

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Galena Capital Partners

LOCATION: Old and Historic Alexandria District
116 South Henry Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

- The applicant work with staff to differentiate the commercial entrances from the residential entrance on the proposed building at 116 South Henry.
- The applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another.
- The applicant work with staff to consider alternate cladding materials to the proposed EIFS

Staff notes the recommendations of Alexandria Archaeology:

Open Space and Landscaping

R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

Archaeology Comments

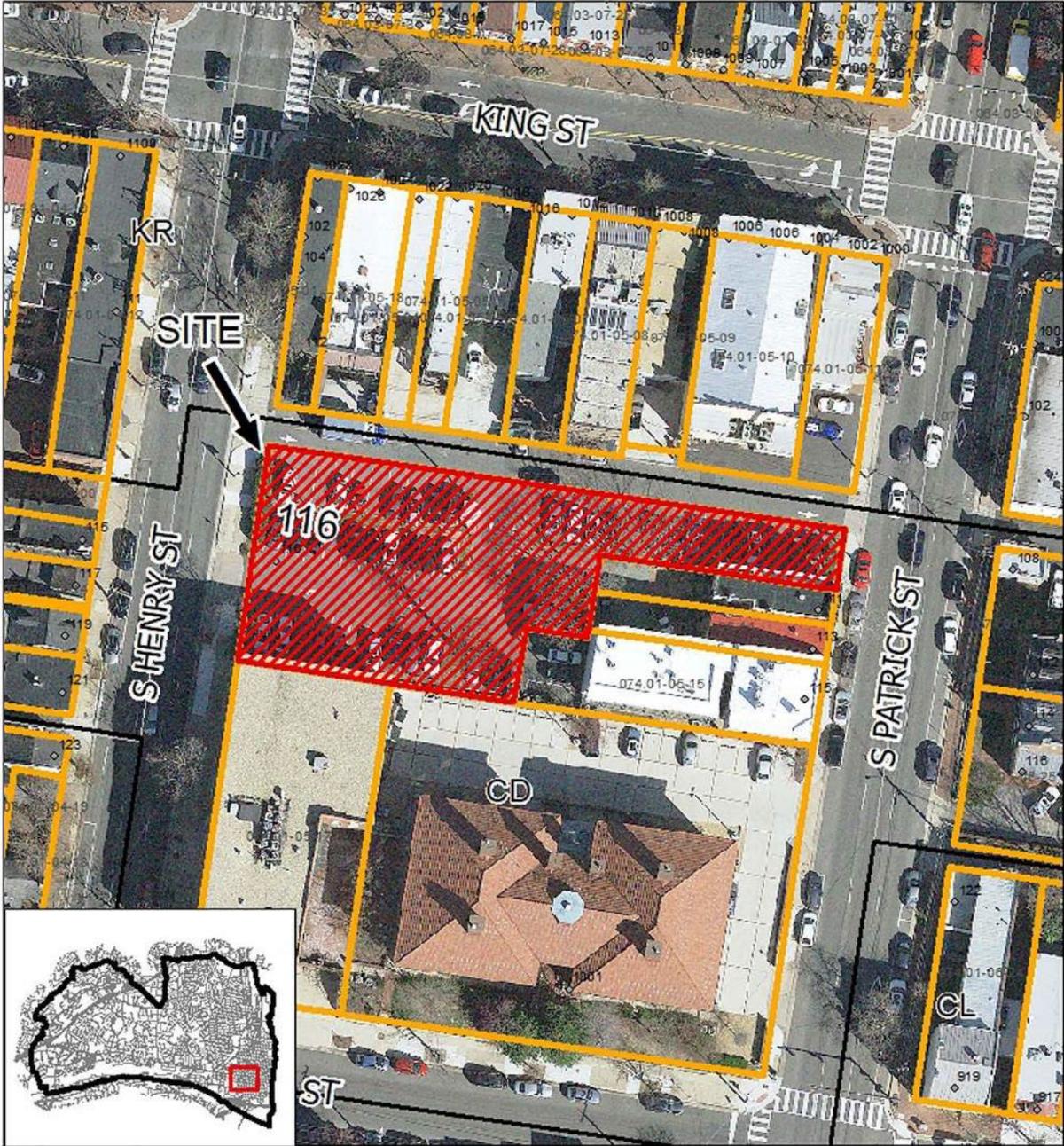
R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

R-2 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management

- Plan is in place to recover significant resources in concert with construction activities. *
(Archaeology)
- R-3 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
(Archaeology)
- R-4 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

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.



 **BAR #2022-00104**
116 South Henry Street

0 25 50 100 Feet

N 

UPDATE

The Board first considered the proposed project at a BAR Concept Review on January 22, 2020, providing feedback regarding the height, mass, scale, and architectural character of the design (BAR2019-00557). On June 3, 2020 the Board reviewed refinements that the applicant had made in response to their comments at the previous Concept Review and unanimously endorsed the height, mass, scale, and architectural character of the project. The Board advised the applicant to move forward with a Certificate of Appropriateness.

DSUP 2019-00033, associated with the project, was approved by City Council on September 12, 2020, and the project returns to the BAR for a Certificate of Appropriateness. The following modifications/waivers were granted as part of the approved DSUP:

1. Increase the number of dwelling units per acre to not exceed 54.45
2. Exceed the maximum parking requirement
3. Reduction of the required loading dock space requirements
4. Modification to open space requirements
5. Modification to the setback requirements in the CD Zone
6. Modification to the crown coverage requirement

I. APPLICANT'S PROPOSAL

The applicant proposes the construction of three separate buildings on this site: a two-unit townhouse condominium facing South Patrick Street, an automated parking structure on Downham Alley between South Patrick and South Henry streets, and a mixed-use four-story building on South Henry Street.

Certificate of Appropriateness

Two-unit townhouse at 109 South Patrick, Figures 1 & 2: The primary elevation of the three-bay, four-story brick building will face South Patrick Street, with the fourth story recessed just over 16' from the third floor, providing a large roof terrace. The storefront window system for this roof terrace will have vertical and horizontal mullions. The north elevation reads as three separate masses, with different brick colors vertically defining each section. Brick cladding on both elevations will have horizontal accent course details in the same color. Also on both elevations, Nichiha fiber cement window spandrels provide detailing, while window headers and sills will be composed of TruExterior trim. The rear/west elevation will have entry doors on the first level, and one window on the south side of the second and third stories. Aluminum and glass window systems will comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.



Figure 1: 109 South Patrick east elevation



Figure 2: 109 South Patrick north elevation

Parking structure on Downham Alley, Figure 3: The 50' tall, automated parking garage will face Downham Alley to the north. The west side of the building connects to 116 South Henry, and there is a gap between the east elevation and the building at 109 South Patrick. The lower levels of the garage will be clad in black brick and the levels above will be clad in EIFS/Dryvit synthetic stucco. The Dryvit will be scored to avoid any potential monolithic appearance. Entries on the first level will consist of two overhead rolling garage doors, an aluminum and glass storefront door system, and two pedestrian doors. Large backlit letters spelling "PARKING" will be at the west end of the north elevation, above the entrances. The west elevation will have exterior stairs running along the side, with doors at the northernmost end. The rooftop will be a green roof with mechanical equipment located to minimize visibility from the street.



Figure 3: Parking structure on Downham Alley

Mixed-use building at 116 South Henry, Figures 4 & 5: This four-story 50' tall building will face South Henry Street, with different brick colors visually dividing it into three vertical masses. The first level will provide retail services while the upper floors will be residential. The fourth floor is slightly recessed from the third floor by just over 5' and its exterior envelope will consist of a storefront window system with vertical and horizontal mullions. The rooftop will include a roof deck, two penthouse stair enclosures, and screened mechanical equipment. Like the building facing South Patrick Street, fiber cement window spandrels provide detailing, while window headers and sills will be composed of TruExterior trim, and brick cladding will have horizontal accent course details in the same color. The windows will comply with *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The property will have access to a small paved outdoor area situated on the south elevation of the garage.



Figure 4: 116 South Henry W elevation



Figure 5: 116 South Henry north elevation

Site context

The project site consists of a single parcel of land currently owned by the City and used as a surface public parking lot. It fronts South Henry and South Patrick Streets, and the public Downham Alley to the north. Across the alley to the north are the rear elevations of commercial buildings in the 1000 block of King Street. At the southern boundary of the parcel lie the two buildings associated with the Virginia Tech Washington Alexandria Architecture Center. The southeast corner of the block adjacent to the site along South Patrick Street consists of three attached historic townhouses of various styles. The subject parcel encompasses 15,322 square feet and is presently improved with 48 paved parking spaces, a parking attendant hut, and a multi-space parking meter.

II. HISTORY

Frame dwellings stood on this parcel along South Henry and South Patrick streets beginning around 1890. By 1931, the buildings had two parking areas behind them, each holding four cars in

the center of the site. These buildings served residential purposes until the 1950s, when the two included commercial uses. By the mid-1970s buildings on the site were in poor condition.

The City purchased several properties on South Henry and South Patrick streets in 1974 to create a Central Business District parking lot for 44 vehicles (SIT74-00027). In October of 2007, the Mayor's Economic Sustainability Work Group made several recommendations regarding the City's economic vision and future. The Work Group recommended that the City sell, lease, or otherwise dispose of properties that it determines are not needed, based on the highest and best economic use for the City. In 2008, City Council approved four parcels for immediate disposition, including 116 South Henry Street. On April 3, 2017, the City issued a Request for Proposals (RFP) for the disposition, sale, and redevelopment of the City-owned surplus property at 912, 916, 920 King Street, and 116 S. Henry Street. The RFP closed on July 24, 2017. The City ranked the Galena Capital Partners' proposal as the highest and best offer.

Previous BAR Approvals

BAR2012-00282 8/17/12 Administrative approval for wayfinding parking signage

III. ANALYSIS

As noted above, the Board unanimously endorsed the height, mass, scale, and architectural character of the project at the June 3, 2020 Concept Review and advised the applicant to move forward with the Certificate of Appropriateness. Staff finds that the applicant's proposed scheme responds to comments made during the concept review phase, as outlined below:

Brick color: The Board was not satisfied with the brick color scheme on the South Henry Street building, which proposed, north to south: dark grey/black, blue, tan. The new proposal replaces the blue brick with a more traditional red brick.

Alley safety: The Board expressed concern about pedestrian safety in the alley, as the applicant intends to widen the alley to allow for both pedestrian use and two-way vehicle traffic. The applicant therefore incorporated a brick-paved sidewalk, following City standards, along the south side of the alley.

EIFS: The Board suggested that the applicant consider a higher quality material than EIFS. On the residential and multi-use buildings, the applicant replaced the previously proposed EIFS detailing with fiber cement. While the current application still proposes EIFS for the garage, the applicant has made subtle changes to lessen its visibility. The first level of the garage will be a black brick instead of gray and will therefore better blend into and obscure the black EIFS cladding on the second level. This also locates the more fragile EIFS material at a distance from pedestrian and vehicular traffic. The lighter color EIFS on levels three and above will be scored more prominently to break up the mass. Recessing the first from the second level and the second level from the third of the garage further reduces the view of the EIFS from the pedestrian. While these design changes reduce the amount and impact of the EIFS on the project, staff and the Board have asked that the applicant consider alternative materials for use on the parking garage.

Certificate of Appropriateness

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The Guidelines do not mandate the use of historic styles for new construction. Additionally, the *Design Guidelines* also note that “new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” This section of North Patrick and North Henry streets was not added to the historic district until the mid-1980s and it therefore features a wide range of architectural styles and building sizes and types, from large commercial office buildings to small historic townhouses. Staff finds the proposed new construction to be generally in keeping with the scale and transitional character of this diverse commercial section of the historic district.

Two-unit townhouse at 109 South Patrick: Staff finds that the building will fit well into the surrounding community. As seen in Figure 1, the building two doors south at 113 South Patrick is very modern, with a sort of metal mesh screen and modern brick detailing on the front elevation. 115 South Patrick and 111 South Patrick are more traditionally designed but with creative paint detailing that gives them an updated look. While Figure 1 appears to indicate that the building will tower over its adjacent neighbors on South Patrick Street, Figure 6 better depicts how the recessed fourth story will not overwhelm the adjacent buildings. As required by Zoning Ordinance regulations for the CD zone, Section 9-4-506(2)(A), the front plane of the building is at the lot line. The proposed design for 109 South Patrick clearly differentiates the building from the older buildings on the block by providing compatibility without resorting to inserting faux historic design elements to the exterior.



Figure 6: Northeast corner of 109 South Patrick

Parking structure on Downham Alley: The location of this automated garage in the middle of the block between South Patrick and South Henry streets precludes any sort of jarring contrast between its modern design and older/historic buildings nearby. While visible from the two major arteries, the building does not disrupt a historic blockface. The large “PARKING” sign will be visible from South Henry Street, so drivers can easily locate the garage without disrupting traffic. The plain and simple design is appropriate for this commercial building and clearly signifies its use. While

staff appreciates the modifications to the design to reduce the amount and visibility of the EIFS proposed on the parking garage, staff recommends that the applicant work with staff to consider alternate cladding materials.

Mixed-use building at 116 South Henry: Like the residential building at 109 South Patrick, this building will not be mistaken for an older building, yet it fits well into the streetscape. The building adjacent to the south, Figure 7, is neither historic nor architecturally significant and will not be negatively affected by the proposed design. The recessed fourth level, just over 5' deep, and its storefront glass system moderate the visual impact of the height, especially as seen from ground level. Rooftop mechanical elements and stair enclosures will be screened and placed at the rear of the rooftop, adjacent to the proposed garage, and will therefore be minimally visible from the street. At street level, two entries will have a canopy over the door with signage on the outside edge of the canopy announcing the business or residence. Each sign will consist of 6" deep 1' high metal channel letters. Plans indicate that the building will have a residential lobby entrance and four retail entrances, yet the elevation does not differentiate between residential and commercial. Staff therefore recommends that the applicant work with staff to clearly define the commercial entrances from the residential entrance.



Figure 7: 1021 Prince, adjacent to south elevation of 116 South Henry

With the condition that the applicant work with staff to differentiate the commercial entrances from the residential entrance at 116 South Henry and that the applicant work with staff to consider alternate cladding materials to the proposed EIFS, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Development

F-1 Consistent with DSUP2019-00033

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

F-1 Previously reviewed under BAR2019-00557 (T&ES)

Comments:

1. Comply with all requirements of DSP2019-00033 (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 This section of upper King St. experienced development in the early nineteenth century. For example, as detailed in the 1810 tax assessor's list there were eight standing houses on the street face. Moreover, Levin Moreland and James Nutt lived on the street face in the vicinity of 116 S. Henry St. in 1810. Both lots likely contain significant archaeological evidence of the development of late eighteenth- and nineteenth-century Alexandria, especially considering that most of the two lots are paved which suggests modern impacts to the archaeological resources could be minimal.

F-2 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Open Space and Landscaping

R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

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- R-4 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.***
(Archaeology)

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials

ADDRESS OF PROJECT: 116 S. Henry Street

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

TAX MAP AND PARCEL: 074.01-5-12 ZONING: CD

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: Galena Capital Partners

Address: 1010 Pendleton St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 898-9236 E-mail: oab@galenacap.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Winstanley Architects & Planners

Phone: (703) 519-8081

E-mail: ljh@winstanleyarchitects.com

Legal Property Owner:

Name: City of Alexandria

Address: 301 King Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 746-3834 E-mail: catherine.miliaras@alexandriava.gov

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

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

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

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

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

This site front two streets - S. Henry & S. Patrick with the majority of the development elevation facing a public alley. The development consists of three separate buildings: a townhouse condo with 2 units facing S. Patrick, an automated parking structure that will provide spaces for the new developments on this site, across the street on 912-920 King in addition to the public, and lastly a mix used 4 story building on S. Henry with retail at the street level and residential above. The S. Henry building includes flexible live/work spaces (x2) at the ground floor. To address the length of the site, the massing is broken down further will vertical expressions on the exterior and strategic setback at the upper floors of the S. Henry & S. Patrick street frontage.

SUBMITTAL REQUIREMENTS:

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

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

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.

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: 21' Secondary front (if corner lot): 36.5' (alley side).
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 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: LEEJUNG HONG

Printed Name: LEEJUNG HONG

Date: 03/07/2022

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. Omar Abdul-Baki	1010 Pendelton Street Alexandria VA 22314	xxx%
2. Ahmad Abdul-Baki	1010 Pendelton Street Alexandria VA 22314	xxx%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S.Patrick St. & 116 S.Henry St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street 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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

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.

_____	LEEJUNG HONG	_____
Date	Printed Name	Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 116 S. Henry Street and 109 S. Patrick Street **CD**
 Street Address ~~R-20~~
Zone

A2. 15,332.00 x 2.50 = 38,330.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	B1. 0.00 Sq. Ft.
First Floor	Stairways**	Existing Gross Floor Area*
Second Floor	Mechanical**	B2. 0.00 Sq. Ft.
Third Floor	Attic less than 7'***	Allowable Floor Exclusions**
Attic	Porches**	B3. 0.00 Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other**	Other**	
B1. Total Gross	B2. Total Exclusions	Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement 1,328.00	Basement** 1,328.00	C1. 67,849.00 Sq. Ft.
First Floor 13,591.00	Stairways** 14,773.00	Proposed Gross Floor Area*
Second Floor 13,269.00	Mechanical** 654.00	C2. 43,871.00 Sq. Ft.
Third Floor 13,269.00	Attic less than 7'***	Allowable Floor Exclusions**
FOURTH FLOOR Attic 12,311.00	Porches**	C3. 23,978.00 Sq. Ft.
FIFTH FLOOR Porches 6,771.00	Balcony/Deck**	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
SIXTH FLOOR Balcony/Deck 6,771.00	Lavatory*** 1,516.00	
ROOF (HENRY) Lavatory*** 25,241.00	Other**	
Other 539.00	SIXTH FLOOR Other** 359.00	
C1. Total Gross 67,849.00	C2. Total Exclusions 43,871.00	

Notes

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

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 23,978.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 38,330.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. 6,132.00 Sq. Ft.
Required Open Space

E3. 3,103.00 Sq. Ft.
Proposed Open Space

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

Signature:

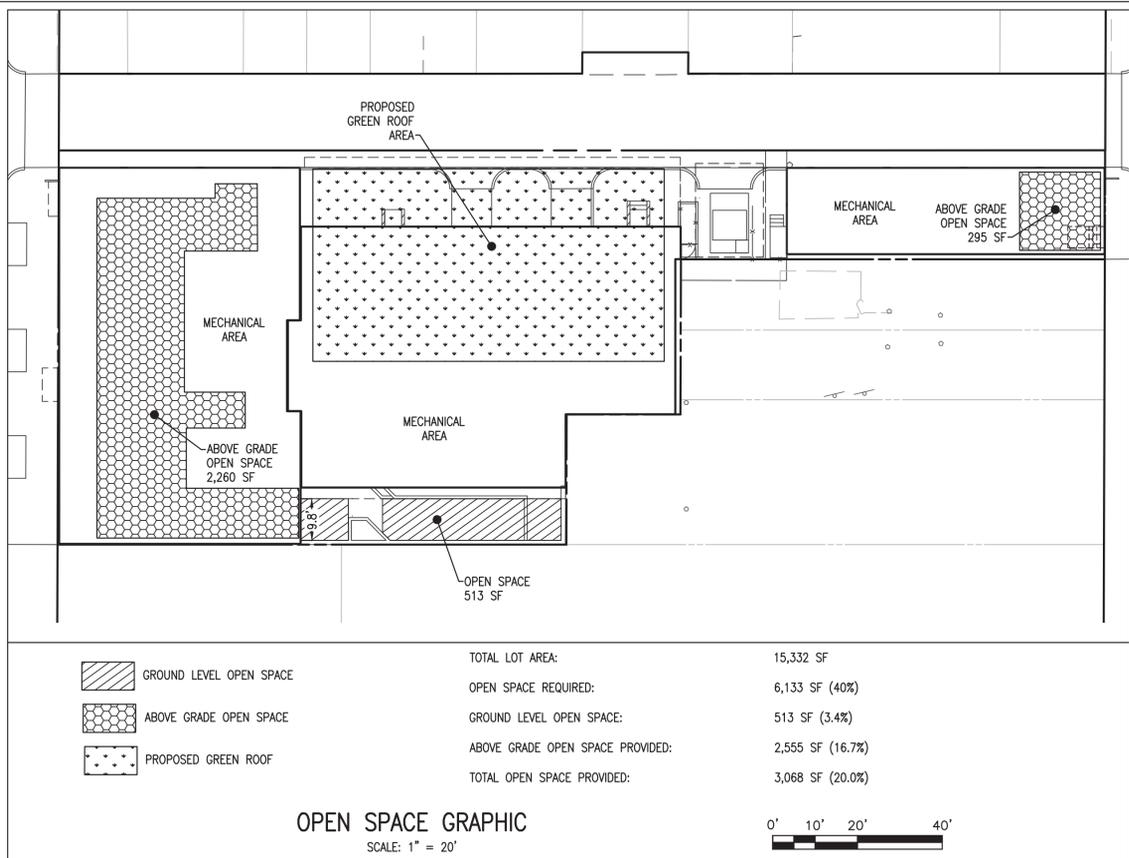
Date: 03/07/2022

116 S. HENRY STREET

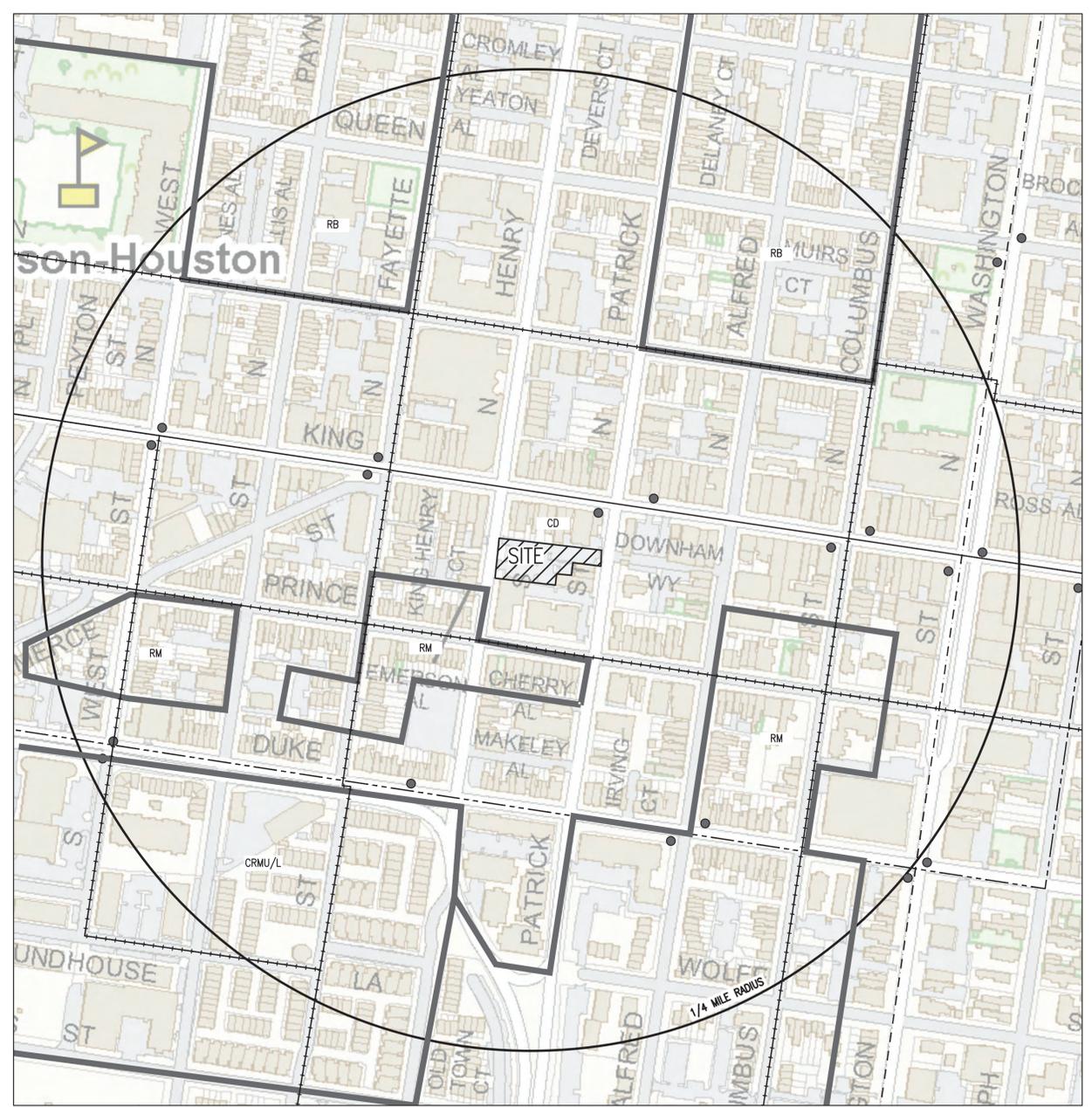
ALEXANDRIA, VA

WINSTANLEY
ARCHITECTS & PLANNERS

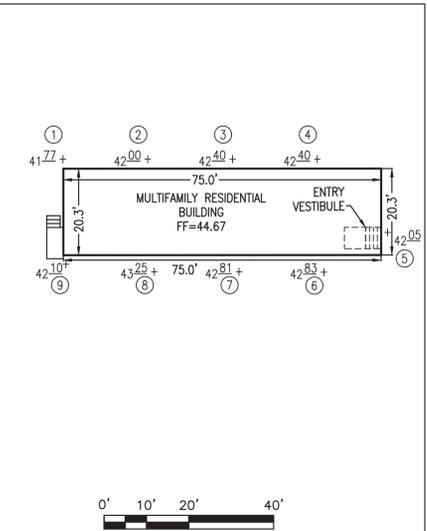
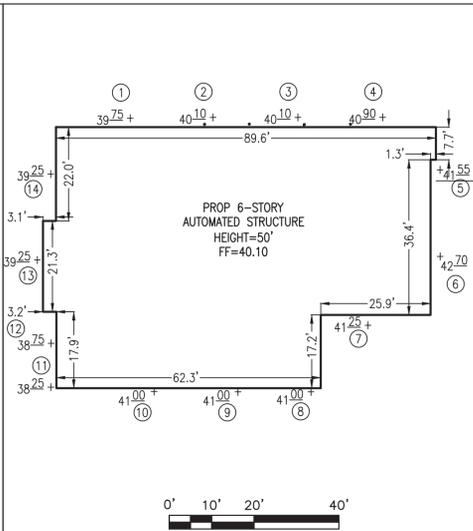
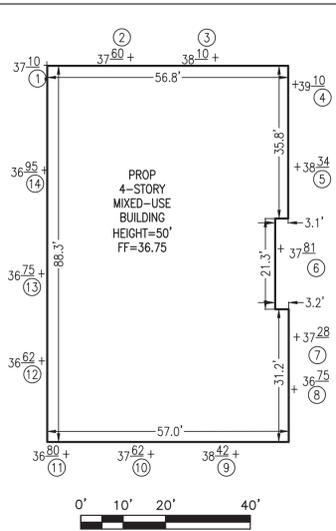
MARCH 07, 2022 - BAR CERTIFICATE OF
APPROPRIATENESS



RCF
VCS MAD 83
NORTH ZONE

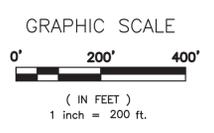


VCS 83



RCF
VCS MAD 83
NORTH ZONE

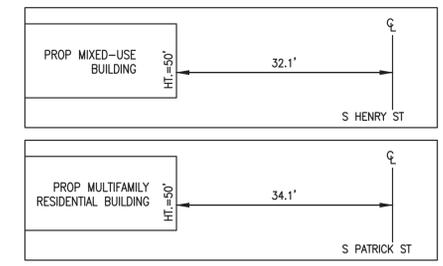
CONTEXTUAL MAP
SCALE: 1" = 200'



LEGEND:

- BUS STOP
- WMATA 10A, 10B, 11Y
- DASH KST, 2, 7, & 8
- DASH 5
- ZONING BOUNDARY
- BIKE ROUTES

SECTION 6-403 DETAILS:
NOT TO SCALE



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

BUILDING #1			
SPOT	ELEVATION	SPOT	ELEVATION
1	37.10	8	36.75
2	37.60	9	38.42
3	38.10	10	37.62
4	39.10	11	36.80
5	38.34	12	36.62
6	37.81	13	36.75
7	37.28	14	36.95
AFG:		37.5	

BUILDING #2			
SPOT	ELEVATION	SPOT	ELEVATION
1	39.75	8	41.00
2	40.10	9	41.00
3	40.10	10	41.00
4	40.90	11	38.25
5	41.55	12	38.75
6	42.70	13	39.25
7	41.25	14	39.25
AFG:		40.3	

BUILDING #3		
SPOT	ELEVATION	
1	41.77	
2	42.00	
3	42.40	
4	42.40	
5	42.05	
6	42.83	
7	42.81	
8	43.25	
9	42.10	
AFG:		42.4

ESI
PEER REVIEW

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
© 2022 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DATE	REVISION
11/19/21	PER CITY COMMENTS

DESIGN: VMM
CHECKED: ACS
SCALE: AS NOTED
DATE: JAN 2022

CONTEXTUAL PLAN

SHEET 08 OF 38
FILE: 19-153

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfields.com



ADJOINING LOT INFORMATION

1 LOT 500 T. CLIFTON HOWARD SUBD. N/F MAL RE OH 111 S. PATRICK ST. ALEXANDRIA, VA 22314 TM #074.01-05-13 ZONE: CD USE: MIXED RETAIL W/ OFFICE INSTR. #120013655	2 LOT 501 T. CLIFTON HOWARD SUBD. N/F JACOB E. BAER III & ROBERT M. GURNEY 113 S. PATRICK ST. ALEXANDRIA, VA 22314 TM #074.01-05-14 ZONE: CD USE: OFFICE BLDG. INSTR. #000001727	3 N/F JRB SOUTH PATRICK LLC 1825 1 ST. NW SUITE 300 WASHINGTON, DC 20036 TM #074.01-05-15 ZONE: CD USE: MULTIPLE RESIDENTIAL INSTR. #180017182	4 LOT 2 PRINCE ST. SCHOOL N/F VIRGINIA TECH FNDM. 3914 CENTREVILLE RD. #300 CHANTILLY, VA 20151 TM #074.01-05-16 ZONE: CD USE: COLLEGE DB. 1265, PG. 354	5 LOT 1 PRINCE ST. SCHOOL N/F VIRGINIA TECH FOUNDATION 3914 CENTREVILLE RD. #300 CHANTILLY, VA 20151 TM #074.01-05-17 ZONE: CD USE: COLLEGE INSTR. #020014613	6 LOT 601 SYLVAN COHEN SUBD. N/F BRENDAN M. & WENDY A. OWENS 121 S. HENRY ST. ALEXANDRIA, VA 22314 TM #074.01-04-16 ZONE: CD USE: MIXED RETAIL/RES. INSTR. #190011257	7 LOT 602 SYLVAN COHEN SUBD. N/F RONALD J. MRAZ 119 S. HENRY ST. ALEXANDRIA, VA 22314 TM #074.01-04-15 ZONE: CD USE: MIXED RETAIL/RES. DB. 1191, PG. 1029	8 LOT 603 SYLVAN COHEN SUBD. N/F GABRIEL Z. & SURPUHI MURADIAN 117 S. HENRY ST. ALEXANDRIA, VA 22314 TM #074.01-04-14 ZONE: CD USE: MIXED RETAIL/RES. DB. 1186, PG. 1043	9 N/F PAUL SWARTZ 115 S. HENRY ST. ALEXANDRIA, VA 22314 TM #074.01-04-13 ZONE: CD USE: MIXED RETAIL/RES. INSTR. #010018009	10 LOT 604 SYLVAN COHEN SUBD. N/F KING HENRY COURT CONDOMINIUM 100 KING HENRY CT. ALEXANDRIA, VA 22314 TM #074.01-04-00 ZONE: CL USE: OPEN INSTR. #790007617	11 LOT 500 CONSOLIDATION OF LOT 1100 KING STREET N/F OLD TOWN #1 LLC 1616 CAMDEN RD. #210 CHARLOTTE, NC 28203 TM #074.01-04-12 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #160020385	12 N/F JOHN C. LOZINYAK 945 BRYANT AVE. COLONIAL BEACH, VA 22443 TM #074.01-05-01 ZONE: KR USE: RESTAURANT DB. 1112, PG. 1990	13 LOT 501 CONSOLIDATION OF 1024 & 1026 KING STREET N/F PT NA ENTERPRISES LLC 1024 KING ST. ALEXANDRIA, VA 22314 TM #074.01-05-18 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #100019892	14 N/F DWM22 LLC 1022 KING ST. ALEXANDRIA, VA 22314 TM #074.01-05-04 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #150003289	15 N/F DWM20 LLC 1020 KING ST. ALEXANDRIA, VA 22314 TM #074.01-05-05 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #040050645	16 N/F KI SUP & REINA ISABEL CHOI 3700 FAIRFIELD LN. WOODBRIDGE, VA 22193 TM #074.01-05-07 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #040045484	17 N/F CASTLE AND PEMBROKE LLC 1313 KING ST. ALEXANDRIA, VA 22314 TM #074.01-05-07 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #10010237	18 N/F JEFFERSON S. HOGFARD 9385 JUHASZ DR. GREAT FALLS, VA 22066 TM #074.01-05-08 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #120027840	19 N/F FORTY OAKS SPA LLC 7628 ENON CHURCH RD. THE PLAINS, VA 20198 TM #074.01-05-09 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #130015647	20 N/F OLD TOWN 2 LLC 802 GERVAIS ST. #200 COLUMBIA, SC 29201 TM #074.01-05-10 ZONE: KR USE: RETAIL STORE INSTR. #170014797	21 N/F HOPKINS INVESTMENT CO. INC. 313 S. WASHINGTON ST. ALEXANDRIA, VA 22314 TM #074.01-05-11 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #170007817
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TEXT LEGEND:

= DEGREES	EP = EDGE OF PAVEMENT	PG = PAGE
' = MINUTES (OR FEET)	EVE = EMERGENCY VEHICLE EASEMENT	PP = POWER POLE
" = SECONDS (OR INCHES)	EX = EXISTING	PROP = PROPOSED
% = PERCENT	FDC = FIRE DEPT. CONNECTION	PVC = POLYVINYL CHLORIDE
# = NUMBER	FF = FINISH FLOOR	R = RADIUS
@ = AT	FH = FIRE HYDRANT	RCP = REINFORCED CONCRETE PIPE
lbs = POUNDS	FT = FEET	RELOC = RELOCATED
AC = ACRE	GI = GRATE INLET	RET = RETAINING
ADA = AMERICANS W/ DISABILITIES ACT	G/L = GAS LINE	RESID = RESIDENTIAL
APPROX = APPROXIMATE	GM = GAS METER	REQ = REQUIRED
BF = BOTTOM OF CURB	G/S = GAS SERVICE	ROW = RIGHT-OF-WAY
BF = BASEMENT FLOOR	GV = GAS VALVE	S = SOUTH
BFE = BASE FLOOR ELEVATION	HC = HEADER CURB	SAN = SANITARY
BLDG = BUILDING	HDPC = HANDICAP	SEW = SEWER
BM = BENCHMARK	HDPE = HIGH DENSITY POLYETHYLENE	SF = SQUARE FEET
BSMT = BASEMENT	HP = HIGH POINT	SO FT = SQUARE FEET
BOL = BOLLARD	HPS = HIGH PRESSURE SODIUM	STR = STRUCTURE
BW = BOTTOM OF WALL	IPF = IRON PIPE FOUND	SW = SIDEWALK
CATV = CABLE UTILITY	INV = INVERT	TBR = TO BE REMOVED
CL = CLASS	INSTR = INSTRUMENT	TBS = TO BE SAVED
C/L = CENTERLINE	INTX = INTERSECTION	TM = TAX MAP
CLR = CLEARANCE	IRF = IRON ROD FOUND	TMH = TELEPHONE MANHOLE
CLF = CHAIN LINK FENCE	L = LUMENS	TC = TOP OF CURB
CMP = CORRUGATED METAL PIPE	LAT = LATERAL	TC = TOP OF WALL
CI = CURB INLET	LED = LIGHT EMITTING DIODE	TRAF SIG = TRAFFIC SIGNAL
CO = CLEAN OUT	LL = LANDSCAPE LIGHT	TYP = TYPICAL
CONC = CONCRETE	LOC = LOCATION	USE = UNDERGROUND ELECTRIC
C&G = CURB & GUTTER	LP = LIGHT POLE	UP = UTILITY POLE
CVR = COVER	MAX = MAXIMUM	VCS = VIRGINIA COORDINATE SYSTEM
DB = DEED BOOK	ME = MATCH EXISTING	VPD = VEHICLES PER DAY
DHF = DRILL HOLE FOUND	MH = MANHOLE	W = WEST
DIP = DUCTILE IRON PIPE	MIN = MINIMUM	W/L = WATER LINE
DOM = DOMESTIC	MON = MONUMENT	WM = WATER METER
DU = DWELLING UNIT	MPH = MILES PER HOUR	W/S = WATER SERVICE
E = EAST	MW = MONITORING WELL	WSE = WATER SURFACE ELEVATION
EBOX = ELECTRICAL BOX	N = NORTH	WV = WATER VALVE
ESMT = EASEMENT	OHW = OVERHEAD WIRE	WW = WINDOW WELL
	PE = PEDESTRIAN	XING = CROSSING
	PN = PANEL	

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
FIRE HYDRANT			TRANSFORMER		
AIR CONDITIONING UNIT			ELECTRIC MANHOLE		
UTILITY POLE			ELECTRIC METER		
FIRE DEPARTMENT CONNECTION			ELEC BOX/STRUCTURE		
STORM STRUCTURE IDENTIFIER			ELECTRIC LINE		
STORM MANHOLE			TELECOMMUNICATION LINE		
STORM SEWER LAYOUT			CABLE LINE		
SANITARY STRUCTURE IDENTIFIER			CABLE/ELECTRIC/TELECOMMUNICATION LINE		
SANITARY MANHOLE			TELECOMMUNICATION MANHOLE		
SANITARY SEWER LAYOUT			TELECOMMUNICATION STRUCTURE		
SIDEWALK			OVERHEAD STREET LIGHT		
SIGN			LIGHT POLE		
SIGN (DOUBLE POST)			LANDSCAPE LIGHT		
GAS VALVE			FENCES		
GAS LINE			GRADING SPOT		
GAS METER			GRADING CONTOUR		
IRRIGATION VALVE			BUILDING ENTRANCE		
BOLLARD			PAVING		
CLEANOUT			GUARDRAIL		
WELL			CURB AND GUTTER		
WATERLINE			PROPOSED SPILL CURB		
WATER VALVE			PROPOSED TRANSITION/NOSE DOWN CURB		
WATER METER			LIMITS OF DISTURBANCE		

EX. SANITARY SEWER DETAILS

EX. SAN. M.H. TOP=36.99 INV. IN=29.93 OUT=29.71	BENCHMARK #2 EX. SAN. M.H. TOP=41.86 INV. IN=33.31 INV. OUT=33.26	EX. SAN. M.H. TOP=41.77 INV. IN=33.17 INV. OUT=33.12	EX. SAN. M.H. TOP=36.22 INV. IN=29.45 INV. OUT=29.40	EX. SAN. M.H. TOP=37.11 INV. IN=29.31 (12") INV. OUT=29.26 (12")
EX. SAN. M.H. TOP=37.37 INV. IN=30.45 (12") INV. OUT=30.39 (12")	EX. SAN. M.H. TOP=35.57 INV. IN=26.66 (12") INV. OUT=26.43 (18")	EX. SAN. M.H. TOP=34.54 INV. IN=25.06 (N) (18") INV. IN=25.46 (SE) (8") INV. OUT=25.00 (36")	EX. SAN. M.H. TOP=34.31 INV. IN=24.51 (36") INV. OUT=24.49 (36")	

EX. STORM SEWER DETAILS

EX. CURB INLET TOP=37.68 INV. OUT=34.25	EX. CURB INLET TOP=37.15 INV. IN=34.10 (A) INV. IN=33.75 (B) INV. OUT=33.65	BENCHMARK #1 EX. STORM MH TOP=39.47 INV. IN=35.32 INV. IN=35.32	EX. STORM MH TOP=36.54 INV. IN=33.44 INV. OUT=33.42
EX. GRATE INLET TOP=40.07	EX. CURB INLET TOP=35.27 INV. IN=32.58 INV. OUT=32.10	EX. CURB INLET TOP=35.30 INV. IN=31.80 INV. IN=32.57 (6") BOTTOM=29.24	EX. CURB INLET TOP=35.31 INV. IN=29.27 INV. OUT=29.25

UTILITY OWNERSHIP NOTE:

• GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.

• ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

• WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

• SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

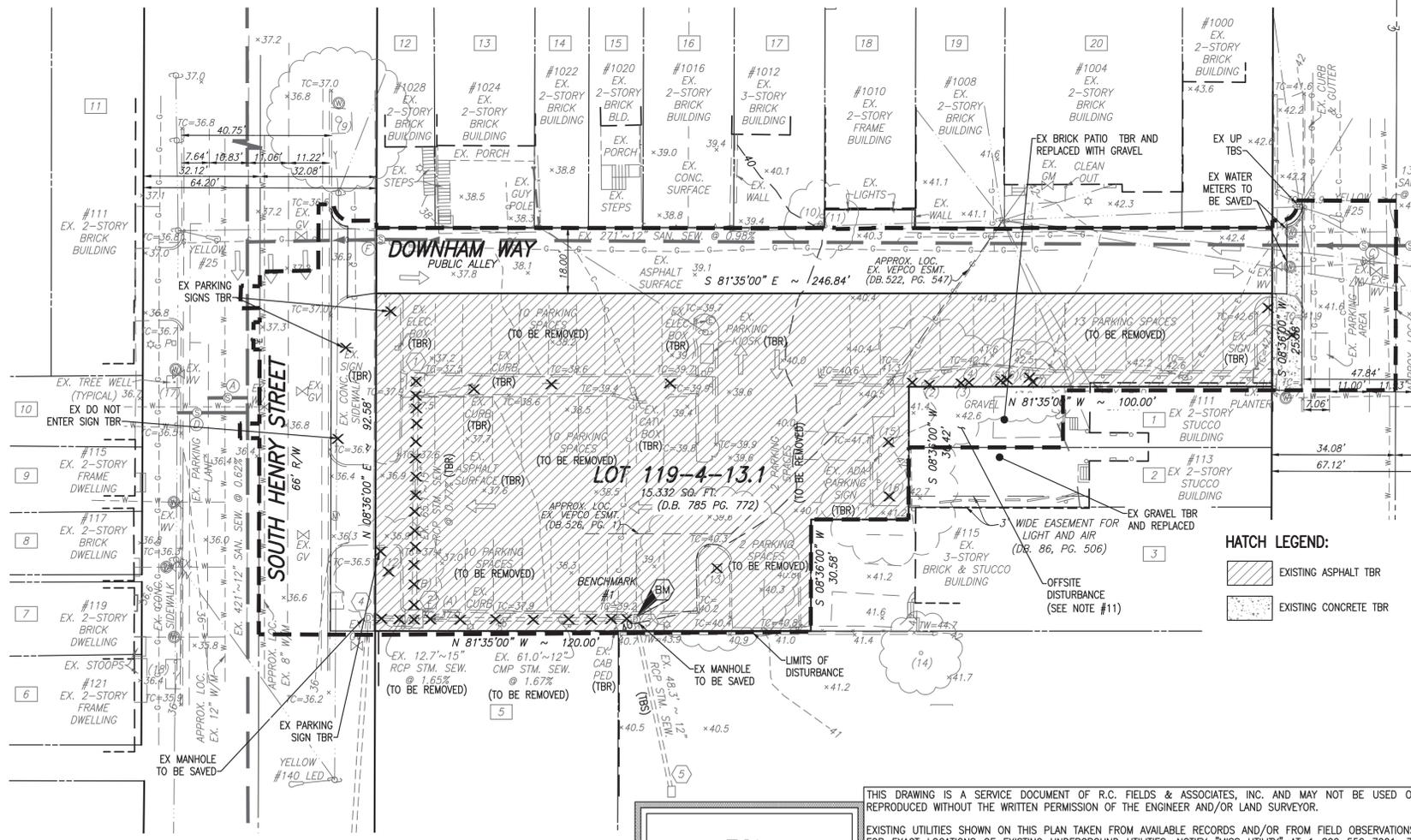
• STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

• TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

ARCHAEOLOGY NOTES:

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

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



EXISTING CONDITIONS PLAN VIEW
SCALE: 1" = 20'

RESI
PEER REVIEW

GENERAL NOTES:

- TAX MAP: #074.01-05-12
- ZONE: CD
- OWNER: CITY OF ALEXANDRIA P.O. BOX 178 ALEXANDRIA, VA 22313 DB. 785, PG. 772
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 15,332 S.F. OR 0.3520 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES NOT CONTAIN ANY AREA WITH PREVIOUSLY MAPPED MARINE CLAYS.
- A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS FOR OFFSITE DISTURBANCE WILL BE PROVIDED UPON PURCHASE OF THE PROPERTY AND PRIOR TO PERMIT ISSUANCE.

