ISSUE: Certificate of Appropriateness for New Construction

APPLICANT: 301 N Fairfax Project Owner LLC

LOCATION: Old & Historic Alexandria District
301 North Fairfax Street

ZONE: CRMU-H

STAFF RECOMMENDATION

Staff recommends that, with agreement from the applicant, the Certificate of Appropriateness for new construction be deferred in order for the applicant to address comments from the Board and Staff and to provide additional details as requested.

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.

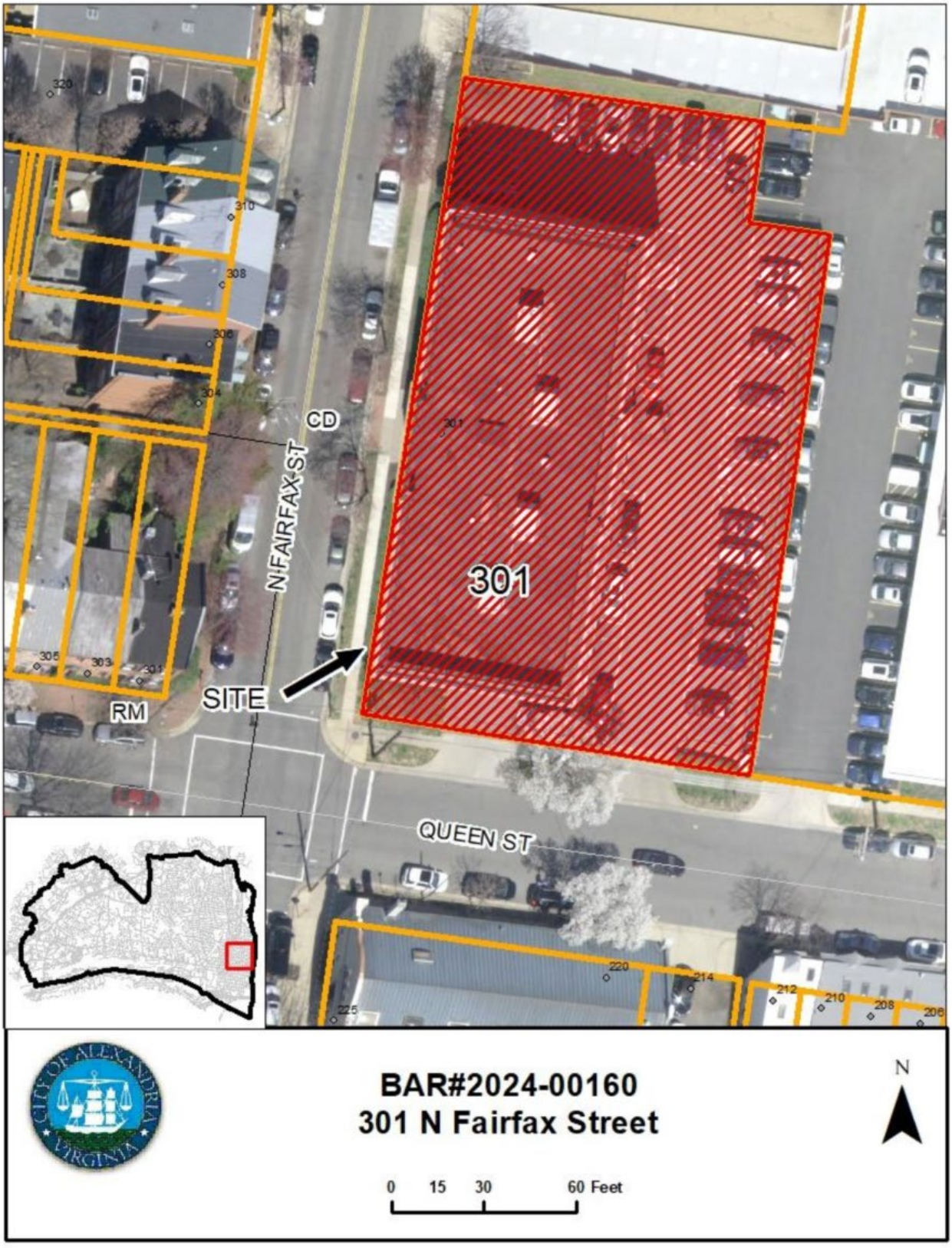
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the 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.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301 N Fairfax Street
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UPDATE

The Board's review of the project included the approval of a Permit to Demolish the existing building (BAR 2023-00161), approved May 17, 2023. The Board reviewed the proposed design at three concept review sessions (May 17, 2023, July 19, 2023, and September 6, 2023). In addition to the BAR hearings, historic preservation staff has attended several working sessions with the applicant to review the proposed design and provide feedback.

The applicant made significant changes to the proposed design in response to comments from staff and the Board throughout the concept review process. Feedback from the Board at these concept review meetings included the following:

- Some Board members expressed concern regarding the size of the buildings relative to the residential buildings along Queen Street.
- There was support for the masonry detailing, noting that this helps to reduce the visual scale of the building and adds visual interest.
- Board members asked that the main building entrance be made more prominent.
- There was concern regarding the use of fiber cement panels on street facing elevations.
- The Board expressed support for the proportions of the North Fairfax elevation, noting the similarity between these elements and historic structures.
- Board members asked the applicant to reflect the historic fabric in the designs of elements such as entry stoops in order to further connect to the historic district.

The property required a developmental special use permit to be reviewed by the Planning Commission and approved by City Council. The DSUP associated with this project (DSUP 2023-10009) was approved by City Council and the project now returns to the Board of Architectural Review for a Certificate of Appropriateness.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for new construction and the re-development of the property at 301 North Fairfax Street, to include the construction of a new multi-unit residential building.

Since the last Concept Review, the Planning Commission and City Council have reviewed and commented on the proposed design. The Planning Commission provided feedback regarding the relationship of the north wall of the proposed building to the building to the north of the project site. In coordination with these comments and feedback from City Council, the design has been modified from what the BAR has most recently seen. These modifications to the design are not contrary to the comments from the BAR during the Concept Review phase.

Some modifications to the design include the following:

Queen Street Section

Throughout the Concept Design phase, there was discussion regarding the design of the Queen Street section which includes the main building entrance and more formal building façade. In contrast to the North Fairfax portion, which is broken down into modules, the Queen Street elevation has been designed to read as a singular element defining the corner of the two intersecting streets.

Modifications to this section of the building since the last Concept Review have not been extensive but reflect the continuing evolution of the design (Figure 1). At the ground floor, the dark stone base has been modified to be a stone that is similar in color to the masonry above. This simplifies the overall composition allowing the entire first floor to function as the building base instead of breaking the base into two sections.

At the recessed eastern section of this elevation, the previous design included two bays of windows separated by brick piers that stopped at the second-floor level. In the revised design, this has been modified to a three-bay configuration with vertical piers that continue to the ground floor. At the ground floor of the eastern bay, the ground floor is an opening leading to the interior courtyard beyond. This is a similar composition as the east elevation where these piers frame ground floor wall openings.

Figure 1: Previous (top) and current (bottom) design for the Queen St section

North Fairfax Street Section

The section of the building facing North Fairfax Street has been broken down into modules that are meant to reflect the proportions of historic townhouses in the historic district. Ranging from three stories with a setback fourth floor to a full four stories at the north end of the site, the repeating modules include three window bays separated by brick piers. The modules are rendered in varying colors with reveals between each segment.

The modifications to this section of the building are intended to reflect features found on townhomes throughout the historic district (Figure 2). The most significant of the changes is that the north wall of the building has been shifted five feet from the property line, allowing for a view through the property on an east-west axis. This change also allows for the inclusion of windows on the north elevation.

In addition to this change, the applicant has modified the at-grade entries to be more reminiscent of those found on townhomes. In place of the previous blank panel next to each door there is now a sidelight with accompanying transom. The detailing of the stoops has been revised to include a brick pattern with alternating bricks protruding from the wall to form a three-dimensional relief. Similar to the Queen Street elevation, the grey base has been replaced with a brick water table to match the color of the brick above.

Figure 2: Previous (top) and current (bottom) design for the North Fairfax St elevation

North Elevation

The north elevation is broken into three vertical sections with a dark brick center section without windows separating the two red brick portions to either side (Figure 3). The red brick from the north portion of the North Fairfax Street elevation turns the corner and stops at a gray metal channel that is inset into the wall. From that point to around the northeast corner of the building extends a brick that is the same color as the one facing North Fairfax Street but in a smaller size. The window openings on this elevation include a simple brick header.

The location of the north wall has been revised since the last Concept Review submission. As noted above, this change allows for a view through the center of the site and for the installation of windows on this previously blank elevation. In the previous submissions, this wall featured two vertical panels at third points with horizontal bands in the areas between these panels. Similar to other elevations, a gray base extended across the elevation.

Figure 3: Previous (top) and current (bottom) design for the north elevation

East Elevation

The east elevation of the southern portion of the building is visible from Queen Street because of the parking lot located immediately to the east of the project site. The proposed design includes five vertical brick piers separated by rainscreen cladding in alternating colors that approximate the size and location of the adjacent windows. The ground floor of each of these bays is open to the pedestrian walkway beyond with a metal railing similar to the railing at the courtyard balconies (Figure 4).

The previous design for this elevation included a three-part brick wall with a central panel flanked by two sections with precast bands at each floor line. A large opening at the ground floor extended the width of the central panel. This elevation was similar in design to the blank wall at the north elevation. Since the north elevation now features window openings and is related to the west elevation, the east elevation is now more similar to the courtyard and the Queen Street portion of the building. The windows at the ground floor of the southern section of the building have been removed from the design as they are in front of the garage drive aisle beyond.

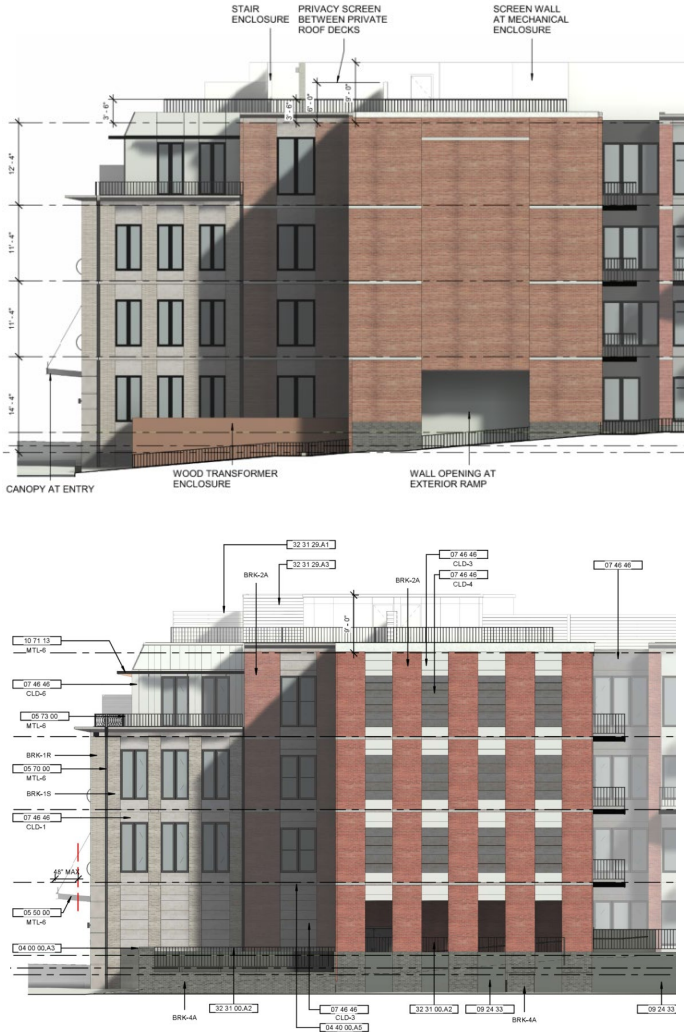


Figure 4: Previous (top) and current (bottom) design for the north elevation

Site Context
The project site is located on the northeast corner of the intersection of Queen and North Fairfax streets. The property immediately to the east is a surface parking lot and the property to the north includes a driveway between the existing building and the proposed structure. These features provide for a view of all sides of the proposed building from a public right of way. It should be noted that the proposed configuration includes the creation of a courtyard at the northeast corner of the site which will recess the east elevation from the property line, limiting the view of this elevation.

II. HISTORY

Prior to the construction of the existing commercial office building currently located at 301 North Fairfax Street, the site was mostly dominated by a series of warehouse and other industrial buildings. The 1885 Sanborn Insurance Map shows a foundry and wood cutting building north of the current building with the project site labeled as a "Wood Yard." In 1891 a branch railroad spur extending to the north bisects the block providing access to this yard. The site remains mostly in this same configuration until 1959 when the rail spur stops at the north edge of the block and additional industrial structures are shown in the area of the existing structure.

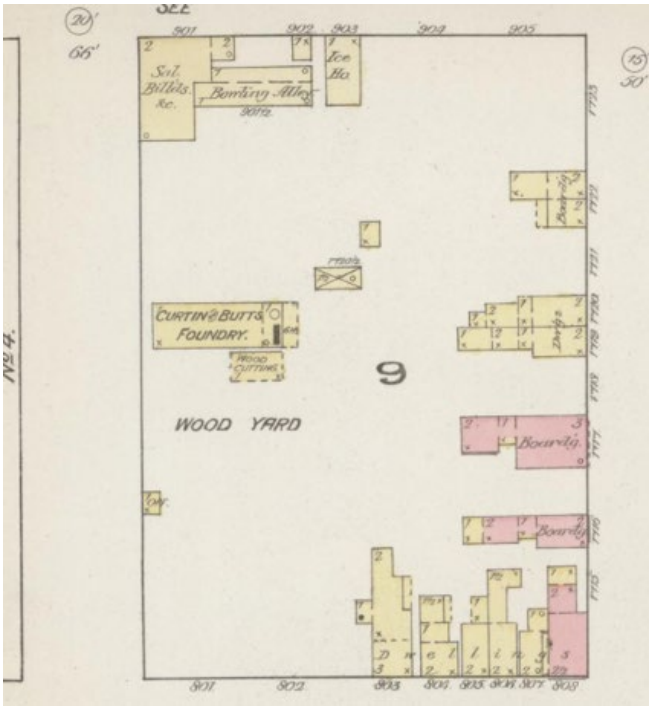


Figure 5: 1885 Sanborn Insurance Map showing industrial uses at the project site

The design for the existing building was originally considered by the Board of Architectural Review in October 1975. The Board rejected the proposed design at this hearing, asking the applicant to return with a revised design based on provided feedback. The applicant returned to the BAR at the November 5, 1975, hearing where it was approved with several design conditions. Final approval for the design including samples of the proposed exterior materials was given at the February 18, 1976, BAR hearing. Construction on the office building was completed in **1977.**

Previous BAR Approvals
August 18, 1976 – BAR Approval for a building sign for NOPA
May 6, 1981 – Approval of a 3' tall brick wall to conceal parking
BAR 94-102 – Approval of building signage

III. ANALYSIS

Certificate of Appropriateness

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. The proposed project includes the construction of a new building in place of an existing office building. When considering the design for this new building and its level of compatibility, it is important to understand the context in which it will be placed. This block of Queen Street is generally commercial in nature with two- and three-story buildings on the south side of the street and larger commercial office buildings immediately adjacent to the project site. In contrast, this block of North Fairfax Street is more residential in nature with single family homes on the west side of the street. Immediately to the north of the project site the surroundings are more commercial with a four-story commercial building neighboring the project site. This variable context has informed the building design as it creates a transition from south to north and west to east.

When considering the design of a project of this size and scope it is important to consider the portions of the *Design Guidelines* that are specifically relevant to multi-unit residential buildings.

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. 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.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Additions which increase the height of such structures should not adversely impact the light and air of nearby residential properties.
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, residential additions should reflect the building massing prevailing along the blockface.
- In general, the roof form should reflect the roof forms expressed along the blockface.
- Side and rear walls which face open areas should be designed with as much attention to detail as the primary façade. It is the general preference of the Boards that surface articulation be

provided on otherwise unrelieved side walls to visually break-up apparent massing through such means as the articulation of false windows, pilasters, and changes in brick patterns.

The subject property is not governed by the "Additional Standards – Potomac River Vicinity" as described in 10-105(A)(4) of the City of Alexandria Zoning Ordinance because it is not within the boundaries of this district which lies east of Union Street.

As noted in the *Design Guidelines*, multi-family buildings are generally larger than typical single family residential projects and should be considered in these terms. When considering the proposed height, the *Design Guidelines* specifically say "Multi-family structures such as apartment buildings often exceed the prevailing height of single family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings." When considering this guidance, it is important to consider the proximity of nearby structures to the proposed building. In this instance, the adjacent structures within the same block are large scale commercial buildings of a similar size to the proposed design. Small scale historic residential buildings are located in the blocks to the west of the site. Given the distance between the project site and these residential structures, staff does not believe that the proposed building will "overwhelm adjacent buildings."

The *Design Guidelines* state that, "In general, the roof form should reflect the roof forms expressed along the blockface." As noted above, the block on which the proposed structure will sit is dominated by large scale commercial office buildings with flat roofs and raised parapets. The proposed design features a similar roof form with upper-level setbacks. With these buildings as the immediate context, the proposed roof form "reflect(s) the roof forms expressed along the blockface."

When considering the relationship of the proposed buildings to the "prevailing blockface," or the "prevailing plane of other residential buildings," one should consider that the adjacent commercial buildings include grade level parking both beneath and next to the buildings. The relationship of these existing buildings to the pedestrian experience does not reflect the prevailing condition throughout the historic district. In response to this section of the *Design Guidelines*, the applicant is referencing typical residential streets through the use of elements such as the grade level entrance stoops.

Staff finds that the continued evolution of the building design has addressed many of the Board comments. While the overall size of the proposed structure has not dramatically changed, the detailing and materials have evolved to create a structure that staff finds to be compatible with the buildings in the immediate vicinity. The masonry detailing such as the corbelling adjacent to the windows serves to reduce the perceived scale of the building. The curved railings at the Queen Street portion of the building recalls the curves on the building directly across Queen Street from the project site. By removing the proposed gray base from the design, the building takes on a more residential character than commercial.

During the Concept Review phase, there was considerable discussion regarding the proposed materials to be used on the exterior. Specifically, the Board discussed the use of fiber cement panels on elevations that face the two public streets. The applicant is proposing to use a rainscreen

cladding system to differentiate the areas above and below the window openings from the masonry piers on either side. The proposed rainscreen cladding system includes a board similar to the fiber cement panels often found on multi-unit development projects but this product includes a higher quality exterior finish rendering it similar to ceramic or stone tile. This material is being proposed to contrast with the modular nature of the brick piers without taking on the commercial character associated with metal panels. Staff finds this material to be appropriate for the proposed design and compatible with the nearby context.

In response to comments from staff and the Board the applicant has explored ways in which the detailing of the building can reflect similar elements found within the historic district. One important example of this is the detailing and configuration of the grade level building entrances along North Fairfax Street. The applicant is proposing brick entrance stoops with metal railings and a door with a sidelight and transom (Figure 6). This type of configuration is similar to building entrances found on historic residential buildings and helps to reduce the scale of the building at the sidewalk level. The inclusion of a simple metal canopy further serves to reduce the perceived scale of the building by creating a pedestrian scaled space adjacent to the sidewalk. There are a variety of different types of brick stoops within the historic district from simple utilitarian brick steps to more decorative compositions. The applicant is proposing a simple form with decorative brickwork that is similar to the corbeling detail above the upper-level windows. The effect of these details is that the building is reminiscent of details found within the historic district while remaining clearly modern.

Figure 6: Grade level entrances along North Fairfax Street

Another example of where the proposed design reflects typical construction details in the historic district is the transition between brick sizes at the northwest corner of the building. The applicant is proposing to use formal, large-scale bricks on the Queen Street and North Fairfax Street elevations. At the north elevation, this changes to a more typical smaller brick size while

maintaining the same color. It is not uncommon for the brick on the street facing elevations of an historic building to be more formal than that which is used on secondary elevations. There are many examples of historic brick buildings where the brick on the primary elevation turns the corner and then changes to a more common brick and brick pattern.

Staff finds that the revisions to the design are responsive to comments from staff and the Board and have resulted in an improved building design. Staff recommends that the applicant request a deferral for the project in order to address comments from staff and the Board prior to approving the requested Certificate of Appropriateness. Some issues to be addressed by the applicant prior to returning to the Board include the following:

Main Entrance

The applicant has located the main building entrance centered on the formal façade facing Queen Street. As this block of Queen Street is more commercial than this block of North Fairfax Street, this is a reasonable location for the main entrance. The building entrance is denoted by the location of a large canopy and storefront doors located within the center bay of the seven-bay composition. A simple building entrance is compatible with the formality and symmetry of the façade, however the entry is somewhat lost in the rigor of the composition.

Figure 7: Three-dimensional view of the proposed building entrance.

Staff recommends that the applicant explore ways in which the main building entrance can become a more prominent feature of the façade. Given the relatively small size of this building portion, a grand gesture such as a protruding element or a variation from the grid may be more disruptive than helpful. A subtle variation may be adequate to draw attention to the main building entrance and establish its role on the façade.

Transom Design

As noted above, in the revised design the applicant has modified the grade level entrances to include elements similar to those found throughout the historic district. As a part of this composition, the entrance door now features a sidelight in addition to a transom above the door. The previous glass door has now also been replaced with a solid door.

Glass transoms are often found above doors in the historic district. Where historic entry doors are typically solid wood without glazing areas, the transoms allow for light to get into the entry vestibules. These transoms appear in a variety of configurations and decoration, including a single unadorned light, smaller divisions above the door, or decorative glass (Figure 8). This decorative glass can be ornate stained glass or a simple means to apply the street address to the building exterior.

Staff appreciates the efforts of the applicant to include historic building elements such as solid doors and transoms into the design for these grade level entrances. The use of these elements now rendered in a modern way references the historic fabric and connects the new building to the historic district. Staff encourages the applicant to expand this reference by exploring ways in which the design of the transom can be similar to transoms found elsewhere in the historic district, similar to how the decorative brickwork on the stoops references decorative brickwork on historic houses.

