ISSUE: Certificate of Appropriateness for alterations and Waiver of Fence Height

APPLICANT: 810 Prince, LLC

LOCATION: Old and Historic Alexandria District
810 Prince Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations and Waiver of Fence Height as submitted.

This case has been deferred twice. The minutes below are from the first hearing, November 2, 2023. The minutes from the November 15, 2023 hearing are at the end of this staff report, as those minutes have not yet been approved by the Board.

Minutes from the November 2, 2023 hearing

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00433. The motion carried on a vote of 4-0.

REASON The Board requested more details on the proposal.

SPEAKERS
Kahan Dhillon represented the applicant and was available to answer questions.

Michael Vergason, 808 Prince Street, spoke in opposition to the proposal, voicing criticisms regarding the previously approved roof deck and fence, the removal of trees, drainage issues, and the appearance of the proposed garage door.

Kimberlee Eveland, 212 South Alfred Street, spoke in opposition to the proposal, opposing the height and wanting more detail as to the finish/materials.

DISCUSSION
Mr. Spencer wanted a better sense as to the appearance of the project. He suggested working with staff to provide better drawings with architectural detailing.

Ms. Zandian agreed with Mr. Spencer and asked about the colors. She thought the door looked industrial instead of residential. Mr. Dhillon noted that residential-style doors that do not roll up do not comply with Zoning due to open space requirements.

Mr. Scott noted that although the door and its housing will not be very visible from the road, he'd like to know how deep/wide the housing will be, as that is most of what will be seen from the public right of way.

Mr. Dhillon indicated that not all of the documents he submitted to staff were included in the docket. Mr. Scott therefore recommended deferral.

Mr. Lyons asked Mr. Dhillon about his time constraints and agreed with colleagues that he would prefer to have more information as to the appearance of the overall project.

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.

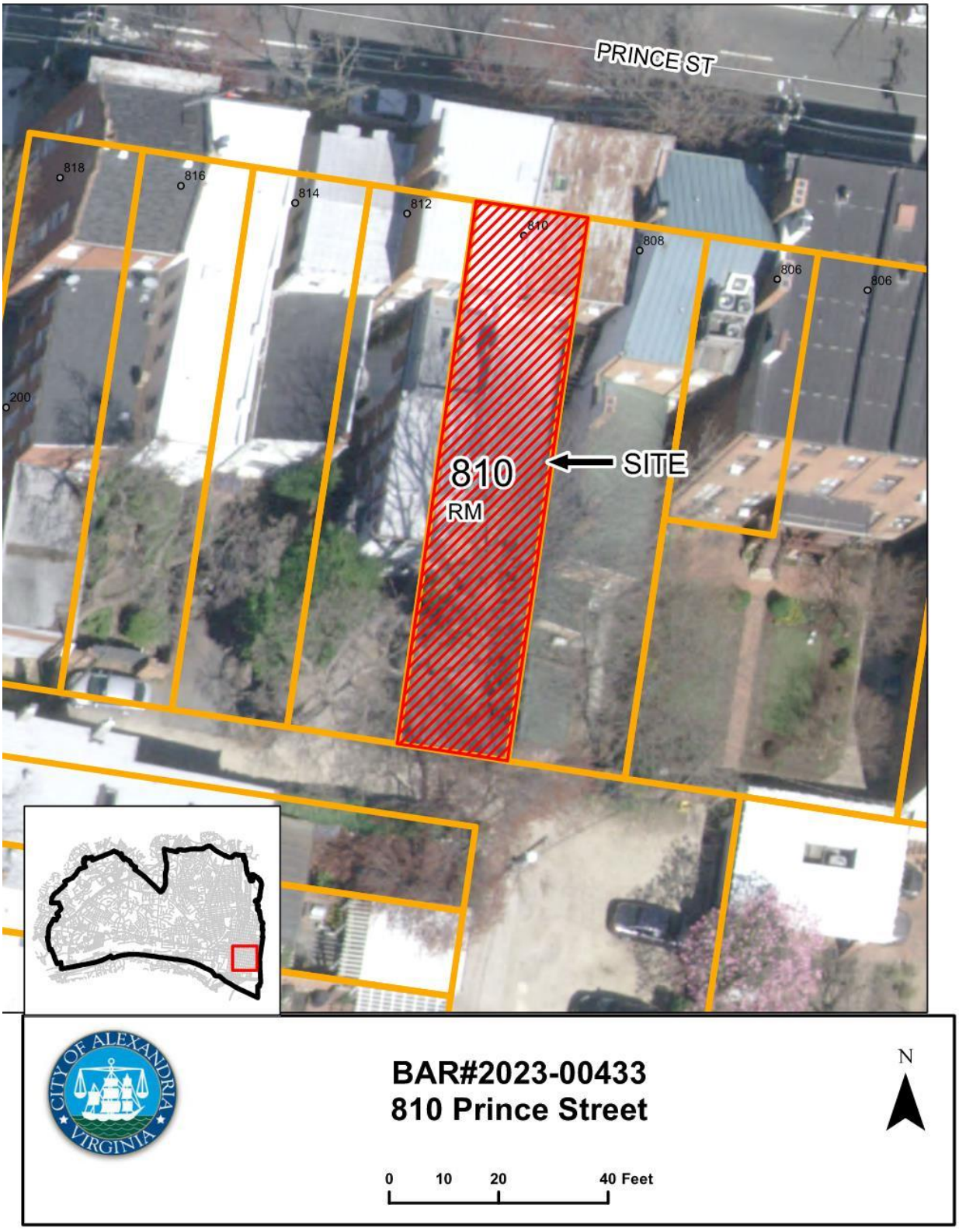
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.

4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.

5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.


PRINCE ST
818
816
814
812
810
808
806
806
200
810
RM
SITE
BAR#2023-00433
810 Prince Street
N
0
10
20
40 Feet

UPDATE
As noted above, this case was deferred from the November 2, 2023 and the November 15, 2023 hearings. Draft minutes from the November 2 hearing are above and those from the November 15 hearing are appended to the end of this report.

As per Mr. Scott's request, staff asked the City Attorney's Office to advise as to the Board's purview in this case. **Per the City Attorney's Office, the Board only has purview over what is visible from a public right of way.**

I. APPLICANT'S PROPOSAL

The applicant requests Certificate of Appropriateness and Waiver of Fence Height to install a garage door and its associated housing in the rear/south yard, at 810 Prince Street.

Certificate of Appropriateness
The applicant proposes to install an 18' wide steel overhead garage door in the rear yard of the property, spanning the fences at the east/west property lines.

Waiver of Fence Height
The applicant seeks a Waiver of Fence Height to ensure that the garage door opening is tall enough for vehicular access. The entire unit will measure 9'9" tall and is considered a component of the fencing.

Site Context
The alley to the south, behind the subject property, is private. The proposed garage door housing will sit on the existing fence and will be minimally visible from South Alfred Street.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, George D. Fowle purchased the lots at 810 and 812 Prince in 1851 for $247. In 1868 Fowle sold both lots for $1175 to William F. Vincent. Ms. Cox believes that Fowle built the house at 810 Prince between **1851 and 1868**.

The three-bay, three-story Italianate house consists of a masonry main block and a two-story brick ell. The form of the house has remained basically unchanged since the publication of the 1885 Sanborn Fire Insurance map. This map shows the same materials and configuration, with the exception of a one-story frame addition which no longer exists at the rear of the ell.

Previous BAR Approvals
- August 4, 2023: administrative approval for a front door entry light (BAR2023-00330).
- March 1, 2023: administrative approval for masonry repointing (BAR2023-00115).
- September 15, 2023: administrative approval for a gas meter (BAR2022-00434).
- September 1 2021: Board approval to add a roof terrace (BAR2021-00337).

- July 21, 2021: Board approval to repair window sashes, replace windows and doors, convert two bricked-in openings back to windows, add a rear basement stair, convert a door into a window, replace wood fence and shed (BAR2021-00337 & BAR2021-00353).
- January 7, 2021: staff administrative approval to replace three exterior doors and two windows due to fire damage (BAR2020-00623).

III. ANALYSIS

Certificate of Appropriateness

As noted above, a small portion of the proposed garage door will be minimally visible from the public right of way. The door and its housing will be placed several feet north into the parcel to ensure that it will be minimally visible. By shifting the location of the door northward, away from the south property line, only the uppermost approximately two feet of the actual door will be visible from South Alfred Street. A small portion of the garage door housing will also be minimally visible. See Figure 1.

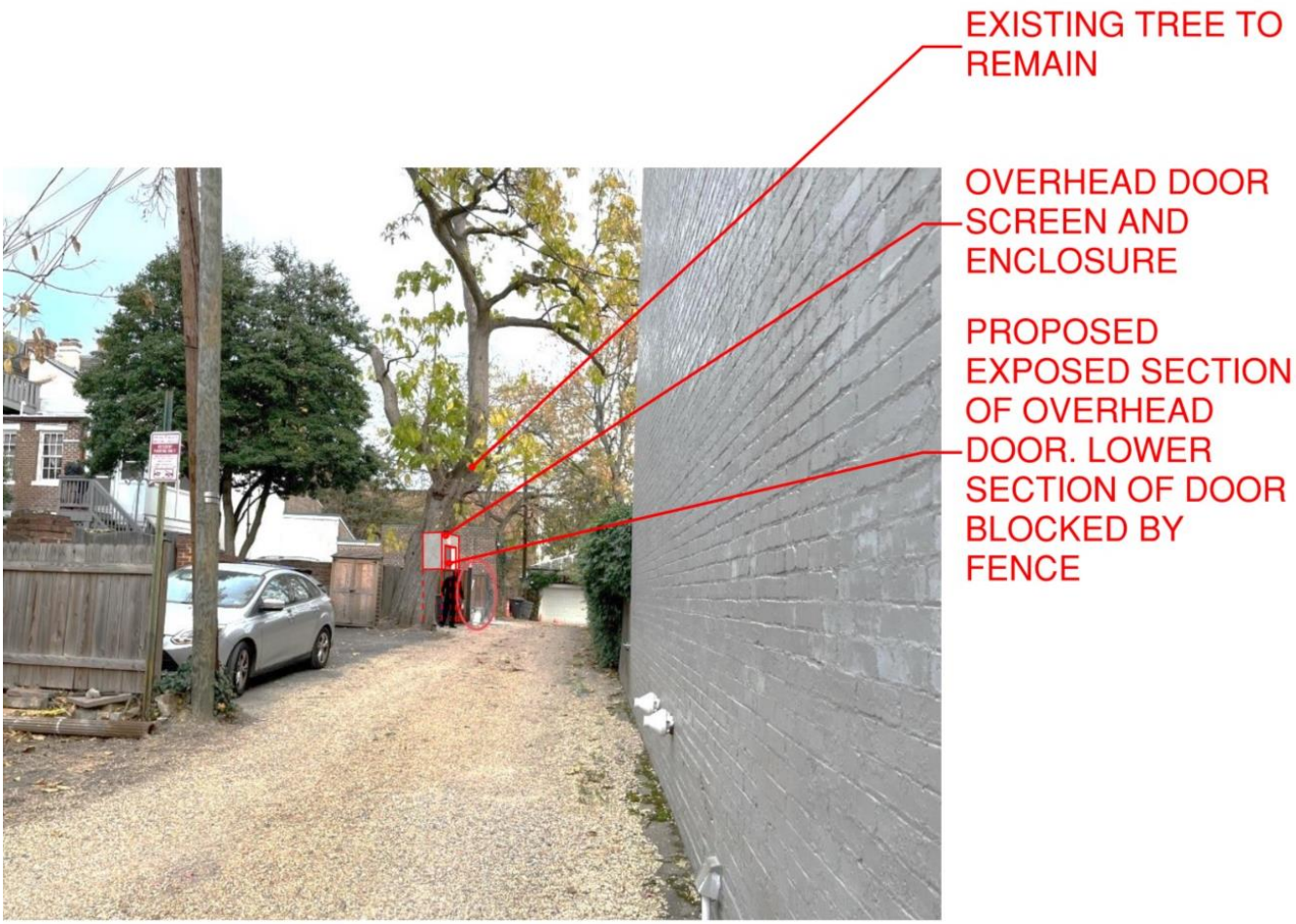


Figure 1: Visibility from South Alfred Street

The garage door housing will be situated on top of and match the existing pressure-treated wood fencing, approved by the BAR on July 21, 2021 (BAR2021-00337). The housing will measure 30" deep, north to south, and extend 3'9" above the existing 6' fence. The supports for the garage door will be steel tubes set in 20" piers 3' deep. The steel tubes and diagonal supports will be hidden within the existing previously approved fence, and therefore not visible from the outside. The *Design Guidelines* state that fences are important visual features of the historic district that define property lines and provide a sense of privacy and enclosure for property owners. The appearance of the fence will be unchanged. See Figure 2 for a close-up view of a mock-up of the proposed garage door housing. Note that this photo was taken in close range, from inside the private alley, not from South Alfred Street where the fence is seen from a public right of way. See Figures 3 and 4 for views from the public right of way.

Figure 2: Close up view of fence with garage housing mock-up

Figure 3: View from south side of private alley at South Alfred Street. Red arrow points to mock-up.

Figure 4: View from north side of private alley at South Alfred Street. Mock-up circled in red.

Staff notes that a large tree located on a neighboring property almost completely obscures the view of the garage housing from the public right of way. While the Board doesn't consider trees or landscaping when taking visibility into account, this limited visibility should be acknowledged.

As noted above, the uppermost approximately 2' of the garage door itself will be visible from the public right of way. The *Design Guidelines* note that garage doors should be painted and should be appropriate to architectural character and materials. The proposed steel door will be painted, and its material, scale, and simple design are appropriate for this rear alley entrance to the property. See Figure 5.

The Board unanimously approved a nearly identical garage door for 220 North Alfred Street on the consent calendar at the May 5, 2022 (BAR2022-00172) hearing. The approved garage door assemblage for 220 North Alfred Street measures 10' tall, slightly taller than the height proposed at 810 Prince. The North Alfred Street garage door borders a public alley, not a private one as is the case with 810 Prince. Staff notes that the approved North Alfred Street door has not yet been constructed. See Figure 6.

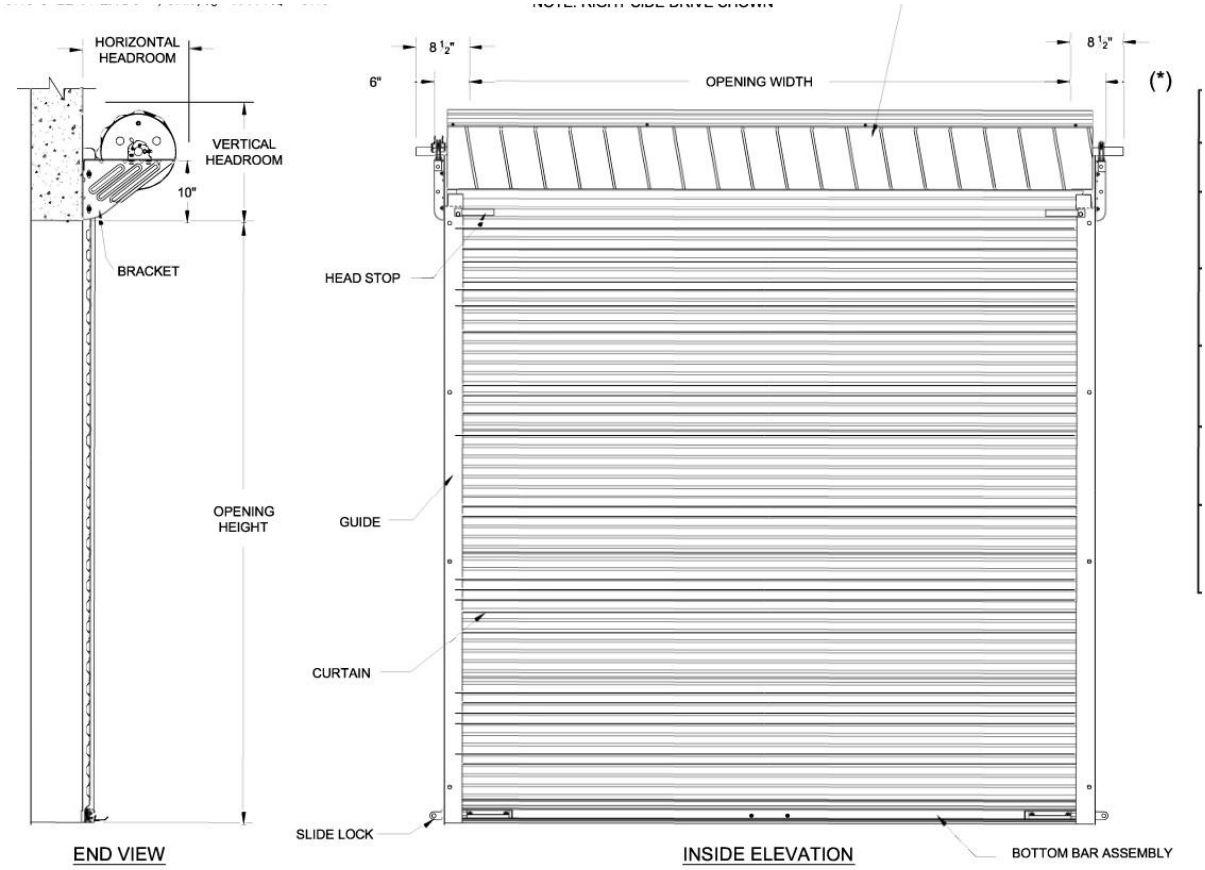


Figure 5: Proposed garage door

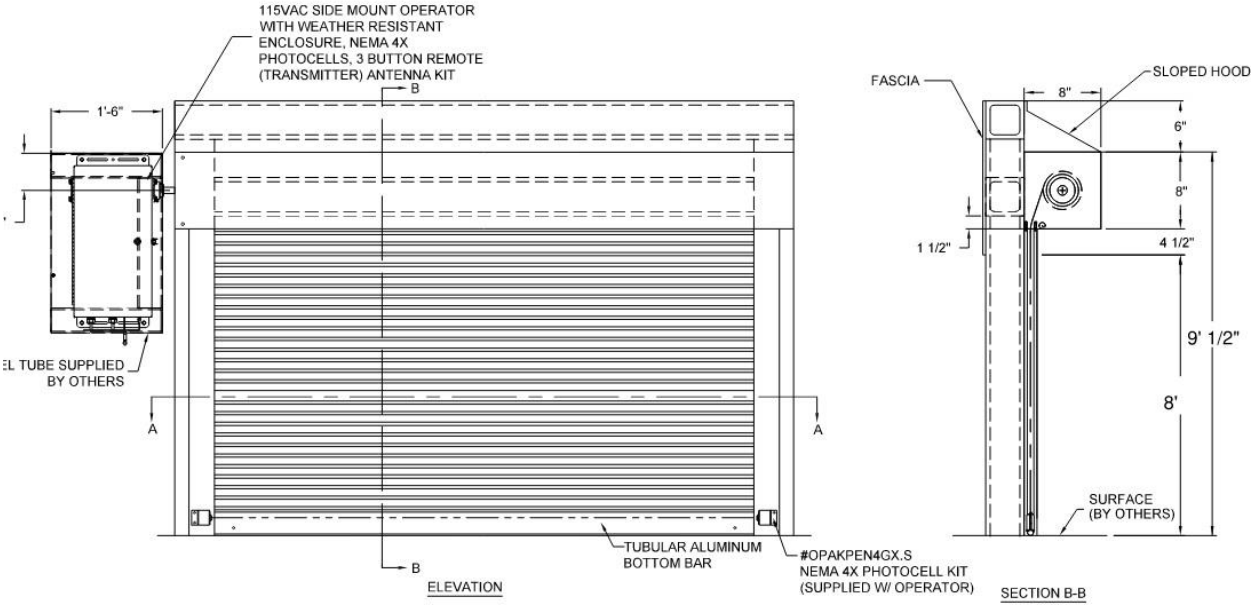


Figure 6: Approved garage door at 220 N. Alfred on public alley

Staff recommends approval of the project as submitted.

STAFF
Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed overhead garage door is considered to be a fence.

C-2 The proposed columns and roll-up garage door exceed 6 feet in height, which is the maximum height allowed for a side yard fence. However, per section 7-202(D), the fence height restrictions may be waived or modified by the Board of Architectural Review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

C-3 The proposed fence that is 6.00 feet in height complies with zoning. If the BAR waives the restriction for fence heights, the piers and overhead garage door will also comply with zoning.

Code Administration

F-1 Code had no comment on the application.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials
2 – Supplemental Materials

Minutes from the November 15, 2023 hearing, not yet approved:

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00433 as submitted. The motion carried on a vote of 7-0.

