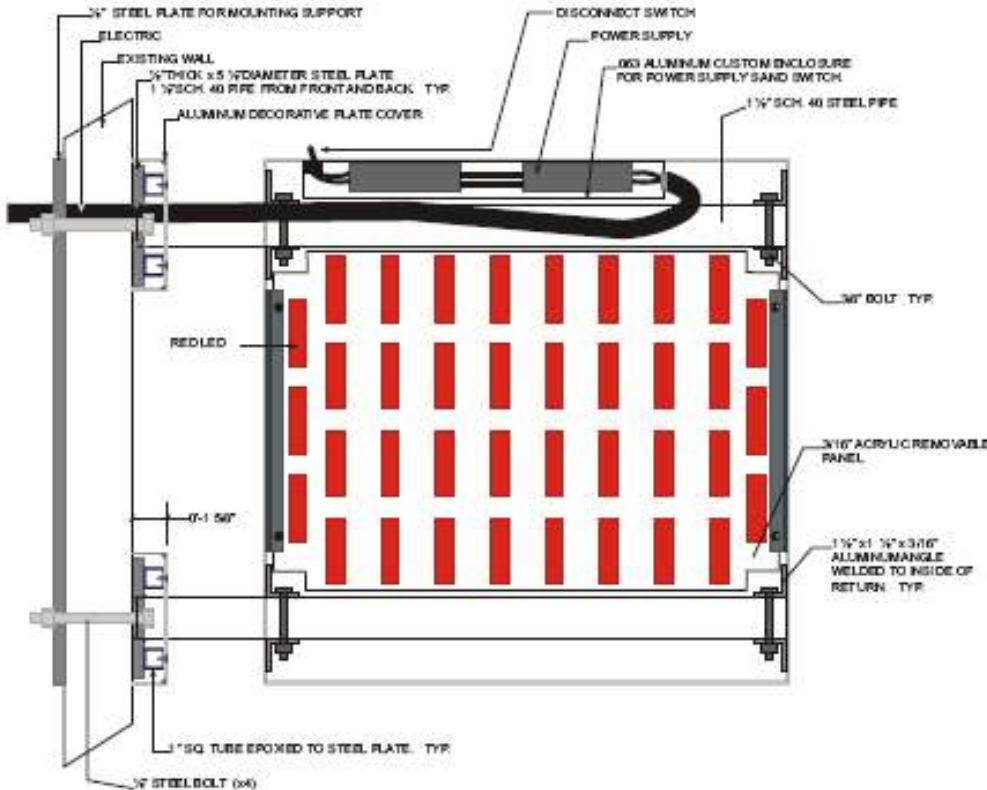
**End View**

Scale: 3/4" = 1'-0"



**Blade Sign - Section**

No Scale



**Blade Sign Detail**

No Scale

**Exterior Signage**  
H&M King Street,  
Alexandria, VA,





**Exterior Signage**  
H&M King Street,  
Alexandria, VA,



22

# 6" COMPACT RECESSED HID

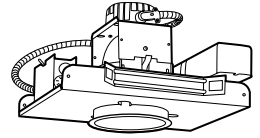
# CMH60

**SUBMITTAL:**

**JOB:**

**TYPE:**

**VOLTAGE:**



EXAMPLE:

**CMH60 W - 70PS - T6/G12 - CS - OPTIONS - EB1 - 120**

SERIES

DIST.

WATTAGE

LAMP BASE

REFLECTOR  
FINISH

OPTIONS

BALLAST

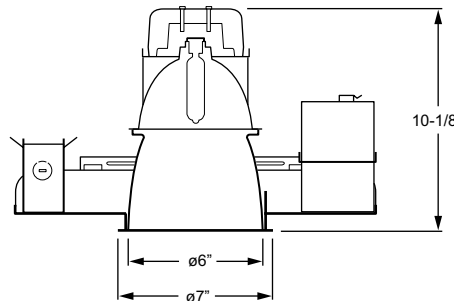
VOLTAGE

## SERIES

This fixture is proudly made in the USA.

### FEATURES

- ▶ 6" aperture is ideal for general illumination.
- ▶ Wide, medium, and narrow light distributions available.
- ▶ CMH60 downlight provides exceptional light performance without lamp imaging.
- ▶ Recessed micro-prismatic glass lens provides lamp shielding while producing uniform illumination.
- ▶ Finned, cast aluminum heat sink socket housing dissipates heat for cooler operation.
- ▶ Self-flanged aluminum reflector prevents light leaks, available in assorted colors.
- ▶ Adjustable hanger brackets with bar hangers standard.
- ▶ Sturdy one-piece pan construction with yoke mount.
- ▶ Easy-access, 14-gauge galvanized steel junction box with two snap-on covers.
- ▶ Field-adjustable for ceiling thicknesses up to 2".



PAN SIZE: 12" x 16-1/4"  
CEILING CUT OUT: 6-1/2" dia.

## CMH60 SERIES

**HOUSING** — 20-gauge, die-formed, galvanized steel pan/plaster frame.  
**UPPER REFLECTOR** — Low-iridescent aluminum specular upper reflector.  
**SHIELDING** — Micro-prismatic tempered glass.

## DISTRIBUTION (Must specify)

**W** Wide **M** Medium **N** Narrow

## LAMP OPTIONS (Must specify)

### ELECTRONIC BALLAST

### MAGNETIC BALLAST

| WATTAGE | LAMP BASE | BALLAST | WATTAGE           | LAMP BASE | BALLAST |
|---------|-----------|---------|-------------------|-----------|---------|
| 20PS    | T4.5/G8.5 | EB1     |                   |           |         |
| 39PS    | T4.5/G8.5 | EB1     | 39PS <sup>1</sup> | T4.5/G8.5 | MB1     |
| 70PS    | T4.5/G8.5 | EB1     | 70PS              | T4.5/G8.5 | MB1     |
| 39PS    | T6/G12    | EB1     | 39PS <sup>1</sup> | T6/G12    | MB1     |
| 70PS    | T6/G12    | EB1     | 70PS              | T6/G12    | MB1     |
| 100PS   | T6/G12    | EB1     | 100PS             | T6/G12    | MB1     |
| 150PS   | T6/G12    | EB1     |                   |           |         |

## LOWER REFLECTOR FINISH (Must specify)

|           |                                |            |                |
|-----------|--------------------------------|------------|----------------|
| <b>CS</b> | Clear semi-specular (Standard) | <b>SG</b>  | Satin-glow     |
| <b>CG</b> | Champagne gold                 | <b>SPC</b> | Clear specular |
| <b>GD</b> | Gold                           | <b>STR</b> | Straw          |
| <b>PW</b> | Pewter                         | <b>WT</b>  | Wheat          |

## OPTIONS

|            |                           |            |                  |
|------------|---------------------------|------------|------------------|
| <b>F</b>   | Fuse (120V and 277V only) | <b>QRS</b> | Quartz restrrike |
| <b>MWT</b> | Matte white trim          |            |                  |

## VOLTAGE (Must specify)

|                        |                              |                        |                              |
|------------------------|------------------------------|------------------------|------------------------------|
| <b>120</b>             | 120V                         | <b>208<sup>1</sup></b> | 208V (MB1 only) <sup>1</sup> |
| <b>240<sup>1</sup></b> | 240V (MB1 only) <sup>1</sup> | <b>277</b>             | 277V                         |

<sup>1</sup> 208 and 240-volt options not available in 39PS magnetic ballast.

## ELECTRICAL

Precision-fit lamp socket. Prewired at factory for easy field installation.

**ELECTRONIC BALLAST** — Rated 0°F minimum starting temperature.

**MAGNETIC BALLAST** — Rated -20°F minimum starting temperature.

## LOWER REFLECTOR

Low-iridescent aluminum. Clear semi-specular (CS) finish standard.

### PHOTOMETRY DESCRIPTION

- 1/70W GE Compact Ceramic MH Lamp
- 6" Diameter Recessed Downlight
- Low-Iridescent Specular Wide Distribution Upper Reflector
- Semi-Specular Lower Cone with Micro-Prismatic Glass Lens

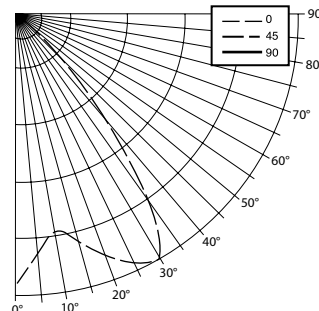
### PHOTOMETRY INFORMATION

Williams Downlighting Catalog # CMH60W-70PS-T6/G12-120  
 Date 03/07/00  
 Lamp Quantity: 1

Test Report # 13267.0  
 Lamp Type: CMH70/T/U/830/G12  
 Rated Lumens: 6200.