Figure 8: Examples of historic transoms

North Elevation

As previously noted, the applicant has revised the design for the building to pull the north wall back from the property line by five feet. The effect of this is that windows can now be added to the previously blank north wall. The proposed design consists of a central dark brick vertical section flanked by red brick sections with windows on either side. To the west of the dark brick section are three rows of windows with one row on the eastern section of the elevation (Figure 9).

Staff is supportive of the revised design for the north elevation and finds that the addition of windows to this portion of the building improves the overall design and makes the building more friendly to the pedestrian experience. The overall building design is not symmetrical, so it is not important that this elevation be symmetrical either, but staff does find this composition to be somewhat unbalanced. Staff recommends that the applicant explore ways in which additional window openings could be added to the east side of the north elevation to balance the composition of the elevation.

Figure 9: Revised north building elevation

With these comments, staff recommends that, with agreement from the applicant, the Certificate of Appropriateness for new construction be deferred in order for the applicant to address comments from the Board and Staff and to provide additional details as requested.

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

C-1 Proposed four story residential building will comply with zoning.

C-2 Proposed development will have to follow conditions set by CDSP 2023-00003

F-1 Proposed development is in the middle of the second round of review.

Code Administration

Building permit is required. The latest permit was applied in 2020 (BLDC2020-00463). It has a different scope of work

Transportation and Environmental Services

1. Comply with all requirements of CDSP2023-00003 and the future associated Site Plan. (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)

Archaeology

Archaeology Conditions

R-1 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that City archaeologists can arrange for a time to inspect the property. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

R-2 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-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, 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)

Archaeology Findings

F-1 Historic maps, deeds, and tax documents indicate that the corner lot at N. Fairfax and Queen St. was vacant in 1810, owned by William Sanford who was a sailmaker by trade. By 1830 the lot was owned by the A. Garvey estate, valued at $1,500 and was being used as a brickyard. The adjacent property was owned by Garvey as well and occupied by Henry Hantzman and James Arnold, presumably working at the brickyard. By 1850 the property was owned by the estate of Hugh Carlin, valued at $500, and contained no buildings, although John Evilith and a free Black man named John Epps apparently lived there, or on the adjacent property.

During the Civil War the Union Army housed a variety of shops on the property, including a carpenter shop and quarters (105 ft. by 19 ft.), a wheelwright shop (56 ft. by 30.5 ft.), a blacksmith (83.5 ft. by 32 ft.), a saddler (89 ft. by 16.5 ft.), a bakery store, and possibly a large 14 ft. by 6 ft. "sink" (e.g. privy or outhouse) in the northeast corner of the property. After the Civil War a planing mill was operated on the lot and it was used as a woodyard as well. By the late 19th century, much of the lot remained open and was used to store wood and other supplies, and a warehouse was built on the north end of the property. These types of light industrial uses continued throughout the first half of the 20th century.

F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials
- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 301 N. Fairfax Street

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

TAX MAP AND PARCEL: 065.03-03-03 **ZONING:** CRMU-H

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: 301N Fairfax Project Owner LLC

Address: 760 Maine Avenue SW

City: Washington State: DC Zip: 20024

Phone: 202-686-0010 E-mail : mbaroni@hoffman-dev.com

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

Name: M. Catharine Puskar, Attorney/Agent Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: 301 N Fairfax LLC c/o REACS, Inc.

Address: 2122 Gallows Road, Suite C2

City: Vienna State: VA Zip: 22182

Phone: 703-528-4700 E-mail: cpuskar@thelandlawyers.com

BAR CASE# _____
(OFFICE USE ONLY)

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

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

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

Please see the attached project narrative.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

301 N Fairfax BAR Certificate of Appropriateness (Revisions since September 6th, 2023 Concept III Review)

1) The building has been set back five feet from the north property line to allow for additional windows, brick detailing, and color changes to break down the mass of that façade. As a result of the additional setback, the northernmost townhouse-style composition has been reduced in width, similar to the other townhouse-style façade elements.
2) The east façade, adjacent to Queen Street, has been refined to provide additional detailing and patterning of the façade with brick, Cerclad, and cast stone materials. In addition, multiple brick piers and smaller openings have been introduced instead of one large opening at the entry passage to the interior courtyard. Finally, brick panels have been introduced to reduce the visual impact of the retaining wall abutting the adjacent property.

3) The height of the mechanical screen for the rooftop penthouses has been minimized to six feet, with the exception of the mechanical screen facing Queen Street, which is the same height as the penthouses to provide a clean volume facing Queen Street.

4) The entry gate has been revised to include brick piers grounding the corner along Queen Street and integrate with the wooden transformer enclosure.
5) Ceraclad, a rain screen cladding material with triple coating technology will be used for the infill panels and fourth floor setback areas
6) The entry stoops have been further developed to include glazing side lites instead of fiber cement panels and wood doors instead of glass.

BAR CASE# _____

(OFFICE USE ONLY)

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

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

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

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

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

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

BAR CASE# _____

(OFFICE USE ONLY)

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

- [x] I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- [x] 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.
- [x] I, the applicant, or an authorized representative will be present at the public hearing.
- [x] 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: MC Puskar

Printed Name: M. Catharine Puskar, Attorney/Agent

Date: 04/15/2024

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. 301N Fairfax Project Owner LLC	See attached	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 301 N. Fairfax Street (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. 301 N Fairfax LLC	See attached	See attached
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 301N Fairfax Project Owner LLC	See attached	See attached
2. 301 N Fairfax LLC	See attached	See attached
3.		

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

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

04/15/2024	M. Catharine Puskar, Attorney/Agent	MC Puskar
Date	Printed Name	Signature

DISCLOSURE ATTACHMENT

301 N. Fairfax Drive (Tax Map No. 065.03-03-0)

301 N Fairfax LLC (Title Owner)
2122 Gallows Road, Suite C2
Vienna, Virginia 22182

William Thomas Gordon III 60%
6267 W. Fallsgrove Ln.
Port Orange, FL. 32128-6827

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

William Thomas Gordon IV 40%
Flat 148, Elm Park Mansions
Park Walk
London SW10 0AS
United Kingdom

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

301N Fairfax Project Owner LLC (Applicant)
760 Maine Avenue SW
Washington, DC 20024

LH 1-Manager LLC 100%
760 Maine Avenue SW
Washington, DC 20024

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

Mony Lamont Hoffman 100%
760 Maine Avenue SW
Washington, DC 20024

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

301 N. Fairfax LLC
c/o Reacs Inc
2112 Gallows Road, Suite C2
Vienna, Virginia 22182

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness and Related Requests
301 N. Fairfax Street, Tax Map ID 065.03-03-03 (the "Property")

Dear Mr. Moritz:

301 N. Fairfax LLC, as the owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests by 301N Fairfax Project Owner LLC to allow for the construction of a multifamily residential building on the Property.

Very truly yours,

301 N. FAIRFAX LLC

By: _____

Its: Managing Member

Date: April 12, 2023

301N Fairfax Project Owner LLC
760 Maine Avenue SW
Washington, DC 20024

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness and Related Requests
301 N. Fairfax Street, Tax Map ID 065.03-03-03 (the "Property")

Dear Mr. Moritz:

301N Fairfax Project Owner LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests to allow for the construction of a multifamily residential building on the Property.

Very truly yours,

301N FAIRFAX PROJECT OWNER LLC

By: _____

Its: ___Authorized Signatory_____

Date: __04/13/23_____

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

PROPOSED CRMU-H ZONE

A1. 301 N. FAIRFAX STREET — Street Address

R-20 — Zone

A2. 25,151.00 — Total Lot Area **x** 2.50 — Floor Area Ratio Allowed by Zone **=** 62,877.50 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor	10,153.00	Stairways**	
Second Floor	10,153.00	Mechanical**	
Third Floor	10,153.00	Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**		Other**	
B1. Total Gross	0.00	**B2. Total Exclusions**	0.00

B1. 0.00 Sq. Ft. — Existing Gross Floor Area*

B2. 0.00 Sq. Ft. — Allowable Floor Exclusions**

B3. 0.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

TO BE DEMOLISHED

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	24,992.00	Basement**	24,992.00
First Floor	18,168.00	Stairways**	4,235.00
Second Floor	18,172.00	Mechanical**	2,282.00
Third Floor	18,172.00	Attic less than 7'**	
Fourth Floor Attic	16,446.00	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	4,607.00
Lavatory***		Other**	
Other	1,989.00	Other**	
C1. Total Gross	97,939.00	**C2. Total Exclusions**	36,116.00

C1. 97,939.00 Sq. Ft. — Proposed Gross Floor Area*

C2. 36,116.00 Sq. Ft. — Allowable Floor Exclusions**

C3. 61,823.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 61,823.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 62,877.50 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space (RA & RB Zones)

E1. 1,550.00 Sq. Ft. — Existing Open Space

E2. 10,061.00 Sq. Ft. — Required Open Space

E3. 10,061.00 Sq. Ft. — Proposed Open Space

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.*

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

Signature: _____ Date: 04/15/2023

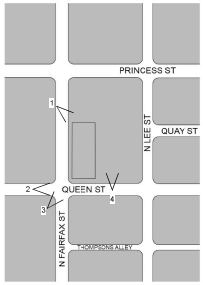
301 N. FAIRFAX STREET

ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

04/07/2023	BAR DEMOLITION PRELIMINARY SUBMISSION
04/07/2023	BAR CONCEPT I PRELIMINARY SUBMISSION
04/17/2023	BAR CONCEPT I / DEMO FINAL SUBMISSION
06/21/2023	BAR CONCEPT II SUBMISSION
07/12/2023	DSUP PRELIMINARY COMPLETENESS
07/31/2023	SCHEMATIC DESIGN
08/07/2023	BAR CONCEPT III SUBMISSION
08/22/2023	DSUP COMPLETENESS VERIFICATION
10/20/2023	50% DESIGN DEVELOPMENT
11/21/2023	100% DESIGN DEVELOPMENT
12/20/2023	UPDATED 100% DD SET
04/15/2024	BAR CoA SUBMISSION

KEY PLAN



1.

2.

3.

4.

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 05/31/2024

COMMONWEALTH OF VIRGINIA
No. 0/2577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	03/15/2024	BAR CERTIFICATE OF APPROPRIATENESS
	04/07/2023	PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SHEET TITLE:

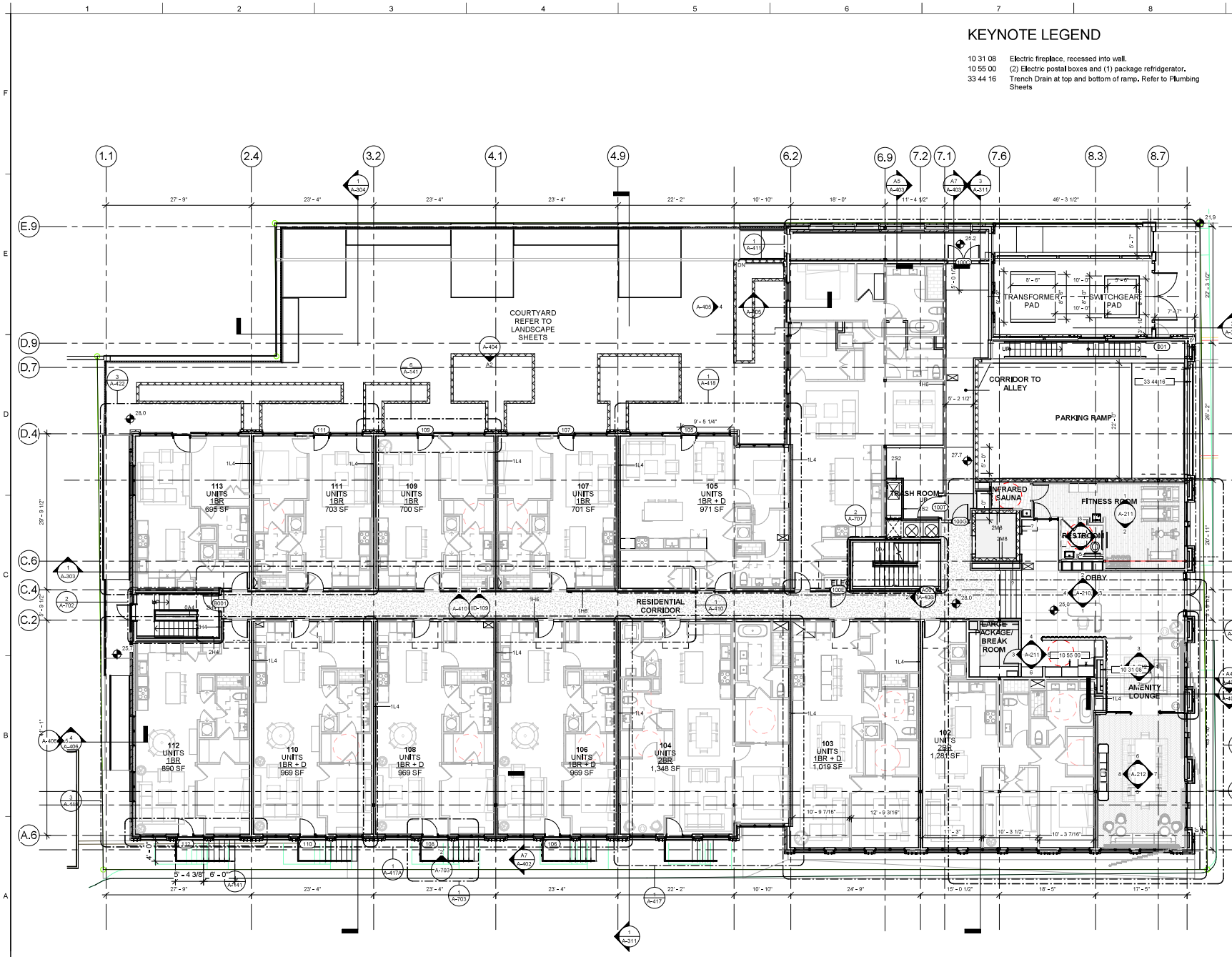
EXISTING CONDITIONS -- CONTEXT IMAGES

SHEET NUMBER:

A-011

APPROVED
SPECIAL USE PERMIT NO. _____ DSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.



KEYNOTE LEGEND

10 31 08	Electric fireplace, recessed into wall.
10 55 00	(2) Electric postal boxes and (1) package refridgerator.
33 44 16	Trench Drain at top and bottom of ramp. Refer to Plumbing Sheets

HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 06/31/2024

COMMONWEALTH OF VIRGINIA — REGISTERED ARCHITECT — No. 0/2577 — 04/15/2024 — ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
D.1	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03

DRAWN BY:

CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

1ST FLOOR PLAN

SHEET NUMBER:

A-111

APPROVED

SPECIAL USE PERMIT NO. DSP#2023-

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

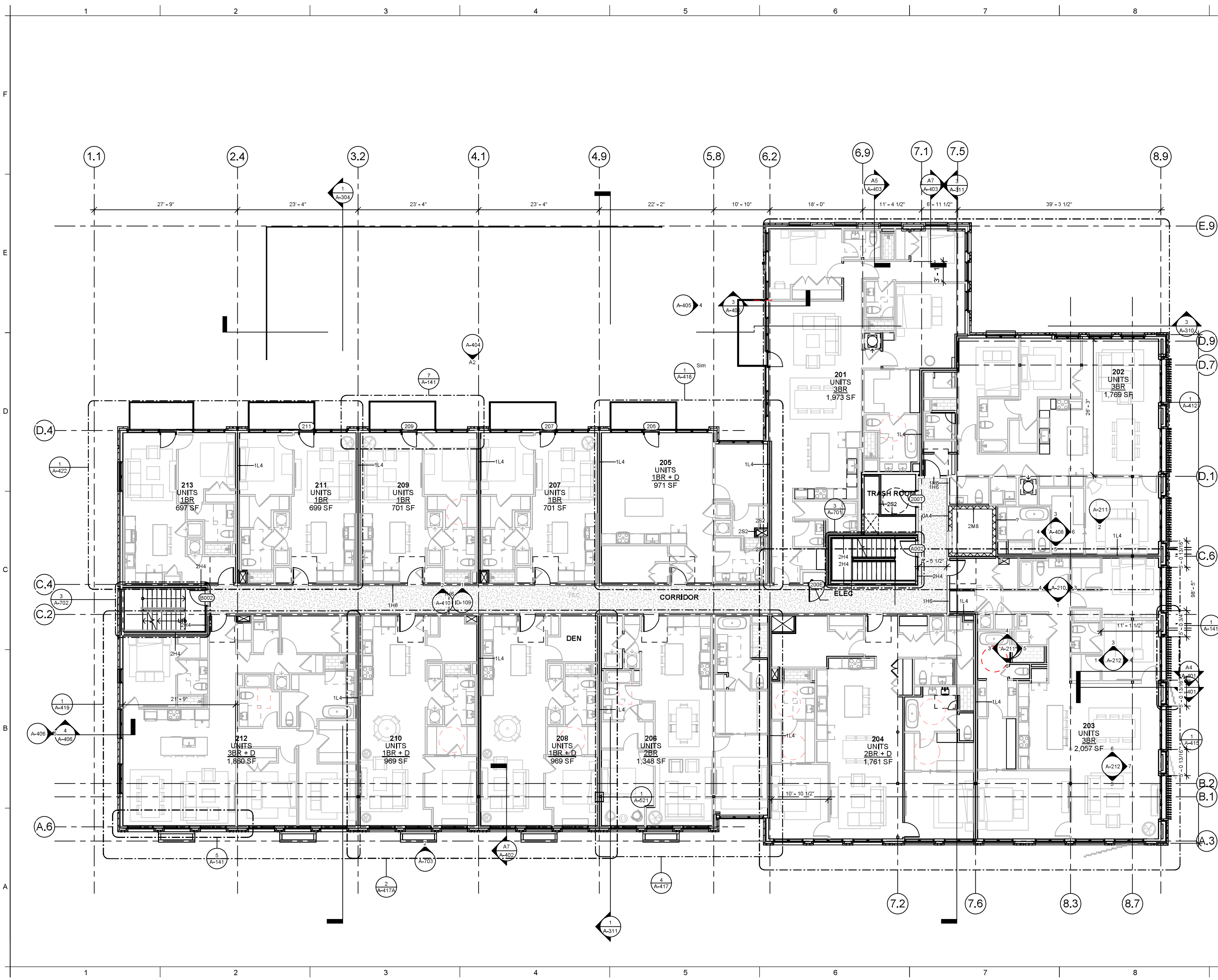
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.



HOFFMAN
& ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

2ND FLOOR PLAN

SHEET NUMBER:

A-112

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

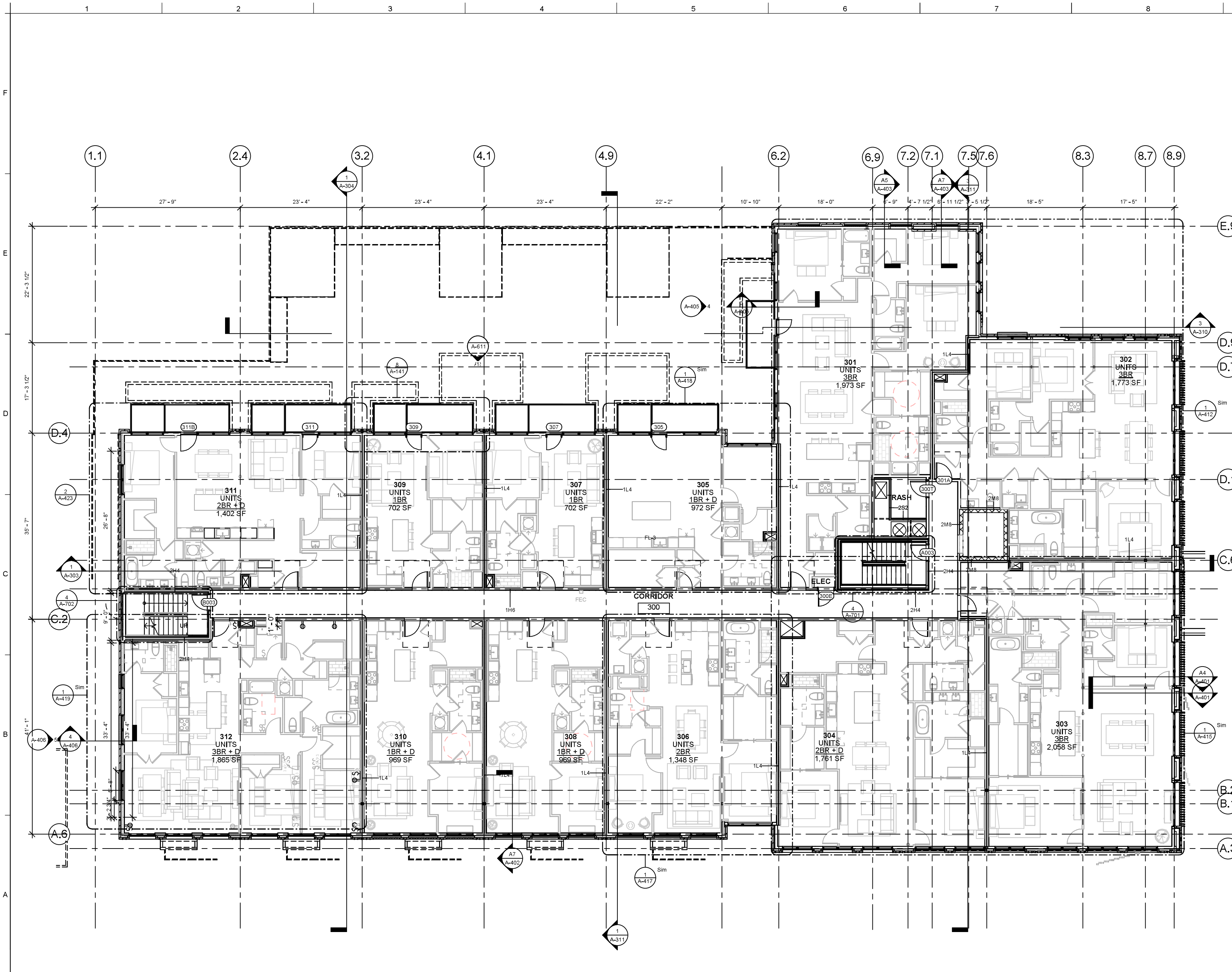
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.



HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

3RD FLOOR PLAN

SHEET NUMBER:

A-113

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

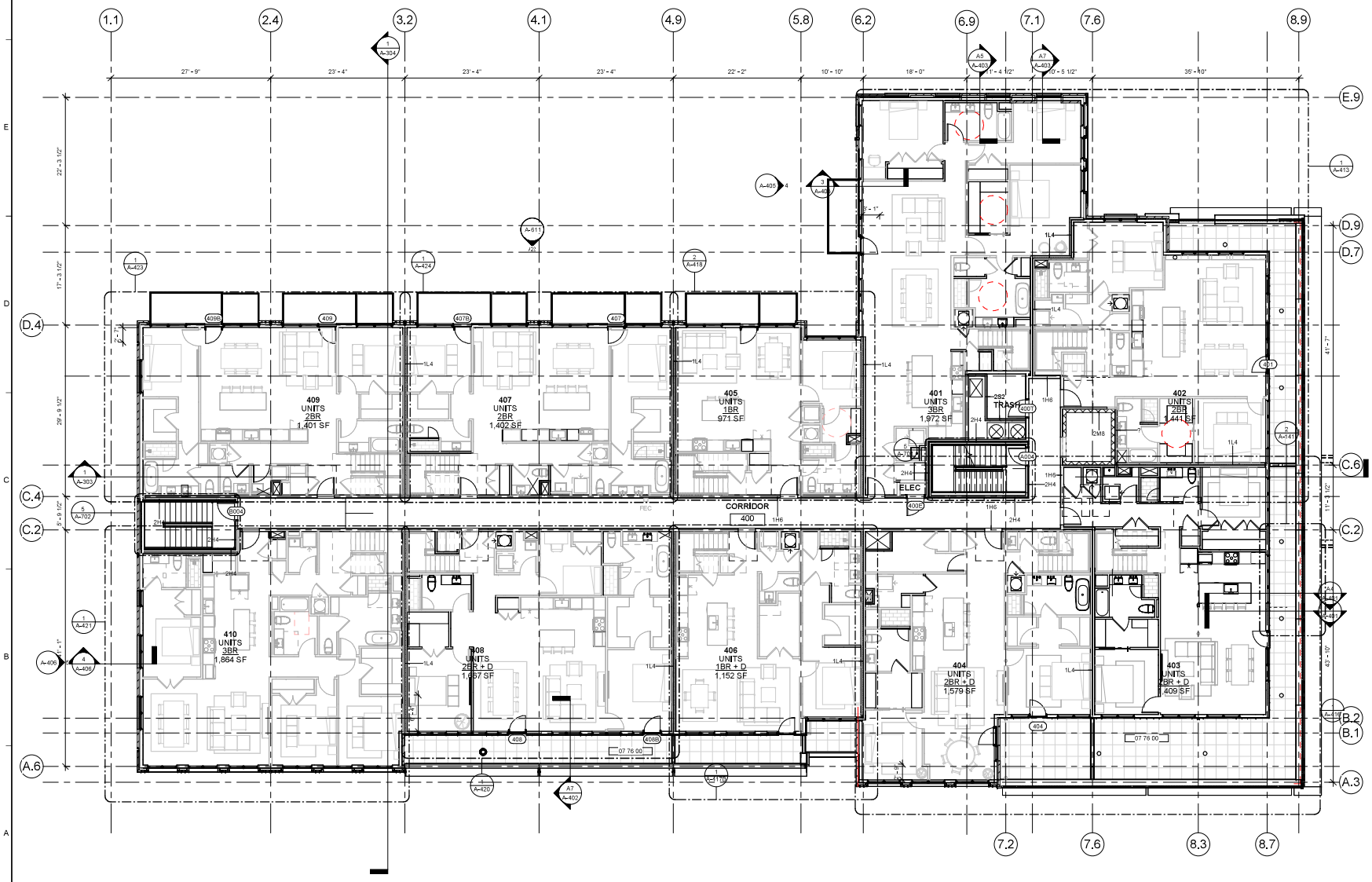
DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

KEYNOTE LEGEND

07 76 00 Wood pedestal paver system at decks.



HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 05/31/2024

REGISTERED ARCHITECT No. 0/2577 04/15/2024 ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03

DRAWN BY:

CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

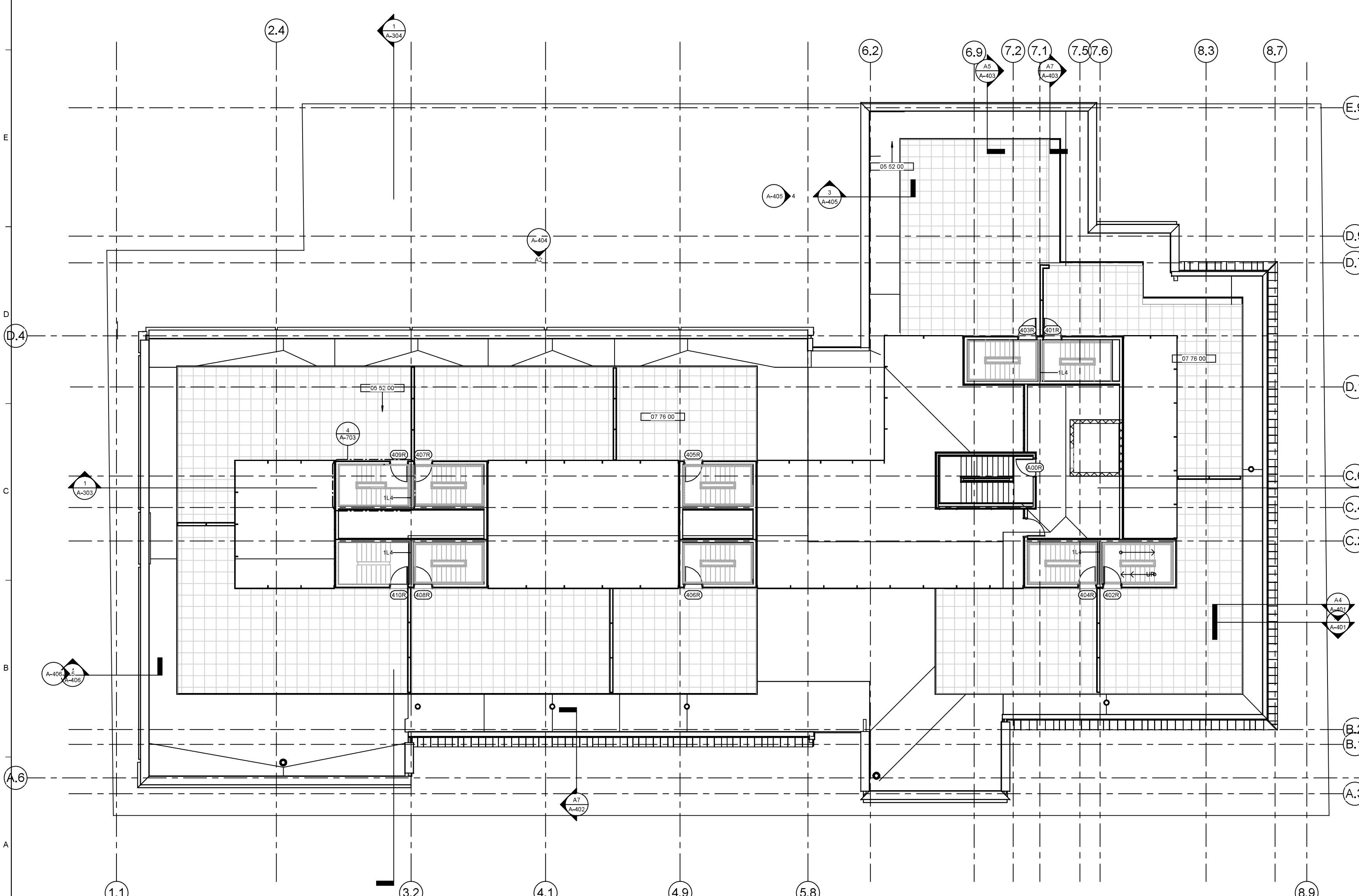
4TH FLOOR PLAN

SHEET NUMBER:

A-114

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.



KEYNOTE LEGEND

05 52 00 42" high metal guardrail
07 76 00 Wood pedestal paver system at decks.

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A-115

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

1 PROPOSED STREETSCAPE ELEVATION - QUEEN STREET
1/16" = 1'-0"

2 STREETSCAPE ELEVATION - N. FAIRFAX STREET
1/16" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 06/31/2024

COMMONWEALTH OF VIRGINIA
REGISTERED
No. 0401012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION
		PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I -
		PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO -
		FINAL SUBMISSION
	04/21/2023	CONCEPT II
		FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II
		SUBMISSION
	07/12/2023	DSUP PRELIMINARY
		COMPLETENESS
	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION
	04/15/2024	BAR CERTIFICATE OF
		APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

0 5' 10' 20'

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NUMBER:

A-200

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

KEYNOTE LEGEND

04 00 00.A1	Brick Corbeling.
04 00 00.A2	Brick Quoining
04 00 00.A3	Brick coping at top of piers
04 40 00.A5	Precast String Course or Sill. Refer to Finish Sheet
04 40 00.A6	Precast Panel cladding.
04 40 00.C1	Foam-core cast stone cornice. Profile: "Cornice 1."
04 40 00.C2	Foam-core cast stone cornice. Profile: "Cornice 2."
04 40 00.C3	Foam-core cast stone cornice. Profile: "Cornice 3."
05 70 00	Extruded metal channel.
05 73 00	Decorative metal railing
07 46 46	Rainscreen cladding.
08 36 13	Painted metal garage door with glazing
10 14 00.A2	12" high metal signage at entry
10 14 00.A3	Plaque mounted to wall at residential lobby entry
10 71 13	Aluminum sun shade with louvers. 30" Extension from face of cladding
26 56 00.A4	Decorative sconce in line with mtl channel at pier, typ.
26 56 00.A7	Lighting for signage
32 31 19	Metal gate for corridor access
32 31 29.A1	Wood fence between units, 6' high, PTD.
32 31 29.A2	Wood gate at transformer enclosure, PTD.
32 31 29.A3	Wood fence enclosing mechanical equipment, PTD.

1 QUEEN STREET ELEVATION
1/8" = 1'-0"

2 N. FAIRFAX STREET ELEVATON
1/8" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

COMMONWEALTH OF VIRGINIA
WILLIAM E. WINSTANLEY
No. 0401012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.

1 COURTYARD ELEVATION

1/8" = 1'-0"

2 NORTH ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND

04 00 00.A3	Brick coping at top of piers
04 40 00.A5	Precast String Course or Sill. Refer to Finish Sheet
04 40 00.C2	Foam-core cast stone cornice. Profile: "Cornice 2."
04 40 00.C3	Foam-core cast stone cornice. Profile: "Cornice 3."
05 50 00	Fabricated metal canopy.
05 70 00	Extruded metal channel.
05 73 00	Decorative metal railing
07 46 46	Rainscreen cladding.
09 24 33	Concrete masonry parging coat
10 71 13	Aluminum sun shade with louvers. 30" Extension from face of cladding
26 56 00.A6	Recessed downlight in wall for pathway illumination, typ.
32 31 00.A2	Greco Rail, Standard Style GC200 - Picket fence
32 31 00.A3	Amego Fence System, 42" above T.O. planters
32 31 29.A1	Wood fence between units, 6' high, PTD.
32 31 29.A3	Wood fence enclosing mechanical equipment, PTD.

HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

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	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
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	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03

DRAWN BY:

CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

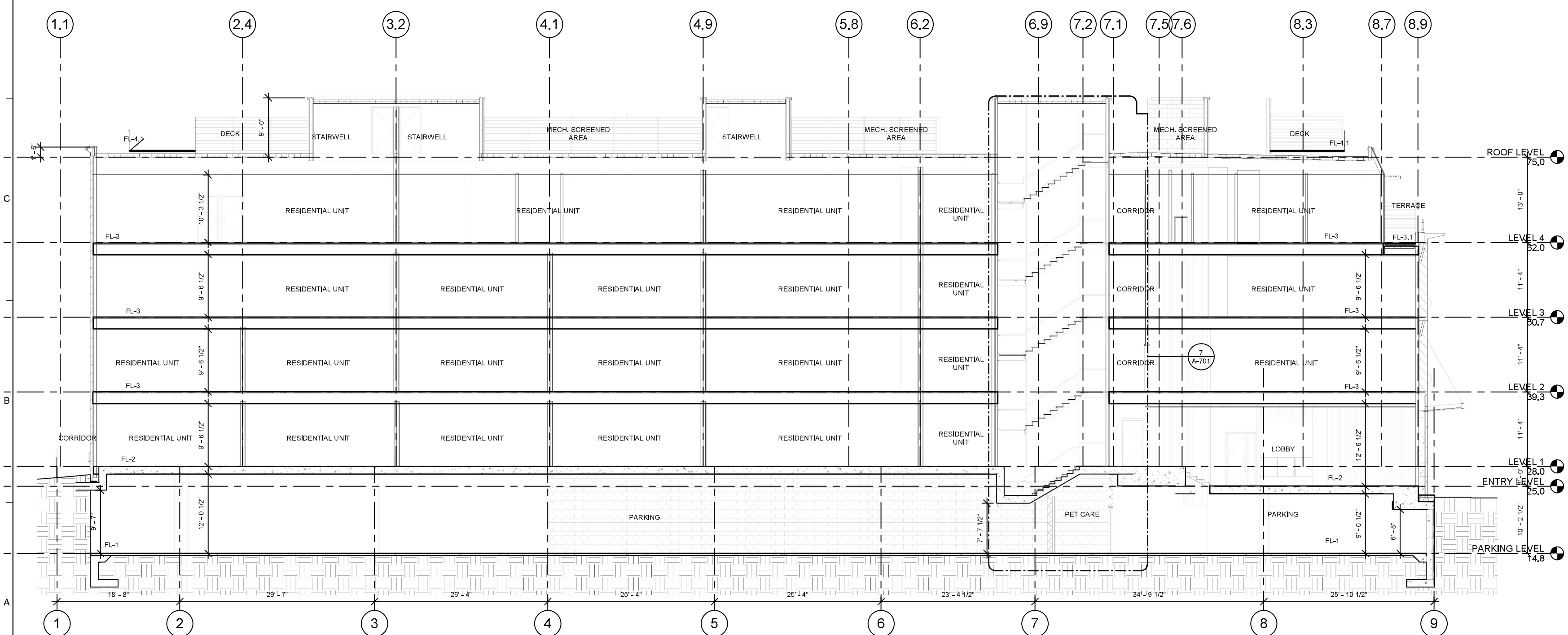
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-202

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.



1 LONGITUDINAL SECTION AT LOBBY
1/8" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

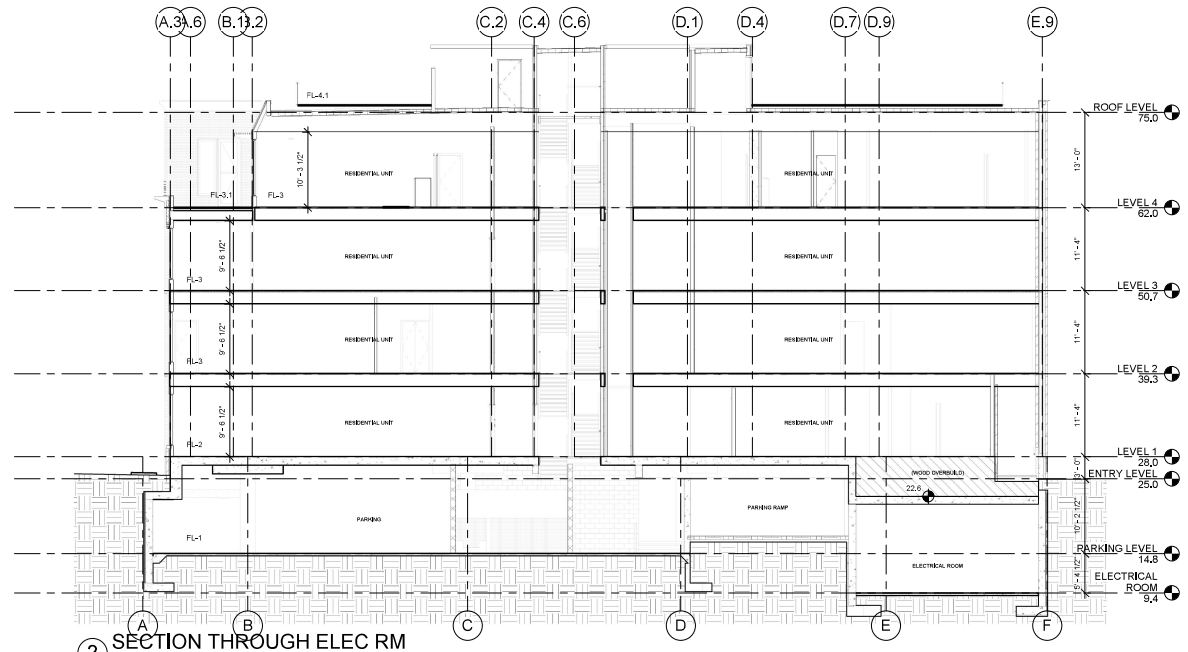
BUILDING SECTIONS -- LONGITUDINAL

SHEET NUMBER:

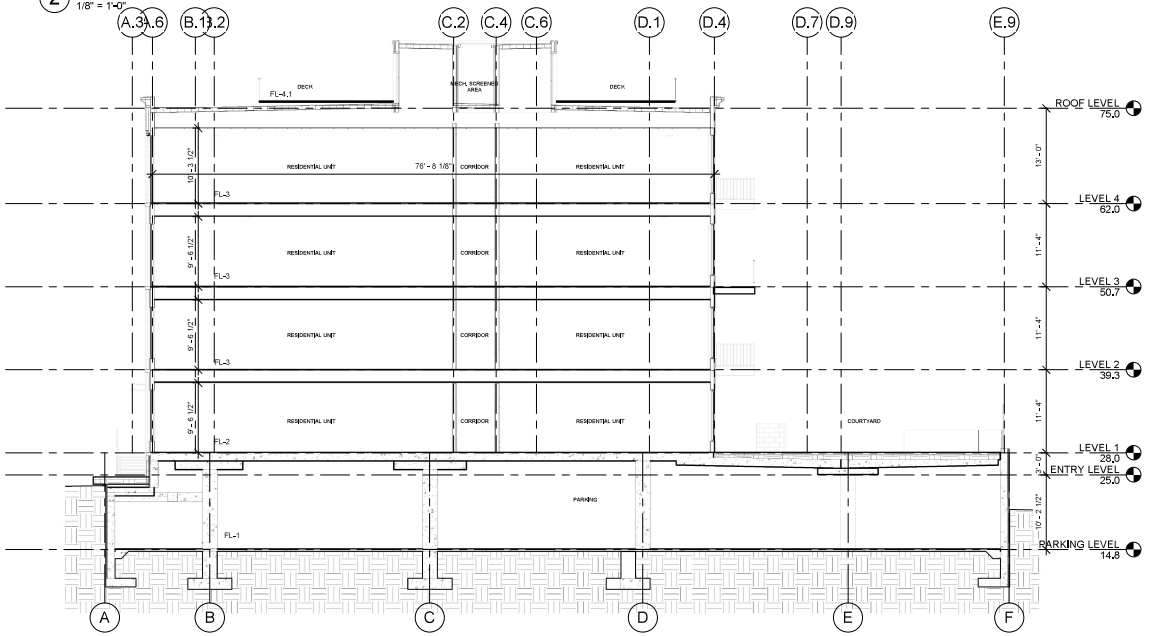
A-303

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.



2 SECTION THROUGH ELEC RM
1/8" = 1'-0"



1 SECTION THROUGH COURTYARD
1/8" = 1'-0"

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ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
REGISTERED
No. 0/2577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
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	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 4' 8' 16'

SHEET TITLE:

BUILDING SECTONS - TRANSVERSE

SHEET NUMBER:

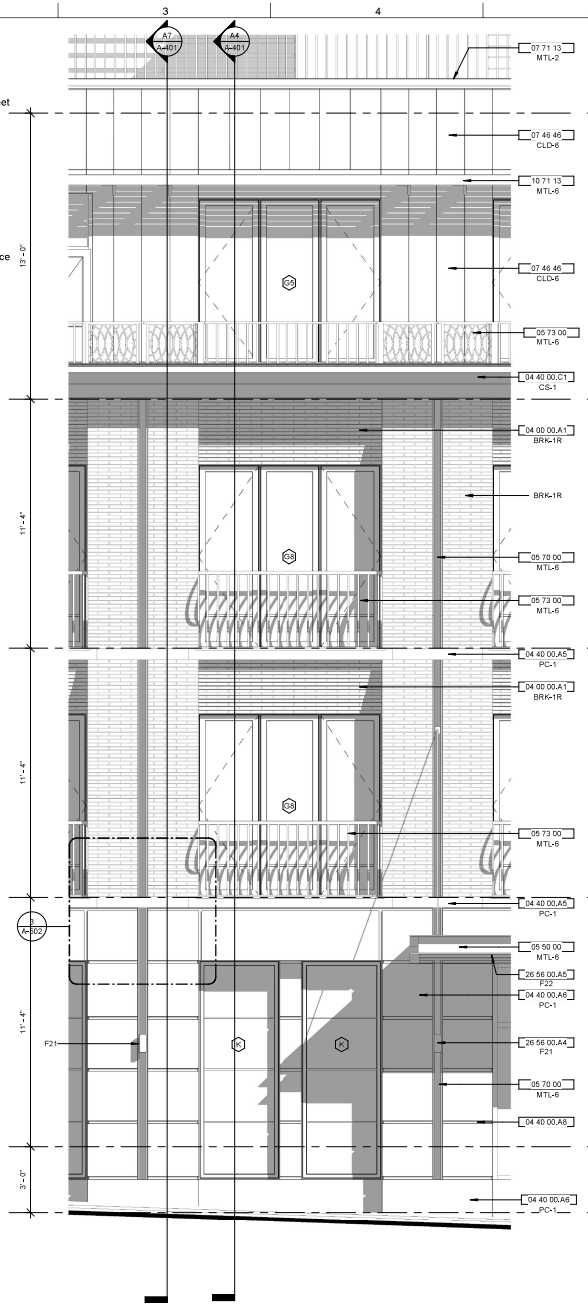
A-304

APPROVED
SPECIAL USE PERMIT NO. DSP#2023-
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. PAGE NO.