REASON
The Board wanted clearer detail as to the location of the proposed garage door and its associated housing.

SPEAKERS
Kahan Dhillon represented the applicant and was available to answer questions.

Gail Rothrock spoke in opposition to the project, saying that the door was commercial grade and therefore inappropriate. She was concerned about setting a precedent.

Michael Vergason said that he liked the fence, as Mr. Dhillon had mentioned, but he does not like the door. He felt that the scale, proportion, and industrial character are incompatible with the district and would set a bad precedent.

Kimberlee Eveland opposed the project, recommending a different type of door. She was glad that the applicant proposed recessing the door, but still felt it was inappropriate for Old Town and would set a bad precedent.

Steve Milone opposed the project, claiming that it was inappropriate, industrial, and too tall. He said that other historic districts with similar doors, those doors are commercial and not residential.

DISCUSSION
Mr. Scott asked what the proposed material of the housing was and where the applicant intended to place the Corinthian column. Mr. Dhillon explained that the housing would be wood to match the fence and the column would be placed at the south front of each side of the door.

Ms. Zandian asked about the columns; Mr. Dhillon reiterated that the door would not be visible from a public right of way.

Ms. del Ninno asked why the entrance had to be so high. Mr. Dhillon explained that his own car would not fit under a lower entrance, and that the door manufacturer advised him that cars are getting larger and larger, requiring higher entrances. Mr. Dhillon explained that the door would be very similar to the door the BAR approved on North Alfred Street in 2022, and that it would be recessed so not visible from a public right of way.

Ms. Miller thought the door looked industrial, not residential. Mr. Dhillon reiterated that the door would not be visible from a public right of way. He noted that a neighbor said he liked the fence so he decided to continue the fence. He also said that he would have the manufacturer paint/powder coat the door the same color as the dark elements of the fence.

Ms. Zandian suggested other types of doors, such as sliding doors. Mr. Dhillon explained that he had considered sliding and other types of doors, but those would not provide a large enough entry space for SUVs, which are very common today. According to door manufacturers, only compact cars would fit through sliding doors. Ms. Zandian said that people in Old Town do not drive large vehicles. Mr. Dhillon noted that door manufacturers told him that this type of door is used in historic districts nationwide, including Savannah.

Mr. Spencer asked if the 2022 approved door was in a public alley. Staff advised yes. Mr. Dhillon reiterated that the door would not be visible from a public right of way. He explained that other door types would prohibit parking and that this is not a precedent setting project because the BAR approved a similar door in 2022. He said that the door manufacturer could mimic wood when powder coating the door.

Mr. Lyons asked if Mr. Dhillon intends to use the Corinthian column. Mr. Dhillon responded that he will not if they advise against it.

Ms. del Ninno asked to see a plat with the locations of the existing fence and the proposed door.

Mr. Spencer advised to do away with the Corinthian column, even though it won't be visible from a public right of way. He recommended against giving the door a faux wood look. He's not a fan of the height, and he has seen doors like this at residential properties, including one on North Payne.

Mr. Scott felt that this was a simple case because the door would not be visible from a public right of way. The Board therefore has no business telling the applicant what door to use. They may only mandate what is visible and the materials are irrelevant to their review. He was inclined to support, recommending that the applicant work with staff to come up with a design for the housing that will fit into the surroundings.

Ms. Zandian recommended against using the Corinthian column. She felt there are other ways to do this without a ten foot tall industrial door. She cannot approve.

Mr. Adams felt that this is not a fence but is a structure. He suggested a restudy.

Ms. del Ninno would have liked more detail on the location. She had no issue with the roll-up, but felt the height was excessive.

Mr. Lyons also recommended against the Corinthian column but can otherwise support the application.

Ms. Miller expressed concern with the industrial nature of the door and its height and recommended that the applicant return with a restudy. She would vote against the current design.

Mr. Spencer asked Mr. Dhillon if he would like to request a deferral, and return to the Board with drawings of the exact location, a floor plan, and a side elevation. He recommended that all Board members visit the site once the applicant has a mock up ready.

Ms. Zandian recommended investigating other door types.

Mr. Dhillon said that he would remove the Corinthian column from the proposal and will try to lower the height. He noted that the City Attorney and Planning & Zoning staff advised him that the BAR purview is limited to what is visible from the public right of way.

Mr. Spencer advised Mr. Dhillon to move the mock up to the recessed location so that the Board may view it in situ.

Mr. Scott asked staff to ask the City Attorney's office exactly what their purview is in regard to this case.

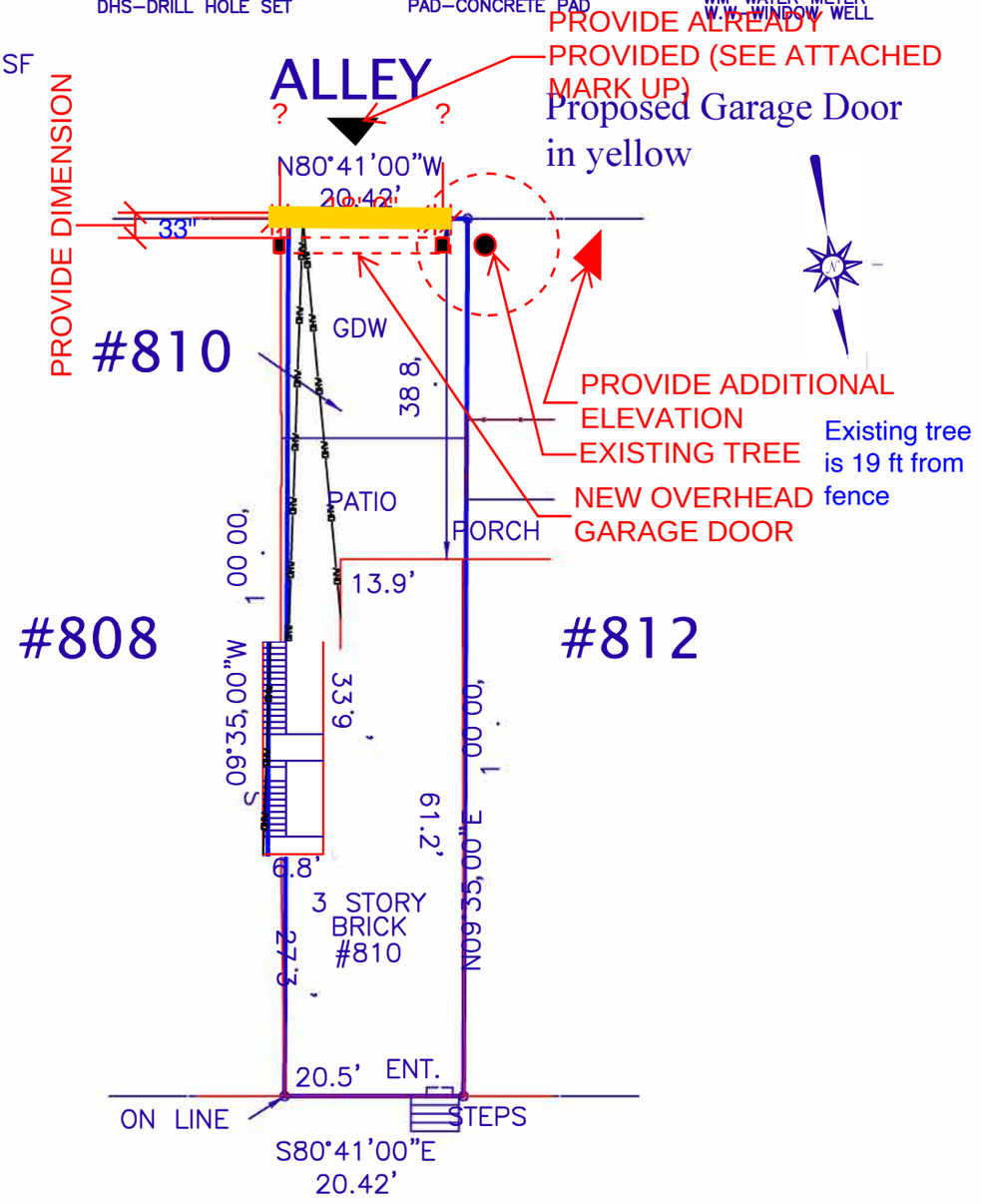
LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

ADW–ASPHALT DRIVEWAY
A/C–AIR CONDITIONING
A/W–AREAWAY
B.E.–BASEMENT ENTRANCE
BRL–BUILDING RESTRICTION LINE
CDW–CONCRETE DRIVEWAY
CM– CONCRETE MONUMENT
CONC.–CONCRETE
DHS–DRILL HOLE SET
ENT.–ENTRY WAY
ER–ELECTRICIAL RISER
F.E.–FIRE ESCAPE
FIOS–FIBER OPTICS UTILITY BOX
GDW–GRAVEL DRIVEWAY
IPF–IRON PIPE FOUND
IRS– IRON ROD SET
IRF–IRON ROD FOUND
LA.–LANDING
MH–MANHOLE
PAD–CONCRETE PAD
P.–PORCH
PL.–PLANTER
PP–POWER POLE
R/W–RIGHT OF WAY
SMH–SANITARY MANHOLE
ST.–STOOP
TELE–TELEPHONE PEDESTAL
TR/TRANS–TRANSFORMER
W.–WALK
WM–WATER METER
W.W.–WINDOW WELL

TOTAL AREA= 2,042 SF



PRINCE STREET

R/W VARIES

PLAT

SHOWING LOCATION SURVEY ON
THE PROPERTY LOCATED AT

#810 PRINCE STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" =20' DECEMBER 14, 2020

GRAPHIC SCALE
0 20 40

COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
12-14-20
LAND SURVEYOR

BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN,THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:
PREMIUM TITLE & ESCROW, LLC

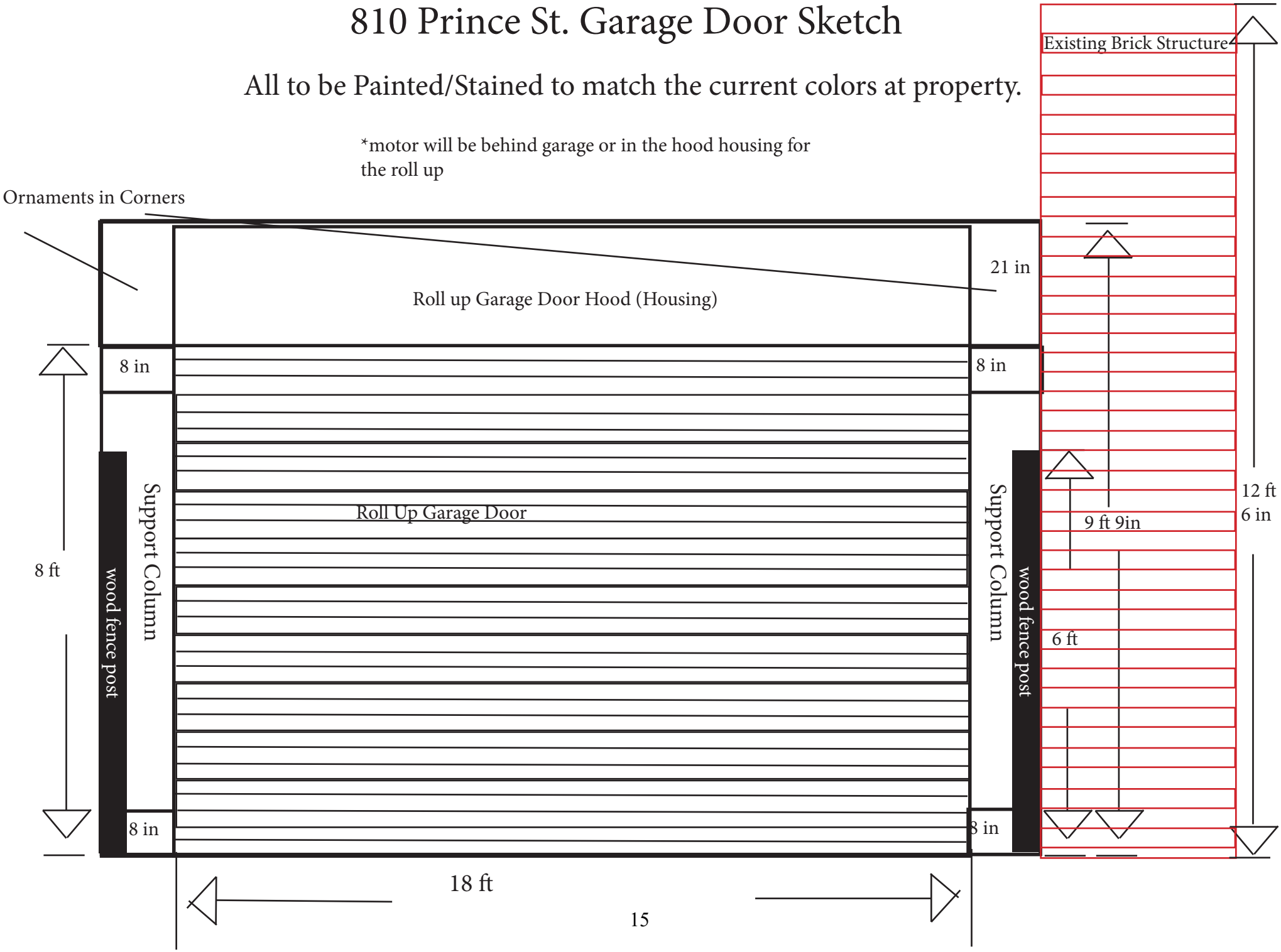
ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD SUITE 105B STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#A20-0462

810 Prince St. Garage Door Sketch

All to be Painted/Stained to match the current colors at property.

*motor will be behind garage or in the hood housing for the roll up




EXISTING TREE TO REMAIN
OVERHEAD DOOR SCREEN AND ENCLOSURE
PROPOSED EXPOSED SECTION OF OVERHEAD DOOR. LOWER SECTION OF DOOR BLOCKED BY FENCE


30
in
9 ft 9 in

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 810 Prince St Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.02-12-05 **ZONING:** RM

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: 810 Prince St, LLC

Address: 910 King St Ste 302

City: Alexandria State: VA Zip: 22314

Phone: 5713541106 E-mail : aholden@regentcompany.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ Project Manager

Name: Andrew M Holden Phone: 5713541106

E-mail: aholden@regentcompany.com

Legal Property Owner:

Name: 810 Prince St, LLC

Address: 910 King St Ste 302

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

BAR CASE# _____
(OFFICE USE ONLY)

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

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

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Scope of work includes installing a self contained roll up garage door with a hood housing and motor to be installed at the rear of the property attached to the approved fence to gain access to the driveway within the fence.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

	N/A	
☐	■	Survey plat showing the extent of the proposed demolition/encapsulation.
☐	■	Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐	■	Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐	■	Description of the reason for demolition/encapsulation.
☐	■	Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR CASE# _____

(OFFICE USE ONLY)

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

BAR CASE# _____

(OFFICE USE ONLY)

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

☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.

☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☒ I, the applicant, or an authorized representative will be present at the public hearing.

☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Andrew Holden

Printed Name: Andrew M Holden

Date: 10/5/2023

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 810 Prince St Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 810 Prince St, LLC	910 King St Ste 302 Alexandria, VA 22314	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

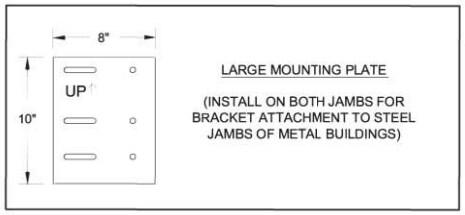
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

_____ _____ _____

Date Printed Name Signature

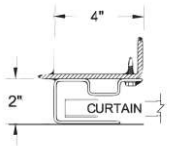
NOTES:

1. OPERATION TYPE MAY BE PUSH-UP, HAND CHAIN OR ELECTRIC.
2. FOR CRITICAL FITS DUE TO REDUCED AVAILABLE HEADROOM OR SIDEROOM CLEARANCES, CONSULT FACTORY.
3. CLEARANCES SHOWN ARE MAXIMUMS. LESSER CLEARANCES MAY BE POSSIBLE.
4. UNLESS OTHERWISE NOTED, DOORS SHALL BE PROVIDED WITH SLIDE LOCKS AT EACH END OF BOTTOM BAR, ENGAGING GUIDES IN THE LOCKED POSITION.
5. ALL OPENING PREPARATION, ELECTRICAL POWER AND FIELD PAINTING SHALL BE PROVIDED BY OTHERS.
6. SERIES 2500I IS AN INSULATED SERIES 2500.
7. CURTAIN FINISH SHALL BE SILICONE POLYESTER PRE-PAINT OVER GALVANIZED GRADE 80 STEEL.
8. GUIDES, BRACKETS, BOTTOM BAR ANGLE AND HEAD STOPS ARE ZINC COATED.
9. VISION PANELS ARE AVAILABLE.
10. MAXIMUM OPENING SIZE: 18'-0" X 18'-0"

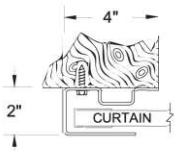


LARGE MOUNTING PLATE

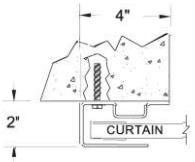
(INSTALL ON BOTH JAMBS FOR BRACKET ATTACHMENT TO STEEL JAMBS OF METAL BUILDINGS)



STEEL JAMBS
(USING ¼ - 14 X 1" TEKS)



WOOD JAMBS
(USING ¼ - 10 X 1" LAG)

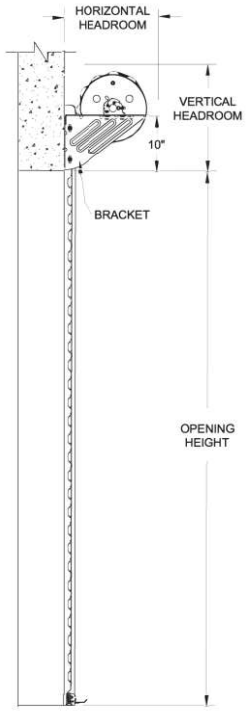


CONCRETE/MASONRY JAMBS
(USING ¼" X 1-3/4" POWERS WEDGE-BOLT)

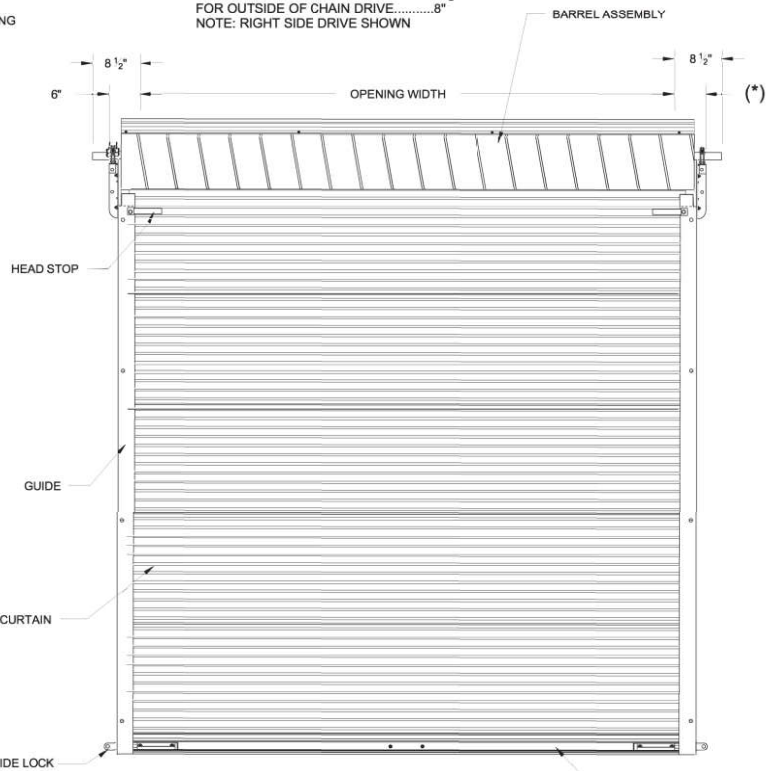
12 GA GUIDE MOUNTING DETAIL

BRACKET ATTACHMENT
CONCRETE/MASONRY: POWERS WEDGE-BOLT, ⅜ X 1 ¾" LONG
WOOD: LAG SCREW, ⅜ - 7 X 3"
LONG STEEL: HEX BOLT, GR.5, ⅜ - 16 X 1 ¼" LONG

(*) FOR PUSH-UP OPERATION.....6"
FOR HAND CHAIN OPERATION.....6 ½"
FOR ELECTRIC OPERATION.....7 ½"
FOR OUTSIDE OF CHAIN DRIVE.....8"
NOTE: RIGHT SIDE DRIVE SHOWN