EXISTING CONDITIONS SURVEY NOTES:

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

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 28, 2019 AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EX. TREE TABLE

- 8" TREE
- 18" TREE
- 12" TREE
- 8" TREE
- 7" TREE
- 10" TREE
- 7" TREE
- 20" TREE
- 10" TREE
- 13" TREE
- 16" TWIN TREE
- 13" TREE
- 14" TREE
- 24" TRIPLE TREE
- 16" TREE
- 6" TREE
- 3" TREE

HATCH LEGEND:

	EXISTING ASPHALT TBR
	EXISTING CONCRETE TBR



APPROVED
SPECIAL USE PERMIT NO. 2019-0033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

R. C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfields.com

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047883
JAN. 7, 2022
PROFESSIONAL ENGINEER

FINAL SITE PLAN
OLD TOWN ALEXANDRIA DEVELOPMENT
116 SOUTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
11/19/21	PER CITY COMMENTS

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: JAN 2022

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET 09 OF 38
FILE: 19-153

12/20/19 19:51:00\DELIVS\Henry Street\08-EXISTING CONDITIONS.dwg
User: jrb Date: 12/20/2019 10:22:22

GENERAL NOTES:

- TAX MAP: #074.01-05-12
- ZONE: CD
- OWNER: CITY OF ALEXANDRIA
P.O. BOX 178
ALEXANDRIA, VA 22313
DB. 785, PG. 772
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #642 ELEVATION 33.53'.
- TITLE REPORT WAS FURNISHED BY INDEPENDENCE TITLE, CLIENT/CASE# MONUMENT, EFFECTIVE DATE 8/9/2018 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 15,332 S.F. OR 0.3520 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES NOT CONTAIN ANY AREAS WITH PREVIOUSLY MAPPED MARINE CLAYS.
- THIS PROJECT IS LOCATED WITHIN THE COMBINED SEWER SHED.
- A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS FOR OFFSITE DISTURBANCE WILL BE PROVIDED UPON PURCHASE OF THE PROPERTY AND PRIOR TO PERMIT ISSUANCE.

REFUSE TRUCK NOTE:

TRASH WILL BE COLLECTED WITHIN EACH BUILDING AND STORED ONSITE. TRASH WILL BE WHEELED OUT TO THE CURB SIDE WITHIN THE PUBLIC ALLEY FOR PICKUP. SEE REFUSE TRUCK TURNING MOVEMENTS ON SHEETS 31 & 32.

ALEXRENEW NOTES:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

ARCHAEOLOGY NOTES:

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

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

SUMP PUMP NOTE:

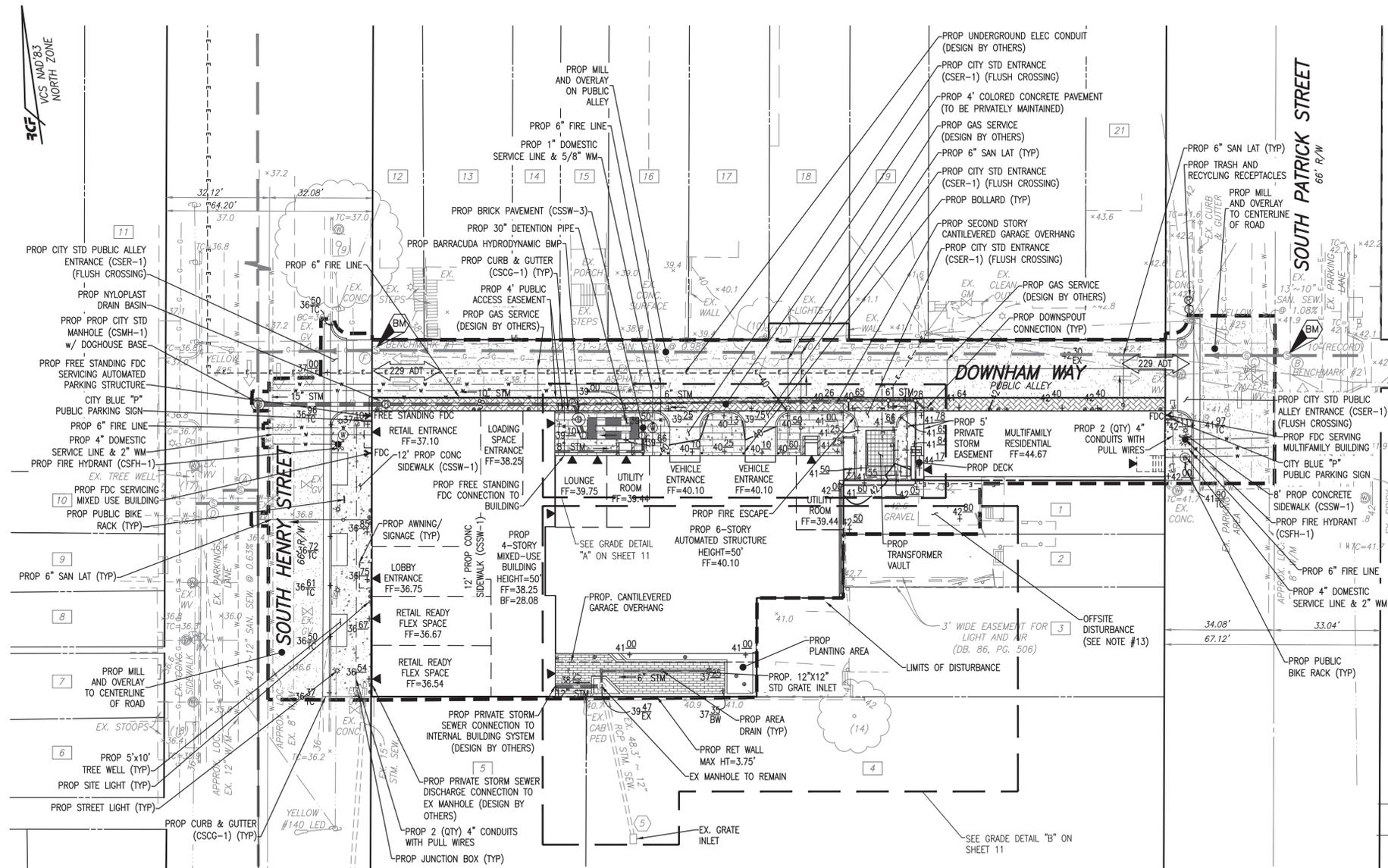
BUILDING SUMP PUMPS ARE TO DRAIN TO THE STORM SEWER SYSTEM.

PAVEMENT MARKING NOTE:

EXISTING PAVEMENT STRIPING ALONG S HENRY STREET AND S PATRICK STREET IN FRONT OF THE SITE SHALL BE MAINTAINED AND RESTORED IN KIND AFTER THE PROPOSED UTILITIES ALONG THE RIGHTS-OF-WAY ARE INSTALLED.

MOCK-UP PANEL NOTE:

THE MOCK-UP PANEL FOR THIS PROJECT WILL BE LOCATED ALONG KING STREET WITH THE MOCK-UP PANEL LOCATION FOR DSP2019-0032. SEE THE FINAL SITE PLAN SHEET FOR DSP2019-0032 FOR REFERENCE TO THE LOCATION.



PLAN VIEW
SCALE: 1" = 20'

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
FIRE HYDRANT	[Symbol]	[Symbol]	TRANSFORMER	[Symbol]	[Symbol]
AIR CONDITIONING UNIT	[Symbol]	[Symbol]	ELECTRIC MANHOLE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]	ELECTRIC METER	[Symbol]	[Symbol]
FIRE DEPARTMENT CONNECTION	[Symbol]	[Symbol]	ELEC BOX/STRUCTURE	[Symbol]	[Symbol]
STORM STRUCTURE IDENTIFIER	[Symbol]	[Symbol]	ELECTRIC LINE	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]	TELECOMMUNICATION LINE	[Symbol]	[Symbol]
STORM SEWER LAYOUT	[Symbol]	[Symbol]	CABLE LINE	[Symbol]	[Symbol]
SANITARY STRUCTURE IDENTIFIER	[Symbol]	[Symbol]	CABLE/ELECTRIC/TELECOMMUNICATION LINE	[Symbol]	[Symbol]
SANITARY MANHOLE	[Symbol]	[Symbol]	TELECOMMUNICATION MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER LAYOUT	[Symbol]	[Symbol]	TELECOMMUNICATION STRUCTURE	[Symbol]	[Symbol]
SIDEWALK	[Symbol]	[Symbol]	OVERHEAD STREET LIGHT	[Symbol]	[Symbol]
SIGN (DOUBLE POST)	[Symbol]	[Symbol]	LIGHT POLE	[Symbol]	[Symbol]
GAS VALVE	[Symbol]	[Symbol]	LANDSCAPE LIGHT	[Symbol]	[Symbol]
GAS LINE	[Symbol]	[Symbol]	FENCES	[Symbol]	[Symbol]
GAS METER	[Symbol]	[Symbol]	GRADING SPOT	[Symbol]	[Symbol]
IRRIGATION VALVE	[Symbol]	[Symbol]	GRADING CONTOUR	[Symbol]	[Symbol]
BOLLARD	[Symbol]	[Symbol]	CHAIN LINK FENCE	[Symbol]	[Symbol]
CLEANOUT	[Symbol]	[Symbol]	CMP = CORRUGATED METAL PIPE	[Symbol]	[Symbol]
WELL	[Symbol]	[Symbol]	CI = CURB INLET	[Symbol]	[Symbol]
WATERLINE	[Symbol]	[Symbol]	CO = CLEAN OUT	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]	CONC = CONCRETE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]	C&G = CURB & GUTTER	[Symbol]	[Symbol]
			CVR = COVER	[Symbol]	[Symbol]
			DB = DEED BOOK	[Symbol]	[Symbol]
			DHF = DRILL HOLE FOUND	[Symbol]	[Symbol]
			DIP = DUCTILE IRON PIPE	[Symbol]	[Symbol]
			DOM = DOMESTIC	[Symbol]	[Symbol]
			DU = DWELLING UNIT	[Symbol]	[Symbol]
			E = EAST	[Symbol]	[Symbol]
			EBOX = ELECTRICAL BOX	[Symbol]	[Symbol]
			ESMT = EASEMENT	[Symbol]	[Symbol]

TEXT LEGEND:

* = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT

EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDOP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTA = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL

PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
USE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VESTIGIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

HATCH LEGEND

SCORED CONCRETE PAVING	[Hatch Pattern]
CITY STANDARD BRICK PAVING	[Hatch Pattern]
CONCRETE PAVING	[Hatch Pattern]
UNIT PAVERS	[Hatch Pattern]
ASPHALT MILL AND OVERLAY	[Hatch Pattern]

**ESI
PEER REVIEW**

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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

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

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

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APPROVED
SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

CHAIRMAN, PLANNING COMMISSION _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DATE	REVISION
11/19/21	PER CITY COMMENTS

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: JAN 2022

FINAL SITE PLAN

SHEET 10 OF 38

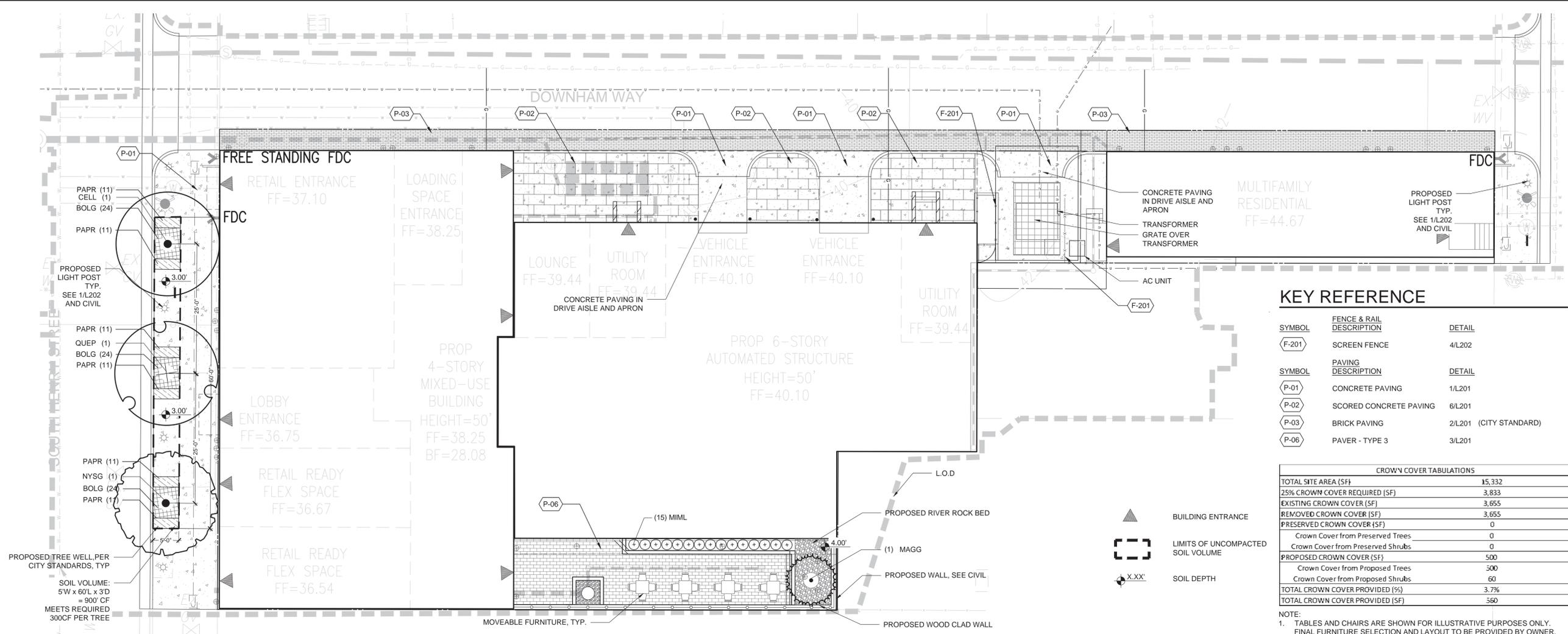
FILE: 19-153

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422

Commonwealth of Virginia
ANDREA SPRUCH
Lic. No. 047883
JAN. 7, 2022
PROFESSIONAL ENGINEER

FINAL SITE PLAN
OLD TOWN ALEXANDRIA DEVELOPMENT
116 SOUTH HENRY STREET
CITY OF ALEXANDRIA, VIRGINIA

1/20/2019 10:53:00 AM C:\Users\Henry.Street\OneDrive\Documents\19-153\19-153-FINAL SITE PLAN.dwg
Tue, Jan 19, 2022 - 8:11:39 AM



KEY REFERENCE

SYMBOL	FENCE & RAIL DESCRIPTION	DETAIL
F-201	SCREEN FENCE	4/L202
SYMBOL	PAVING DESCRIPTION	DETAIL
P-01	CONCRETE PAVING	1/L201
P-02	SCORED CONCRETE PAVING	6/L201
P-03	BRICK PAVING	2/L201 (CITY STANDARD)
P-06	PAVER - TYPE 3	3/L201

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	15,332
25% CROWN COVER REQUIRED (SF)	3,833
EXISTING CROWN COVER (SF)	3,655
REMOVED CROWN COVER (SF)	3,655
PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	500
Crown Cover from Proposed Trees	500
Crown Cover from Proposed Shrubs	60
TOTAL CROWN COVER PROVIDED (%)	3.7%
TOTAL CROWN COVER PROVIDED (SF)	560

NOTE:
1. TABLES AND CHAIRS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL FURNITURE SELECTION AND LAYOUT TO BE PROVIDED BY OWNER.

PLANT SCHEDULE S HENRY

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT.	REMARKS	
	CELL	1	CELTIS LAEVIGATA SUGAR HACKBERRY	B & B	3" - 3.5"		NATIVE	
	NYSG	1	NYSSA SYLVATICA 'GREEN GABLE'™ BLACK GUM	B & B	3" - 3.5"		NATIVE	
	QUEP	1	QUERCUS PHELLOS WILLOW OAK	B & B	3" - 3.5"		NATIVE	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT.	REMARKS	
	MAGG	1	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA ALTA	B & B	6' - 8'			
LARGE ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS	
	MIML	15	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT GRASS	1 GAL	18" - 24"		OCCAS. INVASIVE IN VA	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
	PAPR	66	PACHYSANDRA PROCUMBENS ALLEGHENY SPURGE	1 QUART			12" o.c.	
SMALL ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
	BOLG	72	BOUTELLOUA GRACILIS BLUE GRAMA	1 GAL		JUNE - SEPTEMBER	12" o.c.	GROWS 12" - 16" HT.

CITY OF ALEXANDRIA STANDARD NOTES:

- THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIED CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
- THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
- THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GATHERSBURG, MARYLAND.
- SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
- THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
- THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
- THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
- ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
- AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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PEER REVIEW

KEY MAP

SCALE



PROJECT

116 S. HENRY ST.

GALENA CAPITAL PARTNERS
920 KING ST + 116 SOUTH HENRY
ALEXANDRIA, VIRGINIA

LANDDESIGN PROJ.# 2019086

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	12.20.19
2	PRELIMINARY I SUBMISSION	02.28.2020
3	PRELIMINARY I SUBMISSION	05.01.2020
4	PRELIMINARY I SUBMISSION	06.12.2020
5	FSP SUBMISSION	09.03.2021
6	FSP2 SUBMISSION	01.07.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH
VERT: N/A
HORZ: 1"=10'
0 5 10 20'

SHEET TITLE

MATERIALS AND PLANTING

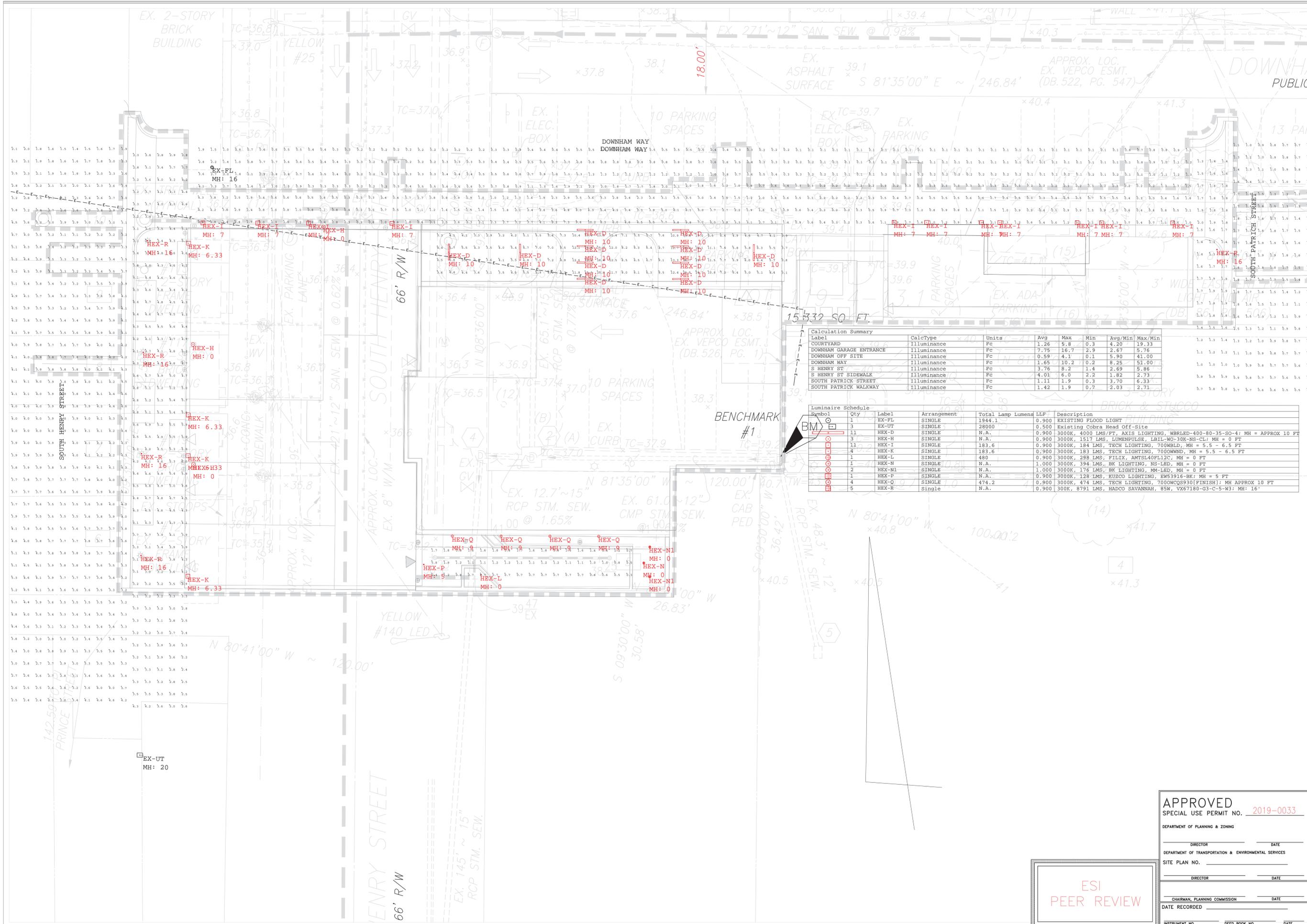
SHEET NUMBER

L102



Hartranft Lighting Design
401 Hawthorne Ln, Ste.
110-269
Charlotte, NC 28204
(240) 731-1058

116 S HENRY STREET
ALEXANDRIA, VA



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	1.26	5.8	0.3	4.20	19.33
DOWNHAM GARAGE ENTRANCE	Illuminance	Fc	7.75	16.7	2.9	2.67	5.76
DOWNHAM OFF SITE	Illuminance	Fc	0.59	4.1	0.1	5.90	41.00
DOWNHAM WAY	Illuminance	Fc	1.65	10.2	0.2	8.25	51.00
S HENRY ST	Illuminance	Fc	3.76	8.2	1.4	2.69	5.86
S HENRY ST SIDEWALK	Illuminance	Fc	4.01	6.0	2.2	1.82	2.73
SOUTH PATRICK STREET	Illuminance	Fc	1.11	1.9	0.3	3.70	6.33
SOUTH PATRICK WALKWAY	Illuminance	Fc	1.42	1.9	0.7	2.03	2.71

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLP	Description
1	3	EX-FL	SINGLE	1944.1	0.900	EXISTING FLOOD LIGHT
3	3	EX-UT	SINGLE	28000	0.500	Existing Cobra Head Off-Site
11	11	HEX-D	SINGLE	N.A.	0.900	3000K, 4000 LMS/FT, AXIS LIGHTING, WBRLED-400-80-35-SO-4; MH = APPROX 10 FT
3	3	HEX-H	SINGLE	N.A.	0.900	3000K, 1517 LMS, LUMENPULSE, LBIL-WO-30K-NS-CL; MH = 0 FT
11	11	HEX-I	SINGLE	183.6	0.900	3000K, 184 LMS, TECH LIGHTING, 700WBLED, MH = 5.5 - 6.5 FT
4	4	HEX-K	SINGLE	183.6	0.900	3000K, 183 LMS, TECH LIGHTING, 700WBLED, MH = 5.5 - 6.5 FT
1	1	HEX-L	SINGLE	480	0.900	3000K, 298 LMS, FILIX, AMTSL40FL12C, MH = 0 FT
1	1	HEX-N	SINGLE	N.A.	1.000	3000K, 394 LMS, BK LIGHTING, NS-LED, MH = 0 FT
2	2	HEX-N1	SINGLE	N.A.	1.000	3000K, 176 LMS, BK LIGHTING, MM-LED, MH = 0 FT
1	1	HEX-P	SINGLE	N.A.	0.900	3000K, 128 LMS, KUZCO LIGHTING, EWS3916-BK; MH = 5 FT
4	4	HEX-O	SINGLE	474.2	0.900	3000K, 474 LMS, TECH LIGHTING, 700WBLED; MH APPROX 10 FT
5	5	HEX-R	Single	N.A.	0.900	300K, 8791 LMS, HADCO SAVANNAH, 85W, VX67180-G3-C-5-W3; MH: 16'

No.	Date	Revision

Seal & Signature

Date
03/03/2022

Scale
1:10

Project No. & Title
116 S HENRY STREET

Drawn By
KD

Checked
ADH

APPROVED
SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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Lighting Calculations

Sheet: LP-01

TYPE HEX-D

RECESSED HORIZONTAL MOUNT

PERFORMANCE PER LINEAR FOOT AT 3000K

WATTAGE	LMW	LMW/FT	LMW/IN
50W	1000	100	8.3
100W	2000	200	16.7
150W	3000	300	25.0

ORDERING GUIDE

PROJECT ID	WATTAGE	LENGTH	FINISH	TYPE
1111	100W	10 FT	White	Recessed

TYPE HEX-H

RECESSED HORIZONTAL MOUNT

OTHER MOUNTING OPTIONS

- Horizontal recessed mounting options
- Other mounting options: wall, surface, surface, wall mounted options and recessed vertical.

CONSTRUCTION

- Extruded aluminum (0.062" nominal) up to 70% regulated content.
- Die cast zinc (0.010" nominal).
- Die formed steel sheet (18 gauge).
- Moulded elastomer (0.100" nominal).
- Extruded elastomer (0.040" nominal).
- Included Polyurethane.

ELECTRICAL

- LED: 14-18 W/FT Sidelight with 500mA to 1000mA.
- LED: 14-18 W/FT Sidelight with 500mA to 1000mA (based on only 1000mA).
- Other driver: 14-18 W/FT Sidelight with 500mA to 1000mA.
- Other driver: 14-18 W/FT Sidelight with 500mA to 1000mA.

OPTICS

- Satin lens (optional)
- Gasketed fixture (optional)

TYPE HEX-H

lumenbeam

Specification Sheet

Project Name: 116 S HENRY STREET

City: _____

Address: _____

Color and Color Temperature: _____

PHOTOMETRIC SUMMARY

Beam Angle	Delivered lumens (lm)	Beam diameter (ft)	Power (W)
30°	1585	1.136	30.0
45°	2171	1.585	40.0
60°	2827	2.125	50.0
75°	3514	2.574	60.0
90°	4211	3.023	70.0
105°	4908	3.472	80.0
120°	5605	3.921	90.0
135°	6302	4.370	100.0
150°	7000	4.819	110.0
165°	7697	5.268	120.0
180°	8394	5.717	130.0

DESCRIPTION

The Lumenbeam inground light is a high performance, ground-recessed LED luminaire designed to solve a range of inground lighting challenges with a choice of optics, lens, beam and control options. The long and deep design provides protection from the sun, water infiltration and ensuring long-lasting performance. Built with robust high quality materials, with an option of stainless steel for harsh environments, the Lumenbeam inground light is a 100% LED luminaire from 1000 up to 10000 lumens. It has a 3-in-1 design with a choice of 3000K, 4000K and 5000K color temperatures and 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000 lumens.

FEATURES

- High performance LED luminaire designed to solve a range of inground lighting challenges with a choice of optics, lens, beam and control options.
- Long and deep design provides protection from the sun, water infiltration and ensuring long-lasting performance.
- Built with robust high quality materials, with an option of stainless steel for harsh environments.
- The Lumenbeam inground light is a 100% LED luminaire from 1000 up to 10000 lumens.
- It has a 3-in-1 design with a choice of 3000K, 4000K and 5000K color temperatures and 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000 lumens.

TYPE HEX-L

Arpool M

Specification Sheet

Optics

- Maximum beam diameter: 1000mm (40.15")
- Maximum distance: 1000mm (40.15")
- Color temperature: 3000K, 4000K, 5000K

Performance

- Maximum beam diameter: 1000mm (40.15")
- Maximum distance: 1000mm (40.15")
- Color temperature: 3000K, 4000K, 5000K

Physical

- Material: Aluminum for wall and other construction. Brass for wall over and other construction in high environments.
- Finish: Powder coated aluminum.
- Weight: 1000mm (40.15")

Electrical and control

- Voltage: 120/277V, 200-240V
- Power: 100W, 200W, 300W, 400W, 500W
- Control: DALI, DMX, 0-10V, DALI

TYPE HEX-L

FILIX

Arpool M

Specification Sheet

Ordering Information

Model	Installation	Power	Color Temp.	Options	Voltage	Options
AR100	Recessed	100W	3000K	None	120V	None

Application

- High performance optics
- Function and water resistant
- Compatible with most LED drivers
- Easy to install and maintain
- Wide range of mounting options
- Wide range of mounting options

Color Temperature

- 3000K
- 4000K
- 5000K

Optics

- Clear lens
- Prismatic lens
- Diffuse lens
- Beam spreader

Power Supply

- Power supply: DALI/0V/0V
- Power supply: DALI/0V/0V
- Power supply: DALI/0V/0V

TYPE HEX-R

FILIX

Arpool M

Specification Sheet

Ordering Information

Model	Installation	Power	Color Temp.	Options	Voltage	Options
AR100	Recessed	100W	3000K	None	120V	None

Application

- High performance optics
- Function and water resistant
- Compatible with most LED drivers
- Easy to install and maintain
- Wide range of mounting options
- Wide range of mounting options

Color Temperature

- 3000K
- 4000K
- 5000K

Optics

- Clear lens
- Prismatic lens
- Diffuse lens
- Beam spreader

Power Supply

- Power supply: DALI/0V/0V
- Power supply: DALI/0V/0V
- Power supply: DALI/0V/0V

TYPE HEX-I

BLADE 24

OUTDOOR WALL

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: BLADE 24-100W-30°-W

TYPE HEX-K

WINDFALL

WALL SCENE

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: WINDFALL-100W-30°-W

TYPE HEX-Q

CIRQUE SMALL

WALL/CEILING

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: CIRQUE SMALL-100W-30°-W

TYPE HEX-P

TWILIGHT

EW53916

WALL

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: TWILIGHT-100W-30°-W

TYPE HEX-R

HADCO

Urban

Savannah

Post top

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: HADCO-100W-30°-W

TYPE HEX-R

VX671

Savannah

Post top

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: VX671-100W-30°-W

TYPE HEX-N

NITE STAR II LED

IP66 RATED

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: NITE STAR II-100W-30°-W

TYPE HEX-N1

MINI-MICRO FLOODLIGHT

IP66 RATED

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: MINI-MICRO-100W-30°-W

TYPE HEX-Q

CIRQUE SMALL

WALL/CEILING

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: CIRQUE SMALL-100W-30°-W

TYPE HEX-P

TWILIGHT

EW53916

WALL

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: TWILIGHT-100W-30°-W

TYPE HEX-R

HADCO

Urban

Savannah

Post top

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: HADCO-100W-30°-W

TYPE HEX-R

VX671

Savannah

Post top

TECH LIGHTING

Outstanding protection against the elements:

- Weather resistant
- Stainless steel mounting hardware
- Impact resistant, UV stabilized frosted acrylic lensing

Specifications

Delivered Lumens	1000
Watts	24
Beam Angle	30°
Color Rendering	90
Light Distribution	Spot
Construction	Aluminum
Finish	White
Material	Aluminum
Weight	1.5 lbs

ORDERING INFORMATION

Model: VX671-100W-30°-W

B-K LIGHTING

116 S HENRY STREET, ALEXANDRIA, VA 22304

TEL: 703.528.3333

WWW.B-KLIGHTING.COM

B-K LIGHTING

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TEL: 703.528.3333

WWW.B-KLIGHTING.COM

Hartranft Lighting Design

116 S HENRY STREET, ALEXANDRIA, VA 22304

TEL: 703.528.3333

WWW.HARTRANFT.COM

APPROVED SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DATE: _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DATE: _____

CHAIRMAN, PLANNING COMMISSION DATE: _____

DATE RECORDED: _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE: _____

Scale: NOT TO SCALE

Project No. & Title: 116 S HENRY STREET

Drawn By: KD

Checked: ADH

Sheet: LP-03



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	12/20/2019	DSUP CONCEPT II
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	05/01/2020	VERIFICATION OF COMPLETENESS
	06/12/2020	PRELIMINARY PLAN
	09/03/2021	FSP I
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24

0 8' 16' 32'
SCALE: 3/32" = 1'-0"
N VIRGINIA STATE GRID NORTH NAD 83/93

SHEET TITLE:
FAR & OPEN SPACE PLANS

SHEET NUMBER:

A-011

APPROVED
SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO.

SEEDS BOOK NO.

DATE

ESI
PEER REVIEW



D1 3RD FLOOR_FAR
3/32" = 1'-0"

A1 4TH FLOOR_FAR
3/32" = 1'-0"

PATRICK - HENRY
Alexandria, VA



Professional Certification.
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2022.



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	09/03/2021	FSP I
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24

0 4' 8' 16' N
SCALE: 1/8" = 1'-0"
VIRGINIA STATE GRID NORTH NAD 83/93

SHEET TITLE:
CONSTRUCTION PLANS

SHEET NUMBER:

A-A111

APPROVED
SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

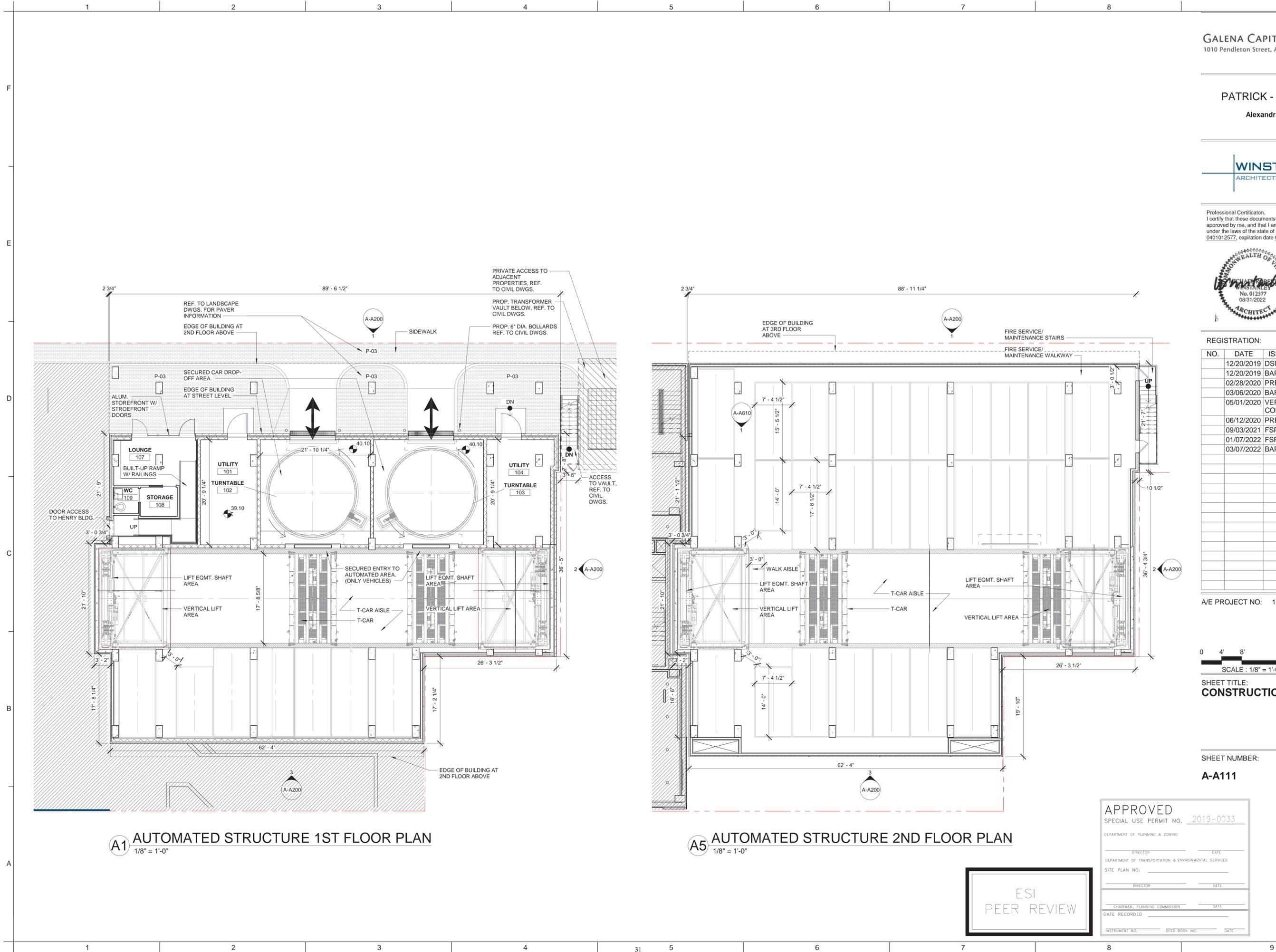
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ FEES BOOK NO. _____ DATE _____

ESI
PEER REVIEW



A1 AUTOMATED STRUCTURE 1ST FLOOR PLAN
1/8" = 1'-0"

A5 AUTOMATED STRUCTURE 2ND FLOOR PLAN
1/8" = 1'-0"

PATRICK - HENRY
Alexandria, VA



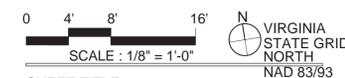
Professional Certification.
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	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
CONSTRUCTION PLANS

SHEET NUMBER:

A-A112

APPROVED
SPECIAL USE PERMIT NO. 2019-0033
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

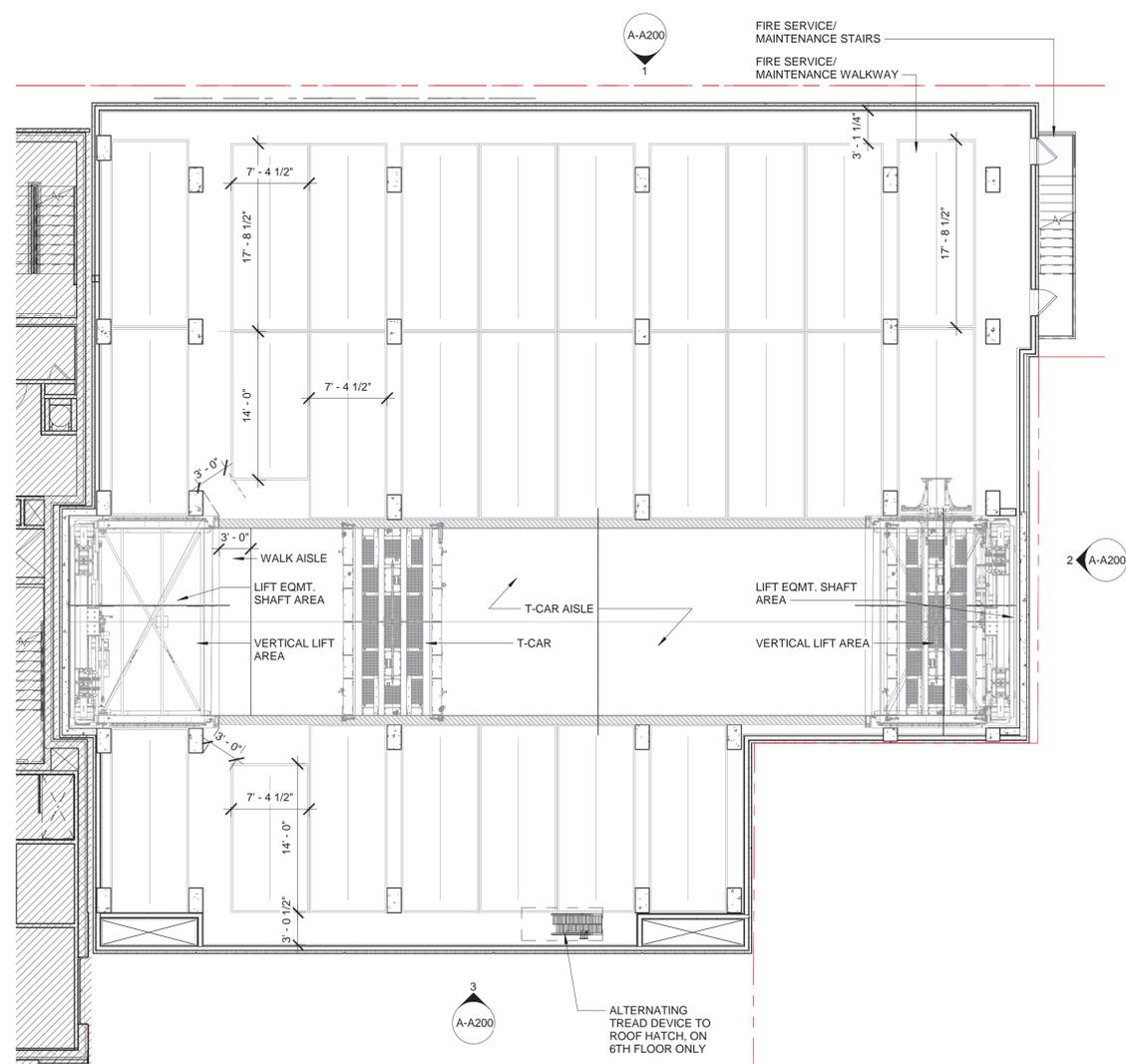
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

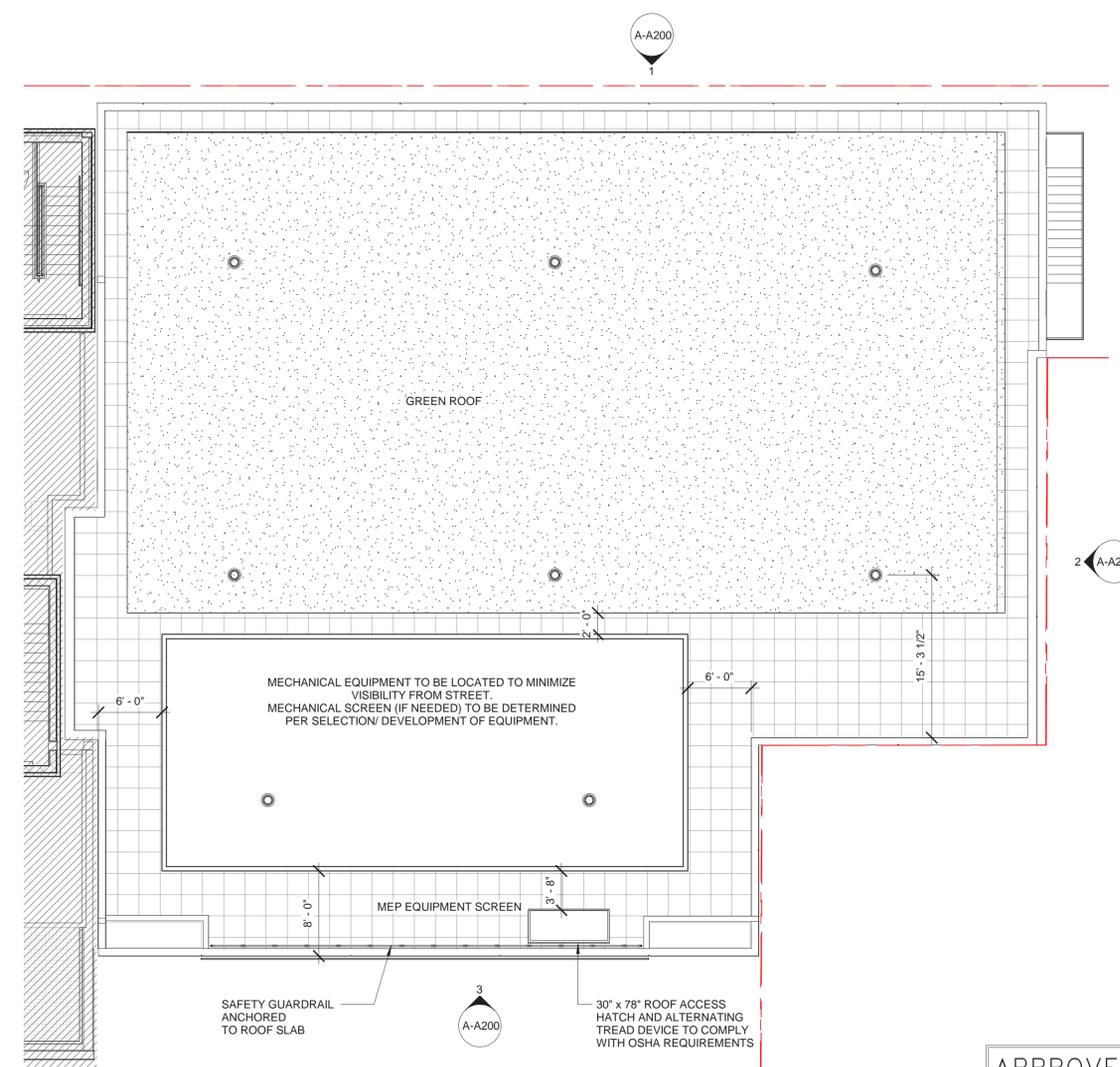
DATE RECORDED _____

INSTRUMENT NO. _____ REFS' BOOK NO. _____ DATE _____

ESI
PEER REVIEW



A1 AUTOMATED STRUCTURE 3RD - 6TH FLOOR PLANS
1/8" = 1'-0"



A5 AUTOMATED STRUCTURE ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES

- 1 REFER TO DEMOLITION DWGS. FOR EXTENT OF DEMOLITION WORK. REFER TO ARCH. E.O.S. PLANS FOR LOCATION OF SLAB CUT-OUT WITHIN SHAFT WALLS.
- 2 REFER TO CIVIL, ARCH. AND LANDSCAPE DWGS. FOR EXTENT OF SITE & LANDSCAPE WORK.
- 3 REFER TO STRUCT. DWGS. FOR EXTENT OF STRUCT. WORK. REFER TO ARCH. DETAILS FOR LOCATIONS.
- 4 REFER TO MECH. ELEC. & PLUMB. DRAWINGS FOR EXTENT OF MECH. ELEC. & PLUMB. WORK AND GENERAL LOCATION OF EQUIPMENT. REFER TO ARCH. DWGS. FOR FIXTURE, RECEPTACLES, AND DEVICE LOCATIONS.
- 5 PROTECT ALL EXIST. WALL AND FLOOR DURING CONSTRUCTION.
- 6 PROVIDE 2-HR FIRE RATED STAIR AND ELEVATOR ENCLOSURES.
- 7 REFER TO A-700s DWGS FOR ENLARGED STAIRS & ELEVATOR AS INDICATED ON THE ARCH. PLANS.
- 8 ALL DIMENSION LINES ARE TO THE COLUMN CENTERLINE, FACE OF MASONRY, OR FACE OF STUD UNO
- 9 FLOOR LEVELS INDICATE TOP OF CONC. SLAB WITH THE EXCEPTION OF ROOF LEVEL. ROOF LEVEL IS TO TOP OF GREEN ROOF H.P.
- 10 SECURITY DEVICES TO BE COORDINATED & APPROVED BY OWNER. REFER TO ELEC. DWGS FOR STUB-OUTS.
- 11 PROVIDE FIRE EXTINGUISHER & CABINETS LOCATED WITHIN 75'-0" WITH THE EXCEPTION OF R-2 OCCUPANCY FLOORS (2,3,4).
- 12 PROVIDE KERDI-MAT WATERPROOFING AT ALL SHOWER, RESTROOMS, BATHROOMS & LAUNDRY ROOMS.
- 13 ALL COMMERCIAL ENTRANCES TO BE ADA-ACCESSIBLE INCLUDING ENTRANCES TO "RETAIL-READY" SPACES
- 14 MINIMUM 50% OF ALL CONSTRUCTION WASTE TO BE DIVERTED FROM LANDFILL FOR GREEN GLOBES
- 15 REFER TO AREA PLANS G-004 FOR UNIT SQUARE FOOTAGE
- 16 SEE A-420s ENLARGED UNIT PLANS FOR UNIT LAYOUT DIMENSIONS
- 17 LAUNDRY EQUIPMENT (WASHER AND DRYER) & APPLIANCES TO BE PROVIDED & INSTALLED BY G.C.
- 18 CEILING ELEVATIONS ARE FROM TOP OF F.F.
- 19 SLAB TO SLAB AND FLOOR TO FLOOR HEIGHT VARIES. REFER TO ELEVATIONS, SECTIONS AND EOS SPOT ELEVATIONS
- 20 REFER TO ID AND ELEC. DWGS. FOR FIXTURE SCHEDULE & CIRCUITING. REFER TO ARCH. DWGS FOR LOCATION OF FIXTURES. LIGHT FIXTURES TO BE LOCATED CENTER OF CLG U.O.N.
- 21 REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES & DESIGN INTENT.
- 22 SCRAPE, PATCH AND PAINT EXPOSED CEILINGS.
- 23 CEILING/FLOOR ASSEMBLIES: PROVIDE 1-HR RATED ASSEMBLIES.
- 24 REFERENCE 700s STAIR SECTIONS FOR STAIR TOWER LIGHTING LOCATIONS.