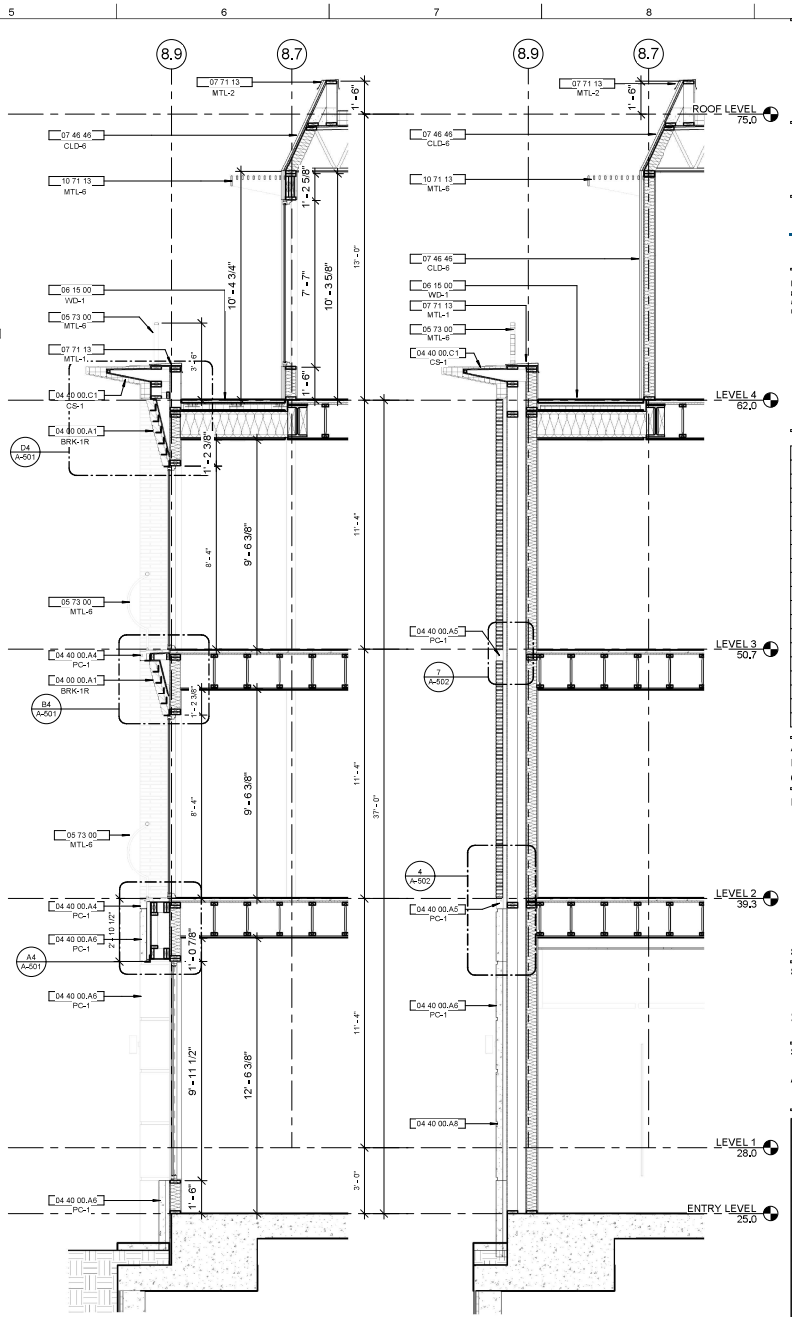
Original drawing is 24" x 36". Scale entries accordingly if reduced.

KEYNOTE LEGEND

04 00 00.A1	Brick Corbeling.
04 40 00.A4	Precast Concrete sill. Refer to Elevations and Finish Sheet
04 40 00.A5	Precast String Course or Sill. Refer to Finish Sheet
04 40 00.A6	Precast Panel cladding.
04 40 00.A8	Reveal at cast stone joint. 3/4" deep.
04 40 00.C1	Foam-core cast stone cornice. Profile: "Cornice 1."
05 50 00	Fabricated metal canopy.
05 70 00	Extruded metal channel.
05 73 00	Decorative metal railing
06 15 00	Wood decking.
07 46 46	Rainscreen cladding.
07 71 13	Manufactured Copings
10 71 13	Aluminum sun shade with louvers. 30" Extension from face of cladding
26 56 00.A4	Decorative sconce in line with mtl channel at pier, typ.
26 56 00.A5	Downlighting to be provided at canopy, typ.



A2 QUEEN STREET ELEVATION
3/8" = 1'-0"



A4 QUEEN STREET SECTION A
3/8" = 1'-0"

A7 QUEEN STREET SECTION B
3/8" = 1'-0"

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COMMONWEALTH OF VIRGINIA
WILLIAM WINSTANLEY
No. 0401012577
04/15/2024
ARCHITECT

REGISTRATION:

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	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 2' 4' 6'

SHEET TITLE:

ENLARGED WALL SECTIONS & ELEVATIONS

SHEET NUMBER:

A-401

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.

KEYNOTE LEGEND

04 00 00.A2	Brick Quoining
04 40 00.A4	Precast Concrete sill. Refer to Elevations and Finish Sheet
04 40 00.A5	Precast String Course or Sill. Refer to Finish Sheet
04 40 00.C2	Foam-core cast stone cornice. Profile: "Cornice 2."
05 50 00	Fabricated metal canopy.
05 70 00	Extruded metal channel.
05 73 00	Decorative metal railing
07 46 46	Rainscreen cladding.
07 71 13	Manufactured Copings
07 76 00	Wood pedestal paver system at decks.
26 56 00.A5	Downlighting to be provided at canopy, typ.
32 31 29.A1	Wood fence between units, 6' high, PTD.

ENTRY STOOP VARIATIONS AT FAIRFAX

ALL ENTRIES TO HAVE WOOD DOORS WITH VIEWERS AND DECORATIVE KNOCKERS, TRANSOM, STOREFRONT FENESTRATION AND CANOPY ABOVE. AREAS OF VARIATION OCCUR AT:

- PANELIZATION OF DOORS
- TRANSOM AND SIDELIGHT DESIGN
- BRICK DETAILING AT STOOP

A3 FAIRFAX STREET ELEVATION
3/8" = 1'-0"

A7 FAIRFAX STREET SECTION
3/8" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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REGISTERED ARCHITECT No. 0/2577 04/15/2024 ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
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	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 2' 4' 6'

SHEET TITLE:

ENLARGED WALL SECTIONS & ELEVATIONS

SHEET NUMBER:

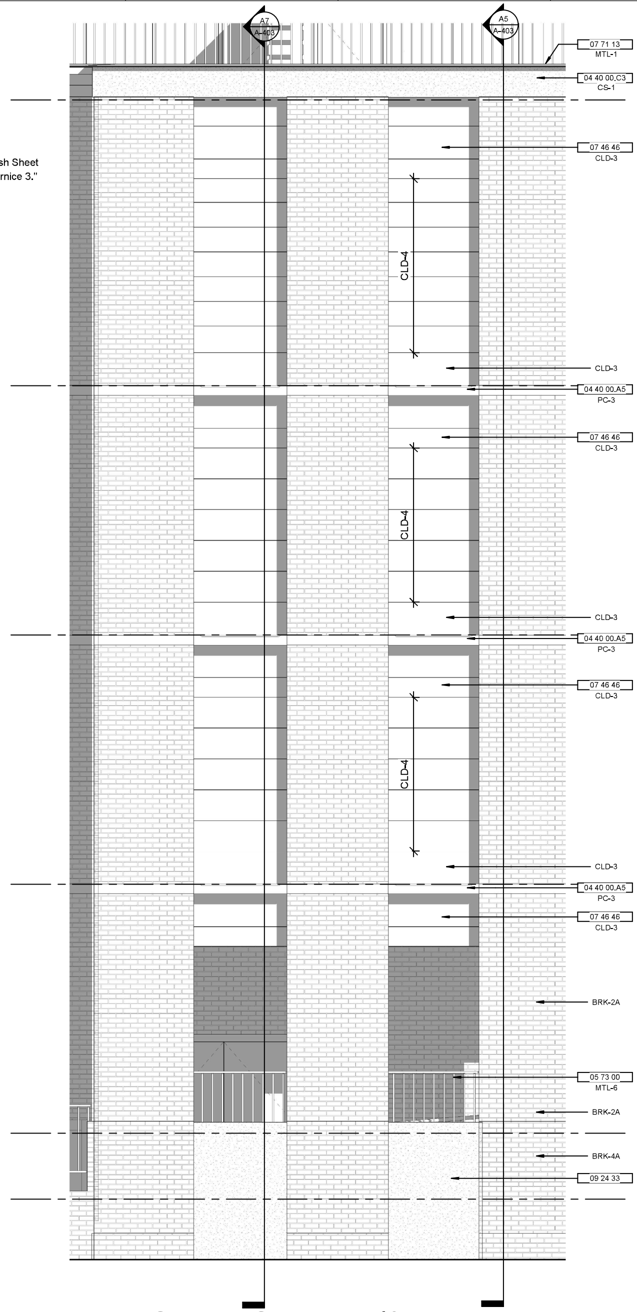
A-402

APPROVED
SPECIAL USE PERMIT NO. DSP#2023-
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. PAGE NO.

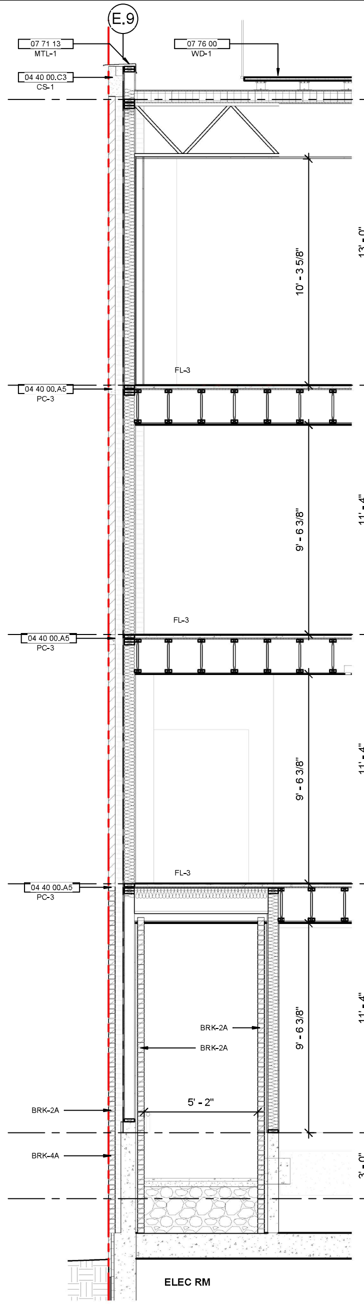
Original drawing is 24" x 36". Scale entities accordingly if reduced.

KEYNOTE LEGEND

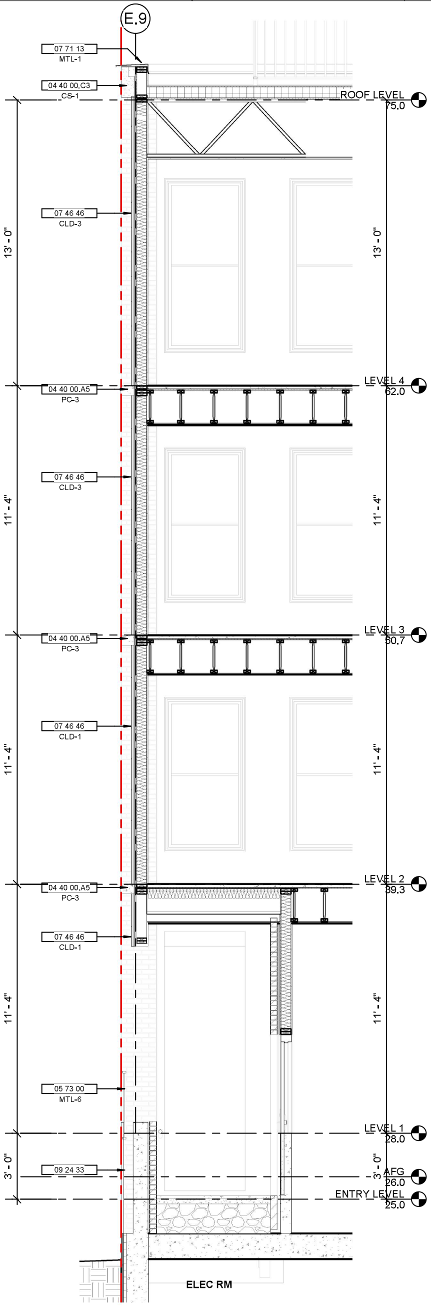
04 40 00.A5	Precast String Course or Sill. Refer to Finish Sheet
04 40 00.C3	Foam-core cast stone cornice. Profile: "Cornice 3."
05 73 00	Decorative metal railing
07 46 46	Rainscreen cladding.
07 71 13	Manufactured Copings
07 76 00	Wood pedestal paver system at decks.
09 24 33	Concrete masonry parging coat



A2 EAST ENLARGED ELEVATION
3/8" = 1'-0"



A5 EAST SECTION A
3/8" = 1'-0"



A7 EAST SECTION B
3/8" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 2' 4' 6'

SHEET TITLE:

ENLARGED WALL SECTIONS & ELEVATIONS

SHEET NUMBER:

A-403

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

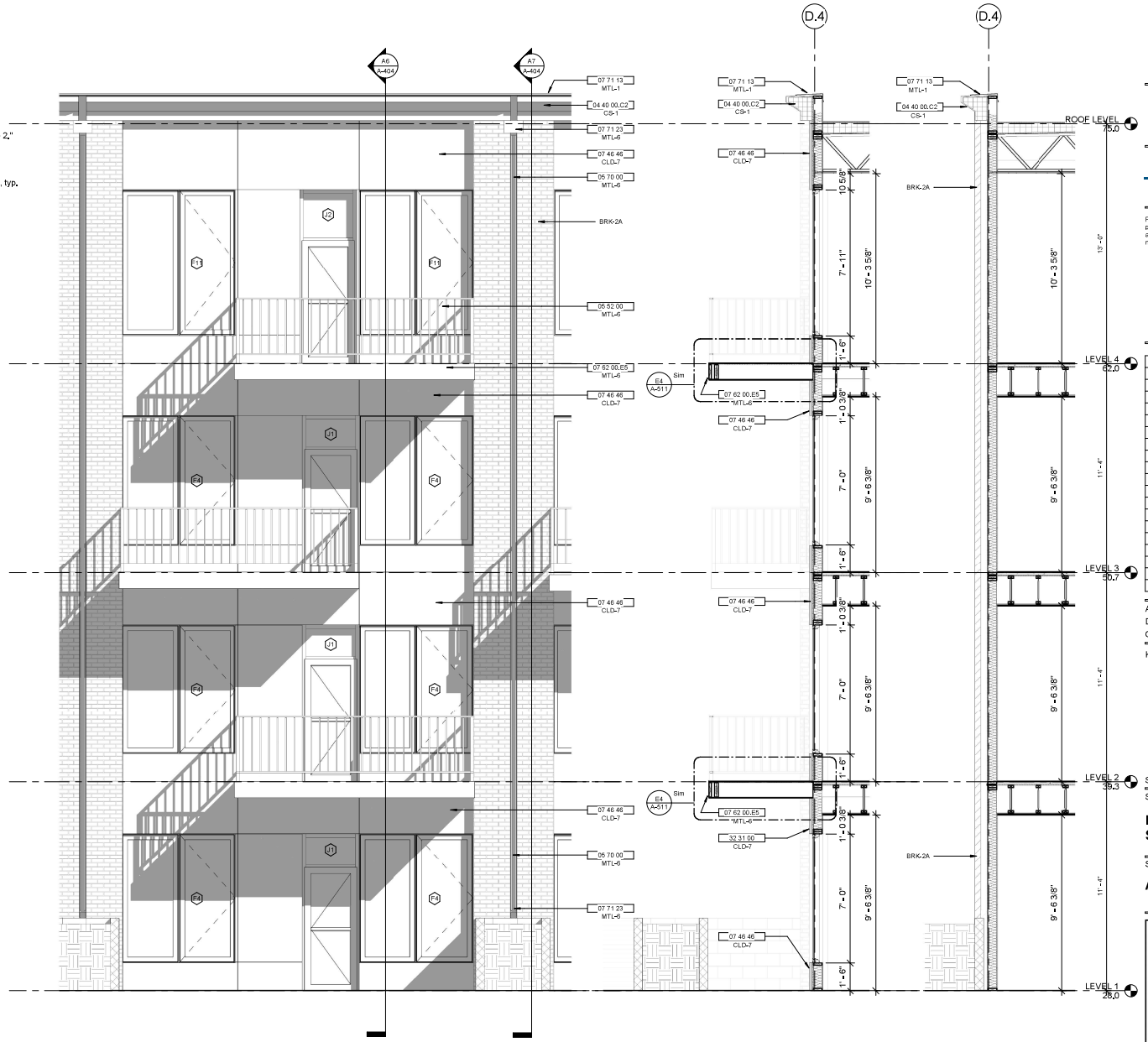
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

KEYNOTE LEGEND

04 40 00,C2	Foam-core cast stone cornice. Profile: "Cornice 2."
05 52 00	42" high metal guardrail
05 70 00	Extruded metal channel.
07 46 46	Rainscreen cladding.
07 62 00,E5	Metal facia profile and flashing at balcony edge, typ.
07 71 13	Manufactured Copings
07 71 23	Manufactured Gutters and Downspouts
32 31 00	Metal bicycle enclosure with locking gate.



A2 COURTYARD ELEVATION 2
3/8" = 1'-0"

A6 COURTYARD SECTION A
3/8" = 1'-0"

A7 COURTYARD SECTION B
3/8" = 1'-0"

HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA — WILLIAM A. WINSTANLEY — No. 0/2577 — 04/15/2024 — ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
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	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 2' 4' 6'

SHEET TITLE:

ENLARGED WALL SECTIONS & ELEVATIONS

SHEET NUMBER:

A-404

APPROVED
SPECIAL USE PERMIT NO. DSP#2023-
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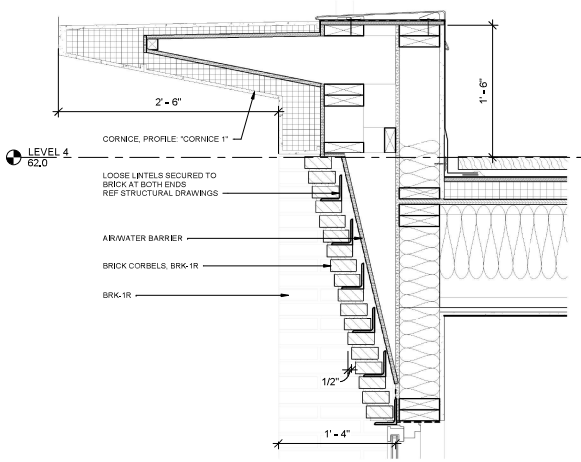
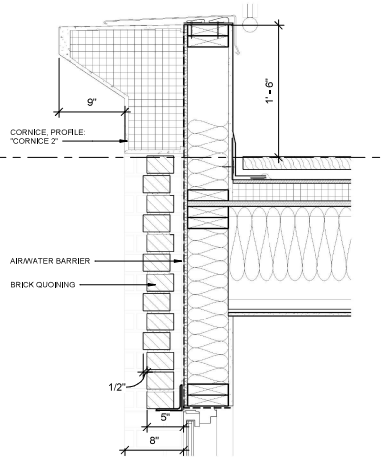
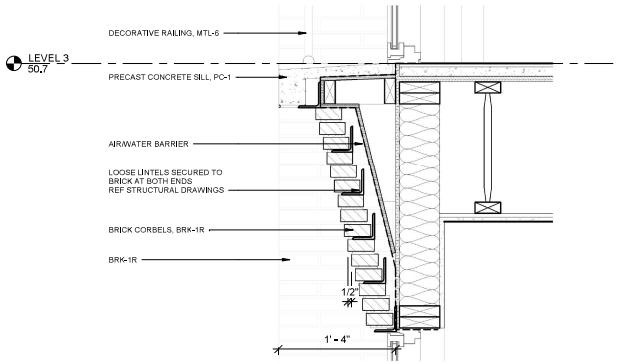


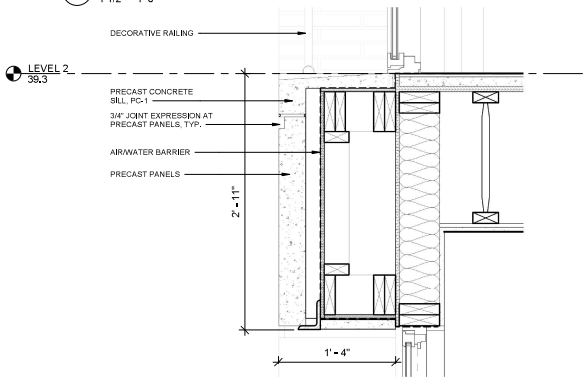
D4 CORNICE AT QUEEN STREET
1 1/2" = 1'-0"



D7 QUOINING AT FAIRFAX ST
1 1/2" = 1'-0"



B4 CORBELLING AT QUEEN STREET
1 1/2" = 1'-0"



A4 CAST STONE PANELS AT QUEEN STREET
1 1/2" = 1'-0"

HOFFMAN
& ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

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COMMONWEALTH OF VIRGINIA
REGISTERED
No. 0/2577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO - FINAL SUBMISSION
	04/21/2023	CONCEPT II FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II SUBMISSION
	07/12/2023	DSUP PRELIMINARY COMPLETENESS
	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 1' 2'

SHEET TITLE:

EXTERIOR CLADDING DETAILS

SHEET NUMBER:

A-501

APPROVED
SPECIAL USE PERMIT NO. _____ DSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entries accordingly if reduced.