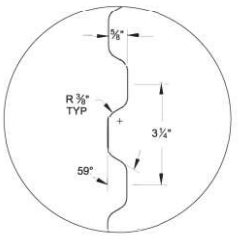
END VIEW



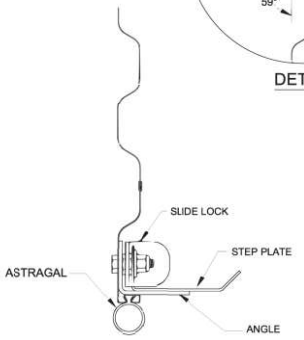
INSIDE ELEVATION

HEADROOM REQUIRED

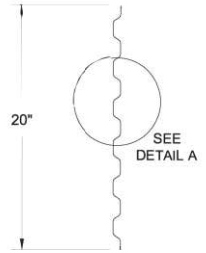
OPENING HEIGHT	VERTICAL HEADROOM	HORIZONTAL HEADROOM
THRU 8'-0"	20"	20"
OVER 8'-0" THRU 10'-0"	21"	21"
OVER 10'-0" THRU 14'-0"	21 ½"	21"
OVER 14'-0" THRU 16'-0"	22"	21"
OVER 16'-0" THRU 18'-0"	22"	22"
OVER 18'-0" THRU 20'-0"	22"	22"



DETAIL A



BOTTOM BAR ASSEMBLY



26 GA CURTAIN PANEL DETAIL

FACTORY ORDER NUMBER	DOOR SERIES		QTY	OPENING SIZE		JAMB TYPE			OUTSIDE CURTAIN COLOR	OPERATION			OPERATION HAND	WEATHERSTRIP			ADDED OPTIONS
	2500	2500I		WIDTH	HEIGHT	STEEL	CONC./ MAS	WOOD		PUSH UP	REDUCED CHAIN	ELECTRIC		TOP	HEADER	SIDE	
	☐	☐				☐	☐	☐		☐	☐	☐		☐	☐	☐	
	☐	☐				☐	☐	☐		☐	☐	☐		☐	☐	☐	
	☐	☐				☐	☐	☐		☐	☐	☐		☐	☐	☐	

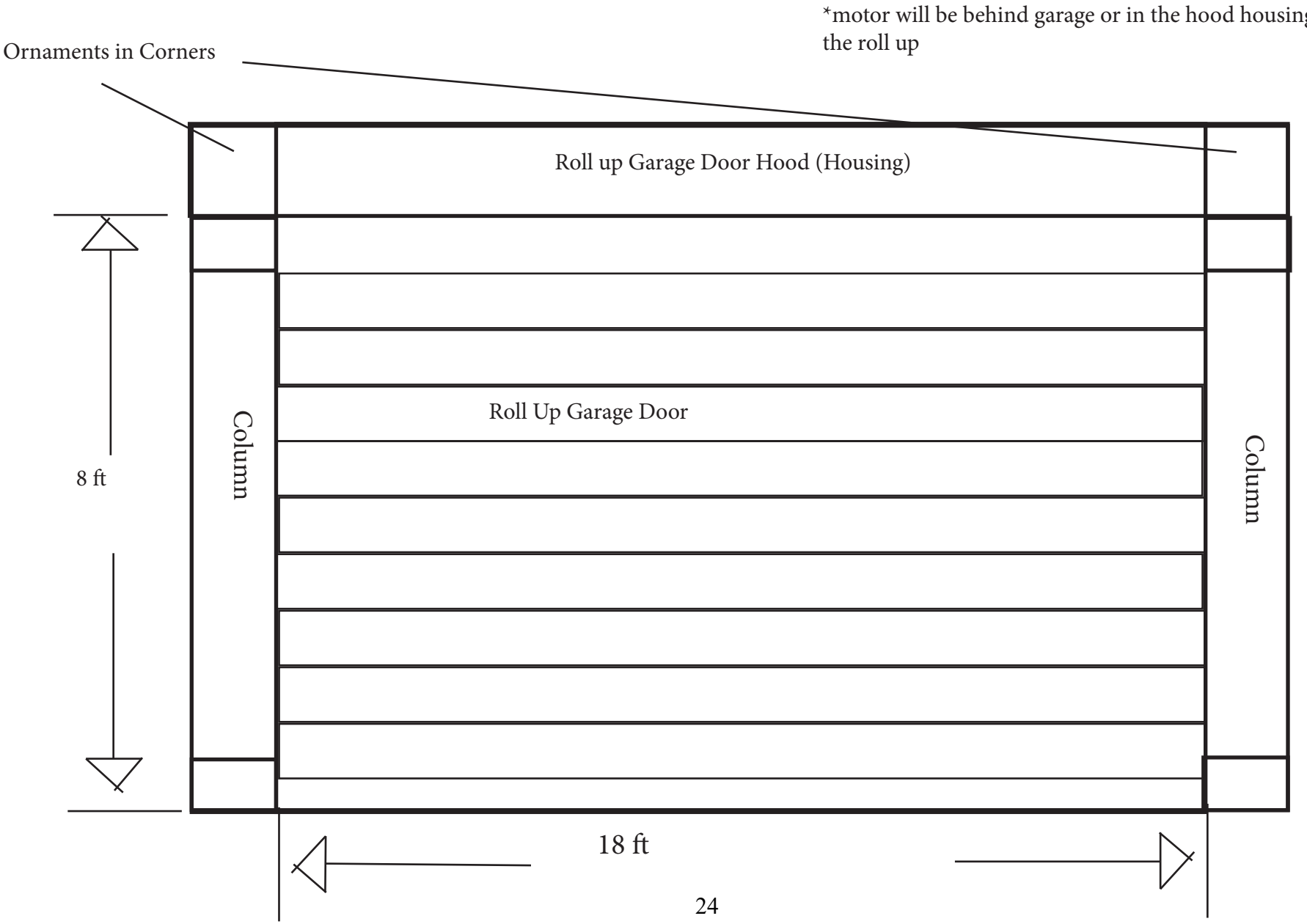
D.V. 08/13/2013

COMMERCIAL DOOR SERIES: 2500/2500I

CUSTOMER NUMBER:	DATE:
CUSTOMER NAME:	CONTACT:
PROJECT NAME:	
PROJECT LOCATION:	
PLANT:	SALESPERSON:
DRAWN BY:	DATE:
DRAWING NUMBER:	SHT: OF:

810 Prince St. Garage Door Sketch

All to be Painted/Stained to match the current colors at property.



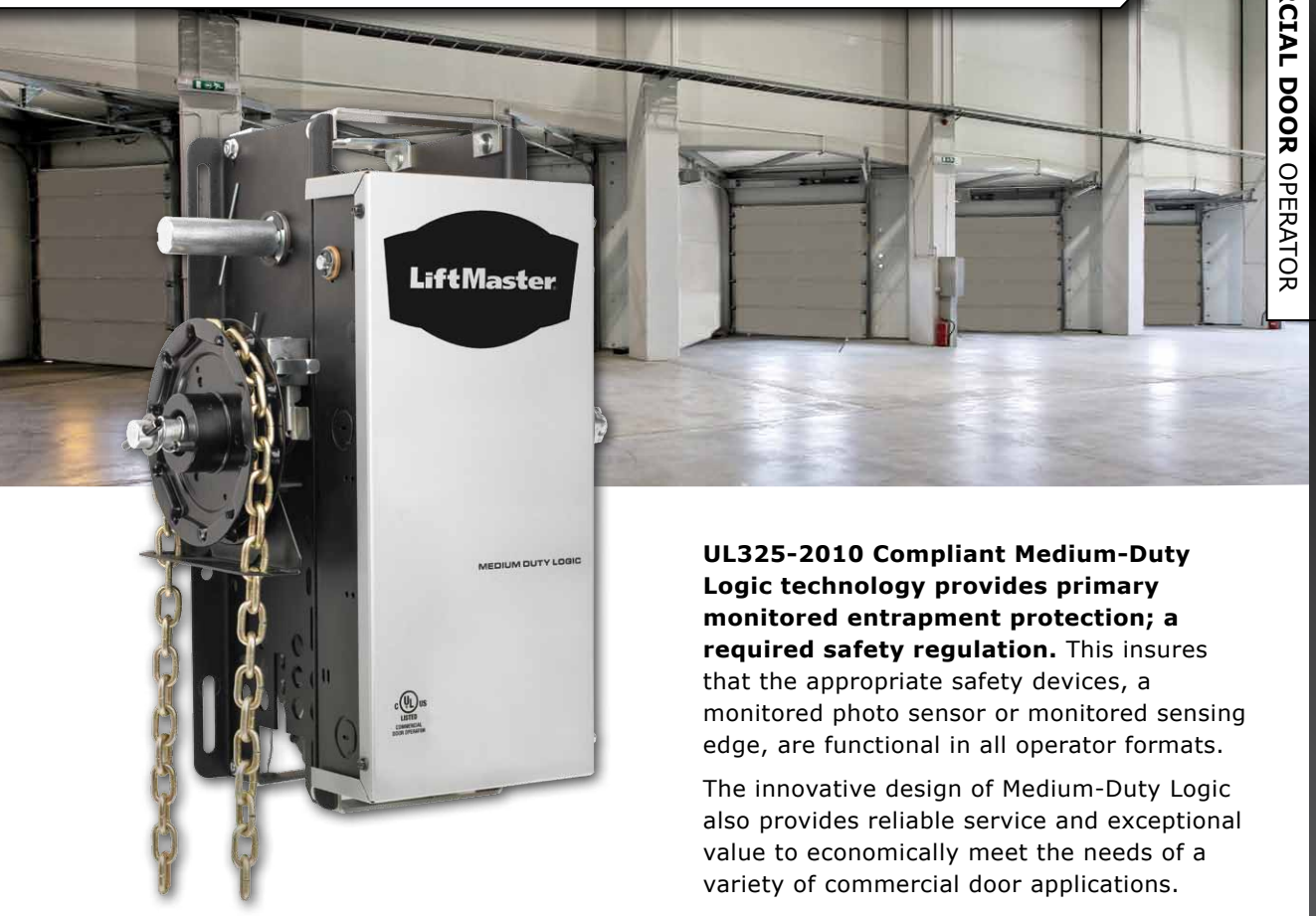
MEDIUM-DUTY LOGIC SLOW-SPEED HOIST OPERATOR

Safest Installations. Smartest Innovations

MODEL MHS

COMMERCIAL DOOR OPERATOR

UL325-2010 COMPLIANT

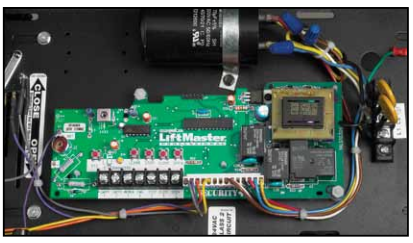


UL325-2010 Compliant Medium-Duty Logic technology provides primary monitored entrapment protection; a required safety regulation. This insures that the appropriate safety devices, a monitored photo sensor or monitored sensing edge, are functional in all operator formats.

The innovative design of Medium-Duty Logic also provides reliable service and exceptional value to economically meet the needs of a variety of commercial door applications.

Standard Features

- For rolling sheet doors
- Medium-Duty Logic programmable integrated circuit board
- High-starting torque motor with overload protection
- Emergency chain hoist with electric interlock
- Emergency disconnect chain
- Built-in 315 MHz receiver



Includes the Medium-Duty Logic Board with Built-In Receiver

Added Value, Convenience and Compliance

- UL325-2010 Monitored Entrapment Capability
  - Provides primary monitored entrapment protection through monitored photo sensors, either CPS-U or CPS-UN4, or a 4-wire monitored edge using the CPS-EI interface
- UL-Listed and UL-Labeled to insure compliance to local codes and approval at final inspection
- Integrated timer-to-close (TTC)
  - Programmable from 5 to 60 seconds in 5 second increments
  - Allows for timed automatic door closure after the door reaches the full open position
  - Requires monitored safety devices, either CPS-U, CPS-UN4 or CPS-EI
- Integrated 3-channel radio
  - Learn/program up to 20 Chamberlain® 315 MHz remote controls
  - Recognizes Security+® and DIP switch remote controls
  - Compatible with 3-button remote controls for open/close/stop operation
- Integrated 90-second maximum run timer

LiftMaster® MEDIUM-DUTY LOGIC

MHS

COMMERCIAL DOOR OPERATOR

MAXIMUM DOOR AREA (SQ. FT.)						
ROLLING	24 ga. Steel	22 ga. Steel	___	20 ga. 18 ga. Steel	16 ga. Steel	___
	Alum. Grilles	Alum. Doors	___	Steel Grilles	___	___
SECTIONAL	___	24 ga. 22 ga. Steel	20 ga. Steel	___	16 ga. Steel	___
	Fiber-glass	Alum. Doors	Wood Doors	___	___	___
	___	___	24 ga. Steel Insul.	___	20 ga. Steel Insul.	16 ga. Steel Insul.
SQ. FT.	320	275	250	200	160	120

NOTE: On steel insulated doors, a 24-gauge back panel is assumed.

Standard Features

- **Motor**
  Powerful 1/2 HP, 115V single-phase motor with instant reverse, capacitor start and overload protection. Removable without affecting limit switch settings.
- **Emergency Manual Operation**
  Provides easy emergency manual operation using a floor level disconnect or an electrically interlocked chain hoist mechanism.
- **Operator/Motor Control**
  Solid-state Medium-Duty Logic circuit board.
- **Control Circuit**
  24V NEC Class 2.
- **Wiring Type**
  All operators are factory preset to C2 wiring, providing momentary contact to open and stop, with constant contact to close. Monitored entrapment protection, using approved photo sensors or sensing edges, is optional, although recommended, when using this wiring type. Momentary contact to close (B2 wiring) is an available optional wiring type, but can only be selected when the appropriate monitored entrapment protection device, either LiftMaster® CPS-U / CPS-UN4 photo sensors or a monitored 4-wire sensing edge (via the CPS-EI interface), is present. The Medium-Duty Logic operator is pre-wired to accept CPS-U/ CPS-UN4 / CPS-EI monitored entrapment protection devices.
- **Drive Reduction**
  First-stage heavy-duty 4L V-belt; second and third stages #48 chain.
- **Bushings**
  Heavy-duty oil-filled bushings.
- **Friction Clutch**
  Adjustable friction clutch helps protect against damage to the door and operator should the door meet an obstruction.
- **Push Button Station**
  3-button station, for open/close/stop functions, is standard for all operators. Controls with 1, 2 and 3 buttons are available.
- **Radio Receiver & External Radio Control Terminal**
  315 MHz radio receiver is integral to the Medium-Duty Logic board. Accepts up to 20 Security+® remote controls and unlimited DIP switch remote controls. External terminals provide quick convenient connections for retrofitting or adding radio controls.
- **Construction**
  NEMA 1 type electrical box, heavy-duty 11-gauge steel frame with baked-on powdercoat finish, all reduction sprockets drilled and pinned to shafts.

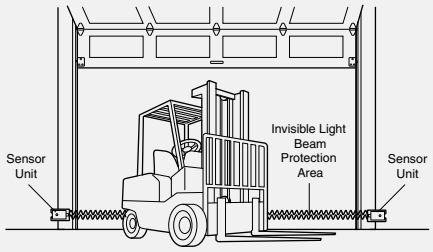
Control Accessories and Options

- **Sensing Edge**
  If CPS-U / CPS-UN4 photo sensors are present, a non-monitored 2-wire electric edge or pneumatic (air hose) edge may be used as an ancillary protection device if using B2 mode. For C2 mode only, installation of either a 2-wire electric or pneumatic edge is optional.
- **Radio Control**
  Universal remote controls and receivers are available to signal the operator to open, close and stop.
- **Rolling Door Interlock Switch**
  Interlock switch disables the operator control circuit when a manual door lock is engaged, preventing damage to the door and operator.
- **Weathertight Control Devices**
  A variety of weathertight control devices are available including 3-button control stations, key control stations and digital keypads.
- **Wireless Access Control Devices**
  Weather-proof single or 3-button wireless control stations are available and are compatible with the Medium-Duty Logic on-board receiver. In addition, a choice of either a 5 or 250-code wireless keypad is available. Wireless controls should be used to supplement hard-wired controls and should not be used in place of such controls unless a sensing device, such as photo-eyes or a sensing edge, is present.

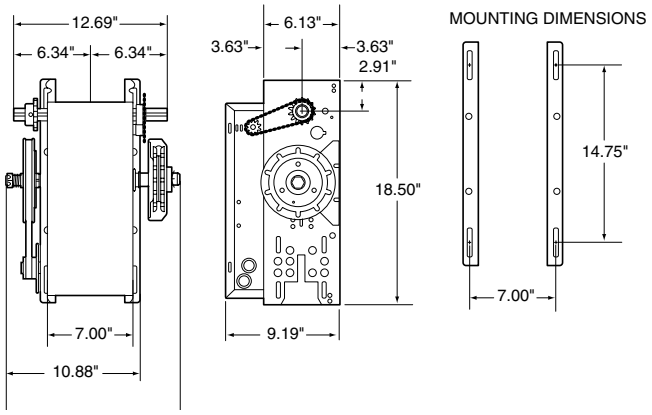
CPS-U / CPS-UN4 Commercial Protector System®

These photo sensors are designed to sense an obstruction and instruct the operator to reverse the closing door to the full open position.

- Signals operator continuously to provide regulatory mandated requirements regarding monitored entrapment protection
- LED indicators for quick alignment
- Safety of a non-contact infrared reversing sensor
- Heavy gauge mounting brackets
- Quick installation and pre-molded for 1/2" trade size conduit fitting (CPS-UN4)
- Bright yellow safety color
- For CPS-UN4, watertight NEMA 4 design



Clearance and Mounting Details



LiftMaster®
Commercial Door Operators

THE CHAMBERLAIN GROUP, INC.
845 Larch Avenue • Elmhurst, IL 60126
www.liftmaster.com • http://specs.liftmaster.com/architectscorner

CHAMBERLAIN IS AN ISO9001:2008 REGISTERED COMPANY

c UL us | IDA International Door Association | DASMA | I.C./F.C.C. Certified | **TWO-YEAR WARRANTY**

commercial 2500

The **2500 Commercial Series** from Janus International is the new standard for heavy duty commercial sheet doors. The easy installation, versatility and easy operation make this door the standard of all commercial sheet doors. Backed by a one year warranty on workmanship and material, the 2500 Commercial Series is engineered for reliability and value.

Maximum 18'x 18'

Available in sizes up to 18' x 18' and in more than 30 colors, customized for your application.

Medium-Duty Application

Ideal for meduim-duty locations, such as warehouses, commercial buildings, and freight terminals.

Quality Guaranteed

One-year door warranty. For paint, 35-year no-fade, 40-year film integrity.

Vision Panels Available

Vision panels provide outside visibility through the 5" x 17" panel.

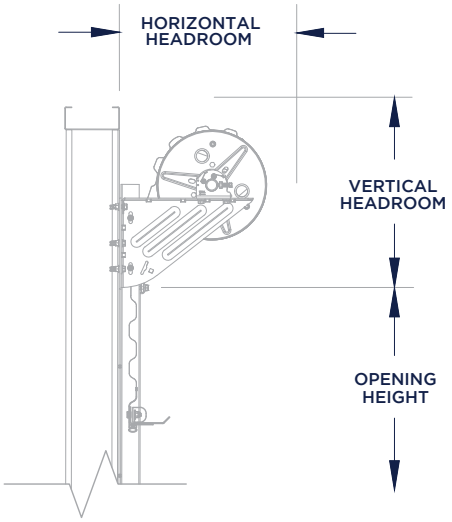
Features

Pre-Lubricated Springs
During production, springs are factory lubricated and enclosed in a tube to protect them from the environmental elements.

Dead Axle & Barrel Assembly
An enclosed spiral barrel houses the dead axle assembly and offers durability and smoother operation as weight is distributed throughout the barrel.

26-Gauge Corrugated Door Curtain
Manufactured from galvanized grade 80 steel and coated with super durable polyester paint in more than 30 color options.

Insulated Version Available
Side and top draft stops included.

