

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Landini Restaurant, Inc. Noe Landini

LOCATION: Old and Historic Alexandria District
115 King Street

ZONE: KR/King Street Retail Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the previously proposed option with the ducts stacked, as depicted in Figure 3.

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.

Minutes from the May 5, 2023 BAR Hearing:

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve the request for a deferral by the applicant for BAR 2023-00143. The motion carried on a vote of 4-0.

REASON

The Board expressed concern regarding the installation of the duct on the outside of the building and asked the applicant to explore additional options.

SPEAKERS

Duncan Blair, attorney for the applicant, introduced the project and was available to respond to questions.

DISCUSSION

Ms. Ninno asked if it would be possible to relocate the ductwork to the interior of the building. The applicant responded that this would require the loss of historic fabric original to the building in the interior.

Ms. del Ninno expressed concern about the dimension of the ductwork from the exterior wall and asked in the design could be modified to allow the ductwork to sit side by side flat against the wall. The applicant agreed to study this option.

Mr. Scott asked if the ductwork could be painted to match the color of the adjacent brick. The applicant noted that they have explored this option but were concerned about the long term durability of the painted finish.

Ms. del Ninno asked why the ductwork extends so close to the sidewalk. The applicant explained that this is required because of the stacking of the ductwork and the interior shaft configuration.

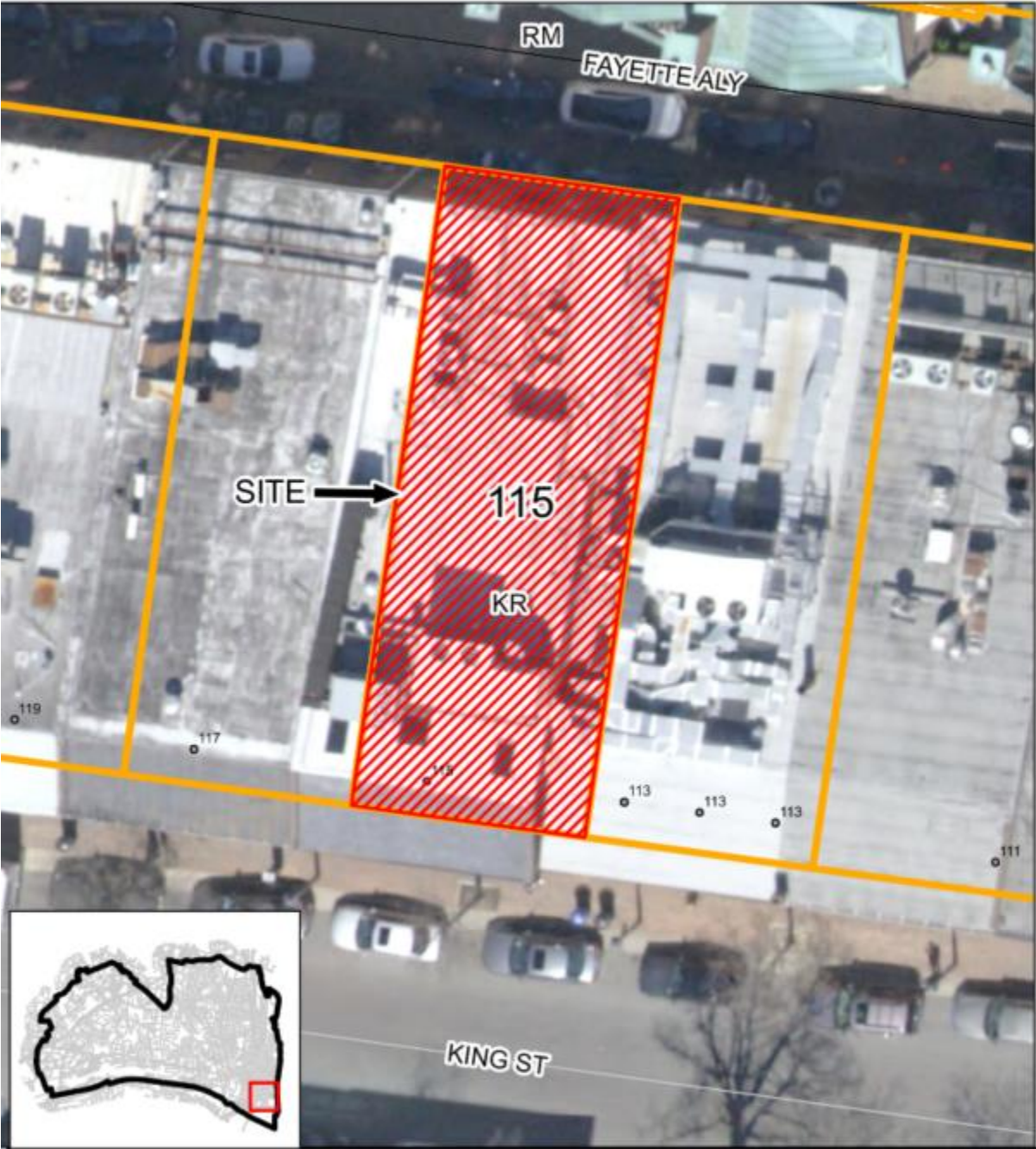
Mr. Scott stated that in a recent case a homeowner was required to relocate mechanical lines to the interior of a structure and that it would not be fair to allow these ducts to be installed at the exterior of this structure.

Mr. Lyons stated that given the character of this alley, he was not opposed to the installation of ductwork on the exterior of the building.

Mr. Spencer noted that the residential case where coolant lines had to be relocated differed from this case because of the type of installation. He noted that he would prefer if this ductwork could also be located in the interior of the building.

Mr. Scott expressed concern for a difference in the treatment of residential and commercial cases.

Mr. Spencer noted that it may be possible to route the ductwork through the building interior and asked the applicant to explore additional options for the proposal.



BAR #2023-00143
115 King Street



0 5 10 20 Feet

Update

The case was deferred at the May 4, 2023, hearing to allow the applicant to address comments from the Board regarding the proposed routing of the exterior ductwork. The applicant has studied a variety of options for the routing of the ductwork and returns to the Board with these options.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for the installation of an HVAC unit and associated ductwork on the roof and on the north elevation of the building at 115 King Street.

Certificate of Appropriateness

The applicant is proposing to install an exterior mechanical unit and associated ductwork in order to provide conditioned air to the first-floor restaurant space at 113 King Street. The mechanical unit will be located on the roof of 115 King Street with the ductwork extending across the roof and attached to the exterior wall at the north side of 113 King Street. The existing openings on the north elevation of 113 King Street will remain intact with the ductwork penetrating the exterior wall between two existing doors. The exterior wall in this area has been heavily modified over time and features a patchwork of bricks of various vintage.

Site context

The subject property is located in the middle of the north side of the 100 block of King Street. The proposed work will not be visible from King Street. The public alley to the north of the property is Fayette Alley and is a public right of way. The proposed work will be visible from this vantage point.

II. HISTORY

113/115 King Street is a three story, three bay brick building originally built as a warehouse in the late 18th or early 19th century according to Ethelyn Cox in *Alexandria Street by Street* (p. 64), an early owner of the property was Benjamin Hamp (Figure 1).



Figure 1: Photograph showing 113/115 King Street, highlighted in yellow.

Previous BAR Approvals

In addition to applications for various retail signage, two recent BAR approvals include the following:

BAR 2001-00032 – Metal replacement doors

BAR 2007-00081 – New awning

III. ANALYSIS

Certificate of Appropriateness

In response to comments from the BAR the applicant has explored a variety of potential options for the routing of the ductwork required to provide conditioned air to the ground floor restaurant space at 113 King Street. At the hearing, Board members expressed concern about the routing of the ductwork on the building exterior and if it was located on the exterior would it be possible to minimize the distance that it projects from the wall.

The applicant has reviewed the existing conditions of the second floor restaurant space and the original structural elements located on the first floor to determine if it would be possible to create a new vertical shaft in which to run these ducts at the building interior. A combination of minimal ceiling heights on the ground floor and the open nature of the interior of the second floor make it very difficult for these ducts to be installed at the building interior.

In order to demonstrate to the Board the breadth of the different options that were explored prior to the current proposal, the applicant has provided examples of the options that have been explored prior to the submission to the BAR (Figure 2). Upon review with staff, it was determined that these options were too visually obtrusive and that a simple organization that penetrates the exterior wall in an area of modern masonry is preferable.



Figure 2: Examples of possible duct routing

At the previous BAR hearing, Board members commented on the extent to which the proposed ductwork protrudes into the alley. The suggestion was made that the ductwork be reconfigured so that the ducts are side by side instead of stacked and that the existing gutter be reconfigured to bring the new ducts as close to the exterior wall as possible (Figure 3). In response to these comments, the applicant has reorganized the path of ductwork and reconfigured the roof drainage.

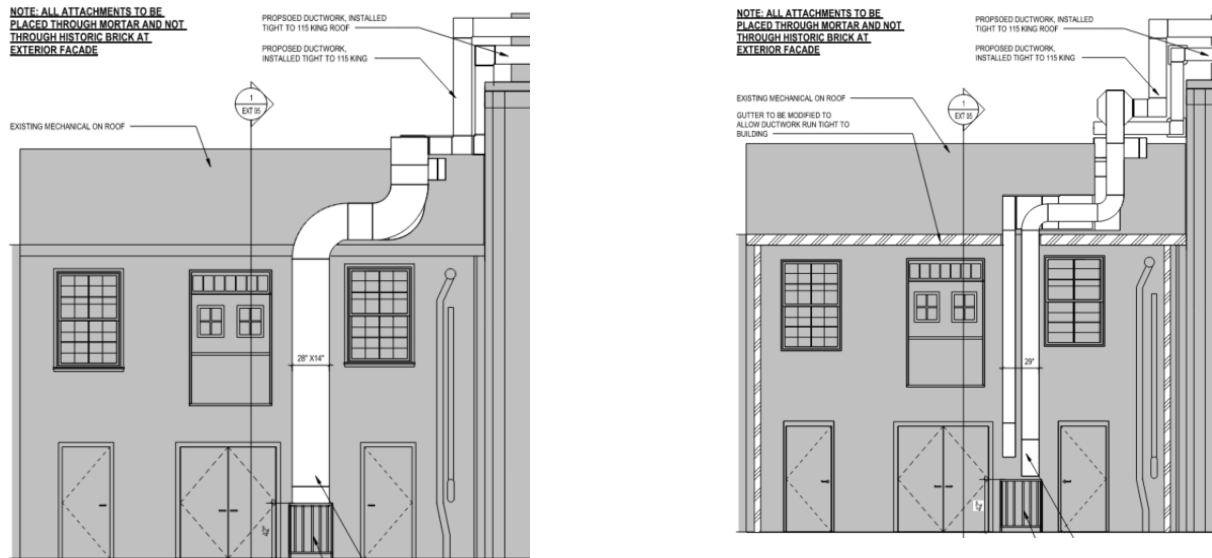


Figure 3: Comparison of previous proposal (left) and current proposal (right)

The intent of this reconfiguration is to limit the distance that the ductwork protrudes from the wall to reduce the overall impact of the ductwork on the blockface. As the applicant has continued to study options for the ductwork they took another look at the 3-D laser scan of the existing building and have determined that the first floor door and second floor window on the west end of the elevation is actually closer to the center door and window than previously drawn. Along with the required proportions for the ductwork, the result is that in this new configuration, the duct will protrude approximately the same distance from the exterior wall as in the previous scheme (Figure 4). Note that in the current submission, the applicant is providing for a reconfiguration of the gutter and a new downspout to bring the ducts as close to the wall as possible.

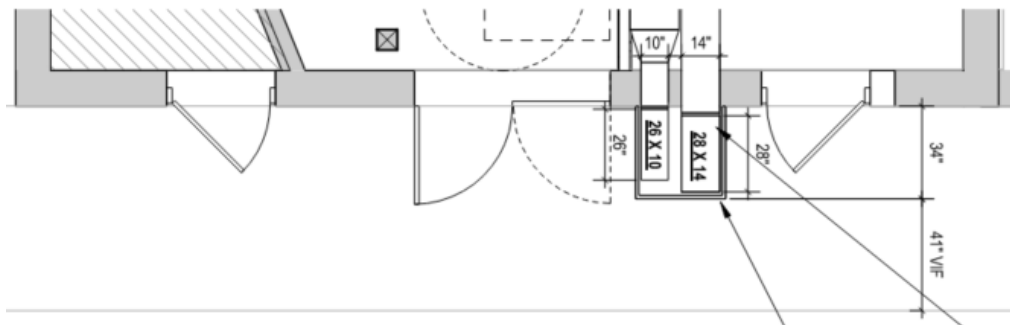


Figure 4: Ground floor plan of proposed ductwork

At the previous BAR hearing, there was a discussion regarding the nature of alleys within the historic district and the appropriateness of different types of interventions in those alleys. To be clear, there are a number of public alleys in the historic districts that feature carriage houses and other outbuildings of architectural merit that create an overall architectural context that requires careful consideration of any intervention. There are also alleys where their location relative to streets and other buildings is such that the view to be considered is the one from the street through the alley. As with the design for the façade of a building it is important to consider the character of an overall blockface when considering elements on a building facing an alley. It is really the architectural context that should be considered whether it is facing an alley or a street. In this case, the proposed ductwork will be visible from the public alley behind the 100 block of King Street. This and other alleys in the lower King Street area where the ground floor is dominated by restaurants are service alleys in nature and as such they feature fans, mechanical units, loading facilities and other elements that would not be permitted on street facing elevations. While this is a public alley, the overall architectural context for this and the neighboring alley to the west is a patchwork of wall infills, building equipment, kitchen equipment, and various doors and windows. In the alley behind the 200 block of King Street, one block to the west of the subject alley, is an example of this type of architectural character including mechanical ductwork similar to that which is being proposed on the exterior of a wall (Figure 5). This ductwork is adjacent to ground mounted mechanical equipment and second floor doors leading to nothing.



Figure 5: View of similar ductwork in the alley behind the 200 block of King Street

The applicant has indicated a willingness to paint the proposed ductwork a color to match the existing adjacent brick. Metal ductwork acquires a patina with exposure to the elements fairly quickly that helps to limit its visibility however the application of paint similar to the adjacent brick does help to make the ductwork blend into the overall wall. There are maintenance concerns associated with the painting of metal ductwork. The metal ductwork moves as it expands and contracts and with the movement of the air through the ducts. This can cause any paint applied to the ductwork to fail more quickly, requiring frequent re-painting.

Staff appreciates the applicants efforts to explore options to locate the proposed ductwork at the building interior and to limit the impact on the exterior. Given that the location of the existing windows and doors limit the ability of the applicant to locate the ducts side by side with the long direction against the wall, staff finds that the previous proposal with a single duct facing the alley and another facing the building is the least visually obtrusive option. Staff appreciates that the applicant has selected an installation plan for the equipment that limits the damage to the existing structure to the greatest extent possible and carefully locates the wall penetration so as not to disturb existing openings. If the requirements for the structure change in the future, this work could easily be reversed. This alley is clearly a service alley for the restaurants facing King Street and the architectural context includes many elements similar to the proposed ductwork. This proposal will not change or detract from the architectural character of this alley. Staff finds that this is a unique location within the historic district and recommends that the Board of Architectural Review approve the requested Certificate of Appropriateness for the previously proposed option with the ducts stacked.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 SUP2022-0010 was granted to allow the expansion of the existing restaurant

C-1 Proposed restaurant expansion will comply with zoning.

C-2 Proposed restaurant expansion must meet the conditions and follow the guidelines of SUP2022-00110.

Code Administration

C-1 Building permit is required

Transportation and Environmental Services

No comments received

Alexandria Archaeology

C-1 No archaeology comments

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2023-00143 115 King Street

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ **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).*

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: _____

Date: _____

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. Landini Restaurant, Inc	115 King Street, Alexandria, Virginia	100%
2. Franco Landini	115 King Street, Alexandria, Virginia	50%
3. Noe' Landini	115 King Street, Alexandria, Virginia	50%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 113 King Street, Alexandria, Virginia (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. Lotto Virginia 1, LLC	6231 Leesburg Pike, Suite 00 Fall Church, Va.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Landini Restaurant, Inc.	None	
2. Noe Landini and Franco Landini	None	
3. Lotto Virginia 1, LLC	None	

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.