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY
Alexandria, VA



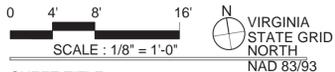
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2022.



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	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
HENRY CONSTRUCTION PLANS

SHEET NUMBER:
A-H111

APPROVED
SPECIAL USE PERMIT NO. 2019-0033

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

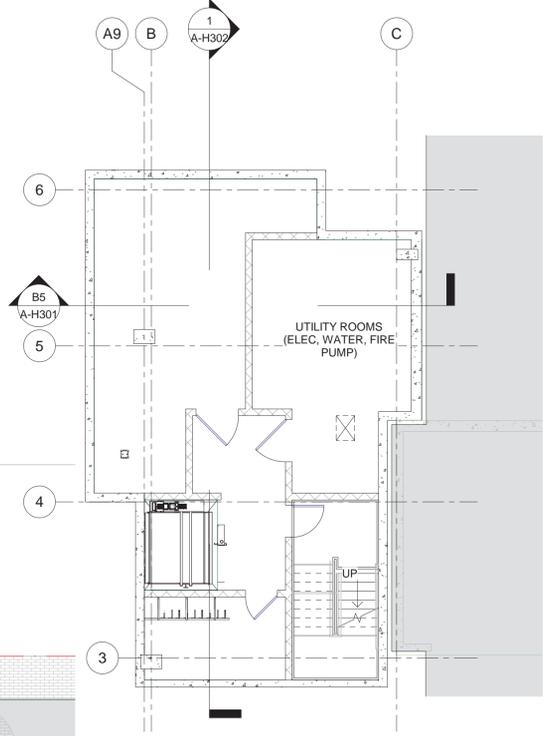
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INSTRUMENT NO.

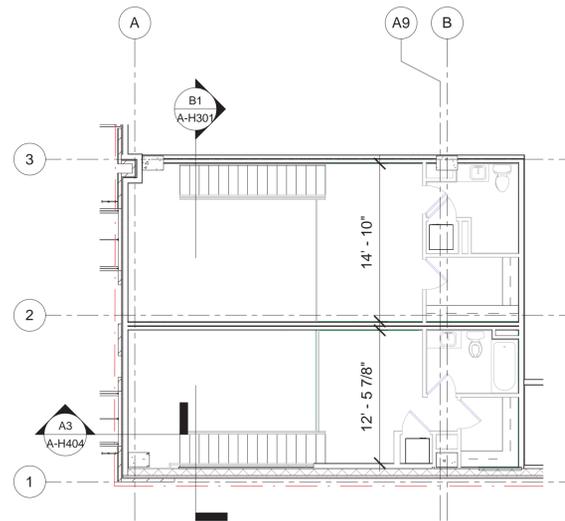
SEEDS' BOOK NO.

DATE

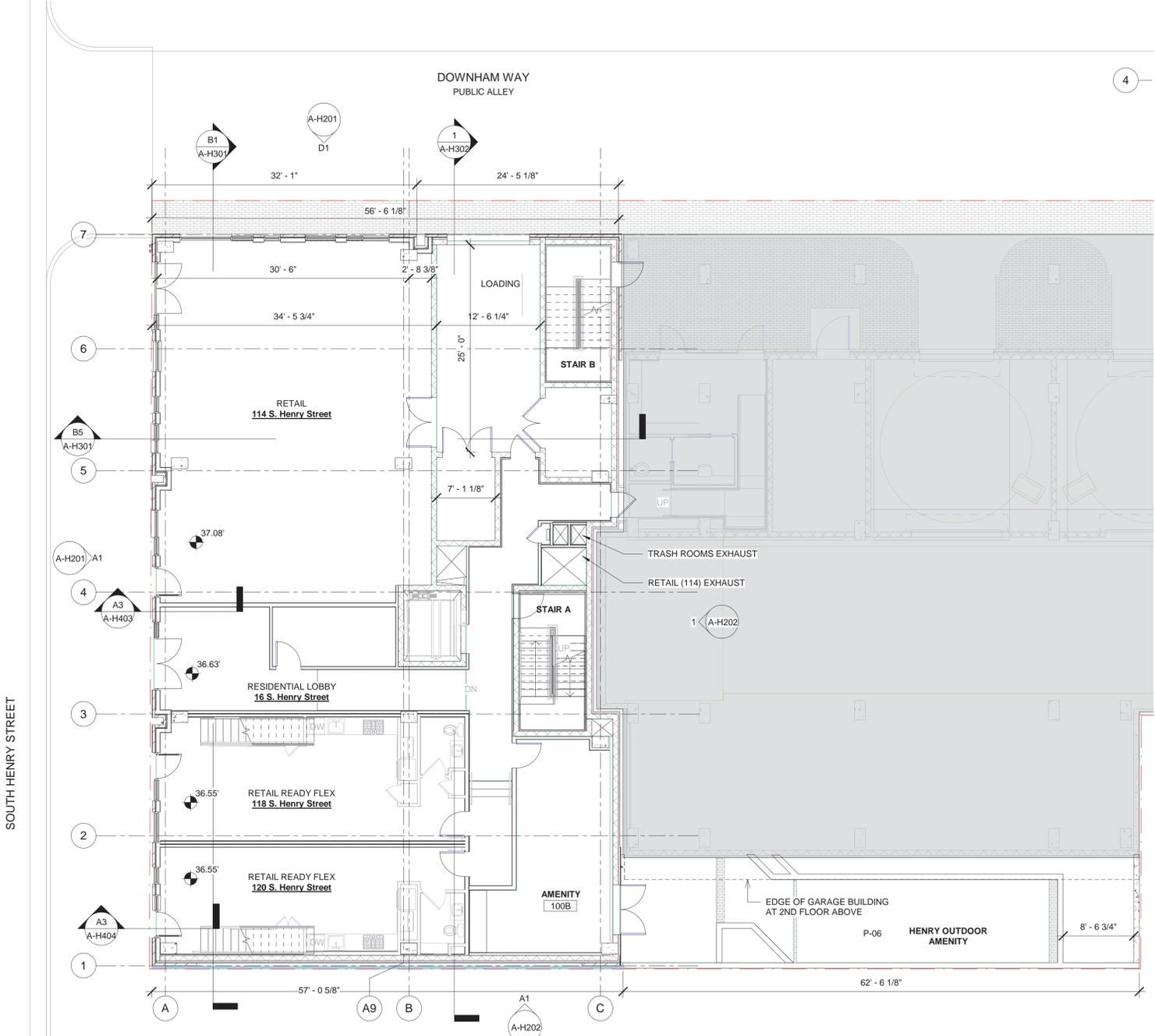
ESI
PEER REVIEW



D6 HENRY BASEMENT PLAN
1/8" = 1'-0"



E6 HENRY 1ST FLOOR LOFT
1/8" = 1'-0"



A1 HENRY 1ST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

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- LAUNDRY EQUIPMENT (WASHER AND DRYER) & APPLIANCES TO BE PROVIDED & INSTALLED BY G.C.
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- REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES & DESIGN INTENT.
- SCRAPE, PATCH AND PAINT EXPOSED CEILINGS.
- CEILING/FLOOR ASSEMBLIES: PROVIDE 1-HR RATED ASSEMBLIES.
- REFERENCE 700s STAIR SECTIONS FOR STAIR TOWER LIGHTING LOCATIONS.

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY
Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
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	09/03/2021	FSP I
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24

0 4' 8' 16' N
SCALE: 1/8" = 1'-0"
VIRGINIA STATE GRID NORTH NAD 83/93

SHEET TITLE:
HENRY CONSTRUCTION PLANS

SHEET NUMBER:

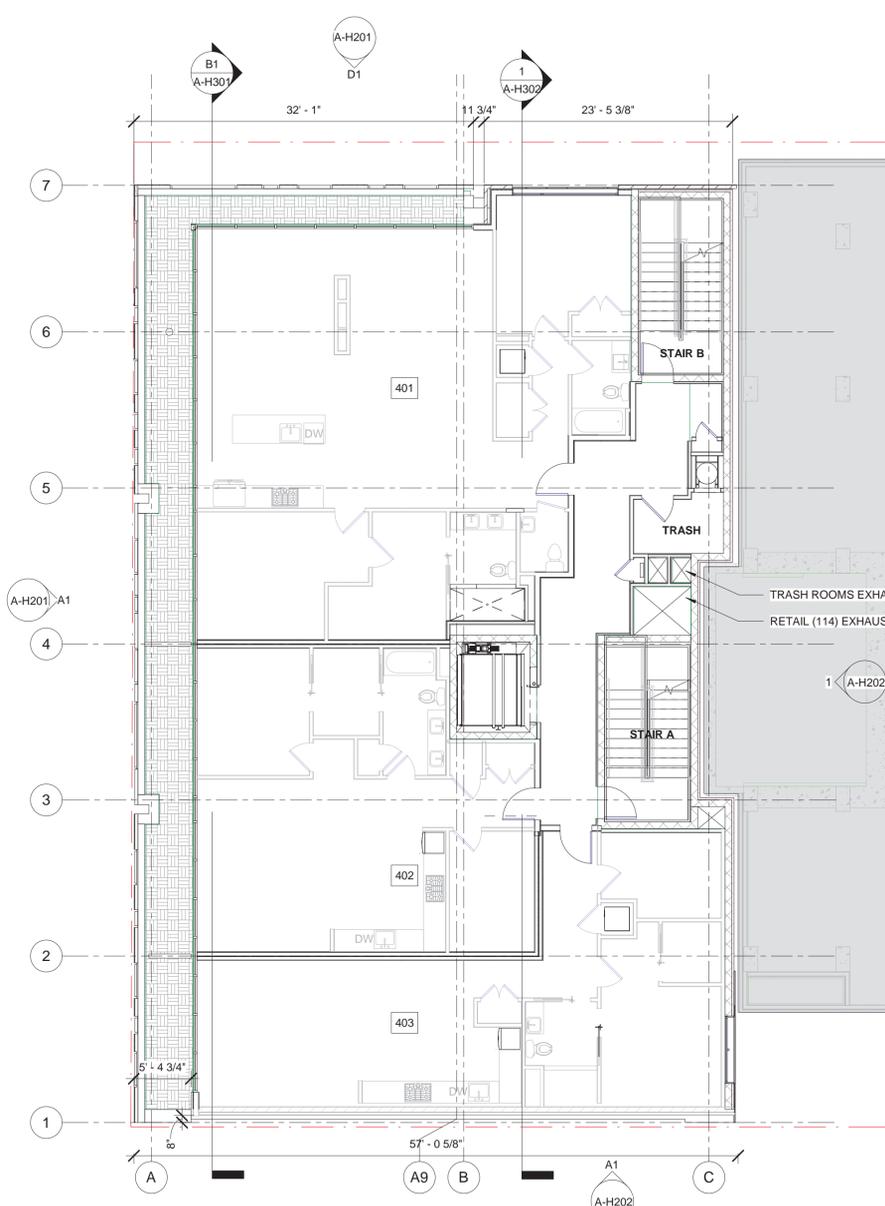
A-H112

APPROVED
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DEPARTMENT OF PLANNING & ZONING

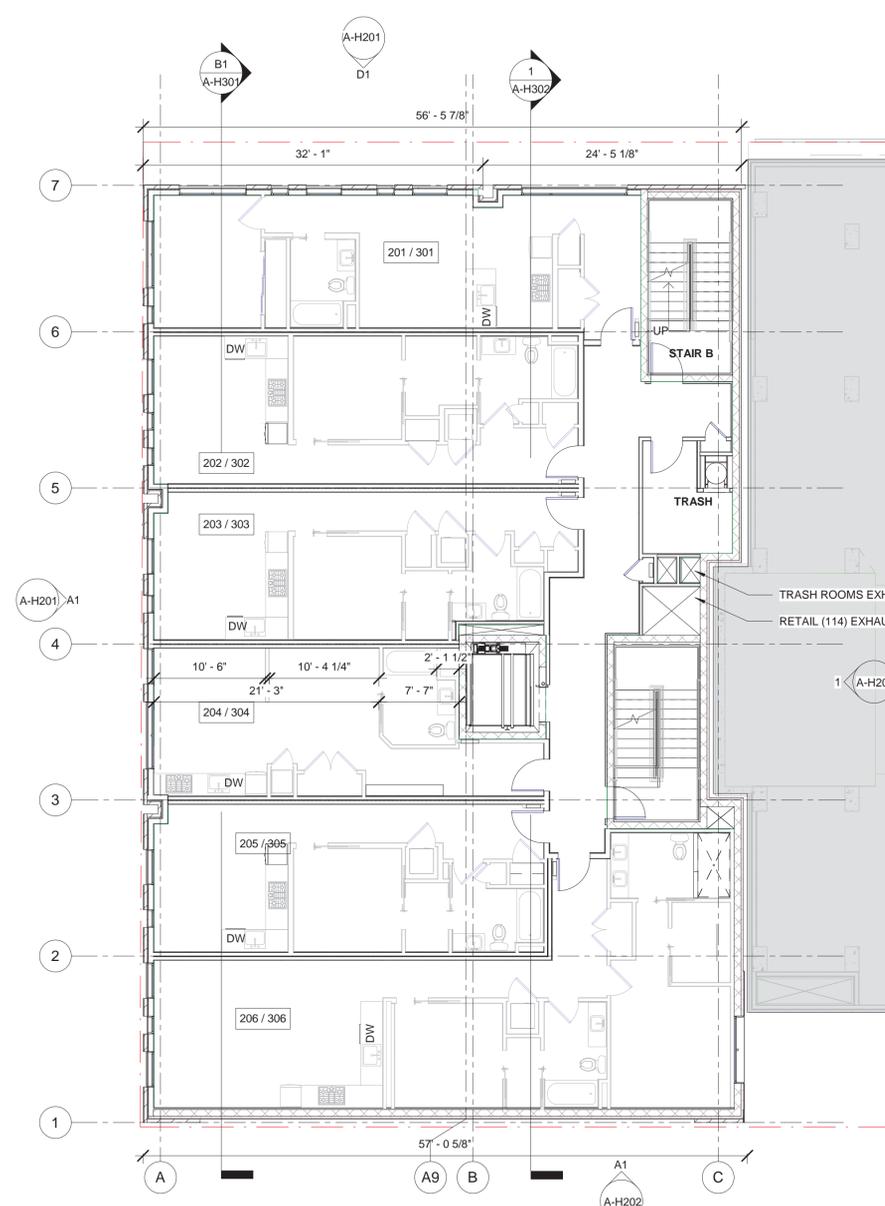
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ESI
PEER REVIEW



A1 HENRY 4TH FLOOR PLAN
1/8" = 1'-0"



A4 HENRY 2ND & 3RD FLOOR PLANS
1/8" = 1'-0"

GENERAL NOTES

- 1 REFER TO DEMOLITION DWGS. FOR EXTENT OF DEMOLITION WORK. REFER TO ARCH. E.O.S. PLANS FOR LOCATION OF SLAB CUT-OUT WITHIN SHAFT WALLS.
- 2 REFER TO CIVIL, ARCH. AND LANDSCAPE DWGS. FOR EXTENT OF SITE & LANDSCAPE WORK.
- 3 REFER TO STRUCT. DWGS. FOR EXTENT OF STRUCT. WORK. REFER TO ARCH. DETAILS FOR LOCATIONS.
- 4 REFER TO MECH. ELEC. & PLUMB. DRAWINGS FOR EXTENT OF MECH. ELEC. & PLUMB. WORK AND GENERAL LOCATION OF EQUIPMENT. REFER TO ARCH. DWGS. FOR FIXTURE, RECEPTACLES, AND DEVICE LOCATIONS.
- 5 PROTECT ALL EXIST. WALL AND FLOOR DURING CONSTRUCTION.
- 6 PROVIDE 2-HR FIRE RATED STAIR AND ELEVATOR ENCLOSURES.
- 7 REFER TO A-700s DWGS FOR ENLARGED STAIRS & ELEVATOR AS INDICATED ON THE ARCH. PLANS.
- 8 ALL DIMENSION LINES ARE TO THE COLUMN CENTERLINE, FACE OF MASONRY, OR FACE OF STUD UNO
- 9 FLOOR LEVELS INDICATE TOP OF CONC. SLAB WITH THE EXCEPTION OF ROOF LEVEL. ROOF LEVEL IS TO TOP OF GREEN ROOF H.P.
- 10 SECURITY DEVICES TO BE COORDINATED & APPROVED BY OWNER. REFER TO ELEC. DWGS FOR STUB-OUTS.
- 11 PROVIDE FIRE EXTINGUISHER & CABINETS LOCATED WITHIN 75'-0" WITH THE EXCEPTION OF R-2 OCCUPANCY FLOORS (2,3,4).
- 12 PROVIDE KERDI-MAT WATERPROOFING AT ALL SHOWER, RESTROOMS, BATHROOMS & LAUNDRY ROOMS.
- 13 ALL COMMERCIAL ENTRANCES TO BE ADA-ACCESSIBLE INCLUDING ENTRANCES TO "RETAIL-READY" SPACES
- 14 MINIMUM 50% OF ALL CONSTRUCTION WASTE TO BE DIVERTED FROM LANDFILL FOR GREEN GLOBES
- 15 REFER TO AREA PLANS G-004 FOR UNIT SQUARE FOOTAGE
- 16 SEE A-420s ENLARGED UNIT PLANS FOR UNIT LAYOUT DIMENSIONS
- 17 LAUNDRY EQUIPMENT (WASHER AND DRYER) & APPLIANCES TO BE PROVIDED & INSTALLED BY G.C.
- 18 CEILING ELEVATIONS ARE FROM TOP OF F.F.
- 19 SLAB TO SLAB AND FLOOR TO FLOOR HEIGHT VARIES. REFER TO ELEVATIONS, SECTIONS AND EOS SPOT ELEVATIONS
- 20 REFER TO ID AND ELEC. DWGS. FOR FIXTURE SCHEDULE & CIRCUITING. REFER TO ARCH. DWGS FOR LOCATION OF FIXTURES. LIGHT FIXTURES TO BE LOCATED CENTER OF CLG U.O.N.
- 21 REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED LIGHT FIXTURES & DESIGN INTENT.
- 22 SCRAPE, PATCH AND PAINT EXPOSED CEILINGS.
- 23 CEILING/FLOOR ASSEMBLIES: PROVIDE 1-HR RATED ASSEMBLIES.
- 24 REFERENCE 700s STAIR SECTIONS FOR STAIR TOWER LIGHTING LOCATIONS.

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

PATRICK - HENRY
Alexandria, VA



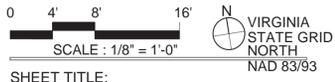
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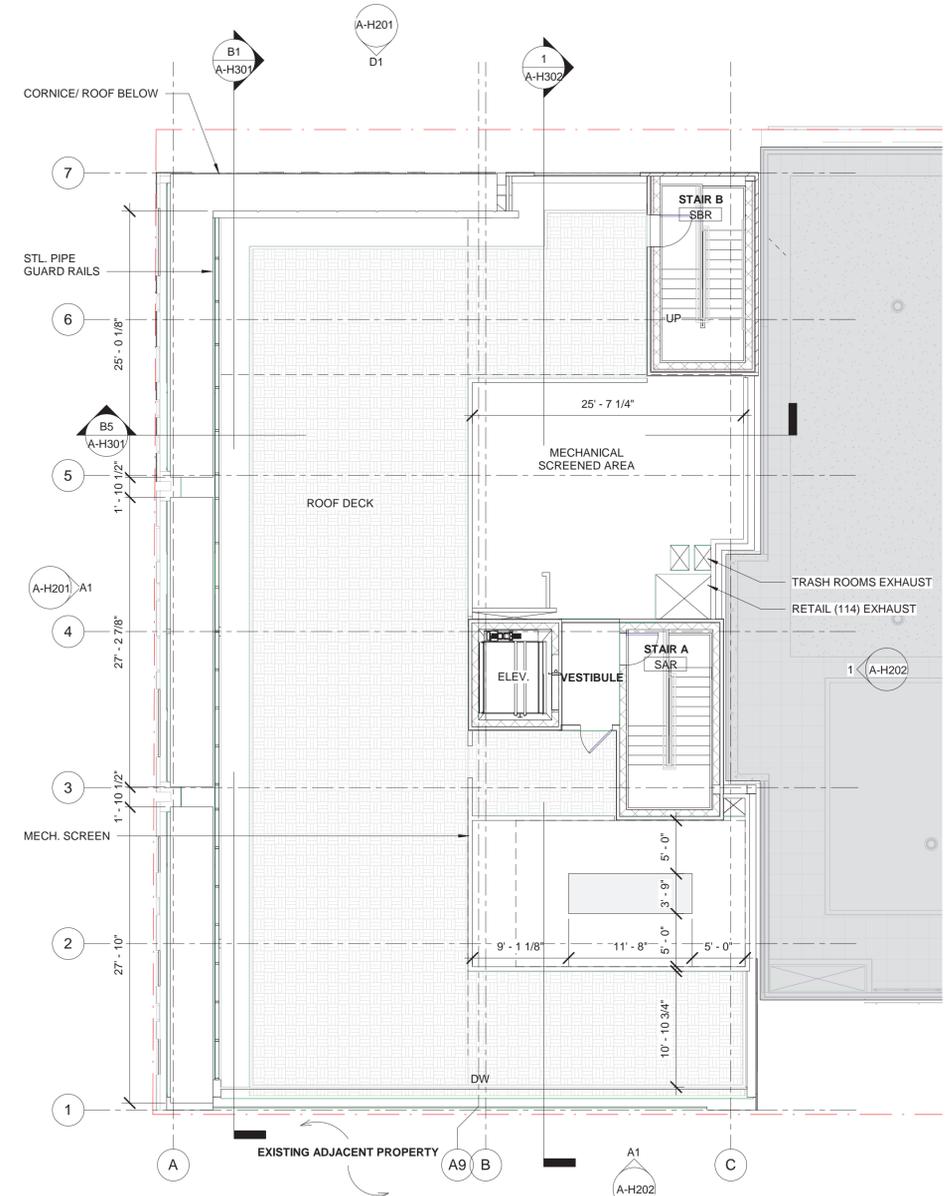
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	12/20/2019	BAR CONCEPT I
	02/28/2020	PRELIMINARY PLAN
	03/06/2020	BAR CONCEPT II
	05/01/2020	VERIFICATION OF COMPLETENESS
	06/12/2020	PRELIMINARY PLAN
	09/03/2021	FSP 1
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
HENRY CONSTRUCTION PLANS

SHEET NUMBER:
A-H113



A5 HENRY ROOF AMENITY PLAN
1/8" = 1'-0"



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INSTRUMENT NO. _____ REFS' BOOK NO. _____ DATE _____

GENERAL CONSTRUCTION NOTES

- 1 REFER TO INTERIORS DRAWINGS FOR MILLWORK SIZE, LOCATION AND DETAILS
- 2 REFER CIVIL DWGS. FOR EXTENT OF SITE & LANDSCAPE WORK.
- 3 REFER TO STRUCT. DWGS. FOR EXTENT OF STRUCT. WORK. REFER TO ARCH. DETAILS FOR LOCATIONS.
- 4 REFER TO MECH. ELEC. & PLUMB. DRAWINGS FOR EXTENT OF MECH. ELEC. & PLUMB. WORK AND GENERAL LOCATION OF EQUIPMENT. REFER TO ARCH. DWGS. FOR FIXTURE, RECEPTACLES, AND DEVICE LOCATIONS.
- 5 PROVIDE 2-HR FIRE RATED STAIR AND ELEVATOR ENCLOSURES.
- 6 REFER TO A-700s FOR ENLARGED STAIRS & ELEVATOR AS INDICATED ON THE ARCH. PLANS.
- 7 ALL DIMENSION LINES ARE TO THE COLUMN LINE OR FACE OF GWB UNO
- 8 SECURITY DEVICES TO BE COORDINATED & APPROVED BY OWNER. REFER TO ELEC. DWGS FOR STUB-OUTS.
- 9 PROVIDE FIRE EXTINGUISHER & CABINETS LOCATED WITHIN 75'-0" WITH THE EXCEPTION OF R-2 OCCUPANCY FLOORS (2.3.4).
- 10 PROVIDE KERDI-MAT WATERPROOFING AT ALL SHOWER, RESTROOMS, BATHROOMS & LAUNDRY ROOMS.
- 11 LAUNDRY EQUIPMENT (WASHER AND DRYER) & APPLIANCES TO BE PROVIDED & INSTALLED BY G.C.

GALENA CAPITAL PARTNERS
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Alexandria, VA



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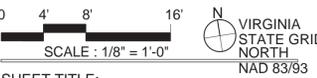


KEY NOTES	
Key #	Keynote Text
101	ELECTRIC PANEL
102	GAS METER(S)- REFER TO PLUMBING DRAWINGS FOR SIZING
105	MAILBOXES
106	BRICK PAVING
107	REFUSE RECEPTACLE STORAGE, designated separate storage for recyclables.
109	BISON PEDESTAL SYSTEM OR APPROVED EQUAL
110	CONDENSER UNIT(S) ON PAD, SEE MEP
118	Alexandria Virginia Code of Ordinances: Solid Waste collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screen them from view
900	DISHWASHER
901	WASHER/DRYER - REFER TO ID FOR SPEC.

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01/07/2022	09/03/2021	FSP 1
03/07/2022	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
PATRICK FLOOR PLANS

SHEET NUMBER:

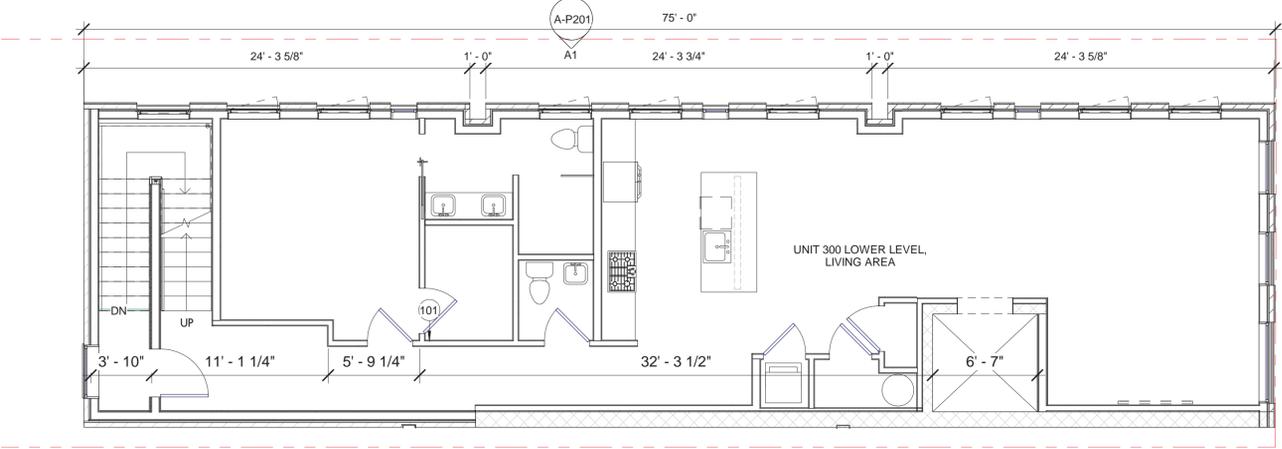
A-P111

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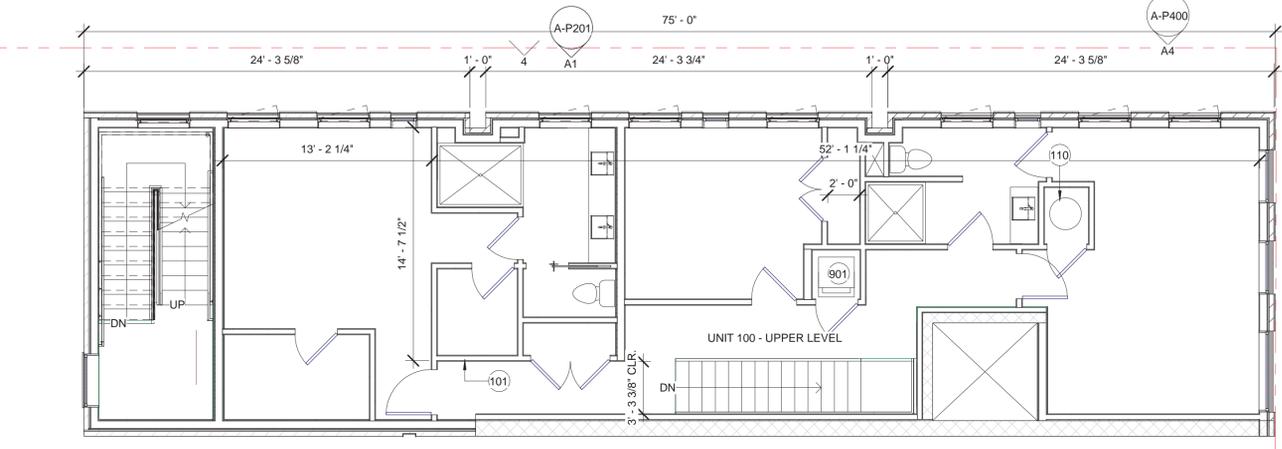
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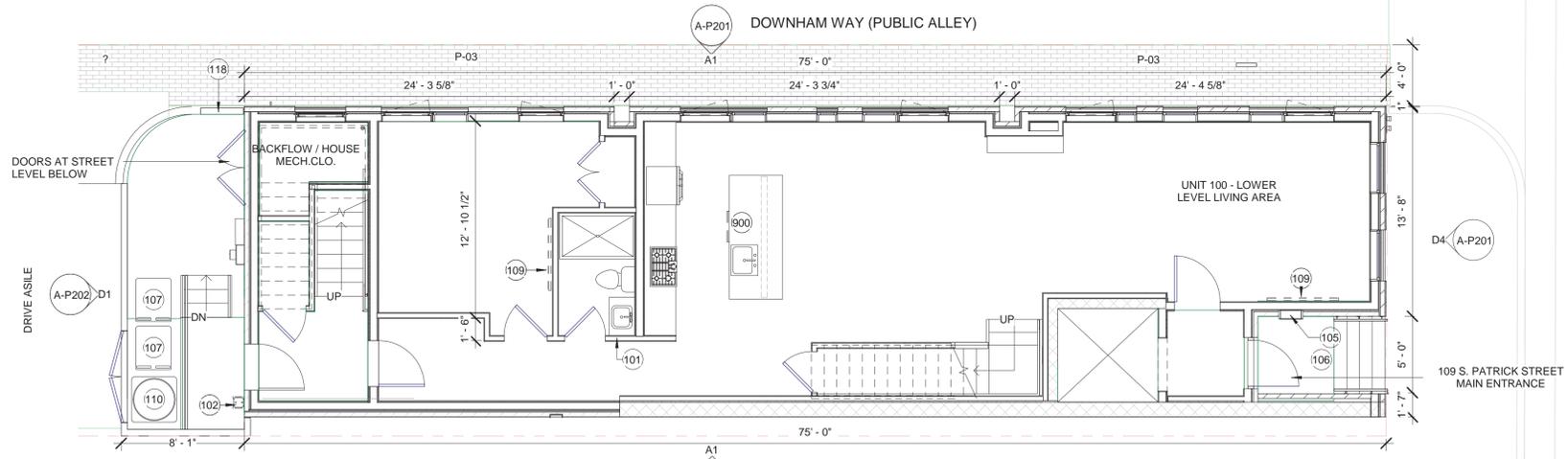
ESI
PEER REVIEW



E2 PATRICK 3RD FLOOR
3/16" = 1'-0"



C2 PATRICK 2ND FLOOR
3/16" = 1'-0"



A2 PATRICK 1ST FLOOR
3/16" = 1'-0"



WEST ELEVATION (116 S. HENRY ST. BUILDING)



NORTH ELEVATION (109 S. PATRICK ST + AUTOMATED STRUCTURE + 116 S. HENRY ST BUILDINGS AT DOWNHAM ALLEY)



EAST ELEVATION (109 S. PATRICK ST. BUILDING)

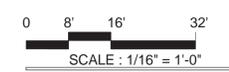
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	06/12/2020	PRELIMINARY PLAN
	09/03/2021	FSP 1
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
DSUP ELEVATIONS

SHEET NUMBER:

A- 200

EXTERIOR FINISH LEGEND (*See full material list on sheet A-630)				
MARK	DESCRIPTION	MODEL	MFR.	COMMENTS
AG-1	Glazing System - Storefront	Tritab 451, black finish	KAWNEER	
BRK-1 THUR BRK-2 (NOT USED)				
BRK-3	Black Brick	BLACK PEARL SM	Glen-Gery	THROUGH-BODY BRICK. FOR PATTERN SEE ELEVATIONS
BRK-3M	Mortar	Graphite WR-2070	Workrite	
BRK-4	Tan Brick	Golden Dawn S27-28	Belden	
BRK-4M	Mortar	Sand WR-2443	Workrite	
BRK-5	Red Brick	DK RED WIRE CUT	Palmetto	
BRK-5M	Mortar	Canyon WR-2031	Workrite	
BRK-6	MERLOT	IRONSPOT VLR	Glen-Gery	
BRK-6M	Mortar	Redwood WR-2492	Workrite	
BRK-7	DARK GRAY	BLK DIMOND VLR	Belden	
BRK-7M	Mortar	Smoke WR-2062	Workrite	
P-03	City Standard Paver	Belcrest 760	Belden	
EF-1	EIFS - White	China White #310		Dryvit Limestone PMR Finish
EF-2	EIFS - Dk Grey Custom	Ben Moore Jet Black 2120-10		Dryvit Limestone PMR Finish
FCP-1	Fiber Cement reveal system, smooth			@ Roof PH, not visible from ground level
GL-1	1" Fully Tempered, Insulated Glass Unit (IGU) with Low-E Coated vision glass.			Ground Floor Storefront System (AG-1)
GL-2	Fire-rated glass, insulated with Low-E coated vision glass			Ground Floor Storefront System (AG-1)
GRL-1	Galvanized pnt'd. guard rail at roof terrace	PNT-1		
GRL-4	Galvanized pnt. exterior rail			
MP-1	Fiber Cement	Raven	Nichiha	Infill on Pat/Hen.
MP-2	Metal Panel	Empenay Champagne Metallic, Alucobond		4th floor Henry
MP-3	Metal Panel	JLR Champagne Metallic, Alucobond		4th floor Patrick
MP-4	Metal Panel			4th floor King (TBD)
P-03	City Stnd. Paver	Belcrest 760	Belden	Standard pattern
PNT-1	Exterior Paint	Jet Black 2120-10	Ben Moore	Trim, fences, railings
PNT-2	Exterior Paint	Medium Grey, TBD		PH structures
PNT-3	Exterior Paint	Cloud White 967		mtl. coping, garage stair person doors
PNT-4	Exterior Paint	TBD	Ben Moore	On ST-1
ST-1	PNT-4Fiber Cement Poly-Ash	TRIM	TruExterior	Headers, sills, coping trim face



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Alexandria, VA

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	09/03/2021	FSP 1
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

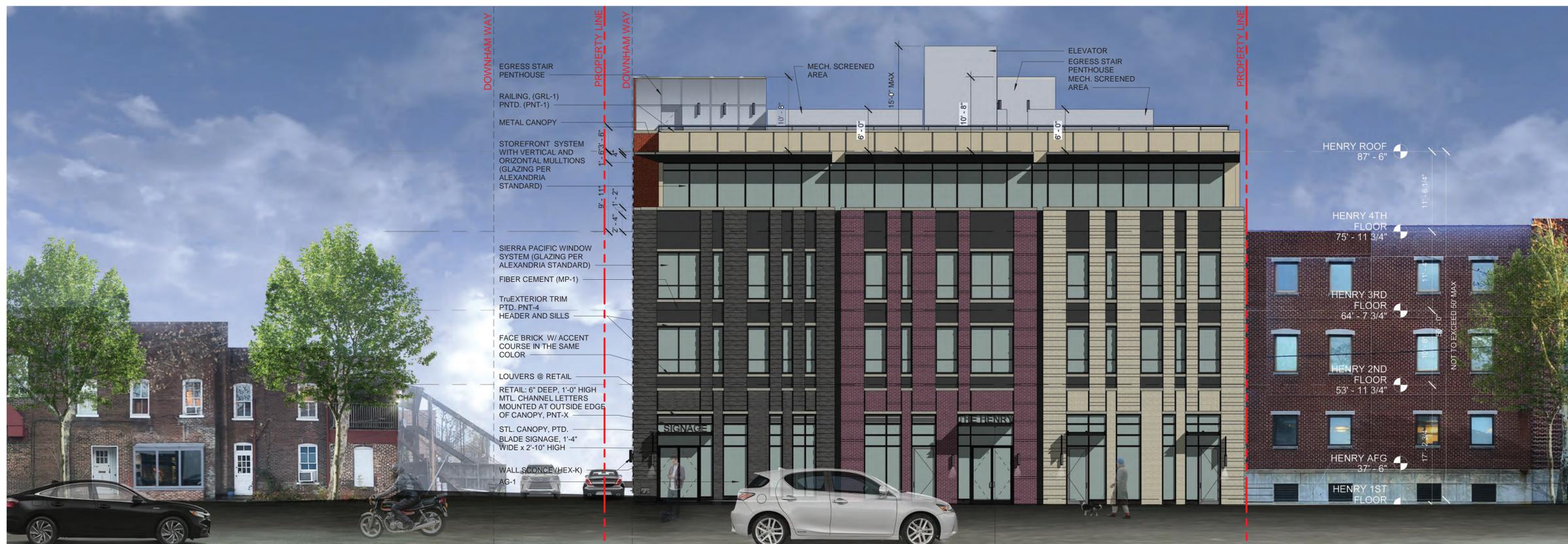
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DSUP ELEVATIONS

SHEET NUMBER:

A- 201

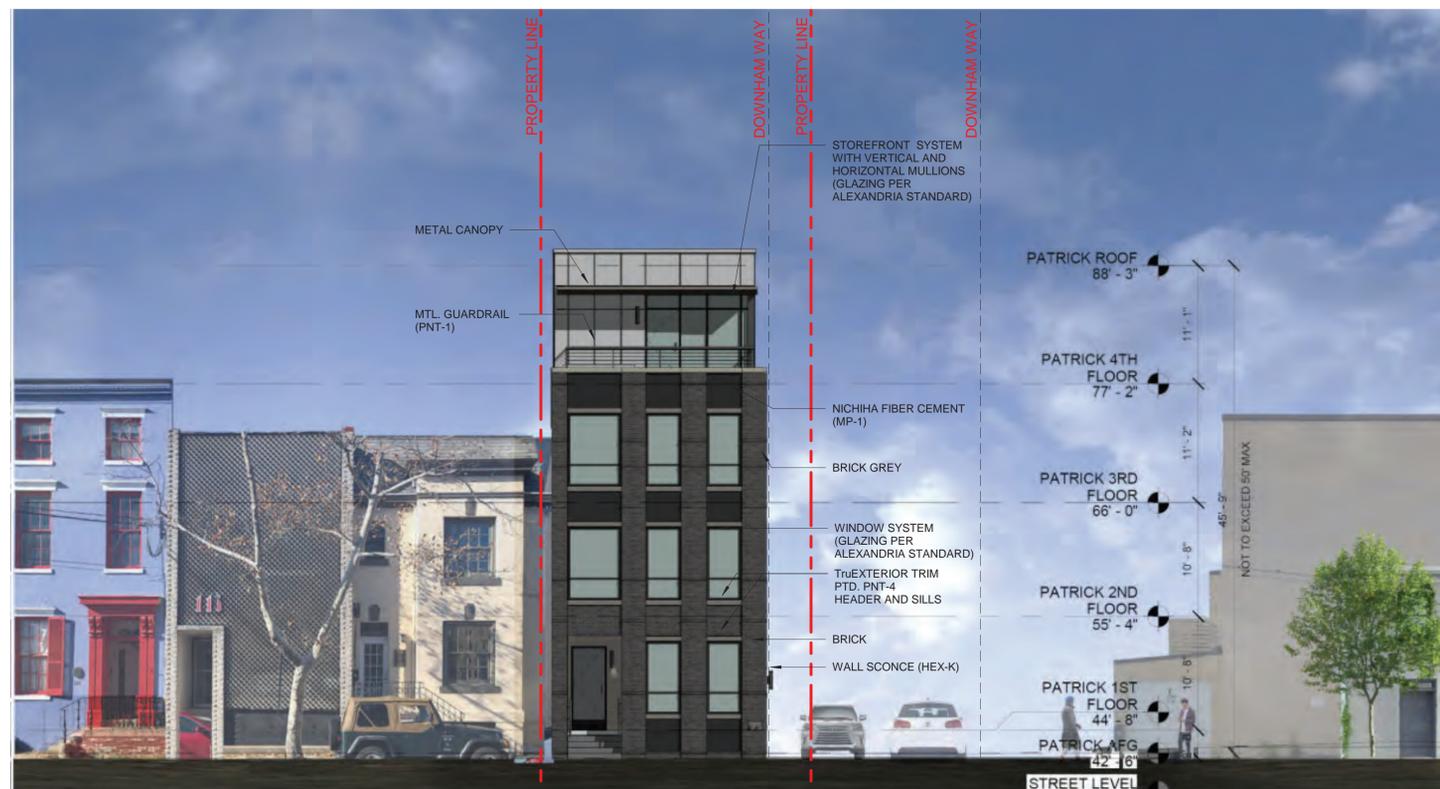
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WEST ELEVATION (116 S. HENRY ST. BUILDING)

RESIDENTIAL- 6" DEEP, 1'-0" HIGH MTL CHANNEL LETTERS MOUNTED AT OUTSIDE EDGE OF CANOPY, PNT-X



EAST ELEVATION (109 S. PATRICK ST. BUILDING)

MARK	DESCRIPTION	MODEL	MFR.	COMMENTS
AG-1	Glazing System - Storefront	Trifab 451, black finish	KAWNEER	
BRK-1 THUR BRK-2 (NOT USED)				THROUGH-BODY BRICK FOR PATTERN SEE ELEVATIONS
BRK-3	Black Brick	BLACK PEARL SM	Glen-Gery	
BRK-3M	Mortar	Graphite WR-2070	Workrite	
BRK-4	Tan Brick	Golden Dawn S27-28	Belden	
BRK-4M	Mortar	Sand WR-2443	Workrite	
BRK-5	Red Brick	DK RED WIRE CUT	Palmetto	
BRK-5M	Mortar	Canyon WR-2031	Workrite	
BRK-6	MERLOT	IRONSPOT VLR	Glen-Gery	
BRK-6M	Mortar	Redwood WR-2492	Workrite	
BRK-7	DARK GRAY	BLK DIMOND VLR	Belden	
BRK-7M	Mortar	Smoke WR-2062	Workrite	
P-03	City Standard Paver	Belcrest 760	Belden	
EF-1	EIFS - White	China White #310		Dryvit Limestone PMR Finish
EF-2	EIFS - Dk Grey Custom	Ben Moore Jet Black 2120-10		Dryvit Limestone PMR Finish
FCP-1	Fiber Cement reveal system, smooth			@ Roof PH, not visible from ground level
GL-1	1" Fully Tempered, Insulated Glass Unit (IGU) with Low-E Coated vision glass.			Ground Floor Storefront System (AG-1)
GL-2	Fire-rated glass, insulated with Low-E coated vision glass			Ground Floor Storefront System (AG-1)
GRL-1	Galvanized pnt'd. guard rail at roof terrace	PNT-1		
GRL-4	Galvanized pnt. exterior rail			
MP-1	Fiber Cement	Raven	Nichiha	Infill on Pat/Hen.
MP-2	Metal Panel	Empenay Champagne Metallic, Alucobond		4th floor Henry
MP-3	Metal Panel	JLR Champagne Metallic Alucobond		4th floor Patrick
MP-4	Metal Panel			4th floor King (TBD)
P-03	City Stnd. Paver	Belcrest 760	Belden	Standard pattern
PNT-1	Exterior Paint	Jet Black 2120-10	Ben Moore	Trim, fences, railings
PNT-2	Exterior Paint	Medium Grey, TBD		PH structures
PNT-3	Exterior Paint	Cloud White 967		mt. coping, garage stair pers. doors
PNT-4	Exterior Paint	TBD	Ben Moore	On ST-1
ST-1	PNT-4Fiber Cement Poly-Ash	TRIM	TruExterior	Headers, sills, coping trim face