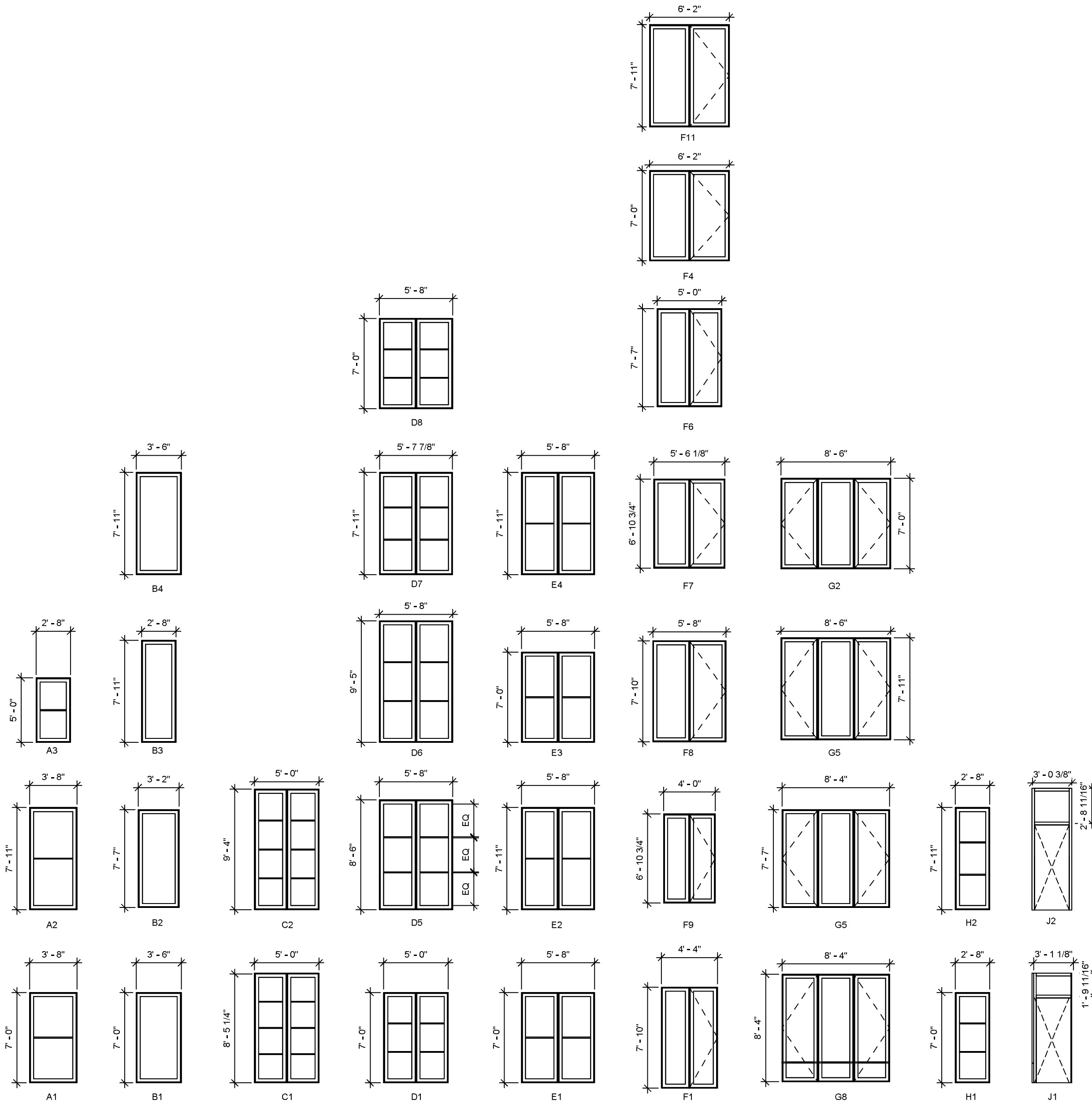
INSULATED GLAZING UNIT NOTES

1. ALL FENESTRATION TO MEET VIRGINIA ENERGY CODE OR GREEN GLOBES REQUIREMENT (THE MORE STRINGENT BETWEEN THE TWO)
2. ALL FENESTRATION TO MEET NOISE STUDY STC RECOMMENDATIONS AND ALEXANDRIA MINIMUM REQUIREMENTS
3. PROVIDE EMERGENCY ESCAPE AND RESCUE WINDOWS AT BEDROOMS: 5.7 SF OF NET CLEAR OPENINGS, 24" HIGH X 20" WIDE MIN.
4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44' MEASURED FROM THE FLOOR
5. PROVIDE TEMPERED SAFETY GLAZING AS REQUIRED BY CODE

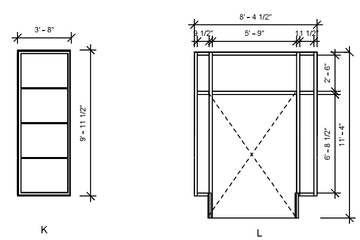
ICU ENERGY VALUES

ENERGY CODE TABLE C402.4:		GREEN GLOBES SEC. 3.3.4.3:	
U-factor		*U*-factor	
Fixed fenestration	0.38	Fixed fenestration	0.38
Operable fenestration	0.45	Operable fenestration	0.45
Entrance doors	0.77	Entrance doors	0.77
SHGC	0.36	SHGC	0.36

FENESTRATION AT UNITS (B.O.D. IS QUAKER H450)



STOREFRONT SYSTEM (B.O.D IS KAWNEER TRIFAB 451 UT)



HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

COMMONWEALTH OF VIRGINIA
MICHAEL ROBERT WINSTANLEY
No. 012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I - PRELIM. SUBMISSION
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	08/07/2023	BAR CONCEPT III SUBMISSION
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 5' 10' 20'

SHEET TITLE:
WINDOW LEGEND

SHEET NUMBER:
A-611

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

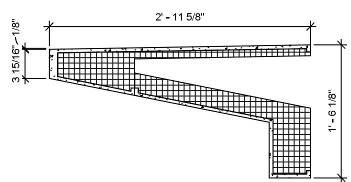
EXTERIOR FINISH SCHEDULE

Key	#	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
BRK	1M	MORTAR	WORKRITE	WR2223	BUCKSKIN	FINISH GROUP 1
BRK	1R	BRICK, ROMAN	BELDEN BRICK	SMOOTH TEXTURE	DUTCH GREY	FINISH GROUP 1
BRK	1S	BRICK,STANDARD MODULAR	BELDEN BRICK	SMOOTH TEXTURE	DUTCH GREY	FINISH GROUP 1
BRK	2	BRICK, STANDARD MODULAR	BELDEN BRICK	SMOOTH TEXTURE	RUBIGO RED	FINISH GROUP 2
BRK	2A	BRICK, STANDARD MODULAR	PALMETTO BRICK	WIRECUT TEXTURE	MEDIUM RED	FINISH GROUP 2
BRK	2M	MORTAR	WORKRITE	WR2324	MEDITERRANEAN	FINISH GROUP 2
BRK	3	BRICK, STANDARD MODULAR	BELDEN BRICK	SMOOTH TEXTURE	WHITESTONE	FINISH GROUP 3
BRK	3M	MORTAR	WORKRITE	WR2900	ALMOND	FINISH GROUP 3
BRK	4	BRICK, STANDARD MODULAR	BELDEN BRICK	SMOOTH TEXTURE	CARBON BLACK	FINISH GROUP 4
BRK	4A	BRICK, STANDARD MODULAR	PALMETTO BRICK	WIRECUT SMOOTH	BLACK	FINISH GROUP 4
BRK	4M	MORTAR	WORKRITE	WR2062	SMOKE	FINISH GROUP 4
BRK	5	BRICK, STANDARD MODULAR	BELDEN BRICK	SMOOTH TEXTURE	COLONY RED	FINISH GROUP 5
BRK	5M	MORTAR	WORKRITE	WR2029	PORT	FINISH GROUP 5
CLD	1	RAINSCREEN CLADDING	CERACLAD	HFH9169A, CASHMERE SMOOTH	WHEAT	FINISH GROUP 1
CLD	2	RAINSCREEN CLADDING	CERACLAD	HFH91612A, CASHMERE SMOOTH	SAFFRON	FINISH GROUP 2
CLD	3	RAINSCREEN CLADDING	CERACLAD	HFH9163A, CASHMERE SMOOTH	SILK	FINISH GROUP 5
CLD	4	RAINSCREEN CLADDING	CERACLAD	HFH9168A, CASHMERE SMOOTH	CHARCOAL	FINISH GROUP 4
CLD	5	RAINSCREEN CLADDING	CERACLAD	HFH91613A, CASHMERE SMOOTH	BURGUNDY	FINISH GROUP 3
CLD	6	RAINSCREEN CLADDING	CERACLAD	HFH9164A, CASHMERE SMOOTH	SILVER GREY	AT 4TH FLOOR SETBACKS
CLD	7	RAINSCREEN CLADDING	JAMES HARDIE	SMOOTH	COBBLESMOOTH (FIELD APPLIED)	AT COURTYARD AND PENTHOUSES
CS	1	NEW CAST STONE	NEW CAST STONE	STONE TEXTURE	TUMBLEWEED	CORNICES
GLZ	1	INSULATED GLAZING UNIT	CARDINAL	LOE-270 + i89	NA	REFER TO FENESTRATION SHEET
MTL	1	FACTORY-APPLIED / FINISH COIL COATING	PPG	DURANAR	UC 136541 SHARKSKIN	AT COPINGS OVER CORNICES
MTL	2	FACTORY-APPLIED / FINISH COIL COATING	PPG	DURANAR	UC 146293 DESERT DUNE	AT COPING OVER SETBACK PARAPET. MATCH COLOR TO CLD-6
MTL	6	FACTORY-APPLIED / FINISH COIL COATING	PPG	DURANAR	UC 40877 BLACK	AT EXTRUDED CHANNELS, CONDUCTOR HEADS, AND DOWNSPOUTS
MTL	7	ALUM. WINDOW FRAMES	KAWNEER	789G035 PERMADIZE	BLACK	STOREFRONTS
MTL	8	ALUM. CLAD WINDOW FRAMES	QUAKER	BLACK	BLACK	AT FENESTRATION OTHER THAN STOREFRONTS
PC	1	PRECAST CONCRETE	ARBAN	BX34P	BX34P	FINISH GROUP 1
PC	2	PRECAST CONCRETE	ARBAN	426D4R2	BRICK RED	FINISH GROUP 2
PC	3	PRECAST CONCRETE	ARBAN	N120P	N120P	FINISH GROUP 3
PC	4	PRECAST CONCRETE	ARBAN	BLACK2	BLACK2	FINISH GROUP 4
PC	5	PRECAST CONCRETE	ARBAN	SAME AS PC-2	SAME AS PC-2	FINISH GROUP 5
WD	1	WOOD DECKING	BISON	FSC-APPROVED IPE	TBD	FSC CERTIFIED

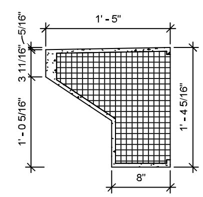
EXTERIOR LIGHTING FIXTURE SCHEDULE

Type Mark	Image	Description	MANUFACTURER	Model	Finish	Comments
F21		EXTERIOR WALL SCONCE - 1-DIRECTIONAL WALL MOUNT LED	LINDSLEY LIGHTING	TALL CUBED SCONCE	SATIN BLACK	4" x 18" DOWNLIGHT ONLY
F22		DOWNLIGHTS AT EXTERIOR CANOPIES	ASTRO	VANCOUVER 90 ROUND 5752		
F23		LIGHTING FOR SIGNAGE MOUNTED TO QUEEN STREET CANOPY	TBD	TBD		NOT VISIBLE FROM STREET
F24		LIGHTING FOR EXTERIOR PATHWAYS	TARGETTI	ZEDGE LINE	BLACK	

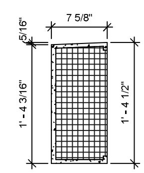
CORNICE 1



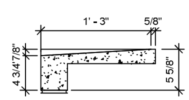
CORNICE 2



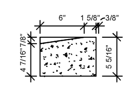
CORNICE 3



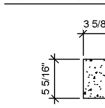
SILL 1



SILL 2



STRING COURSE 1



HOFFMAN & ASSOCIATES

301 N. FAIRFAX
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

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	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03
DRAWN BY:
CHECKED BY:

KEY PLAN

SCALE: 0 5' 10' 20'

SHEET TITLE:

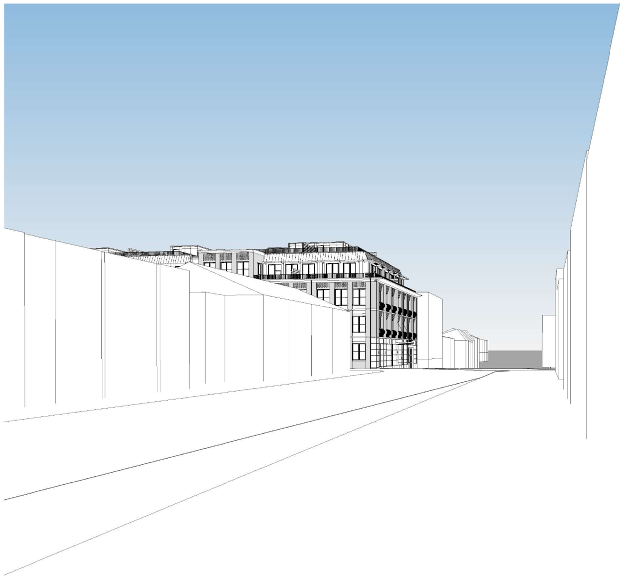
FINISH SCHEDULE

SHEET NUMBER:

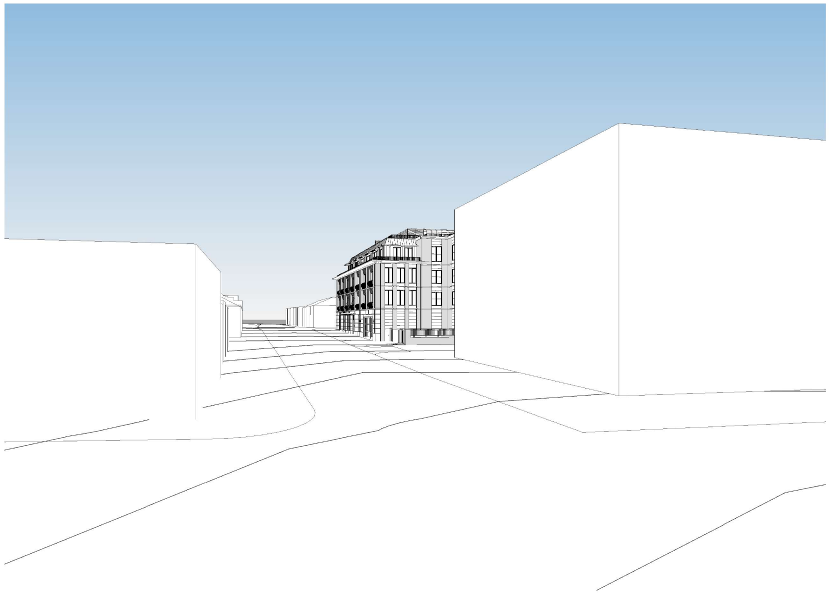
A-631

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.



① QUEEN STREET, LOOKING EAST



② QUEEN STREET, LOOKING WEST

③ QUEEN STREET FACADE

④ QUEEN STREET, SOUTH FACADE FROM EAST

HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

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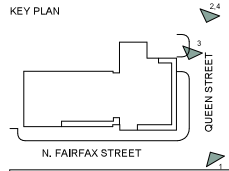
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03

DRAWN BY:

CHECKED BY:

KEY PLAN



SHEET TITLE:

MASSING VIEWS

SHEET NUMBER:

A-801

APPROVED
SPECIAL USE PERMIT NO. CDSP#2023-
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. PAGE NO.

Original drawing is 24" x 36". Scale entities accordingly if reduced.

1 N. FAIRFAX, LOOKING NORTH

2 N. FAIRFAX, NORTH FROM OPPOSITE CORNER

3 N. FAIRFAX, WEST FACADE FROM NORTH

4 N. FAIRFAX, LOOKING SOUTH

HOFFMAN & ASSOCIATES

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 05/31/2024

COMMONWEALTH OF VIRGINIA
WILLIAM E. WINSTANLEY
No. 0401012577
04/15/2024
ARCHITECT

REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
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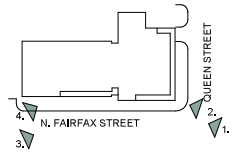
	08/22/2023	DSUP COMPLETENESS VERIFICATION
	04/15/2024	BAR CERTIFICATE OF APPROPRIATENESS

A/E PROJECT NO: 22 - 03

DRAWN BY:

CHECKED BY:

KEY PLAN



SHEET TITLE:

MASSING STUDIES

SHEET NUMBER:

A-801a

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-
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. PAGE NO.

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301 N. Fairfax BAR Certificate of Appropriateness
List of Product Cut Sheets

1) Rainscreen Cladding (at street-facing facades)
   Ceraclad Triple-Coated, Cashmere Smooth

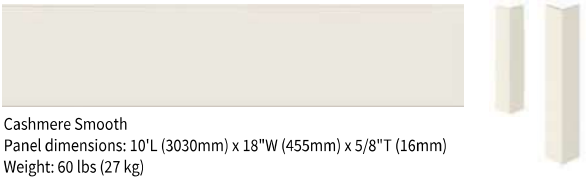
2) Windows & Doors:
   a) Typical punched opening windows:
      Manufacturer: Quaker.
      Series: H450 (fixed and Casement types) with Terrace Doors (outswing)
      Glazing: Cardinal glass, 1" IGU Low-E 270 + i89 w/ argon fill.

   b) Storefront at Residential Lobby:
      Manufacturer: Kawneer
      Series: 451UT Framing System with 250 T narrow stile Insulpour Thermal Entrances.
      Glazing: Cardinal glass, 1" IGU Low-E 270 + i89 w/ argon fill.

3) Light Fixtures:
   See lighting fixture cutsheets

Unlimited Design Options

Create your custom look with our panels from L: 10’ (3030mm) × W: 18” (455mm) × T: 5/8” (16mm) modules that can be cut to any length, mix, and match colors, and apply in horizontal and vertical applications, stack bond, running bond patterns and other layouts. We offer flexible exterior design options to suit your vision.



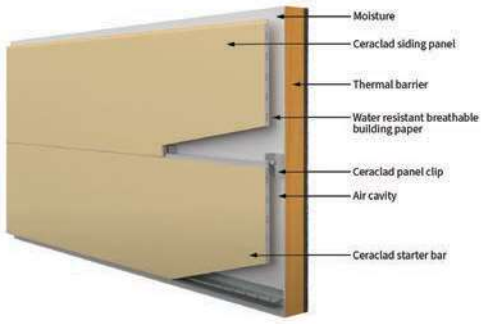
Cashmere Smooth
Panel dimensions: 10'L (3030mm) x 18"W (455mm) x 5/8"T (16mm)
Weight: 60 lbs (27 kg)

Reliable Product Quality

Trust our products to perform in any region, as we offer a 30-year Product Warranty, a 20-year Finish Warranty including Color-fade through triple coating which includes ceramic coating and photocatalytic coating for superior color stability, and a self-cleaning finish, freeze-thaw resistance, and fire and wind resistance certification in the US and Canada.

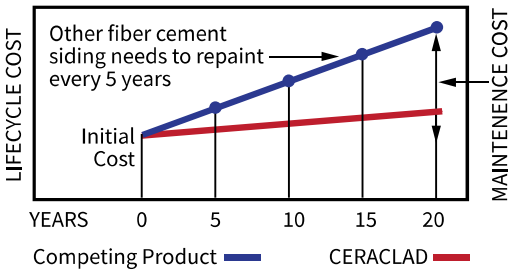
Durable and Healthy System

Our Integrated Rain Screen System provides ventilation behind the cladding, helps to prevent mold and algae growth, and provides a safe and long-lasting building.



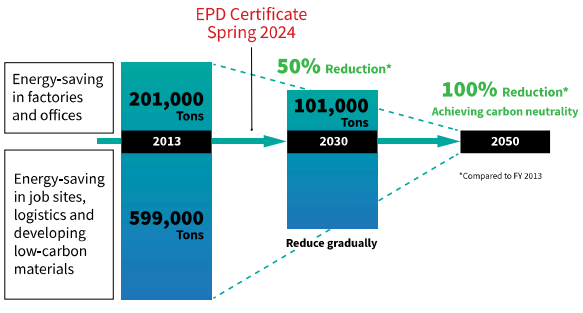
Clear Pricing Package

We have a clear pricing system with one-size, one-price, and one-stop shopping. Off-site fabrication/shop drawings are not required. Moreover, our Caulk-Free Installation System reduces cost and time. In addition, our color warranty and self-cleaning function minimize the maintenance cost and optimize the return on investment for customers.



Environmentally Friendly Product

Panels are made from about 45% recycled materials. Health Production Declaration and Environmental Product Declaration statements through independent verification are available, and we offer eco-friendly products that are kind to the local community. Furthermore, our goal is to achieve zero carbon emissions by 2050. We aim to be the ultimate eco-friendly fiber cement siding.