### CANDLEPOWER DISTRIBUTION

| VERTICAL ANGLE | AVERAGE CANDELA |        |
|----------------|-----------------|--------|
| 0              | 2794.           |        |
| 5              | 2548.           | 243.2  |
| 15             | 2380.           | 674.7  |
| 25             | 2752.           | 1273.7 |
| 35             | 2296.           | 1442.3 |
| 45             | 509.            | 394.1  |
| 55             | 18.             | 16.3   |
| 65             | 7.              | 6.6    |
| 75             | 2.              | 2.4    |
| 85             | 0.              | 0      |
| 90             | 0.              |        |



### LUMEN SUMMARY

| ZONE                                      | LUMENS | % LAMP | % FIXTURE |
|---|--------|--------|-----------|
| 0 - 30                                    | 2192.  | 35.3   | 54.1      |
| 0 - 40                                    | 3634.  | 58.6   | 89.7      |
| 0 - 60                                    | 4044.  | 65.2   | 99.8      |
| 0 - 90                                    | 4053.  | 65.4   | 100.0     |
| TOTAL LUMINAIRE:                          |        |        |           |
| 0 - 180                                   | 4053.  | 65.4   | 100.0     |
| IES SPACING CRITERIA: ACROSS=1.4 DIAG=1.0 |        |        |           |

### ZONAL CAVITY COEFFICIENTS

EFFECTIVE FLOOR CAVITY REFL. = .20

| CEILING  | .80 |     |     | .70 |     |     | .50 |     |     |
|----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| WALL RCR | .70 | .50 | .30 | .70 | .50 | .30 | .50 | .30 | .10 |
| 0        | .78 | .78 | .78 | .76 | .76 | .76 | .73 | .73 | .73 |
| 1        | .74 | .72 | .71 | .73 | .71 | .69 | .68 | .67 | .66 |
| 2        | .70 | .67 | .64 | .69 | .66 | .64 | .64 | .62 | .60 |
| 3        | .67 | .62 | .59 | .65 | .61 | .58 | .60 | .57 | .55 |
| 4        | .63 | .58 | .54 | .62 | .57 | .53 | .55 | .52 | .50 |
| 5        | .59 | .53 | .49 | .58 | .53 | .49 | .52 | .48 | .46 |
| 6        | .56 | .50 | .46 | .55 | .49 | .45 | .48 | .45 | .42 |
| 7        | .53 | .46 | .42 | .52 | .46 | .42 | .45 | .41 | .39 |
| 8        | .49 | .42 | .38 | .48 | .42 | .38 | .41 | .37 | .35 |
| 9        | .46 | .39 | .34 | .45 | .38 | .34 | .38 | .34 | .31 |
| 10       | .43 | .36 | .31 | .42 | .35 | .31 | .35 | .31 | .28 |

### LIGHT CONE QUICK CALCULATOR TABLES

| Mounting Height (Ft) | FC at Edge of Cone | FC at Nadir | Cone Dia. (Feet) |        |
|----------------------|--------------------|-------------|------------------|--------|
|                      |                    |             | Diagonal         | Across |
| 8                    | 21.8               | 43.7        | 10.4             | 7.2    |
| 10                   | 14.0               | 27.9        | 13.0             | 9.0    |
| 12                   | 9.7                | 19.4        | 15.6             | 10.8   |
| 14                   | 7.1                | 14.3        | 18.2             | 12.6   |
| 16                   | 5.5                | 10.9        | 20.8             | 14.4   |
| 18                   | 4.3                | 8.6         | 23.4             | 16.2   |
| 20                   | 3.5                | 7.0         | 26.0             | 18.0   |

### LUMINANCE DATA (cd/m²)

| VERTICAL ANGLE                  | HORZ. ANGLE |
|---------------------------------|-------------|
| 0                               | 0           |
| 45                              | 39149.      |
| 55                              | 1719.       |
| 65                              | 853.        |
| 75                              | 473.        |
| 85                              | 0.          |
| MAXIMUM BRIGHTNESS NOT MEASURED |             |

### FIXTURE QUANTITY ESTIMATOR TABLE

REFLECTANCE: Ceiling = 80% Walls = 50% Floor = 20%  
 LIGHT LOSS FACTOR: 1.0

| Room Size - 10' Ceiling | ±50 fc | ±75 fc | ±100 fc |
|-------------------------|--------|--------|---------|
| Small - 400 Sq Ft       | 5      | 8      | 11      |
| Medium - 900 Sq Ft      | 12     | 18     | 25      |
| Large - 1600 Sq Ft      | 22     | 33     | 44      |

### COLOR CONVERSION FACTORS

Straw = x .97  
 Champagne = x .96  
 Micro-Baffle = x .60  
 Gold = x .93  
 Wheat = x .88  
 Pewter = x .86

### LABELS

UL/CUL listed for through-branch circuit wiring and wet location under covered ceiling.





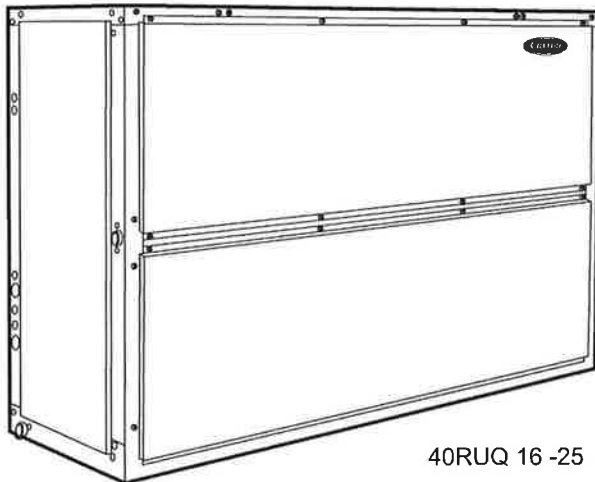
**40RUQ07-25**  
**Split System Heat Pump**  
**Indoor Unit (Air-Handling Unit)**  
**With Puron® Refrigerant**  
**60 Hz**



## Product Data



40RUQ 07 - 12



40RUQ 16 -25

C10887

Carrier's versatile packaged heat pump air-handling units satisfy design requirements with:

- Multi-position design for horizontal or vertical installation without modification.
- Standard sloped drain pans and cleanable insulation treated with Environmental Protection Agency (EPA) registered antimicrobial agent improve indoor air quality.
- High-static design meets a wider range of applications than competitive packaged air handler lines.
- Economizer accessory provides ventilation air and "free" cooling.
- Cooling coils with mechanically bonded fins provide peak heat transfer.
- Hot water coil, steam coil, and electric heat accessories are available.
- Standard factory-installed thermo-static expansion valves (TXV) with removable power element on 40RUQ units.
- Die-formed galvanized steel casings provide durability and structural integrity. Optional paint is available.

### FEATURES/BENEFITS

**Easy-to-install and economical 40RU units provide reliable service.**

The 40RUQ Series units with direct-expansion coils are the best choice for packaged heat pump air handlers. All models offer excellent fan performance, a unique combination of indoor air quality features, easy installation, and affordable prices. Their versatility and state-of-the-art features will provide economical performance now and in the future.

### Indoor air quality features

The unique combination of features in the 40RUQ Series air handlers ensures that clean, fresh, conditioned air is delivered to the occupied space.

Cooling coils prevent the build-up of humidity in the room, even during part-load conditions.



## FEATURES/BENEFITS (cont.)

Two-inch (51-mm) disposable filters remove dust and airborne particles from the occupied space.

Thermal insulation contains an immobilized anti-microbial agent to inhibit the growth of bacteria and fungi. The anti-microbial agent is registered with the U.S. Environmental Protection Agency (EPA).

Pitched drain pan can be adjusted for a right-hand or left-hand connection to provide positive drainage and prevent standing condensate. Each unit contains two separate drain pans which are provided for either vertical or horizontal fan coil positions.

Accessory economizer can provide ventilation air to improve indoor air quality. When used with CO<sub>2</sub> sensors, the economizer admits fresh outdoor air to replace stale, recirculated indoor air.

Accessory UV-C germicidal lamps can eliminate foul odors that result from the growth of mold and fungus on evaporator coil and condensate pan surfaces.

### Economy

The 40RUQ Series packaged air handlers have low initial costs, and they continue to save money by providing reduced installation expense and energy-efficient performance.

Quick installation is ensured by the multi-position design. Units can be installed in either the horizontal or vertical (upflow) configuration without modifications. All units have drain-pan connections on both sides, and pans can be pitched for right-hand or left hand operation with a simple adjustment.