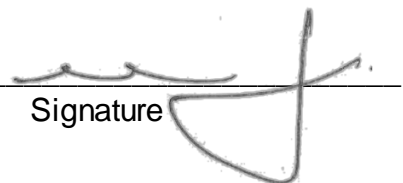
4/3/2023

Noe Landini

Date

Printed Name

Signature





LANDINI BROTHERS EXPANSION

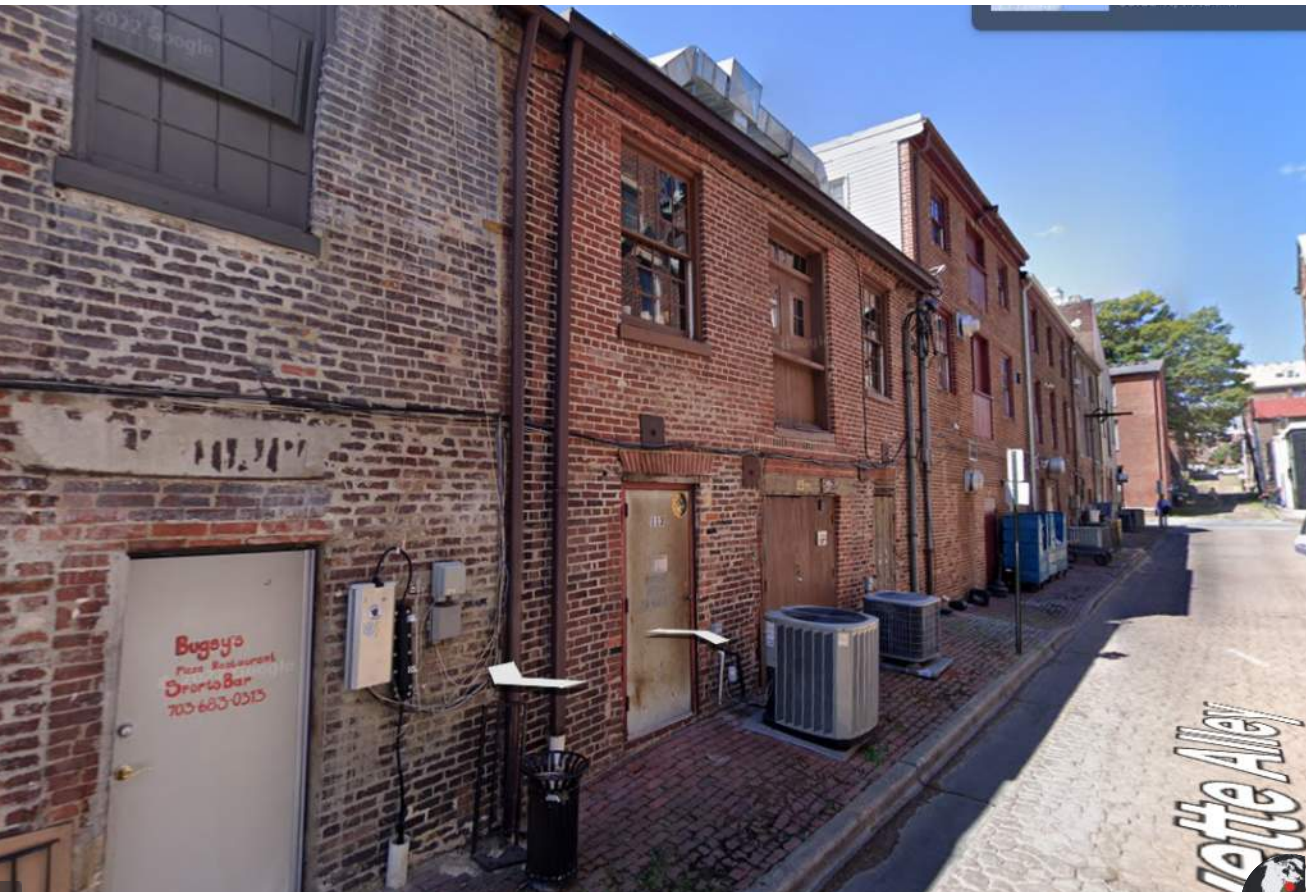
BAR APPLICATION EXTERIOR DUCTWORK V2
May 10, 2023

//3877

3299 K STREET NW SUITE 300, WASHINGTON DC 20007
WWW.3877.DESIGN | INFO@STUDIO3877.COM | 202.350.4244



EXTERIOR ELEVATION OF 113 FAYETTE ALLEY



NORTH WEST VIEW. THIS IMAGE SHOWS PREVIOUSLY REMOVED MECHANICAL UNITS



EXTERIOR ELEVATION OF 113 AND 115 FAYETTE ALLEY



SOUTH EAST VIEW OF FAYETTE ALLEY



INTERIOR OF 113 KING STREET FIRST FLOOR



INTERIOR OF 113 KING STREET FIRST FLOOR



INTERIOR OF 113 KING STREET FIRST FLOOR



INTERIOR OF 113 KING STREET FIRST FLOOR

Alexandria, Virginia
Google Street View
Aug 2022 See more dates



EXTERIOR VIEW 200 BLOCK RAMSEY ALLEY



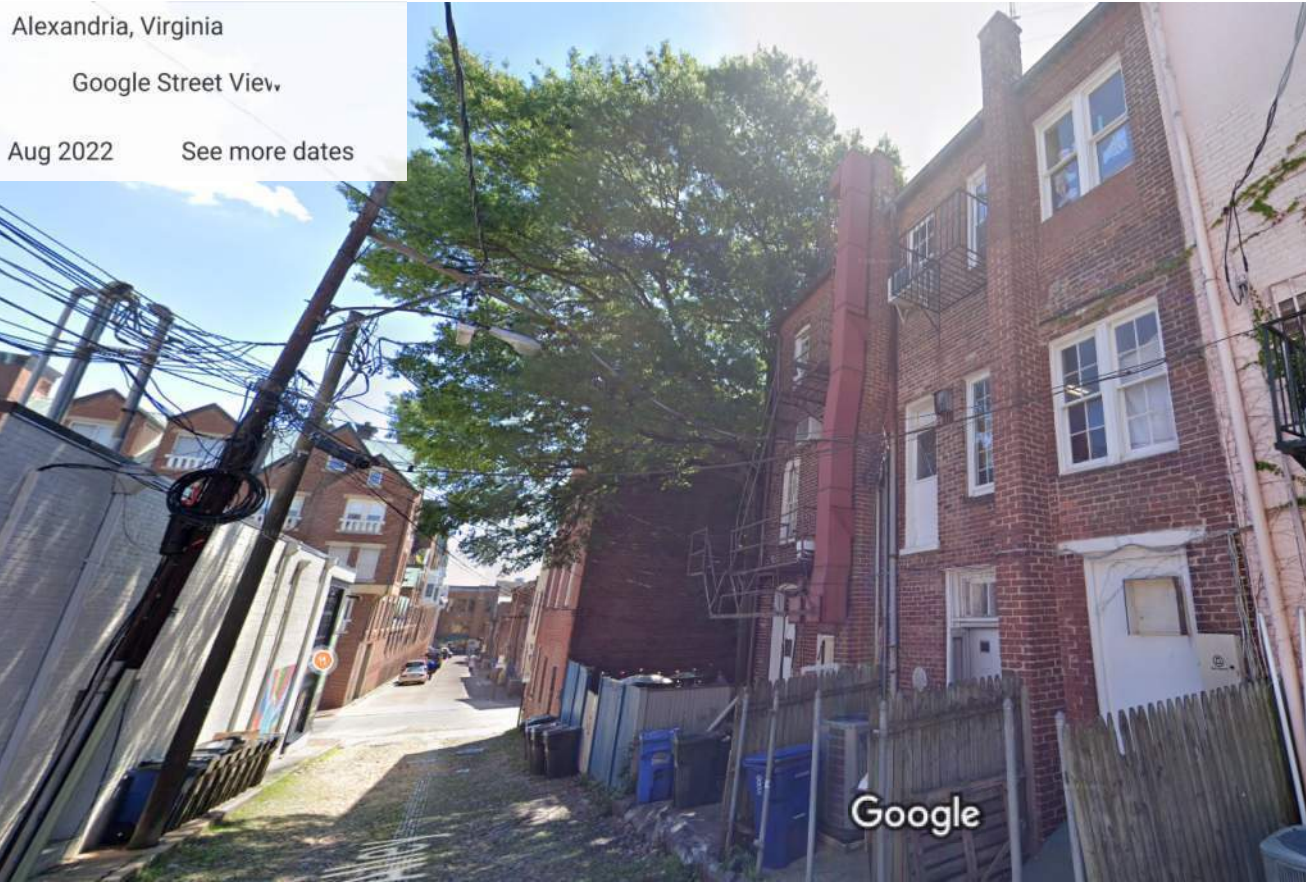
EXTERIOR VIEW 200 BLOCK RAMSEY ALLEY



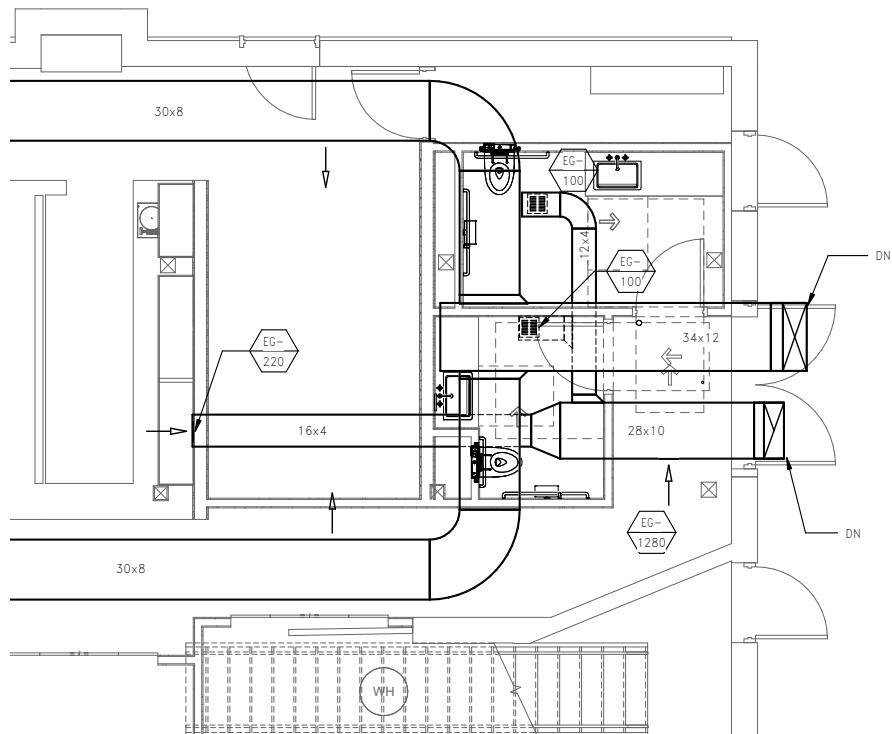
Alexandria, Virginia
Google Street View
Aug 2022 See more dates



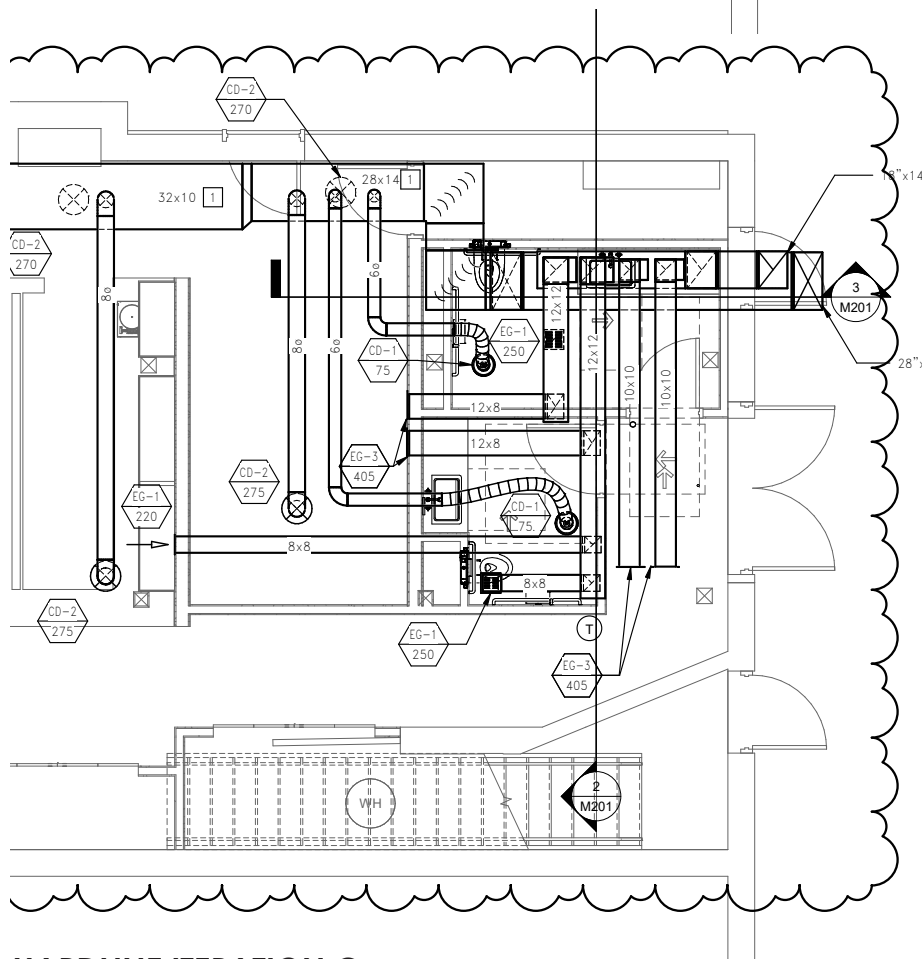
EXTERIOR VIEW 200 BLOCK RAMSEY ALLEY



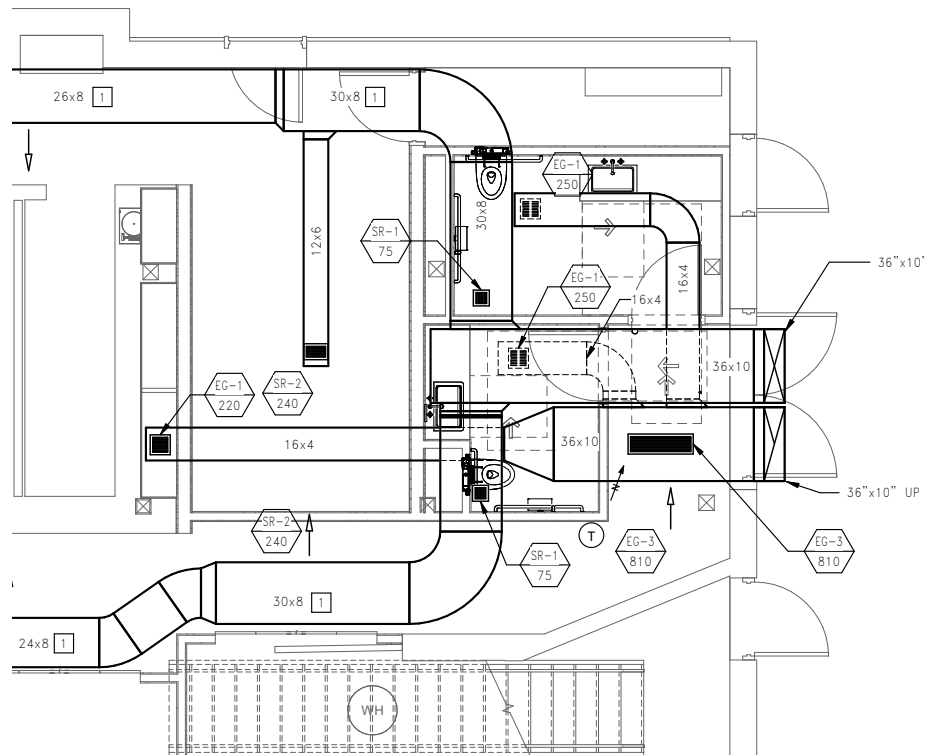
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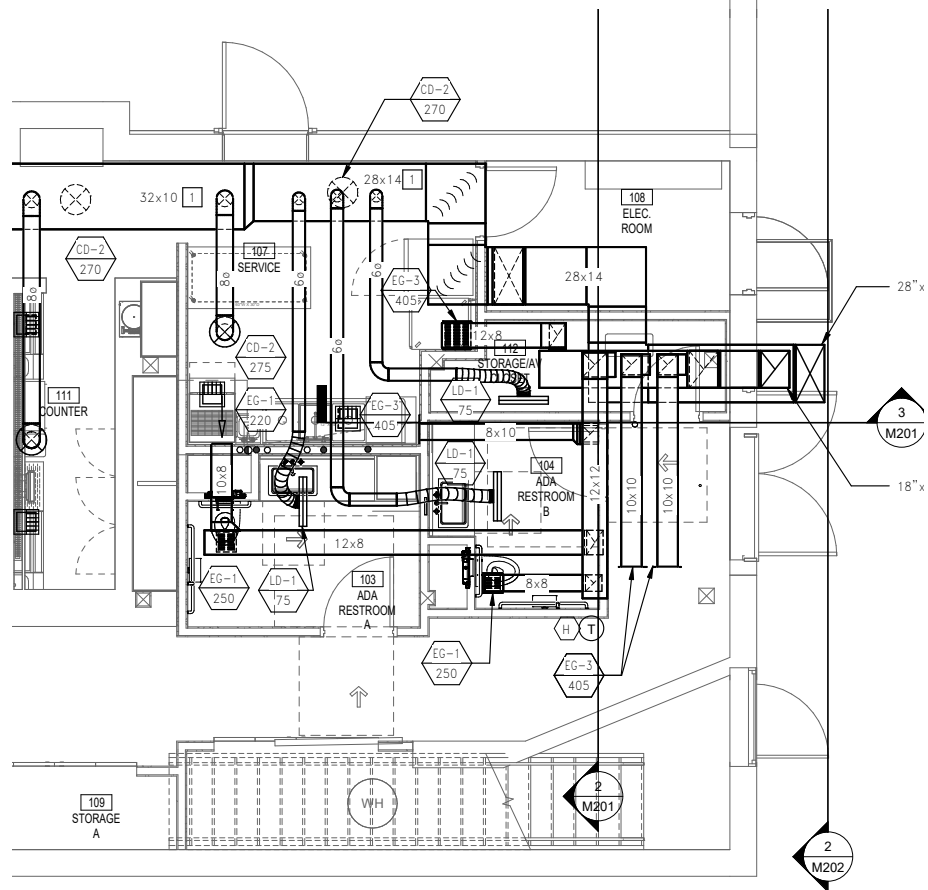
HARDLINE ITERATION A