PATRICK - HENRY

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

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	03/06/2020	BAR CONCEPT II
	05/01/2020	VERIFICATION OF COMPLETENESS
	06/12/2020	PRELIMINARY PLAN
	09/03/2021	FSP 1
	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

SHEET TITLE:
DSUP ELEVATIONS

SHEET NUMBER:

A- 202

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NORTH ELEVATION (AUTOMATED STRUCTURE + 116 S. HENRY ST. AT DOWNHAM ALLEY)



NORTH ELEVATION (109 S. PATRICK ST. BUILDING AT DOWNHAM ALLEY)

EXTERIOR FINISH LEGEND
(*See full material list on sheet A-630)

MARK	DESCRIPTION	MODEL	MFR.	COMMENTS
AG-1	Glazing System - Storefront	Trifab 451, black finish	KAWNEER	
BRK-1 THUR BRK-2 (NOT USED)				THROUGH-BODY BRICK FOR PATTERN SEE ELEVATIONS
BRK-3	Black Brick	BLACK PEARL SM	Glen-Gery	
BRK-3M	Mortar	Graphite WR-2070	Workrite	
BRK-4	Tan Brick	Golden Dawn S27-28	Belden	
BRK-4M	Mortar	Sand WR-2443	Workrite	
BRK-5	Red Brick	DK RED WIRE CUT	Palmetto	
BRK-5M	Mortar	Canyon WR-2031	Workrite	
BRK-6	MERLOT	IRONSPOT VLR	Glen-Gery	
BRK-6M	Mortar	Redwood WR-2492	Workrite	
BRK-7	DARK GRAY	BLK DIMOND VLR	Belden	
BRK-7M	Mortar	Smoke WR-2062	Workrite	
P-03	City Standard Paver	Belcrest 760	Belden	
EF-1	EIFS - White	China White #310	Dryvit Limestone PMR Finish	
EF-2	EIFS - Dk Grey Custom	Ben Moore Jet Black 2120-10	Dryvit Limestone PMR Finish	
FCP-1	Fiber Cement reveal system, smooth			@ Roof PH, not visible from ground level
GL-1	1" Fully Tempered, Insulated Glass Unit (IGU) with Low-E Coated vision glass.			Ground Floor Storefront System (AG-1)
GL-2	Fire-rated glass, insulated with Low-E coated vision glass			Ground Floor Storefront System (AG-1)
GRL-1	Galvanized pnt'd. guard rail at roof terrace	PNT-1		
GRL-4	Galvanized pnt. exterior rail.			
MP-1	Fiber Cement	Raven	Nichiha	Infill on Pat/Hen.
MP-2	Metal Panel	Empenay Champagne Metallic, Alucobond	Belden	4th floor Henry
MP-3	Metal Panel	JLR Champagne Metallic, Alucobond	Belden	4th floor Patrick
MP-4	Metal Panel		Belden	4th floor King (TBD)
P-03	City Stnd. Paver	Belcrest 760	Belden	Standard pattern
PNT-1	Exterior Paint	Jet Black 2120-10	Ben Moore	Trim, fences, railings
PNT-2	Exterior Paint	Medium Grey, TBD	Belden	PH structures
PNT-3	Exterior Paint	Cloud White 967	Belden	mit. coping, garage stair person doors
PNT-4	Exterior Paint	TBD	Ben Moore	On ST-1
ST-1	PNT-4/Fiber Cement Poly-Ash	TRIM	TruExterior	Headers, sills, coping trim face

PATRICK - HENRY
Alexandria, VA



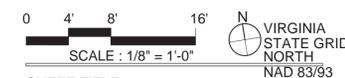
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	01/07/2022	FSP 2
	03/07/2022	BAR CoA

A/E PROJECT NO: 19 - 24



SHEET TITLE:
GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER:

A-A200

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DIRECTOR

DATE

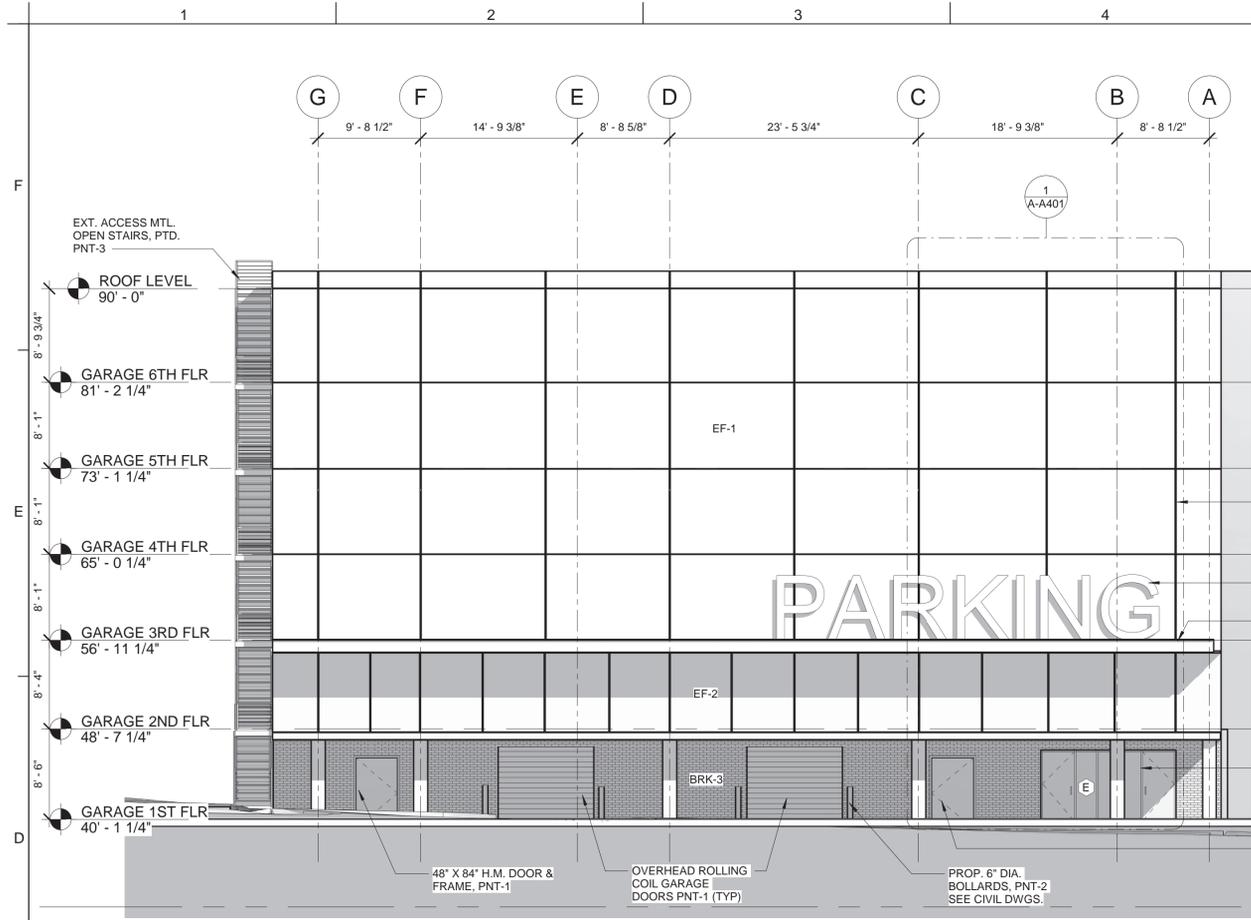
CHAIRMAN, PLANNING COMMISSION

DATE

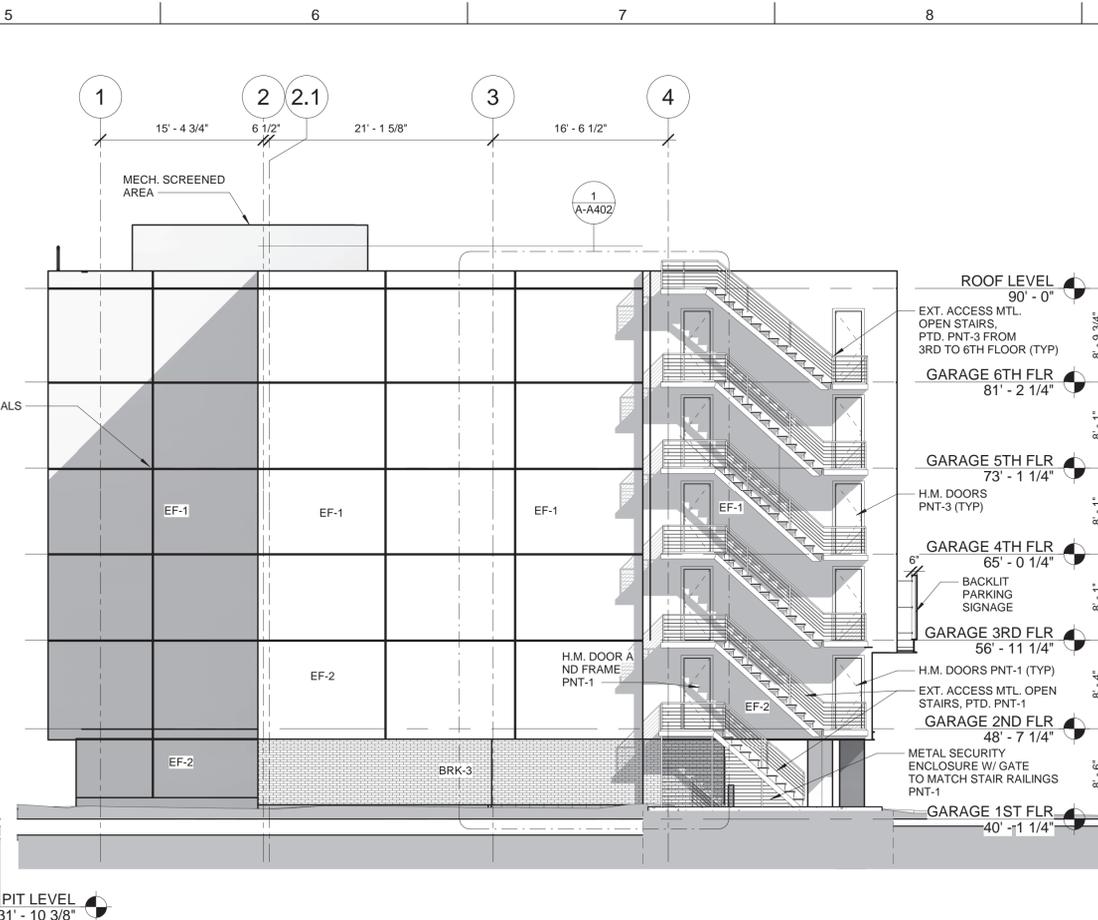
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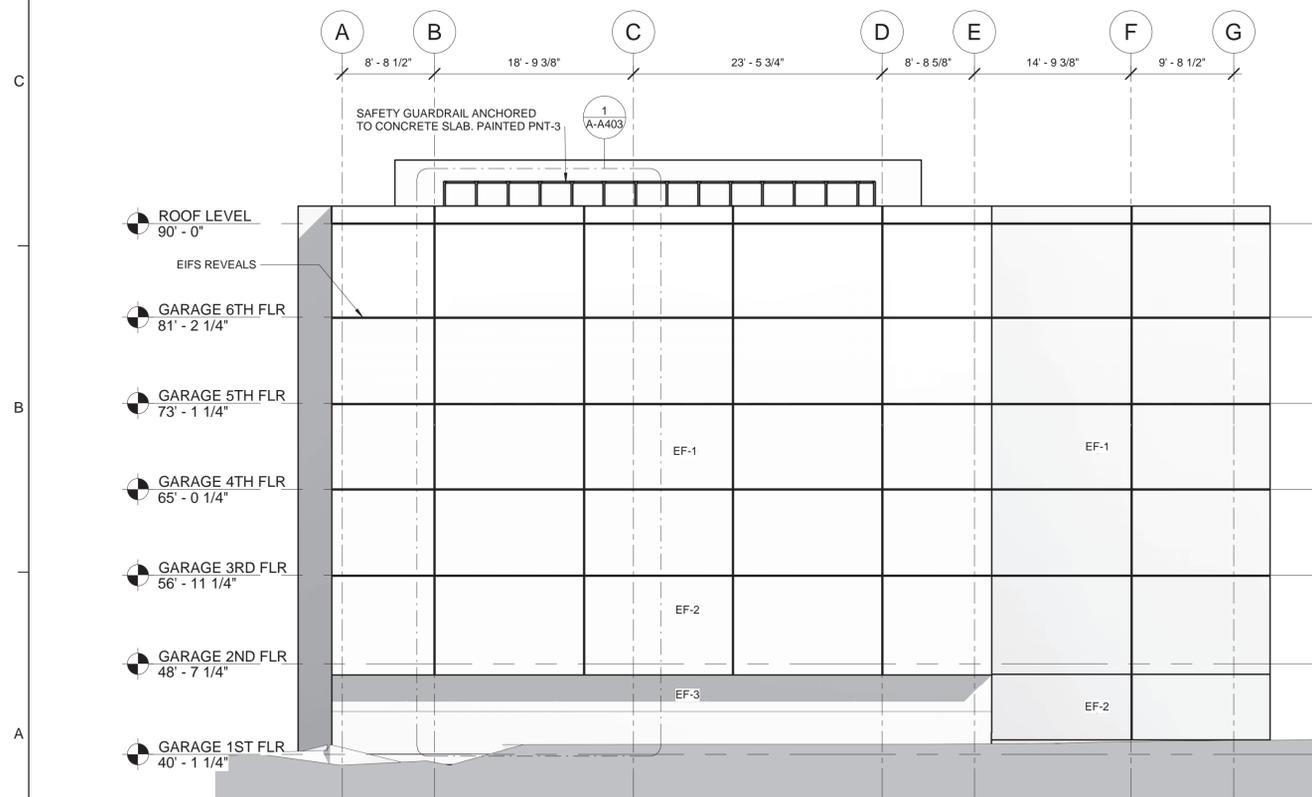
ESI
PEER REVIEW



1 EXTERIOR ELEVATION - NORTH (ALLEY)
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR FINISH LEGEND
(*See full material list on sheet A-630)

MARK	DESCRIPTION	MODEL	MFR.	COMMENTS
AG-1	Glazing System - Storefront	Trifab 451, black finish	KAWNEER	
BRK-1 THRU BRK-2 (NOT USED)				
BRK-3	Black Brick	BLACK PEARL SM	Glen-Gery	THROUGH-BODY BRICK FOR PATTERN SEE ELEVATIONS
BRK-3M	Mortar	Graphite WR-2070	Workrite	
BRK-4	Tan Brick	Golden Dawn S27-28	Belden	
BRK-4M	Mortar	Sand WR-2443	Workrite	
BRK-5	Red Brick	DK RED WIRE CUT	Palmetto	
BRK-5M	Mortar	Canyon WR-2031	Workrite	
BRK-6	MERLOT	IRONSPOT VLR	Glen-Gery	
BRK-6M	Mortar	Redwood WR-2492	Workrite	
BRK-7	DARK GRAY	BLK DIMOND VLR	Belden	
BRK-7M	Mortar	Smoke WR-2062	Workrite	
P-03	City Standard Paver	Belcrest 760	Belden	
EF-1	EIFS - White	China White #310		Dryvit Limestone PMR Finish
EF-2	EIFS - Dk Grey Custom: Ben Moore Jet Black 2120-10			Dryvit Limestone PMR Finish
FCP-1	Fiber Cement reveal system, smooth			@ Roof PH, not visible from ground level
GL-1	1" Fully Tempered, Insulated Glass Unit (IGU) with Low-E Coated vision glass.			Ground Floor Storefront System (AG-1)
GL-2	Fire-rated glass, insulated with Low-E coated vision glass			Ground Floor Storefront System (AG-1)
GRL-1	Galvanized pnt'd. guard rail at roof terrace	PNT-1		
GRL-4	Galvanized pnt. exterior rail			
MP-1	Fiber Cement	Raven	Nichiha	Infill on Pat/Hen.
MP-2	Metal Panel	Empemay Champagne Metallic, Alucobond		4th floor Henry
MP-3	Metal Panel	JLR Champagne Metallic, Alucobond		4th floor Patrick
MP-4	Metal Panel			4th floor King (TBD)
P-03	City Strnd. Paver	Belcrest 760	Belden	Standard pattern
PNT-1	Exterior Paint	Jet Black 2120-10	Ben Moore	Trim, fences, railings
PNT-2	Exterior Paint	Medium Grey, TBD		PH structures
PNT-3	Exterior Paint	Cloud White 967		mt. coping, garage stair person doors
PNT-4	Exterior Paint	TBD	Ben Moore	On ST-1
ST-1	PNT-4Fiber Cement Poly-Ash	TRIM	TruExterior	Headers, sills, coping trim face

Original drawing is 24" x 36". Scale notes accordingly. # reduced

MARCH 07, 2022

**110 S. HENRY STREET BAR #2019-00557
BAR CERTIFICATE OF APPROPRIATENESS**

LIST OF PRODUCT CUT SHEETS

1. Windows & Doors

a. Typical punched opening windows (AG-1):

Manufacturer: Sierra Pacific

Series: Aluminum Clad Wood Casement (Fixed & Operable) with Terrace
Doors (outswing)

Glazing: Cardinal glass, 1" IGU Low-E 272, argon filled

b. Storefront at Retail & Residential Lobby (AG-1):

Manufacturer: Kawneer

Series: 451UT Framing System with 350 T medium stile Insulpour Thermal
Entrances.

Glazing (AG-1): Cardinal glass, 1" IGU Low-E 272 w/ argon fill.

c. Fire resistant window (only at South Elevation Alley facing) (AG-2):

Manufacturer: Fire Frames

Series: TGP Aluminum Series – 60 min.

Glazing: Fireglass Pilkington Pryrostop (Interior side) + Cardinal glass
(exterior side)

2. Exterior Lighting Cutsheets:

See lighting cutsheets on BAR COA Drawings, sheets LP-03.

INSPIRED DESIGN BEAUTIFULLY CRAFTED



SIERRA
PACIFIC
WINDOWS

EARTH-FRIENDLY. MORE THAN AN APPROACH, AN OBLIGATION.

Sierra Pacific Windows is part of Sierra Pacific Industries, which sustainably manages over 2 million acres of timberland in California and Washington State. We're the largest millwork producer and one of the largest lumber companies in the U.S.

Our size creates a big obligation to protect our environment.

At Sierra Pacific, we believe healthy trees, good water quality and enduring wildlife habitat are the natural result of sound forest management. That's why we adhere to the environmental protection standards of the Sustainable Forestry Initiative® (SFI) and why all our pine and Douglas fir windows and doors are labeled SFI certified.



We bring in our own Professional Foresters and Wildlife Biologists to help protect wildlife habitat, watercourses and plant life, and to help manage our lands based on "sustained yield" practices. As a result, Sierra Pacific Industries plants 7 million new trees every year and will nearly triple the amount of wood growing on its lands in the next 100 years, with average tree diameters nearly doubling in that time.

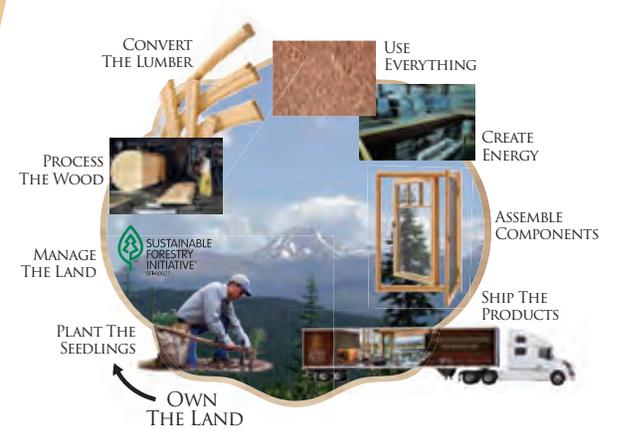
To learn more about how Sierra Pacific Industries protects, preserves and invests in its own forest lands, visit spt-ind.com.



©Karl Neumann Photography | Martel Construction



TRUE VERTICAL INTEGRATION SETS US APART.



As a proud part of this family-owned, environmentally-committed company, Sierra Pacific is the only window company that manufactures its products with complete vertical integration. The full cycle makes use of every part of our wood resources, all the way down to wood shavings that become animal bedding and chips that are used as part of our cogeneration power process. It also allows continuous quality control from the moment our tree seeds are planted until our beautiful wood windows are produced, approved and delivered to you.

FIVE BEAUTIFUL CHOICES, ONE EXACTING STANDARD.

Sierra Pacific windows and doors are crafted in four unique manufacturing styles. Each delivers its own design and performance advantages. In other words, there are no bad choices, only good ones.



ALUMINUM CLAD WOOD

The best of both worlds, combining beautiful wood inside with low maintenance aluminum cladding outside. Wood is select pine, or upgrade to one of eight other species, all protected by CoreGuard Plus® wood preservative. Double thick cladding is finished with a powder coating process that leads the industry in durability and environmental safety.



ALL-WOOD

For a classic, distinctive look, our all-wood windows and patio doors offer timeless elegance with exceptional thermal performance. As with all our wood products, long-term durability is ensured by CoreGuard Plus®, a leading wood treatment against rot and insects.



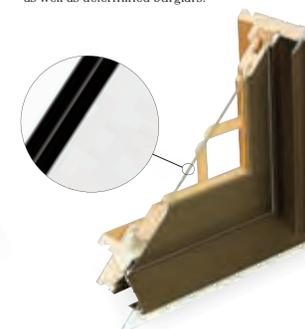
H3®

Inventive Fusion Technology™ integrates three components (extruded aluminum, vinyl and wood) into one perfect window with greater energy efficiency and performance. Double thick aluminum exteriors are protected by our industry-leading powder coated finishes, while the wood interior is preserved with CoreGuard Plus®.



FEELSAFE™

Our hurricane-resistant windows and patio doors feature high-strength, laminated glass, plus highly reinforced engineering and construction. They're built to withstand heavy storm impact as well as determined burglars.



VINYL

All the benefits of vinyl windows and patio doors with Sierra Pacific DNA, our vinyl new construction and replacement products offer many of the same features and design options as our premium wood products. Choose from a complete lineup of operating styles, sizes and shapes.



CLAD EXTERIORS

BEAUTIFUL INSIDE, LOW MAINTENANCE OUTSIDE.

Sierra Pacific clad windows and doors feature exteriors with industry-leading, extruded aluminum cladding that's twice as thick as roll-form cladding. All come with rich, wood interiors in a wide selection of species and finishes.

Choose from multiple leading-edge glazing options.

Also available with FeedSafe impact rated glazing.

Protected to the very core by our CoreGuard Plus™ wood treatment.

Exterior is fully encased in weatherproof, low maintenance, aluminum cladding.

Unlimited color choices in powder coat for extreme durability. Anodized finishes also available.

Our heavy duty extruded aluminum cladding is at least twice as thick as roll-form cladding.

Designer hardware in many luxurious finishes.

Optional stained or painted interior factory finish on select products.



Windows and doors crafted from pine and Douglas fir are third-party certified to meet the SFI fiber sourcing requirements.

Dual or triple panes, plus decorative glass options.



Wood interior for natural beauty & insulation.

Available with simulated divided lites or a variety of decorative grilles.

Choose from beautiful, select species of interior wood.

Large variety of interior trim profiles.



CLAD EXTERIOR COLORS

INSPIRED BY NATURE. DESIGNED TO LAST.

The exteriors of our clad windows and doors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



See your local representative for actual cladding samples. Printing limits our ability to show colors precisely.

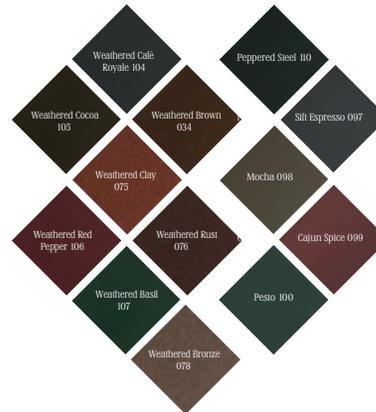
COLOR STAY™ COLLECTION



Ⓟ Available in vinyl.



WEATHERED COLLECTION



TEXTURED COLLECTION

PEARL METALLIC COLLECTION



* Available on select products only.

Pricing may vary by collection.

A MODERN APPROACH TO A TIMELESS LOOK.

To add your personal touch, our simulated divided lite profiles give you a number of starting points, while our grille configurations are limited only by your imagination. Start with our standard geometries and dream from there.



SIMULATED DIVIDED LITE

The classic look of traditional true divided lite without the energy loss of individual glass panes, our simulated divided lite grilles offer tough extruded aluminum outside with beautiful natural wood inside. Complete the look with optional spacers between the glass. Profiles are also available in all-wood.

GRILLES BETWEEN THE GLASS

Grilles stay out of the way while you still get the look you want.



GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal lite and Prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



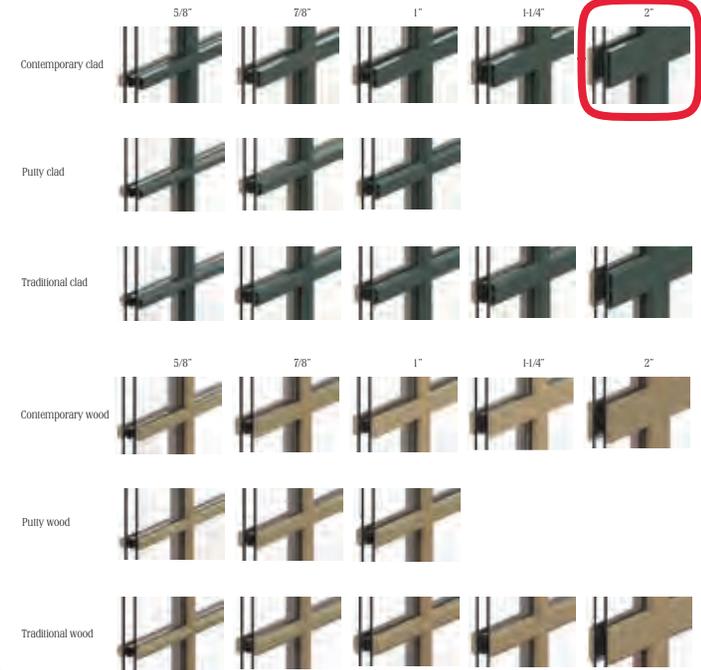
Prairie



Bronze spacer option shown.

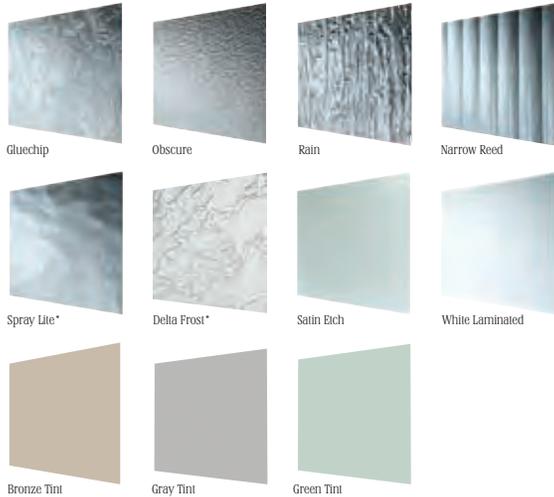


SIMULATED DIVIDED LITE PROFILES

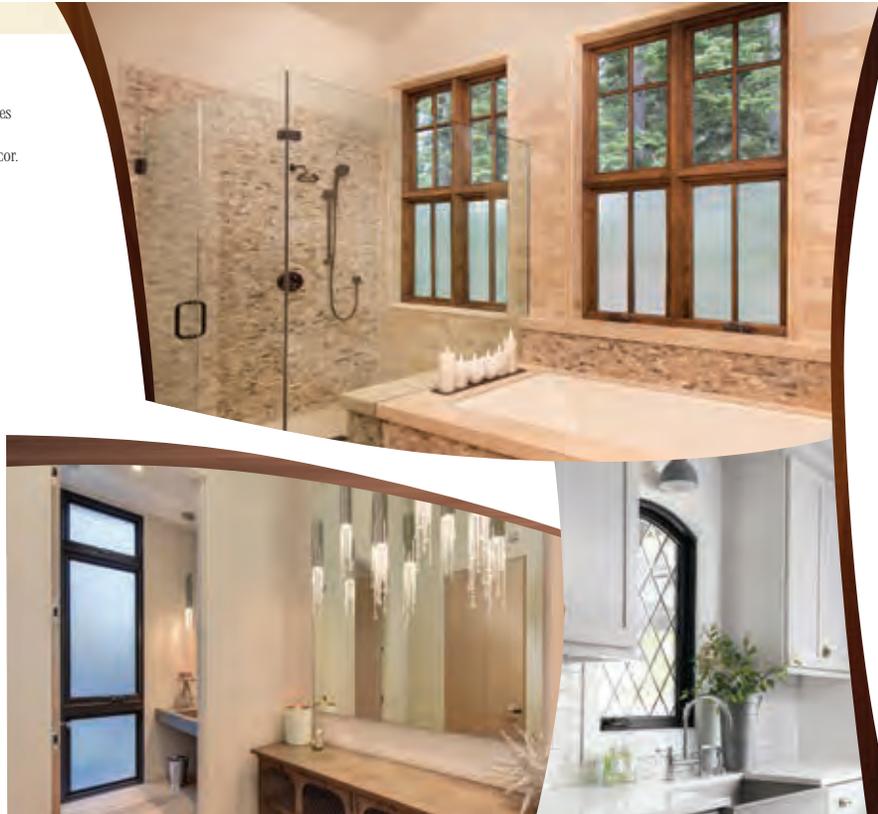


WHEN SEEING LESS IS MORE.

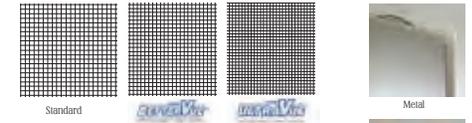
Sometimes you need some privacy and security, or you need to filter out harsh sunlight. Other times you want a remarkable window design that gets lots of comments. That's why we offer multiple decorative glass styles, each with its own personality to lend to your décor. If you can imagine it, chances are we can deliver it.



* Available on select products.



LET VIEWS IN. KEEP BUGS OUT.



STANDARD AND PREMIUM SCREENS

Choose from our standard aluminum framed screen that matches your hardware or your exterior clad color, with optional wood wrap available for casements and awnings. Even choose your screen mesh, from standard fiberglass to the improved visibility and even smaller insect barrier of BetterVue® or UltraVue®

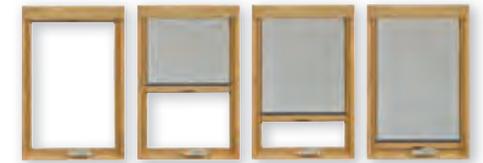
FLEXSCREEN

Hidden and beautifully simple, FlexScreen is the first screen of its kind made of flexible spring steel to fit firmly into screen tracks. No screen frames, no hardware, just refreshingly easy installation.



GENIUS CUSTOMIZABLE RETRACTABLE SCREENS

Available as an interior screen on select products.



There when you need them, and disappear when you don't, these screens provide quiet, smooth operation, and give protection against airborne pests.

WOOD FINISHES

STATE-OF-THE-ART FACTORY FINISH.

We invest in the finest finishing equipment for one reason—to bring you the best wood stain and paint coatings in the industry. Choose from two premium options: Ultra Stain and Ultra Coat.

Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint. Both resist scratching and marring while providing advanced protection against moisture.



ULTRA STAIN

Clear

Espresso

Toffee



ULTRA COAT

White

Black

Factory finishes available on select products.
Ask your sales representative for details.



GLAZING TECHNOLOGY FINE-TUNED FOR YOU.

The right glass will make your home more comfortable and potentially improve your energy efficiency. It can capture the sun's heat, or reflect it. You can also reduce outside noise, block more of the sun's damaging UV rays, even enhance your privacy.

We offer some of the most advanced glazing options in the industry. With your builder, we'll help you select the glass that suits you and your environment.

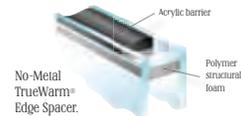


Taylor Proctor & AJ Casarola
Prestis + Balance + Winkler Architects

Jeremy Ellermann Photography

THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that makes our glazing perform so well are patented No-Metal TrueWarm® Edge spacers. Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance. Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.



Low-E 366 

Cardinal's triple layer silver product for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 366 with I89 Coating 

The same superior performance as regular Low-E 366 (above), but with the addition of I89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 340 

Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and the best glare control under the sun. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 180 Passive Solar 

A very high (0.70*) solar heat gain coefficient. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 180 Passive Solar with I89 Coating 

The same superior performance as regular Low-E 180 (above), but with the addition of I89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Dual Pane Low-E 

Insulated for improved energy efficiency. Single surface Low-E coating to reduce solar heat gain and block UV rays.

Triple Pane Low-E 

Available in a variety of Low-E coating combinations for superior insulation and energy performance.

Insulated Glass 

For moderate climates. Basic glazing with basic performance.

Sound Control 

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

FeelSafe® Insulated Low-E with or without Sea Turtle Glazing 

Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in Low-E, Low-E 366 or Low-E 340.

FeelSafe® Laminated with or without Sea Turtle Glazing 

For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in Low-E 366 or Low-E 340.

*All values shown are center of glass. **Interior surface coatings, also known as surface *4, are applied to the interior (room-side) surface of a dual-pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation.

WOOD PROTECTION

THE ADVANTAGES OF COREGUARD PLUS™

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors have superior dimensional stability making them less likely to warp or swell.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOCs, which helps us maintain our strict environmental stewardship.

To ensure CoreGuard Plus effectiveness, sections of our windows undergo harsh testing in a Hawaiian rainforest that mimics decades of typical residential exposure. No wonder we have one of the strongest wood rot warranties in the industry.



Thoroughly tested in Hawaiian rain forests against water, insects and rot.



COREGUARD PLUS™

— STANDARD CASEMENT —

OPEN A WORLD OF POSSIBILITIES.

Top-to-bottom unobstructed views, clean lines and wide-open ventilation make our Sierra Pacific casement windows a favorite across the country. Smooth operation is ensured by our Encore handle. It folds out when you need it, then folds back to stay out of the way of window treatments. These windows also swing open a full 90 degrees for easy cleaning.

Choose the charm of our all-wood exteriors or the low-maintenance convenience of our aluminum cladding, and combine them with other fixed or operable Sierra Pacific windows to create the perfect look.

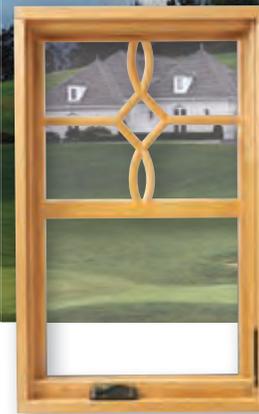


ENCORE HANDLE

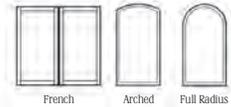
Available in 11 decorator finishes, it folds out for easy use, then folds back out of the way.



BEAUTIFUL FINISHES *Special order. Extended lead-time.



EXTERIOR TRIM
Group A on page 17
Shown: 2" backmould



TOP IT OFF

For added charm or to complete a look, add a radius top or consider French style casements.



For support and answers to any questions, call 800-824-7744,
or visit SierraPacificWindows.com

Instagram Follow us @SierraPacificWindows



SIERRA PACIFIC

WINDOWS THAT
NEVER COMPROMISE



Fire-Rated, Narrow-Profile Aluminum Frames
Patent No. 9,045,900
Fire Rating: 45/60/120 Minutes

Fireframes® Aluminum Series combined with Pilkington Pyrostop® glass, provides a barrier to radiant and conductive heat transfer. The narrow aluminum profiles allow unlimited areas of glazing in interior and exterior fire separations.

FEATURES

- Fire ratings of 45-120 minutes
- Patented system features extruded aluminum framing with crisp edges and narrow sightlines
- Custom aluminum face caps available to meet project needs
- Easy installation
- Frames supplied “K-D” (knock-down) ready for installation
- Incorporates large individual panes of Pilkington Pyrostop fire-resistive-rated glass, comprised of low-iron Pilkington OptiWhite™ glass and clear intumescent interlayers
- Compatible with doors in full-lite single leaf or double leaf design from TGP (see Fireframes® Designer Series or Fireframes Heat Barrier Series)
- Standard finish is clear anodized. Powder coating and other anodized finishes are available
- Door hardware available to fit functional requirements. Check with TGP for compatibility
- Passes wall assembly test standard UL 263 / ASTM E119 for 60 and 120 minute ratings

LISTINGS/STANDARDS

Classified and labeled by Underwriters Laboratories, Inc.® and Underwriters Laboratories of Canada. File numbers R19207 (doors), R25229 (windows), R25274 (walls), design number U558 (U416 Canada). Frame tests performed in accordance with:

UL 9	NFPA 251	CAN/ULC-S101	ASTM E119	LARR 25798
UL 10B	NFPA 257		ASTM E283	
UL 263			ASTM E330	
			ASTM E331	

SPECIFICATIONS

Complete 3-part CSI format specifications are available online at fireglass.com, or by calling 800.426.0279.



BIM 3D Model Available



UL Classified & Labeled



Fire-Rated



Hose Stream Tested



Heat Barrier



Positive Pressure Tested

FRAMING

RATING	MAX. EXPOSED GLASS AREA PER PIECE	MAX. EXPOSED GLASS DIMENSION
45 min.*	4,500 in ² (2.90 m ²)	95-1/4 in (2.42 m)
60 min.**	7,442 in ² (4.80 m ²)	118-1/8 in (3.00 m)
120 min.**	3,730 in ² (2.41 m ²)	111 in (2.81 m)

*45 minute window systems are classified as an Opening Protective as per UL 9 with a maximum overall frame size of 152 square feet.

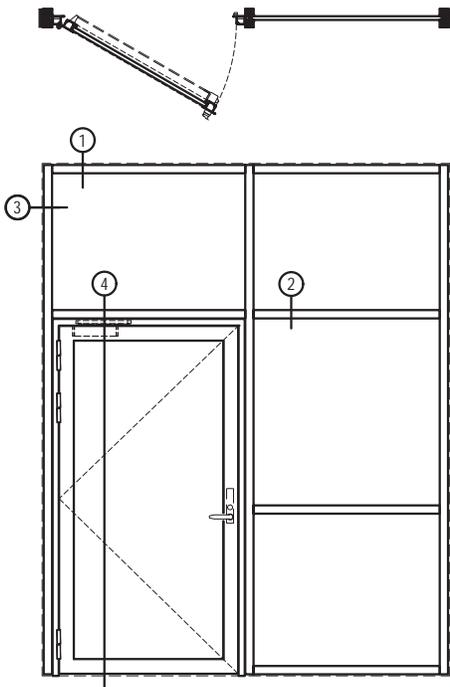
** 60 and 120-minute tests conducted per UL 263 / ASTM E-119.

Therefore assembly is classified as a wall assembly, and not subject to "opening" area limitations.