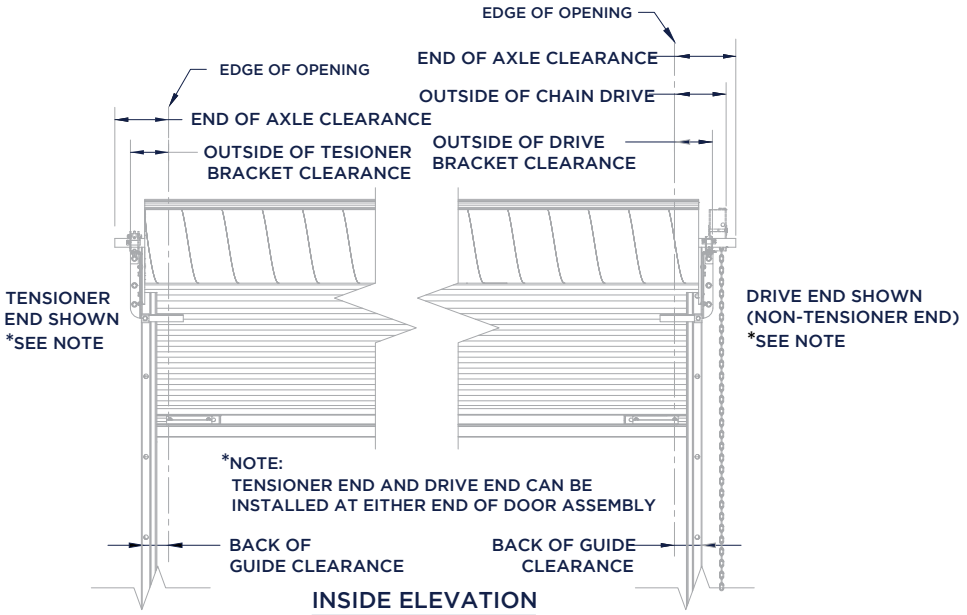


END VIEW

Universal mount 3" deep 12 gauge galvanized steel guides require no pre-installation modifications for wood, steel, concrete or filled masonry block applications.

IMPORTANT NOTES:

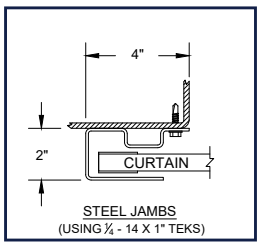
- Dimensions are referenced from edge of opening.
- Tensioner end and drive end can be installed at either end of door assembly.
- FOR CRITICAL FITS DUE TO REDUCED AVAILABLE HEADROOM or SIDEROOM CLEARANCES, CONSULT FACTORY.



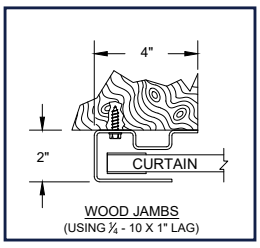
INSIDE ELEVATION

SPECIFICATIONS

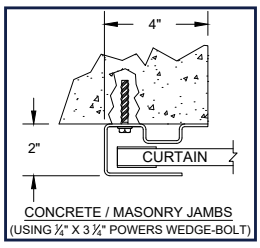
Guide Details



STEEL JAMBS
(USING ¼ - 14 X 1" TEKS)



WOOD JAMBS
(USING ¼ - 10 X 1" LAG)



CONCRETE / MASONRY JAMBS
(USING ¼" X 3 ¼" POWERS WEDGE-BOLT)

HIGHLIGHTS:

- **B** Barrel: 12"
- **G** Guide: 3", 12-gauge
- 5:7:1 reduced-drive chain hoist offers smoother operation on doors over 10' tall.

Visit **JanusIntl.com** for technical drawings, color options and more.

Head Room Requirements

Opening Height	Vertical Headroom	Horizontal Headroom
Thru 8'0"	20"	20"
Over 8'0" thru 10'0"	21"	21"
Over 10'0" thru 14'0"	21.5"	21"
Over 14'0" thru 16'0"	22"	21"
Over 16'0" thru 18'0"	22"	22"
Over 18'0" thru 20'0"	22"	22"

Side Room Requirements

Operation	Guide	Outside of Bracket Tensioner End	Outside of Hand Chain Drive	Outside of Bracket Drive End	Each End of Axle
Push Up	4"	6"	N/A	6"	8.5"
Reduced Drive Chain	4"	6"	8.5"	6.5"	8.5"
Electric	4"	6"	N/A	7.5"	8.5"

HEADQUARTERS
Janus International Group
135 Janus International Blvd.
Temple, GA 30179

PLEASE VISIT OUR WEBSITE FOR ADDITIONAL INFORMATION:

- ADA Compliance
- Color Options
- Installation
- Technical Drawings
- Warranty
- Additional Locations

866.562.2580
JanusIntl.com
marketing@janusintl.com

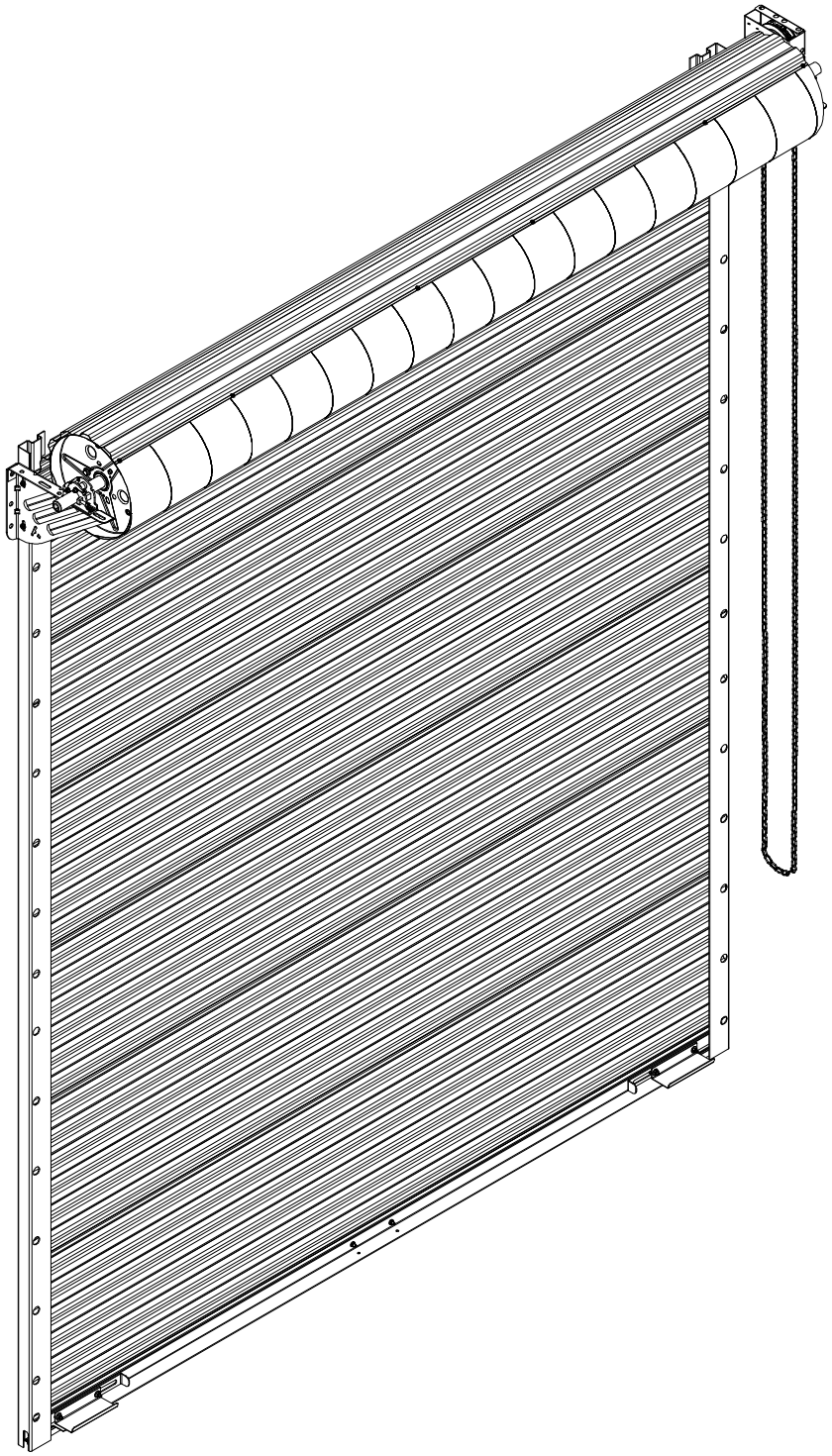
JANUS INTERNATIONAL GROUP LLC
135 JANUS INTERNATIONAL BLVD.
TEMPLE, GA 30179
PHONE 770-562-2850 / FAX 770-562-1991

www.janusintl.com

2500 INSTALLATION GUIDE

Rev. Date: 11/09/2021

810016-0001



IMPORTANT INFORMATION

JANUS INTERNATIONAL DOORS MUST BE INSTALLED BY TRAINED ROLLING DOOR TECHNICIANS QUALIFIED TO INSTALL PRODUCT SAFELY WITH PROPER KNOWLEDGE, TOOLS, SAFETY AND INSTALLATION EQUIPMENT. CAREFULLY READ INSTALLATION INSTRUCTIONS. FAMILIARIZE YOURSELF WITH ALL INSTALLATION PROCEDURES, WARNINGS, CAUTIONS, AND NOTES BEFORE ATTEMPTING TO INSTALL DOOR. JANUS INTERNATIONAL CORPORATION WILL NOT WARRANTY OR ACCEPT RESPONSIBILITY FOR DOORS NOT INSTALLED PER THESE INSTALLATION INSTRUCTIONS.

- IMPORTANT SAFETY INFORMATION -

- CAREFULLY READ INSTALLATION INSTRUCTIONS. FAMILIARIZE YOURSELF WITH ALL INSTALLATION PROCEDURES, WARNINGS, CAUTIONS, AND NOTES BEFORE ATTEMPTING TO INSTALL DOOR.

- INSPECT RECEIVED DOOR ASSEMBLY FOR VISIBLE DAMAGE AND/OR COMPONENT SHORTAGES.

a. SHIPPING DAMAGE: FILE DAMAGE CLAIM IMMEDIATELY WITH FREIGHT CARRIER. SUPPLY DOOR SUPPLIER WITH PHOTO DOCUMENTATION TO RECEIVE REPLACEMENT COMPONENTS.

b. PART SHORTAGE: IMMEDIATELY CONTACT DOOR SUPPLIER WITH PARTS SHORTAGE CLAIM. ORDER NUMBER, DOOR MODEL, PHOTO DOCUMENTATION ARE ENCOURAGED TO EXPEDITE PROCESS.

c. INCORRECT PARTS: IF RECEIVED DOOR COMPONENTS AND PARTS DO NOT MATCH THOSE REFERENCED IN THESE INSTALLATION INSTRUCTIONS, IMMEDIATELY CONTACT DOOR SUPPLIER.

- IF AT ANY TIME BEFORE OR DURING INSTALLATION YOU ARE UNFAMILIAR, UNCOMFORTABLE, OR CONFUSED BY INSTALLATION PROCEDURES OUTLINED IN THESE INSTALLATION INSTRUCTIONS DO NOT ATTEMPT TO INSTALL DOOR ASSEMBLY. IMMEDIATELY CONTACT DOOR SUPPLIER WITH QUESTIONS/CONCERNS.

JANUS INTERNATIONAL DOORS MUST BE INSTALLED BY TRAINED ROLLING DOOR TECHNICIANS QUALIFIED TO INSTALL PRODUCT SAFELY WITH PROPER KNOWLEDGE, TOOLS, SAFETY AND INSTALLATION EQUIPMENT.

- READ ALL WARNINGS BELOW -

- USE APPROPRIATE SAFETY EQUIPMENT TO AVOID SERIOUS INJURY.
- CLEAR FLOOR AT OPENING OF ALL DEBRIS BEFORE INSTALLING PRODUCT.
- USE APPROPRIATE LIFTING EQUIPMENT AND CORRECT LIFTING PROCEDURES TO AVOID DAMAGE, SERIOUS INJURY OR DEATH.
- MOVING DOOR COULD RESULT IN DEATH OR SERIOUS INJURY. DO NOT CLOSE DOOR UNTIL DOORWAY IS CLEAR.
- CONTROL THE SPEED OF THE DOOR DURING MANUAL OPERATION.
- DO NOT STAND OR WALK UNDER A MOVING DOOR.
- KEEP DOORWAY CLEAR AND IN FULL VIEW WHILE OPERATING DOOR.
- DO NOT PERMIT CHILDREN TO PLAY ON, NEAR, OR WITH DOOR, OR OPERATE DOOR CONTROLS.
- UNLOCK DOOR BEFORE OPENING DOOR.
- SENSING DEVICES ON MOTOR OPERATING DOORS SHOULD BE TESTED FREQUENTLY.
- VISUALLY INSPECT DOOR AND HARDWARE MONTHLY FOR WORN AND/OR BROKEN PARTS AND CHECK IF DOOR OPERATES FREELY. DO NOT OPERATE A DOOR WITH A BROKEN SPRING.
- COMPONENTS ARE UNDER EXTREME SPRING TENSION COULD RESULT IN DEATH OR SERIOUS INJURY.
- DOOR MUST BE FULLY OPENED WHEN MAKING ADJUSTMENTS.

►Retain these instructions for reference.

►Operation & Maintenance Manual available via pdf download at www.janusintl.com or upon request.

HANDLE WITH CARE - DO's & DON'T's

DO's

- CAREFULLY INSPECT ALL PRODUCT FOR DAMAGE UPON RECEIPT.
- USE PROTECTIVE FOAM BETWEEN PRODUCT AND ANY SURFACE OR OBJECT IT MAY COME INTO CONTACT WITH WHILE IN TRANSIT AND/OR STORAGE.
- WHEN SECURING PRODUCT FOR TRANSIT, USE FOAM BARRIER BETWEEN PRODUCT AND STRAPS, ROPES, ETC.
- CAREFULLY UNLOAD PRODUCT FROM ANY TYPE OF CRATING MATERIAL ASSURING NO CONTACT WITH FASTENERS OR SHARP EDGES.
- CLEAR FLOOR AT OPENING OF ALL DEBRIS BEFORE INSTALLING PRODUCT.
- SINGLE PERSON LIFTING OF PRODUCT COULD CAUSE INJURY. USE ASSISTANCE WHEN MOVING OR LIFTING.
- INSTALL PRODUCT WITH APPROPRIATE LIFTING EQUIPMENT ASSURING A PROTECTIVE BARRIER IS MAINTAINED BETWEEN PRODUCT AND ANY SURFACE OR OBJECT IT MAY COME INTO

DON'T's

- DO NOT - STAND ON PRODUCT.
- DO NOT - CLIMB ON PRODUCT.
- DO NOT - WALK ON PRODUCT.
- DO NOT - DROP PRODUCT.
- DO NOT - SLIDE PRODUCT ACROSS ANY SURFACE.
- DO NOT - THROW OR TOSS PRODUCT.
- DO NOT - SET OR STACK PRODUCT ON GRAVEL, DEBRIS, OR UNEVEN SURFACES.
- DO NOT - ALLOW SHARP OBJECTS TO COME IN CONTACT WITH PRODUCT.
- DO NOT - LEAVE PRODUCT UNSECURED WHILE IN TRANSIT OR DURING INSTALLATION.

FAILURE TO ADHERE TO THE ABOVE CONDITIONS WILL RESULT IN PERSONAL INJURY OR PRODUCT DAMAGE NOT COVERED UNDER JANUS INTERNATIONAL PRODUCT WARRANTY. ALWAYS HANDLE PRODUCT WITH CARE, AND REVIEW ALL INSTRUCTIONS, WARNINGS, AND NOTES BEFORE INSTALLING PRODUCT.

REVIEW DOOR ASSEMBLY AND GENERAL PARTS DESCRIPTIONS BILL OF MATERIAL FROM PAGE 4, FIGURE 1 TO FAMILIARIZE YOURSELF WITH COMMON PARTS OF ROLLING SHEET DOOR ASSEMBLY.

DOOR ASSEMBLIES ARE MANUFACTURED PER OPENING WIDTHS AND HEIGHTS SPECIFIED AT TIME OF ORDER. JANUS INTERNATIONAL WILL NOT BE HELD RESPONSIBLE FOR OPENING WIDTHS OR HEIGHTS THAT DO NOT MATCH THOSE SPECIFIED AT TIME OF ORDER.

DOOR ASSEMBLY & GENERAL PART DESCRIPTIONS

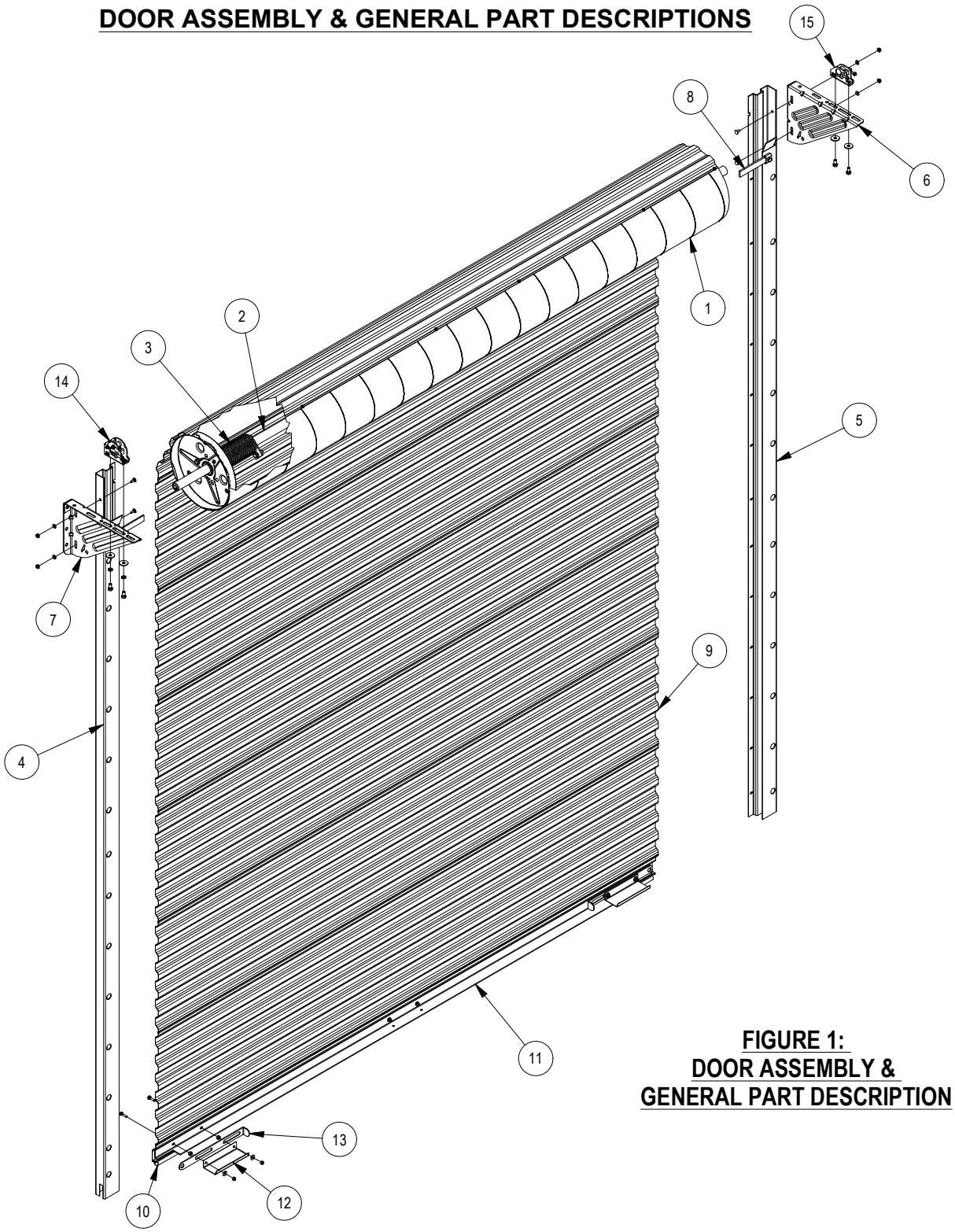


FIGURE 1:
DOOR ASSEMBLY &
GENERAL PART DESCRIPTION

Operation & Maintenance Manual abailable via pdf download @ www. janusintl.com or upon request

GENERAL BILL OF MATERIALS

ITEM	DESCRIPTION / PART NUMBER	ITEM	DESCRIPTION / PART NUMBER	ITEM	DESCRIPTION / PART NUMBER
1	12" Spiral Barrel	7	LH Comm. Bracket	13	Comm. Slide Lock
2	1 5/16" O.D. Axle	8	Comm. Headstop	14	1 5/16" Tensioner
3	Spring/Counterbalance Assembly	9	26 Ga. Corrugated Curtain	15	Stamped Axle Support
4	LH, 12Ga, Comm. Guide	10	Astragal	16	-
5	RH, 12Ga, Comm. Guide	11	Bottom Bar Assembly	17	-
6	RH Comm. Bracket	12	Comm. Step Plate	18	-