HARDLINE ITERATION C

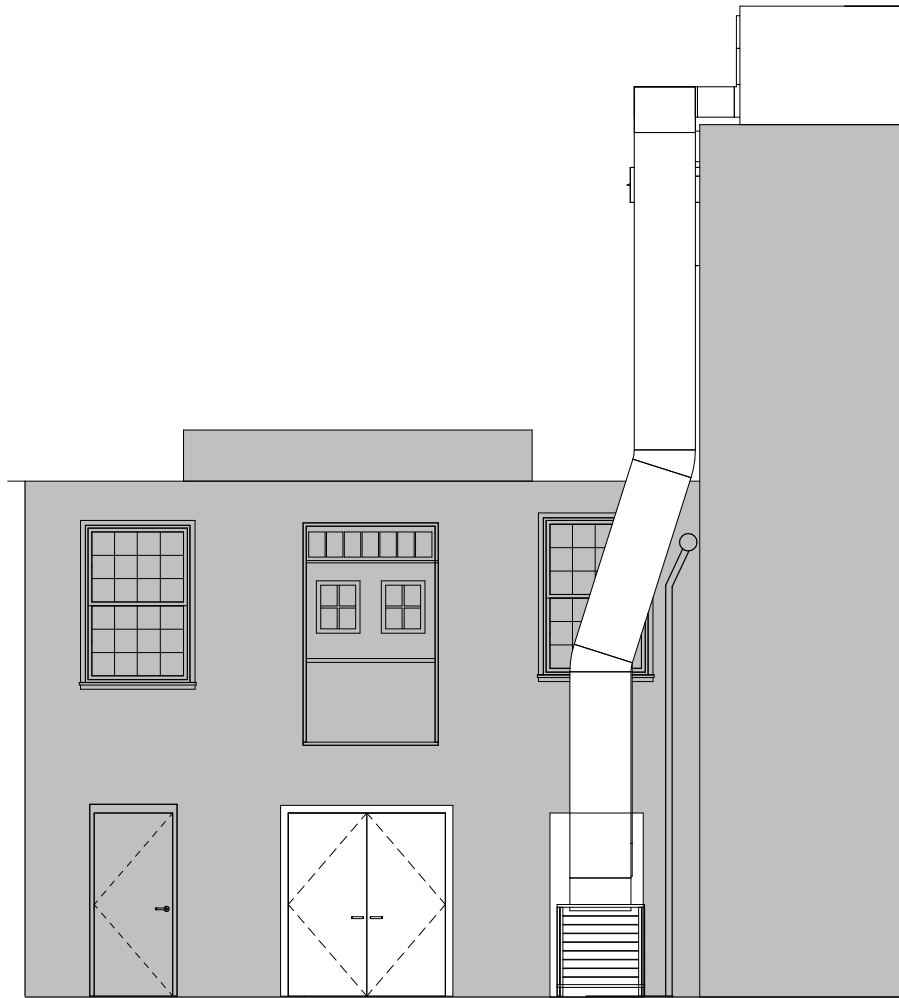


HARDLINE ITERATION B



HARDLINE ITERATION D

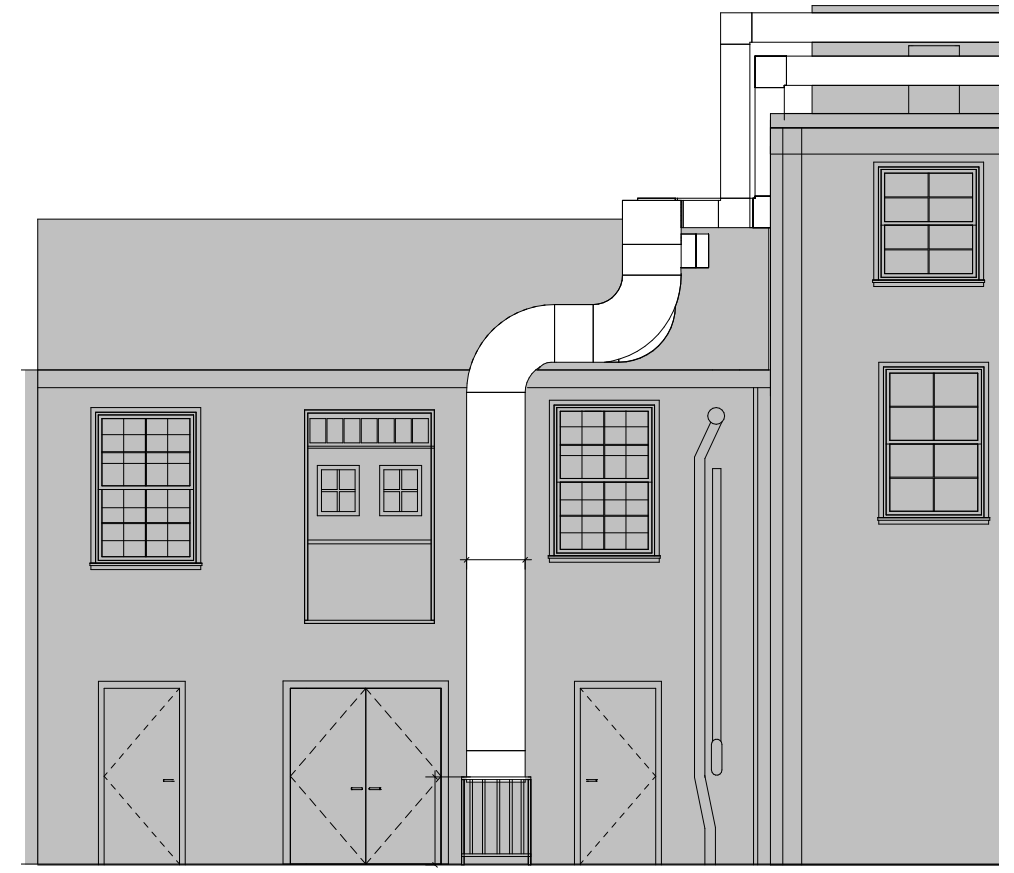
PLAN OPTIONS OF HARDLINE STUDIES CONDUCTED BY ENGINEER.
NOT ALL SKETCH PLAN OPTIONS PROCEEDED TO HARDLINE.



HARDLINE ITERATION C.1



HARDLINE ITERATION C2

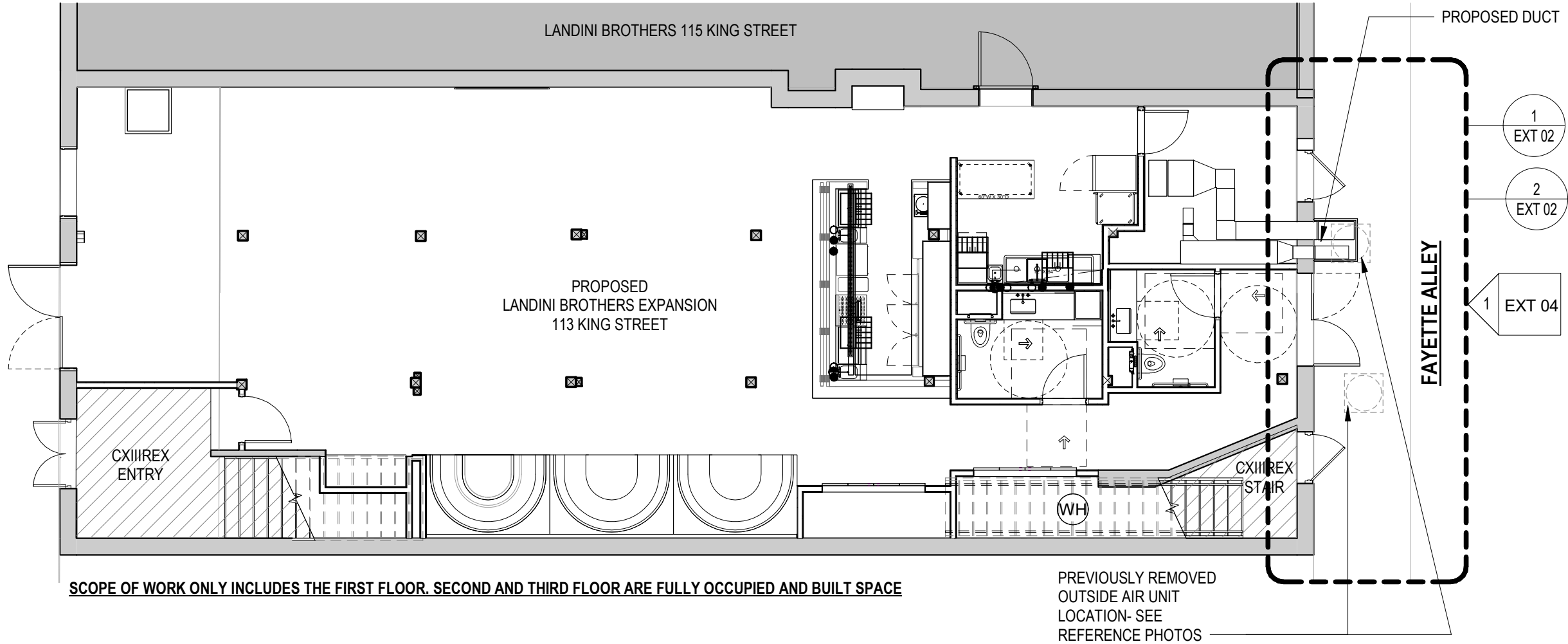


HARDLINE ITERATION D

NOT ALL PLAN OPTIONS PROCEEDED TO ELEVATIONS. THE ABOVE DISPLAY OPTIONS WITH POTENTIAL

KING STREET

SIDEWALK



SCOPE OF WORK ONLY INCLUDES THE FIRST FLOOR. SECOND AND THIRD FLOOR ARE FULLY OCCUPIED AND BUILT SPACE

PREVIOUSLY REMOVED
OUTSIDE AIR UNIT
LOCATION- SEE
REFERENCE PHOTOS

PROPOSED DUCT

1
EXT 02

2
EXT 02

1
EXT 04

FAYETTE ALLEY

LANDINI BROTHERS 115 KING STREET

PROPOSED
LANDINI BROTHERS EXPANSION
113 KING STREET

CXIII REX
ENTRY

CXIII REX
STAIR

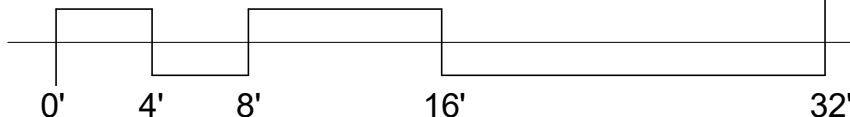
WH

1

PROPOSED FIRST FLOOR PLAN REVISED

1/8" = 1'-0"

20



EXT 01

SHEET TITLE: BAR FLOOR PLAN REV

PROJECT NO: 2022.06

ISSUE: 03/11/23

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

PROJECT: LANDINI BROTHERS EXPANSION

SUP#2022-00110

ADDRESS: 115 KING STREET

ALEXANDRIA, VA 22314

3877

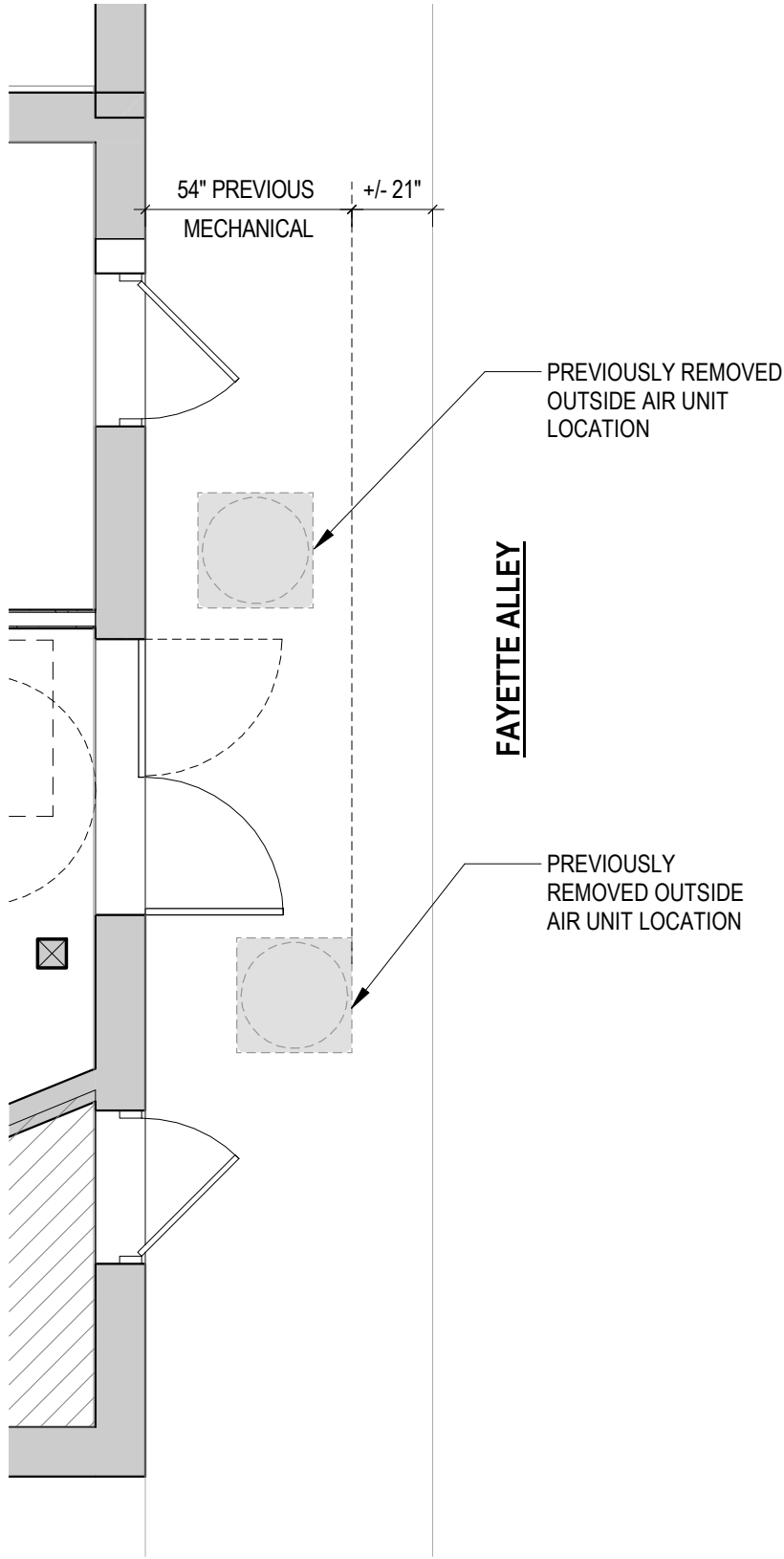
3333 K Street NW, Suite 60
WASHINGTON DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.design