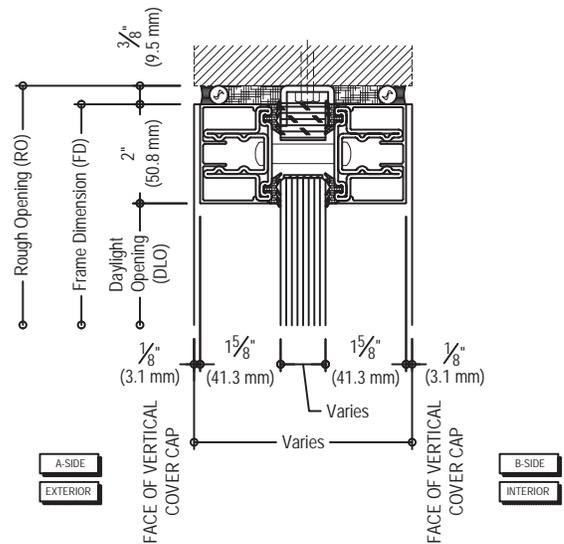
DOORS

RATING	MAX. SINGLE DOOR LEAF SIZE	MAX. EXPOSED GLASS SIZE PER PIECE
Fireframes Designer Series		
20 min.	42" x 96" (1.07 m x 2.44 m)	36" x 89" (.91 m x 2.26 m)
45 min.	42" x 96" (1.07 m x 2.44 m)	36" x 89" (.91 m x 2.26 m)
60 min.	42" x 96" (1.07 m x 2.44 m)	36" x 89" (.91 m x 2.26 m)
90 min.	43" x 95-7/8" (1.09 m x 2.44 m)	36" x 56-1/2" (divided lite door) (.91 m x 1.44 m)
Fireframes Designer Series Temperature Rise Doors with Pilkington Pyrostop		
60 min.	43" x 95-7/8" (1.09 m x 2.44 m)	35-7/8" x 88-3/4" (.91 m x 2.25 m)
90 min.	43" x 95-7/8" (1.09 m x 2.44 m)	35-7/8" x 88-3/4" (.91 m x 2.25 m)
Fireframes Heat Barrier Series Temperature Rise Doors with Pilkington Pyrostop		
60 min.	48-7/8" x 95-15/16" (1.24 m x 2.44 m)	41-5/8" x 89-3/4" (1.06 m x 2.28 m)
90 min.	48-7/8" x 95-15/16" (1.24 m x 2.44 m)	41-5/8" x 89-3/4" (1.06 m x 2.28 m)

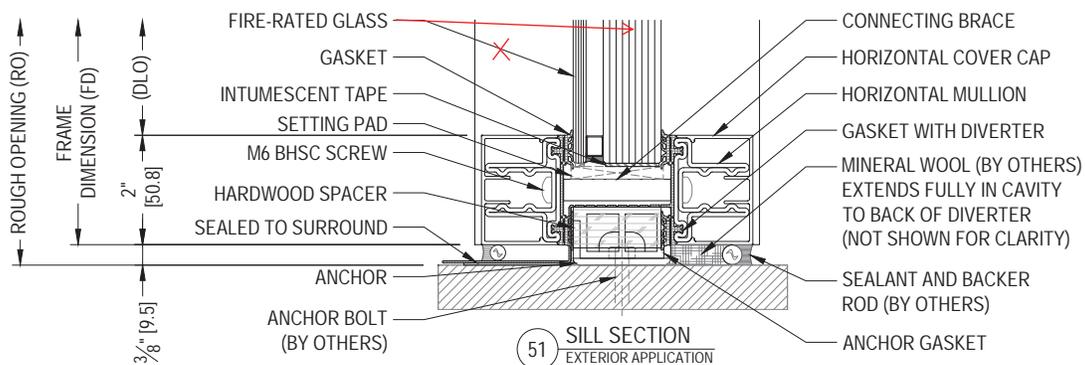
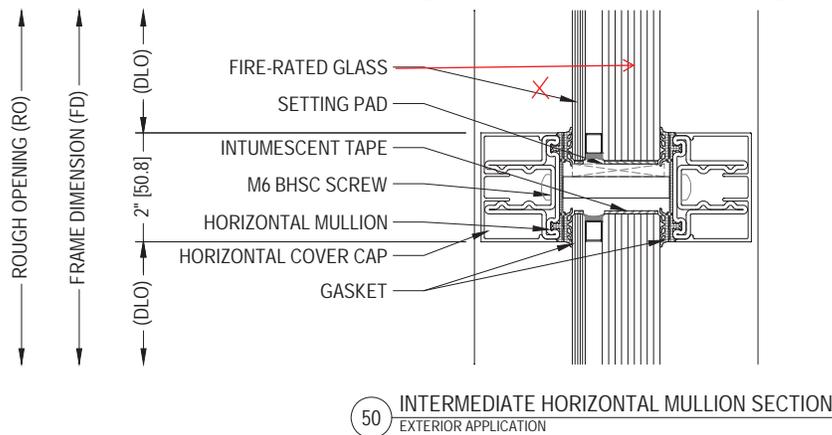
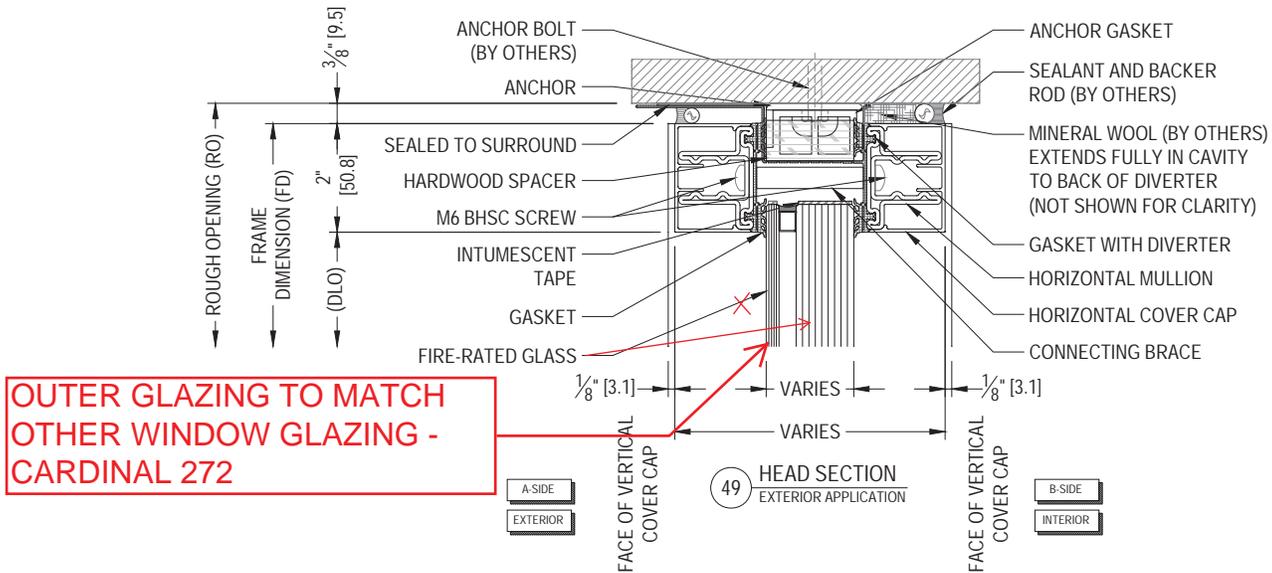
ELEVATION VIEW



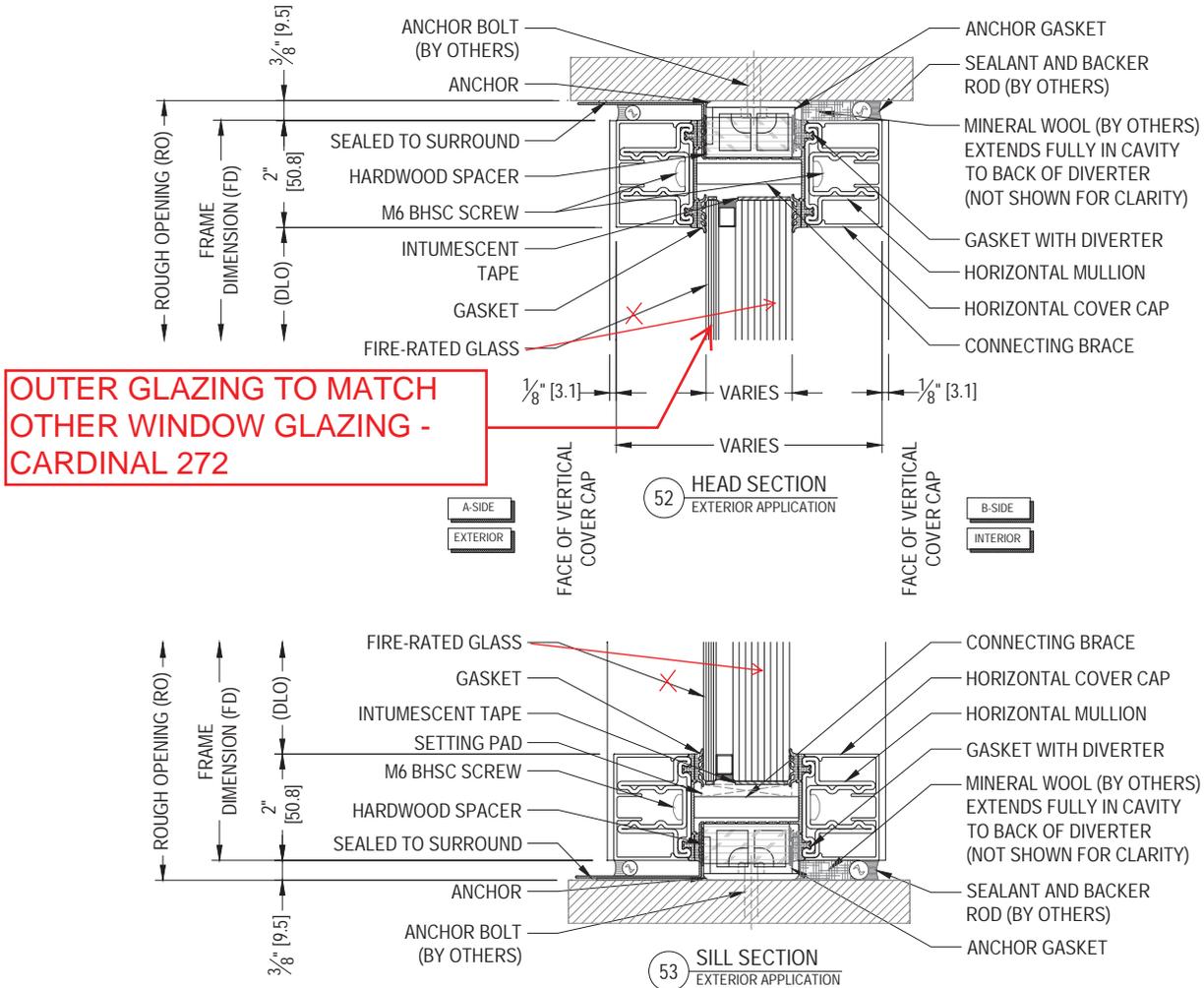
1 HEAD SECTION INTERIOR APPLICATION



60 and 120 Minute – Window Details Exterior Application

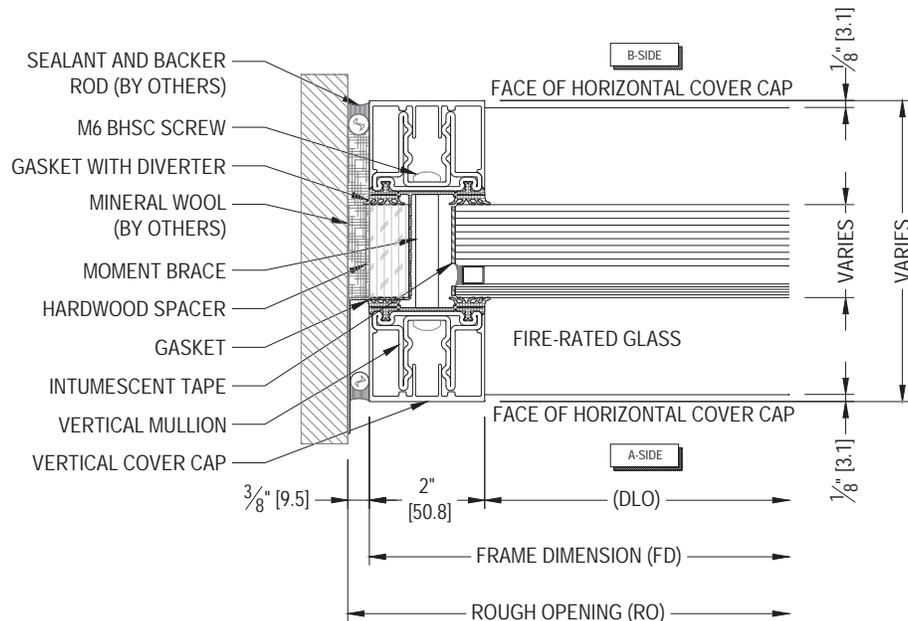


60 and 120 Minute – Window Details Exterior Application

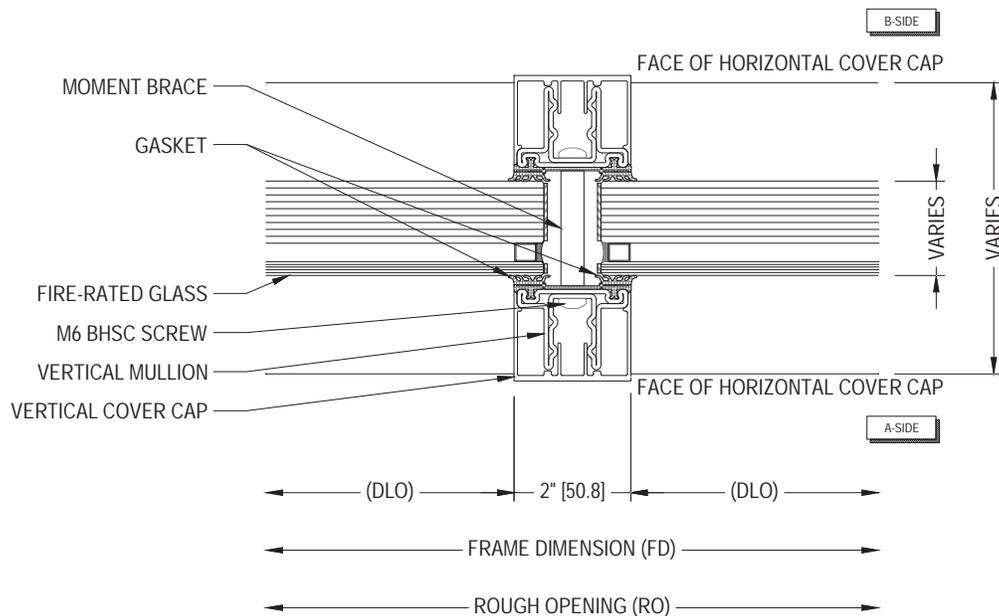


NOTE: 1. The anchors are flush with the notched portions of the gasket with diverter.

60 and 120 Minute – Window Details Exterior Application



54 JAMB SECTION
EXTERIOR APPLICATION



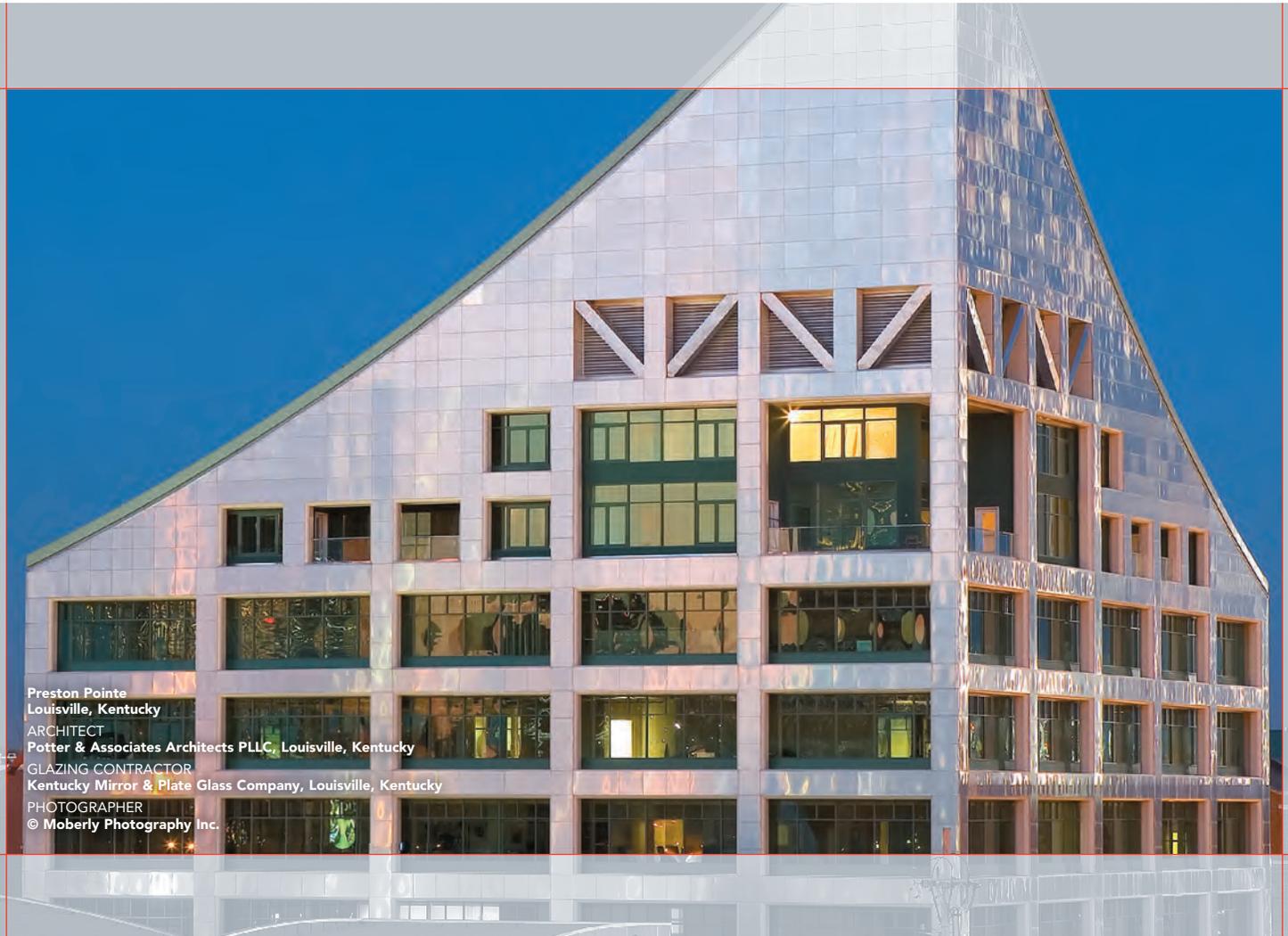
55 INTERMEDIATE VERTICAL MULLION SECTION
EXTERIOR APPLICATION

TRIFAB™ VG (VERSAGLAZE™)

TRIFAB™ VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB™ 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance Versatility with Unmatched Fabrication Flexibility



Preston Pointe
Louisville, Kentucky
ARCHITECT
Potter & Associates Architects PLLC, Louisville, Kentucky
GLAZING CONTRACTOR
Kentucky Mirror & Plate Glass Company, Louisville, Kentucky
PHOTOGRAPHER
© Moberly Photography Inc.

Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, the Trifab™ 451UT (Ultra Thermal) Framing System, is designed for the most demanding thermal performance and employs a dual IsoLock™ thermal break.

AESTHETICS

Trifab™ VersaGlaze™ Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent™ visually frameless ventilators, Trifab™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

Features

- Trifab™ 451UT is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Center Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline fabrication
- Dual IsoLock™ lanced and debridged thermal break
- Infill options up to 1-1/8" (28.6) thickness
- High performance sill flashing
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System

Product Applications

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

For specific product applications,
consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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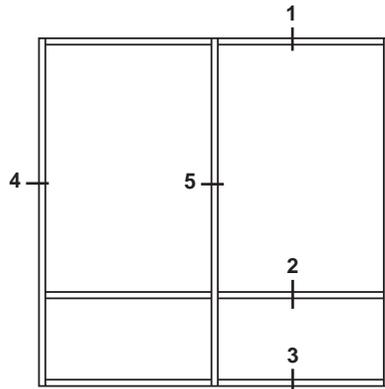
BASIC FRAMING DETAILS (CENTER - Outside Glazed).....4
BASIC FRAMING DETAILS (CENTER - Inside Glazed).....5
MISCELLANEOUS FRAMING (CENTER)6
CURVING & TRIM DETAILS7
AIR/VAPOR BARRIER TIE-IN OPTION8
AA™ 250/425 THERMAL ENTRANCE DETAILS9
GLASSvent™ UT WINDOW DETAILS.....10
8225TL THERMAL WINDOW DETAILS11
WINDLOAD / DEADLOAD CHARTS 12-15
THERMAL CHARTS 16-22

Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

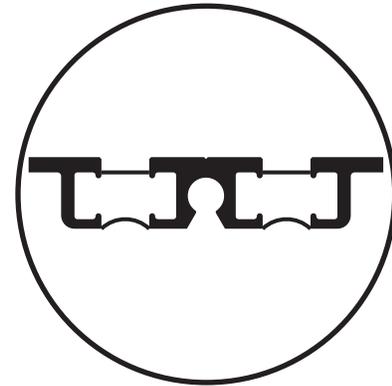
The following metric (SI) units are found in these details:

- m – meter
- cm – centimeter
- mm – millimeter
- s – second
- Pa – pascal
- MPa – megapascal

Additional information and CAD details are available at www.kawneer.com

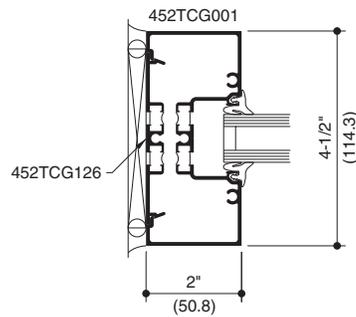


ELEVATION IS NUMBER KEYED TO DETAILS

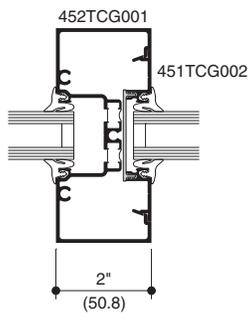


DUAL IsoLock™ THERMAL BREAK

SCREW SPLINE

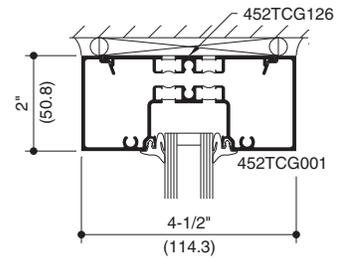


4
JAMB

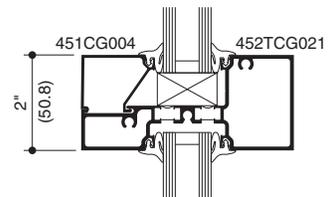


5
VERTICAL

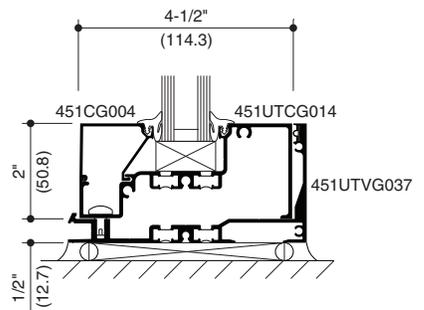
1
HEAD



2
HORIZONTAL



3
SILL

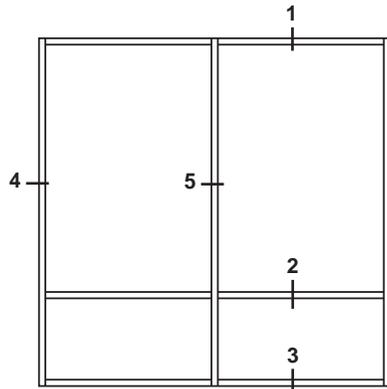


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

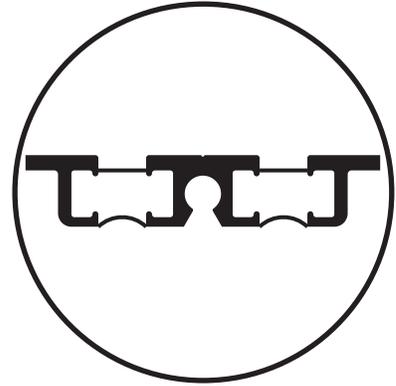
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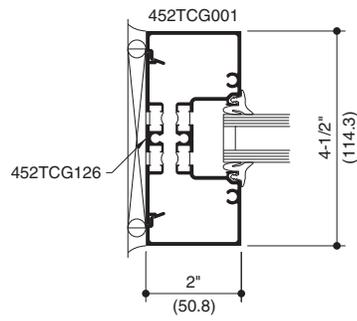


ELEVATION IS NUMBER KEYED TO DETAILS

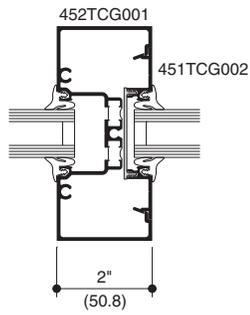


DUAL IsoLock™ THERMAL BREAK

SCREW SPLINE

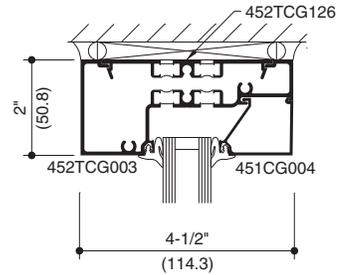


4 JAMB

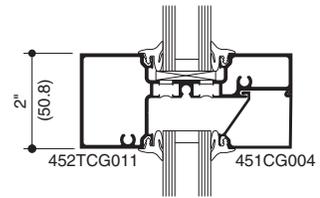


5 VERTICAL

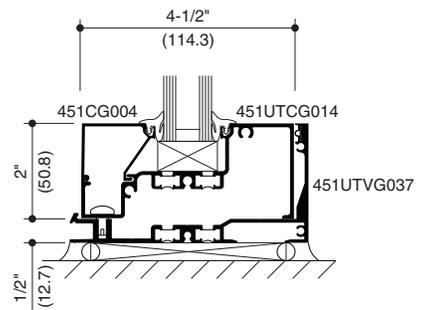
1 HEAD



2 HORIZONTAL



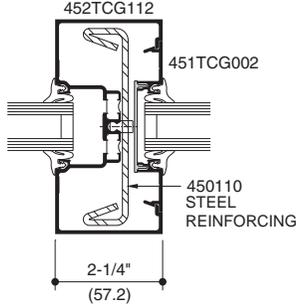
3 SILL



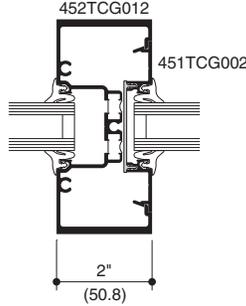
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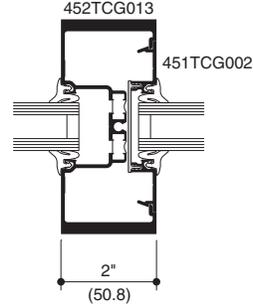
Additional information and CAD details are available at www.kawneer.com



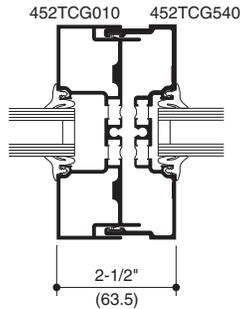
**2-1/4" (57.2) MULLION
W/ STEEL**



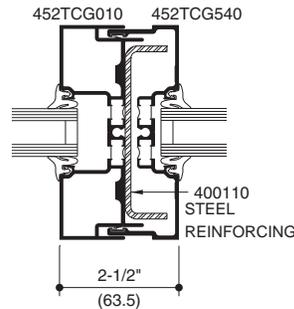
**MEDIUM WEIGHT
MULLION**



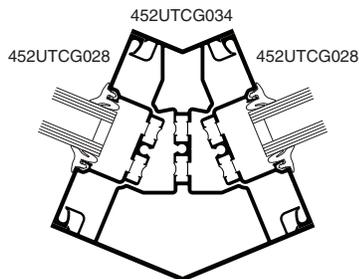
**HEAVY WEIGHT
MULLION**



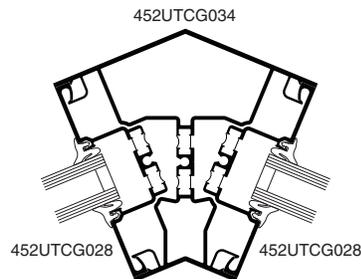
**TUBULAR
EXPANSION MULLION**



**TUBULAR
EXPANSION MULLION
WITH OPTIONAL STEEL**



**135° CORNER
(THERMAL)**

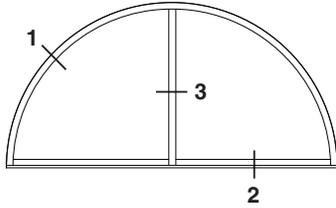


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

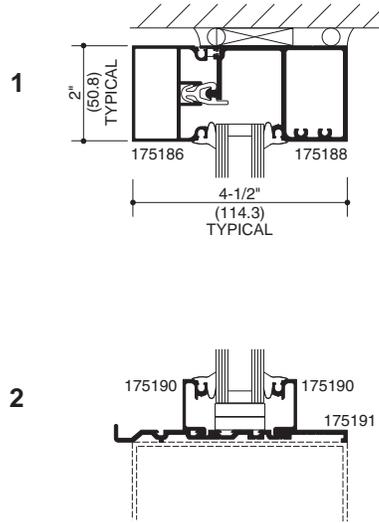
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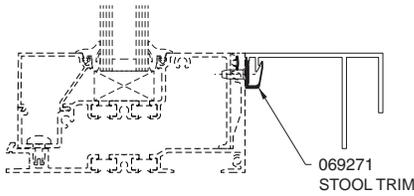


CURVING DETAILS
(Center Plane Only)



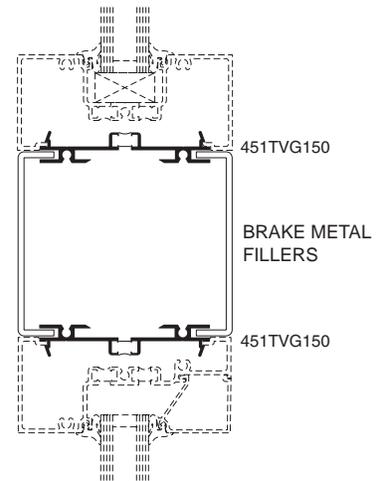
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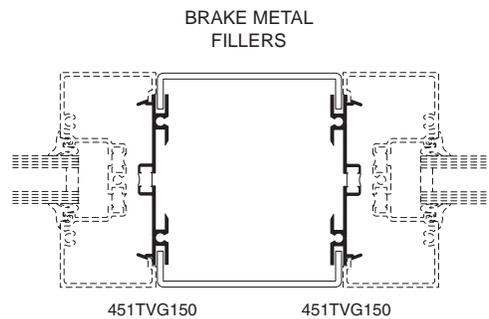


STOOL TRIM CLIP WITH HIGH PERFORMANCE FLASHING

Seal over Stool Trim fasteners to prevent water infiltration.



BRAKE METAL ADAPTOR AT HORIZONTAL



BRAKE METAL ADAPTOR AT VERTICAL

The following applications utilize Tremco Proglaze® ETA Connections as the transition assembly from the wall air/vapor barrier membrane to the storefront framing perimeter. Corners are sealed with either Proglaze® ETA 3D molded silicone corners or lapped Proglaze® ETA silicone sheet material. Transition assembly components are set in Tremco Spectrem® 1 silicone sealant. For complete installation instructions of Tremco Proglaze® ETA products, contact your local Tremco representative or visit www.tremcosealants.com.

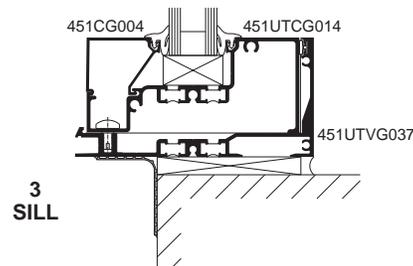
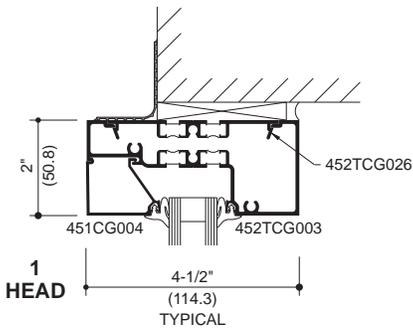
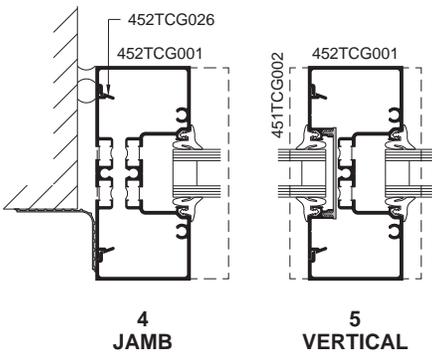
For integration of a silicone engineered transition assembly, the Trifab™ storefront system must use continuous head and jamb mullion fillers, a head receptor with continuous jamb fillers or a head receptor with jamb receptors.

Reference air/vapor barrier installation instructions 451VG977EN. All storefront framing to be installed according to applicable Kawneer storefront system installation instructions, project specific plans, specifications and shop details.

Storefront installations require the sill to be structurally supported directly under the glass setting blocks and mullion locations, as well as where the sill is anchored to the substrate. Any projecting or cantilevered sill applications that are not supported must be reviewed by Kawneer application engineering.

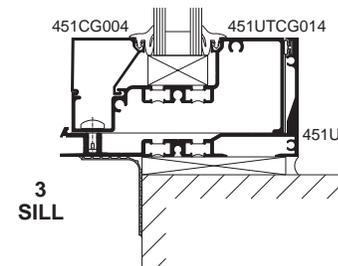
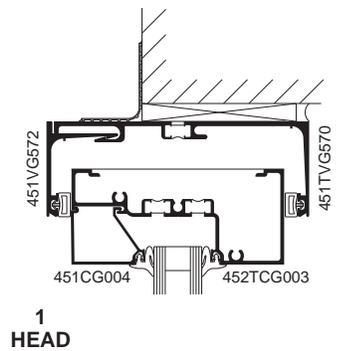
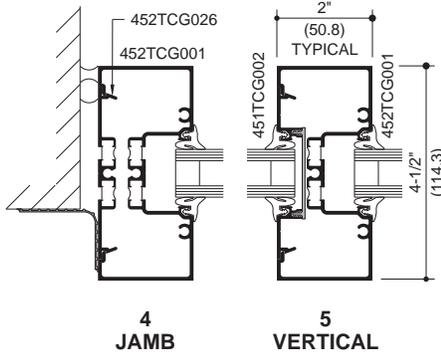
Installer to independently confirm sealant compatibility and adhesion with all job specific storefront framing materials, silicone ETA sheet material and wall AVB material.

CONTINUOUS HEAD AND JAMB MULLION FILLERS



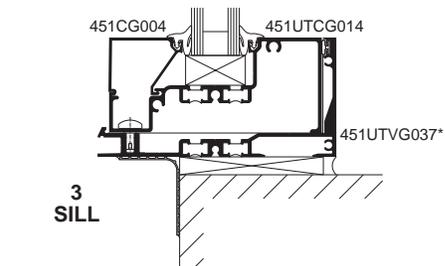
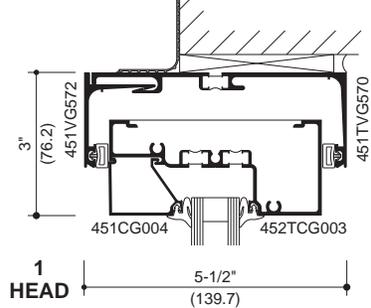
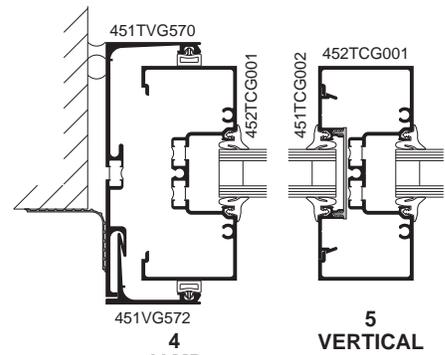
* HP Sill Flashing shown with optional gasket.

HEAD RECEPTOR WITH CONTINUOUS JAMB FILLERS (EXTERIOR INSTALLED)



* HP Sill Flashing shown with optional gasket.

HEAD AND JAMB RECEPTORS (EXTERIOR INSTALLED)



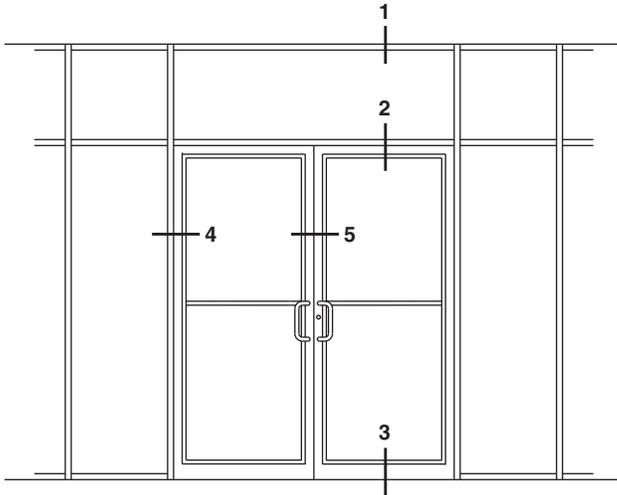
* HP Sill Flashing shown with optional gasket.

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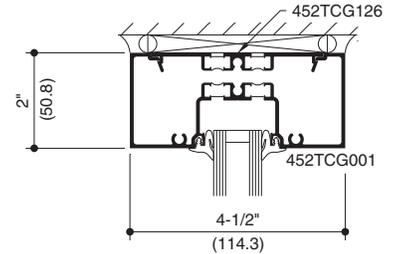
Trifab™ VG 451T CENTER DOOR FRAMING SHOWN.
OTHER FRAMING OPTIONS AVAILABLE.
CONSULT YOUR KAWNEER REPRESENTATIVE.



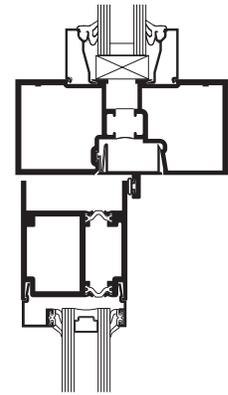
ELEVATION IS NUMBER KEYED TO DETAILS.

NOTE: Butt Hung or Offset Pivot Doors Only.

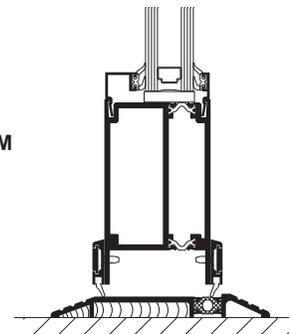
1 HEAD



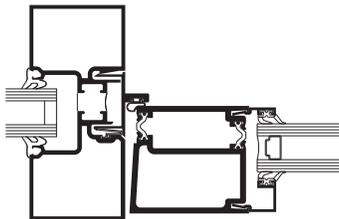
2 TRANSOM BAR



3 BOTTOM RAIL



4 DOOR JAMB



5 MEETING STILES



AA™ 250/425 THERMAL DOOR

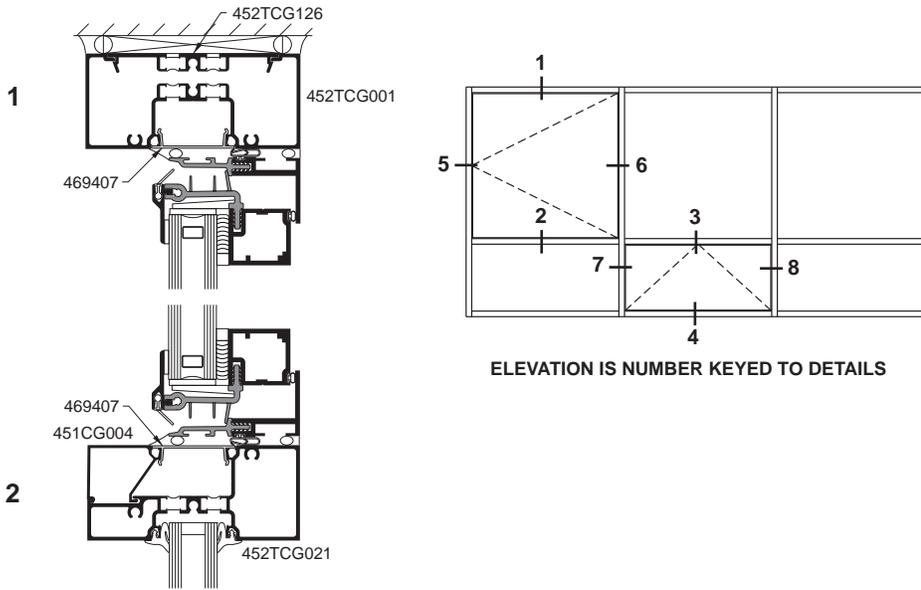
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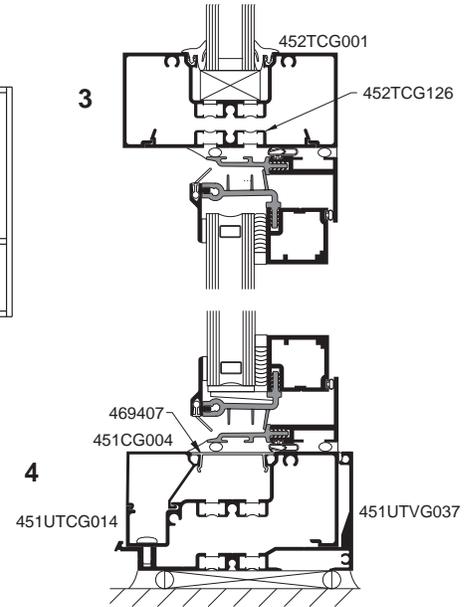
Additional information and CAD details are available at www.kawneer.com

Trifab™ 451UT FRAMING SHOWN.
OTHER FRAMING OPTIONS AVAILABLE.
CONSULT YOUR KAWNEER REPRESENTATIVE.

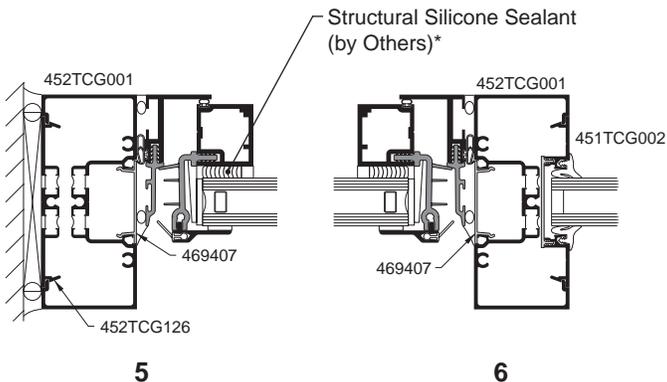
**OUTSWING CASEMENT
VERTICAL SECTION**



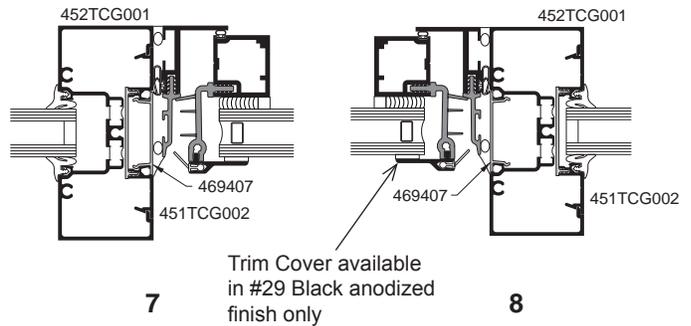
**PROJECT-OUT
VERTICAL SECTION**



**OUTSWING CASEMENT
HORIZONTAL SECTION**



**PROJECT-OUT
HORIZONTAL SECTION**



NOTE: Black spacer is recommended when 1" (25.4) insulating glass is used.

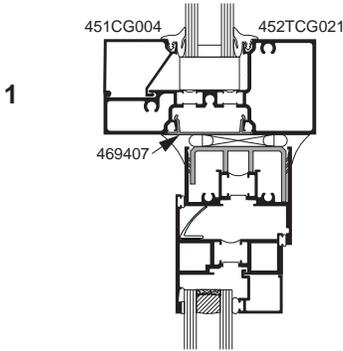
* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

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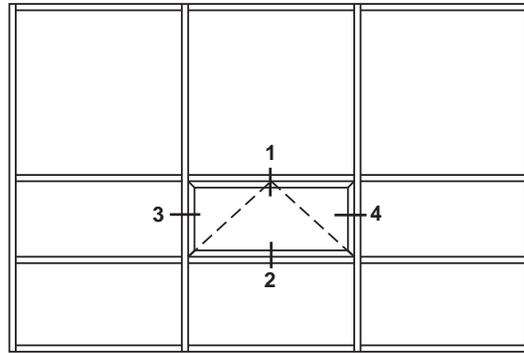
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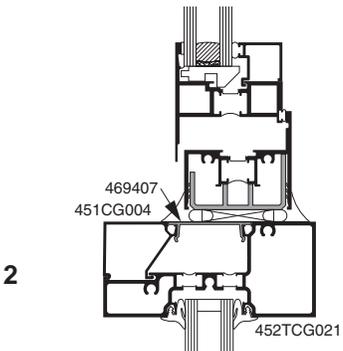
PROJECT-OUT VERTICAL SECTION



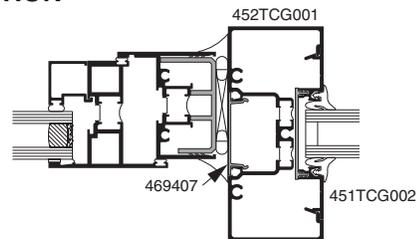
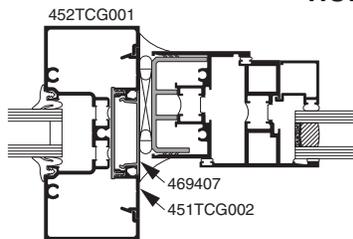
8225TL THERMAL WINDOWS SHOWN
NOTE: OTHER VENT TYPES CAN BE
ACCOMMODATED, CONSULT YOUR KAWNEER
REPRESENTATIVE FOR OTHER OPTIONS



ELEVATION IS NUMBER KEYED TO DETAILS



PROJECT-OUT HORIZONTAL SECTION



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WIND LOAD CHARTS

Mullions are designed for deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6". These curves are for mullions WITH HORIZONTALS and are based on engineering calculations for stress and deflection. Allowable wind load stress for ALUMINUM 15,152 psi (104 MPa), STEEL 30,000 psi (207 MPa). Charted curves, in all cases are for the limiting value. Wind load charts contained herein are based upon nominal wind load utilized in allowable stress design. A conversion from Load Resistance Factor Design (LRFD) is provided. To convert ultimate wind loads to nominal loads, multiply ultimate wind loads by a factor of 0.6 per ASCE/SEI 7. A 4/3 increase in allowable stress has not been used to develop these curves. For special situations not covered by these curves, contact your Kawneer representative for additional information.

If the end reaction of the mullion [mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two] is more than 500 lbs., the optional Mullion Anchors must be used. Consult Application Engineering. (*Mullion Anchor not used with Lightweight Receptor.*)

DEADLOAD CHARTS

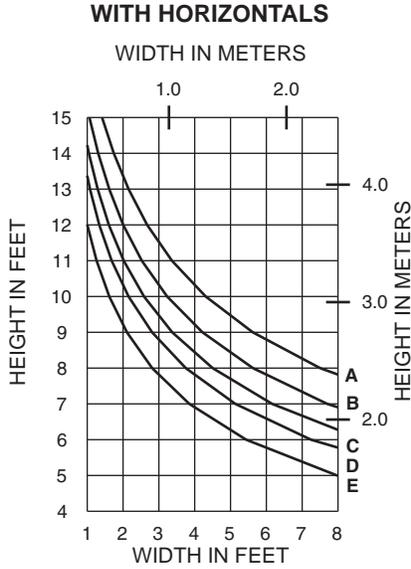
Horizontal or deadload limitations are based upon 1/8" (3.2), maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass or 1/4" (6.35) thick glass supported on two setting blocks placed at the loading points shown.