Fan motors and contactors are pre-wired and TXVs are factory-installed on 40RUQ models.

High-efficiency, precision balanced fans minimize air turbulence, surging, and unbalanced operation, thereby cutting operating expenses.

Economizer accessory precisely controls the blend of outdoor air and room air to achieve comfort levels. When the outside air enthalpy is suitable, outside air dampers can fully open to provide “free” cooling.

### Rugged dependability

Die-formed galvanized steel panels ensure structural integrity under all operating conditions. Mechanically bonded coil fins provide improved heat transfer.

Galvanized steel fan housings are securely mounted to a die-formed galvanized steel deck.

### Coil flexibility

Model 40RUQ air handling units have galvanized steel casings; inlet and outlet connections are on the same end.

Chilled water coils have 1/2-in. (12.7mm) diameter copper tubes mechanically bonded to aluminum sine wave fins. All chilled water coils have non-ferrous headers.

Direct expansion (DX) coils are designed for use with Puron® R-410A refrigerant and have copper tubes mechanically bonded to aluminum sine-wave fins.

Direct-expansion coils include matched, factory-installed thermostatic expansion valves (TXVs) with matching distributor nozzles.

### Easier installation and service

The multi-position design and component layout allow for quick unit installation and operation. The DX coils have factory-installed TXVs with matching distributor nozzles. Units can be converted from horizontal to vertical operation by simply repositioning the unit.

Drain pan connections are duplicated on both sides of the unit. The filters, motor, drive, TXVs, and coil connections are easily accessed by removing a single side panel.

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# PHYSICAL DATA

40RUQ

| UNIT 40RUQ                           | 07  | 08        | 12             | 16              | 25             |
|--------------------------------------|---|-----------|----------------|-----------------|----------------|
| NOMINAL CAPACITY (Tons)              | 6   | 7 1/2     | 10             | 15              | 20             |
| FANS                                 |   |           |                |                 |                |
| Qty...Diam. (in.)                    | 1...15  | 1...15    | 1...15         | 2...15          | 2...15         |
| Nominal Airflow (cfm)                | 2400  | 3000      | 4000           | 6000            | 8000           |
| Airflow Range (cfm)                  | 1800-3000   | 2250-3750 | 3000-5000      | 4500-7500       | 6000-10000     |
| Nominal Motor Hp*                    |   |           |                |                 |                |
| 208/230-1-60                         | 2.4   | 2.4       | —              | —               | —              |
| 208/230-3-60 and 460-3-60            | 2.4   | 2.4       | 2.4            | 3.7             | 5.0            |
| 575-3-60                             | 2.0   | 2.0       | 2.0            | 3.0             | 5.0            |
| Motor Speed (rpm)                    |   |           |                |                 |                |
| 208/230-1-60                         | 1725  | 1725      | —              | —               | —              |
| 208/230-3-60 and 460-3-60            | 1725  | 1725      | 1725           | 1725            | 1745           |
| 575-3-60                             | 1725  | 1725      | 1725           | 1725            | 1745           |
| REFRIGERANT SYSTEM                   |   |           |                |                 |                |
| # Circuit Splits                     | 1   | 1         | 2              | 2               | 2              |
| Split type .....percentage           | —   | —         | Face ....50/50 | Face ....50/50  | Face ....50/50 |
| Shipping holding charge A/B (lbs)    | Nitrogen  | Nitrogen  | Nitrogen       | Nitrogen        | Nitrogen       |
| Metering Device                      | TXV   | TXV       | TXV            | TXV             | TXV            |
| DIRECT-EXPANSION COIL                | Enhanced Copper Tubes, Aluminum Sine-Wave Fins                                |           |                |                 |                |
| Max Working Pressure (psig)          | 650   |           |                |                 |                |
| Material – tube / fin                | Al / Cu   | Al / Cu   | Al / Cu        | Al / Cu         | Al / Cu        |
| Coil Type                            | Round Tube / Plate Fin (RTPF)   |           |                |                 |                |
| Face Area (sq ft)                    | 8.3   | 8.3       | 10.0           | 19.9            | 19.9           |
| No. of Splits                        | 1   | 1         | 2              | 2               | 2              |
| Split Type...Percentage              | —   | —         | Face...50/50   | Face...50/50    | Face...50/50   |
| No. of Circuits per Split            | 15  | 15        | 9              | 18              | 18             |
| Rows...Fins/in.                      | 3 / 15  | 4 / 15    | 4 / 15         | 4 / 15          | 4 / 15         |
| STEAM COIL                           |   |           |                |                 |                |
| Max Working Pressure (psig at 260 F) | 20  |           |                |                 |                |
| Total Face Area (sq ft)              | 6.67  | 6.67      | 6.67           | 13.33           | 13.33          |
| Rows...Fins/in.                      | 1...9   | 1...9     | 1...9          | 1...10          | 1...10         |
| HOT WATER COIL                       |   |           |                |                 |                |
| Max Working Pressure (psig)          | 150   |           |                |                 |                |
| Total Face Area (sq ft)              | 6.67  | 6.67      | 6.67           | 13.33           | 13.33          |
| Rows...Fins/in.                      | 2...8.5   | 2...8.5   | 2...8.5        | 2...8.5         | 2...8.5        |
| Water Volume                         |   |           |                |                 |                |
| (gal)                                | 8.3   |           |                | 13.9            |                |
| (ft <sup>3</sup> )                   | 1.1   |           |                | 1.85            |                |
| PIPING CONNECTIONS                   |   |           |                |                 |                |
| Quantity...Size (in.)                |   |           |                |                 |                |
| DX Coil — Suction (ODF)              | 1...1 1/8   | 1...1 1/8 | 2...1 1/8      | 2...1 1/8       | 2...1 1/8      |
| DX Coil — Liquid Refrigerant (ODF)   | 1...5/8   | 1...5/8   | 2...5/8        | 2...5/8         | 2...5/8        |
| Steam Coil, In (MPT)                 | 1...2 1/2   | 1...2 1/2 | 1...2 1/2      | 1...2 1/2       | 1...2 1/2      |
| Steam Coil, Out (MPT)                | 1...1 1/2   | 1...1 1/2 | 1...1 1/2      | 1...1 1/2       | 1...1 1/2      |
| Hot Water Coil, In (MPT)             | 1...1 1/2   | 1...1 1/2 | 1...1 1/2      | 1...2           | 1...2          |
| Hot Water Coil, Out (MPT)            | 1...1 1/2   | 1...1 1/2 | 1...1 1/2      | 1...2           | 1...2          |
| Condensate (PVC)                     | 1...Accepts 1–in nominal PVC pipe or 1 1/4–in nominal PVC pipe female fitting |           |                |                 |                |
| FILTERS                              | Throwaway — Factory-Supplied  |           |                |                 |                |
| Quantity...Size (in.)                | 4...16 x 24 x 2   |           |                | 4...16 x 20 x 2 |                |
| Access Location                      | Right or Left Side  |           |                |                 |                |