NOT FOR CONSTRUCTION

REVISED PER 5/4
HEARING COMMENTS

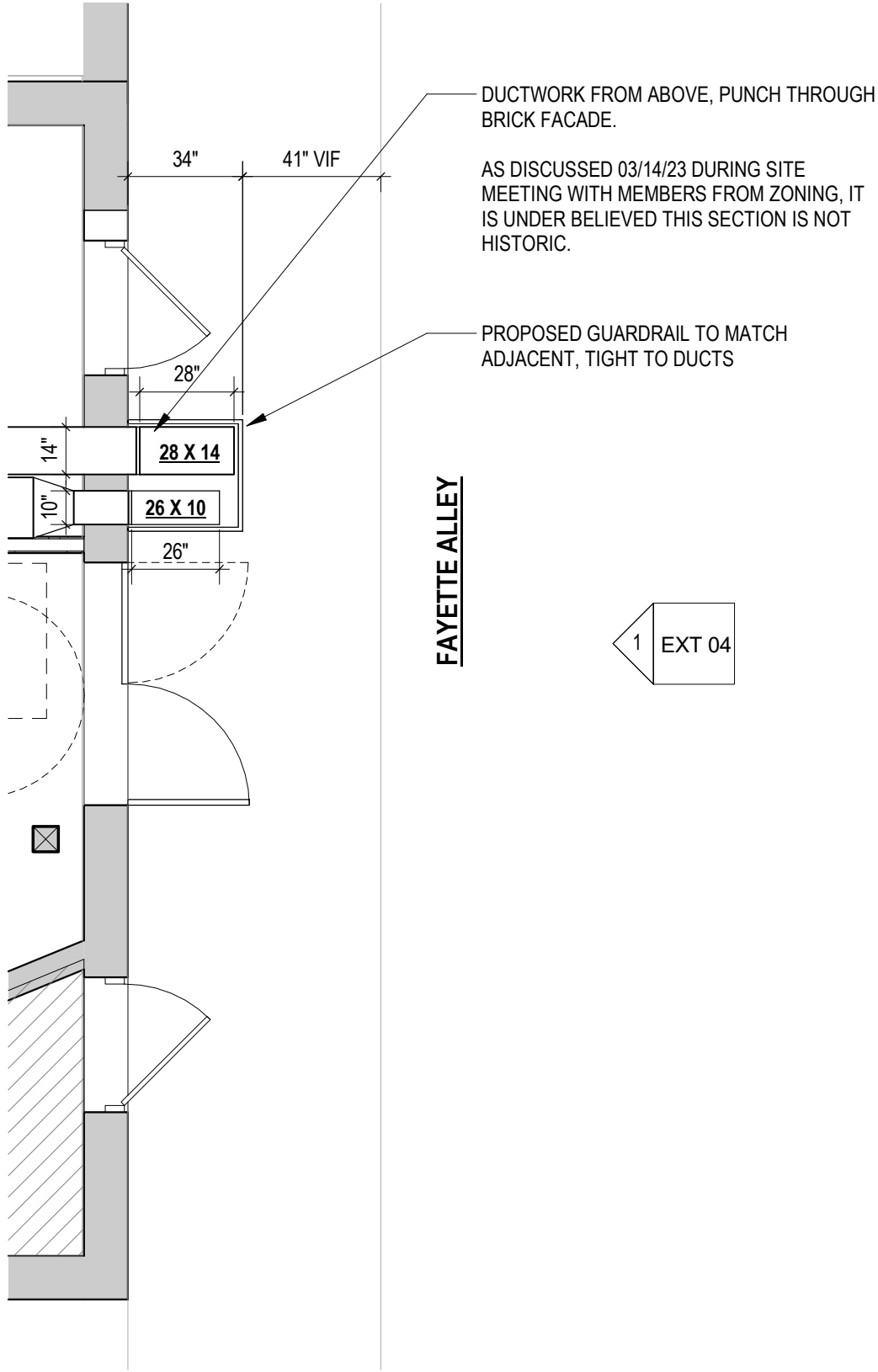
2

PREVIOUS EXISTING CONDITION REAR EXTERIOR PLAN
1/4" = 1'-0"

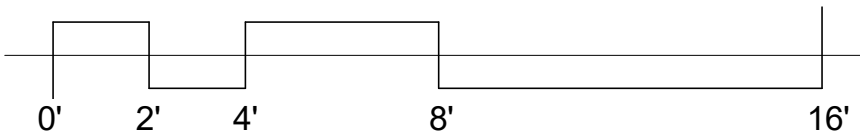


1

PROPOSED REAR EXTERIOR PLAN REV
1/4" = 1'-0"



21



NOT FOR CONSTRUCTION

REVISED PER 5/4
HEARING COMMENTS

SHEET TITLE: ENLARGED REAR EXTERIOR PLAN REV

PROJECT NO: 2022.06
ISSUE: 03/11/23
SCALE: 1/4" = 1'-0"
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

EXT 02

NOTE:
1) ALL EXTERIOR DUCTWORK AND UNITS IN GREY ARE EXISTING AND NOT TO BE MODIFIED.

2) LANDINI BROTHERS LLC OCCUPIES ALL OF 115 AND 117 AND THE UPPER TWO STORIES OF 113. THE RESTAURANT USE IS GOVERNED BY SPECIAL USE PERMIT 2009-0020 AND 2022-00110.

NOT FOR CONSTRUCTION

REVISED PER 5/4
HEARING COMMENTS

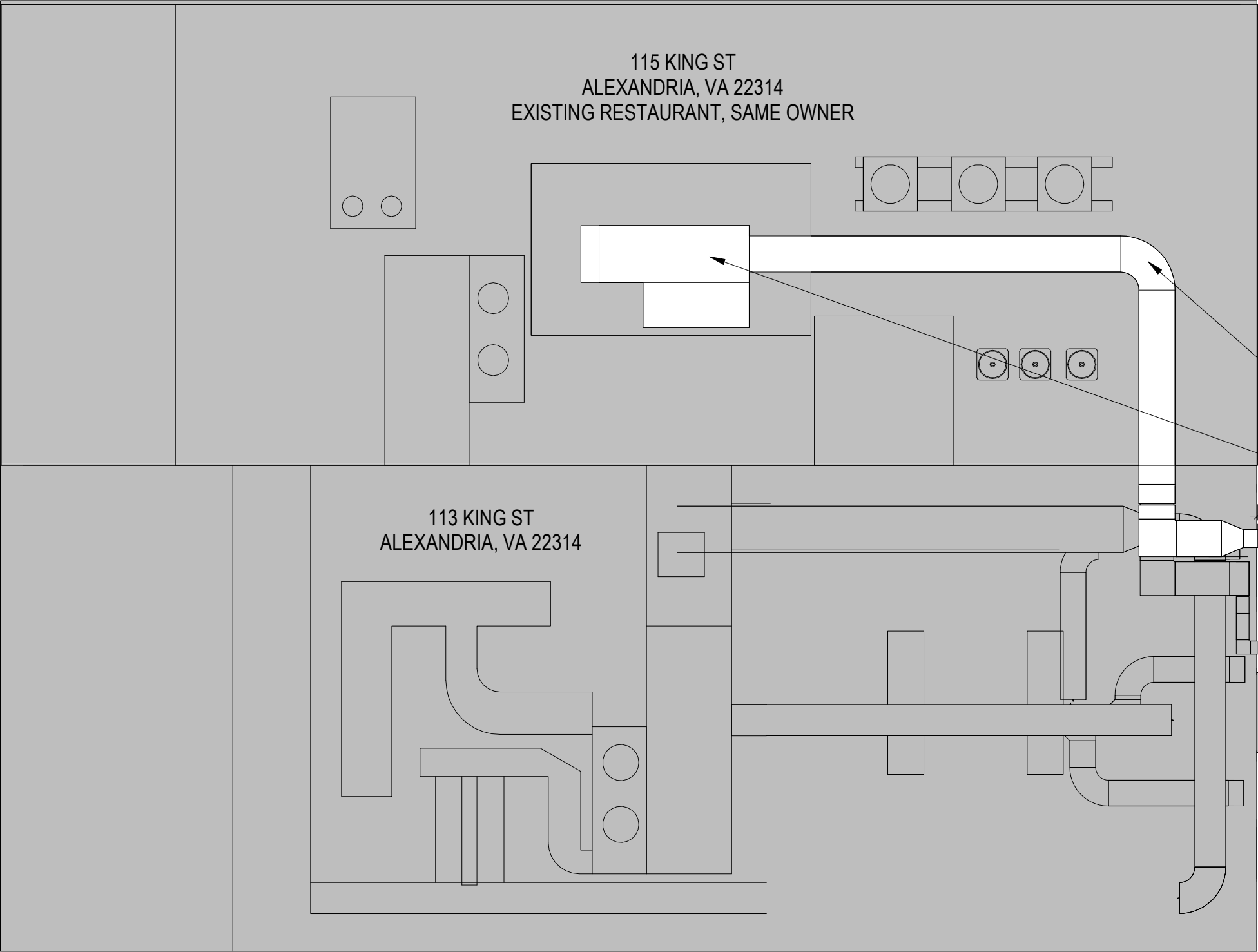
SHEET TITLE: ROOF PLAN REV

PROJECT NO: 2022.06
ISSUE: 03/29/23

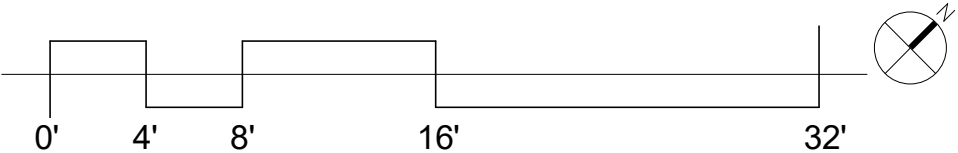
SCALE: 1/8" = 1'-0"

PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

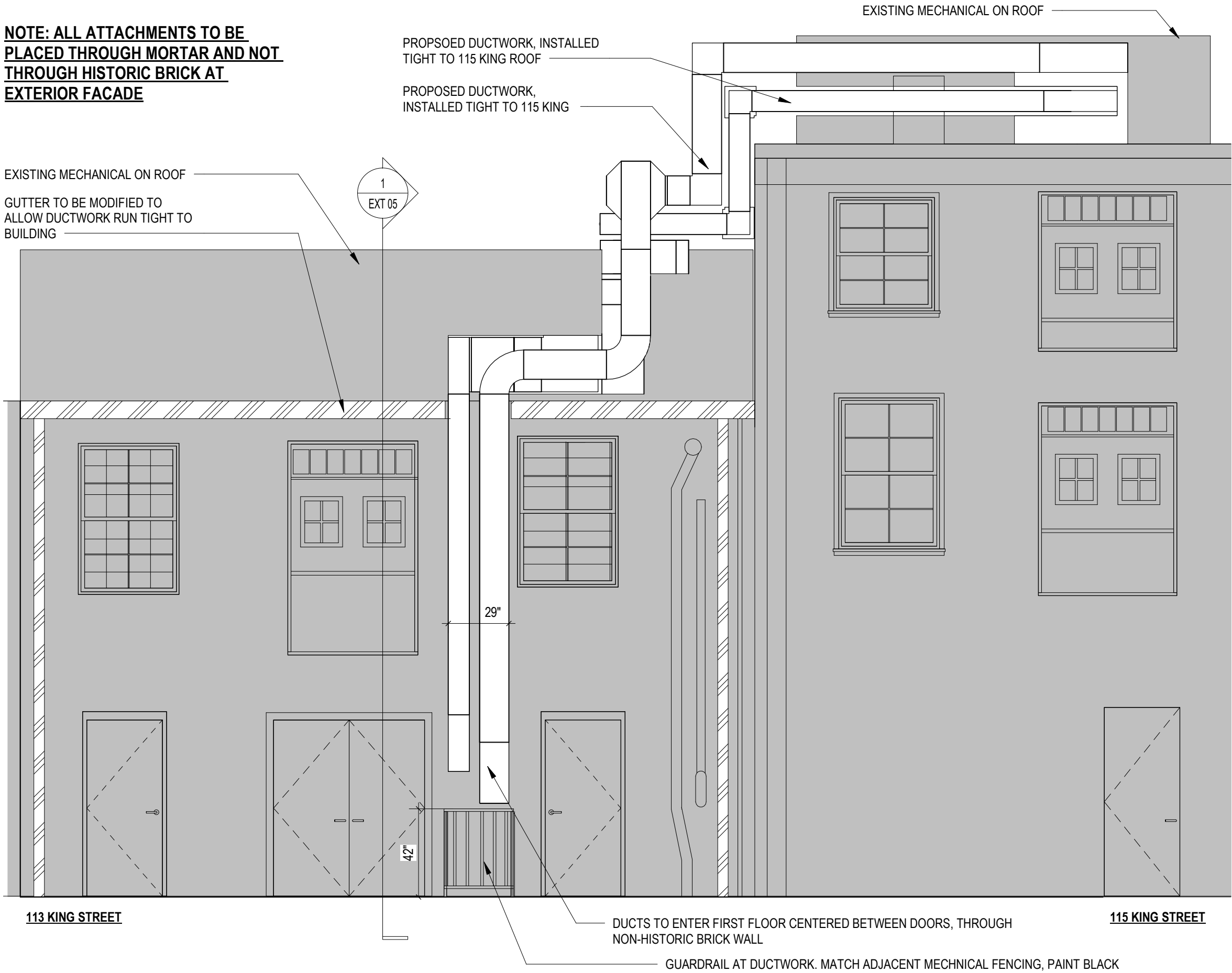
EXT 03



1 PROPOSED ROOF PLAN
1/8" = 1'-0"



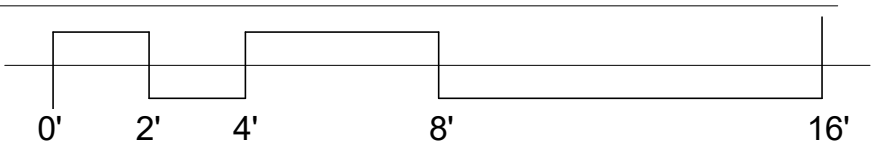
NOTE: ALL ATTACHMENTS TO BE PLACED THROUGH MORTAR AND NOT THROUGH HISTORIC BRICK AT EXTERIOR FACADE



1

PROPOSED REAR ELEVATION 113 + 115 FAYETTE ALLEY REV

1/4" = 1'-0"



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HEARING COMMENTS

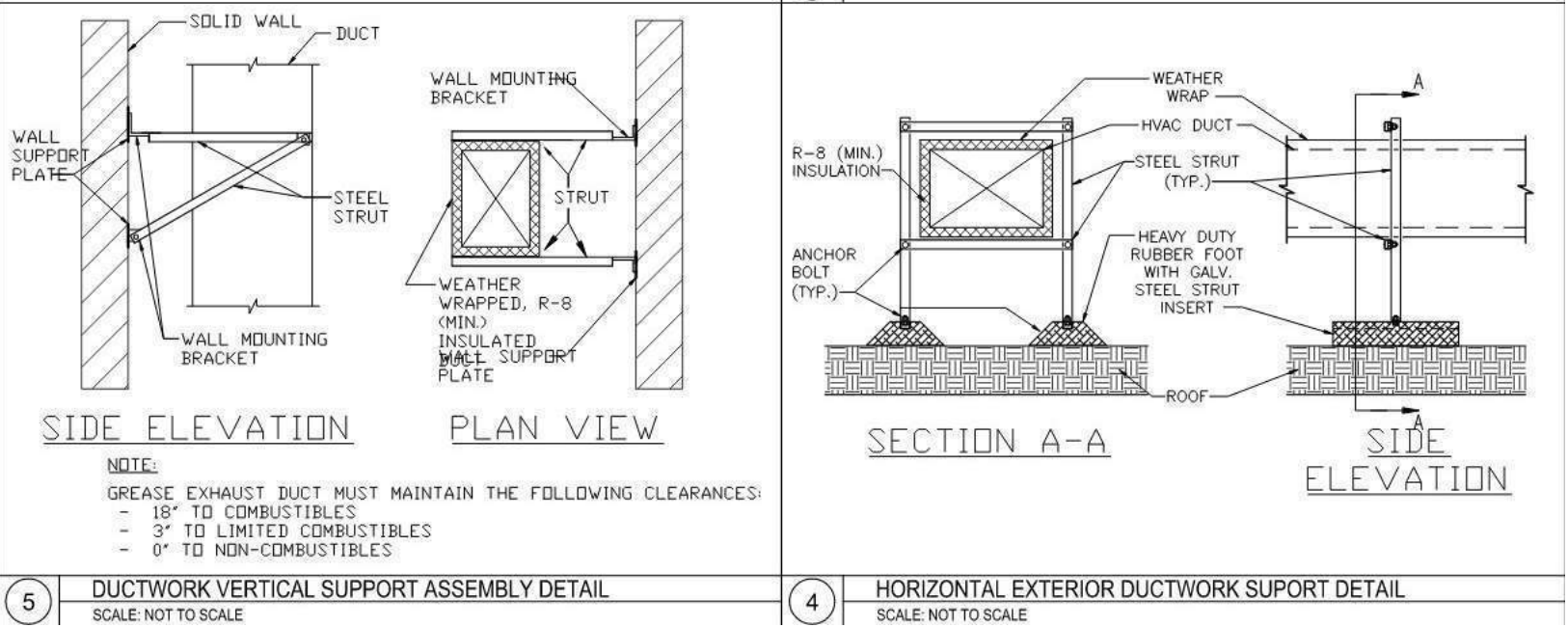
SHEET TITLE: PROPOSED REAR ELEVATION REV
PROJECT NO: 2022.06
ISSUE: 03/11/23
SCALE: 1/4" = 1'-0"
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