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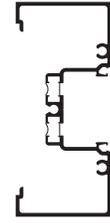
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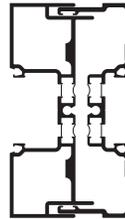
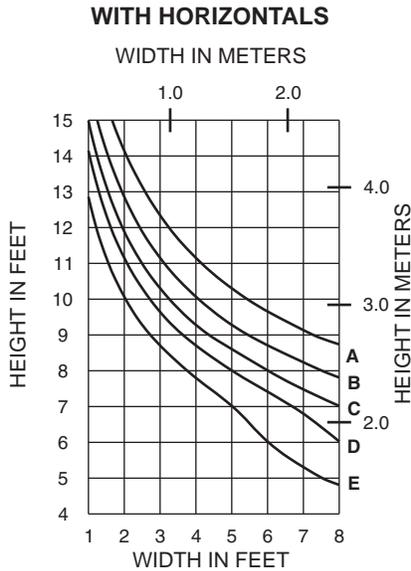
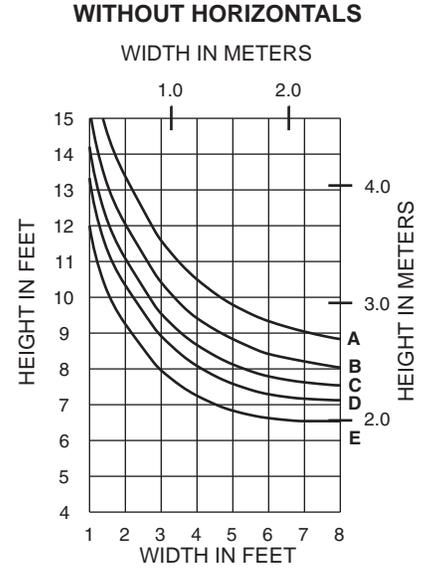


	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	15 PSF (720)	25 PSF (1200)
B =	20 PSF (960)	33 PSF (1580)
C =	25 PSF (1200)	42 PSF (2000)
D =	30 PSF (1440)	50 PSF (2400)
E =	40 PSF (1920)	67 PSF (3200)



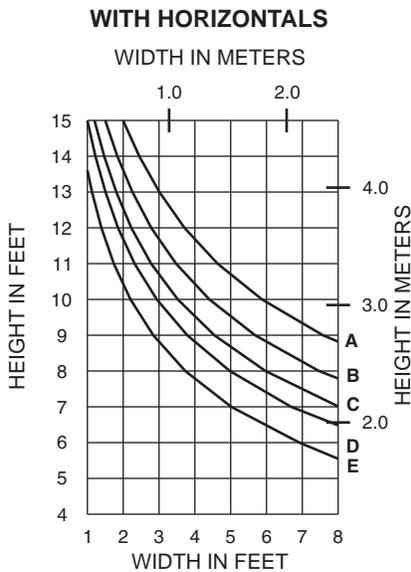
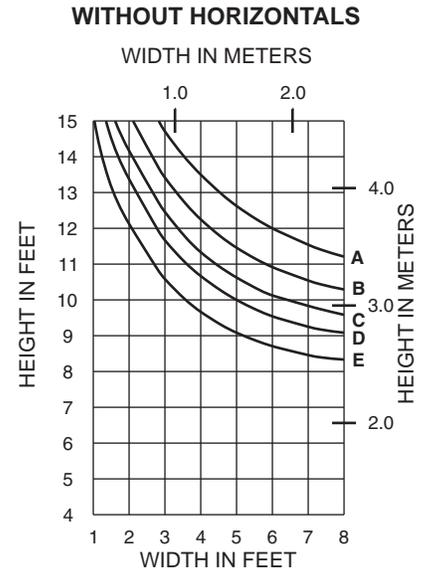
452TCG001

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505



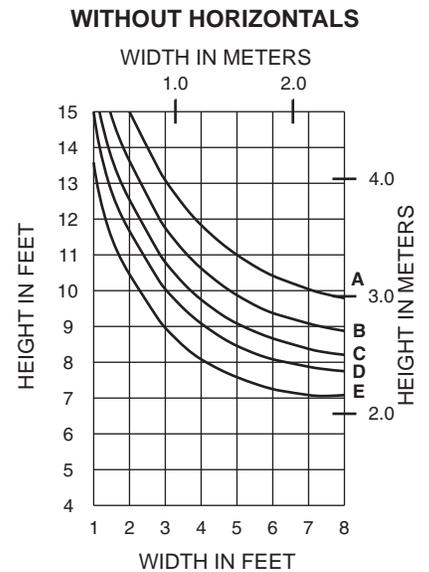
452TCG010 / 452TCG540

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

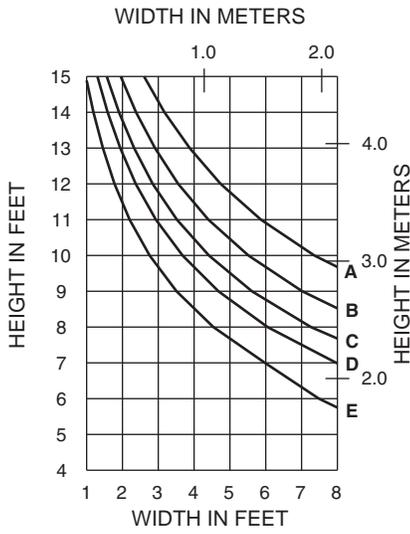


452TCG012

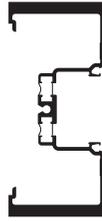
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505



WITH HORIZONTALS



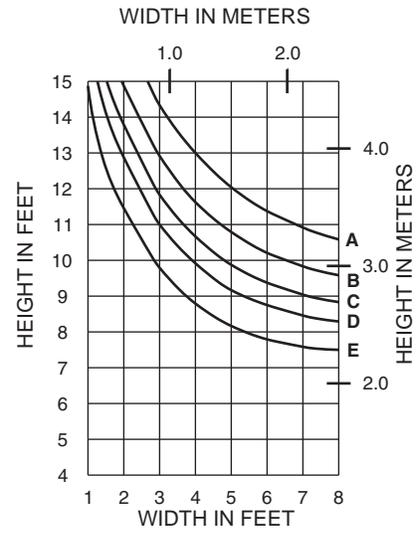
	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	15 PSF (720)	25 PSF (1200)
B =	20 PSF (960)	33 PSF (1580)
C =	25 PSF (1200)	42 PSF (2000)
D =	30 PSF (1440)	50 PSF (2400)
E =	40 PSF (1920)	67 PSF (3200)



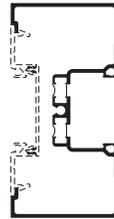
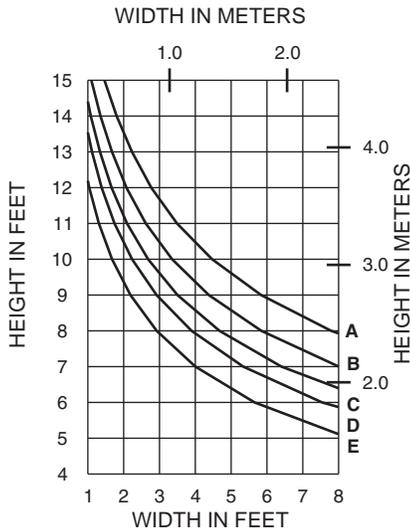
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WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



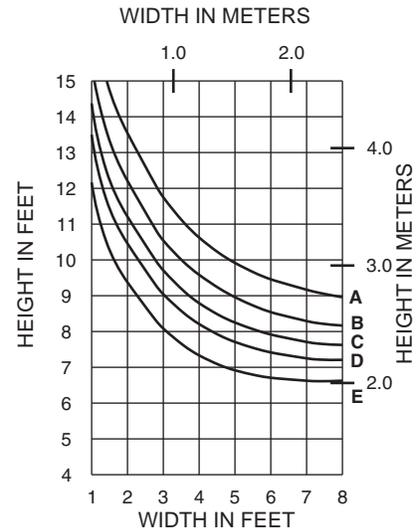
WITH HORIZONTALS



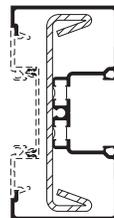
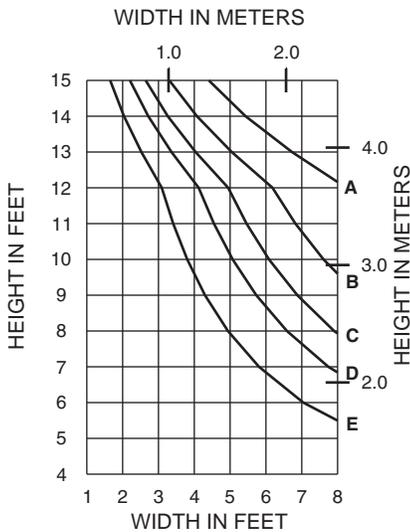
452TCG112

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



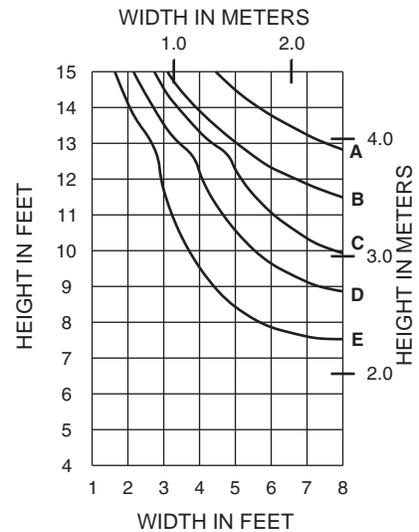
WITH HORIZONTALS



**452TCG112
with 450110 STEEL**

WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS

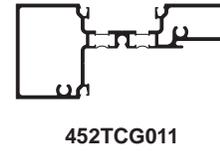
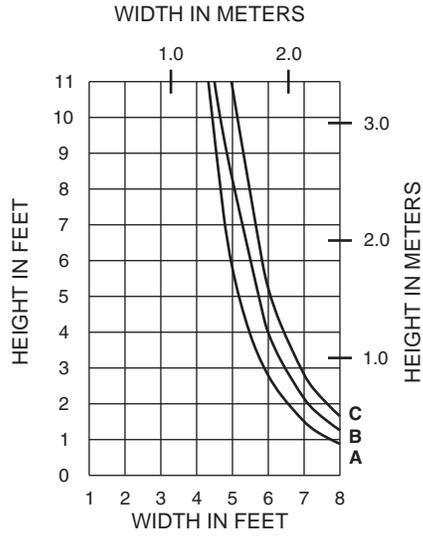


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

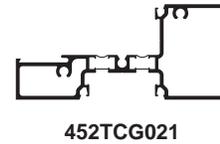
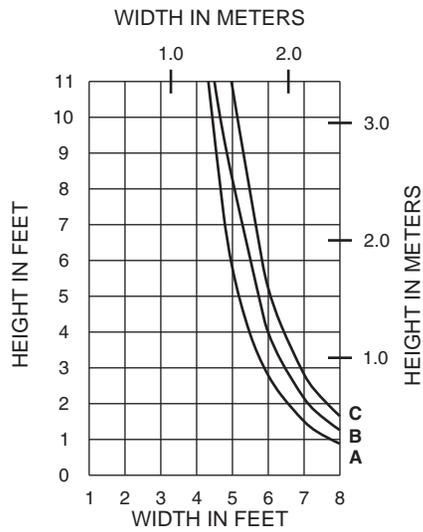
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- A = (1/4 POINT LOADING)
- B = (1/6 POINT LOADING)
- C = (1/8 POINT LOADING)

WITH HORIZONTALS



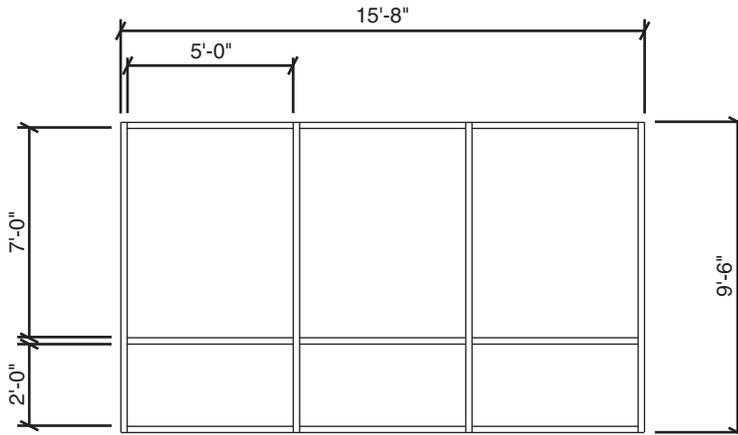
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Generic Project Specific U-factor Example Calculation
 (Percent of Glass will vary on specific products depending on sitelines)



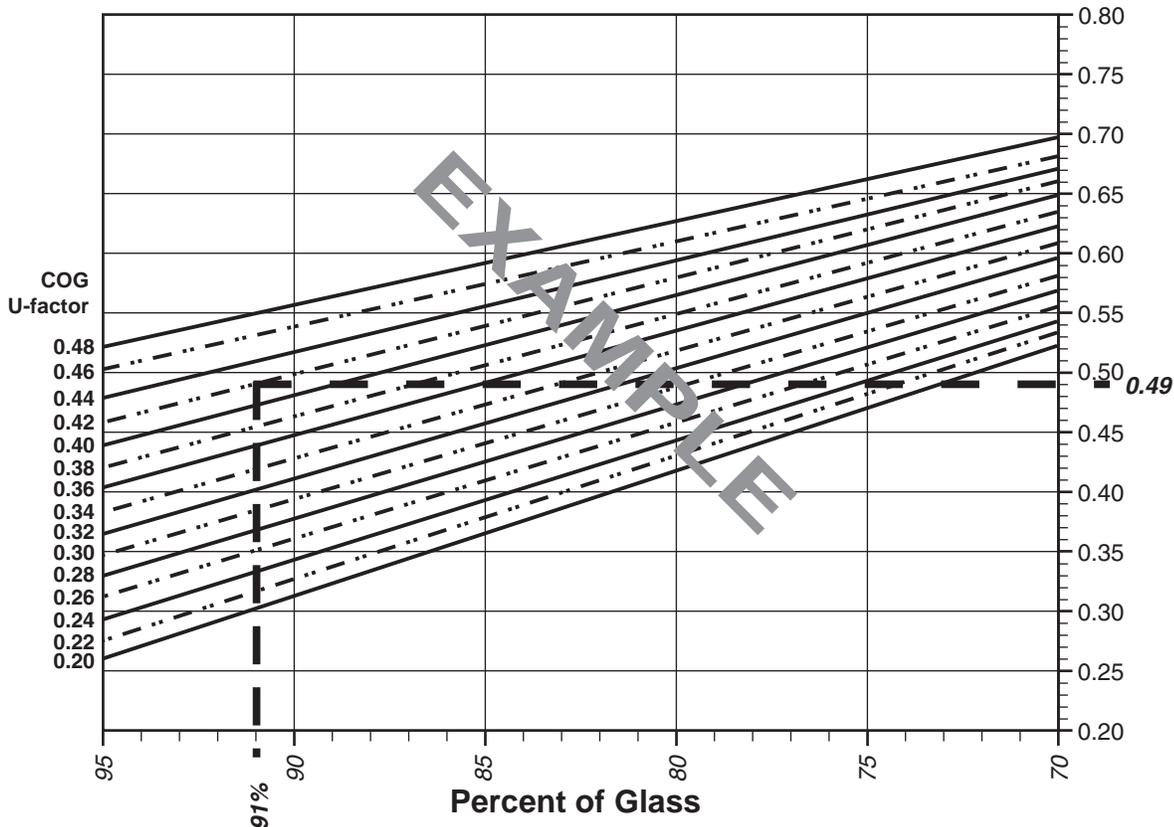
Example Glass U-factor = 0.42 Btu/hr-ft²·°F

Total Daylight Opening = 3(5' x 7') + 3(5' x 2') = 135ft²

Total Projected Area = (Total Daylight Opening + Total Area of Framing System)
 = 15'-8" x 9'-6" = 148.83ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)
 = (135 ÷ 148.83)100 = 91%

System U-factor vs Percent of Glass Area



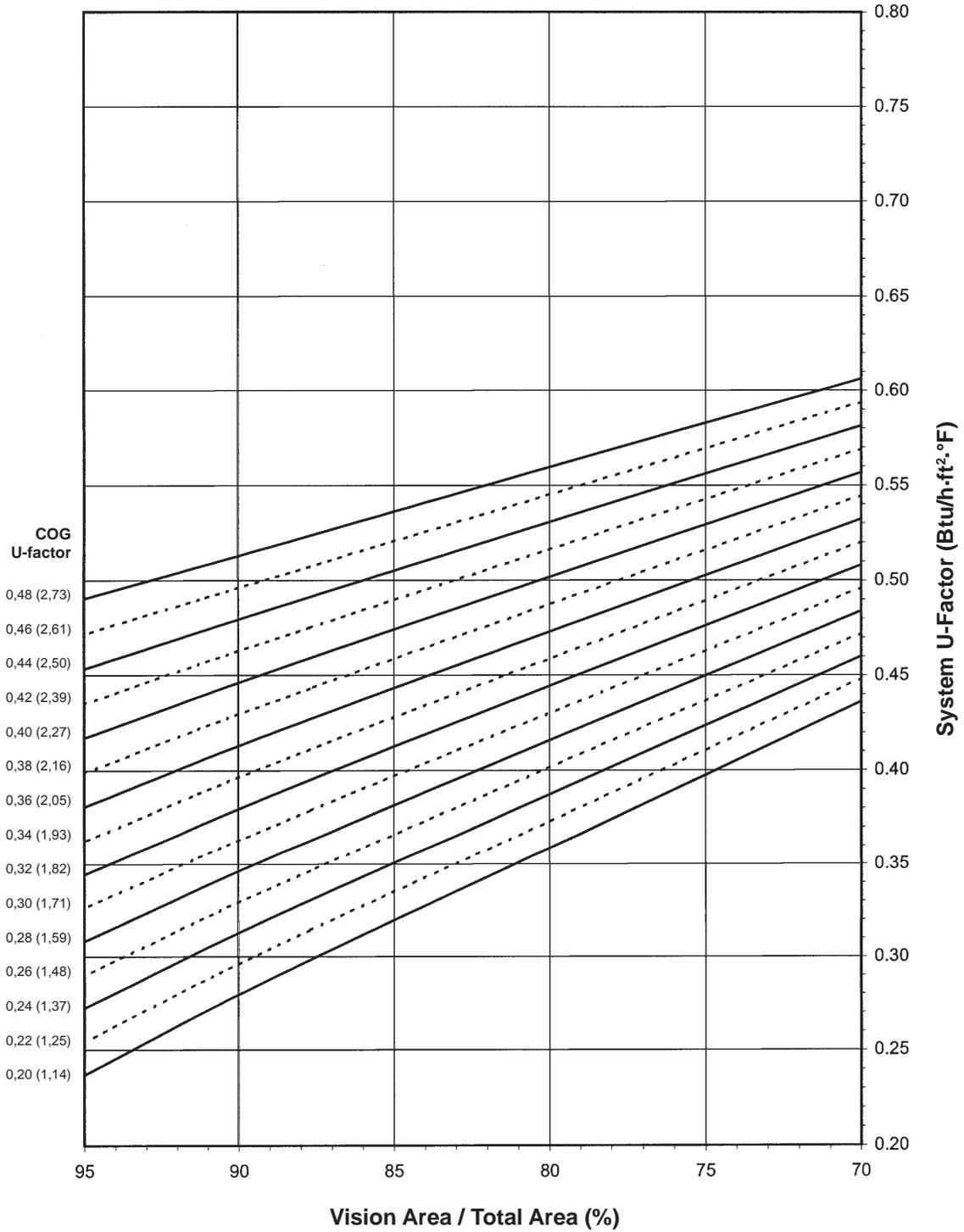
Based on 91% glass and center of glass (COG) U-factor of 0.42
System U-factor is equal to 0.49 Btu/hr x ft² x °F

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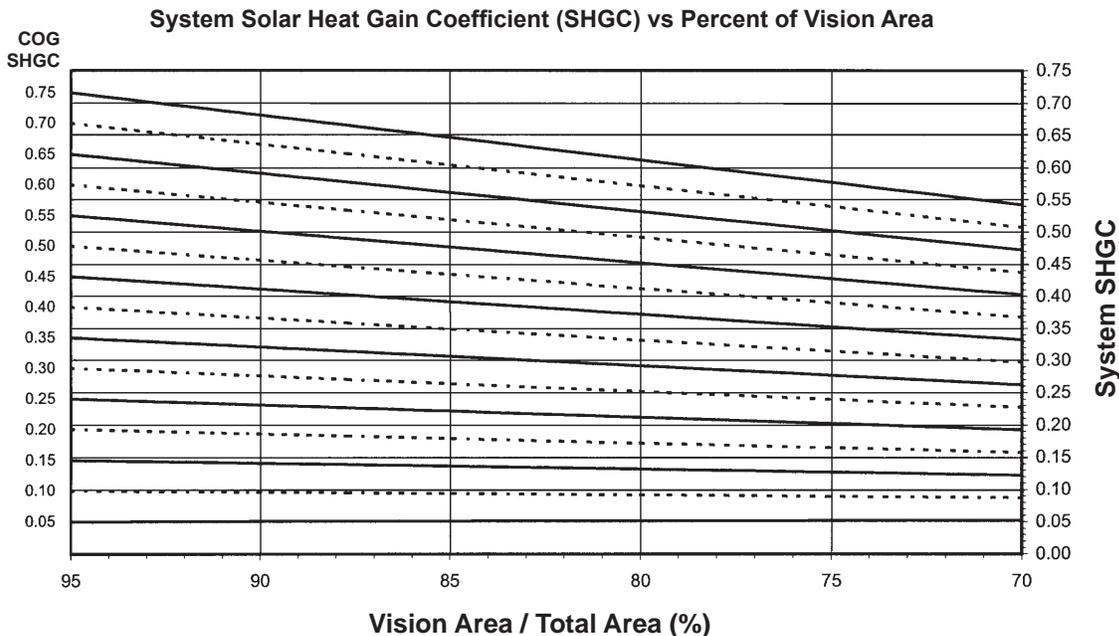
Note:
 Values in parentheses are metric.
 COG=Center of Glass.
 Charts are generated per AAMA 507.

System U-Factor for Vision Glass

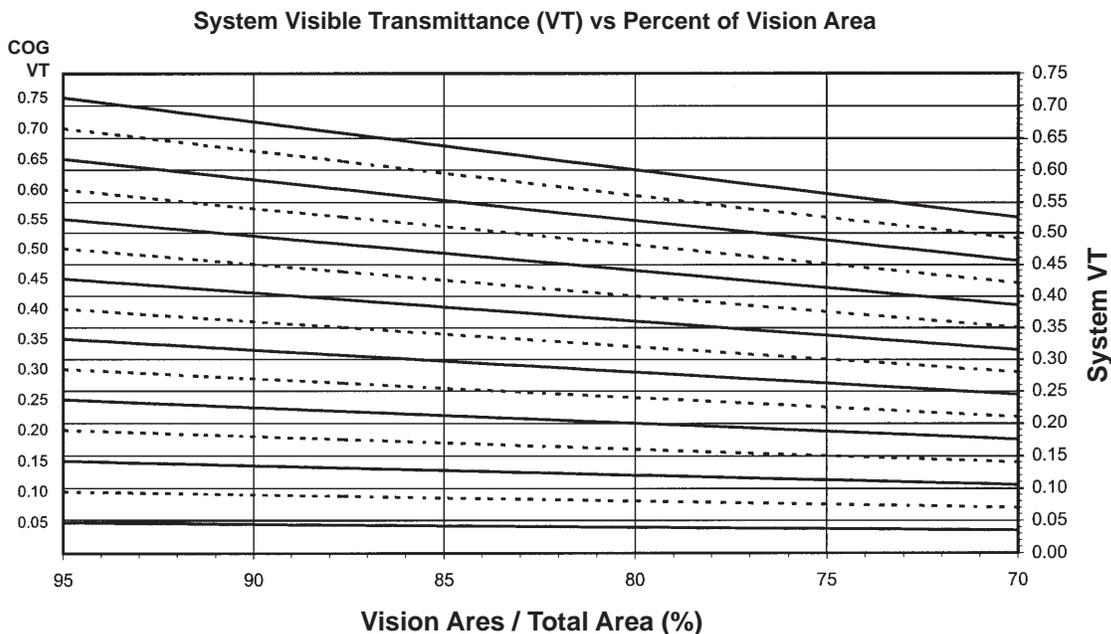


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Charts are generated per AAMA 507.



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Thermal Transmittance ¹ (BTU/hr • ft ² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.52
0.46	0.51
0.44	0.49
0.42	0.48
0.40	0.46
0.38	0.44
0.36	0.43
0.34	0.41
0.32	0.39
0.30	0.38
0.28	0.36
0.26	0.35
0.24	0.33
0.22	0.31
0.20	0.30

Trifab™ 451UT

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 2,000 mm wide by 2,000 mm high (78-3/4" by 78-3/4").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.45
0.45	0.40
0.40	0.36
0.35	0.31
0.30	0.27
0.25	0.23
0.20	0.18
0.15	0.14
0.10	0.09
0.05	0.05

Visible Transmittance ²

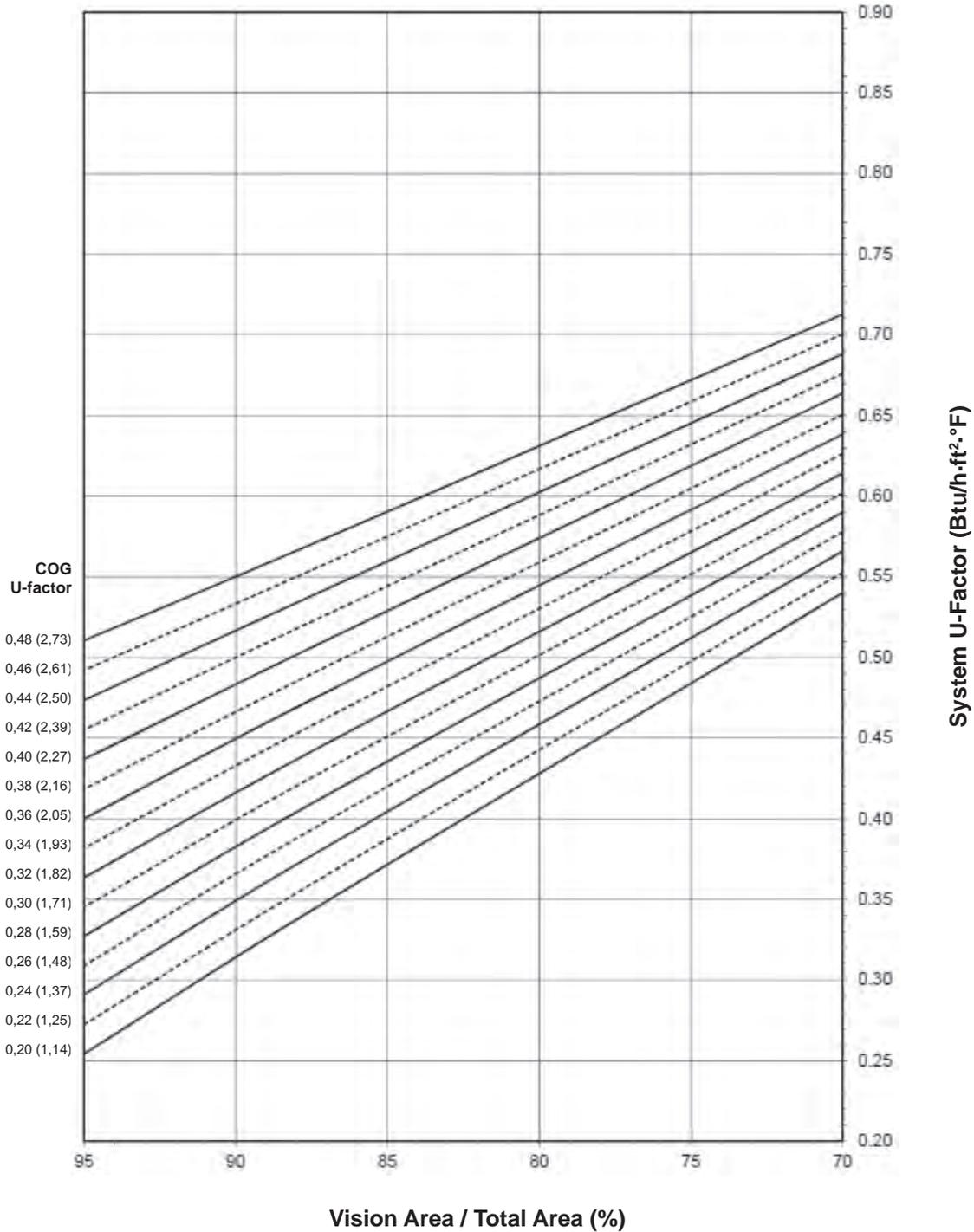
Glass VT ³	Overall VT ⁴
0.75	0,66
0.70	0,61
0.65	0,57
0.60	0,53
0.55	0,48
0.50	0,44
0.45	0,39
0.40	0,35
0.35	0,31
0.30	0,26
0.25	0,22
0.20	0,18
0.15	0,13
0.10	0,09
0.05	0,04

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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Note:
 Values in parentheses are metric.
 COG=Center of Glass.
 Charts are generated per AAMA 507.

System U-Factor for Vision Glass



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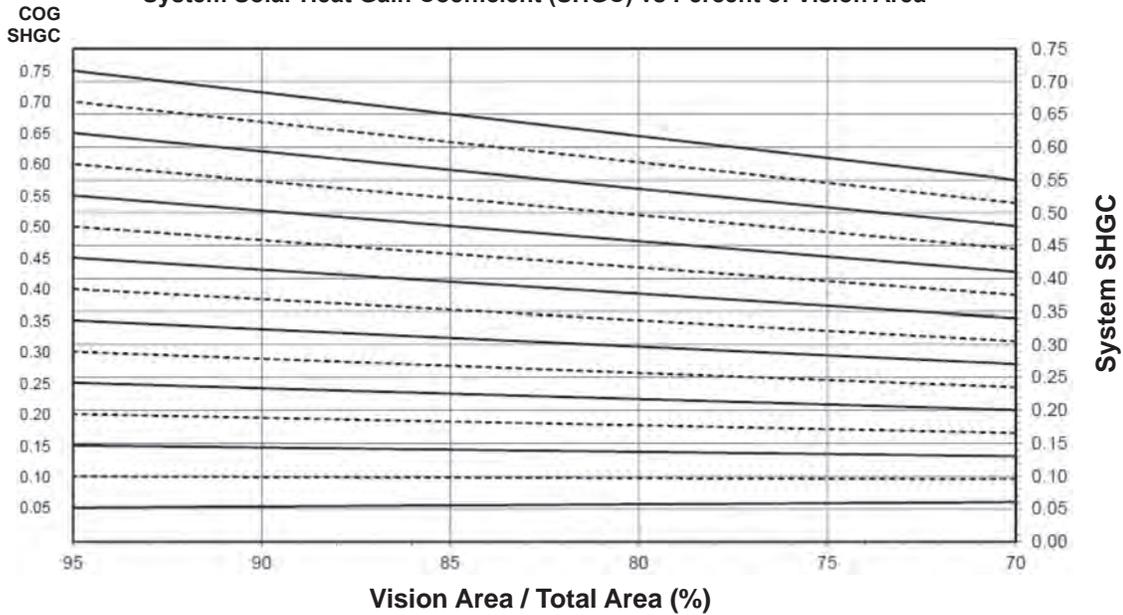
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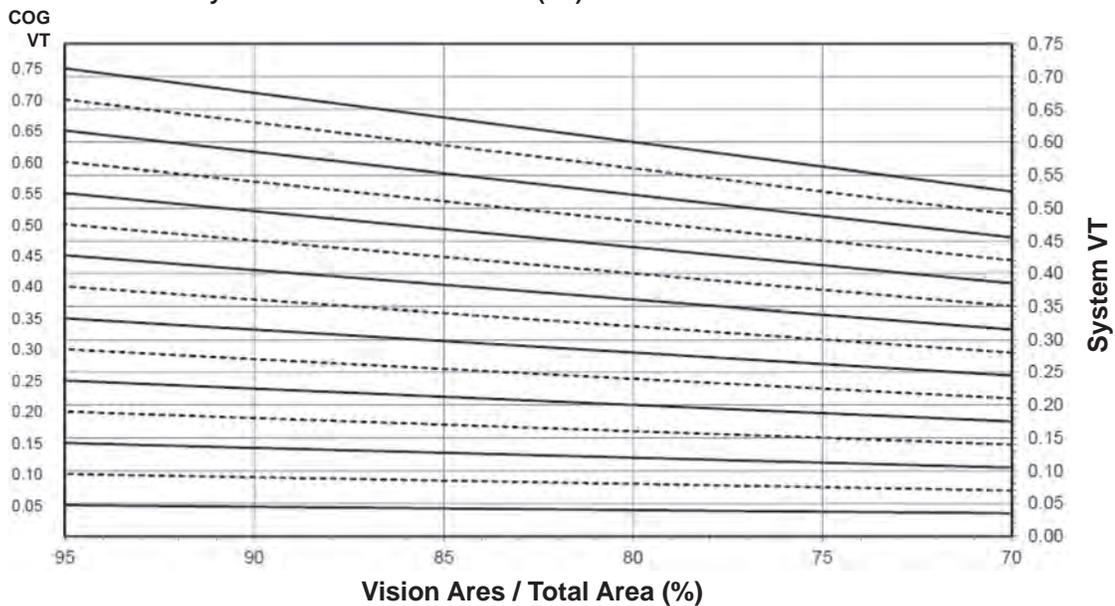
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System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



Charts are generated per AAMA 507.

System Visible Transmittance (VT) vs Percent of Vision Area



Charts are generated per AAMA 507.

Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.57
0.46	0.56
0.44	0.54
0.42	0.53
0.40	0.51
0.38	0.49
0.36	0.48
0.34	0.46
0.32	0.45
0.30	0.43
0.28	0.41
0.26	0.40
0.24	0.38
0.22	0.36
0.20	0.35

Trifab™ 451UT
with Steel

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 2,000 mm wide by 2,000 mm high (78-3/4" by 78-3/4").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.45
0.45	0.40
0.40	0.36
0.35	0.32
0.30	0.27
0.25	0.23
0.20	0.19
0.15	0.14
0.10	0.10
0.05	0.05

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.75	0.65
0.70	0.61
0.65	0.57
0.60	0.52
0.55	0.48
0.50	0.44
0.45	0.39
0.40	0.35
0.35	0.30
0.30	0.26
0.25	0.22
0.20	0.17
0.15	0.13
0.10	0.09
0.05	0.04

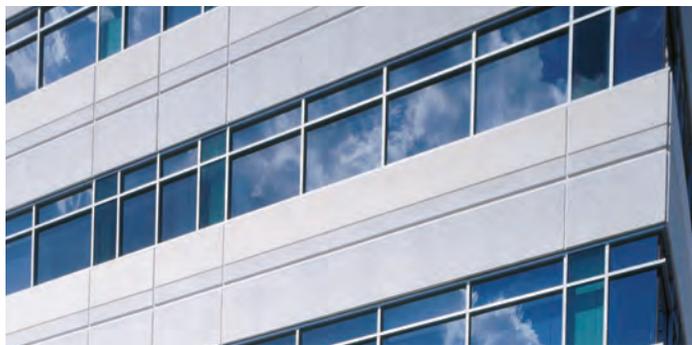
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ECONOMY

Trifab™ VersaGlaze™ 450/451/451T Framing Systems offer four fabrication choices to suit your project (Trifab™ 451UT is available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite.
- **Type B** – Same fabrication benefits as shear block except the head and sill run through.



Brighton Landing
Cambridge, Massachusetts
 ARCHITECT
ADD Inc., Cambridge, Massachusetts
 GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
 PHOTOGRAPHER
 © **Gordon Schenck, Jr.**

All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

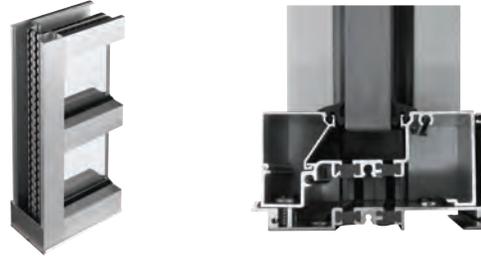
FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.



PERFORMANCE

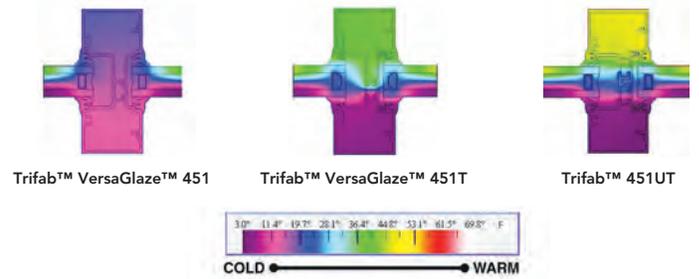
Kawneer's IsoLock™ thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a dual IsoLock™ thermal break is used on Trifab™ 451UT.



Trifab™ 451UT uses a dual IsoLock™ thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

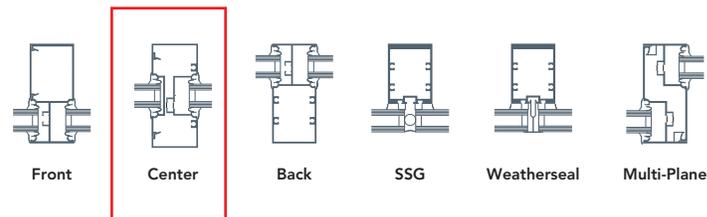
U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

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



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Features

- 250T narrow stile has 2-1/2" (63.5) vertical stile, 2-15/16" (74.6) top and 3-7/8" (98.4) bottom rail
- 350T medium stile has 3-1/2" (88.9) vertical stile, 3-1/2" (88.9) top and 6-1/2" (165.1) bottom rail
- 500T wide stile has 5" (127) vertical stile, 5" (127) top and 6-1/2" (165.1) bottom rail
- Door is 2-1/4" (57.2) deep
- Door has 1/8" (3.2) wall thickness
- Dual moment welded corner construction
- IsoPour™ thermal break
- Single acting
- 1" (25.4) infill
- Offset pivots, butt hinges, continuous geared hinge
- MS locks or exit device hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping and secondary weathering in door frames
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Wide variety of bottom rail and cross rail
- Two color finish capability

Product Applications

- 250T narrow stile - engineered for moderate traffic in applications such as offices and stores
- 350T medium stile - provides extra strength for schools, institutions and other high traffic applications
- 500T wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions
- Engineered for high performance buildings

For specific product applications,
Consult your Kawneer representative.

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LAWS AND BUILDING AND SAFETY CODES GOVERNING THE DESIGN AND USE OF GLAZED ENTRANCE, WINDOW, AND CURTAIN WALL PRODUCTS VARY WIDELY. KAWNEER DOES NOT CONTROL THE SELECTION OF PRODUCT CONFIGURATIONS, OPERATING HARDWARE, OR GLAZING MATERIALS, AND ASSUMES NO RESPONSIBILITY THEREFOR.

Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

- m – meter
- cm – centimeter
- mm – millimeter
- s – second
- Pa – pascal
- MPa – megapascal

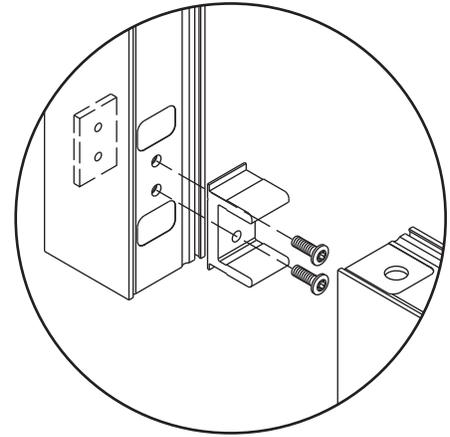
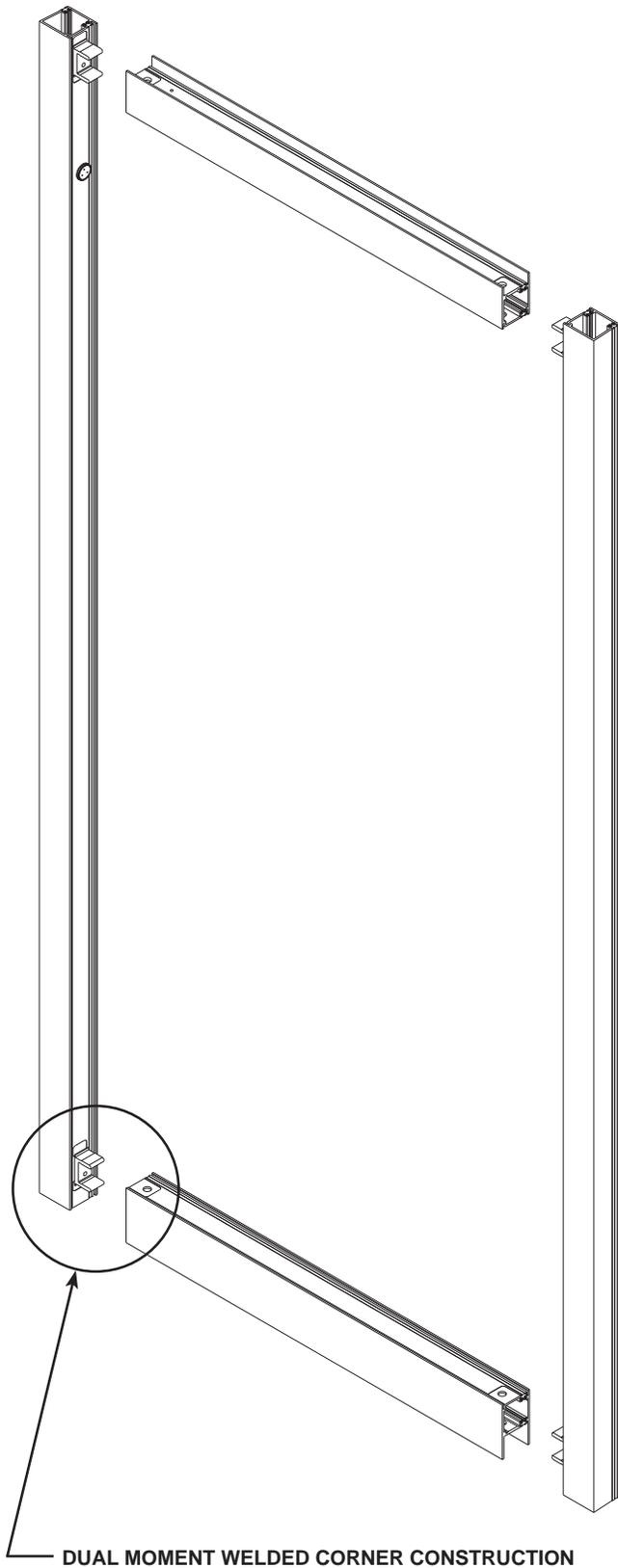
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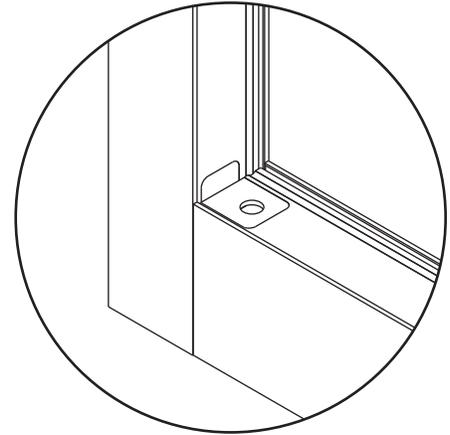
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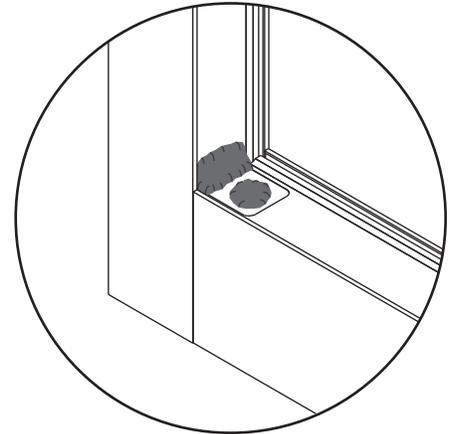
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#1 MECHANICAL FASTENING is accomplished by attaching a 5/16" (7.9) thick extruded aluminum channel clip to the vertical stile with 1/4"-20 heat strengthened bolts and 3/16" thick steel nut plates for a high strength welding base for attachment horizontal member.



#2 SIGMA* DEEP PENETRATION PLUG WELDS are made top and bottom after the horizontal is properly positioned over the channel clip to help provide the strongest door corner joint currently available.



#3 SIGMA* FILLET WELDS along both top and bottom webs of the rail extrusion complete the welded corner construction.

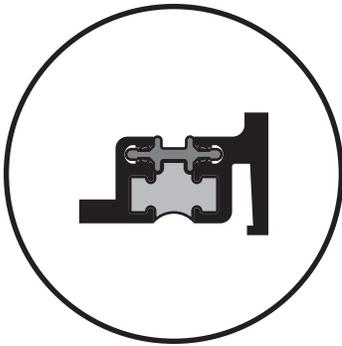
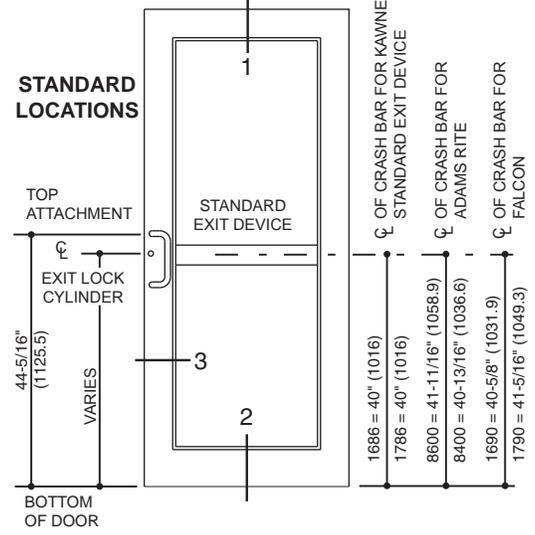
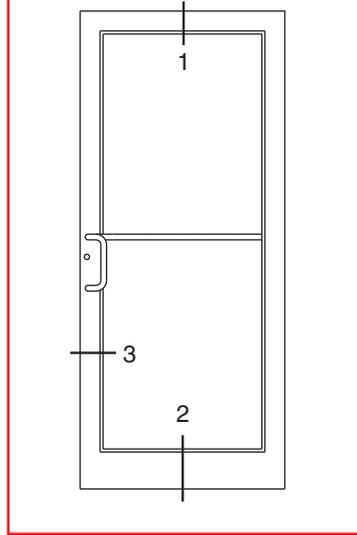
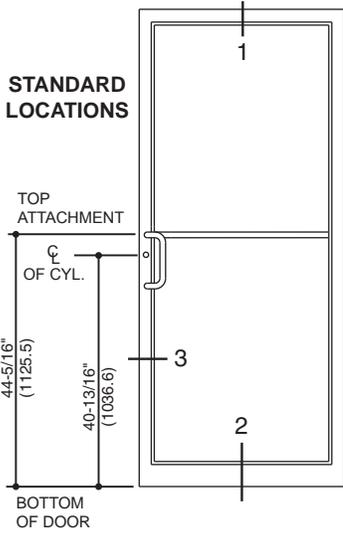
* An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).