HEADROOM/SIDEROOM DIMENSIONAL REFERENCES

FIGURE 2:HEADROOM REQUIREMENT CHART

HEADROOM REQUIREMENT		
OPENING HEIGHT	**VERTICAL HEADROOM**	**HORIZONTAL HEADROOM**
THRU 8'-0"	20"	20"
OVER 8'-0" THUR 10'-0"	21"	21"
OVER 10'-0" THRU 14'-0"	21 ½"	21"
OVER 14'-0" THRU 16'-0"	22"	21"
OVER 16'-0" THRU 20'-0"	22"	22"

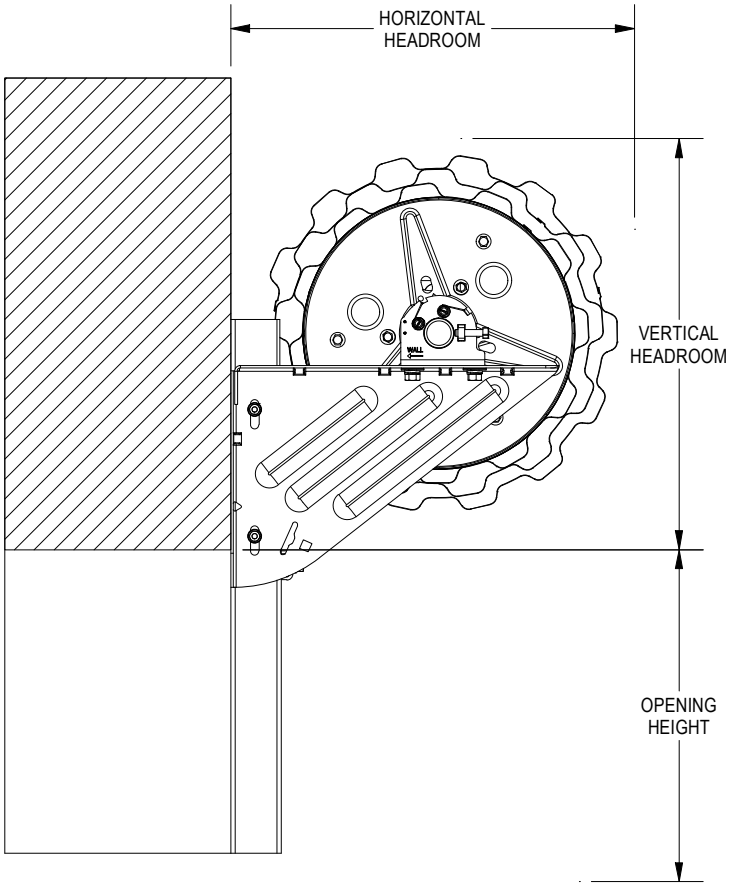
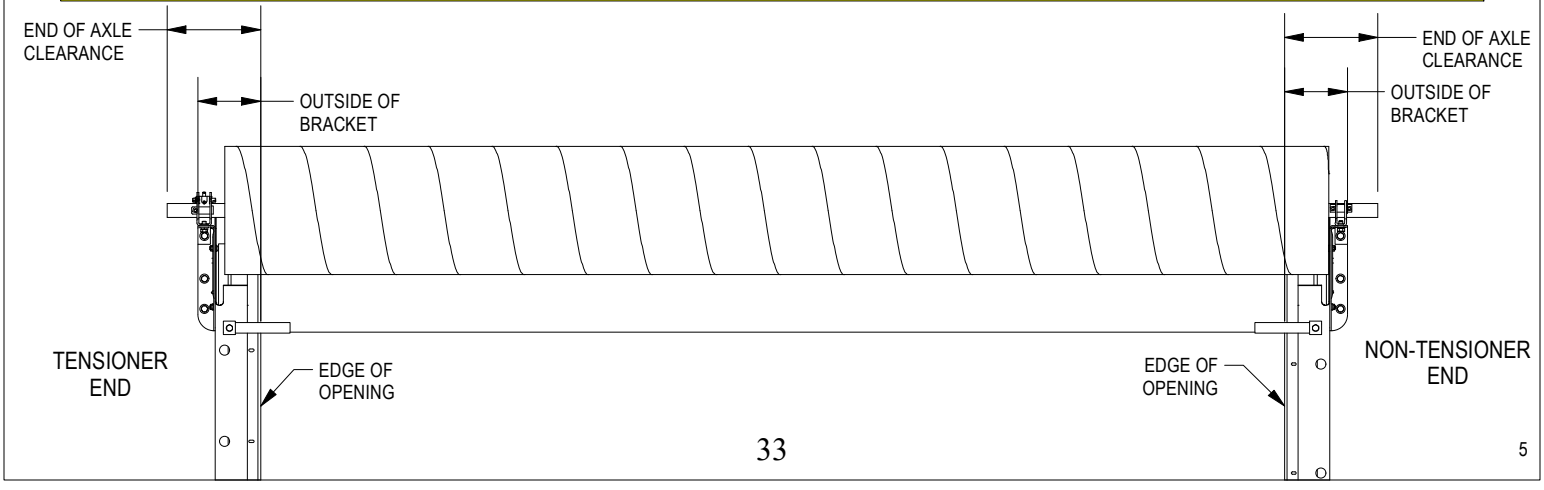


FIGURE 3: SIDE ROOM CLEARANCE REQUIREMENT CHART

SIDE ROOM CLEARANCE REQUIREMENTS					
OPERATION	**OUTSIDE OF BRACKET TENSIONER END**	**OUTSIDE OF BRACKET DRIVE END**	**OUTSIDE OF HAND CHAIN**	**END OF AXLE - TENSIONER END**	**END OF AXLE - DRIVE END**
PUSH-UP	6"	6"	-	8 ½"	8 ½"
REDUCED HAND CHAIN	6"	6 ½"	8 ½"	8 ½"	8 ½"
ELECTRIC	6"	7 ½"	-	8 ½"	8 ½"
PANTHEON	6"	7 ¼"	12"	8 ½"	8 ½"
ATA OPERATORS	6"	7 ¼"	-	8 ½"	8 ½"
ATA SHEDMASTER	6"	7 ¼"	-	8 ½"	8 ½"

IMPORTANT NOTES:

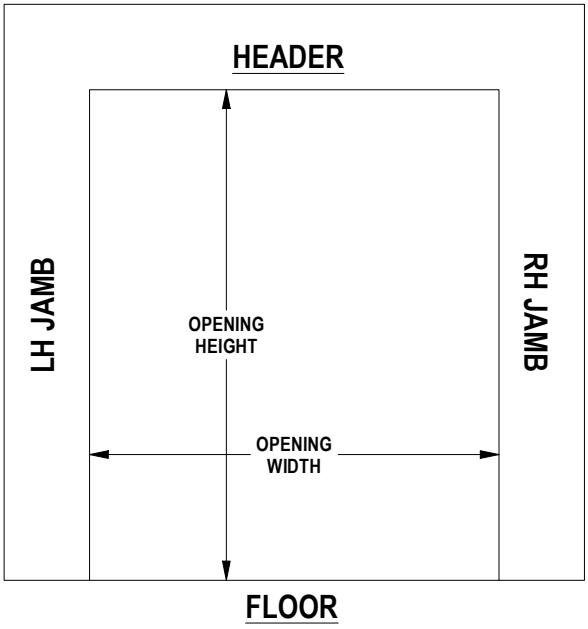
- DIMENSIONS ARE REFERENCED FROM THE EDGE OF THE OPENING.
- FOR CRITICAL FITS DUE TO REDUCED AVAILABLE HEADROOM OR SIDEROOM CLEARANCES, CONSULT FACTORY.



STEP 1: WALL OPENING

- ►Check wall opening width and height and verify these measurements against size of door to be installed.
- ►Verify that jambs are plumb.
- ►Check floor and header for level.
- ►Check for adequate side clearance at jambs and clearance above and at sides of header. Check vertical and horizontal headroom requirements. ***See Figures 2 & 3*** for minimum requirements.
- ►Verify that guide mounting surface on jamb is flush.
- ►Make sure all parts required for installation are with the door.

FIGURE 4: WALL OPENING



STEP 2: INSTALL LARGE MOUNTING PLATES

- ►If door will install to steel jambs, large mounting plates for the door brackets are required and may be welded or bolted to the jambs.
- ►Top of large mounting plates should be located 10" above top of opening and be level with each other. Side of large mounting plates should be even with edge of opening. If opening width is off, adjust locations accordingly.

NOTE:
DOOR DRIVE OPERATION MAY BE INSTALLED ON EITHER END OF DOOR ASSEMBLY.

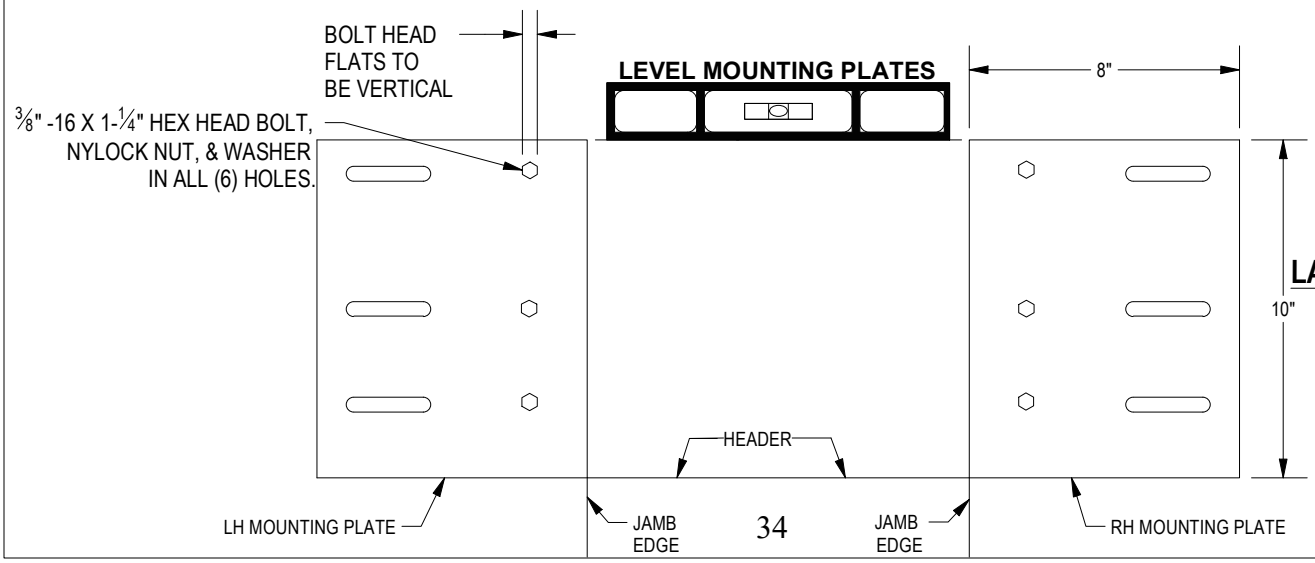


FIGURE 5: LARGE MOUNTING PLATES

STEP 3: COMMERCIAL BRACKETS TO GUIDES

► Attach Commercial Brackets to guides, locating top surface of bracket 2" below top of guide. Use (2) 1/4 - 20 x 5/8" carriage bolts, (2) 1/4 - 20 serrated flange hex nuts and (2) 1/4" flat washers per bracket for tensioner and the non-tensioner (drive) end. For push-up operation. ***See Figure 6.***

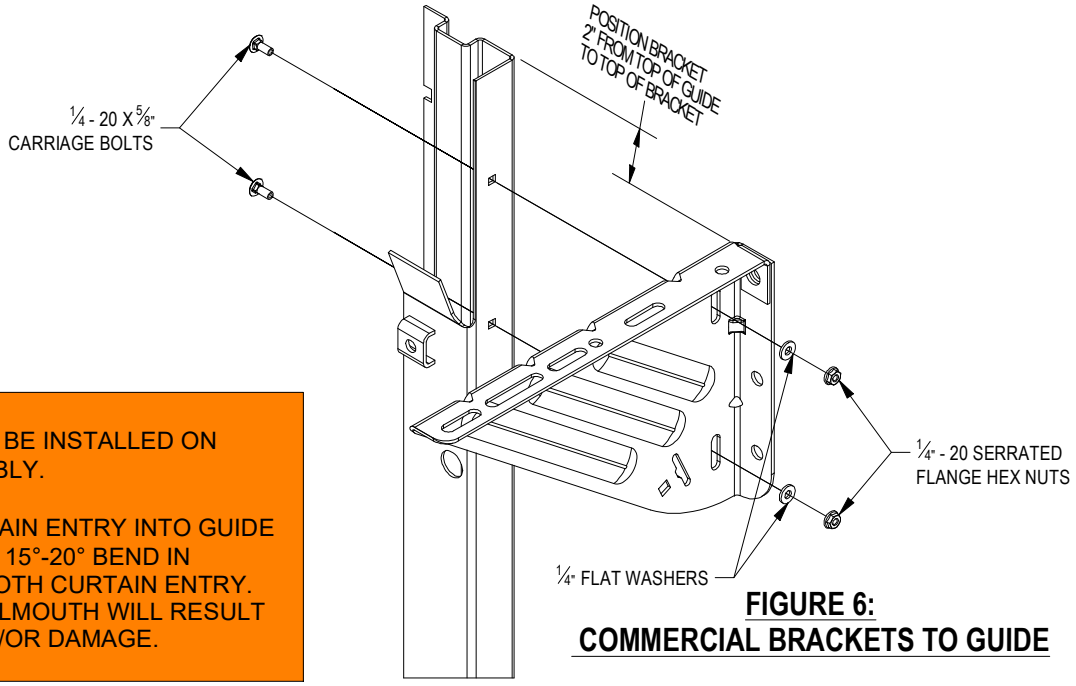


FIGURE 6:
COMMERCIAL BRACKETS TO GUIDE

NOTE:

► DOOR DRIVE OPERATION MAY BE INSTALLED ON EITHER END OF DOOR ASSEMBLY.

► GUIDE BELLMOUTH FOR CURTAIN ENTRY INTO GUIDE IS FACTORY NOTCHED. APPLY 15°-20° BEND IN BELLMOUTH TO ENSURE SMOOTH CURTAIN ENTRY. FAILURE TO FLARE GUIDE BELLMOUTH WILL RESULT IN CURTAIN SCRATCHING AND/OR DAMAGE.

► REDUCED HAND CHAIN DRIVE: Install drive bracket 2" from top of guide to top of bracket with two (2) each 1/4" - 20 x 1-3/4" carriage bolts 1/4" - 20 serrated flange hex nuts and 1/4" flat washers. ***Insert one (1) each 5/8" O.D. x 1/2" long spacer tube between guide and bracket at each bolt location.**

► ELECTRIC OPERATOR DRIVE: Install drive bracket 2" from top of guide to top of bracket with two (2) each 1/4" - 20 x 2-1/2" carriage bolts, 1/4" - 20 serrated flange hex nuts and 1/4" flat washers. ***Insert two (2) each 1- 1/2" O.D. x 3/4" long spacer tubes between guide and bracket at each bolt location.**

► PANTHEON MOTOR OPERATION: Install drive bracket 2" from top of guide to top of bracket. Position bracket 1-1/4" from outside of guide to inside of the bracket. ***No spacers are required for this application.**

► ATA MOTOR OPERATION: Install drive bracket 2" from top of guide to top of bracket. Position bracket 3 1/2" from outside of guide to inside of the bracket. ***No spacers are required for this application.**

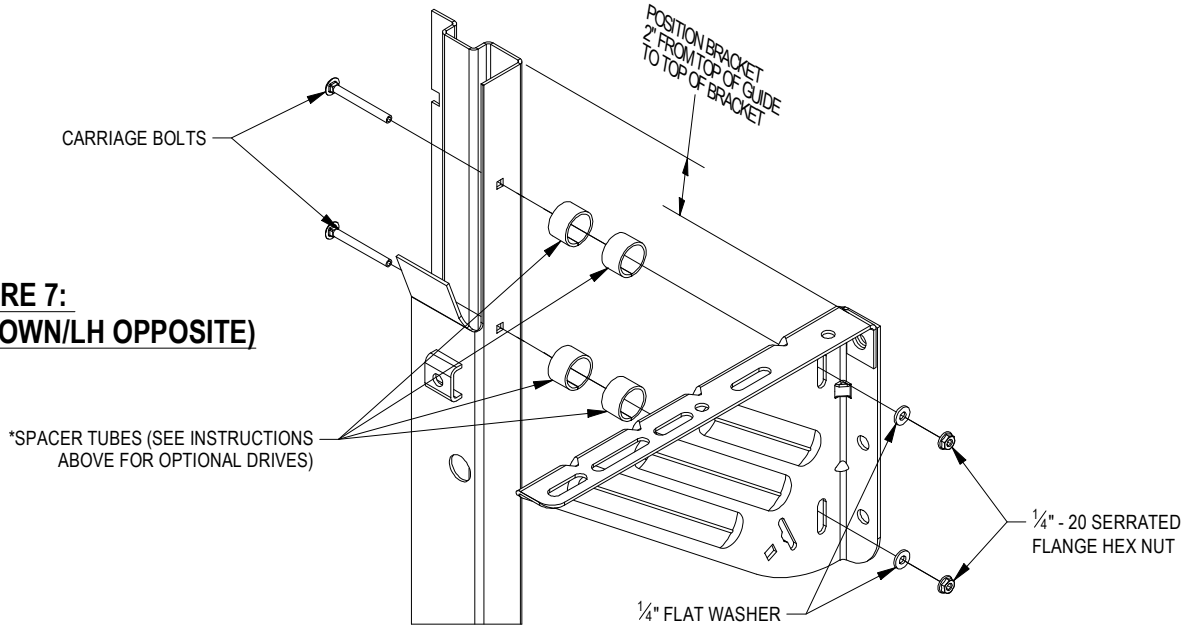


FIGURE 7:
DRIVE END (RH SHOWN/LH OPPOSITE)

NOTE:

► FOR PANTHEON JSC2 INSTALLATION GUIDE, SEE PAGE 18.
► FOR ATA OPERATOR INSTALLATION GUIDE, SEE PAGE 19.

STEP 4: GUIDES AND BRACKETS TO JAMB

►Attach brackets and guides to jambs using fasteners shown in ***Table 1.***

►The guides should be mounted centered about the opening and spaced curtain width + 1" apart, measured from back of guide to back of guide. Both guides must be plumb.

►Once both guides have been correctly positioned, attach them to the jambs using the appropriate fastener at each hole location. ***See Table 1.***

►Check top surface of brackets to verify they are level with each other. If they are not, loosen the bracket-to-guide attachment fasteners and slide bracket(s) vertically until level. Tighten bracket to guide fasteners.

►Install three (3) bracket-to-jamb attachment fasteners for each bracket. ***See Table 1.***

TABLE 1: WALL FASTENERS FOR JAMB ATTACHEMENT OF BRACKETS & GUIDES

ITEM	JAMB	FASTENERS	DRILL SIZE
BRACKETS	STEEL	⅜ - 16 X 1 ¼" HEX BOLT AND NUT	7/16"
BRACKETS	CONCRETE / FILLED BLOCK	⅜" X 4" WEDGE-BOLT	⅜"
BRACKETS	WOOD	⅜ - 7 X 3" LAG SCREW	-
GUIDES	STEEL	¼" - 14 X 1" TEKS SCREW	-
GUIDES	CONCRETE / FILLED BLOCK	¼" X 1 ¾" WEDGE-BOLT	¼"
GUIDES	WOOD	¼" - 14 X 2" LAG SCREW	-

WARNING!

DOOR CAN FALL IF BOTH BRACKETS ARE NOT SECURELY FASTENED TO THE JAMBS. ALL FASTENERS ATTACHING BRACKETS TO JAMBS MUST FIT SECURELY INTO A STRUCTURAL MEMBER OR SURFACE. IF DOOR FALLS, SERIOUS INJURY OR DEATH AND/OR DAMAGE TO DOOR CAN RESULT.

NOTE:
DOOR ASSEMBLIES ARE MANUFACTURED PER OPENING WIDTHS AND HEIGHTS SPECIFIED AT TIME OF ORDER. JANUS INTERNATIONAL WILL NOT ASSUME RESPONSIBILITY FOR OPENING WIDTHS OR HEIGHTS THAT DO NOT MATCH THOSE SPECIFIED AT TIME OF ORDER.

GUIDE MOUNTINGS ARE DICTATED BY APPLICATION AND JAMB TYPE.

See Pages 9. for appropriate mounting.