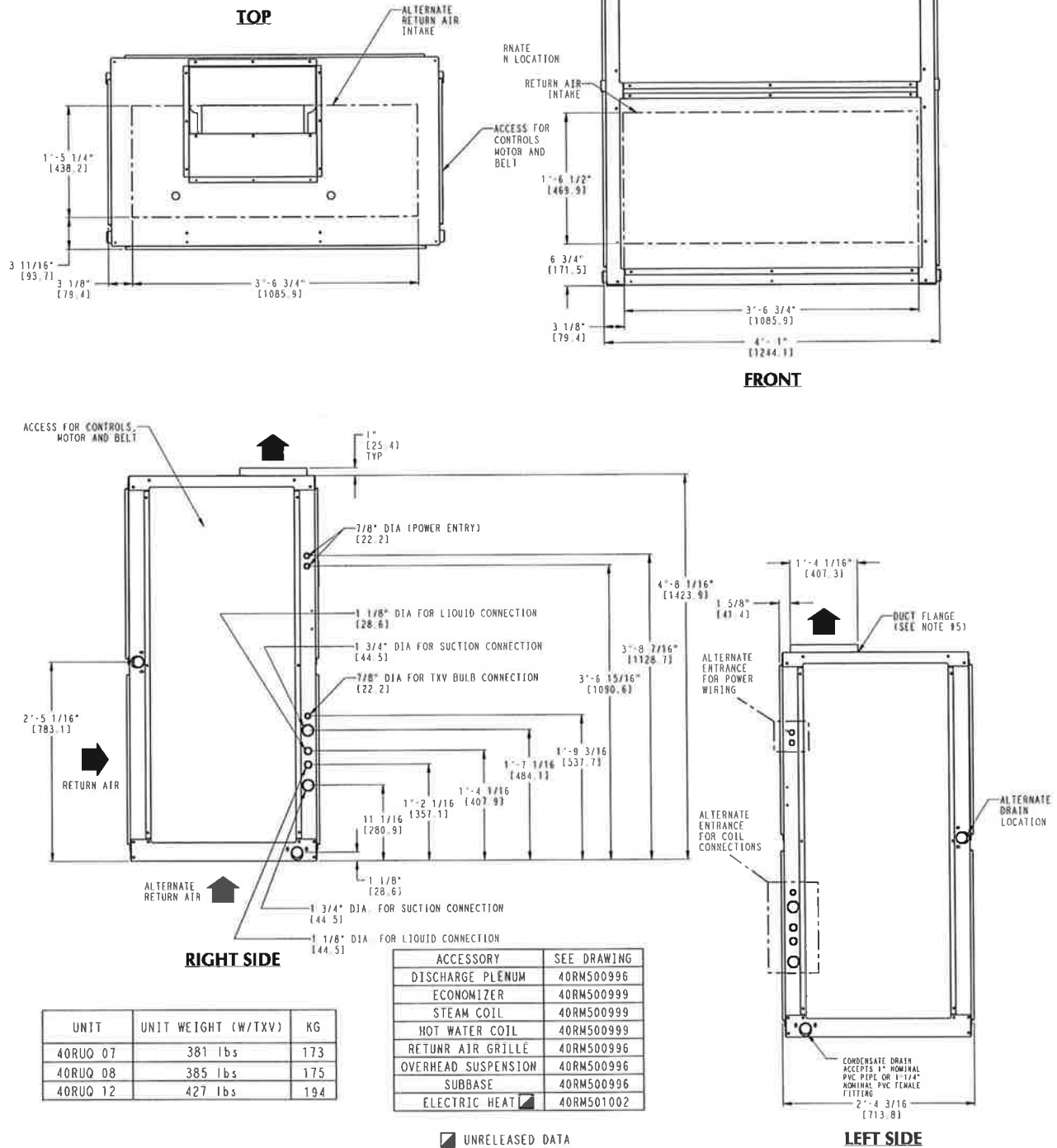
\* Refer to Alternate Fan Motor Data table for alternate motor data.

# DIMENSIONS

## NOTES:

1. DIMENSIONS IN [ ] ARE IN MILLIMETERS.
2. DIRECTIONS OF AIRFLOW.
3. RECOMMENDED CLEARANCE:  
 REAR: 3 IN. [76 mm]  
 FRONT: 2 ft 6 in. [762 mm]  
 RIGHT SIDE: 2 ft 6 in. [762 mm]  
 LEFT SIDE: 2 ft 6 in. [762 mm]  
 LOCAL CODES OR JURISDICTION MAY PREVAIL.
4. LIQUID PIPING NOT SUPPLIED BY CARRIER.
5. DUCT FLANGE IS FACTORY SUPPLIED AND FIELD INSTALLED.

40RUQ



40RUQ\*07, 08, 12

## 40RUQ

NOTES  
1. DIMENSIONS IN [ ] ARE IN MILLIMETERS.

- | UNIT     | UNIT WEIGHT (W/TXV) |
|----------|---------------------|
| 40RUO-16 | 713 lbs (323 kg)    |
| 40RUO-25 | 720 lbs (327 kg)    |

|                     |             |
|---------------------|-------------|
| ACCESSORY           | SEE DRAWING |
| DISCHARGE PLENUM    | 40RM500997  |
| ECONOMIZER          | 40RM501000  |
| STEAM COIL          | 40RM501000  |
| HOT WATER COIL      | 40RM501000  |
| RETURN AIR GRILLE   | 40RM500997  |
| OVERHEAD SUSPENSION | 40RM500997  |
| SUBBASE             | 40RM500997  |
| ELECTRIC HEAT       | 40RM501002  |

UNRELEASED DATA

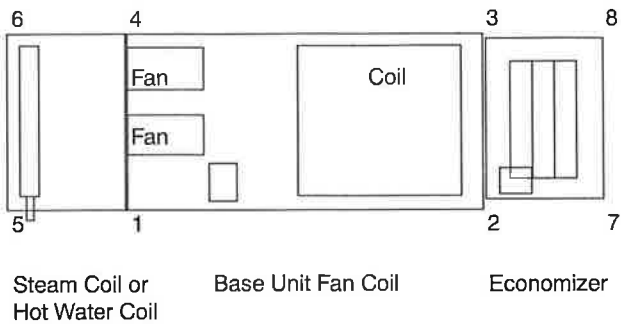


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DIMENSIONS (cont.)

CORNER WEIGHTS  
HORIZONTAL POSITION



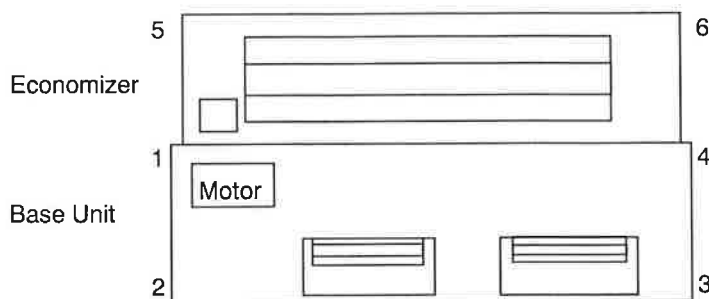
40RUQ

C09039

| 40RUQ<br>UNIT SIZE | UNIT OR ACCESSORY<br>NAME |     | UNIT OR<br>ACCESSORY<br>WEIGHT<br>lb (kg) | CORNER NUMBER (WEIGHT IN LB) |       |       |       |      |      |      |      |
|--------------------|---------------------------|-----|---|------------------------------|-------|-------|-------|------|------|------|------|
|                    |                           |     |   | 1                            | 2     | 3     | 4     | 5    | 6    | 7    | 8    |
| 07, 08, 12         | FAN COIL BASE UNIT        |     | 394 (178.7)                               | 108.0                        | 104.7 | 89.4  | 92.2  | —    | —    | —    | —    |
|                    | STEAM COIL                | ADD | 137 (62.1)                                | 25.6                         | 0.0   | 0.0   | 25.9  | 42.4 | 43.0 | 0.0  | 0.0  |
|                    | HOT WATER COIL            | ADD | 143 (64.9)                                | 26.3                         | 0.0   | 0.0   | 26.9  | 44.3 | 45.5 | 0.0  | 0.0  |
|                    | ECONOMIZER                | ADD | 128 (58.5)                                | 0.0                          | 25.5  | 24.7  | 0.0   | 0.0  | 0.0  | 39.3 | 38.1 |
|                    | ECO + STEAM COIL          | ADD | 264 (115.2)                               | 25.6                         | 25.5  | 24.7  | 25.9  | 42.4 | 43.0 | 39.3 | 38.1 |
|                    | ECO + HW COIL             | ADD | 271 (122.9)                               | 26.3                         | 25.5  | 24.7  | 26.9  | 44.3 | 45.5 | 39.3 | 38.1 |
| 16, 25             | FAN COIL BASE UNIT        |     | 684 (310.3)                               | 220.5                        | 174.9 | 127.8 | 161.1 | —    | —    | —    | —    |
|                    | STEAM COIL                | ADD | 239 (108.4)                               | 43.2                         | 0.0   | 0.0   | 43.6  | 75.8 | 76.5 | 0.0  | 0.0  |
|                    | HOT WATER COIL            | ADD | 245 (111.1)                               | 44.5                         | 0.0   | 0.0   | 44.1  | 78.7 | 77.9 | 0.0  | 0.0  |
|                    | ECONOMIZER                | ADD | 217 (98.4)                                | 0.0                          | 42.7  | 39.6  | 0.0   | 0.0  | 0.0  | 70.1 | 65.1 |
|                    | ECO + STEAM COIL          | ADD | 456 (206.8)                               | 43.2                         | 42.7  | 39.6  | 43.6  | 75.8 | 76.5 | 70.1 | 65.1 |
|                    | ECO + HW COIL             | ADD | 463 (210.0)                               | 44.5                         | 42.7  | 39.6  | 44.1  | 78.7 | 77.9 | 70.1 | 65.1 |