EXT 04

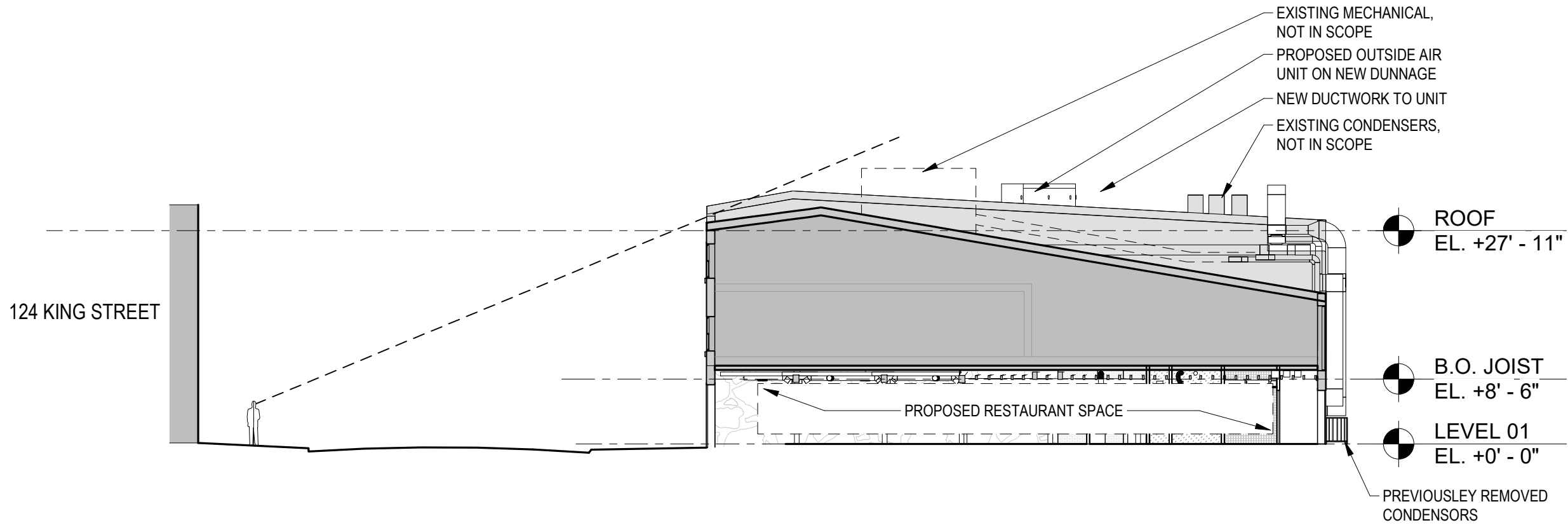
** NOTE: REQUIRED BRICK INFILL IN THIS OPTION WILL BE CLEARLY VISIBLE IN ELEVATION. TWO SETS OF DUCT SUPPORTS REQUIRED, TWO SETS OF STRAPPING AND CONNECTIONS POTENTIAL TO DRAW MORE ATTENTION TO THE DUCTWORK.



LASER SCAN OF EXTERIOR WITH REAR ELEVATION OVERLAY



NOTE: ALL ATTACHMENTS TO BE PLACED THROUGH MORTAR AND NOT THROUGH HISTORIC BRICK AT EXTERIOR FACADE



1 BUILDING SECTION VIEW ANGLE
1/16" = 1'-0"

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SHEET TITLE: BUILDING SECTION REV
PROJECT NO: 2022.06
ISSUE: 03/29/23
SCALE: As indicated
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

EXT 05



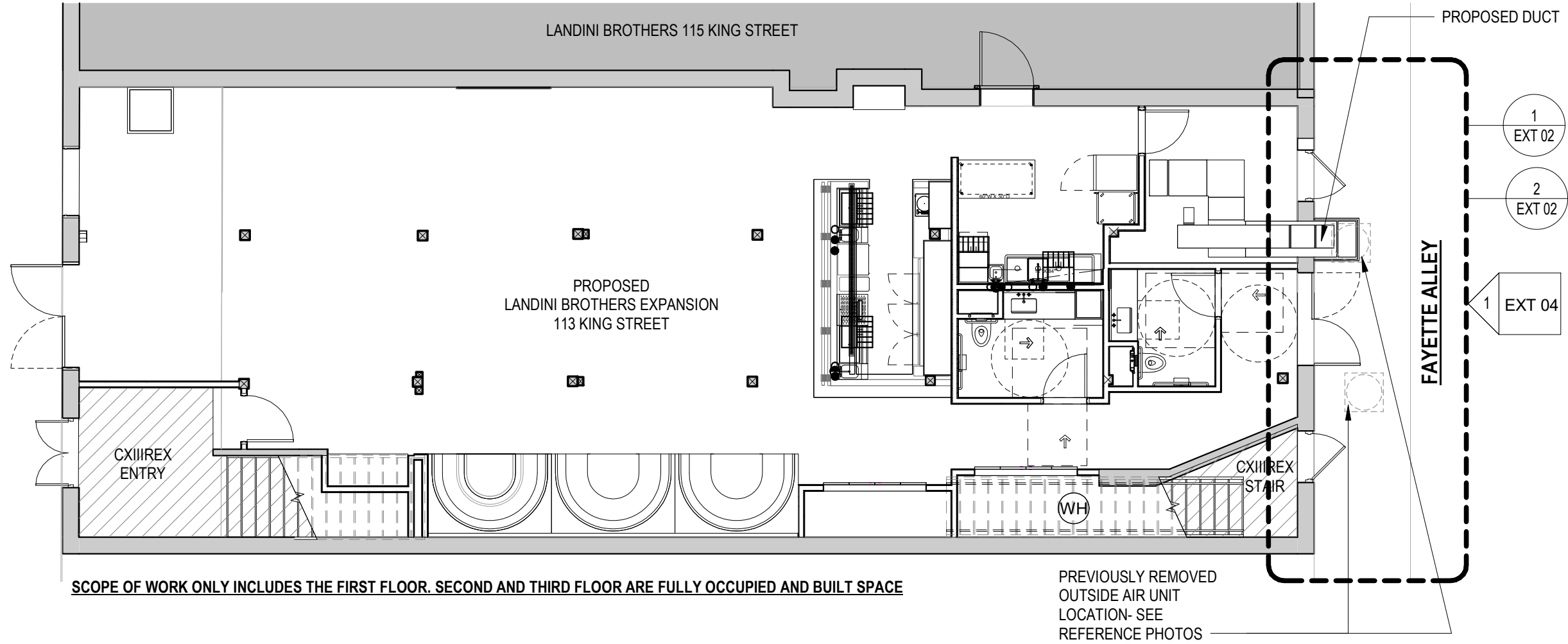
OPTION PRESENTED 5/4



REQUESTED REVISIONS

KING STREET

SIDEWALK



SCOPE OF WORK ONLY INCLUDES THE FIRST FLOOR. SECOND AND THIRD FLOOR ARE FULLY OCCUPIED AND BUILT SPACE

PREVIOUSLY REMOVED
OUTSIDE AIR UNIT
LOCATION- SEE
REFERENCE PHOTOS

PROPOSED DUCT

1
EXT 02

2
EXT 02

1
EXT 04

FAYETTE ALLEY

LANDINI BROTHERS 115 KING STREET

PROPOSED
LANDINI BROTHERS EXPANSION
113 KING STREET

CXIII REX
ENTRY

CXIII REX
STAIR

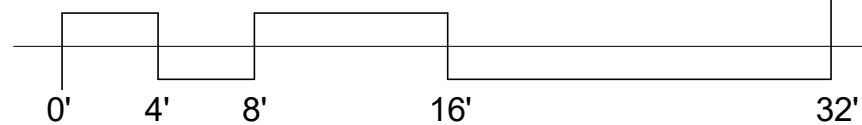
WH

1

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

26



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REVIEWED 05/04 HEARING

SHEET TITLE: BAR FLOOR PLAN

PROJECT NO: 2022.06

ISSUE: 03/11/23

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

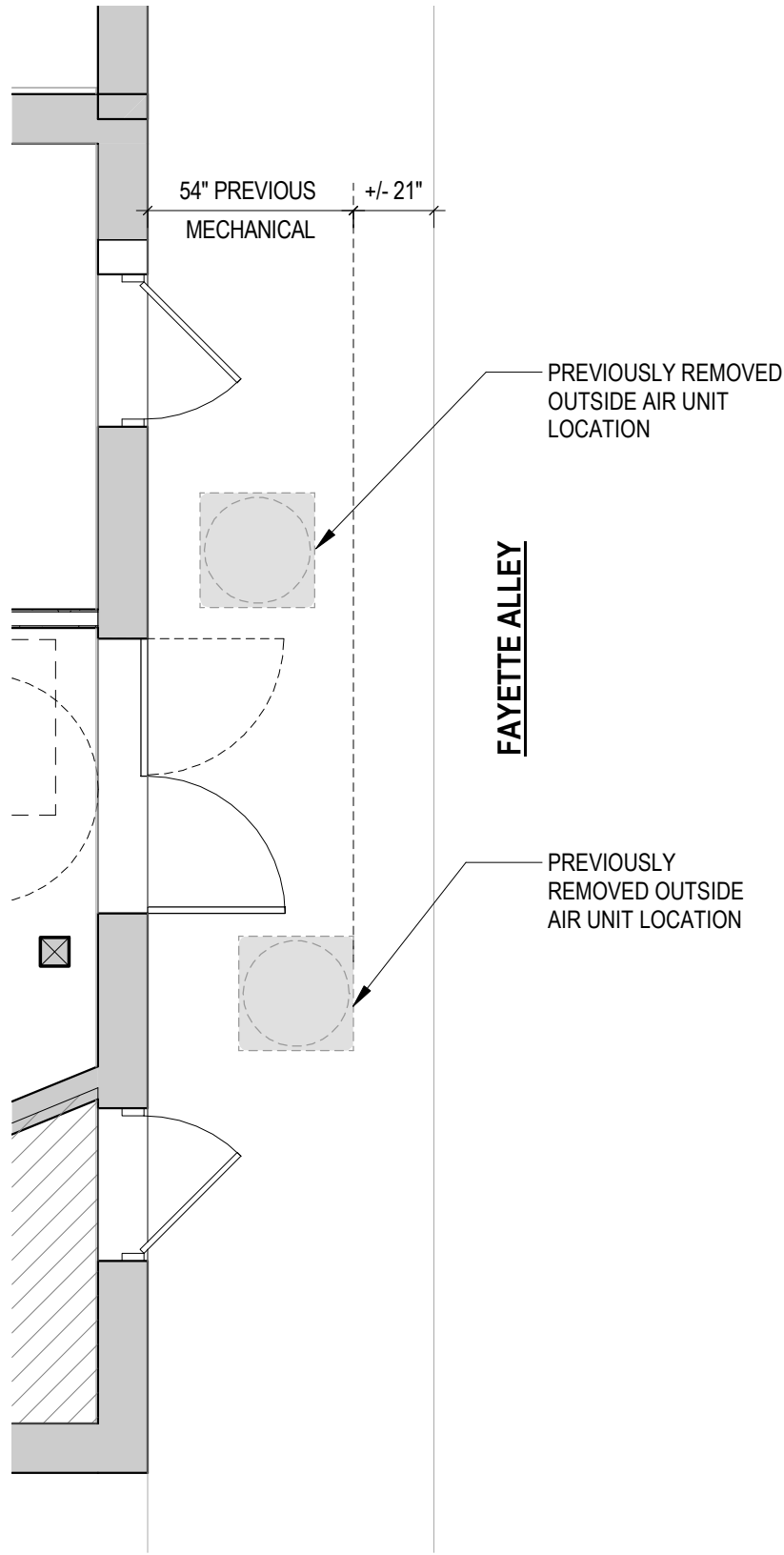
PROJECT: LANDINI BROTHERS EXPANSION

SUP#2022-00110

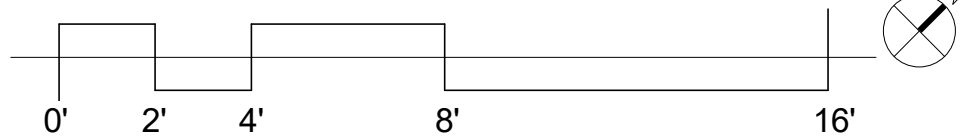
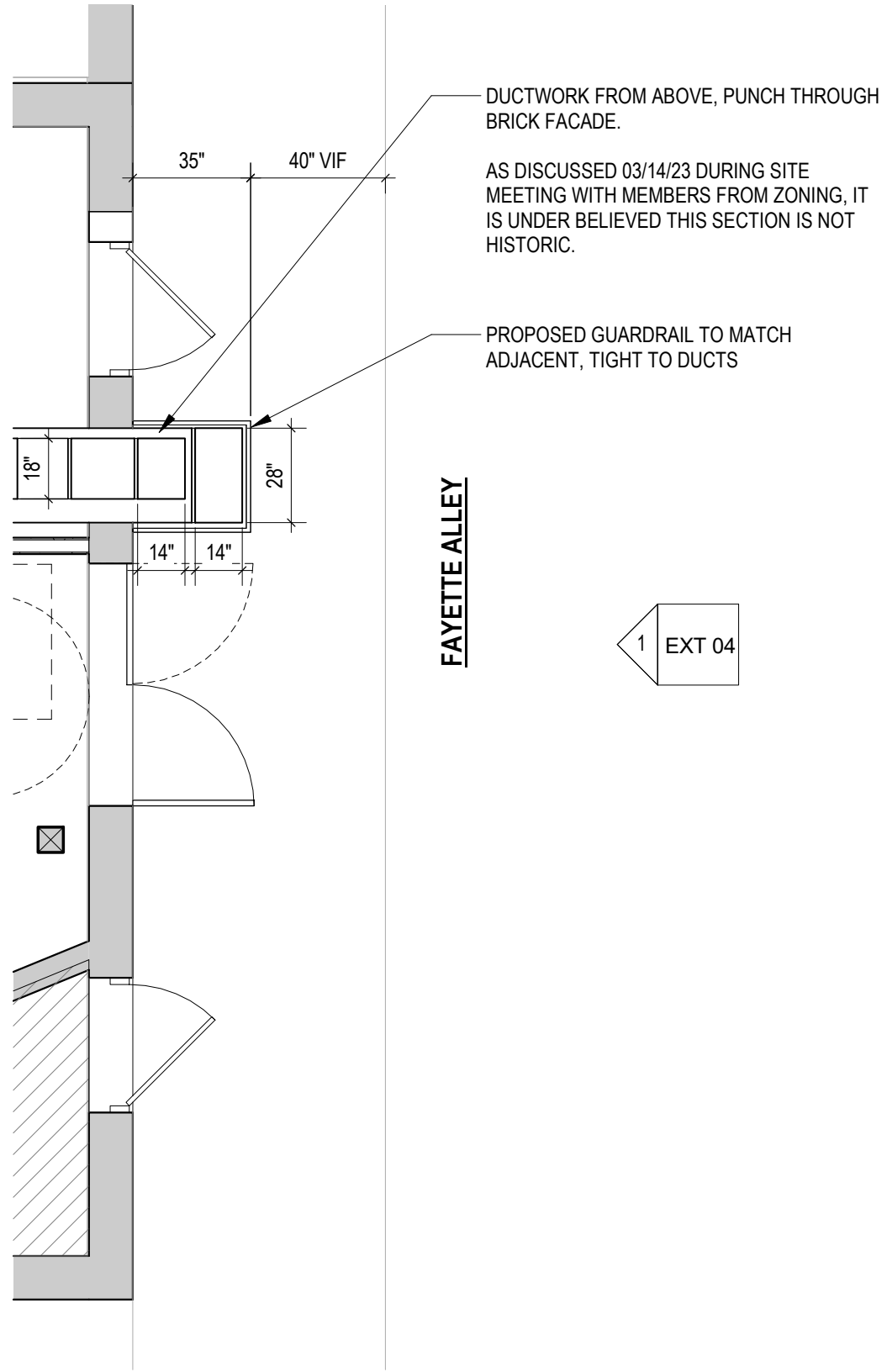
ADDRESS: 115 KING STREET
ALEXANDRIA, VA 22314