► **STEEL JAMBS:** 1/4" - 14 X 1". TEKS SCREW. ***SEE PAGE 9 FIGURE 8.***

► **MASONRY JAMBS:** 1/4" X 1-3/4" WEDGE BOLT. ***SEE PAGE 9 FIGURE 9.***

► **WOOD JAMBS:** 1/4" X 10 X 2" LAG SCREW. ***SEE PAGE 9 FIGURE 10.***

STEP 5: GUIDES & BRACKETS TO JAMB (CONTINUED)

GUIDE MOUNTINGS ARE DICTATED BY APPLICATION AND JAMB TYPE

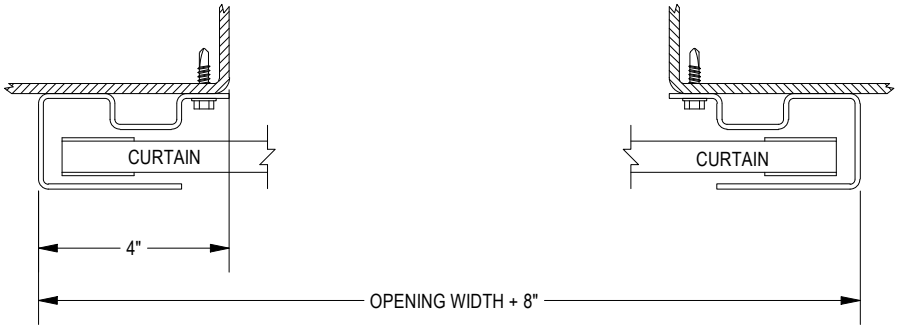


FIGURE 8: STEEL JAMBS

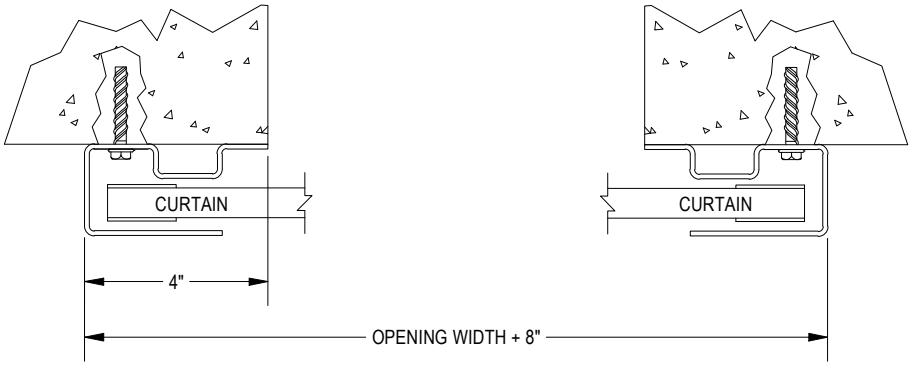


FIGURE 9: CONCRETE/MASONRY JAMBS

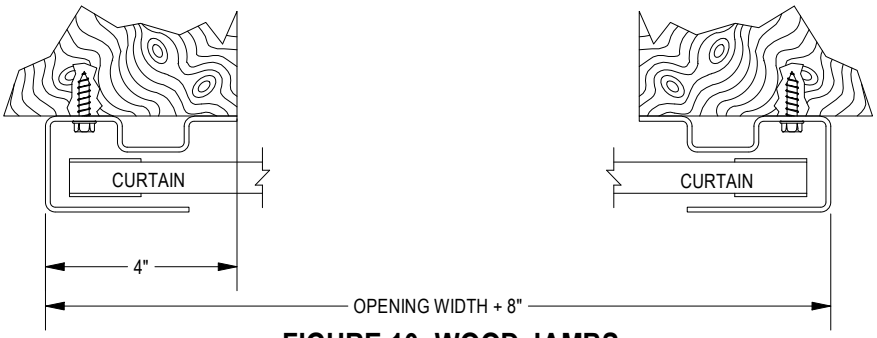
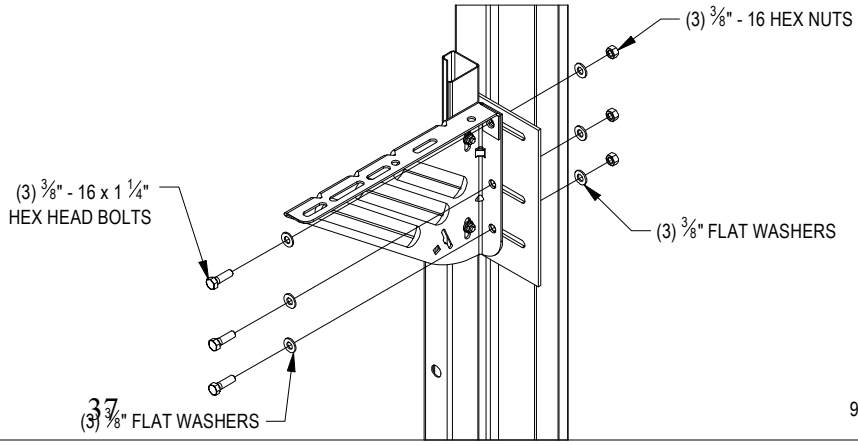


FIGURE 10: WOOD JAMBS

NOTES:

- INSTALL GUIDES AND BRACKETS WITH FASTENERS SUPPLIED.
- INSTALL GUIDES PER MOUNTING OPTION DETAIL THAT APPLIES TO SPECIFIC INSTALLATION APPLICATIONS

FIGURE 11:
BRACKETS MOUNT TO STEEL JAMBS VIA MOUNTING PLATES



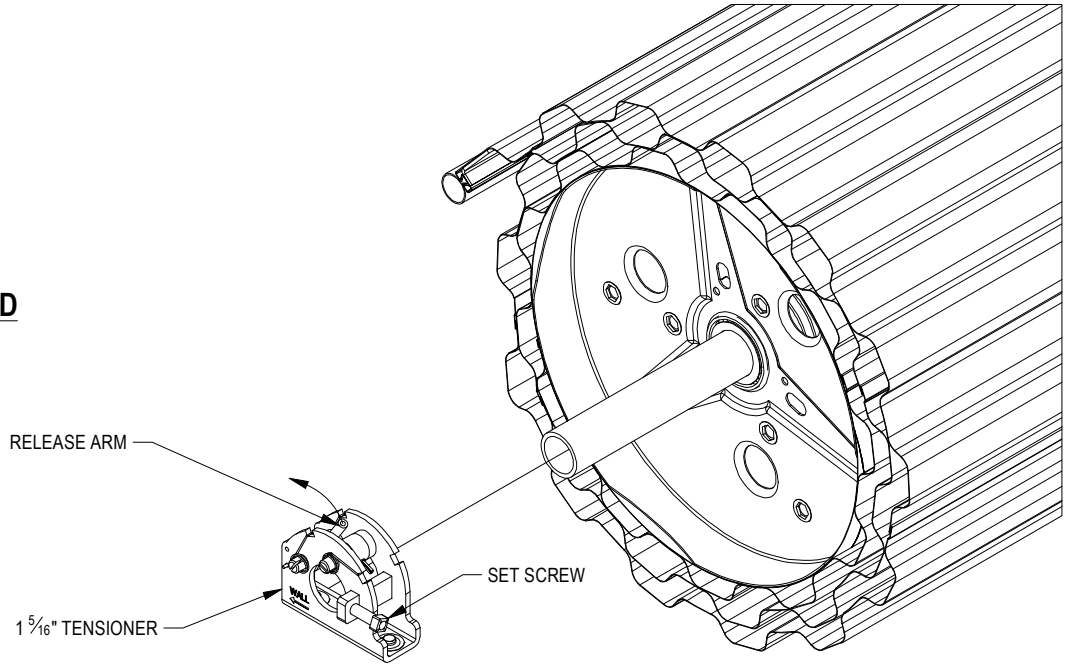
NOTE:
DOOR CAN FALL IF BOTH BRACKETS ARE NOT SECURELY FASTENED TO THE JAMBS. ALL FASTENERS ATTACHING BRACKETS TO JAMBS MUST FIT SECURELY INTO A STRUCTURAL MEMBER OR SURFACE. IF DOOR FALLS, SERIOUS INJURY OR DEATH AND/OR DAMAGE TO DOOR CAN RESULT.

STEP 5: TENSIONER END

►With arrow pointing toward wall rotate Release arm forward to release tension. Slide tensioner over axle,until approximately 2-7/8" of axle is outside of tensioner. Allow release arm to rotate back to holding position. ***See Figure 12.***

►Tighten set screw when in place.

FIGURE 12:
TENSIONER END



WARNING!
TENSIONER ASSEMBLY MUST BE ORIENTED ON AXLE WITH THE ARROW POINTING TOWARD THE WALL. IF THIS IS NOT DONE, IT WILL NOT OPERATE AS DESIGNED, WHICH MAY CAUSE SERIOUS INJURY OR DEATH DUE TO THE DOOR SUDDENLY LOSING SPRING TENSION AND RAPIDLY MOVING DOWNWARD.

STEP 6: STAMPED AXLE SUPPORT END

►With arrow pointing toward wall, slide stamped axle support over axle until approximately 2-7/8" of axle is outside of stamped axle support. ***See figure 13.***

►Tighten set screws when in place.

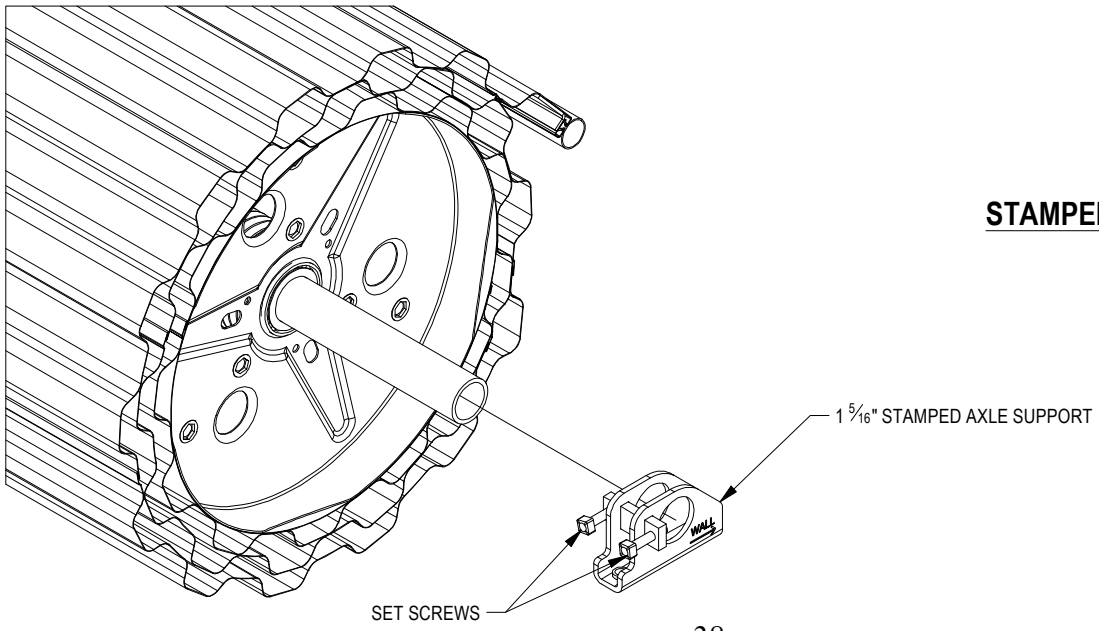


FIGURE 13:
STAMPED AXLE SUPPORT END

STEP 7: REDUCED CHAIN DRIVE END

► Fasten 63 tooth cast ring gear to drum using three (3) each 3/8" - 16 x 1-1/2" grade 5 hex bolts and 3/8" lock washers.

► Install two (2) each 3/8" - 16 x 1" square head setscrews in the threaded holes in the cast axle support bracket. These will be tightened against the axle later.

► Slide cast axle support bracket over axle. ***See Figure 14.***

► Tighten set screws when in place.

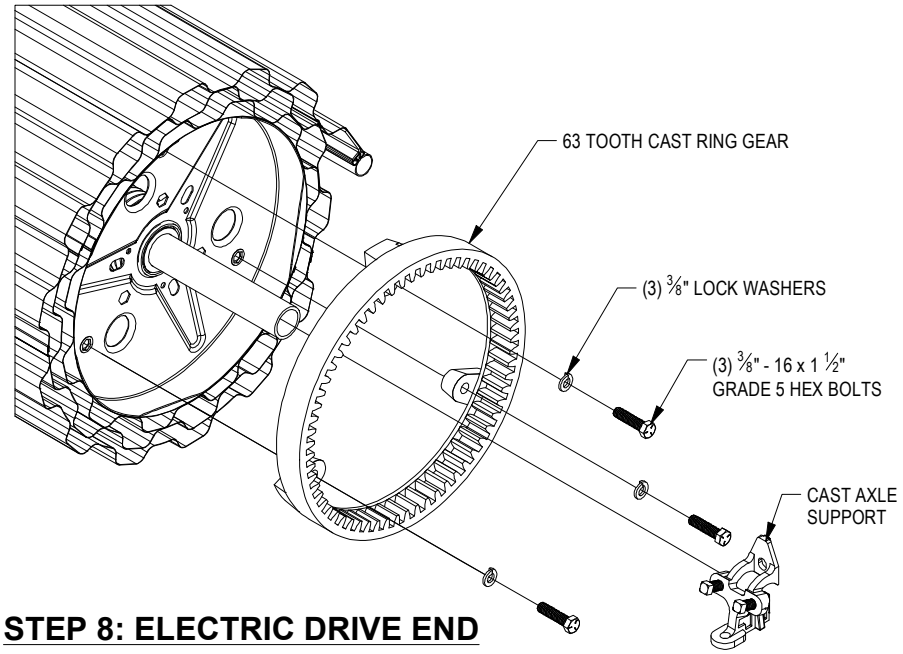


FIGURE 14: REDUCED CHAIN DRIVE END

STEP 8: ELECTRIC DRIVE END

► Locate 3 each 1" O.D. x 2 3/8" long spacer tubes and struts between 72 tooth sprocket and drum. Attach sprocket with (3) each 3/8" - 16 x 3 1/2" grade 5 hex bolts and 3/8" lock washers.

► Slide stamped axle support over axle, with arrow pointing toward wall, until approximately 1-3/8" of axle is outside of stamped axle support. ***See Figure 15***.

►Tighten set screws when in place.

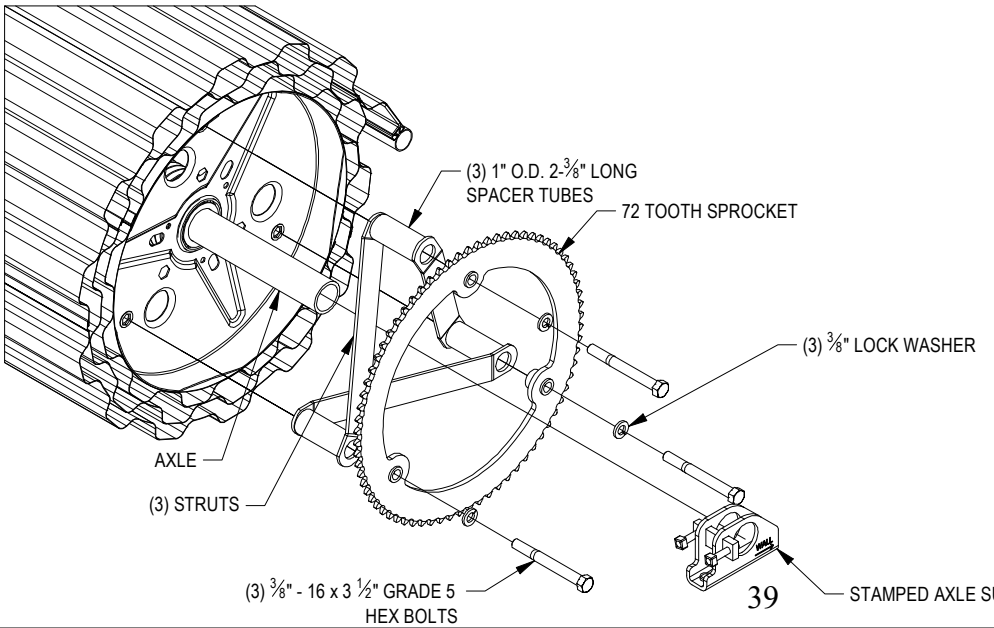


FIGURE 15: ELECTRIC DRIVE END

WARNING!
BEFORE LIFTING DOOR INTO POSITION, ENSURE THAT ALL SET SCREWS ARE TIGHTENED TO ADEQUATELY SECURE AXLE SUPPORTS AND TENSIONER. FAILURE TO SECURE WILL RESULT IN FALLING PARTS, WHICH WILL LEAD TO SERIOUS INJURY OR DEATH.

STEP 9: LIFTING DOOR ASSEMBLY

►Raise door using appropriate lifting equipment, ensuring a protective barrier is maintained between product and any surface or object that it may come into contact with.

► Position door on brackets with tensioner and axle support resting safely on top of bracket flange.

►Door should be positioned as close as possible to the header and still be able to rotate and clear bottom bar.

►Each end of door should be equal distance from the header and the curtain must be centered in the opening.

WARNING!
DO NOT ALLOW DOOR ASSEMBLY TO ROLL OFF BRACKETS OR MOVE SIDEWAYS OFF EDGE OF BRACKET.
IF DOOR FALLS, SERIOUS INJURY OR DEATH AND/OR DAMAGE TO DOOR CAN RESULT.

STEP 10: TENSIONER END

►Attach tensioner assembly to door bracket using two (2) each 3/8" - 16 x 3/4" grade 5 hex bolts, 3/8" lock washers and 3/8" flat washers. **SEE FIGURE 16.**

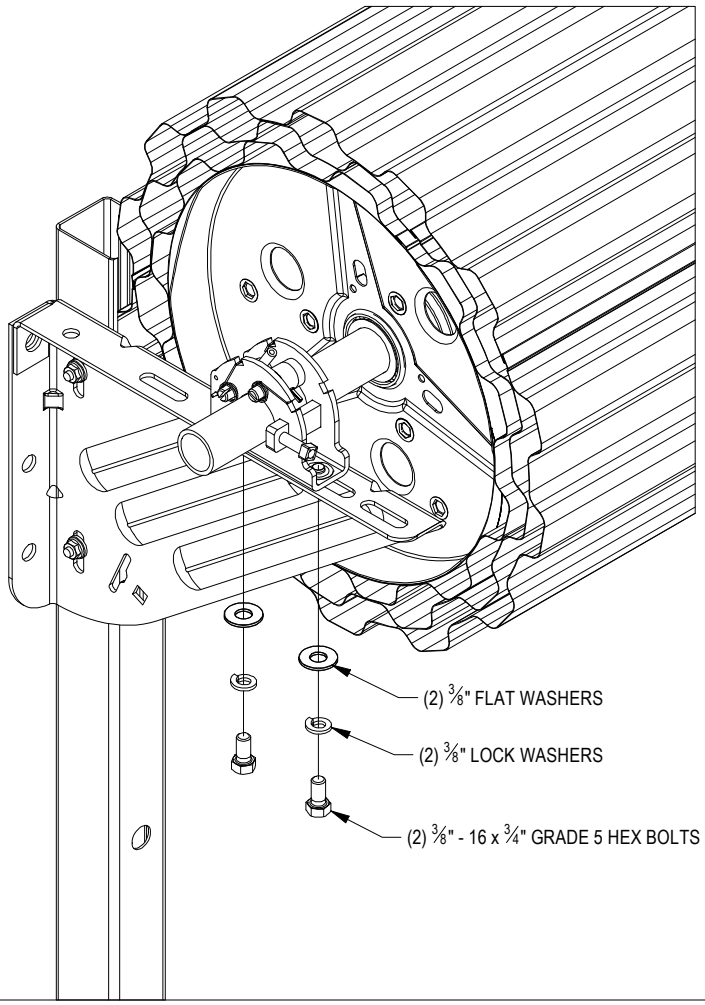


FIGURE 16:
TENSIONER END

STEP 11: PUSH UP NON-TENSIONER END

►Attach stamped axle support to door bracket using two (2) each 3/8" - 16 x 3/4" grade 5 hex bolts, 3/8" lock washers and 3/8" flat washers. **SEE FIGURE 17.**

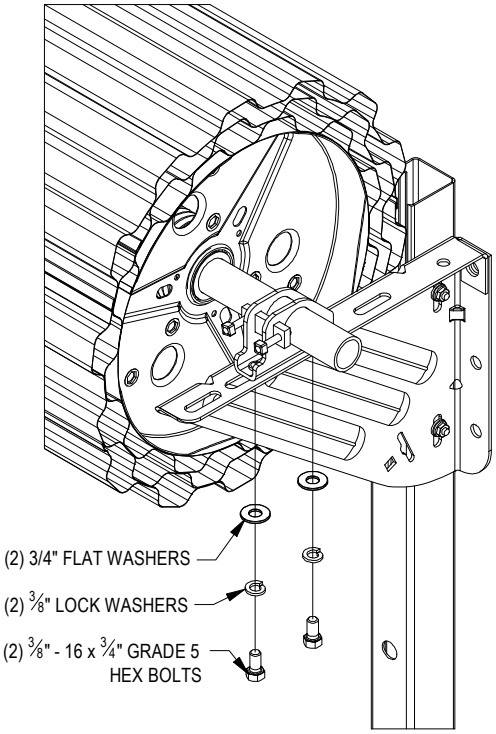


FIGURE 17:
PUSH-UP NON-TENSIONER END

STEP 12: REDUCED HAND CHAIN DRIVE END

►Attach cast axle support bracket to door bracket using 3/8" - 16 x 3/4" grade 5 hex bolt, 3/8" lock washer and 3/8" flat washer.