## DIMENSIONS (cont.)

### CORNER WEIGHTS VERTICAL POSITION



NOTE: Steam, Hot Water & Plenum on top of positions 1,2,3,4

C09040

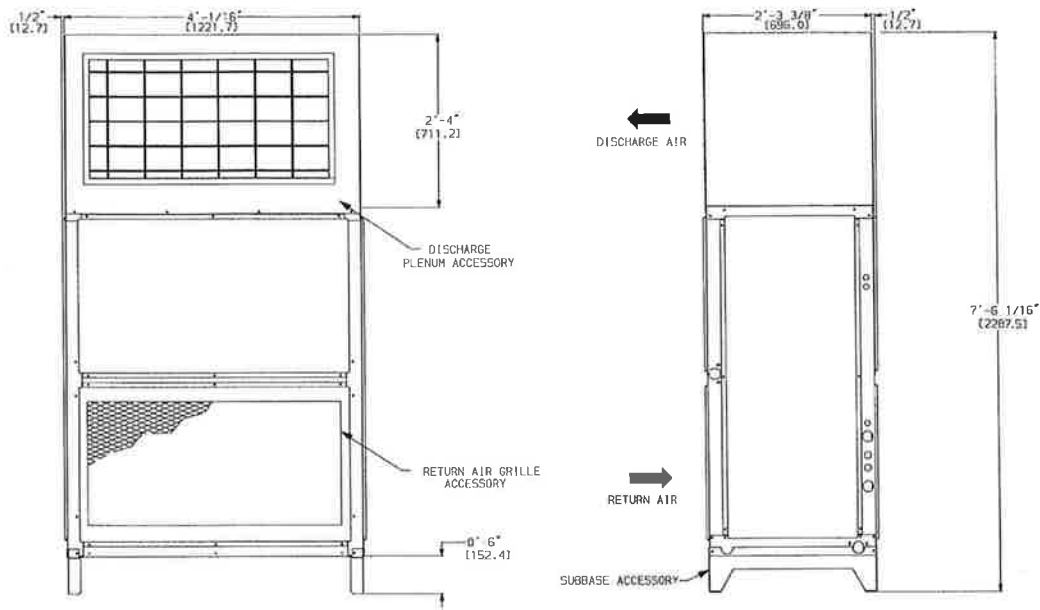
| 40RUQ<br>UNIT SIZE | UNIT OR ACCESSORY<br>NAME |     | UNIT OR<br>ACCESSORY<br>WEIGHT<br>lb (kg) | CORNER NUMBER (WEIGHT IN LB) |       |       |       |      |      |
|--------------------|---------------------------|-----|---|------------------------------|-------|-------|-------|------|------|
|                    |                           |     |   | 1                            | 2     | 3     | 4     | 5    | 6    |
| 07, 08, 12         | FAN COIL BASE UNIT        |     | 394 (178.7)                               | 99.3                         | 113.5 | 96.8  | 84.7  | —    | —    |
|                    | STEAM COIL                | ADD | 137 (62.1)                                | 34.5                         | 34.5  | 34.0  | 34.0  | 0.0  | 0.0  |
|                    | HOT WATER COIL            | ADD | 143 (64.9)                                | 36.2                         | 36.2  | 35.3  | 35.3  | 0.0  | 0.0  |
|                    | PLENUM                    | ADD | 175 (79.4)                                | 50.8                         | 36.7  | 36.7  | 50.8  | 0.0  | 0.0  |
|                    | ECONOMIZER                | ADD | 128 (58.1)                                | 25.5                         | 0.0   | 0.0   | 24.7  | 39.3 | 38.1 |
|                    | ECO + STEAM COIL          | ADD | 264 (119.7)                               | 59.9                         | 34.5  | 34.0  | 58.7  | 39.3 | 38.1 |
|                    | ECO + HW COIL             | ADD | 271 (122.9)                               | 61.7                         | 36.2  | 35.3  | 60.0  | 39.3 | 38.1 |
| 16, 25             | FAN COIL BASE UNIT        |     | 684 (310.3)                               | 188.2                        | 207.2 | 151.4 | 137.3 | —    | —    |
|                    | STEAM COIL                | ADD | 239 (108.4)                               | 60.0                         | 60.0  | 59.5  | 59.5  | 0.0  | 0.0  |
|                    | HOT WATER COIL            | ADD | 245 (111.1)                               | 61.0                         | 61.0  | 61.6  | 61.6  | 0.0  | 0.0  |
|                    | PLENUM                    | ADD | 225 (102.1)                               | 72.5                         | 40.0  | 40.0  | 72.5  | 0.0  | 0.0  |
|                    | ECONOMIZER                | ADD | 217 (98.4)                                | 42.7                         | 0.0   | 0.0   | 39.6  | 70.1 | 65.1 |
|                    | ECO + STEAM COIL          | ADD | 456 (206.8)                               | 102.7                        | 60.0  | 59.5  | 99.1  | 70.1 | 65.1 |
|                    | ECO + HW COIL             | ADD | 463 (210.0)                               | 103.7                        | 61.0  | 61.6  | 101.2 | 70.1 | 65.1 |

40RUQ

## DIMENSIONS (cont.)

### PLENUM, RETURN-AIR GRILLE, AND SUBBASE ACCESSORIES

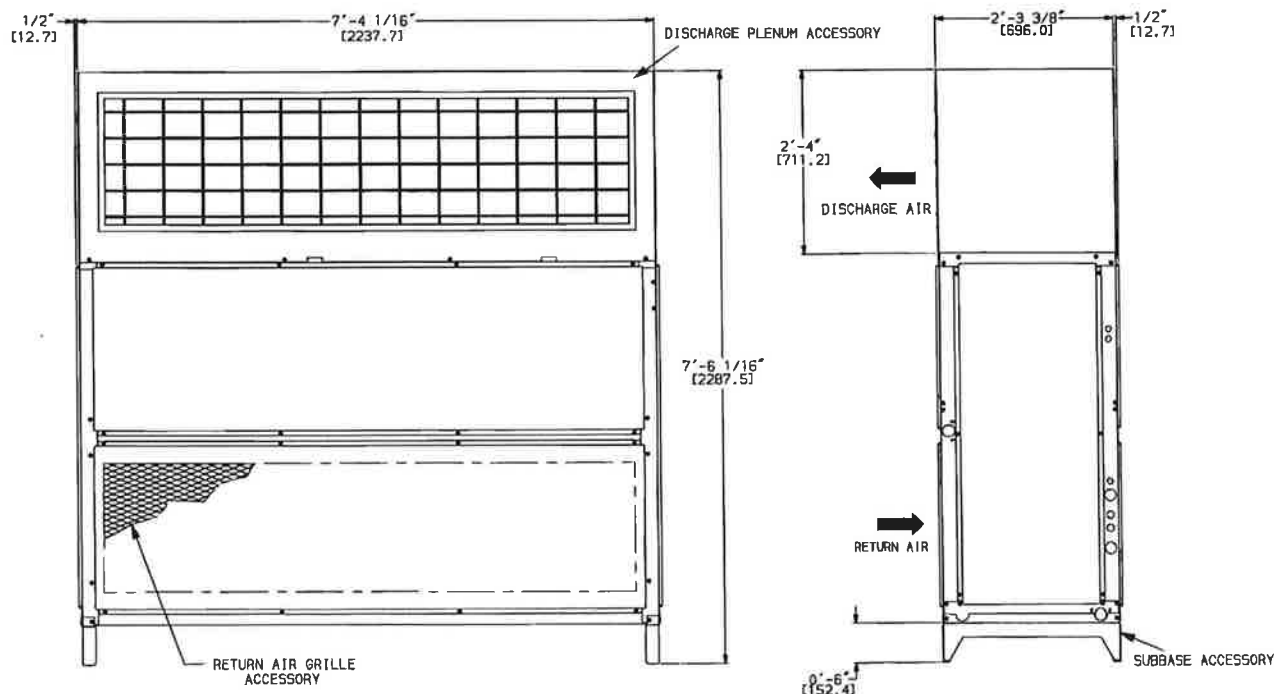
UNIT SIZES 07-12



NOTE: Dimensions in [ ] are millimeters.