CERACLAD gives you superior cladding solutions for sustainable buildings and a healthy living environment through four important features:

1. Ceraclad Triple Coating Technology

Factory finish color coating + Ceramic coating + Photocatalytic coating

2. Caulk-Free

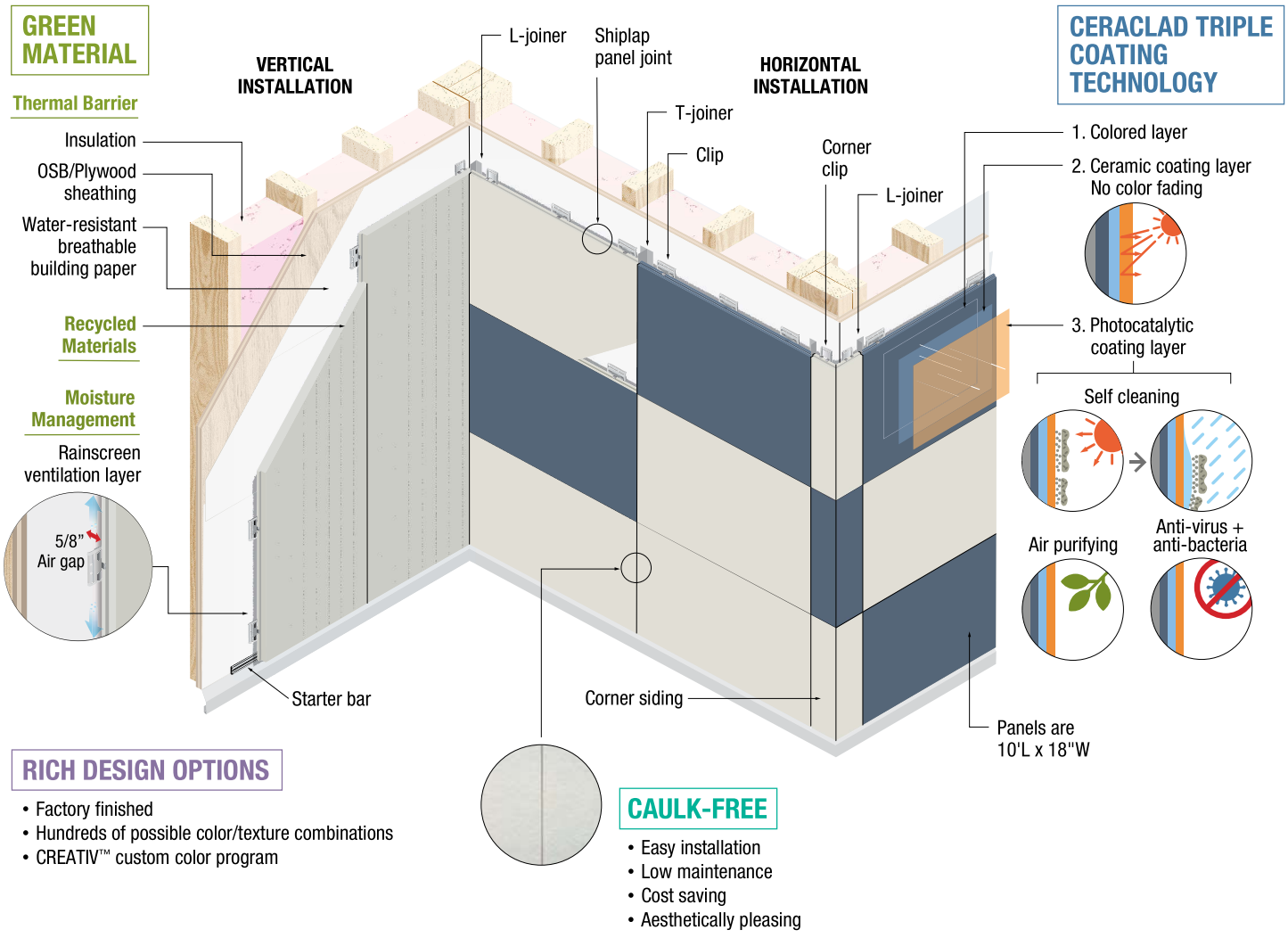
Aluminum T-joiner eliminates the need for caulking

3. Green Material

Recycled materials + Thermal barrier + Rainscreen moisture management

4. Design Options

Hundreds of possible color and texture combinations



RICH DESIGN OPTIONS

- Factory finished
- Hundreds of possible color/texture combinations
- CREATIV™ custom color program

CAULK-FREE

- Easy installation
- Low maintenance
- Cost saving
- Aesthetically pleasing

CERACLAD has exclusive Photocatalytic Coating for superior performance

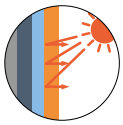
TRIPLE COATING TECHNOLOGY

1. Colored Layer

Factory finished, available in proprietary colors

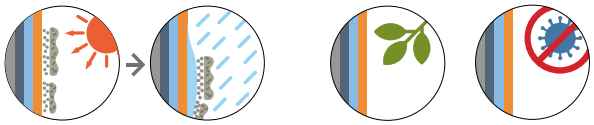
2. Ceramic Coating Layer

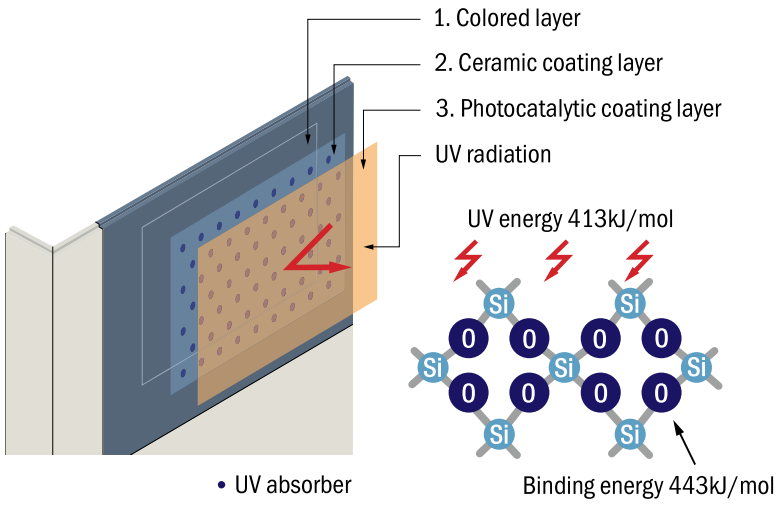
Excellent UV blocking properties,
20-year Fade Limited Warranty



3. Photocatalytic Coating Layer

Self-Cleaning / Air-purifying / Anti-virus and Anti-bacterial





The main skeleton of the CERACLAD panel is 100% inorganic so bonding is stronger than the ultraviolet energy and there is almost no deterioration.

CAULK-FREE

- **Easy Installation -** Field fabrication/shop drawings are not required
- **Low Maintenance -** The panel surface is self-cleaning and with T-joiner there's no need to replace the caulking
- **Cost Saving -** The CERACLAD provided T-joiner and accessories eliminate the need for caulking, saving time and money
- **Aesthetically Pleasing -** Clean sleek surface

GREEN MATERIAL

Recycled Materials

CERACLAD panels consist of approximately 45% recycled material, and the Environmental Product Declaration (EPD) was officially certified in the spring of 2024.

Thermal Barrier Technology

Helps to maintain consistent temperatures inside the building and reducing energy consumption.

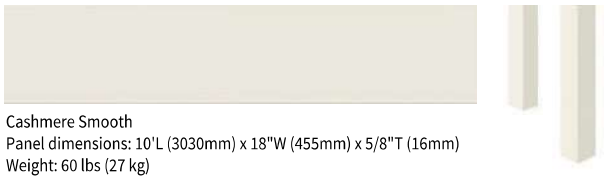
Rainscreen Moisture Management

Our exclusive technology combines a durable weather-resistant exterior with an internal ventilation layer that allows moisture to escape.

T-Joiner provides a clean sleek appearance with no caulking.

RICH DESIGN OPTIONS

CERACLAD fiber cement siding panels also come in a wide range of rich textures and colors and provide you hundreds of possible combinations. And our exclusive CREATIV™ custom color program allows you to order your components in colors that will match your exact specifications.



Cashmere Smooth
Panel dimensions: 10'L (3030mm) x 18"W (455mm) x 5/8"T (16mm)
Weight: 60 lbs (27 kg)

20-year Fade Limited Warranty
+ 365 Days of Self-cleaning

CERACLAD's T-joiner and L-joiner Eliminate the Need for Caulking, Achieving a Clean Sleek Surface in a More Economical Way

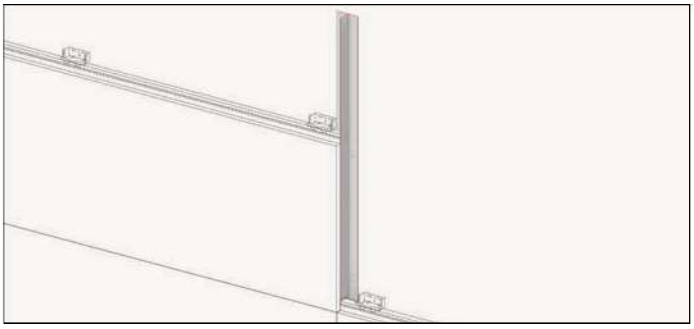
NEW

Caulk-Free T-joint

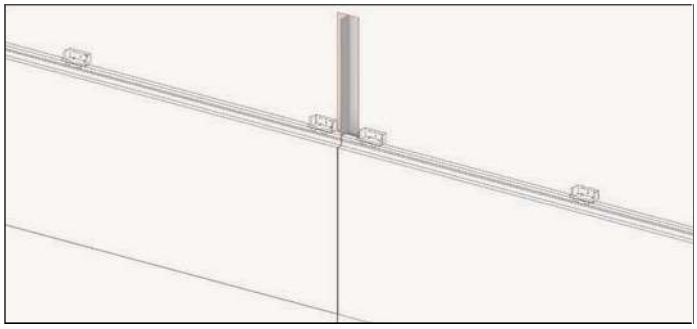
Conventional Caulk Joint

CERACLAD T-JOINT INSTALLATION QUICK GUIDE

Install the T-joiner butted to the panel and secure with screws every 16" o.c.; Install the panel clip so it does not overlap the T-joiner.



Continue to install panels butted to T-joint, fasten clips and repeat.



TIPS

- Panels should be cut with the back side up
- Use a panel saw or circular saw with a vacuum attachment to cut panels
- Cut panels straight using a straight edge, track saw or panel saw
- Clean cut panels by blowing dust away with compressed air or with a clean dry cloth
- Any surface chipping caused by the cut should be touched up with CERACLAD touch-up paint
- Apply CERACLAD recommended Cut Edge Sealer to the panel cut edges

T-joint Accessories		
Panel Clip	T-joiner	L-joiner
		
Touch-up Kit	Starter Bar	Cut Edge Sealer
		

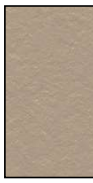
VIRTUALLY NO MAINTENANCE NEEDED

- 20 Years Fade Limited Warranty
- 365 Days of Self-Cleaning Panel Surface
- No Need to Replace the Caulking

CERACLAD CAULK-FREE FEATURES

- **Easy Installation**
  Field fabrication/shop drawings are not required
- **Low Maintenance**
  The panel surface is self-cleaning and with T-joiner there's no need to replace the caulking
- **Cost Saving**
  The CERACLAD provided T-joiner and accessories eliminate the need for caulking, saving time and money
- **Aesthetically Pleasing**
  Clean sleek surface

T&L-JOINERS WORK WITH SOLID-CORE PANELS


Cashmere Smooth


Zen Garden


8 Reveal


Urban Cedar


Rustic Wood


Antique Sawn


Sho Sugi Ban

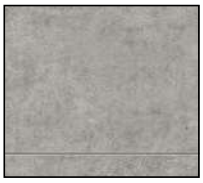

Board Formed Concrete


Cast Stripe


Elements/ Exposed Aggregate

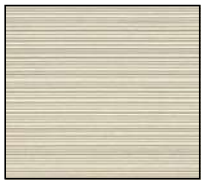

Elements/Ashlar Slate


Elements/Blacken Steel

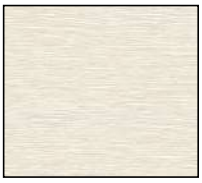

Elements/Weathered Concrete

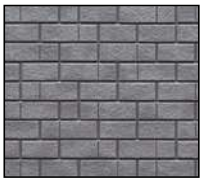

Elements/Corten Steel

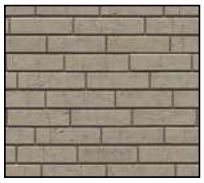

Elements/Walnut

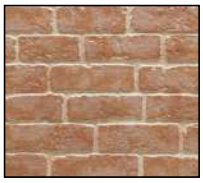

Strahl


Modern Stripe

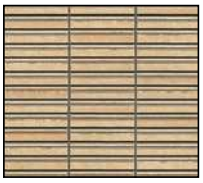

Fiotto


Mosaic Tile


Modern Brick


Antique Brick


Granite

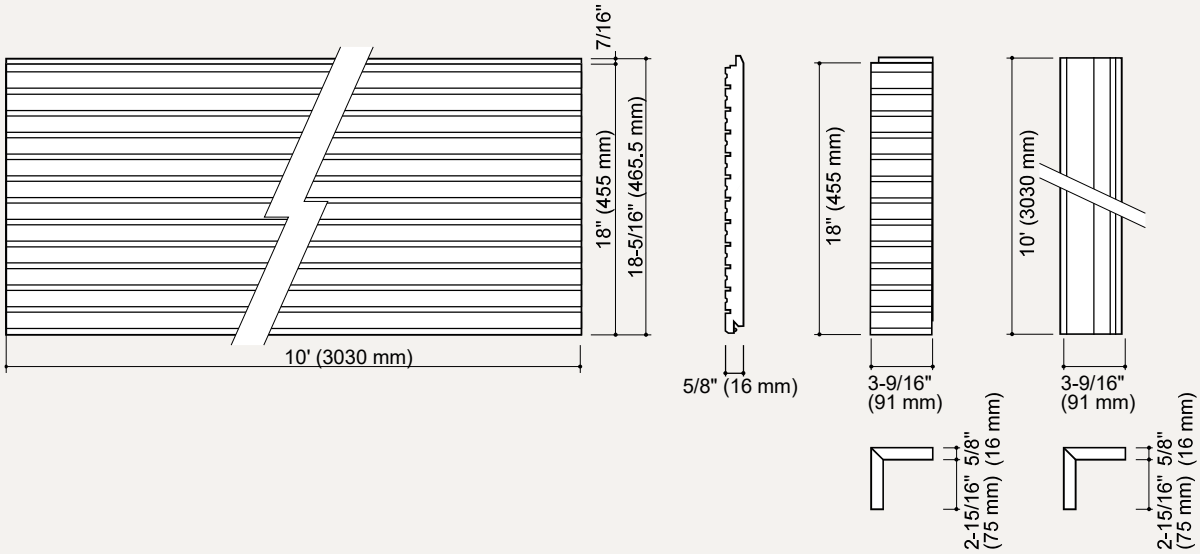

Gridline

THE CERACLAD SYSTEM

INSTALLATION

CERACLAD delivers the complete installation package to your job site including panels, accessories and hardware. All products are individually packed and marked for your convenience. **CERACLAD** helps you to deliver fast, high quality rainscreen installations on every project – every time.

PANEL DIMENSIONS



CERACLAD is compatible with a variety of 3rd party extruded aluminum trims in lieu of sealant joints at panel butt joints, corners, and openings.

Installation Accessories					
Panel Clip	Corner Clip	Starter Bar	T-Joiner	Gasket Joiner	Cutting Guide
					
Wood/Steel Screw	Touch-up Paint	Spacer Block	Repair Putty	Waterproof Sealer	Saw Blade
					

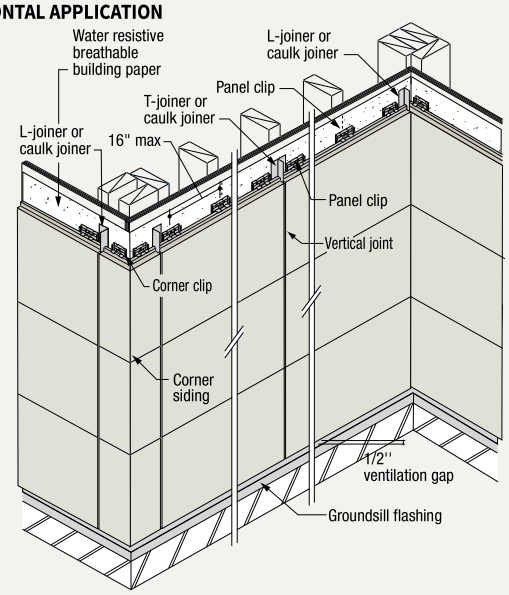
PANEL ORIENTATION

CERACLAD siding panels are designed to allow both horizontal and vertical application, providing greater design flexibility for architects. Installers will find that the innovative panel clip system makes installation easy and straightforward no matter which application is chosen.

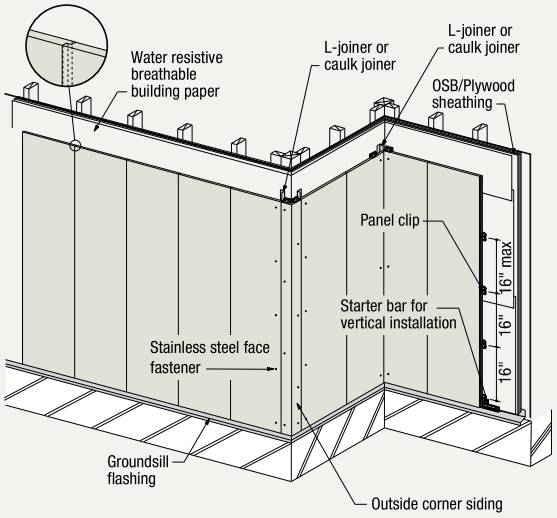
In order to create an effective rainscreen system, a fully ventilated cladding with openings to the exterior, both at the top and bottom of the wall, is critical. Simply providing an air space behind the cladding is not enough. In addition, testing has shown that in order to maximize air flow, each story should have a separate air cavity.

Metal reveal joints may be used in lieu of a caulking joint.

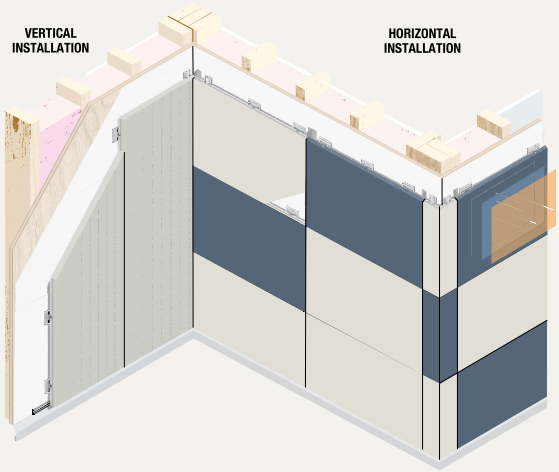
HORIZONTAL APPLICATION



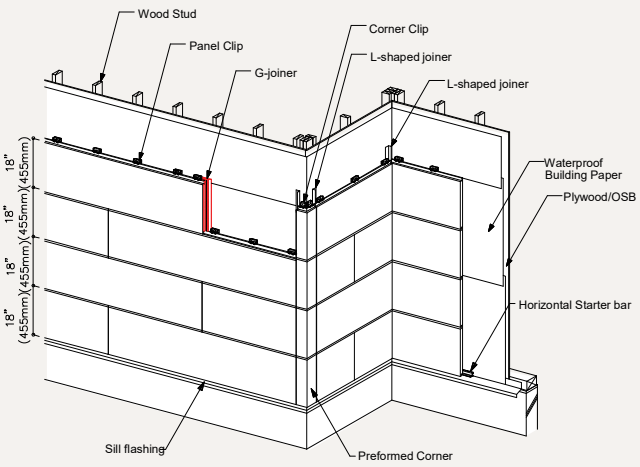
VERTICAL APPLICATION



HORIZONTAL & VERTICAL APPLICATION



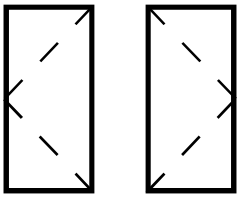
RUNNING BOND APPLICATION



EXTERIOR CLADDING COMPARISON CHART

THE CERACLAD ADVANTAGE

		CERACLAD	Cement Bonded Particle Board Fiber Cement Panel	Medium Density Commodity Fiber Cement Panel	High Density Fiber Cement Panel	Single Skin Metal Panel	ACM/ MCM Panel	High Pressure Laminate Panel	Stucco EIFS
Design	Texture Options	**Many** Over 20 textures both horizontal & vertical profiles	Many	None	Some	Some	None	None	Few
	Standard Color Options	**Yes** Products are availabe in baked-on pre-finished colors	Yes	Yes	Yes Through-Color	Yes	Yes	N/A	N/A
	Pre-finished custom color option	**Many** CREATIV™ Custom Color program over 1,400 colors to choose from	Some	Many	Some	Many	Many	Some	Many
	Triple Coating Technology	**Yes** 1. Color Layer 2. Ceramic Coating Layer 3. Photocatalytic Layer	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Attachment Method	**Hidden Clip** Easy install hidden clip is part of a complete package of installation hardware	Hidden Clip	Face Fasten	Face fasten or hidden clip	Face fasten	Hidden clip	Face	Mortar
	Joint Style	**Open or Closed**	Closed	Closed	Open	Closed	Open or Closed	Open	Closed
	1 pc Pre-finished Matching Corners	**Yes** Fast installation, consistent, consistent fit and finish	Yes	None	No	No	Yes	None	No
Performance	Built-in Rainscreen	**Yes** Integral 15mm air gap behind panel allows moisture to escape	Yes 10 mm	None	No	No	None	None	No
	Type III construction Non-combustible	**Yes** NFPA 285 /Type III construction/ USA CAN/ULC-S114 non-combustible /Canada	Sometimes	Yes	Yes	Yes	Sometimes	No	Stucco - Yes EIFS - No
	UV Resistant Color Coating	**Yes** Protects color from UV rays and minimizes fading	No	No	No	Some	Some	No	No
	Self-Cleaning	**Yes** Self-Cleaning 365 days a year	No	No	No	No	No	No	No
Sustainability	Recycled Content Pre-consumer/Post-consumer waste	**Yes** Minimum 44% recycled content, 100% recyclable at end of life	Yes	Some	No	Yes	Yes	Yes	No
Services	Technical Services Design Through Construction	**Yes** Throughout the process from architect to GC to installer	Varies	Varies	Varies	Varies	Varies	Varies	Varies
	Complete Hardware System from Manufacturer	**Yes** Labled and packaged for ease of installation	No	No	No	No	No	No	No
Warranty/Quality	Product Warranty	**30 yr** Non-prorated	15 yr	30 yr	10 yr	up to 25 yr	up to 20 yr	10 yr	None
	Finish Warranty	Triple Coated **20 yr** Non-Triple Coated **15 yr**	15 yr	15 yr	10 yr	up to 40 yr	up to 30 yr	up to 10 yr	None
	Color Fade Warranty	**20 yr** The only color fade warranty in the fiber cement category	No	No	No	Yes	Yes	No	No
Installation	Specialized Fabrication/ Installation Required	**No** On-site installation training available	No	No	Yes	No	Yes	No	Yes
	Relative Installed Cost	$$	$$$	$	$$$$	$$ - $$$	$$$ - $$$$	$$$$	$-$$$
Value Proposition	Quality	√	√	√	√	√	√	√	√
	Performance	√		√	√	√	√		√
	Design	√	√		√		√	√	
	Cost	√		√		√			√



H450 SERIES CASEMENT (PROJECT-OUT)

The Quaker Historical H450 Series Casement window is ideal for a variety of applications including - Historical, Landmarks, Institutions and Education.