►Position chain hoist assembly on door bracket next to cast axle support and attach to door bracket using two (2) each 3/8" - 16 x 3/4" grade 5 hex bolts, 3/8" lock washers and 3/8" flat washers. The spur gear on the hoist will engage with the internal teeth of the cast ring gear on the end of the drum.

►Connect cast axle support bracket to side of chain hoist using 3/8" - 16 x 3/4" hex bolt and 3/8" lock washer. **SEE FIGURE 18.**

►Feed hand chain over chain pocket wheel and through hoist. Connect ends of hand chain, being careful not to twist chain. Hand chain may be lengthened or shortened as necessary.

►Install hand chain keeper on wall or jamb.

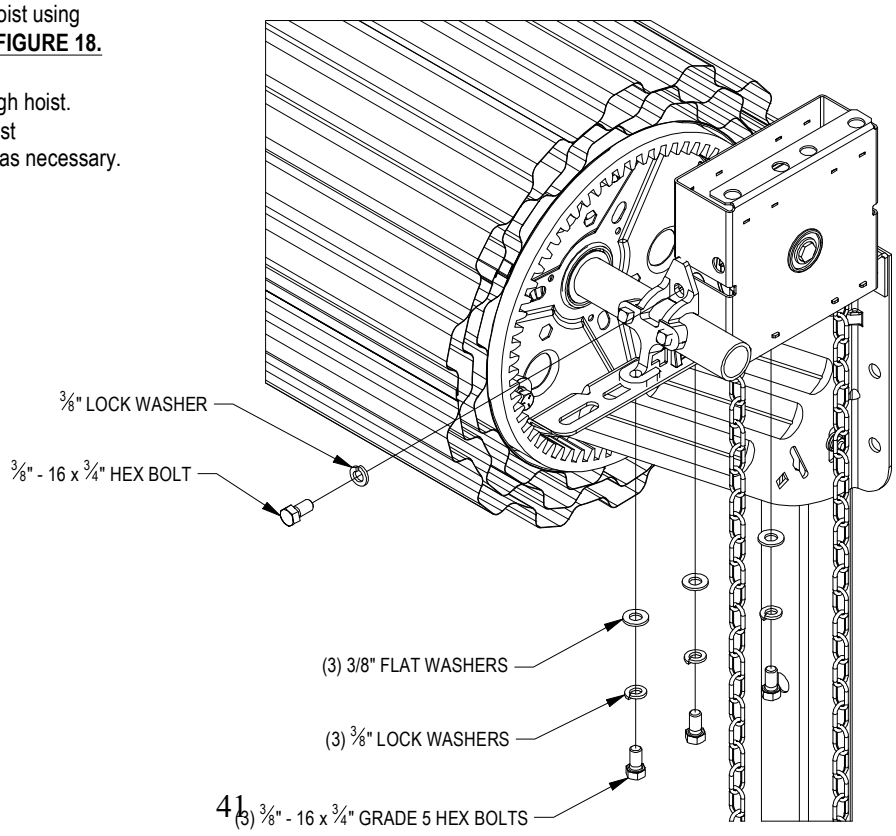


FIGURE 18:
REDUCED HAND CHAIN DRIVE END

STEP 13: ELECTRIC DRIVE END

►Attach stamped axle support to door bracket using two (2) each 3/8" - 16 x 3/4" grade 5 hex bolts, 3/8" lock washers and 3/8" flat washers. **SEE FIGURE 19.**

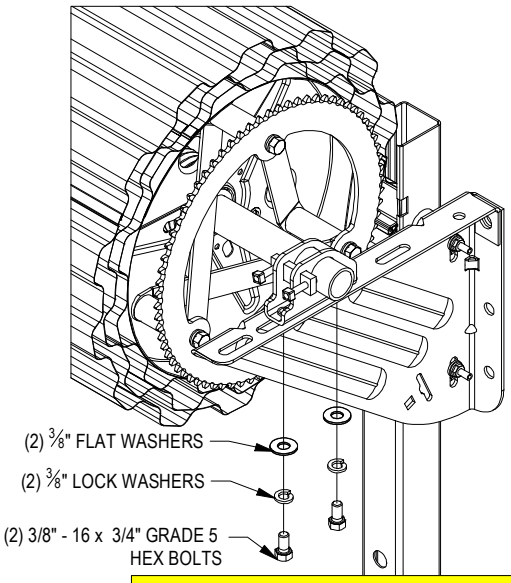


FIGURE 19:
ELECTRIC DRIVE END

WARNING!
ENSURE THAT SET SCREWS OF TENSIONER & AXLE SUPPORTS ARE ADEQUATELY TIGHTENED SECURING AXLE IN PREPARATION FOR ADDING TENSION

STEP 14: POSITION DOOR

►At both ends of the door, slightly loosen the 3/8" - 16 x 3/4" hex bolts that fasten the tensioner assembly, axle support, and chain hoist to brackets.

►Push door assembly toward header leaving enough room for door to rotate freely. Each end of door to be an equal distance from the header. Curtain is to be centered in opening.

►Tighten securely all 3/8" - 16 x 3/4" hex head bolts loosened in above step.

►Tighten all 3/8" -16 square head setscrews in tensioner and axle support at both ends of door.

STEP 15: SETTING INITIAL SPRING TENSION

►Rotate door two (2) revolutions in the direction that would send the bottom bar down through the guides.

►While firmly holding the door at the bottom bar, cut the tape and plastic wrap that holds the door in a coil. Direct the bottom bar down into the guides, stopping just past the head stop area.

WARNING!
ENSURE THAT ASTRAGAL IS NOT CUT DURING TAPE AND PLASTIC REMOVAL.

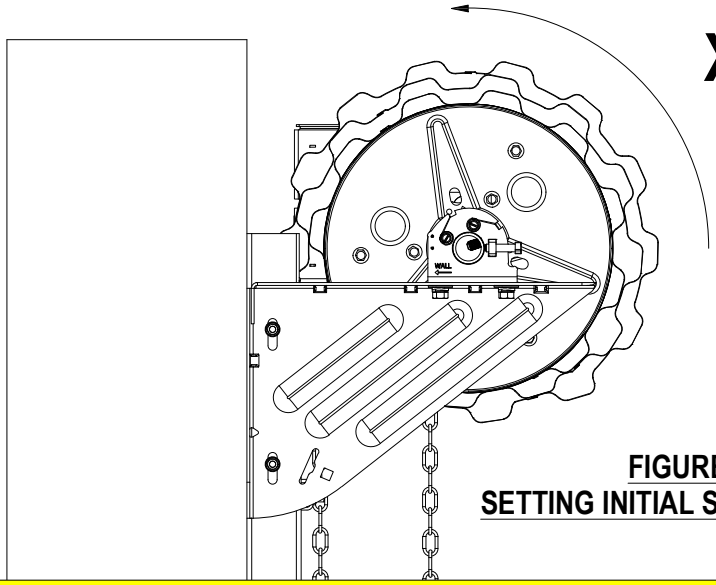


FIGURE 20:
SETTING INITIAL SPRING TENSION

WARNING!
EXTREME SPRING TENSION CAN CAUSE SERIOUS INJURY OR DEATH. INSTALLATION, REPAIRS AND ADJUSTMENTS MUST BE MADE BY A TRAINED ROLLING SERVICE DOOR SYSTEMS TECHNICIAN USING PROPER TOOLS AND INSTRUCTIONS. DOOR MUST BE FULLY OPEN WHEN MAKING ADJUSTMENTS.

STEP 16: HEADSTOPS

►Slide headstop from outside of each guide. **SEE FIGURE 21.**

►Secure each headstop to guide with a 3/8" - 16 x 1/2" hex bolt and a 3/8" lock washer.

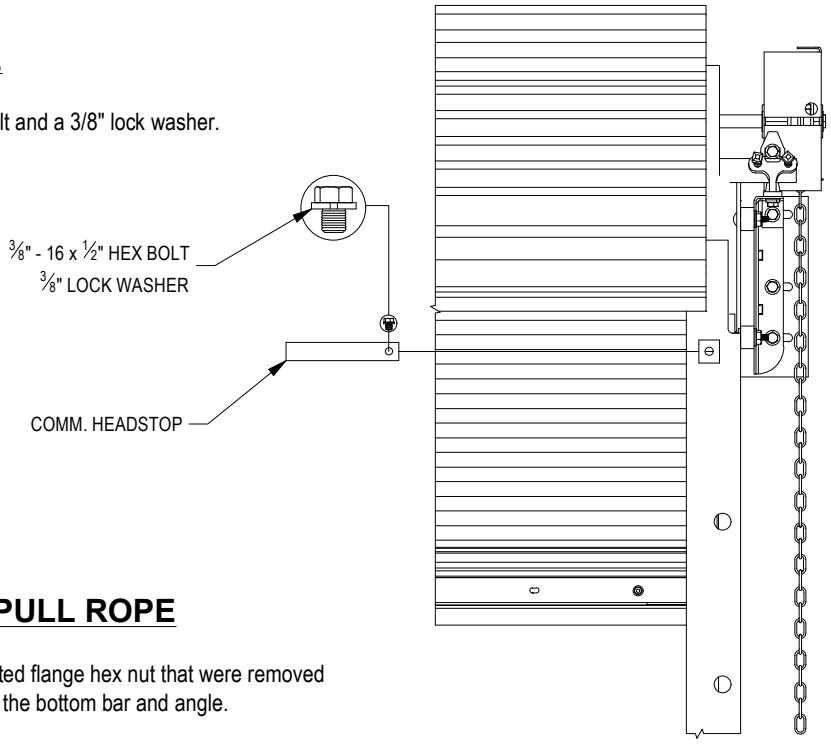


FIGURE 21:
HEAD STOPS

STEP 17: SLIDELOCK, STEP PLATE & PULL ROPE

►Transfer the 1/4" - 20 x1/2" carriage bolts and 1/4"- 20 serrated flange hex nut that were removed from both end of bottom bar to the two holes at the center of the bottom bar and angle.

►For manually operated doors, lower bottom bar and install slide lock and step plate using (2) 1/4" - 20 x 1" hex bolts, (2) 5/16" - 18 hex nuts, (2) 1/4" flat washers and (2) 1/4" - 20 nylon insert hex nuts. Do this at both ends of bottom bar. ***See figure 22.***

►*For electrically operated doors, lower bottom bar and install step plate using (2) 1/4" - 20 x 1/2" carriage bolts & (2) 1/4" - 20 serrated flange hex nuts. ***See figure 22.***

►For push-up operated doors only, install rope in one of the holes at the center of the horizontal leg of the bottom bar angle.

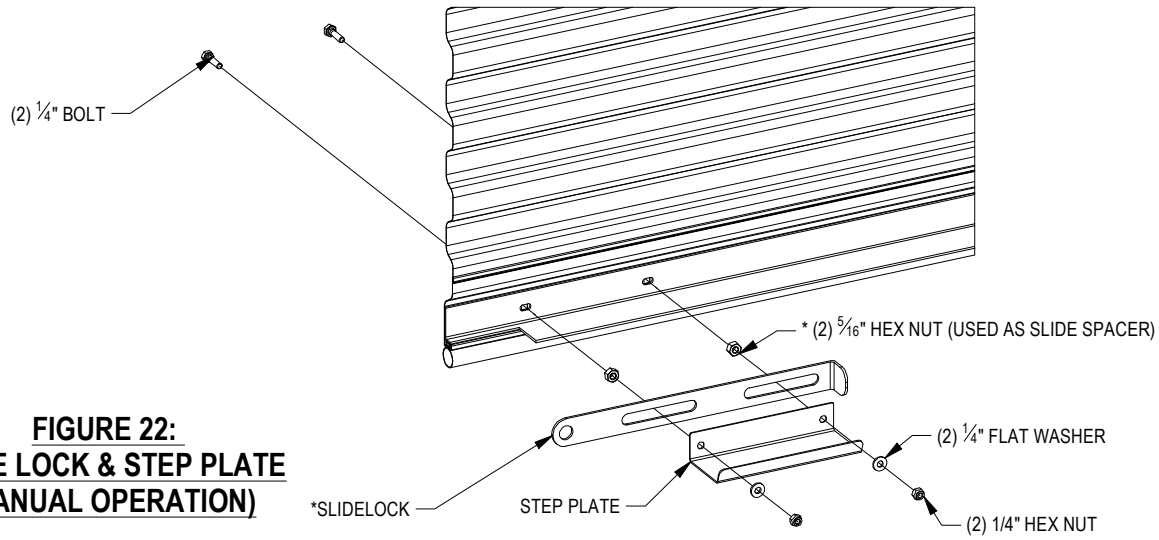


FIGURE 22:
SLIDE LOCK & STEP PLATE
(MANUAL OPERATION)

NOTE:
BEFORE CYCLING DOOR TO TEST DOOR OPERATION, ENSURE THAT ALL FASTENERS AND SET SCREWS ARE TIGHTENED AND SECURING ALL COMPONENTS.

STEP 18: CHECK MANUAL DOOR OPERATION

►Cycle door by raising and lowering door to its fully closed and fully opened position.

►Set limits of electrically operated doors at this time.

►Evaluate spring tension. If adjustments to spring tension are required, ***Proceed to Step 19.***

► Refer to specific operator instructions for setting limits.

STEP 19: ADJUST SPRING TENSION (IF REQUIRED)

- ►Fully open door.
- ►Loosen all 3/8" - 16 square head setscrews in tensioner and axle support at both ends of door.
- ►At tensioner end, place tensioning device around end of axle so that pulling down on the handle will rotate the axle to increase spring tension.
- ►To increase spring tension, pull down on tensioning device. The tensioner will automatically grip the axle and hold the new tension setting.
- ►To decrease spring tension, momentarily pull down on tensioning device and then lift the spring roll pin on the tensioner's knurled wheel. Gently let up on tensioning device, allowing the axle to rotate to reduce the tension. While holding the new tension, release the tensioner's spring roll pin. The tensioner will now grip the axle and hold the new tension setting.
- ►Tighten all 3/8" - 16 square head setscrews in tensioner and axle support at both ends of door.
- ►Remove tensioning device and operate door.
- ►Repeat the above steps as necessary.

NOTE:
INCREASING OR DECREASING SPRING TENSION MUST BE DONE FROM TENSIONER SIDE OF DOOR ASSEMBLY.

WARNING!
EXTREME SPRING TENSION CAN CAUSE SERIOUS INJURY OR DEATH. INSTALLATION, REPAIRS AND ADJUSTMENTS MUST BE MADE BY A TRAINED ROLLING SERVICE DOOR SYSTEMS TECHNICIAN USING PROPER TOOLS AND INSTRUCTIONS. DOOR MUST BE FULLY OPEN WHEN MAKING ADJUSTMENTS.

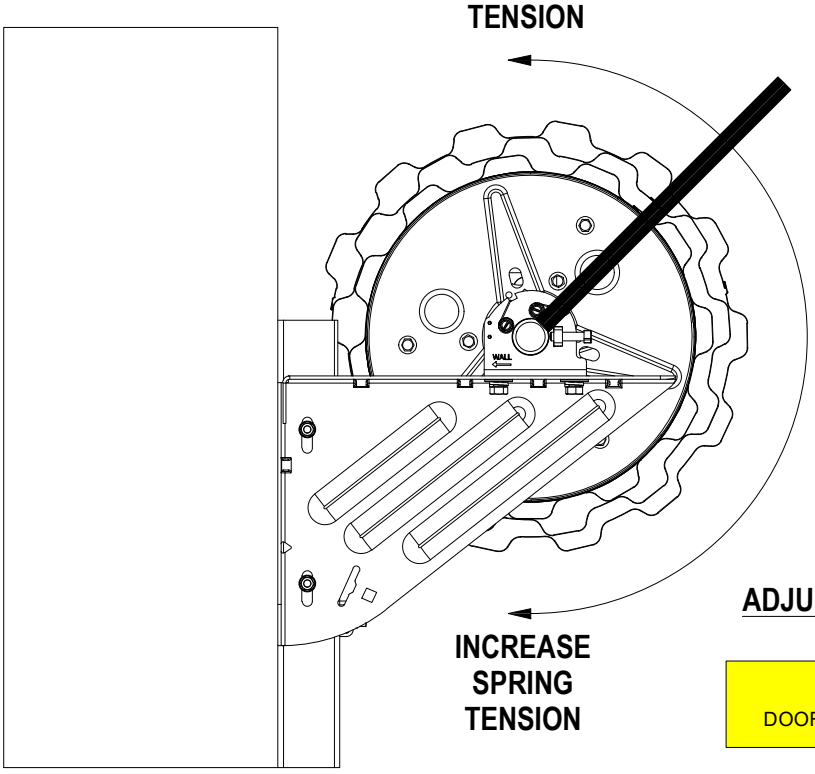


FIGURE 23:
ADJUST SPRING TENSION

WARNING!
DOOR MUST BE FULLY OPENED WHEN MAKING ADJUSTMENTS.

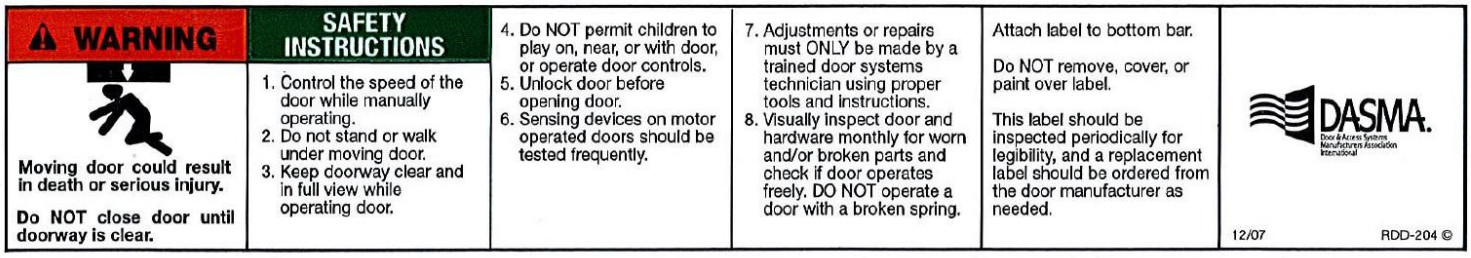
STEP 20: PRODUCT SAFETY LABELS

- ►Install RDD-201 on tension bracket. (page 17)
- ►Visual ✓ for RDD-204 on bottom bar. (page 17)
- ►Install RDD-202 door drive side, guide or jamb. (page 17)

PRODUCT SAFETY LABELS

RDD-202 Rolling Door Safety Label

RDD-201 Tension Safety Label



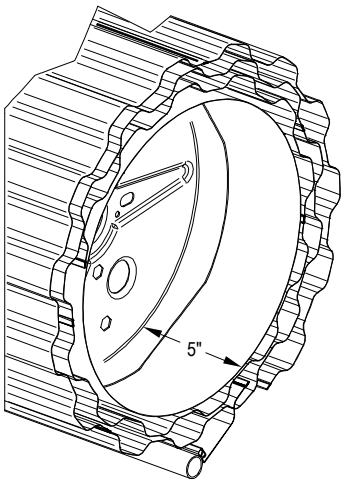
RDD-204 Rolling Door Bottom Bar Label

►Janus International requires the following product safety/labels to be in place and/or installed to fully complete installation.

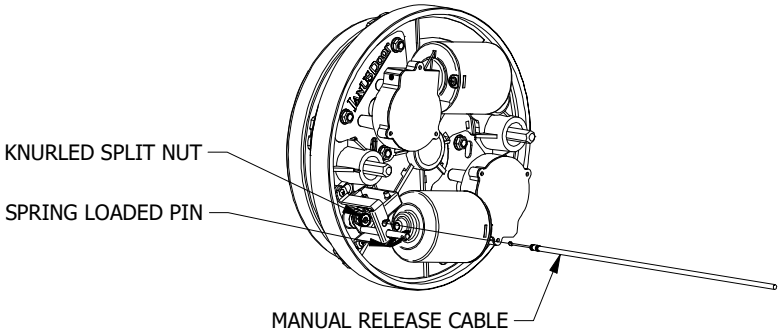
►Any case where product safety labels are missing or damaged, contact Janus International immediately to obtain replacements.