C10116

### UNIT SIZES 16 & 25 (FRONT)

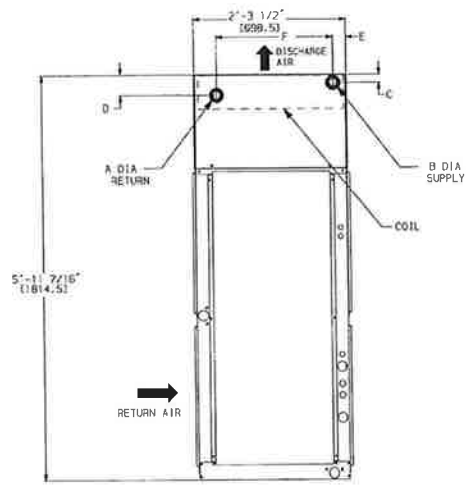
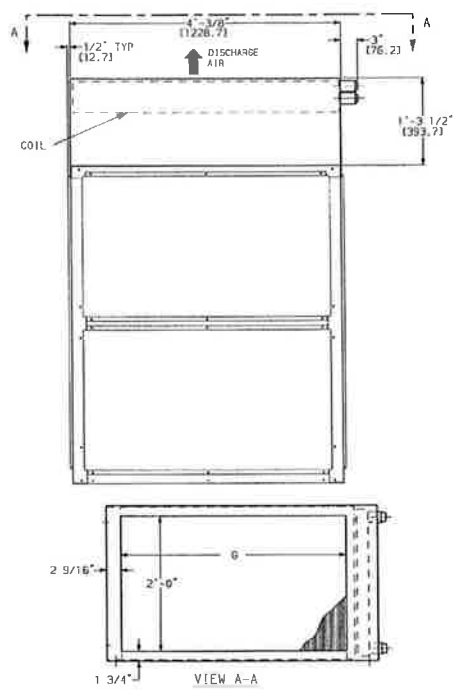


C10878

DIMENSIONS (cont.)

HOT WATER AND STEAM COIL ACCESSORIES

UNIT SIZES 07 - 12

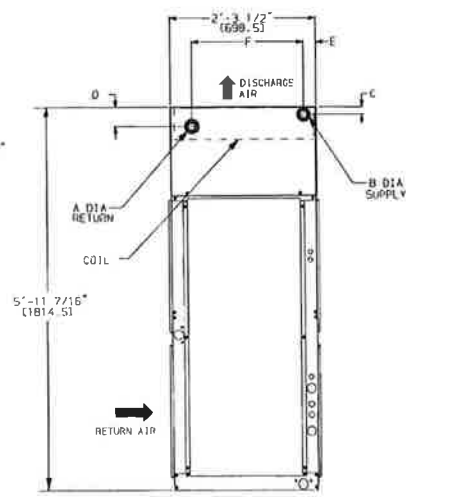
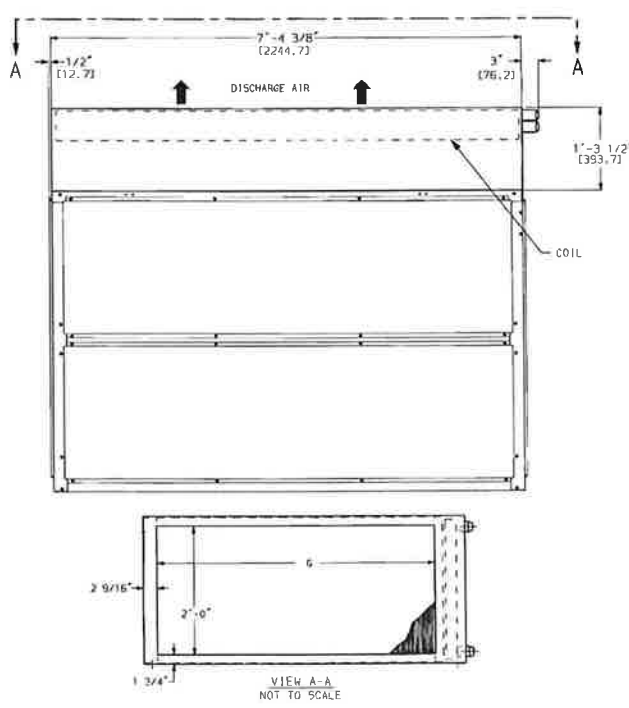


| DIMENSION | HOT WATER COIL     | STEAM COIL        |
|-----------|--------------------|-------------------|
| A         | 1 1/2" MPT [38.1]  | 1 1/2" MPT [38.1] |
| B         | 1 1/2" MPT [38.1]  | 2 1/2" MPT [63.5] |
| C         | 2 3/8" [60.3]      | 3 1/8" [79.4]     |
| D         | 4 7/8" [123.8]     | 3 1/8" [79.4]     |
| E         | 2 1/8" [54.0]      | 4 9/16" [115.8]   |
| F         | 1'-11 1/4" [590.6] | 1'-9" [584.2]     |
| G         | 3'-4" [1016.0]     | 3'-4" [1016.0]    |

NOTE: Dimensions in [ ] are millimeters.

C10117

UNIT SIZES 16 & 25



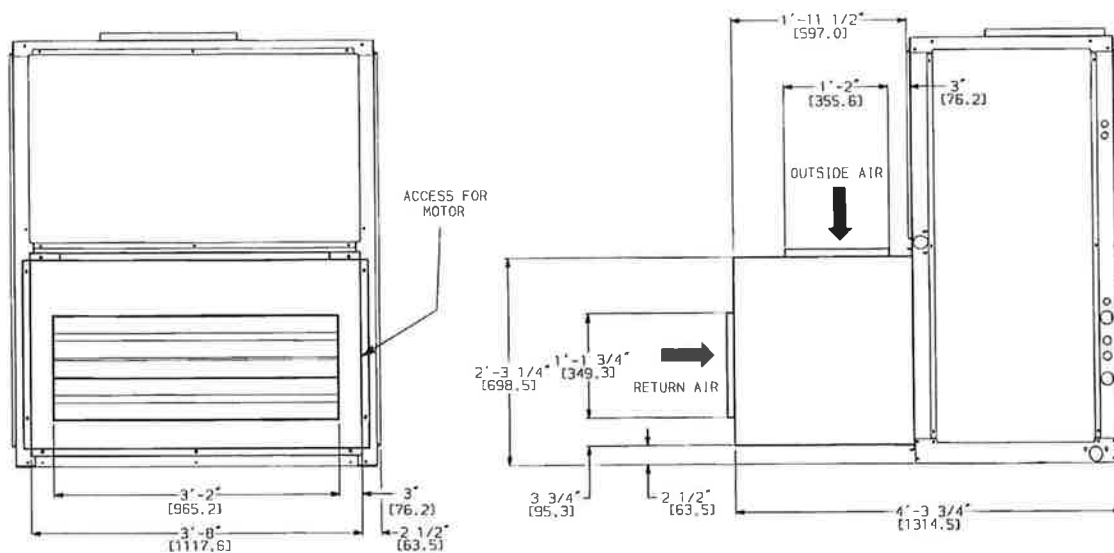
| DIMENSION | HOT WATER COIL     | STEAM COIL        |
|-----------|--------------------|-------------------|
| A         | 2" MPT [50.8]      | 1 1/2" MPT [38.1] |
| B         | 2" MPT [50.8]      | 2 1/2" MPT [63.5] |
| C         | 2 3/8" [60.3]      | 3 1/8" [79.4]     |
| D         | 4 7/8" [123.8]     | 3 1/8" [79.4]     |
| E         | 2 1/8" [54.0]      | 4 9/16" [115.8]   |
| F         | 1'-11 1/4" [590.6] | 1'-9" [584.2]     |
| G         | 6'-8" [2032.0]     | 6'-8" [2032.0]    |

C10879

## DIMENSIONS (cont.)

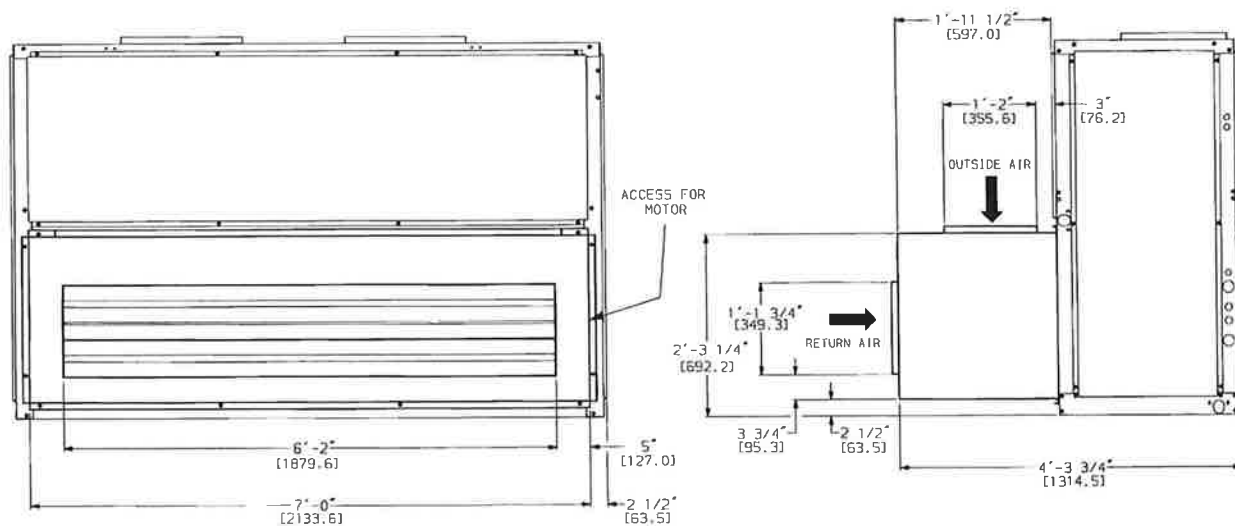
### ECONOMIZER ACCESSORY

UNIT SIZES 07-12



40RUQ

UNIT SIZES 16 & 25



#### NOTE:

1. For horizontal unit applications, economizer can be attached to end of unit opposite duct connections.
2. Dimensions in [ ] are millimeters.