Additional information and CAD details are available at www.kawneer.com

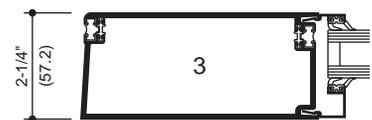
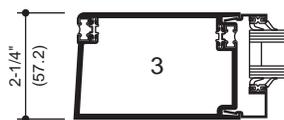
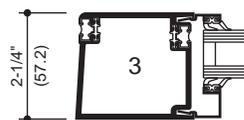
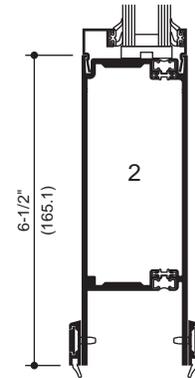
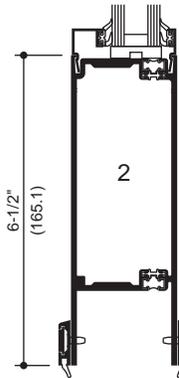
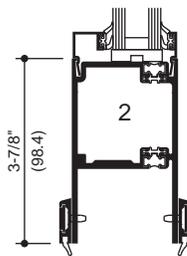
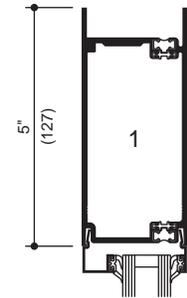
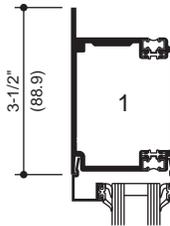
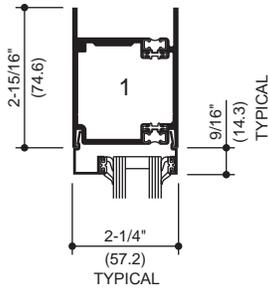
250T NARROW STILE

350T MEDIUM STILE

500T WIDE STILE



IsoPour™ THERMAL BREAK



250T NARROW STILE SINGLE ACTING

350T MEDIUM STILE SINGLE ACTING

500T WIDE STILE SINGLE ACTING

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

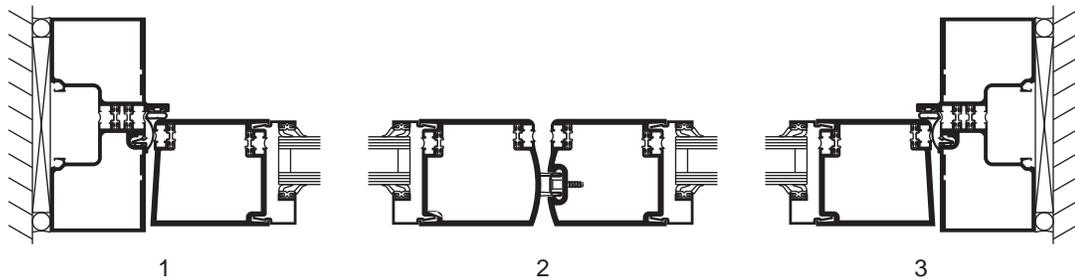
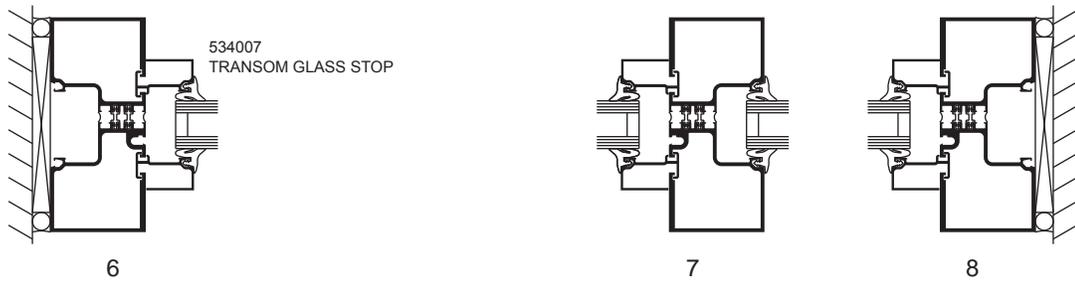
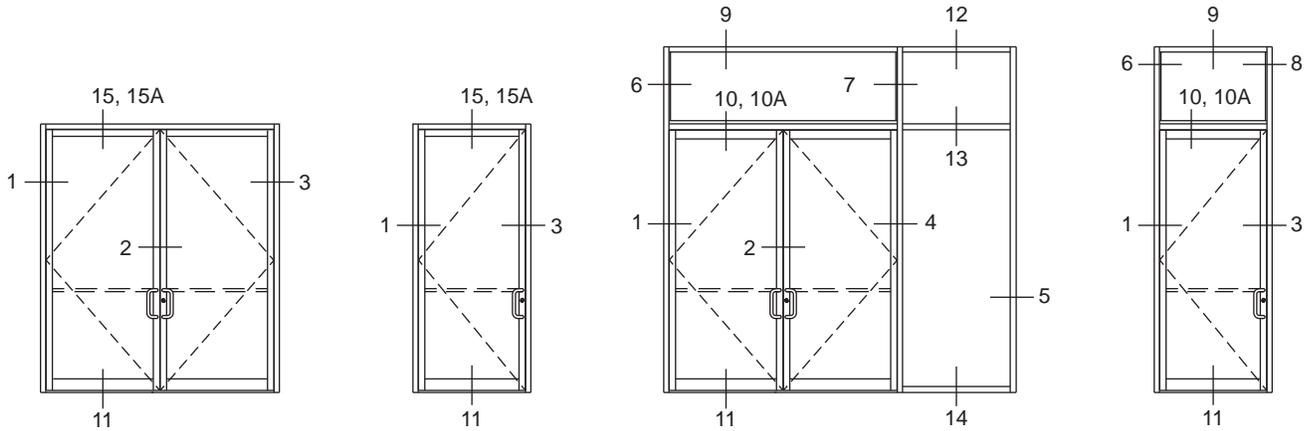
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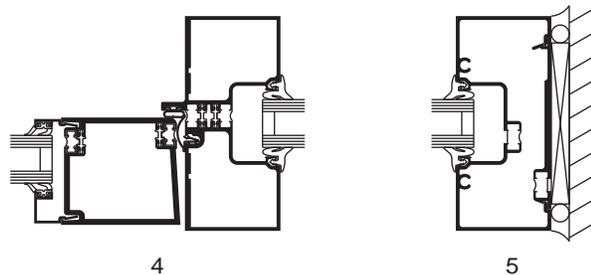
Additional information and CAD details are available at www.kawneer.com

NOTE:

- 1. SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.
- 2. TRIFAB™ VG 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.



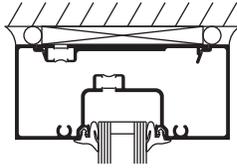
SINGLE ACTING DOORS



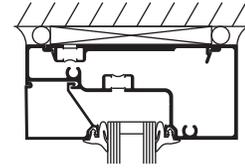
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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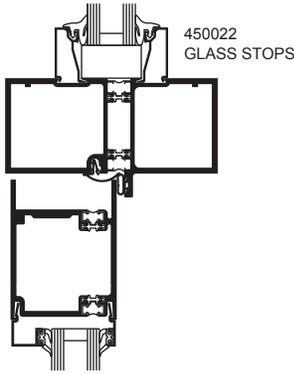
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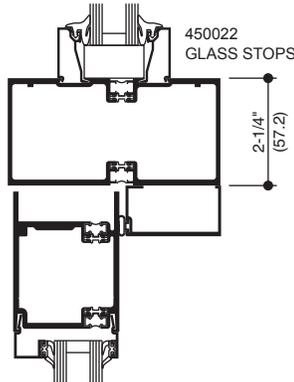
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SINGLE ACTING DOORS

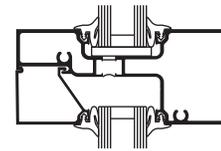
COC WITH SINGLE ACTING OFFSET ARM



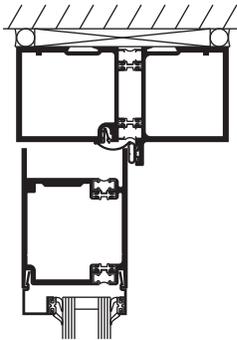
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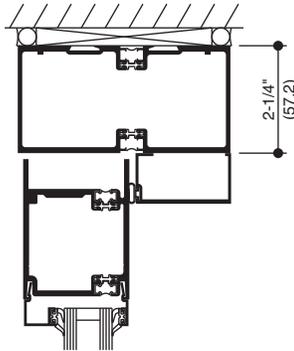
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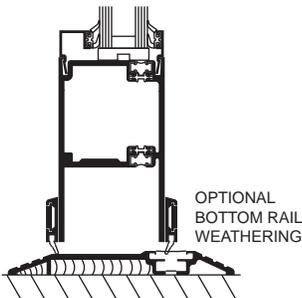
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15

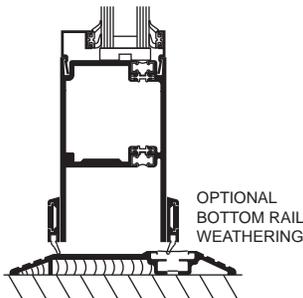


15A



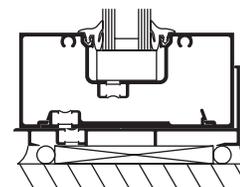
11

SURFACE OVERHEAD CLOSER



11

CONSEALED OVERHEAD CLOSER



14

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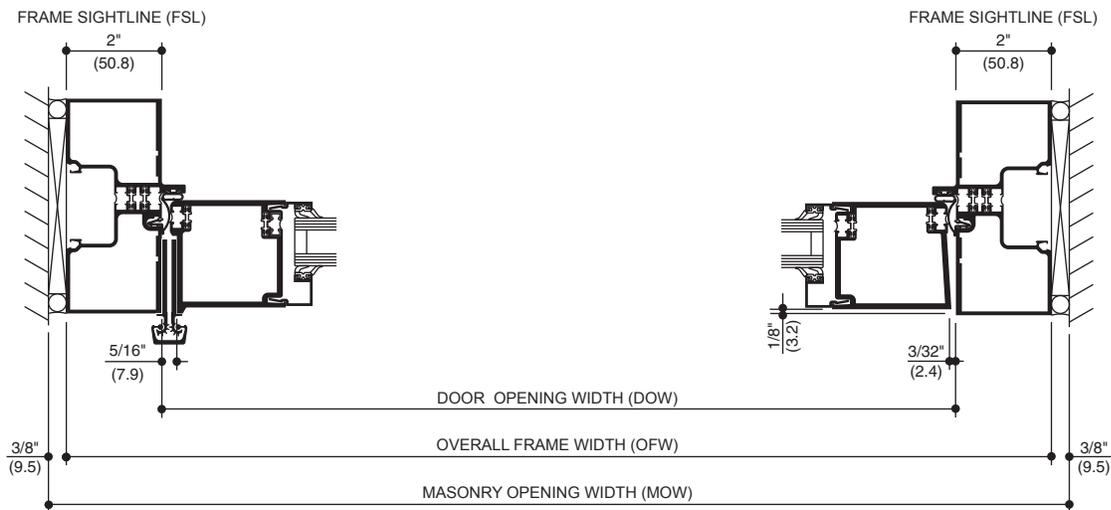
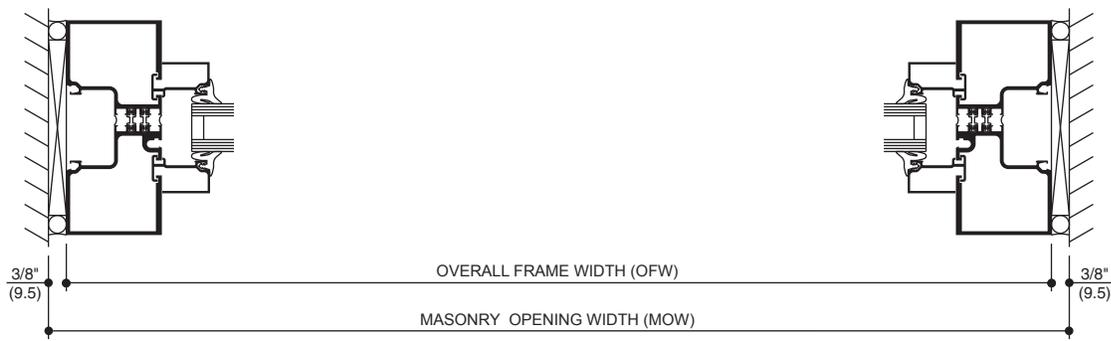
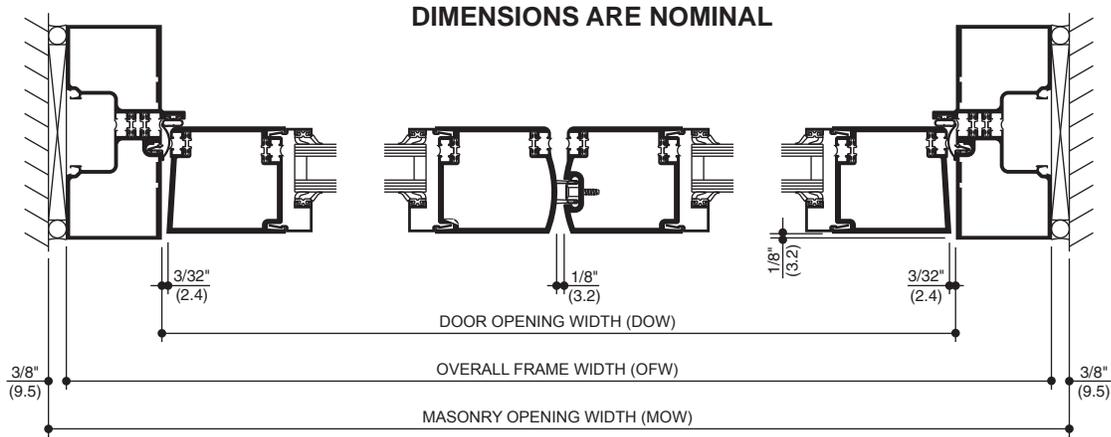
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INTENTIONALLY**

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STANDARD SIZES (TRIFAB™ VG 451T CENTER FRAMES)

WITH AND WITHOUT TRANSOM

Door Opening Dimension (DOW)

3' 0"	(914)
3' 6"	(1,067)
6' 0"	(1,829)

Overall Frame Dimension (OFW)

3' 4"	(1,016)
3' 10"	(1,168)
6' 4"	(1,930)

Masonry Opening Dimension (MOW)

3' 4-3/4"	(1,035)
3' 10-3/4"	(1,187)
6' 4-3/4"	(1,949)

WITH AND WITHOUT TRANSOM

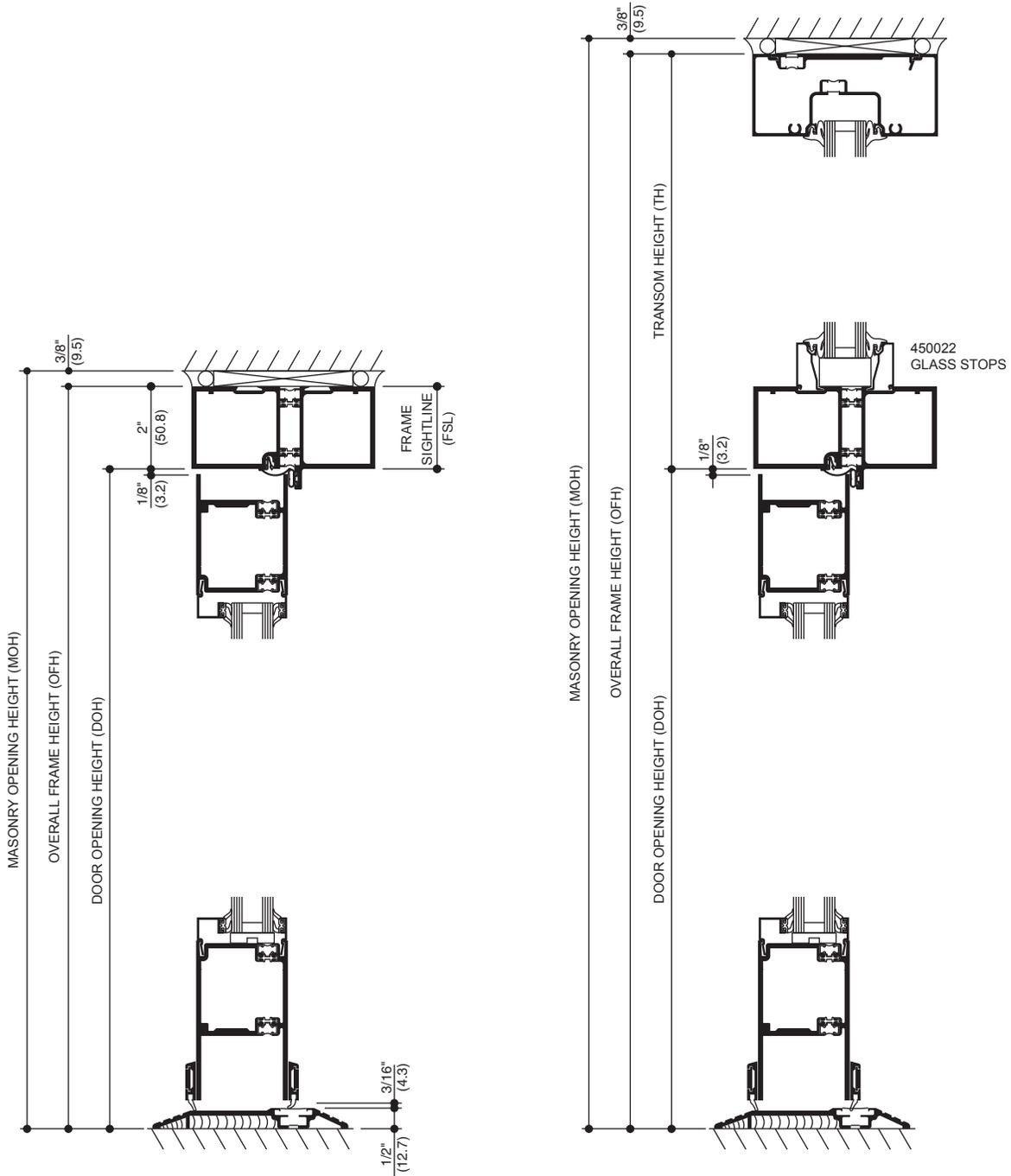
OFW = DOW + 2 FSL

MOW = OFW + 3/4"

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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STANDARD SIZES (TRIFAB™ VG 451T CENTER FRAMES)

WITHOUT TRANSOM

Door Opening Dimension (DOH)	
7' 0"	(2,134)
7' 0"	(2,134)
7' 0"	(2,134)

Overall Frame Dimension (OFH)	
7' 2"	(2,184)
7' 2"	(2,184)
7' 2"	(2,184)

Masonry Opening Dimension (MOH)	
7' 2-3/8"	(2,194)
7' 2-3/8"	(2,194)
7' 2-3/8"	(2,194)

WITHOUT TRANSOM

OFH = DOH + FSL
 MOH = OFH + 3/8"

WITH TRANSOM

OFH = DOH + TH
 MOH = OFH + 3/8"

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NARROW STILE

MEDIUM AND WIDE STILE

	NARROW STILE	MEDIUM AND WIDE STILE
Doors	Narrow stile 250T doors prepared for attachment hardware.	Medium stile 350T or wide stile 500T.
Door Sizes Std.	Standard sizes shown on page 10.	Any size up to 4' 0" x 9' 0" (1,219 x 2,743).
Glass Stops	1" (25.4) stops.	1" (25.4) stops.
Door Frames	Trifab™ VG 451T Center - 2" x 4-1/2" (50.8 x 114.3) for double glazing.	Any Kawneer framing system suitable for door frames may be selected, but manufactured per order.
Push-Pulls	Single Acting: Architects Classic Hardware CO-9 Pull and CP-II Push Bar. Architects Classic Hardware CO-9 Pull and CP Push Bar.	Single Acting: Architects Classic Hardware CO-12 and CP-II push bar. Architects Classic Hardware CO-12 and CP push bar. Architects Classic Hardware CO-9/CO-9 Pulls. Architects Classic Hardware CO-12/CO-12 Pulls.
Door Closers	Single Acting: Norton 1601 adjustable or 1601 BF adjustable surface closer with back-check and with or without adjustable hold-open. Standard concealed overhead closer with single acting offset arm.	Single Acting: LCN 4040 surface closer with or without adjustable hold-open. LCN 2010, 2030 or 5010 concealed overhead closers with or without hold-open. LCN 1260 adjustable surface closer. Norton 8100 surface closer with a 50% spring power adjustment (for opening forces of less than 8 pounds). Closer is available with standard back-checks and with or without the hold-open feature. International single acting concealed overhead closer. Falcon SC 60 Surface closer.
Hinging	Single Acting: Kawneer top and bottom offset pivots (or) Kawneer top and bottom 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP) (or) Kawneer continuous gear hinge.	
Intermediate Pivots/Butts	Single Acting: Kawneer intermediate offset pivot (or) Kawneer 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with non-removable pin (NRP).	Single Acting: Rixson M-19 or IVES #7215-INT intermediate offset pivot.
Power Transfers	Single Acting: Kawneer EL intermediate offset pivot (or) Kawneer EL 4-1/2" x 4" (114.3 x 101.6) ball bearing butt hinge with wire transfer (or) EPT (Electric Power Transfer).	
Power Supply		NP1 Power Supply: For use with Kawneer 1686 MEL and 1786 MEL exit devices only.
Locks - Active Leaf	Adams-Rite MS 1850A deadlock with two 1-5/32" (29.4) diameter 5 pin cylinders.	Adams-Rite #4510 latch lock. Adams-Rite #1850A-500 short throw deadlock. Adams-Rite #1850A-505 hookbolt lock. Adams-Rite #4015 two-point Lock. Adams-Rite #4085 three-point Lock. Adams-Rite #4089 exit indicator. Adams-Rite #2190 deadbolt latch lock. Adams-Rite #1890 deadbolt latch lock. Adams-Rite #1850 hurricane 3-point locking. Kawneer cylinder guard. Kawneer thumbturn (in lieu of cylinder).

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NARROW STILE

MEDIUM AND WIDE STILE

Locks - Inactive Leaf	One pair of Kawneer flush bolts in the inactive leaf of a pair of doors.	
Thresholds	A 1/2" x 4" (12.7 x 101.6) aluminum mill finish threshold.	
Weathering	Single Acting: Weathering system in the door and frame consisting of a dense, bulb polymeric material, which remains resilient and retains its weathering ability under temperature extremes. (The system is complete with an optional EPDM blade gasket sweep strip applied to interior and exterior of bottom door rail with concealed fasteners).	Bottom Door Sweep
Exit Device	<p>Kawneer 1686 Concealed Rod Exit Device with or without a mortised type cylinder.</p> <p>Kawneer 1786 Rim Exit Device is a rim type exit device with or without a rim type cylinder. Pairs of doors require a Kawneer RM-86 removable mullion.</p>	<p>Kawneer 1686 MEL Concealed Rod Exit Device electric modification is available.</p> <p>Kawneer 1786 MEL Rim Exit Device electric modification is available.</p> <p>Kawneer 1686 CD Concealed Rod Exit Device available with cylinder dogging.</p> <p>Kawneer 1786 CD Rim Exit Device available with cylinder dogging.</p> <p>Kawneer 1686 Lever Handle is available for the Kawneer 1686 concealed rod exit device.</p> <p>Kawneer 1786 Lever Handle is available for the Kawneer 1786 rim type exit device.</p> <p>Falcon 1690 Concealed Rod Exit Device with or without a mortised type cylinder.</p> <p>Falcon 1790 Rim Exit Device is a rim type exit device with or without a rim type cylinder.</p> <p>Falcon EL 1690 electric modification is also available.</p> <p>Falcon EL 1790 electric modification is also available</p> <p>Falcon 1990 is a concealed rod exit device with or without a rim type cylinder.</p> <p>Falcon 2090 is a rim type exit device with or without a rim type cylinder. Pairs of doors require a removable aluminum mullion. RM-70 with the Falcon 2090 exit device.</p> <p>Falcon HH1690 Conc. Rod Exit Device (EL option)</p> <p>Von Duprin 9947 Concealed Rod Exit Device</p> <p>Von Duprin HH9947 Concealed Rod Exit Device</p> <p>Von Duprin 3347A Concealed Vertical Rod Exit Device</p> <p>Von Duprin 99 XP Rim Device</p> <p>Corbin Russwin ED5200SA Rim Device</p> <p>Adams-Rite 8600 Concealed Rod Exit Device.</p> <p>Adams-Rite 8400 Rim Exit Device.</p>
	<p>Exit Device Pulls:</p> <p>Architects Classic CO-9 Pull with Kawneer 1686 and 1786 exit devices.</p> <p>Architects Classic.</p>	<p>Optional Exit Device Pulls:</p> <p>Architects Classic CO-12 Pull with Kawneer 1686 and 1786 exit devices.</p>

APPLICATION CRITERIA

As indicated on Page 10, the standard sizes of swing doors are 3'-0" x 7'-0" (914.4 x 2,133.6) or 3'-6" x 7'-0" (1,067 x 2,134) for single doors and 6'-0" x 7'-0" (1,828.8 x 2,133.6) for pairs of doors. When these sizes are exceeded the following criteria should be administered.

1. Larger doors should not be subject to heavy traffic or strong prevailing wind conditions.
2. Larger doors should use a door closer with a good back check action.
3. When a door exceeds 9'-0" (2,743.2) in height, a cross rail or push bar is recommended to reinforce the vertical stiles.
4. When an offset hung door exceeds 7'-6" (2,286.0) in height, an intermediate butt or offset pivot should be used.
5. Tall doors should be prevented from racking by proper utilization of hardware, including door closers, door holders and door stops.

NOTE: SOME OF THESE CRITERIA ARE OF A SUBJECTIVE NATURE, CONTACT YOUR FACTORY REPRESENTATIVE FOR APPLICATION ASSISTANCE.

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LOCKING OPTIONS	MAXIMUM DOOR SIZE	MAXIMUM DESIGN PRESSURE	HINGING OPTIONS	GLAZING STOP OPTIONS	GLASS THICKNESS
MS 1850 3-Point Lock (Active leaf) Flushbolts (Inactive leaf)	Single 4'-0" x 8'-0" (1,219.2 x 2,438.4) Pair 8'-0" x 8'-0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	1, 2	1" (25.4)
Kawneer 1686 Concealed Rod Exit Device	Single 4'-0" x 8'-0" (1,219.2 x 2,438.4) Pair 8'-0" x 8'-0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	1, 2	1" (25.4)
Falcon HH1690 Concealed Rod Exit Device (EL option)	Single 4'-0" x 8'-0" (1,219.2 x 2,438.4) Pair 8'-0" x 8'-0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	1, 2	1" (25.4)
Von Duprin HH9947 Concealed Rod Exit Device	Single 4'-0" x 8'-0" (1,219.2 x 2,438.4) Pair 8'-0" x 8'-0" (2,438.4 x 2,438.4)	± 70 PSF	Offset Pivots Butt Hinges Continuous Hinge	1, 2	1" (25.4)

Glazing Stop Options:

- 1 - Structural silicone with 0.090 Kuraray or Eastman PVB inter layer or 0.090 Kuraray Sentry Glas® inter layer.
 2 - 3M VHB structural tape with 0.090 Kuraray or Eastman PVB inter layer or 0.090 Kuraray Sentry Glas® inter layer.

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LOCKING OPTIONS	MAXIMUM DOOR SIZE	MAXIMUM BLAST LOADING	HINGING OPTIONS	GLAZING STOP OPTIONS	GLASS THICKNESS
MS 1850 3-Point Lock (Active leaf) Flushbolts (Inactive leaf)	Single 4'-0" x 8'-0" (1,219.2 x 2,438.4) Pair 8'-0" x 8'-0" (2,438.4 x 2,438.4)	Peak Pressure: 6 PSF Impulse: 42 PSI/M-SEC	Butt Hinges Offset Pivots	1, 2	1" (25.4)

Test conditions shown. Other conditions may be supported through calculation.

Glazing Stop Options:

- 1 - Structural silicone with 0.060 Kuraray or Eastman PVB inter layer.
- 2 - Door size tested in stock tube. Larger door sizes supported through engineering analysis.

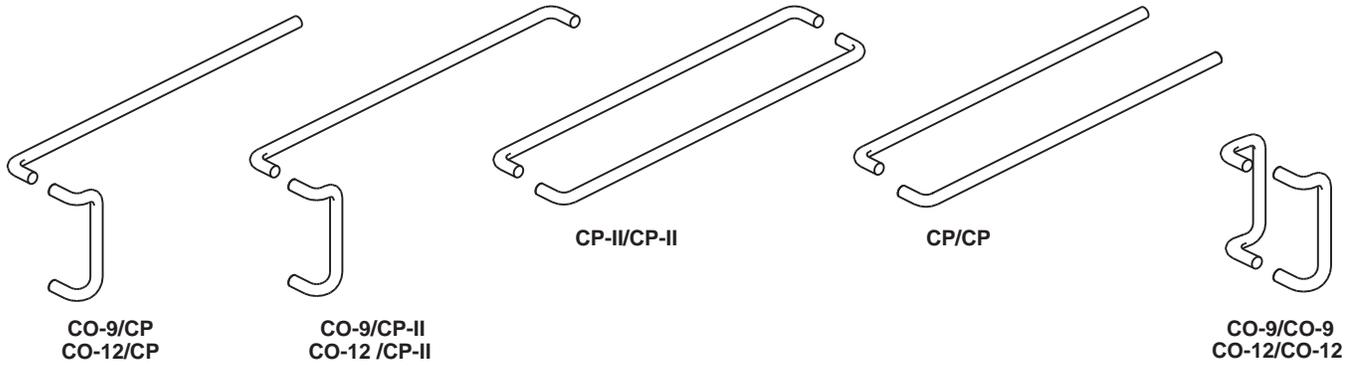
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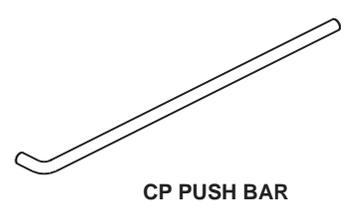
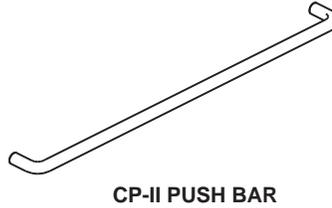
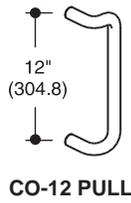
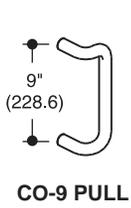
REFER TO **HARDWARE SECTION** FOR COMPLETE HARDWARE INFORMATION.

ARCHITECTS CLASSIC (PUSH PULL SETS)

SINGLE ACTING DOORS USE A PULL HANDLE AND PUSH BAR AS STANDARD



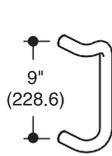
ARCHITECTS CLASSIC (COMPONENTS)



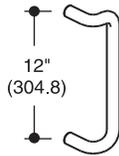
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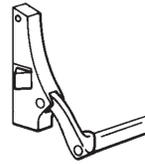
EXIT DEVICES AND PULLS



CO-9 PULL



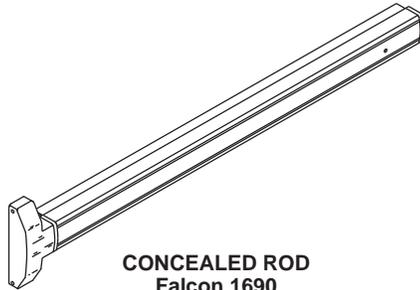
CO-12 PULL



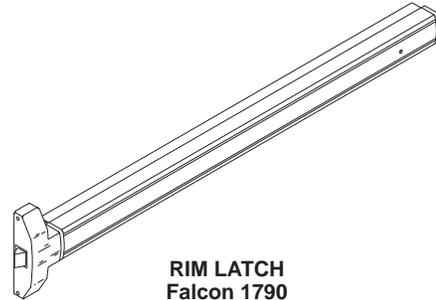
**RIM LATCH
Falcon 2090**



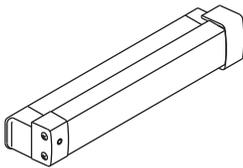
**CONCEALED ROD
Falcon 1990**



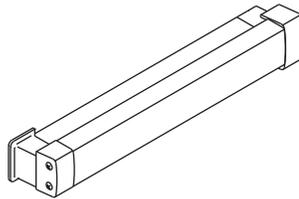
**CONCEALED ROD
Falcon 1690
Falcon EL 1690
Falcon HH1690**



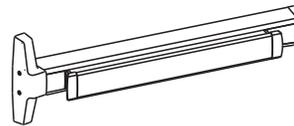
**RIM LATCH
Falcon 1790
Falcon EL 1790**



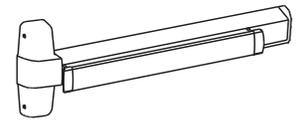
**MORTISE EXIT DEVICE
Adams-Rite 8400**



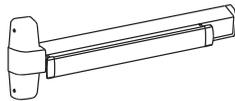
**CONCEALED EXIT DEVICE
Adams-Rite 8600**



**CONCEALED EXIT DEVICE
Von Duprin 3347A**



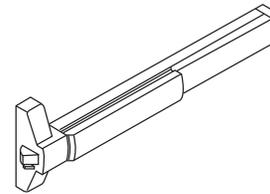
**CONCEALED EXIT DEVICE
Von Duprin 9947**



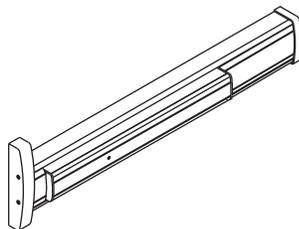
**CONCEALED ROD
Von Duprin
9947HH**



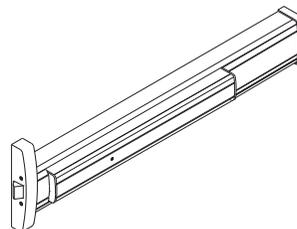
**RIM EXIT DEVICE
Von Duprin 99 XP**



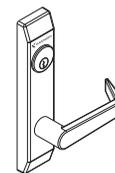
**RIM EXIT DEVICE
Corbin Russwin
ED5200S**



**CONCEALED ROD
Kawneer 1686
Kawneer 1686 MEL
Kawneer 1686 CD**



**RIM LATCH
Kawneer 1786
Kawneer 1786 MEL
Kawneer 1786 CD**



**LEVER HANDLE
Kawneer 1686
Kawneer 1786**

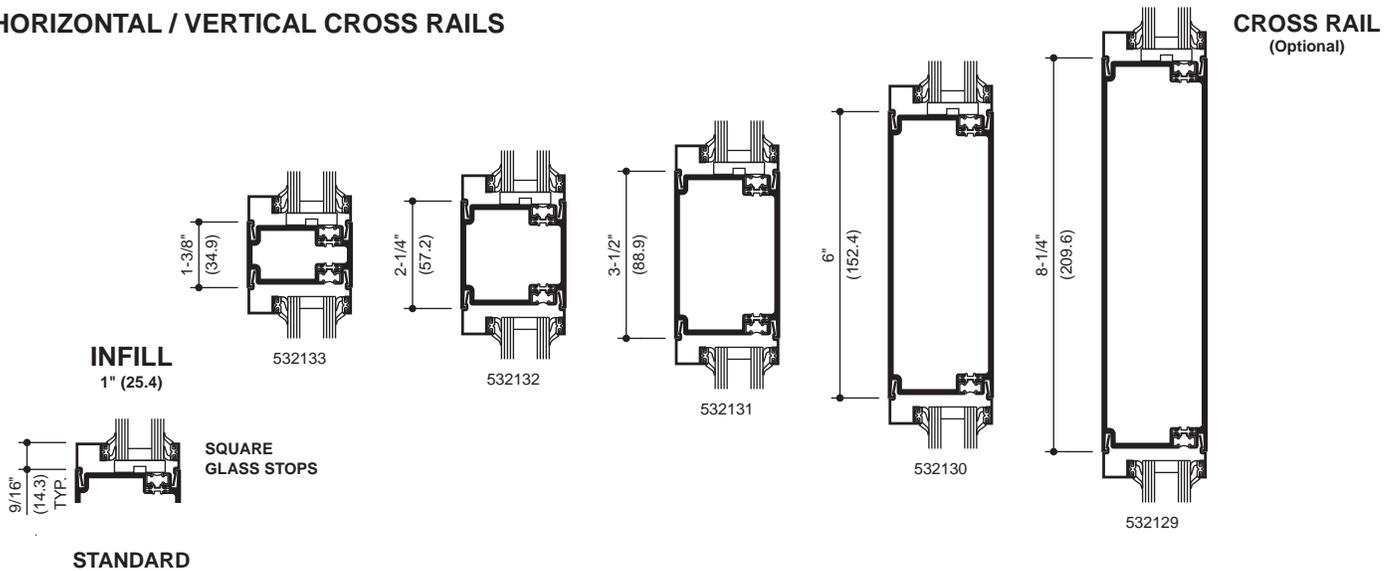
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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Additional information and CAD details are available at www.kawneer.com

HORIZONTAL / VERTICAL CROSS RAILS

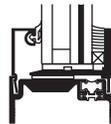


INFILL OPTIONS

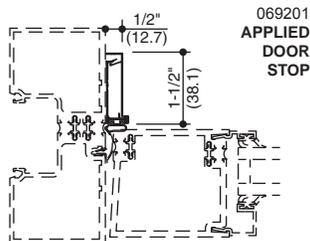
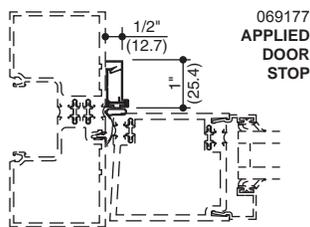
1" INFILL TAPE GLAZED (Blast)



1" INFILL WET GLAZED (Blast)



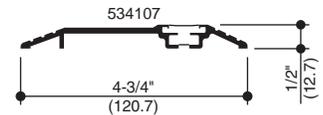
ACCESSORY ITEMS



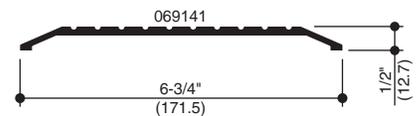
THRESHOLDS

APPLICATION

FOR SINGLE ACTING DOOR



FOR FLOOR CLOSERS

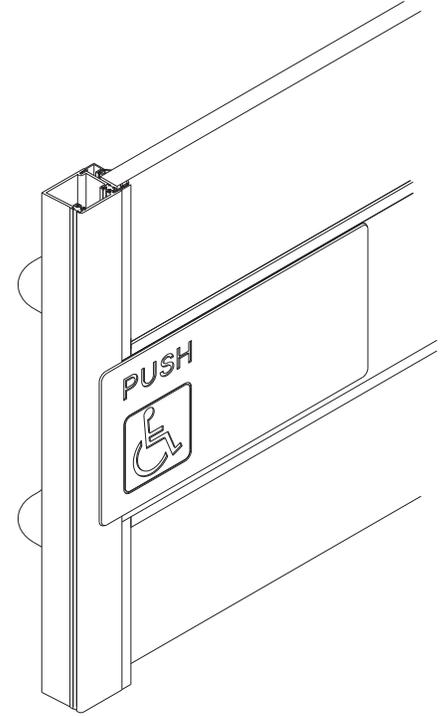
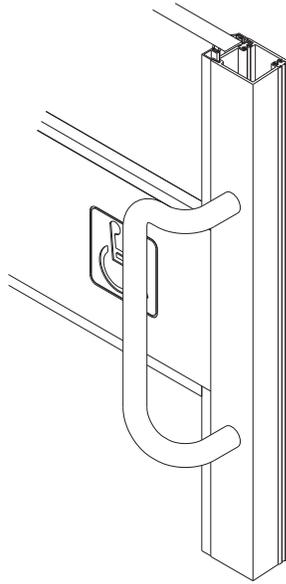


SOME BUILDING CODES LIMIT THRESHOLD HEIGHT TO 1/2" (12.7) MAX.

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PUSH-PULLS



Description	Architects Classic CO-12 Pull	BF3 Push Shield with symbol
Application	Door with or without exit device	Door cross rail (omit w/exit device)
Length/Size	12" OC Pull attachment	15-7/8" x 7-7/8" (403.2 x 200.0) 1/8" (3.2) Thick
Height Location	44-5/16" from Top Mounting Hole to Btm. of Door	
Total Projection	3-1/4" (82.6)	1/8" (3.2)
Material / Finish	See Hardware Section	Black Plastic Pebble Finish

Note: The symbol of access is an adhesive backed decal applied to the surface of the optional cross rail. Letters and symbols on plastic push shield are engraved and filled with white epoxy enamel.

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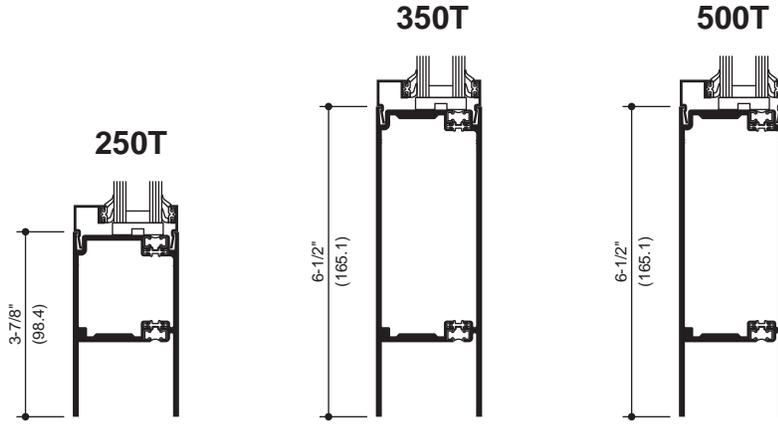
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STANDARD BOTTOM RAILS

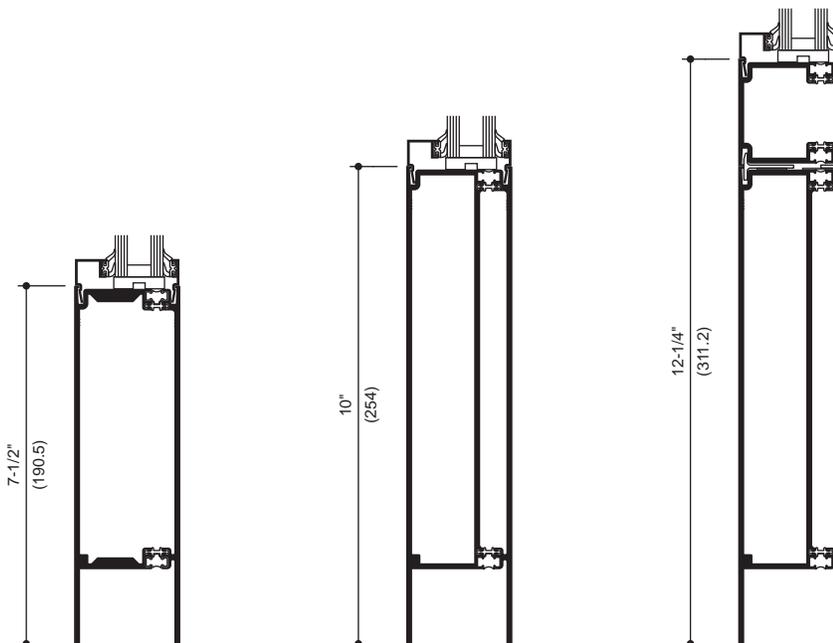
Rail heights shown may be used on 250T, 350T, and 500T doors.

NOTE:
See Page 18 for available
Horizontal Intermediate Members.



OPTIONAL BOTTOM RAILS

Rail heights shown may be used on 250T, 350T, and 500T doors.
Custom heights available.



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WIND LOAD CHARTS

Mullions are designed for deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6". These curves are for mullions WITH HORIZONTALS and are based on engineering calculations for stress and deflection. Allowable wind load stress for ALUMINUM 15,152 psi (104 MPa), STEEL 30,000 psi (207 MPa). Charted curves, in all cases are for the limiting value. Wind load charts contained herein are based upon nominal wind load utilized in allowable stress design. A conversion from Load Resistance Factor Design (LRFD) is provided. To convert ultimate wind loads to nominal loads, multiply ultimate wind loads by a factor of 0.6 per ASCE/SEI 7. A 4/3 increase in allowable stress has not been used to develop these curves. For special situations not covered by these curves, contact your Kawneer representative for additional information.

DEADLOAD CHARTS

Horizontal or deadload limitations are based upon 1/8" (3.2), maximum allowable deflection at the center of an intermediate horizontal member. The accompanying charts are calculated for 1" (25.4) thick insulating glass or 1/4" (6.35) thick glass supported on two setting blocks placed at the loading points shown.