OPTIONAL PANTHEON JSC2 INSTALLATION

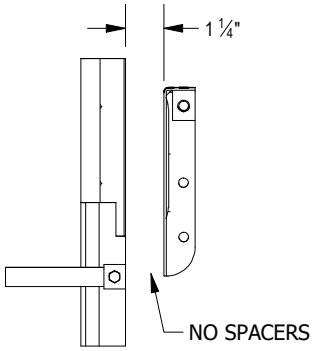
NOTE:
CONNECTING THE MANUAL RELEASE CABLE TO DRIVE IS TO BE DONE BEFORE DOOR IS INSTALLED



- ►Check to ensure 5" inset on the barrel is present.
- ►Pull ring on spring loaded pin and twist to disengage auto (electric mode).
- ►Rotate motor head to test manual operation.
- ►Remove the knurled split nut.
- ►Uncoil the manual release cable and insert the free end of the cable into the threaded recess where the knurled split nut was removed.
- ►Reinstall knurled split nut and tighten.
- ►Carefully coil release cable and motor electric cables together and secure to each other in order to prevent uncoiling or damage during installation of the door.



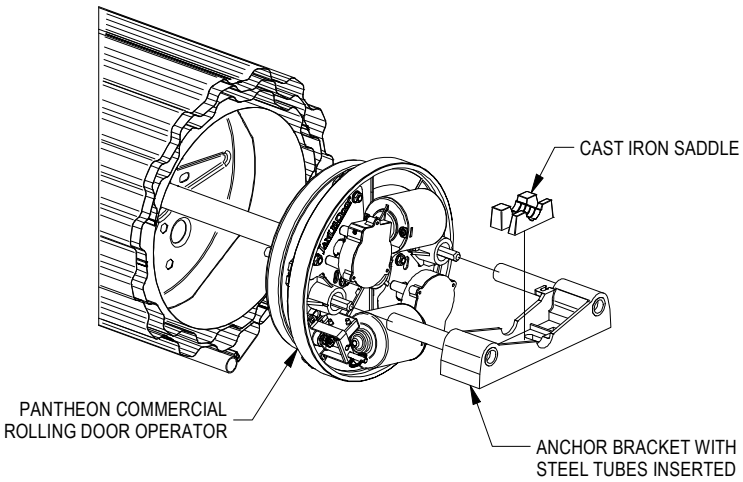
PANTHEON DRIVE UNIT

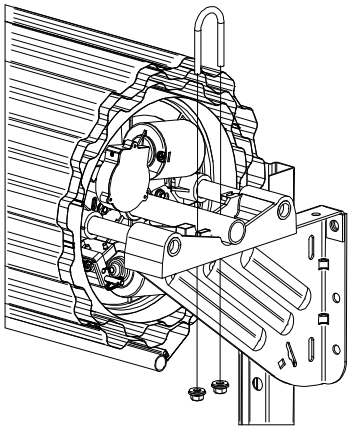


GUIDE / BRACKET SPACING

When installing Commercial Pantheon 1 ¼" spacing is required between guide and inside of drive end bracket (see above). Drive end door bracket is mounted independent of guide. **NO SPACERS ARE REQUIRED OR PROVIDED**.

Ensure Guides are plumb, holding back of guide to back of guide dimension, and door brackets are level with one another.





► Return to **page 8** to continue door installation.

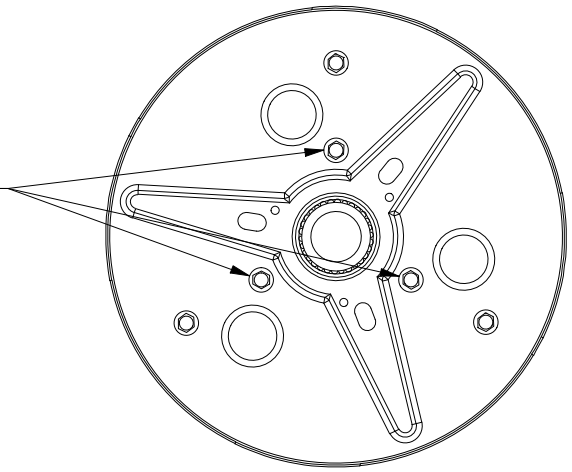
WARNING!
TAKE CARE TO ENSURE THAT THE CABLES FROM THE DRIVE UNIT ARE NOT DAMAGED OR PERMITTED TO RUB ON ANY PART OF THE STRUCTURE OR THE DOOR DURING THE INSTALLATION.

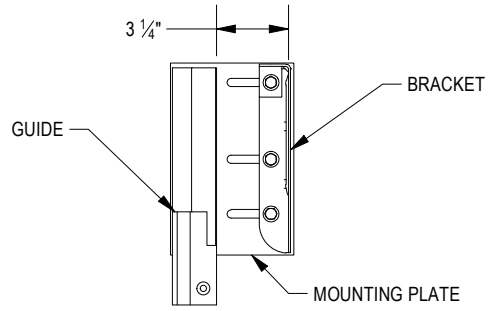
NOTE:
FOR THE COMPLETE INSTRUCTIONS ON INSTALLING AND SETTING UP THE PANTHEON MOTOR, PLEASE REFERENCE THE PANTHEON INSTRUCTIONS FOR FURTHER DETAILS.

OPTIONAL ATA EZ ROLLER INSTALLATION

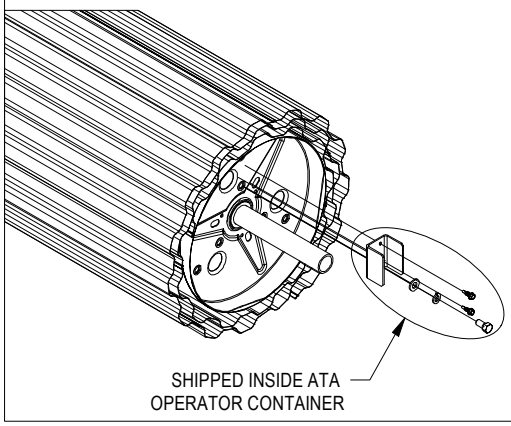
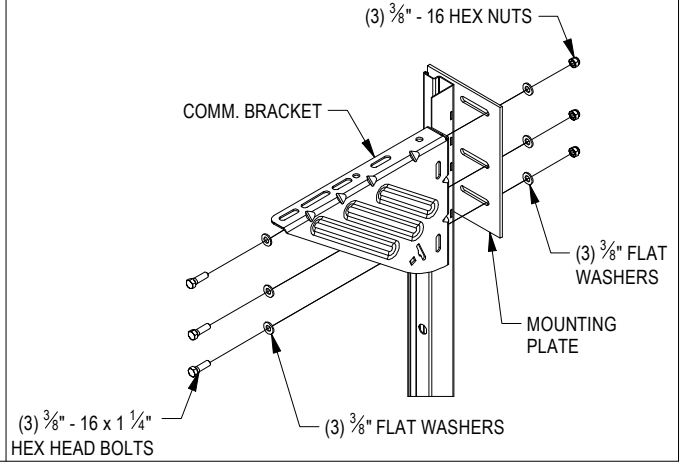
PRELIMINARY CHECK

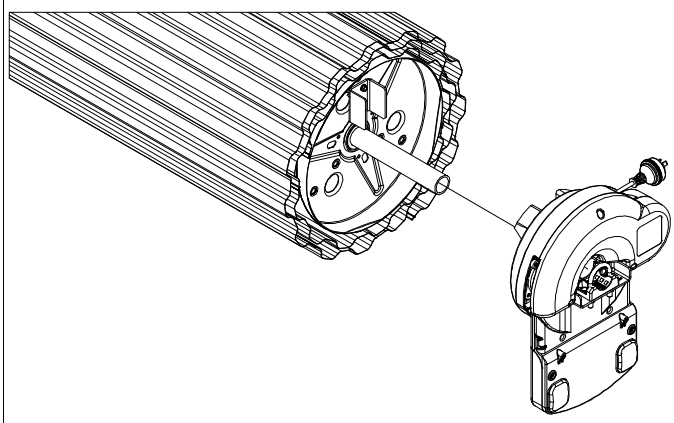
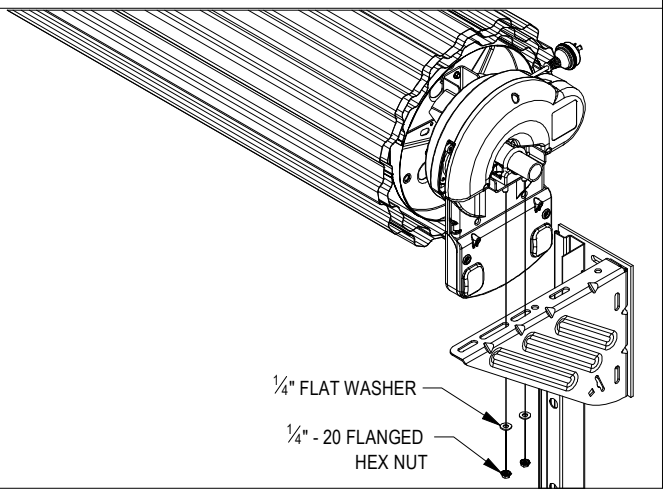
Check to insure Blind Nuts are installed on the Drumhead of the Door Assembly. In the event that they are not present, please contact the factory.





GUIDE/BRACKET SPACING

STEP 1	STEP 2
INSTALL DRUM ADAPTER	INSTALL INVERTED BRACKETS TO BOTH SIDES
	

STEP 3	STEP 4
INSTALL ATA MOTOR	INSTALL DOOR TO BRACKET
	

► Return to **page 8** to continue door installation.

Operation and Maintenance Manual

The following manual is provided to evaluate the operational performance and future maintenance of Janus International Rolling Sheet door product line. Janus International mandates rolling sheet door product installation by trained rolling door technicians and future maintenance by experienced/qualified personnel. Specific parts, components, assemblies, etc. that are determined to be defective, worn, or unsafe by performance evaluations or preventative maintenance programs must result in rolling sheet door assembly taken out of service. All repairs, part replacements or adjustments must be made by trained rolling door technicians to place rolling sheet door assembly back into service. It is **MANDATORY that all** Janus International door technicians and other technicians, installers and future maintenance staff comply fully with all safety information, procedures, and instructions contained in this manual. **Failure to do so could result in premature part/component failure resulting in serious injury or death to others** and, with respect to Janus International door technicians, immediate termination of employment

Adjustments, part replacement, repairs, etc. must be performed by trained rolling door technician

ROLLING SHEET DOOR PERFORMANCE EVALUATION

- Rolling Door operation should be easy at/near the open and closed positions. Rolling Door may require more effort to open through the middle portion of travel.
- Rolling Door operation to the open position should result in bottom bar angle resting against head stops and remain in the open position.
- Rolling Door operation should not exceed 35lb. of force for hand chain operation, and 30 lb. for manual operation.
- Rolling Door operational balance evaluation:
  If door operation is easy to close, but hard to open; spring tension needs to be increased
  If door operation is hard to close, but easy to open; spring tension needs to be decreased
  Spring tension adjustments must be made by trained rolling door technician. Refer to Rolling Door installation instructions for tension adjustment procedure.

▲ **WARNING: Extreme spring tension can cause serious injury or death** ▲

- Rolling Door electrical motor operation should be evaluated quarterly.
- Prior to Rolling Door electrical motor operation assure that doorway is clear and in full view before and during complete operation cycle.
- UL 325 requires constant pressure to close for doors without sensing edges or photoelectric sensors/eyes.
- Sensing devices should be tested at least weekly. Sensing edges should be tested at both ends to evaluate proper
- operation. Photoelectric eyes must be tested by breaking beam to evaluate proper operation.
- Evaluate operator limit setting at door travel open and closed positions. If operator limit setting has become out of sync with door open and close positions, refer to operator installation instructions to reset limits to an appropriate setting in
- relationship to door open and closed positions.
- If at any time during Rolling Door electrical motor operation, motor sounds like it is under excessive load or stress to open
- the door:
  - ▲Close door using motor operator. Engage motors manual operation feature to manually operate the door to the open position.
  - ▲If door operation is heavy, cannot be completely opened or hard to open and will not stay in open position; Spring Assembly counterbalance evaluation is required, which may require adjustment or replacement.
  - ▲**Spring tension adjustments or repairs must be made by trained rolling door technician. Refer to Rolling Door installation instructions for tension adjustment procedure.**
  - ▲**Determination of counterbalance repair must result in Rolling Door taken out of service until required repairs are complete.**

VISUAL INSPECTION

Guides:

- Guide fasteners must be present and secured in each existing hole/slot provided with fasteners supplied by Janus
- International.
- Guides must not be bent, crushed, or damaged in a way that binds the curtain and/or bottom bar assembly at any
- portion of travel.
- Head stops must be securely fastened in place at top of guide to prevent bottom bar from traveling out of the top
- of the guides when rolling door curtain is fully raised to the open position.
- Inspect guide wear strip (when provided) for excessive cracking, tearing, wear or absence.

Curtain:

- During rolling door operation, curtain and bottom bar assembly must move freely inside guides and not contact
- header or ceiling.
- Latches, Step Plates, Slide locks, Wind locks, etc. (when provided) must always be securely fastened to curtain
- assembly.
- **Wind locks should never be removed from curtain.**
- Inspect curtain wear material or felt tape (when provided) for excessive tearing, wear, or absence.
- Inspect weather seals; Top Draft Stop, side draft stop, brush (when provided)

Brackets/Mounting Plates:

- All Fasteners must be present and secured with fasteners detailed in installation instructions.
- Brackets & Mounting plates (when provided) must not be bent, or damaged in a way that adversely effects the
- safe operation of door assembly.

Hood Assembly:

- When provided, all fasteners attaching hood endcaps, hood support (when provided), and hood to wall must be
- secure.
- Hood endcaps or hood must not be bent or crushed in a manner which binds the curtain thus hindering the proper
- operation of rolling door operation.

Chain Hoist Gears:

- Fasteners attaching all chain hoist components, & gears must be securely fastened.
- Visually inspect gears for broken, cracked, missing or extremely worn teeth.
- Clear debris from gear teeth.

Sprockets and Roller Chain Drive:

▲Sprocket misalignment will result in excessive wear and could cause roller chain to jump off of sprocket during operation or lead to premature failure of roller chain assembly.▲

- Visually inspect sprocket alignment between Rolling Door sprocket and output sprocket of motor operator. Align sprockets
- and tighten set screws as needed.
- Inspect roller chain for excessive wear or damage.
- Roller Chain Lubrication: SAE 20 oil to be used for service temperatures between 32° F and 104° F. Apply oil where chain
- tension is minimal.
- Check fasteners and tighten as required.

Tensioning Devices & Axle Supports:

- Fasteners attaching all tensioning devices and axle supports must be securely fastened.
- Set screws securing axle must be securely fastened.
- Inspect for components for damage or deformity.

▲Determination of tensioning device repair or replacement must result in Rolling Door taken out of service until required repairs are complete. Repair or replacement must be performed by trained rolling door technician▲

▲Product safety labels should be periodically inspected and cleaned by the product user as necessary to maintain good legibility for safe viewing distance

Product safety labels should be replaced by the product user when they no longer meet the legibility requirements for safe viewing distance. In any case where products have an extensive expected life or where exposed to extreme conditions, the product user should immediately contact Janus International to obtain replacements.

Re: BAR#2023-00433 OHAD
810 Prince St

December 1, 2023

Dear BAR Members:

We respectfully ask you to deny the request for a Certificate of Appropriateness and Waiver of Fence Height for the property located at 810 Prince St for the following reasons.

According to the legal document that defines the jurisdiction of this Board, it pertains to construction, reconstruction, alteration or restoration of a building or structure's exterior architectural features which are subject to view from a public right of way such as a street, way, path, pathway, easement or waterway.

In past hearings for this case, the public right of way has been identified as the street and sidewalk area of S. Alfred Street and the structure requiring approval of a waiver for height and issuance of a Certificate of Appropriateness is the rear of the property at 810 Prince St.

Two reports issued by the BAR Staff (Nov 2 & 15) recommend approval of a 10ft tall 18ft wide fence, based on their statement that "the proposed garage door will be minimally visible, if at all from a public right of way".

Image 1

The 6ft fence compliant and very visible from the public way. (Image 1)

The property owner erected a mockup of the proposed fence to illustrate the findings of Staff, and to provide the Board members an opportunity to view a more accurate depiction of the fence that requires the height waiver of an additional 4 ft over the 6ft compliant fence.

Image 2

As you can see, the mockup installed at the property provided a one-dimension visualization of the fence structure. (Image 2)

This mockup at a total height of 10ft exceeds height regulations by 66%.
Minimally visible from the public way.

Using the mockup installed at 810 Prince, we have taken the time to provide a rendering of what the garage door and housing will look like once completed and installed. (Image 3)

Image 3

The three-dimensional structure depicted with the door in place provides an entirely different visual impact, with clear and obvious visibility from the public way. (Image 3)

We can respect the desire to have a fence at the rear of 810 Prince and have investigated several alternatives which can accommodate the height of any vehicle and remain in compliance with the established fence height regulation of 6 ft. (Image 4)

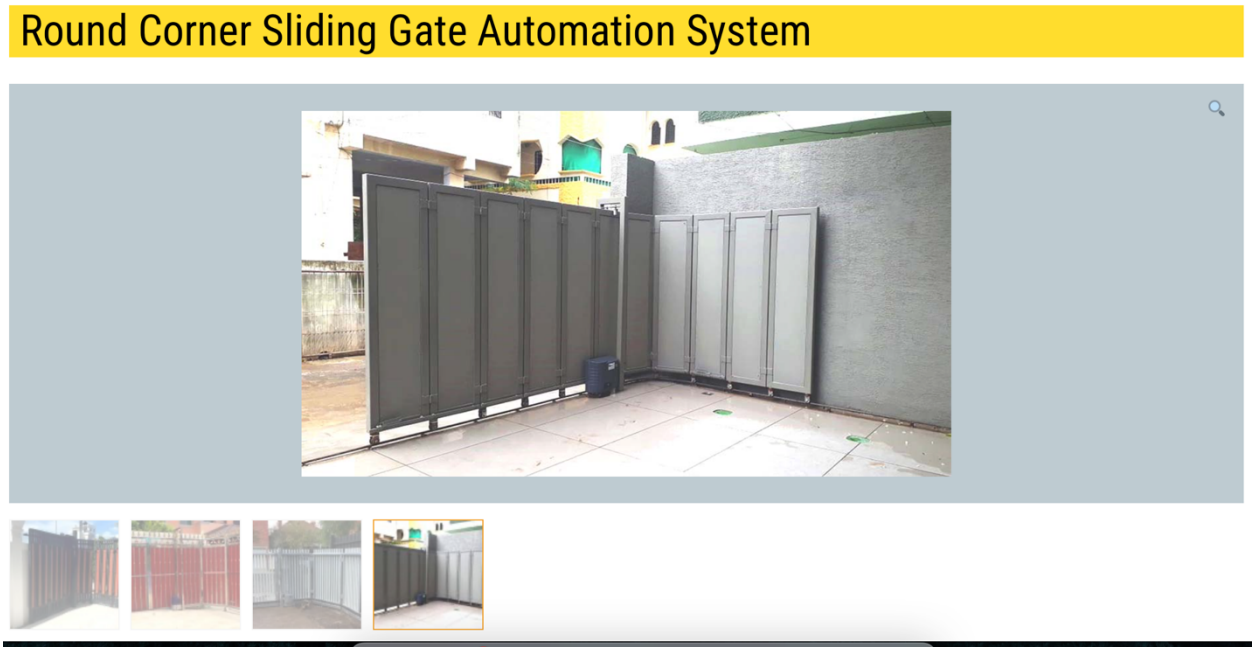


Image 4

In addition to this potential solution there are also bifold/trifold garage doors, accordion-style garage doors, and doors with other hinge apparatus that will allow for entry and exit of overly large vehicles from the parking area.

In closing, we offer these points:

1. The proposed garage door is very visible from the public way.
2. There are alternatives other than an overhead commercial apparatus that requires installation in a 10ft tall 18ft wide fencing structure.

If the criteria for this waiver of height is the door being “minimally visible, if at all from a public right of way”, then the Board should deny the request, otherwise to grant approval of this waiver priorities a parking spot for a oversized vehicle above good stewardship of an old and historic district and above the concerns of the district’s residents.

Respectfully,
Kimberlee Eveland
Andrew Lewis
212 S Alfred St