EXT 01

2 PREVIOUS EXISTING CONDITION REAR EXTERIOR PLAN
1/4" = 1'-0"



1 PROPOSED REAR EXTERIOR PLAN
1/4" = 1'-0"

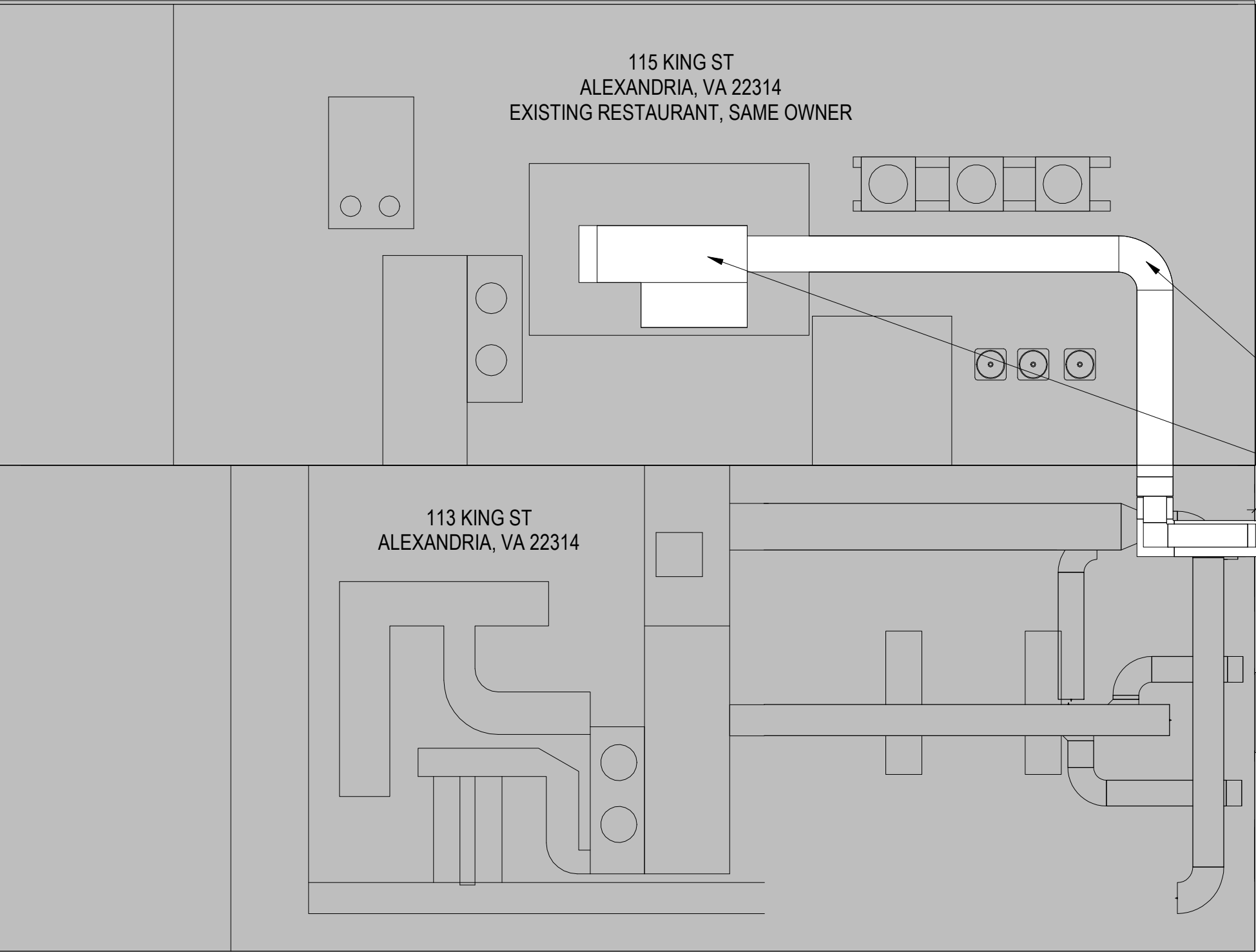


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REVIEWED 05/04 HEARING

SHEET TITLE: ENLARGED REAR EXTERIOR PLAN
PROJECT NO: 2022.06
ISSUE: 03/11/23
SCALE: 1/4" = 1'-0"
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
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ALEXANDRIA, VA 22314

EXT 02



NOTE:
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2) LANDINI BROTHERS LLC OCCUPIES ALL OF 115 AND 117 AND THE UPPER TWO STORIES OF 113. THE RESTAURANT USE IS GOVERNED BY SPECIAL USE PERMIT 2009-0020 AND 2022-00110.

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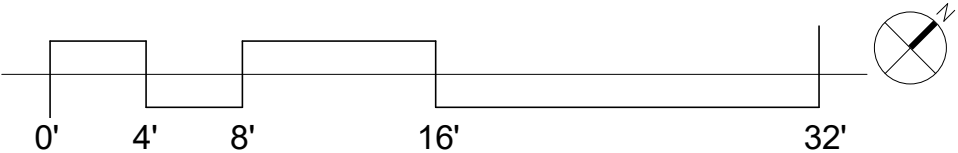
SHEET TITLE: ROOF PLAN

PROJECT NO: 2022.06
ISSUE: 03/29/23

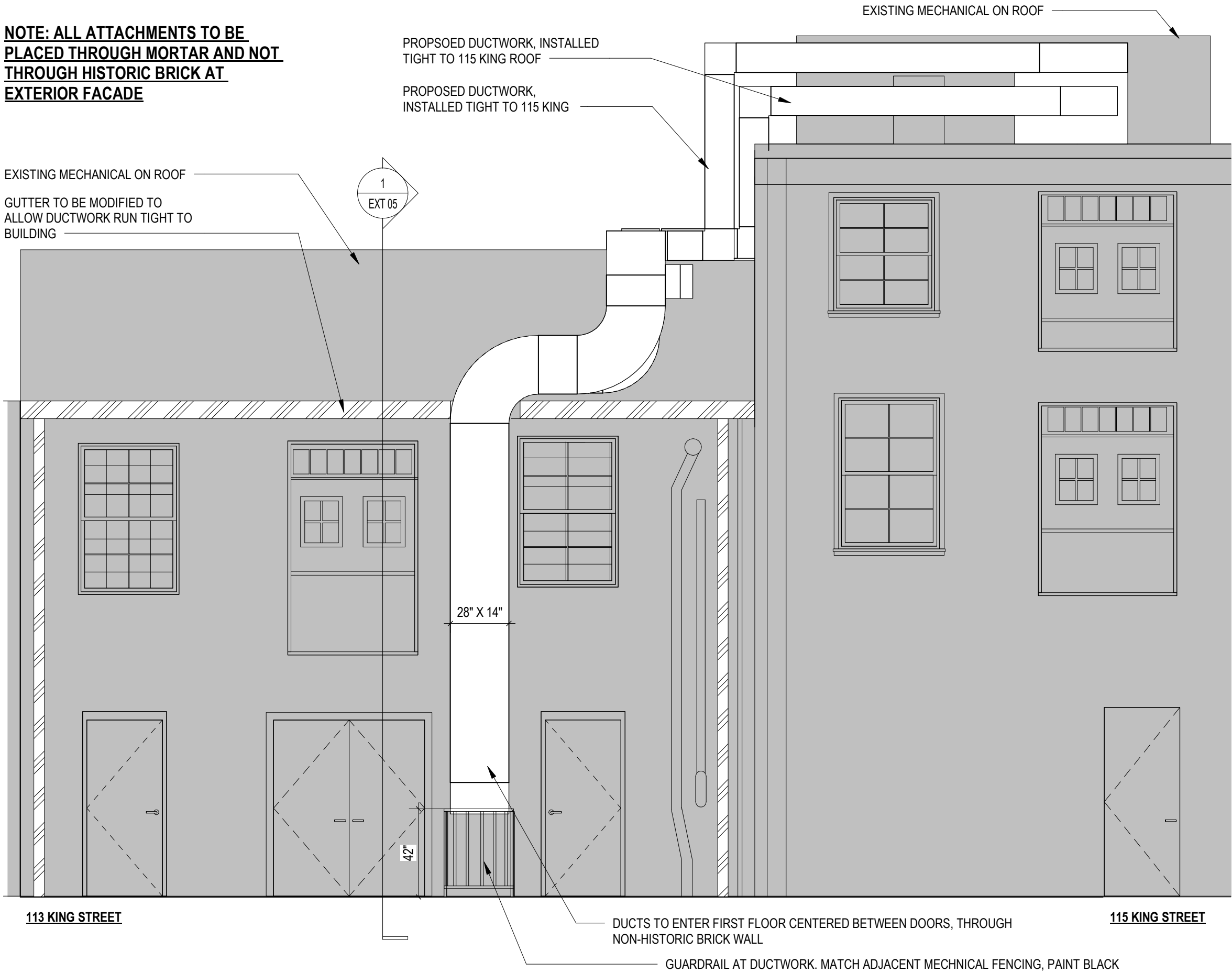
SCALE: 1/8" = 1'-0"
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

EXT 03

1 PROPOSED ROOF PLAN
1/8" = 1'-0"



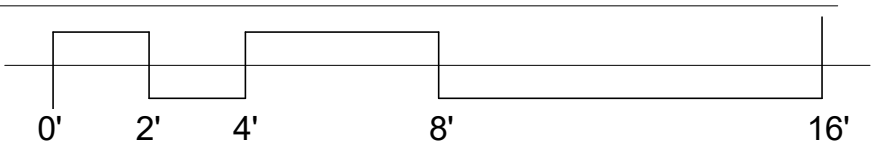
NOTE: ALL ATTACHMENTS TO BE PLACED THROUGH MORTAR AND NOT THROUGH HISTORIC BRICK AT EXTERIOR FACADE



1

PROPOSED REAR ELEVATION 113 + 115 FAYETTE ALLEY

1/4" = 1'-0"



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REVIEWED 05/04 HEARING

REVISED

SHEET TITLE: PROPOSED REAR ELEVATION

PROJECT NO: 2022.06
ISSUE: 03/11/23

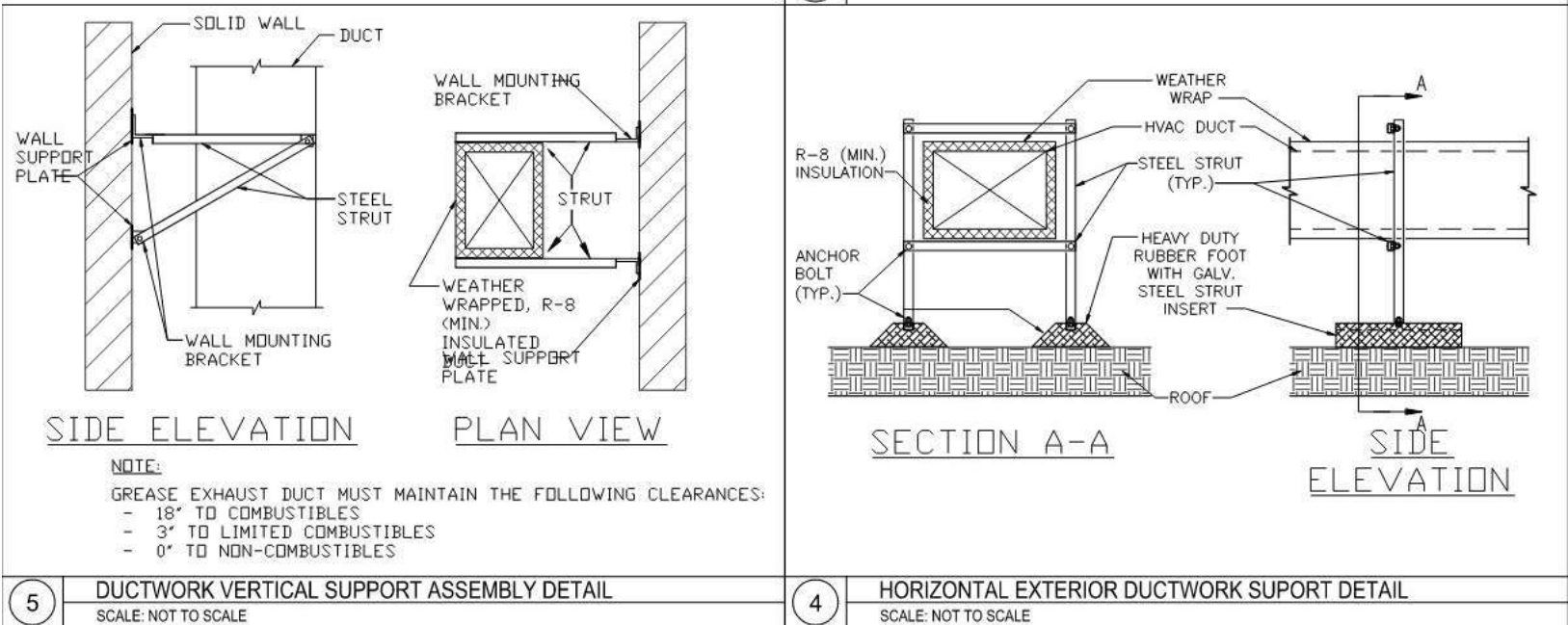
SCALE: 1/4" = 1'-0"
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
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EXT 04

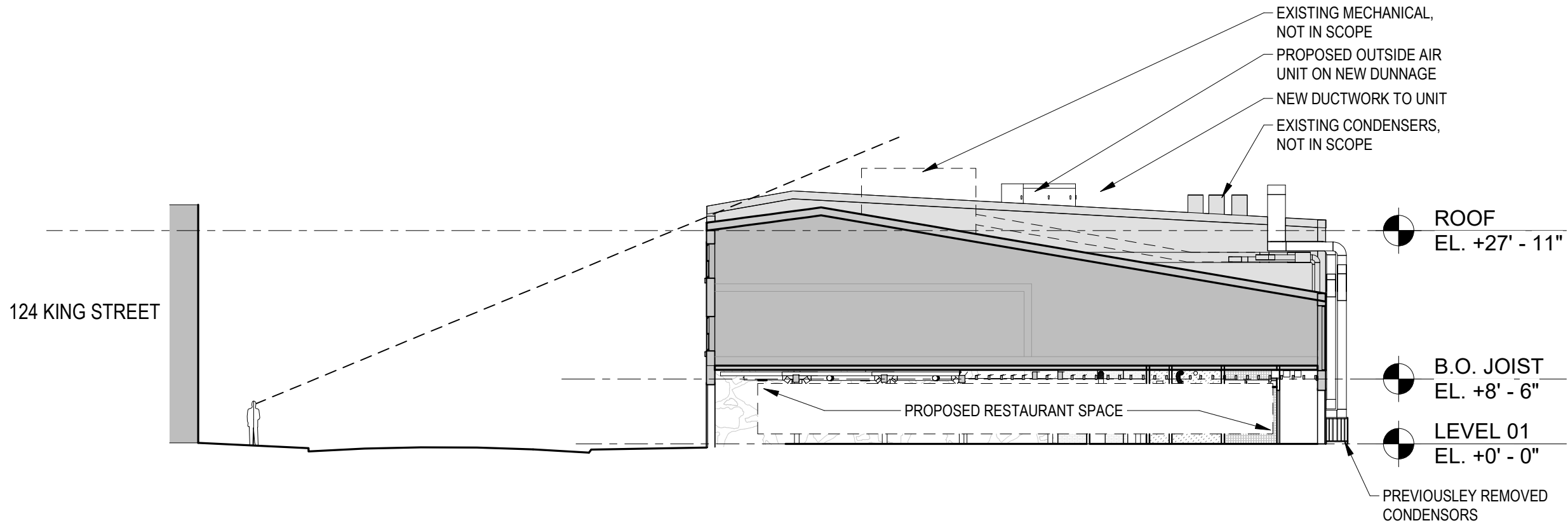
**** NOTE: RECOORDINATION WITH MEP PROMPTED LASER SCAN REVIEW OF EXTERIOR. RIGHT WINDOW AND DOOR ON 113 REQUIRED TO SHIFT +/-8" TO LEFT. THIS ELEVATION HAS BEEN UPDATED FROM 5/4 PRESENTATION TO REFLECT LASER VERIFIED AS BUILT CONDITIONS.**



LASER SCAN OF EXTERIOR WITH REAR ELEVATION OVERLAY



NOTE: ALL ATTACHMENTS TO BE PLACED THROUGH MORTAR AND NOT THROUGH HISTORIC BRICK AT EXTERIOR FACADE



1 BUILDING SECTION VIEW ANGLE
1/16" = 1'-0"

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REVIEWED 05/04 HEARING

SHEET TITLE: BUILDING SECTION

PROJECT NO: 2022.06
ISSUE: 03/29/23

SCALE: As indicated
PROJECT: LANDINI BROTHERS EXPANSION
ADDRESS: SUP#2022-00110
115 KING STREET
ALEXANDRIA, VA 22314

EXT 05



Unit Rating

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

1A 1B 1C 1D 2 3 4 5A 5B 5C 6A 6B 6C 7 8 9 10 11 12 13 14A 14B 15 16 17 18 19 20 21 22 23

RN-015-8-0-K60E-3FB:UEKC-D0B-DCE-AGA-0HEBHKD-00-D000000VB

Tag: RTU# 1

Job Information

Job Name: CXIIIREX Lounge OAU Selection
Job Number: Job #2019080320
Site Altitude: 0 ft
Refrigerant: R-410A

Unit Information

Approx. Op./Ship Weights: 2588 / 2588 lbs. (±5%)
Supply CFM/ESP: 2600 / 0.65 in. wg.
Pre-Filter FV / Qty: 187.20 fpm / 4
Final Filter FV / Qty: 187.20 fpm / 4
Exhaust CFM/ESP/TSP: 1700 / 0.65 / 1.49 in. wg.
Outside CFM: 2600
Ambient Temperature: 95 °F DB / 76 °F WB
Return Temperature: 76 °F DB / 64.7 °F WB

Static Pressure

External: 0.65 in. wg.
Evaporator: 0.18 in. wg.
Filters Clean: 0.15 in. wg.
Dirt Allowance: 0.35 in. wg.
Re-Heat Coil: 0.01 in. wg.