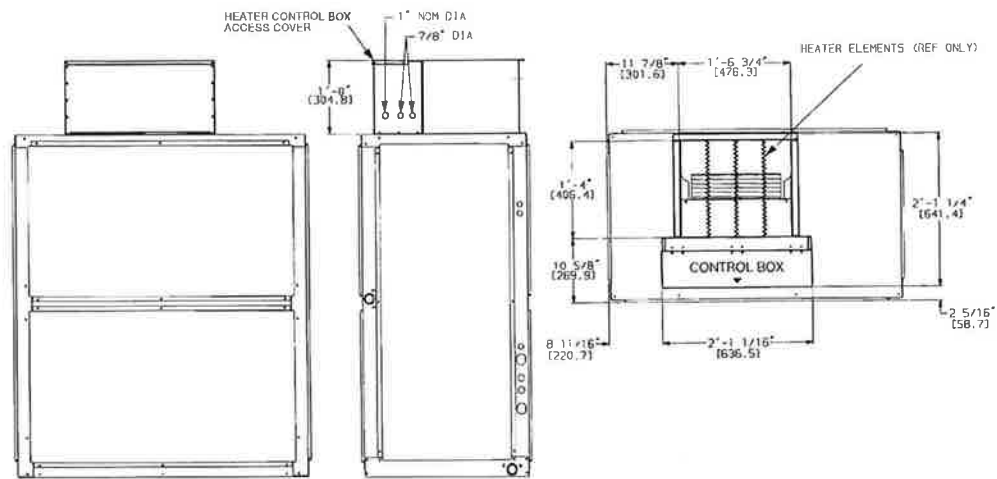
C10889



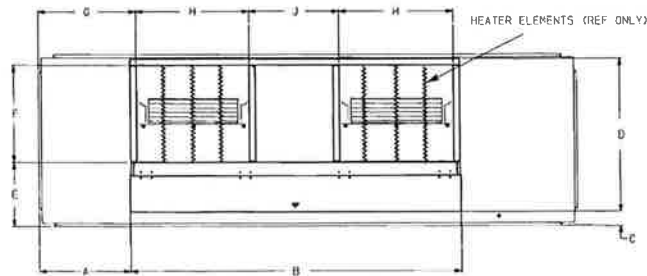
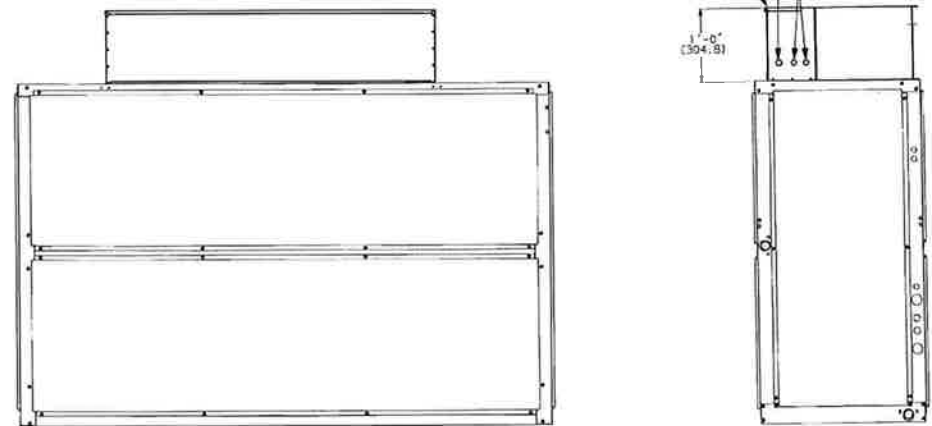
DIMENSIONS (cont.)

ELECTRIC HEAT ACCESSORY  
UNIT SIZES 07-12

40RUQ



UNIT SIZES 16 & 25

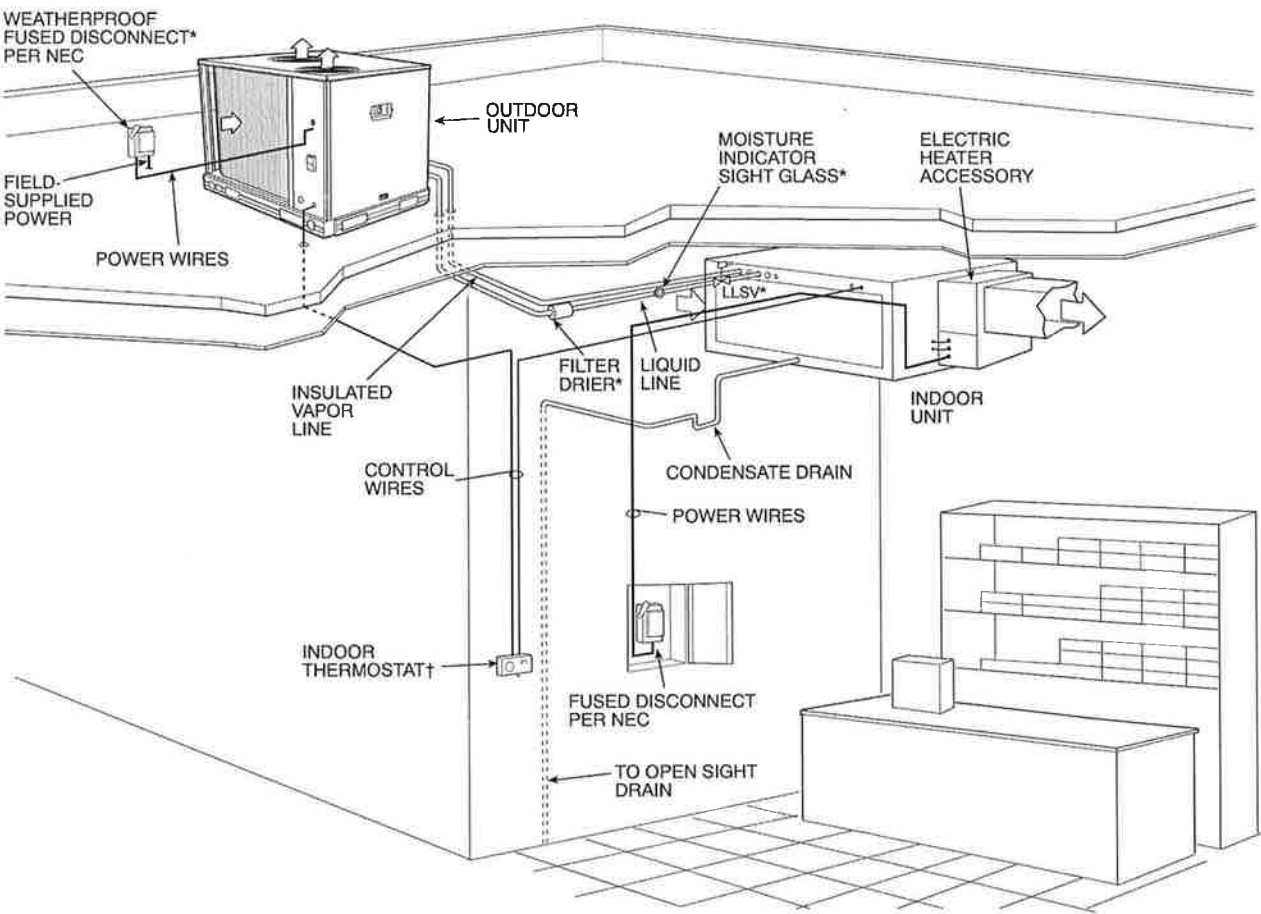


| UNIT SIZE | A         | B         | C       | D         | E       | F       | G          | H         | J       |
|-----------|-----------|-----------|---------|-----------|---------|---------|------------|-----------|---------|
| 16-25     | 1'-3 1/4" | 4'-6 3/8" | 2 5/16" | 2'-1 1/4" | 10 5/8" | 1'-4"   | 1'-4 5/16" | 1'-6 3/4" | 1'-7/8" |
|           | [387.4]   | [1381.1]  | [58.7]  | [641.4]   | [269.9] | [406.4] | [414.3]    | [476.3]   | [327.0] |