FEATURES

◊ Commercial Framing System
- 3 ¼" main frame
- Historically-correct bevel frame exterior
- Minimum of 0.080" wall thickness
- Dual Euro Groove System
- Available with or without integral nailing fin

◊ Thermally Enhanced Design
- Thermally-broken main frame and vent rails
- Azon pour and debridge thermal break technology

◊ Glazing
- 1" insulating glass

◊ Hardware
- Maxim LP Locking System, Chic Hinge and Roto Hardware on crankout model
- Maxim LP Locking System, 4-Bar Hinge and Push/Pull Cup Hardware on push-out model

◊ Screen
- Easily removable FlexScreen

BENEFITS

◊ Historically accurate profiles to help your project meet Historic Preservation codes

◊ The capacity to match exterior colors for unique project facades

◊ The ability to facilitate large sizes for taller and wider window openings

OPTIONS

◊ Available Configurations
- Project-out casement
- Push-out or Crank-out (Left or Right)
- Continuous frame capabilities
- Fixed

◊ Muntin Choices
- Internal or simulated divided lites available

◊ Hardware
- Limit Travel Accessories

◊ Screen
- Wicket Screen (Push-out model only)

◊ Glazing
- Multiple Low-E and argon glazing choices
- Glazing pocket can accept 1 3/8" insulating glass for sound attenuation purposes
- Capillary tubes
- Wide variety of glazing, tinting and thickness options

◊ Panning & Trim Choices
- Wide variety of panning, receptor and trim available

◊ Mulling
- Wide variety of structural mulls

PERFORMANCE

◊ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Casement (Project-Out)
Test Size:	36" x 60"
NAFS Rating	CW-PG90
Structural Load P.S.F.	105
Air at 50 MPH (cfm/ft²)	<0.10
Water (No Penetration) P.S.F.	10
U-Value (ranges based on multiple Low-E/Argon combinations)	0.39-0.44
SHGC (ranges based on multiple Low-E/Argon combinations)	0.14-0.48

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.

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NFRC National Fenestration Rating Council

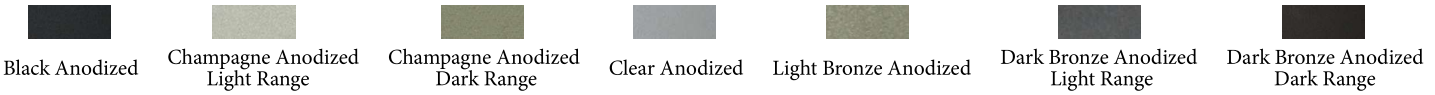
WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

ARCHITECTURAL PAINT COATINGS AND FINISHES

◊ Baked on powder coat finish meets AAMA 2604 (an FGIA specification) and is available in unlimited colors

- Quaker Impressive Palette of Colors

- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

◊ AAMA 2605 (an FGIA specification) powder coat finishes (not available for all colors shown)

◊ SolarLE Paint Finish (available with Textured Black and Dark Espresso colors only)

◊ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

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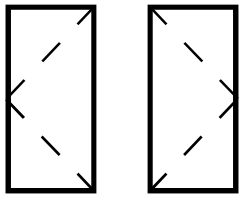
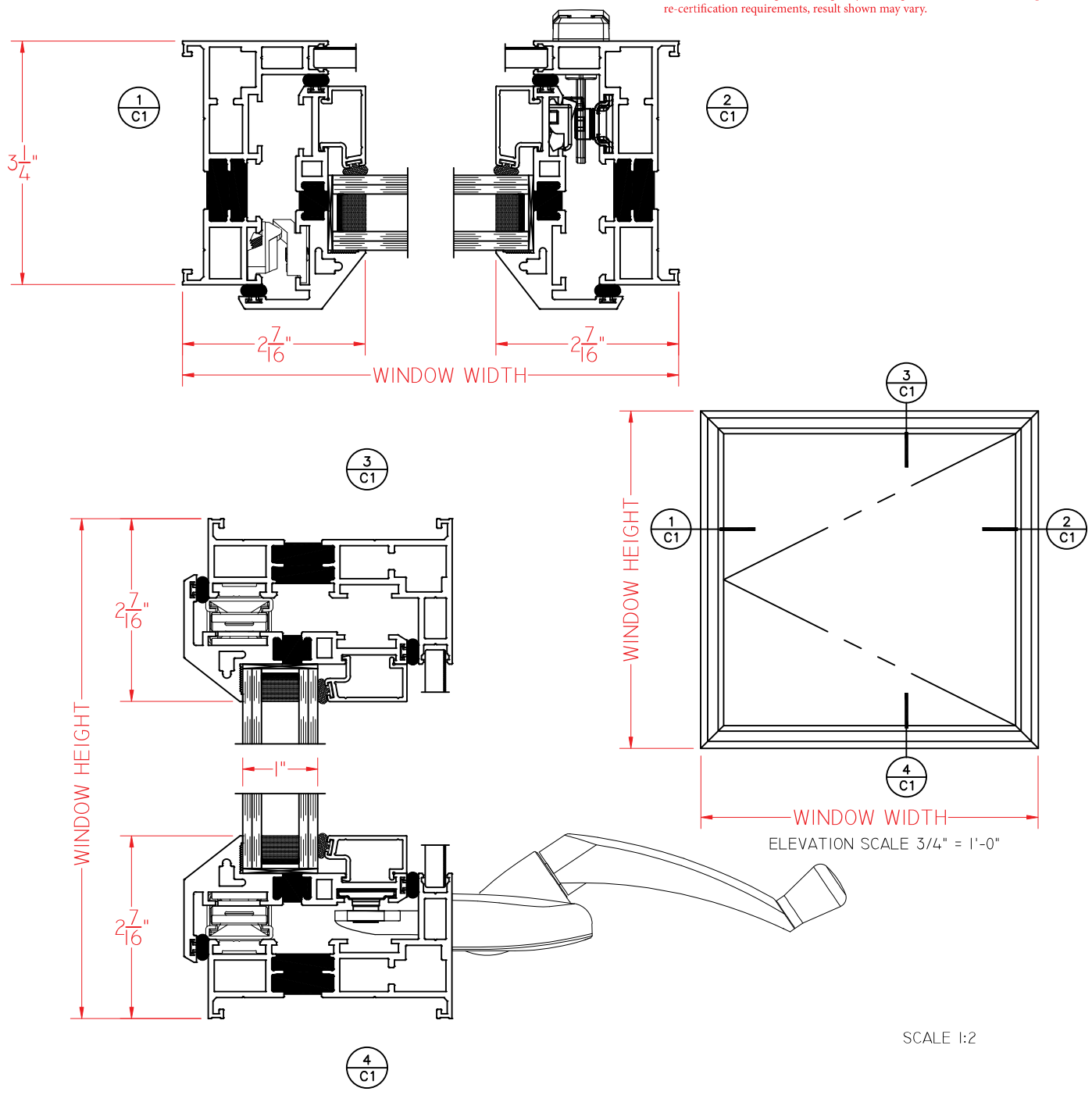


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT WITHOUT NAILING FIN (CRANK OUT)



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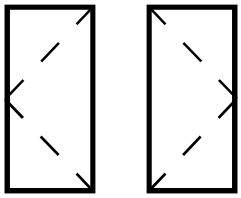
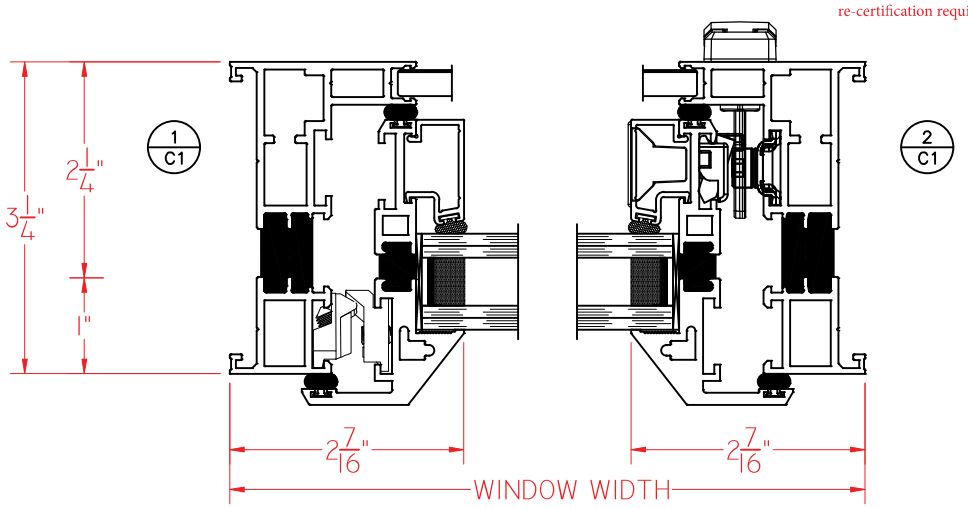
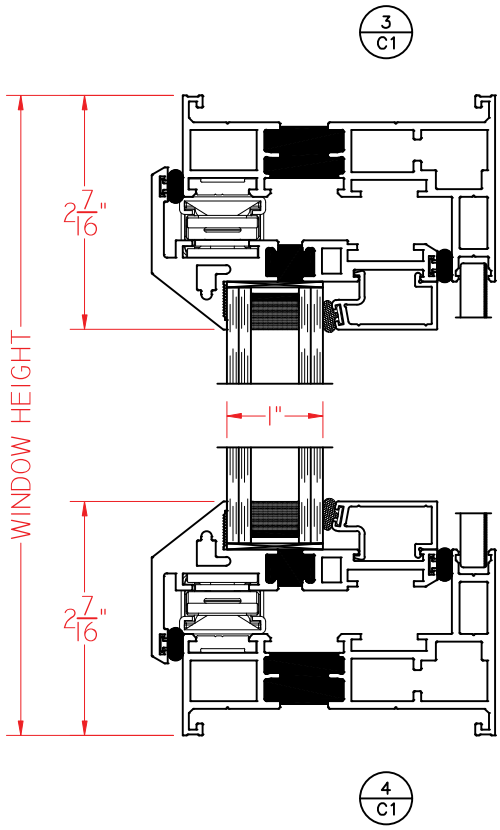
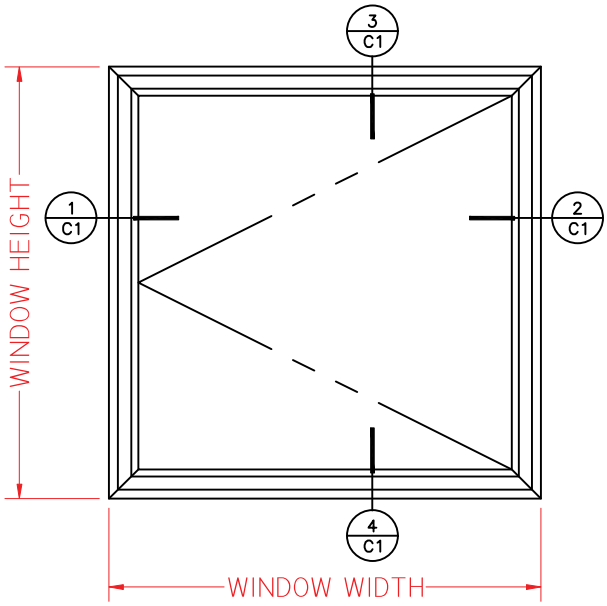


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT WITHOUT NAILING FIN (PUSHOUT)







ELEVATION SCALE 3/4" = 1'-0"

SCALE 1:2

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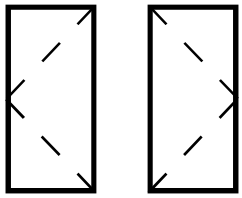
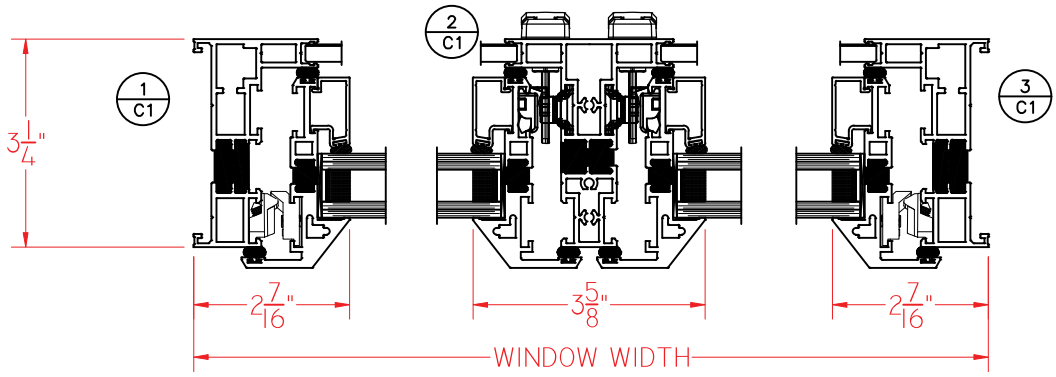
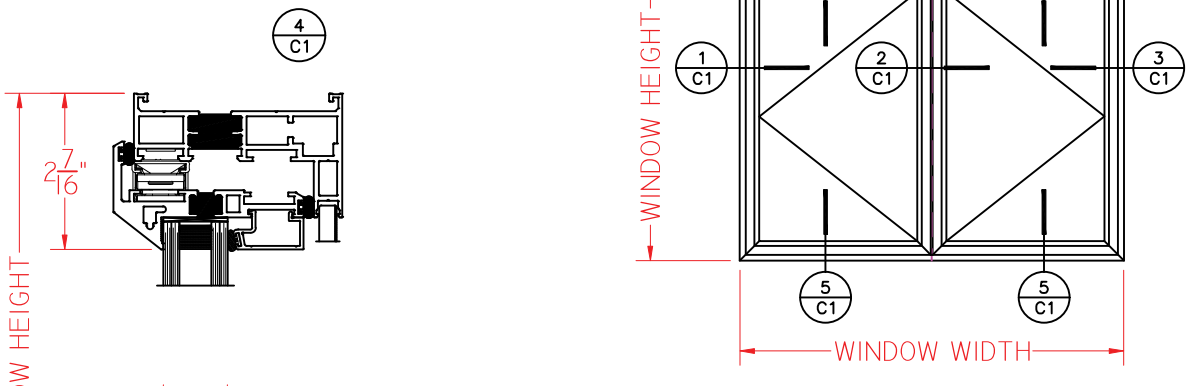


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT/CASEMENT (CRANK OUT)





ELEVATION SCALE 1/2" = 1'-0"

SCALE 1:3

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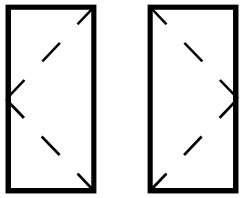
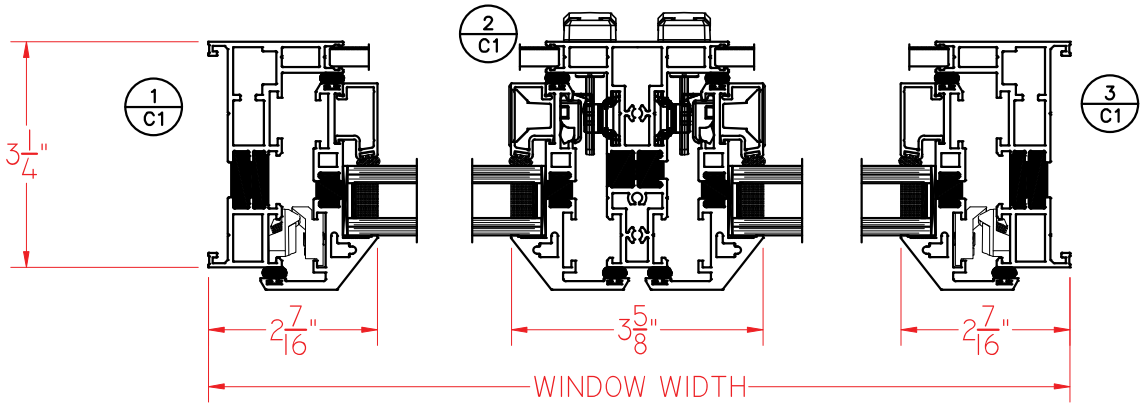
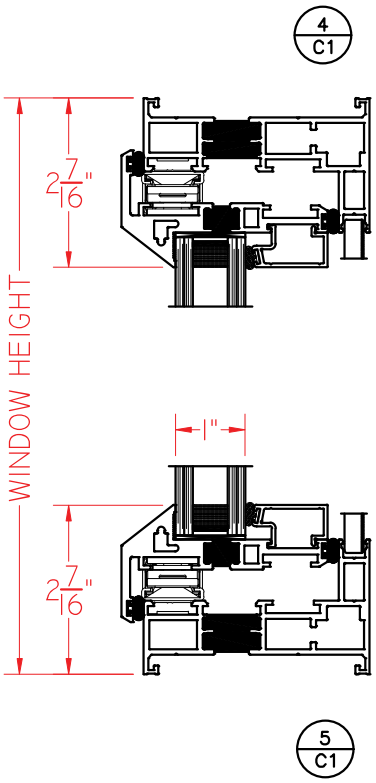
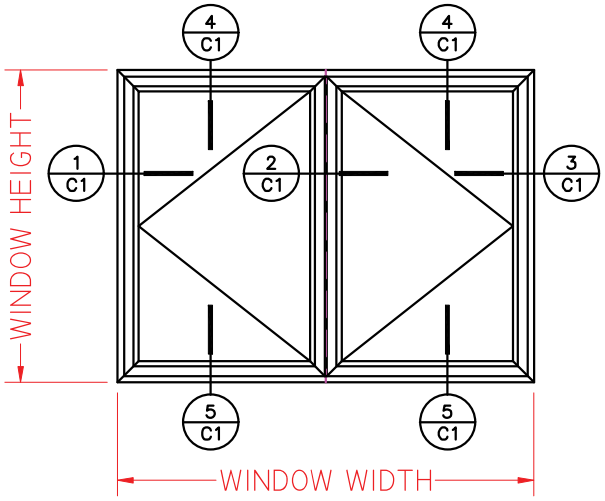


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT/CASEMENT (PUSH OUT)







ELEVATION SCALE 1/2" = 1'-0"

SCALE 1:3

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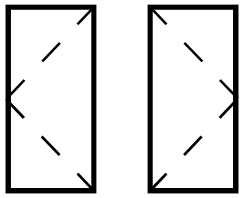
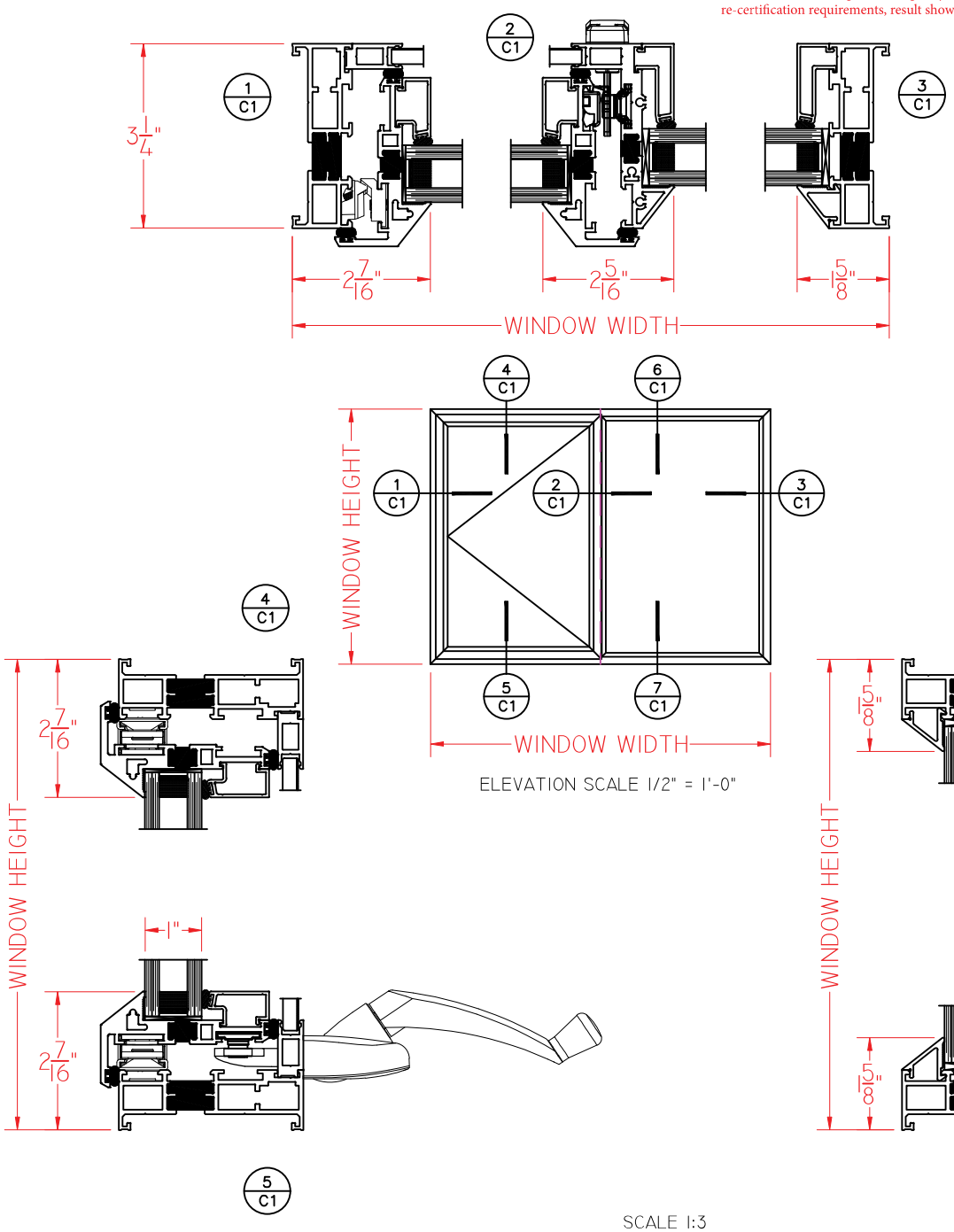