Economizer: 0.05 in. wg.
Heating: 0.02 in. wg.
Cabinet: 0.02 in. wg.
Energy Recovery: 0.88 in. wg.
Total: 2.31 in. wg.

Cooling Section

	Gross	Net
Equivalent Total Capacity:	215.54 MBH	211.30 MBH
Total Capacity:	163.61	159.37 MBH
Sensible Capacity:	96.96	92.72 MBH
Latent Capacity:	66.65 MBH	
HW Total Cooling Capacity:	51.93 MBH	
Mixed Air Temp:	84.47 °F DB	70.57 °F WB
Entering Air Temp:	84.47 °F DB	70.57 °F WB
Lv Air Temp (Coil):	48.85 °F DB	48.77 °F WB
Lv Air Temp (Unit):	50.34 °F DB	49.44 °F WB
Supply Air Fan:	1 x RN185 @ 1.49 BHP	
SA Fan RPM / Width:	1565 / 4.099"	
Exhaust Air Fan:	1 x RM185B70 @ 0.69 BHP	
EA Fan RPM / Width:	1212 / 4.403"	
Evaporator Coil:	14.9 ft ² / 6 Rows / 14 FPI	
Evaporator Face Velocity:	174.1 fpm	
Energy Recovery:	1 x ERC-3625C-4M	

Heating Section(**)

Primary Heat Type: Heat Pump - Not operational @ 10.0 °F DB ambient

Auxiliary Heat Type: Nat. Gas Heat

Heating CFM: 2600

Total Capacity: 156.0 MBH

OA Temp: 10.0 °F DB / 9.0 °F WB

RA Temp: 70.0 °F DB / 54.0 °F WB

Entering Air Temp: 41.4 °F DB / 34.9 °F WB

Leaving Air Temp: 97.0 °F DB / 60.2 °F WB

Input: 195.0 MBH

Heater Qty: 1

Consumption: 195.0 MBH

Total Turndown Ratio: 10:1

Fan Temp Rise:

Re-Heat Coil:

Capacity: 65 MBH
LA DB / WB: 72.00 °F / 58.32 °F
RH: 44%

Rating Information

Cooling Capacity (MBH): 160.0
Cooling EER: 10.7
Cooling IEER: 18.2

Rated in accordance with AHRI 340/360

Application EER @ Op. Conditions: 13.3

Electrical Data

Rating: 208/3/60
Unit FLA: 82
SCCR: 5 KAIC

Minimum Circuit Amp: 90
Maximum Overcurrent: 110

	Qty	HP	VAC	Phase	RPM	FLA	RLA
Compressor 1:	1		208	3			30.1
Compressor 2:	1		208	3			20.3
Condenser Fans:	2	1.00	208	1	1110	7.4	
Supply Fan:	1	3.00	208	3	1760	10.6	
Exhaust Fan:	1	1.00	208	3	1760	4.6	
Combustion:	1	0.09	208	1	3010	1.3	
Energy Recovery:	1	0.05	208	1	825	0.6	

Cabinet Sound Power Levels*

Octave Bands:	63	125	250	500	1000	2000	4000	8000
Discharge LW(dB):	83	82	85	79	73	71	67	61
Return LW(dB):	81	80	76	68	68	67	63	58

*Sound power levels are given for informational purposes only. The sound levels are not guaranteed.

(**)Fan motor temperature rise is not included in the heat capacity and temps.



Unit Rating

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

1A 1B 1C 1D 2 3 4 5A 5B 5C 6A 6B 6C 7 8 9 10 11 12 13 14A 14B 15 16 17 18 19 20 21 22 23

RN-015-8-0-K60E-3FB:UEKC-D0B-DCE-AGA-0HEBHKD-00-D000000VB
Tag: RTU# 1

Job Information

Job Name: CXIIIREX Lounge OAU Selection Job Number: Job #2019080320
OA CFM: 2600 SA CFM: 2600

Performance Data Table

Outside Air		Mixed Air		Leaving Air		Heat Pump Capacity	Heat Pump Integrated Capacity	Heat Wheel Heating Capacity	Heating COP
DB °F	WB °F	DB °F	WB °F	DB °F	WB °F	MBH	MBH	MBH	
62.0	56.2	66.4	55.5	128.6	75.6	176.0	176.0	11.7	3.26
57.0	51.6	64.1	53.2	122.2	72.9	165.0	165.0	19.0	3.40
52.0	47.1	61.7	51.0	115.7	70.2	153.8	153.8	26.4	3.54
47.0	42.6	59.4	48.9	109.6	67.7	143.8	143.8	33.7	3.69
42.0	38.0	57.0	46.8	103.8	65.1	134.6	134.6	41.1	3.85
37.0	33.5	54.6	44.9	92.0	60.5	125.5	107.8	48.5	3.62
32.0	28.8	52.2	42.8	87.3	58.1	116.3	101.7	55.9	3.83
27.0	24.3	49.8	40.9	82.9	55.9	108.8	96.5	63.4	4.06
22.0	19.7	47.4	39.0	78.6	53.7	102.0	91.7	70.8	4.30
17.0	15.0	44.9	37.2	74.1	51.4	94.5	86.0	78.3	4.54
12.0	10.4	42.4	35.4	69.6	49.1	43.8	40.2	85.7	7.38
7.0	5.7	39.9	33.6	65.3	46.9	41.0	37.8	93.2	7.92
2.0	0.1	37.4	31.5	60.3	44.0	37.3	34.3	100.8	8.51

*Invalid operating point - Compressor operating outside of operating envelope.



Energy Recovery Rating

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

1A 1B 1C 1D 2 3 4 5A 5B 5C 6A 6B 6C 7 8 9 10 11 12 13 14A 14B 15 16 17 18 19 20 21 22 23

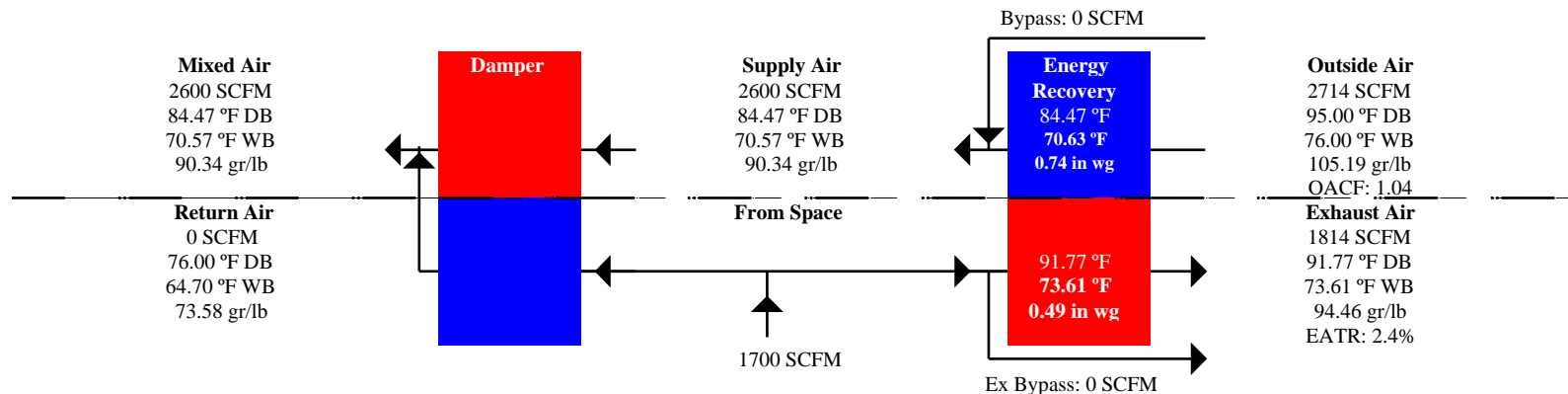
RN-015-8-0-K60E-3FB:UEKC-D0B-DCE-AGA-0HEBHKD-00-D000000VB

Tag: RTU# 1

Job Name	CXIIIREX Lounge OAU Selection	Energy Recovery Type:	Total
Job Number	Job #2019080320	Energy Recovery Model:	ERC-3625C-4M
Site Altitude	0'	Energy Recovery Qty:	1
Net Supply Air (SCFM) Sum/Win:	2536/2536	Energy Recovery Software Ver:	1.1.0.0
Purge Angle:	10°		

Application Rating is outside the scope of the AHRI ERV Certification Program but is rated in accordance with AHRI Standard 1060

Summer Conditions



Cooling/Dehumidification

Total Capacity:	51.93 MBH
Sensible Capacity:	27.25 MBH
Latent Capacity:	24.68 MBH

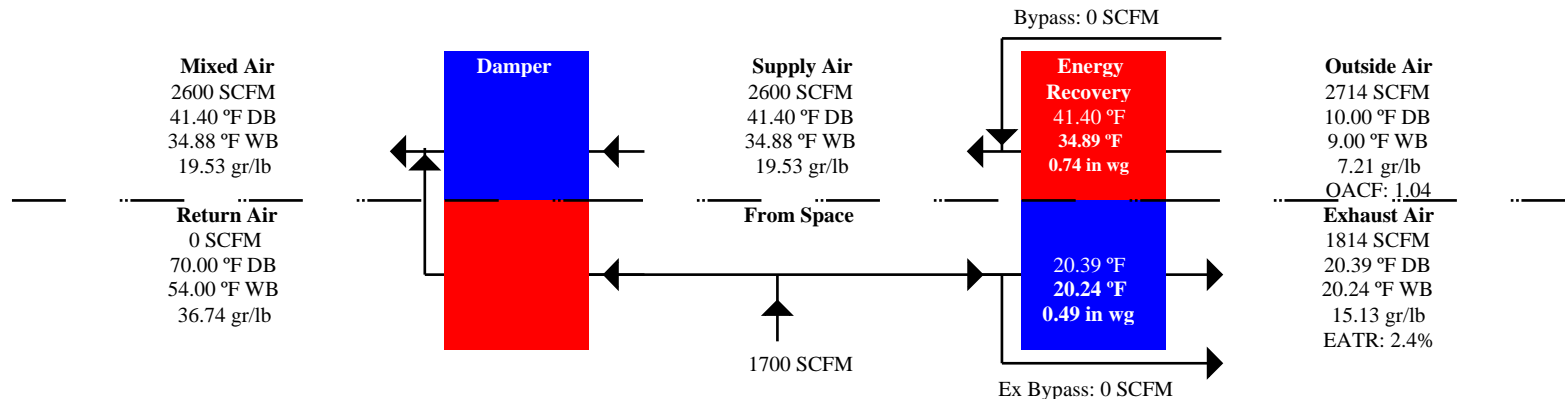
Heating/Humidification

0.00 MBH
0.00 MBH
0.00 MBH

Effectiveness

73.9%
82.7%
67.2%

Winter Conditions



Cooling/Dehumidification

Total Capacity:	0.00 MBH
Sensible Capacity:	0.00 MBH
Latent Capacity:	0.00 MBH

Heating/Humidification

111.09 MBH
88.74 MBH
22.35 MBH

Effectiveness

78.5%
84.1%
66.9%



18.5" STAR Plenum

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

JOB INFORMATION:

Job Name: CXIII IREX Lounge OAU
Job Tag: Selection
Rep Firm: RTU# 1
Date: 08/08/2022

WHEEL SPECIFICATION:

Max RPM: 2,200
Diameter x Qty: 18.5 in. x 1
CFM: 2600
Tip Speed: 2600
Inertia: 7,580 FPM
3 WR²

OPERATING CONDITIONS:

Air Flow: 2,600 CFM
Static Pressure: 2.31 in. Wg.
Plenum DP: 0.00 in. Wg.
Inlet Grill DP: 0.00 in. Wg.
TSP: 2.31 in. Wg.
Site Altitude: 0.00 Ft
TSP @ Sea Level: 2.31 in. Wg.

MOTOR SELECTION:

Rated HP / Bypass: 3 / No
Frame Size: 182T
Nominal RPM: 1760
VAC/PH/HZ: 208/3/60
Efficiency: Premium / 0.895
Enclosure Type: ODP
Max Inertial Load: 29 WR²

FAN PERFORMANCE:

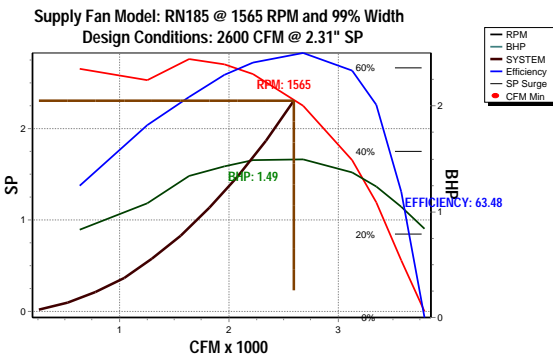
RPM: 1565
BHP: 1.49
Efficiency: 63.5%
In/Out Velocity: 1486/1557 FPM
Plenum Out Velocity: 43 FPM

FAN SOUND POWER (Inlet/Outlet):

Octave Band: (Re 10 ⁻¹² watts)							
1	2	3	4	5	6	7	8
83	82	85	81	76	74	71	65
83	82	85	81	76	74	71	65

SOUND POWER A-Weighted: 85 / 85 dB

Max Duct SP with Blocked Airway: 2.8 in. Wg. @ 1565 rpm





18.5" STAR Plenum

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

JOB INFORMATION:

Job Name: CXIII IREX Lounge OAU
Job Tag: Selection
Rep Firm: RTU# 1
Date: 08/08/2022
08/08/2022

WHEEL SPECIFICATION:

Max RPM: 2,200
Diameter x Qty: 18.5 in. x 1
CFM: 1700
Tip Speed: 1700
Inertia: 5,870 FPM
5,870 FPM

OPERATING CONDITIONS:

Air Flow: 1,700 CFM
Static Pressure: 1.14 in. Wg.
Relief Dampers DP: 0.35 in. Wg.
TSP: 1.49 in. Wg.
Site Altitude: 0.00 Ft
TSP @ Sea Level: 1.49 in. Wg.