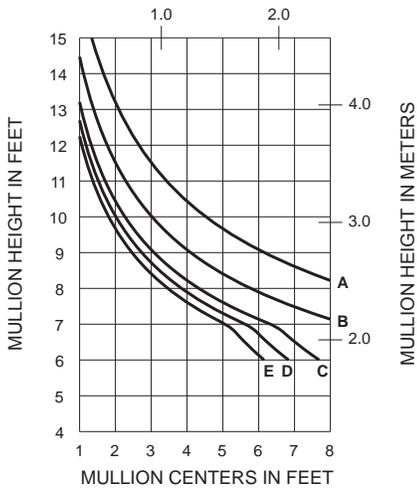
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	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	30 PSF (1440)	50 PSF (2400)
C =	40 PSF (1920)	67 PSF (3200)
D =	45 PSF (2160)	75 PSF (3600)
E =	50 PSF (2400)	83 PSF (4000)

WITH HORIZONTALS

MULLION CENTERS IN METERS

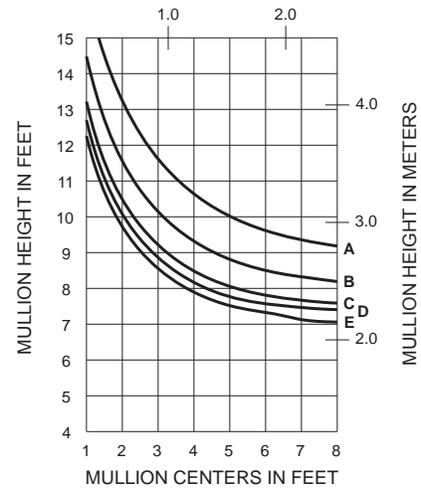


534109

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

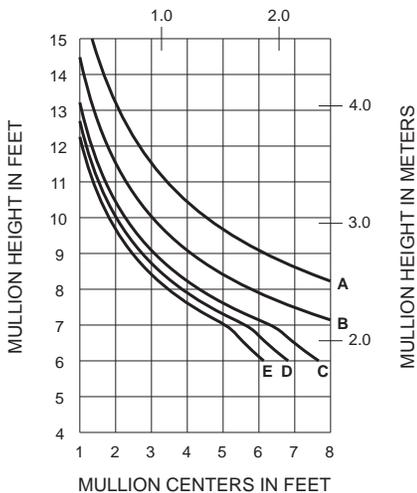
WITHOUT HORIZONTALS

MULLION CENTERS IN METERS



WITH HORIZONTALS

MULLION CENTERS IN METERS

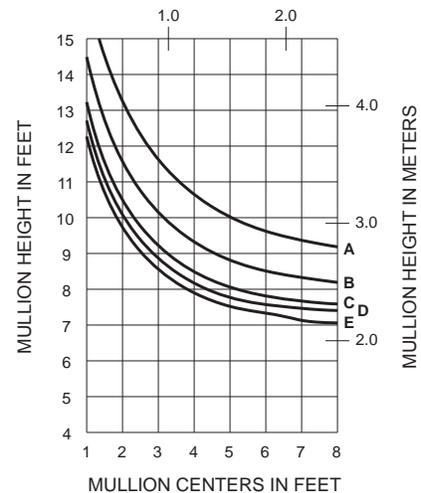


534103

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS

MULLION CENTERS IN METERS

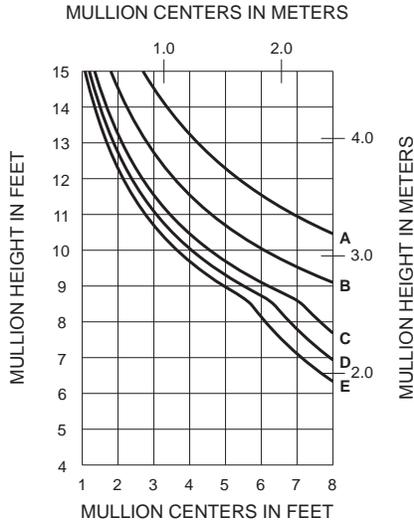


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	Allowable Stress Design Load	LRFD Ultimate Design Load
A =	20 PSF (960)	33 PSF (1580)
B =	30 PSF (1440)	50 PSF (2400)
C =	40 PSF (1920)	67 PSF (3200)
D =	45 PSF (2160)	75 PSF (3600)
E =	50 PSF (2400)	83 PSF (4000)

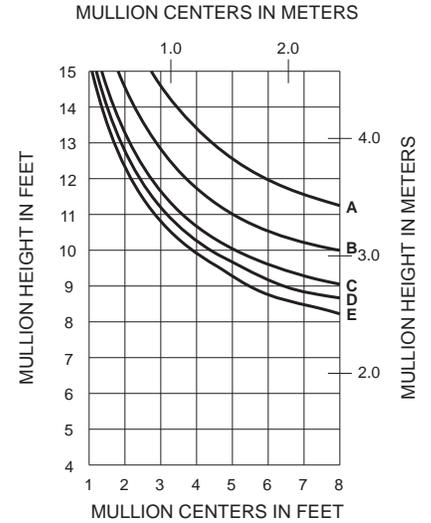
WITH HORIZONTALS



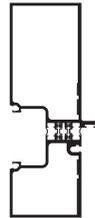
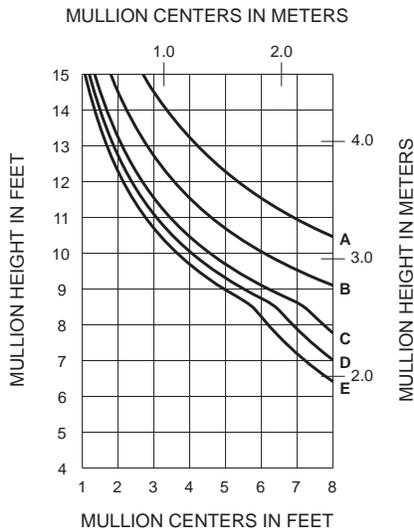
534110

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS



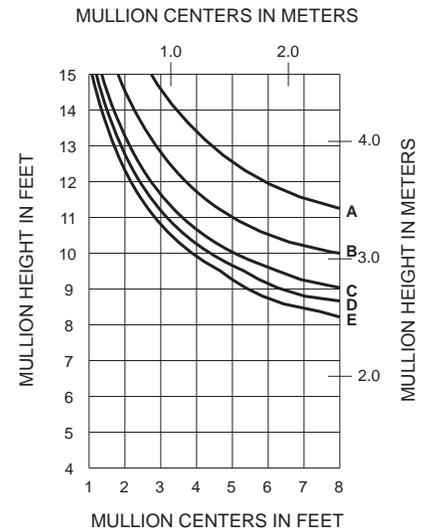
WITH HORIZONTALS



534106

WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS

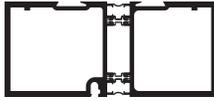


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

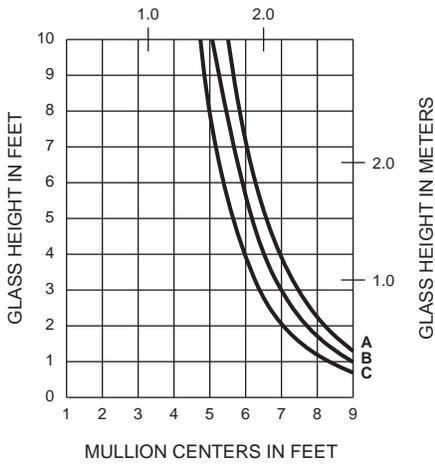
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- A - 1" GLASS (1/8 POINT LOADING)
- B - 1" GLASS (1/6 POINT LOADING)
- C - 1" GLASS (1/4 POINT LOADING)

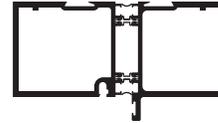
534111



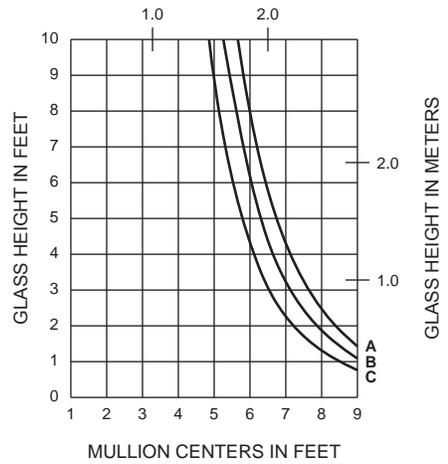
MULLION CENTERS IN METERS



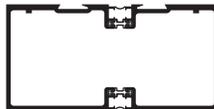
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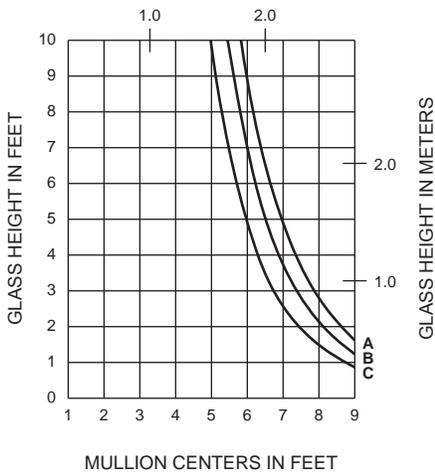
MULLION CENTERS IN METERS



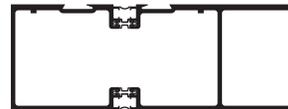
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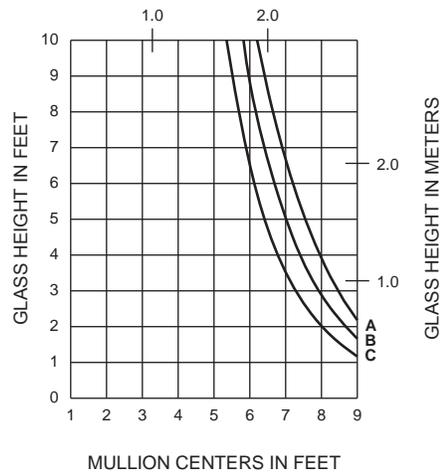
MULLION CENTERS IN METERS



534104



MULLION CENTERS IN METERS



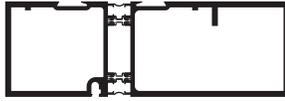
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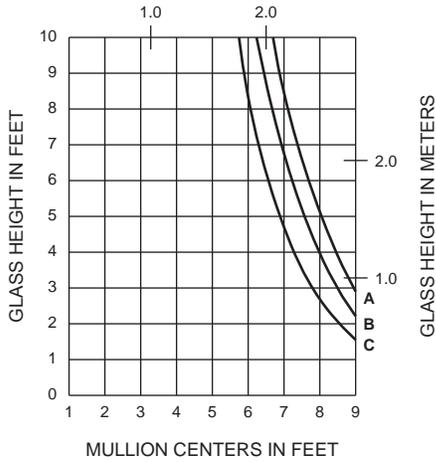
© Kawneer Company, Inc., 2018

- A - 1" GLASS (1/8 POINT LOADING)
- B - 1" GLASS (1/6 POINT LOADING)
- C - 1" GLASS (1/4 POINT LOADING)

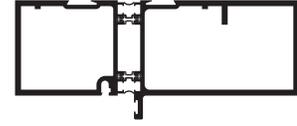
534112



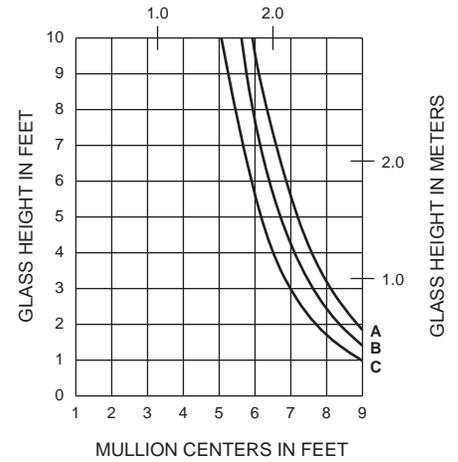
MULLION CENTERS IN METERS



534105



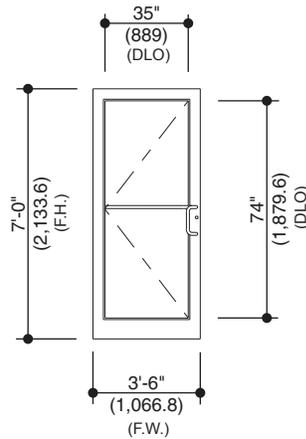
MULLION CENTERS IN METERS



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Generic Project Specific U-factor Example Calculation
 (Percent of Glass will vary on specific products depending on sitelines)



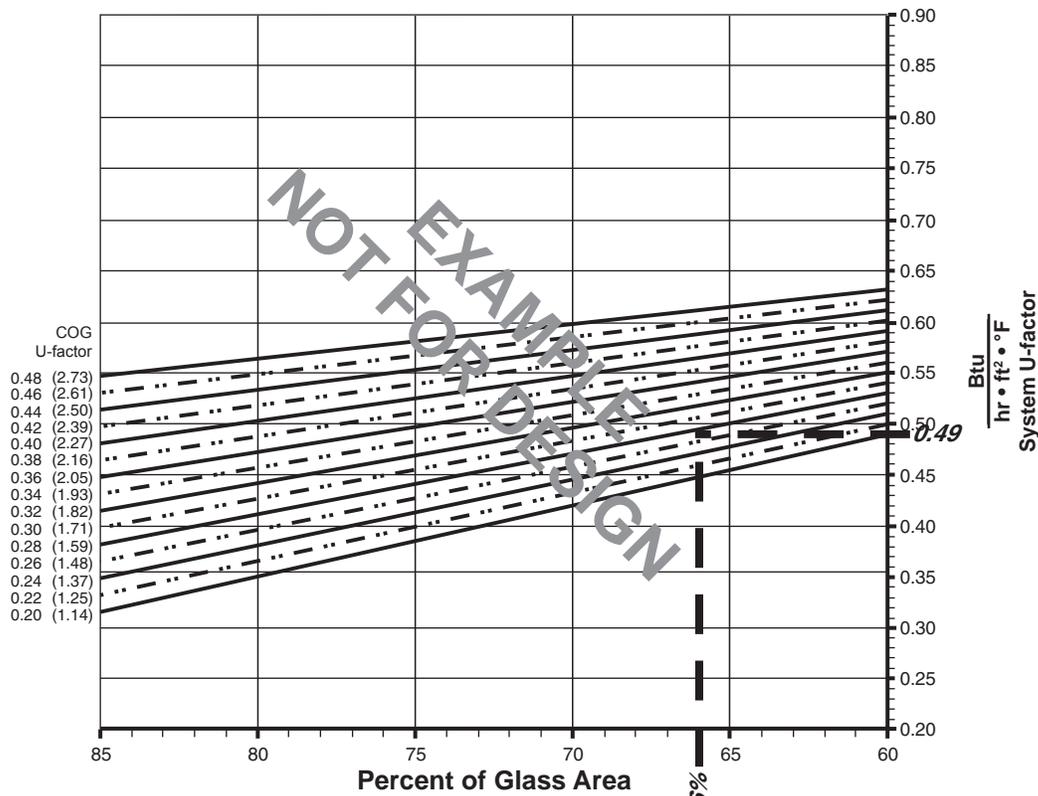
Example Glass U-Factor = 0.28 Btu/hr • ft² • °F

Total Daylight Opening = 30.125" x 75.75" = 15.85 ft²

Total Projected Area = 3'-4" x 7'-2" = 23.9 ft²

Percent of Glass = (Total Daylight Opening ÷ Total Projected Area)100
 = (15.85 ÷ 23.9)100 = 66%

System U-factor vs Percent of Glass Area



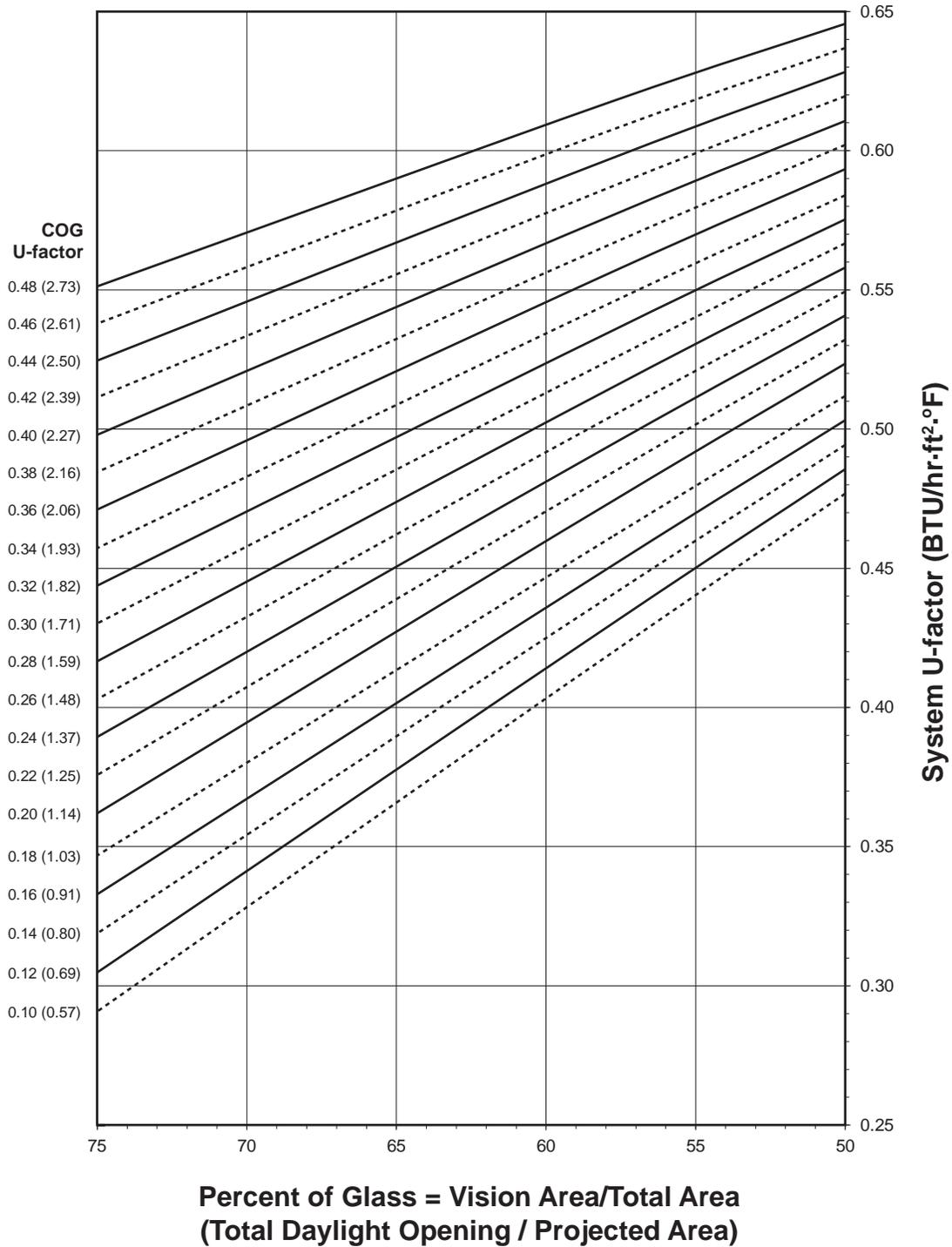
Based on 66% glass and center of glass (COG) U-factor of 0.28
 System U-factor is equal to 0.49 Btu/hr • ft² • °F

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250T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

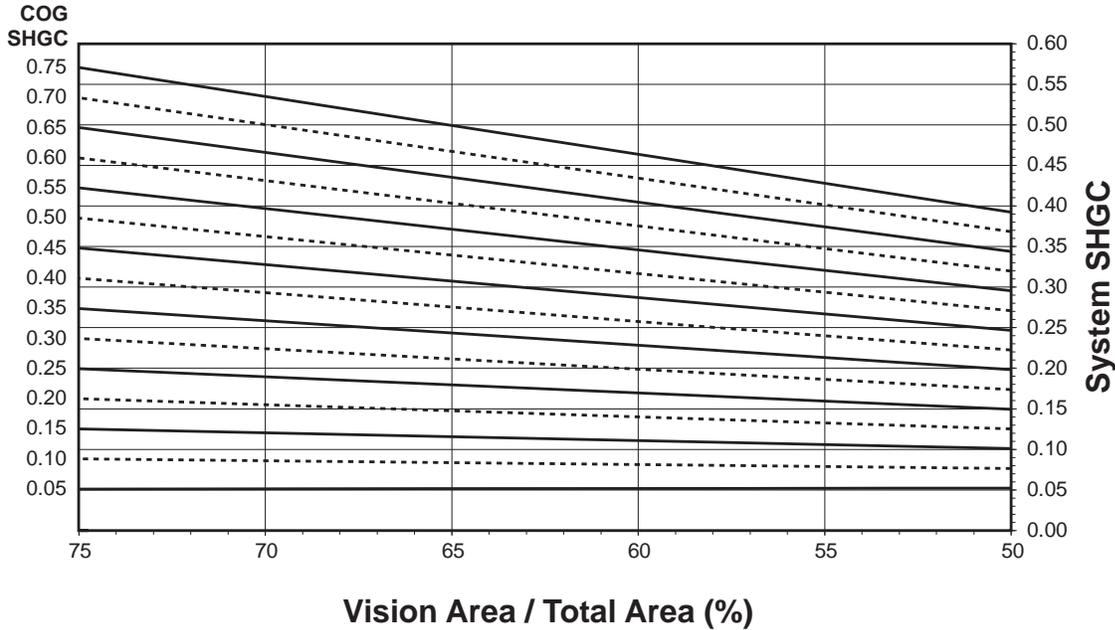
Glass properties are based on center of glass values and are obtained from your glass supplier.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

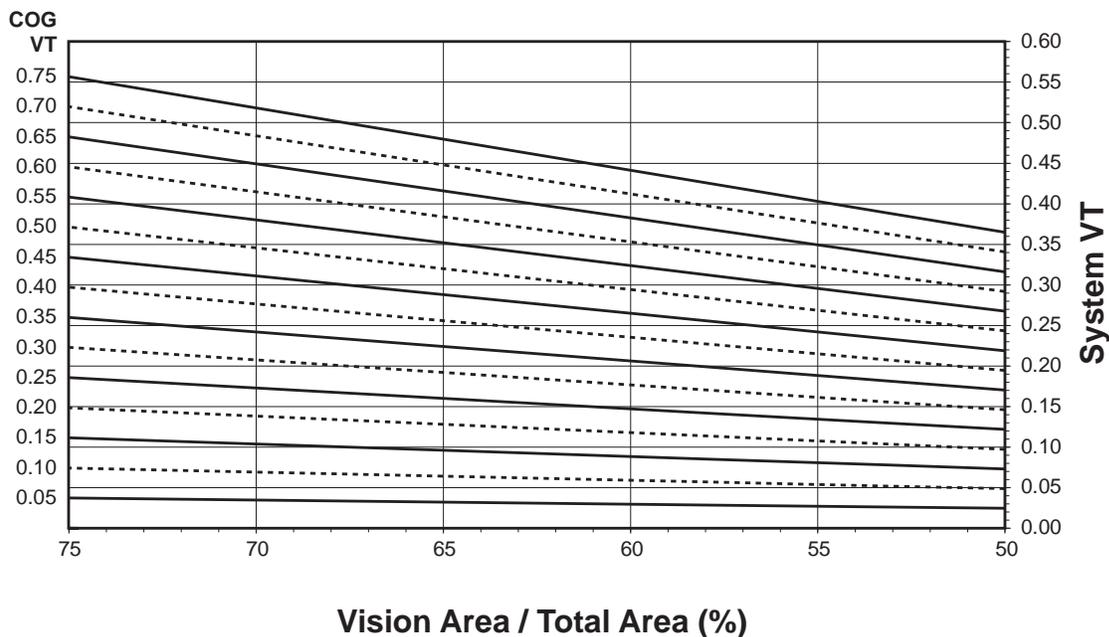
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250T (SINGLE DOOR)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

250T (SINGLE DOOR)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.62
0.46	0.61
0.44	0.60
0.42	0.59
0.40	0.58
0.38	0.57
0.36	0.56
0.34	0.55
0.32	0.54
0.30	0.53
0.28	0.51
0.26	0.50
0.24	0.49
0.22	0.48
0.20	0.47
0.18	0.46
0.16	0.45
0.14	0.44
0.12	0.43
0.10	0.42

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matrices are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.45
0.70	0.42
0.65	0.39
0.60	0.36
0.55	0.33
0.50	0.31
0.45	0.28
0.40	0.25
0.35	0.22
0.30	0.19
0.25	0.17
0.20	0.14
0.15	0.11
0.10	0.08
0.05	0.05

Visible Transmittance ²

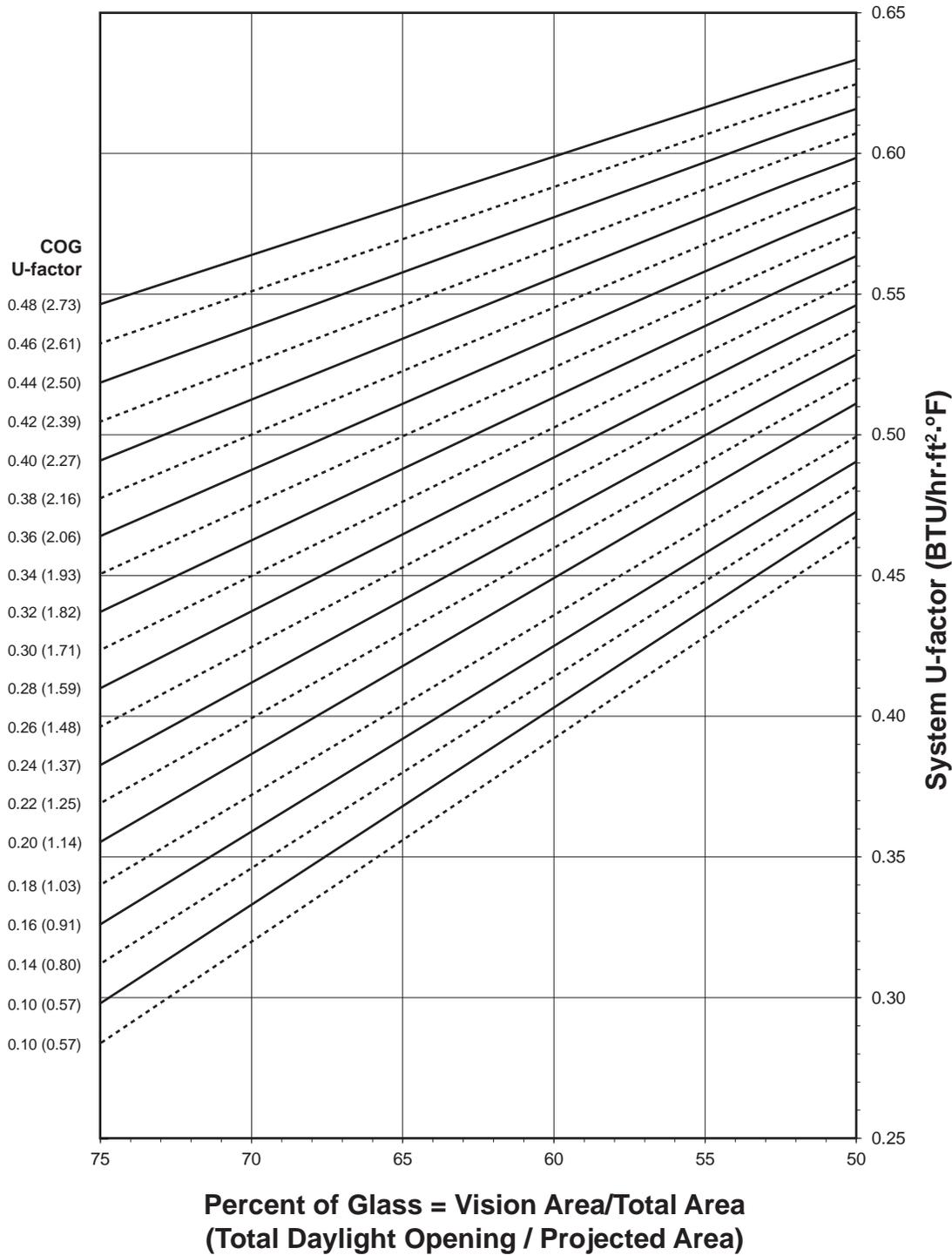
Glass VT ³	Overall VT ⁴
0.75	0.42
0.70	0.40
0.65	0.37
0.60	0.34
0.55	0.31
0.50	0.28
0.45	0.25
0.40	0.23
0.35	0.20
0.30	0.17
0.25	0.14
0.20	0.11
0.15	0.08
0.10	0.06
0.05	0.03

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350T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

Glass properties are based on center of glass values and are obtained from your glass supplier.

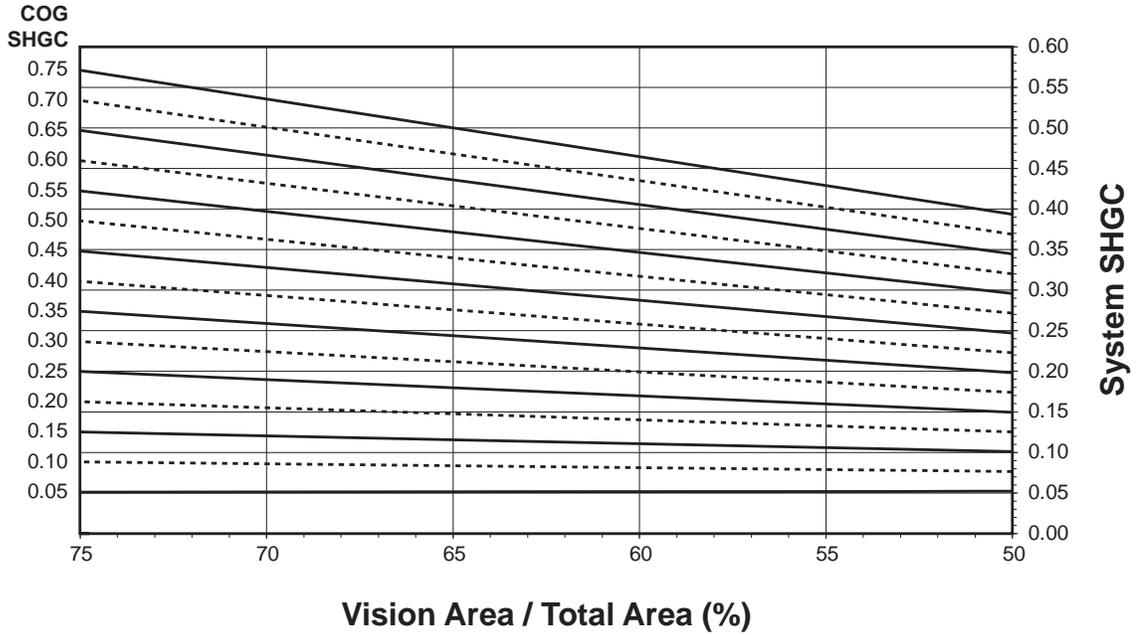
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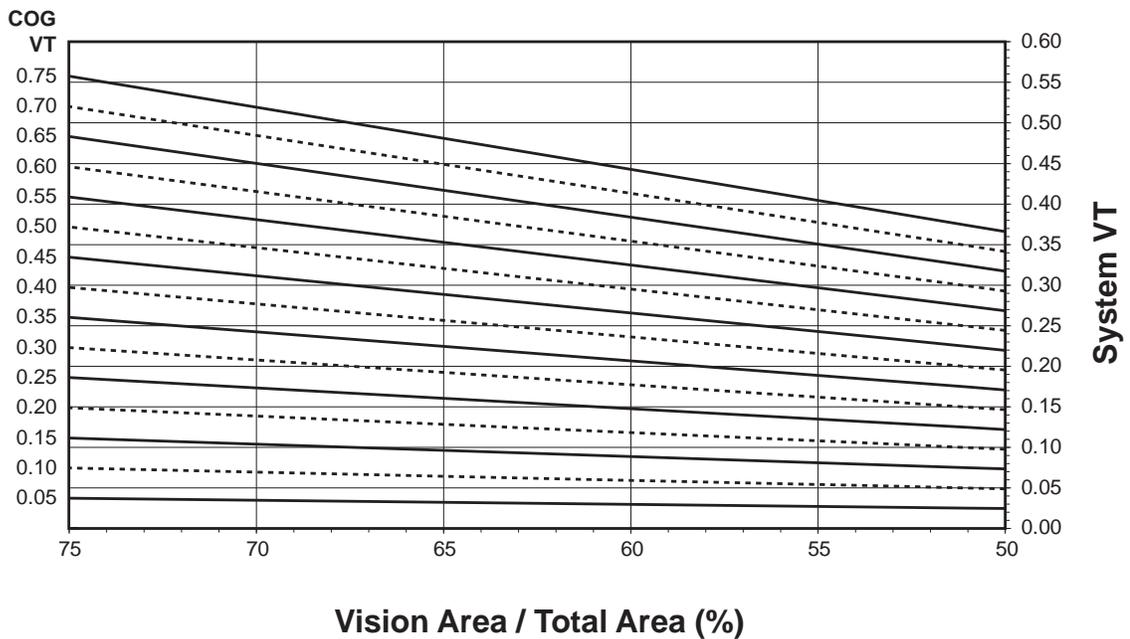
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350T (SINGLE DOOR)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.62
0.46	0.61
0.44	0.60
0.42	0.59
0.40	0.59
0.38	0.58
0.36	0.57
0.34	0.56
0.32	0.55
0.30	0.54
0.28	0.53
0.26	0.52
0.24	0.51
0.22	0.50
0.20	0.49
0.18	0.48
0.16	0.47
0.14	0.46
0.12	0.45
0.10	0.44

350T (SINGLE DOOR)

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.42
0.70	0.39
0.65	0.36
0.60	0.34
0.55	0.31
0.50	0.29
0.45	0.26
0.40	0.23
0.35	0.21
0.30	0.18
0.25	0.16
0.20	0.13
0.15	0.10
0.10	0.08
0.05	0.05

Visible Transmittance ²

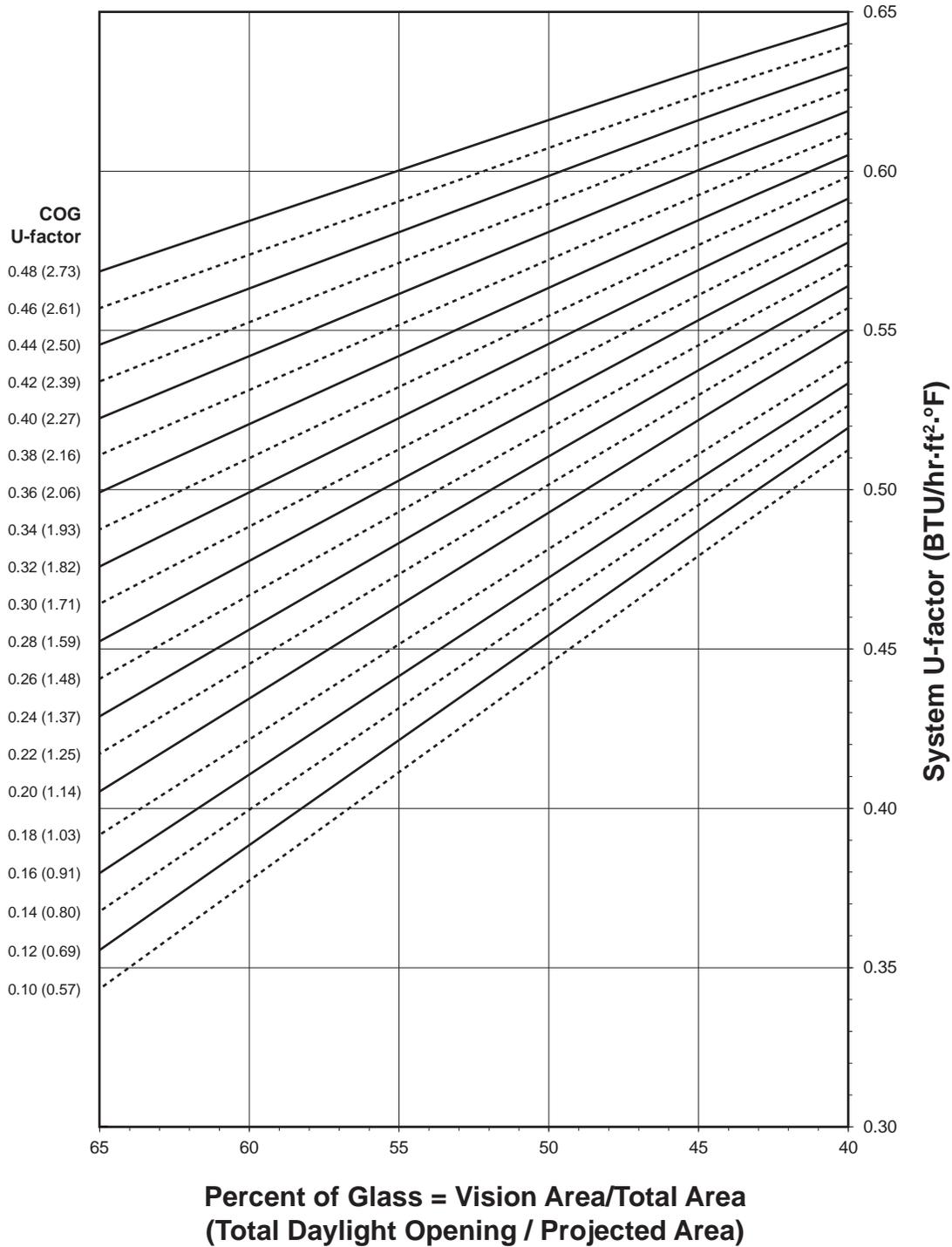
Glass VT ³	Overall VT ⁴
0.75	0.39
0.70	0.36
0.65	0.34
0.60	0.31
0.55	0.29
0.50	0.26
0.45	0.23
0.40	0.21
0.35	0.18
0.30	0.16
0.25	0.13
0.20	0.10
0.15	0.08
0.10	0.05
0.05	0.03

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500T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



Notes for System U-Factor, SHGC and VT charts:

For glass values that are not listed, linear interpolation is permitted.

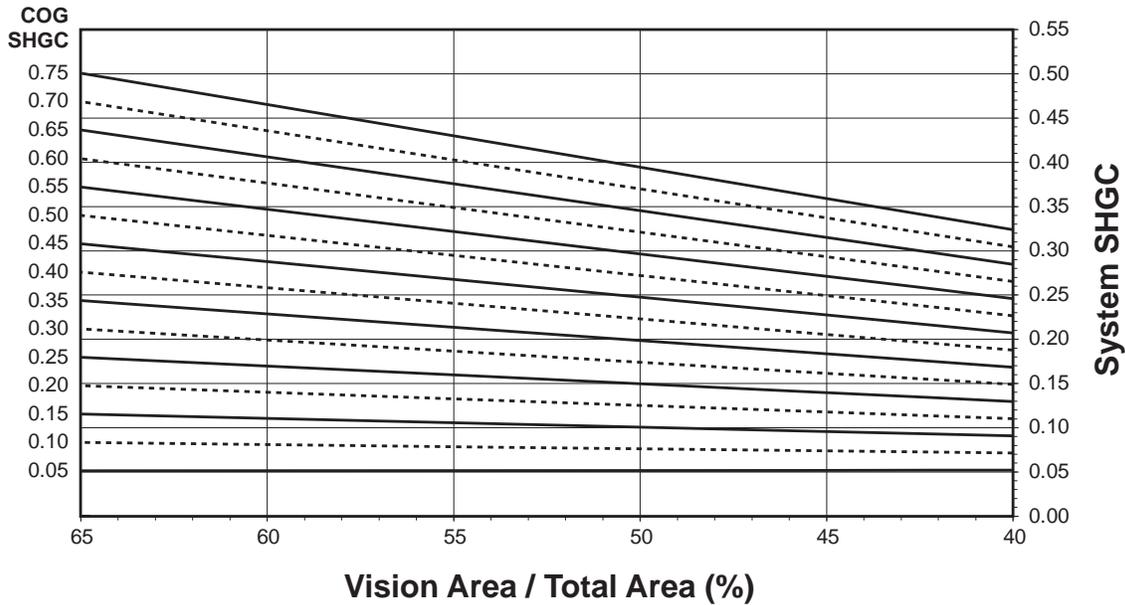
Glass properties are based on center of glass values and are obtained from your glass supplier.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

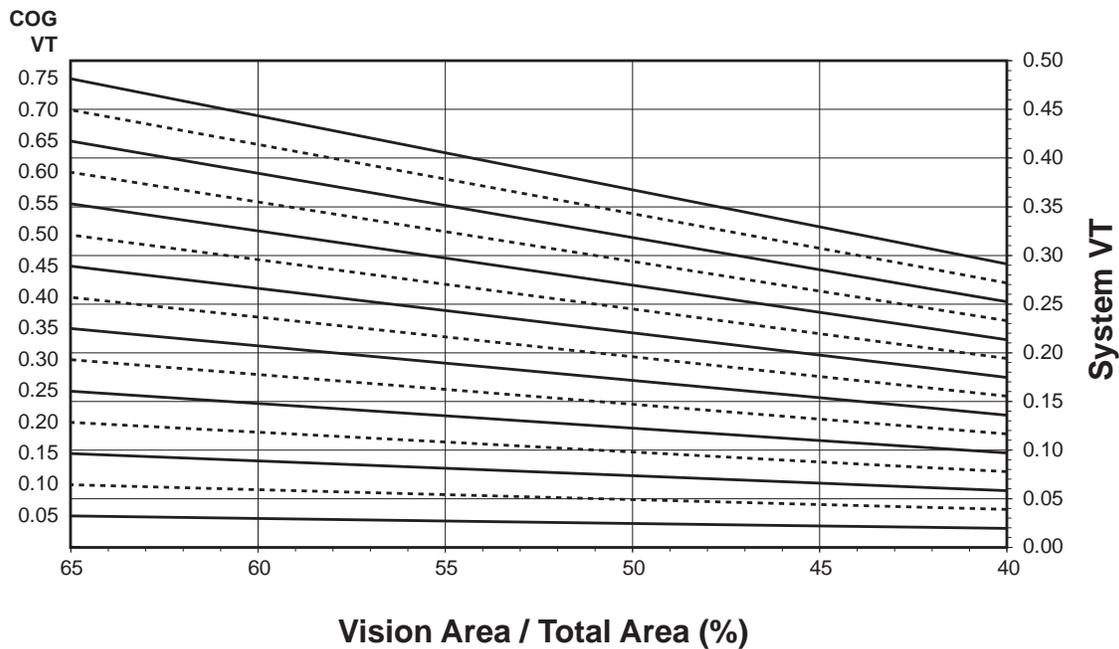
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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500T (SINGLE DOOR)

System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



System Visible Transmittance (VT) vs Percent of Vision Area



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Thermal Transmittance ¹ (BTU/hr • ft² • °F)

500T (SINGLE DOOR)

Glass U-Factor ³	Overall U-Factor ⁴
0.48	0.63
0.46	0.62
0.44	0.61
0.42	0.61
0.40	0.60
0.38	0.59
0.36	0.58
0.34	0.57
0.32	0.57
0.30	0.56
0.28	0.55
0.26	0.54
0.24	0.53
0.22	0.53
0.20	0.52
0.18	0.51
0.16	0.50
0.14	0.49
0.12	0.48
0.10	0.47

NOTE: For glass values that are not listed, linear interpolation is permitted.

1. U-Factors are determined in accordance with NFRC 100.
2. SHGC and VT values are determined in accordance with NFRC 200.
3. Glass properties are based on center of glass values and are obtained from your glass supplier.
4. Overall U-Factor, SHGC, and VT Matricies are based on the standard NFRC specimen size of 960 mm wide by 2,090 mm high (37-3/4" by 82-3/8").

SHGC Matrix ²

Glass SHGC ³	Overall SHGC ⁴
0.75	0.36
0.70	0.34
0.65	0.32
0.60	0.30
0.55	0.28
0.50	0.25
0.45	0.23
0.40	0.21
0.35	0.19
0.30	0.16
0.25	0.14
0.20	0.12
0.15	0.10
0.10	0.07
0.05	0.05

Visible Transmittance ²

Glass VT ³	Overall VT ⁴
0.75	0.34
0.70	0.31
0.65	0.29
0.60	0.27
0.55	0.25
0.50	0.22
0.45	0.20
0.40	0.18
0.35	0.16
0.30	0.13
0.25	0.11
0.20	0.09
0.15	0.07
0.10	0.04
0.05	0.02

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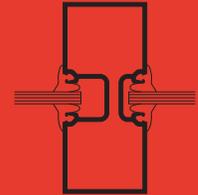
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PRODUCT GREEN GUIDE

Trifab™ 400 Framing System

Trifab™ 400 Framing System is a proven solution for storefront and low-rise applications.



RATING SYSTEMS

LEED v4 BD+C: New Construction

- EA: Optimize Energy Performance
- EA: Renewable Energy Production
- MR: Environmental Product Declarations
- MR: Sourcing of Raw Materials
- MR: Material Ingredients
- MR: Source Reduction - Lead, Cadmium, and Copper
- MR: Construction and Demolition Waste Management
- EQ: Thermal Comfort
- EQ: Daylight
- EQ: Quality Views
- EQ: Acoustic Performance

Living Building Challenge 3.1

- | | |
|---|---|
| <input type="radio"/> IMP 06: Net Positive Energy | <input type="radio"/> IMP 12: Responsible Industry |
| <input type="radio"/> IMP 07: Civilized Environment | <input checked="" type="checkbox"/> IMP 13: Living Economy Sourcing |
| <input checked="" type="checkbox"/> IMP 08: Healthy Interior | <input checked="" type="checkbox"/> IMP 14: Net Positive Waste |
| <input checked="" type="checkbox"/> IMP 09: Biophilic Environment | <input type="radio"/> IMP 16: Universal Access |
| <input checked="" type="checkbox"/> IMP 10: Red List | |

WELL Building Standard

- | | |
|---|---|
| <input checked="" type="checkbox"/> 01: Air Quality Standards | <input checked="" type="checkbox"/> 28: Cleanable Environment |
| <input type="radio"/> 03: Ventilation Effectiveness | <input checked="" type="checkbox"/> 54: Circadian Lighting |
| <input checked="" type="checkbox"/> 04: VOC Reduction | <input type="radio"/> 56: Solar Glare Control |
| <input type="radio"/> 08: Healthy Entrance | <input checked="" type="checkbox"/> 61: Right to Light |
| <input checked="" type="checkbox"/> 11: Fundamental Material Safety | <input checked="" type="checkbox"/> 62: Daylight Modeling |
| <input checked="" type="checkbox"/> 12: Moisture Mgmt | <input checked="" type="checkbox"/> 63: Daylight Fenestration |
| <input checked="" type="checkbox"/> 14: Air Filtration Mgmt | <input type="radio"/> 72: Accessible Design |
| <input type="radio"/> 15: Increased Ventilation | <input checked="" type="checkbox"/> 74: Exterior Noise Intrusion |
| <input type="radio"/> 19: Operable Windows | <input type="radio"/> 76: Thermal Comfort |
| <input checked="" type="checkbox"/> 25: Toxic Material Reduction | <input checked="" type="checkbox"/> 97: Material Transparency |
| <input type="radio"/> 26: Enhanced Material Safety | <input checked="" type="checkbox"/> 98: Organizational Transparency |

FEATURES

- 1-3/4" (44.5mm) sightline
- 4" (101.6mm) depth
- Non thermal performance
- Center glazed
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block or Stick fabrication
- Single-span
- Standard anodized finishes only

DOCUMENTS



Environmental Product Declaration

Document no. 47868332121.104.1
Product-specific Type III EPD



Material Transparency Summary

Document no. MTSC020EN
Manufacturer Material Ingredient Inventory