C10881A

# TYPICAL PIPING AND WIRING

## HORIZONTAL INSTALLATION

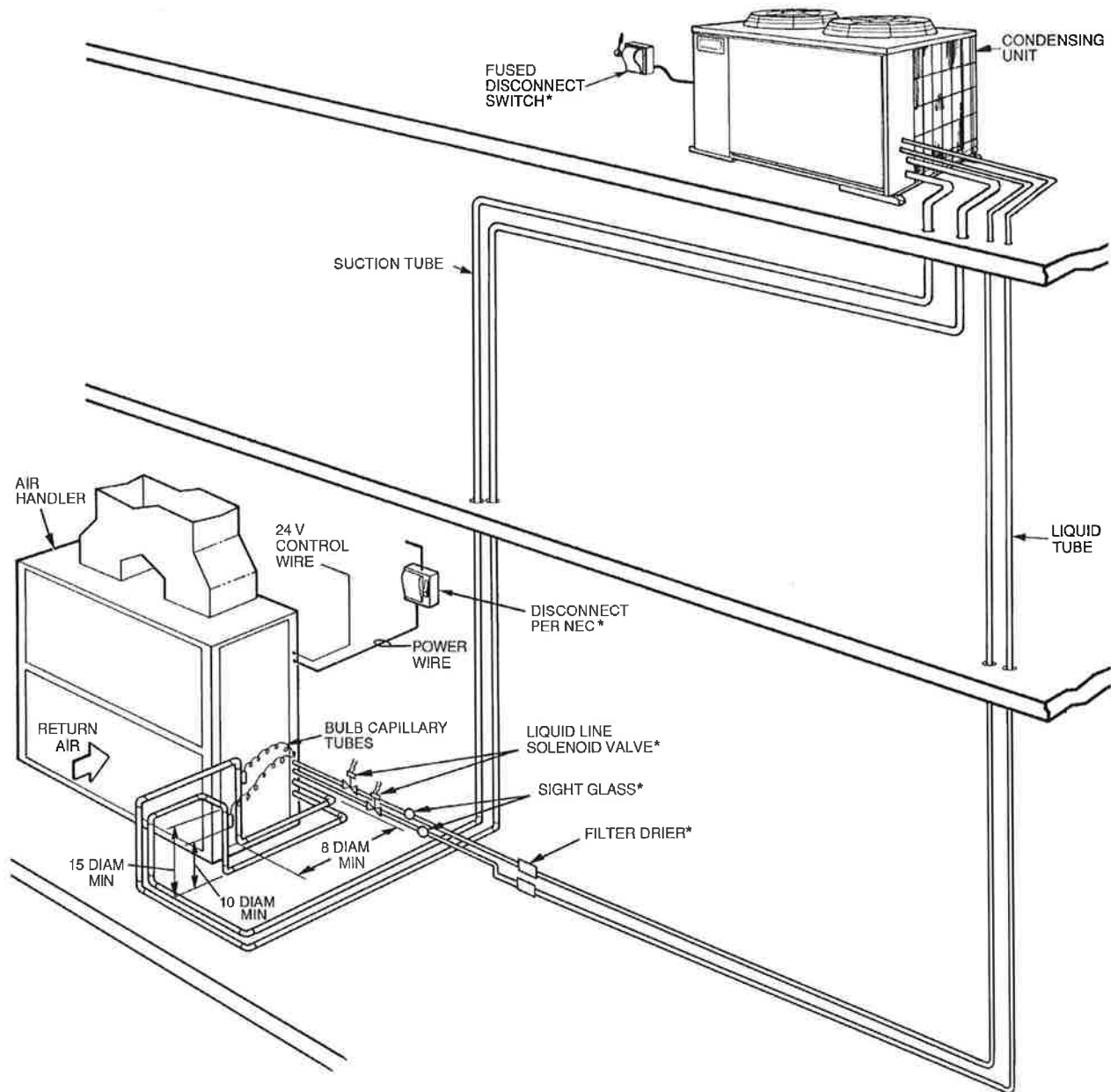


40RUQ

C09054

## TYPICAL PIPING AND WIRING (cont.)

40RUQ



C10875

### NOTES:

1. All piping must follow standard refrigerant piping techniques. Refer to Carrier System Design Manual for details.
2. All wiring must comply with the applicable local and national codes.
3. Wiring and piping shown are general points-of-connection guides only and are not intended for, or to include all details for, a specific installation.
4. Liquid line solenoid valve (solenoid drop control) is recommended to prevent refrigerant migration to the compressor.
5. Internal factory-supplied TXVs not shown.

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 614 KING STREETTAX MAP AND PARCEL: 074-02-09.05 ZONING: COMMERCIAL**APPLICATION FOR:** *(Please check all that apply)*

- ☒ CERTIFICATE OF APPROPRIATENESS
- ☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☒ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

**Applicant:** ☐ Property Owner ☒ Business *(Please provide business name & contact person)*Name: H&M MARK MADAY (PROJ. MNGR)Address: 13 HOLLY DRCity: RANDOLPH State: NJ Zip: 07869Phone: 973-879-6441 E-mail: MDMADAY@OPTOLINE.NET**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☒ DESIGNERName: ARVIN STEPHENSON Phone: 248-663-1691E-mail: ASTEPHENSON@JGA.COM**Legal Property Owner:**Name: JEMALS CAYKE MURPHY LLC / C.O. DOUGLAS DEVELOPMENTAddress: 702 H ST. NW STE 400City: WASHINGTON DC State:     Zip: 20001Phone:                      E-mail:                     

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No            | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> 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.



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

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

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

SEE ATTACHED

**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.*

- |   |   |
|---|---|
| <input type="checkbox"/> N/A<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.<br><input checked="" type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.<br><input checked="" type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.<br><input checked="" type="checkbox"/> Description of the reason for demolition/encapsulation.<br><input checked="" type="checkbox"/> Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible. |
|---|---|

Michele Oaks  
Department of Planning & Zoning  
Historic Preservation Planner  
City of Alexandria  
**RE: H&M AT 614 KING STREET**

Description of exterior work for the above referenced project:

There are several zones to be considered in this exterior application. There is the street level retail façade, street level entry alcove with door leading to second floor offices (right side), street level alcove with non-working door (left side), second story historic façade, removal of existing mechanical equipment on the roof and the installation of mechanical equipment on the roof.

H&M is proposing to remove the existing retail façade within the first level retail zone including glazing, doors and walls from the bottom of the stone cornice to the sidewalk. All building structural contained within this zone will remain to keep the integrity of the structure. All façade elements from the stone cornice to the parapet will remain unchanged and in tact. The existing alcoves at each end of the street level façade will remain.

H&M proposes to widen the existing entrance but keep the current depth of the recessed entry so that two pairs of double doors will greet the patrons. The paver sidewalk would be modified to accommodate the wider opening and ramp to match the existing ramping conditions to the sidewalk beyond. The proposed retail façade will be a combination of white metal and stainless steel. The existing cornice and stone above the glazing will be covered with a custom metal cornice. This custom cornice is designed so that it can be attached using the existing holes in the stone and can be easily removed thus keeping the original façade intact.

EIFS is proposed in each of the alcoves. The right alcove's door and trim will be painted to match the adjacent EIFS. The left alcove would get a wall in front of the non-working door and be finished in the same EIFS. The gray proposed on the EIFS in the alcoves will provide a neutral background to the storefront materials and finishes. In addition, the gray is part of the interior color palette.

There are two types of signs proposed. One is a blade sign, at two locations, and the other is a wall mounted internally illuminated sign. The blade signs would be at each end of the façade. The wall mounted sign would be on the brick façade between the two horizontal rows of stone. Once again existing holes would be used to secure the sign to the wall. If additional holes are required it would be in the mortar and not within the brick.

The final zone to be considered is the removal of existing mechanical equipment on the roof and the installation of new mechanical equipment on the roof. The existing parapet is 6'-2" high and currently screens the existing equipment. The new equipment is going in the same spot as the old equipment (rear of the roof) and is slightly shorter.

**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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☐ ☒ FAR & Open Space calculation form.
  - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☐ ☒ Existing elevations must be scaled and include dimensions.
  - ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
  - ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
  - ☐ ☒ Photograph of building showing existing conditions.
  - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- ☒ I 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 12 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: Arvin Stephenson

Printed Name: ARVIN STEPHENSON

Date: 8.20.12