MOTOR SELECTION:

Rated HP / Bypass: 1 / No
Frame Size: 143T
Nominal RPM: 1760
VAC/PH/HZ: 208/3/60
Efficiency: Premium / 0.855
Enclosure Type: ODP
Max Inertial Load: 15 WR²

FAN PERFORMANCE:

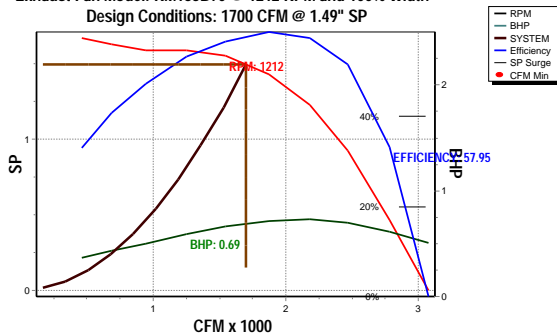
RPM: 1212
BHP: 0.69
Efficiency: 57.9%
In/Out Velocity: / FPM
Plenum Out Velocity: 28 FPM

FAN SOUND POWER (Inlet/Outlet):

Octave Band:	(Re 10 ⁻¹² watts)							
	1	2	3	4	5	6	7	8
	80	81	78	74	71	69	66	61
	80	81	78	74	71	69	66	61

SOUND POWER A-Weighted: 81 / 81 dB

Exhaust Fan Model: RM185B70 @ 1212 RPM and 100% Width
Design Conditions: 1700 CFM @ 1.49" SP





Unit Submittal

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

1A 1B 1C 1D 2 3 4 5A 5B 5C 6A 6B 6C 7 8 9 10 11 12 13 14A 14B 15 16 17 18 19 20 21 22 23

RN-015-8-0-K60E-3FB:UEKC-D0B-DCE-AGA-0HEBHKD-00-D000000VB
Tag: RTU# 1

Job Name:
Job Number:

CXIIIREX Lounge OAU Selection
Job #2019080320

Unit Submittal For:
Unit Submittal Date:

August 08, 2022

	Base Option	Description
R	Series	Roof Top Unit
N	Generation	Ninth Generation
015	Unit Size	Fifteen
8	Voltage	208V/3Ø/60Hz
0	Interior Protection	Standard
K	Refrigerant Style	R-410A Variable Speed Scroll Compressor - High Efficiency
6	Unit Configuration	Zero Degree Cold Climate Air-Source Heat Pump
0	Coil Coating	Standard
E	Cooling/Heat Pump Staging	Modulating Heat Pump + 1 Stage Auxiliary Heat - 1 VCC + 1 On/Off Comp.
3	Heating Type	Natural Gas Stainless Steel
F	Heating Designation	Heat F - 195 MBtuh
B	Heating Staging	High Turndown Modulating Gas - Temperature Control

	Feature Option	Description
U	1A. RA/OA Section	AAONAIRES® Energy Recovery Wheel - Total + High CFM
E	1B. RA/EA Blower Configuration	1 Blower + Premium Efficiency Motor + 1 VFD
K	1C. RA/EA Blower	18.5" Backward Curved Plenum - 70% Width with Banding
C	1D. RA/EA Blower Motor	1.0 hp - 1760 rpm
D	2. OA Control	Fully Modulating Actuator - Enthalpy Limit
0	3. Heat Options	Standard - Aux./Emer. Heating Capacity shown in Heating Designation
B	4. Maintenance Options	115V Convenience Outlet - Factory Wired
D	5A. SA Blower Configuration	1 Blower + Premium Efficiency Motor + 1 VFD
C	5B. SA Blower	18.5" Direct Drive Backward Curved Plenum
E	5C. SA Motor	3.0 hp - 1760 rpm
A	6A. Pre Filter Type	2" Pleated Pre Filter - 30% Eff
G	6B. Unit Filter Type	4" Pleated - 85% Eff - MERV 13
A	6C. Filter Options	Clogged Filter Switch
0	7. Refrigeration Control	Standard - Adj Comp. Cool&Heat Lock Out Through Unit Controls
H	8. Refrigeration Options	HGB Lag + MHGR
E	9. Refrigeration Accessories	ECM Condenser Fan - Head Pressure Control
B	10. Power Options	Non-fused Disconnect Power Switch - 150 Amps
H	11. Safety Options	Remote Safety Shutdown Terminals
K	12. Controls	Phase & Brown Out Protection + ERW Defrost
D	13. Special Controls	VAV Unit Controller - VAV Cool + CV Heat
0	14A. Outside Air Configuration	Standard - None
0	14B. Preheat Sizing	Standard - None
D	15. Glycol Percent	Water or No WSHP with Aluminum Energy Recovery Wheel
0	16. Interior Cabinet Options	Standard - Double Wall + R-13 Foam Insulation + Stainless Steel Drain Pan
0	17. Exterior Cabinet Options	Standard
0	18. Electrical Rating	Standard - 5 KAIC
0	19. Code Options	Standard - ETL U.S.A. Listing
0	20. Crating	Standard
0	21. Water-Cooled Cond.	Standard - None
V	22. Control Vendors	VCC-X Controls + Integrated BACnet MSTP
B	23. Type	Standard - Includes AAON Gray Paint



VCCX Components

2425 South Yukon Ave - Tulsa, Oklahoma 74107-2728 - Ph. (918) 583-2266 Fax (918) 583-6094
AAONEcat32 Ver. 4.325 (SN: 5371344-13P9W7Z8)

1A 1B 1C 1D 2 3 4 5A 5B 5C 6A 6B 6C 7 8 9 10 11 12 13 14A 14B 15 16 17 18 19 20 21 22 23

RN-015-8-0-K60E-3FB:UEKC-D0B-DCE-AGA-0HEBHKD-00-D000000VB

Tag: RTU# 1

Job Name:

**CXIIIREX Lounge OAU
Selection**

VCCX For:

Job Number:

Job #2019080320

VCCX Date:

August 08, 2022

Hardware Included For VCCX Controller

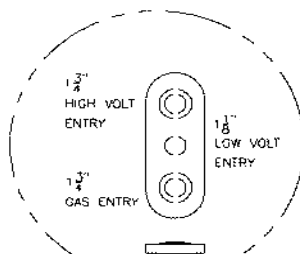
Part #	Included Parts	Assigned Channel	BACnet Point
ASM01698	VCCX2 CONTROLLER		
ASM01692	OSA Temp/Hum Sensor	EBUS2 communicating sensor	AI:16,AI:17,AI:18,AI:19
ASM01820	Space Digital Temp/Hum Sensor	EBUS3 communicating sensor	AI:12,AI:13
R82890	Supply Temp Sensor - Field Installed	VCCX control point AI 3	AI:9
R82890	Return Temp Sensor	VCCX control point AI 4	AI:14
R37030	Building Pressure Sensor	VCCX control point AI 5	AI:23
P87100	Duct Static Pressure Sensor	VCCX control point AI 8	AI:21
	Supply Fan Control Signal 0-10VDC	VCCX control point AO 1	AI:22
	Economizer	VCCX control point AO 2	AI:30
	Building Pressure Control Signal	VCCX control point AO 4	AI:24
R62330	Proof of Air Flow	VCCX control point BI 1	BI:6, BI:24
R64580	Dirty Filter Sensor	VCCX control point BI 2	BI:25
	Safety Shut Down	VCCX control point BI 8	BI:26
	Supply Fan	Configured Relay Point	BI:47
	Exhaust Fan	Configured Relay Point	BI:48
	Energy Recovery Wheel	Configured Relay Point	BI:49
	Morning Warm-Up	Configured Relay Point	BI:50
ASM02201	DIGITAL REFRIGERATION MODULE		
R57800	Comp Discharge Temp A	RSMD point TEMP1	AI:66
V38391	Suction Pressure Sensor A	RSMD point SP-1	AI:48
V38410	Discharge Pressure Sensor A	RSMD point HP-1	AI:50
V38391	Suction Pressure Sensor B	RSMD point SP-2	AI:73
V38410	Discharge Pressure Sensor B	RSMD point HP-2	AI:75
R63950	Modulated Condenser Signal AB	RSMD point AO1	AI:46
G017740	O.D. Coil Defrost Temp Switch	RSMD point BIN3	BI:81
	Comp Status Input A	RSMD point BIN1	BI:77
	Comp Status Input B	RSMD point BIN2	BI:78
	Emergency Shutdown	RSMD point BIN4	BI:83
	Comp Unload Signal A	RSMD point T1	AI:44
	Comp Enable A	RSMD Fixed Relay point	BI:84
	Comp Enable B	RSMD Fixed Relay point	BI:85
	Comp Cir Reversing Valve	RSMD Fixed Relay point	BI:88
ASM01670	MODULATING HOT GAS REHEAT MODULE		
	Reheat HGR Valve	MHGRV-X	AI:42
ASM01695	MODULATING GAS MODULE		
	Gas Valve Signal 1B	MODGAS-XWR Gas Valve 2	
	Gas Valve Signal 1A	MODGAS-XWR Gas Valve 1	
	Proof of Ignition 1B	MODGAS-XWR BI4	
	Proof of Ignition 1A	MODGAS-XWR BI3	
	Mod Heat Stage 2 (IGN 1B)	MODGAS-XWR Heat 2 Relay	
	Mod Heat Stage 1 (IGN 1A)	MODGAS-XWR Heat 1 Relay	
	Low Speed Enable	MODGAS-XWR Low Speed Relay	

RNB 9-15 TON ECON HEATWHEEL POWER EXHAUST

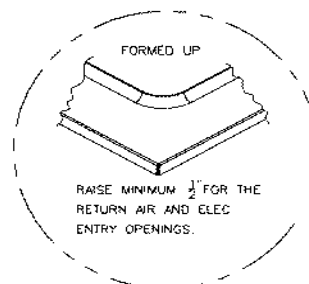
AAON®

CLEARANCES

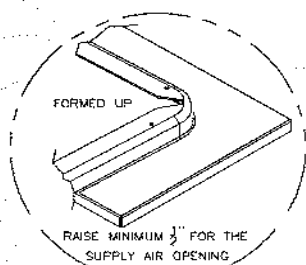
LOCATION	• UNIT SIZE • 9 - 15 TON
OUTSIDE AIR (BACK)	48
CONTROLS SIDE (FRONT)	48
LEFT SIDE	6
RIGHT SIDE	48
TOP	UNOBSTRUCTED



DETAIL A

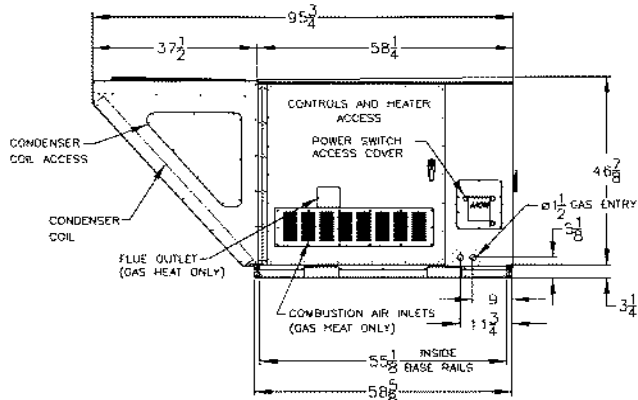


DETAIL B

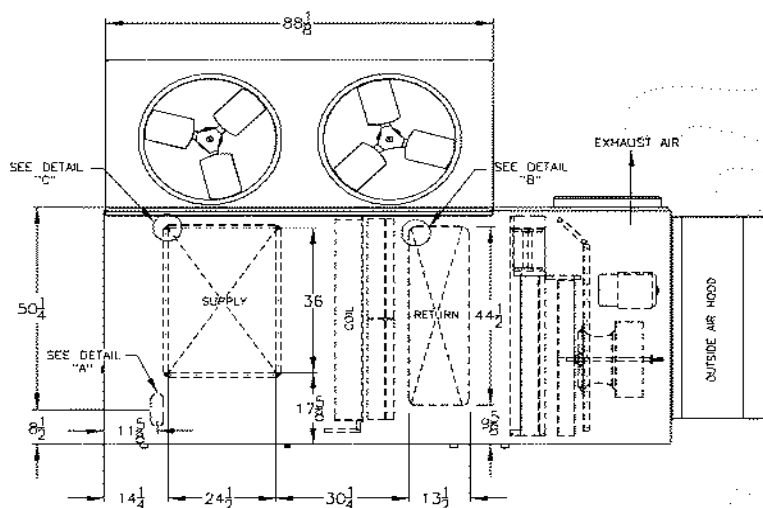


DETAIL C

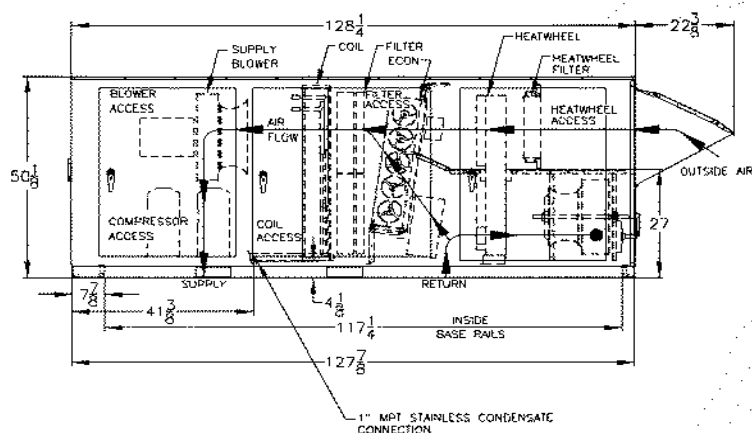
FRONT VIEW



TOP VIEW



RIGHT SIDE VIEW



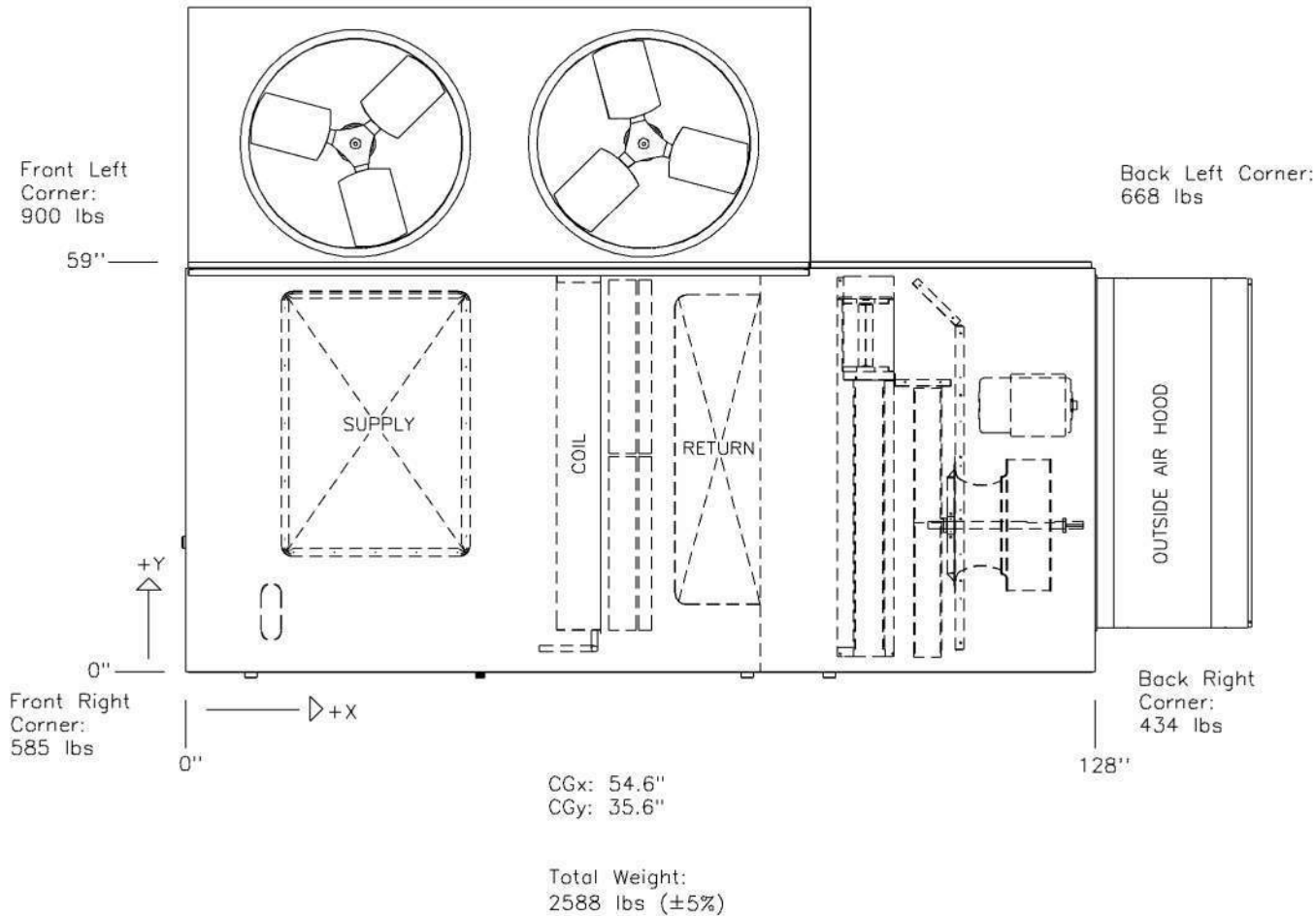
RNB-00004 REV:D 07/15/19 CAR
RNB-00004 REV:C 08/19/14 MLW
NOTE: ALL DIMENSIONS ARE IN INCHES

RNB CABINET

AIR COOLED CONDENSING UNIT WITH ENERGY RECOVERY SECTION



RN-015-8-0-K60E-3FB:UEKC-DOB-DCE-AGA-0HEBH KD-00-D000000VB



Disclaimer:
This weight estimate does not account for any SPAs.