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT (CRANK OUT)/PICTURE WINDOW



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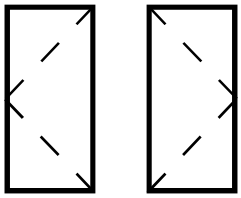
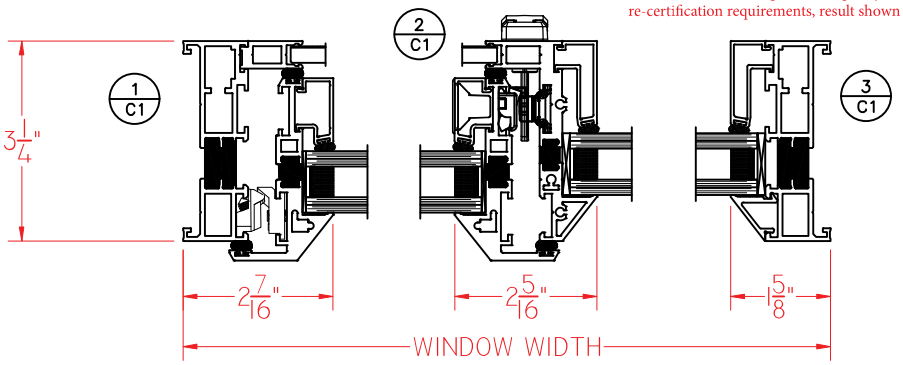
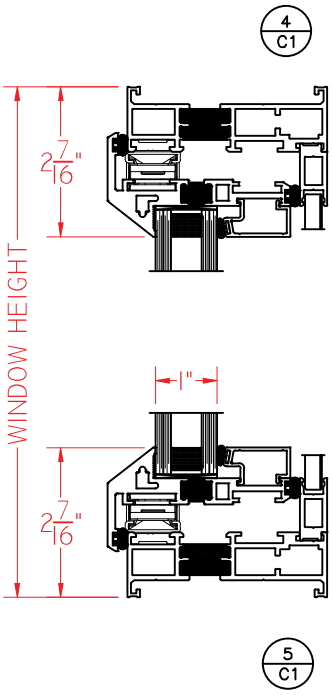
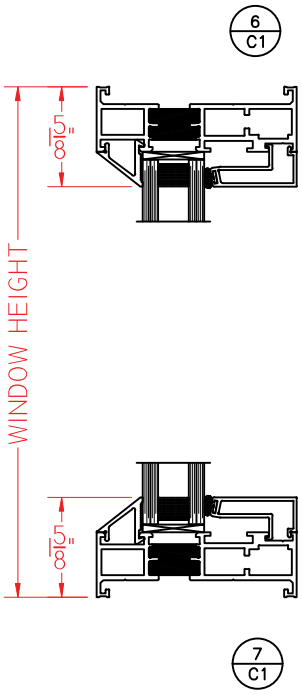


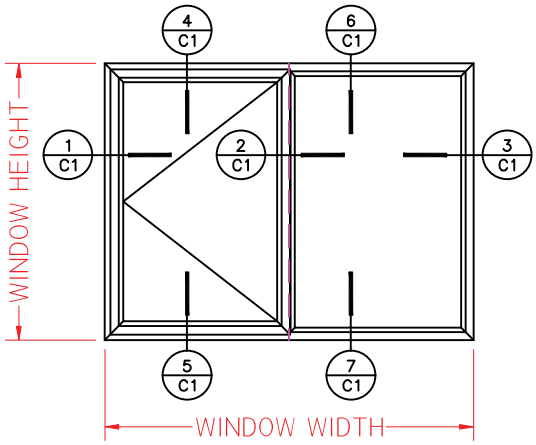
H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 PICTURE WINDOW (PUSH OUT)/CASEMENT







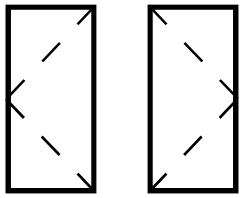


ELEVATION SCALE 1/2" = 1'-0"

SCALE 1:3

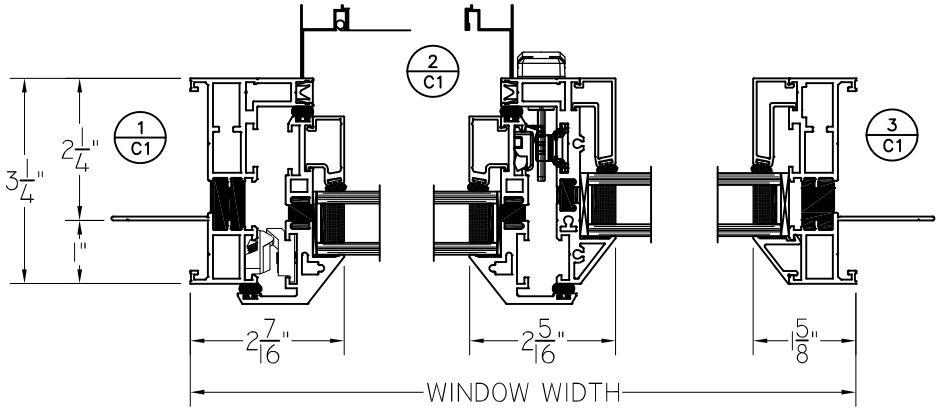
Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.

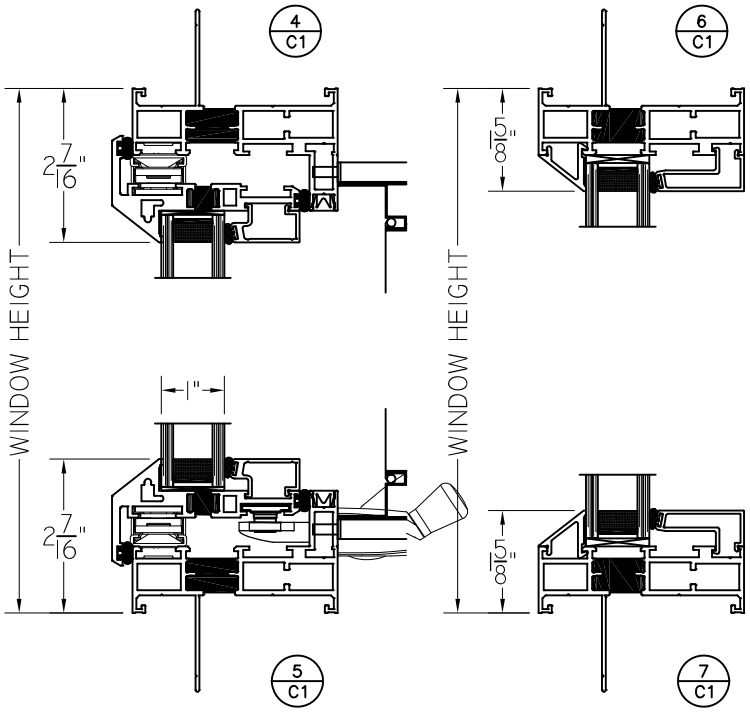
QUAKER
COMMERCIAL

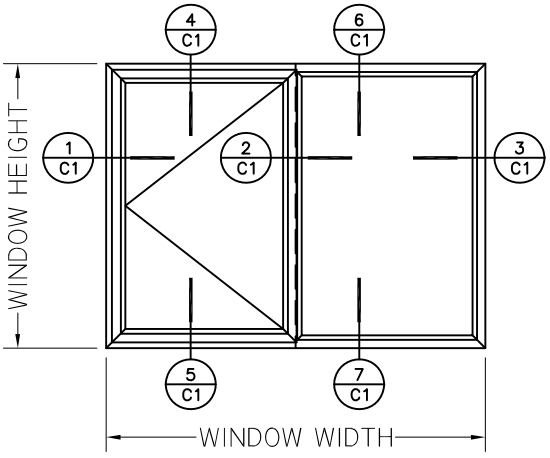


H450 Series
3 ¼" Frame Depth
Casement (Project-Out)

H450 CASEMENT/CASEMENT (PUSH OUT) WITH OPTIONAL NAIL FIN





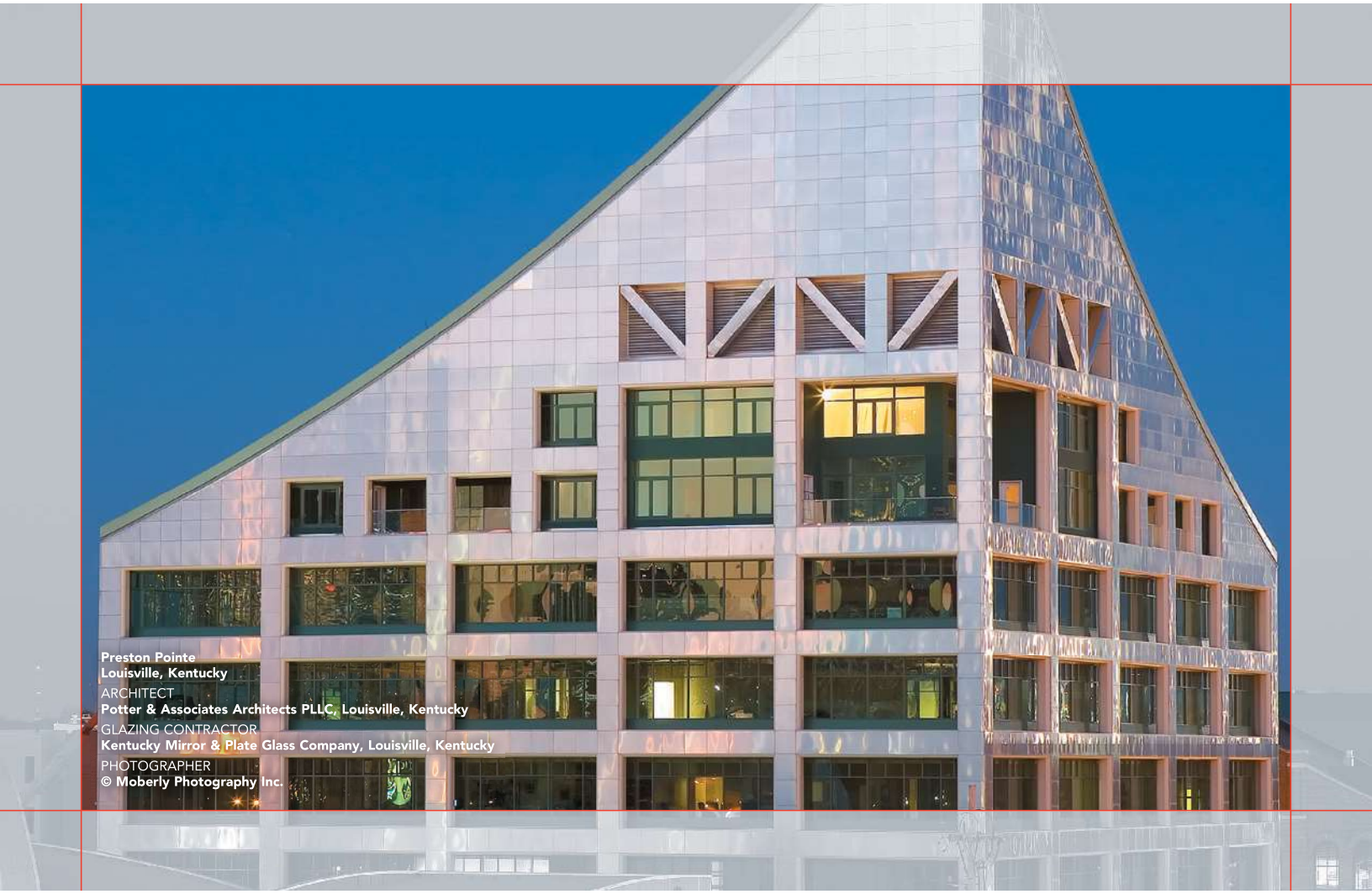


ELEVATION SCALE 1/2" = 1'-0"

SCALE 1:3

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.

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.

Trifab™ 451UT Framing System

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

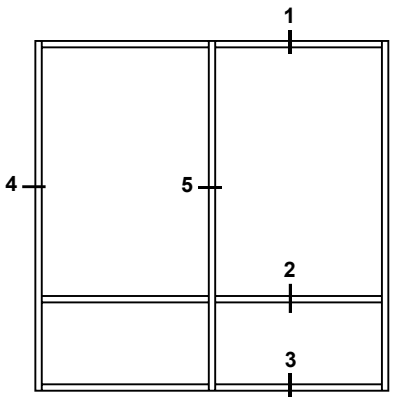
For specific product applications,
consult your Kawneer representative.

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

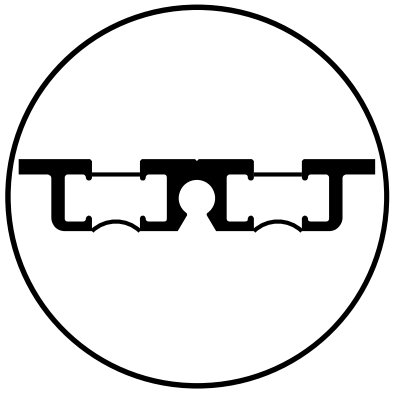
The following metric (SI) units are found in these details:

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

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

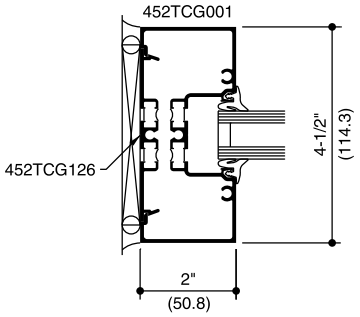


ELEVATION IS NUMBER KEYED TO DETAILS

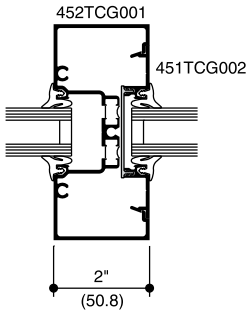


DUAL IsoLock™ THERMAL BREAK

SCREW SPLINE

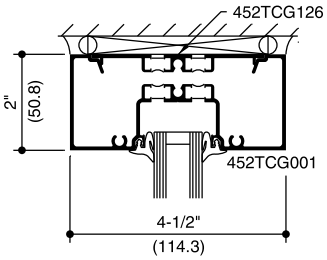


4
JAMB



5
VERTICAL

1
HEAD



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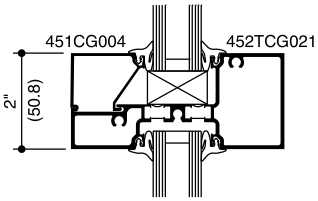
HORIZONTAL



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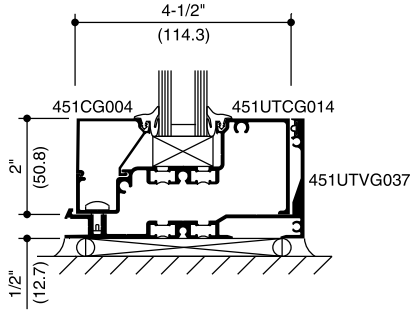
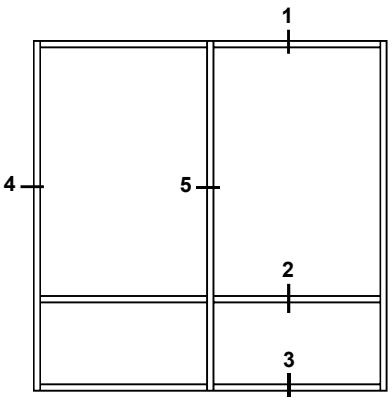
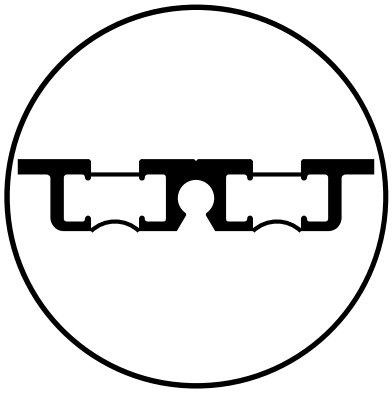
SILL



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

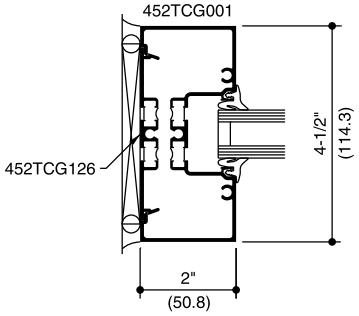


ELEVATION IS NUMBER KEYED TO DETAILS

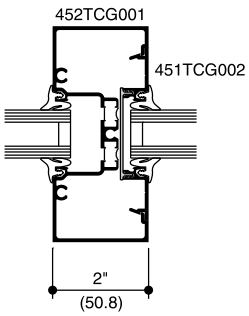


DUAL IsoLock™ THERMAL BREAK

SCREW SPLINE

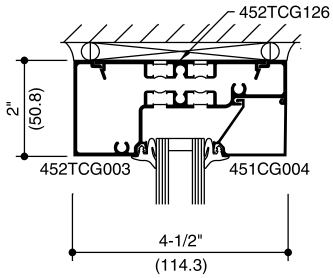


4
JAMB



5
VERTICAL

1
HEAD



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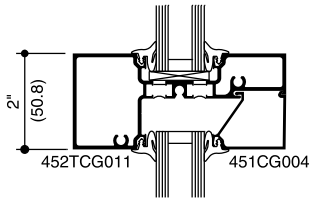
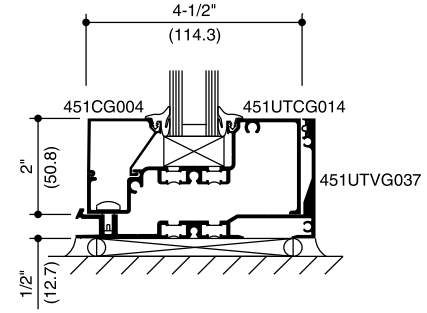
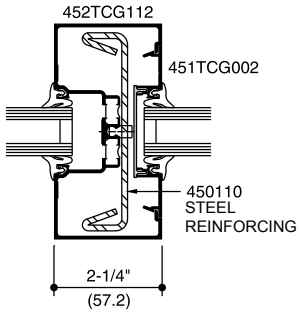


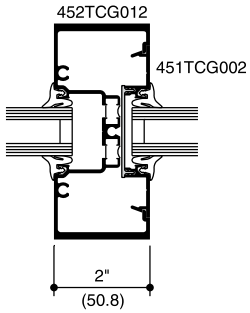
3
SILL



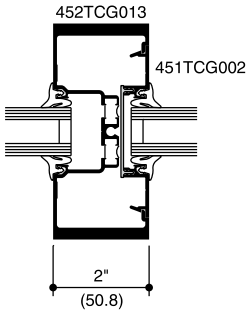
Additional information and CAD details are available at www.kawneer.com



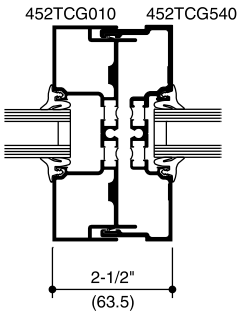
2-1/4" (57.2) MULLION W/ STEEL



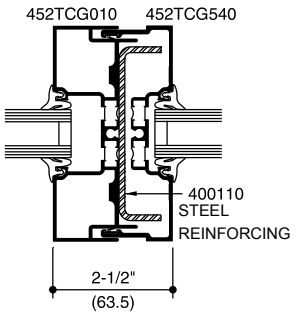
MEDIUM WEIGHT MULLION



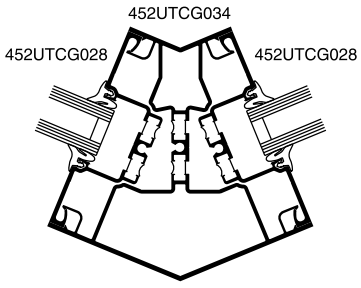
HEAVY WEIGHT MULLION

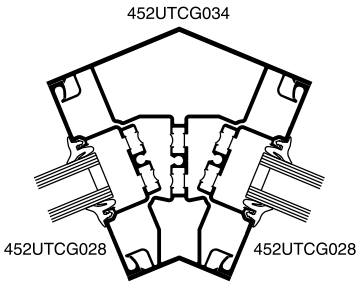


TUBULAR EXPANSION MULLION



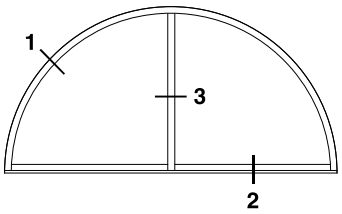
TUBULAR EXPANSION MULLION WITH OPTIONAL STEEL





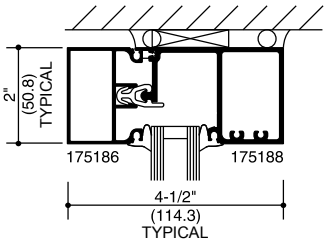
135° CORNER (THERMAL)

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



CURVING DETAILS
(Center Plane Only)

1



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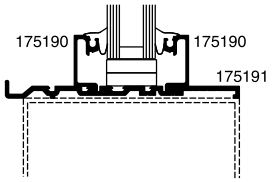

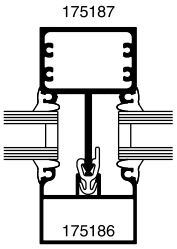

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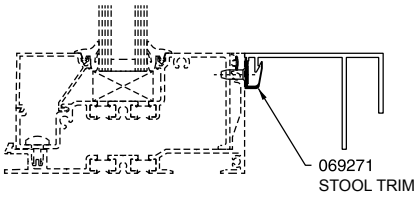
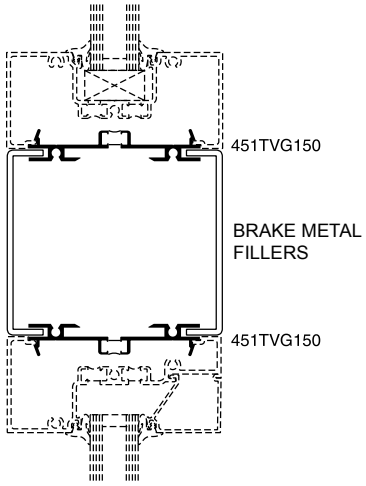
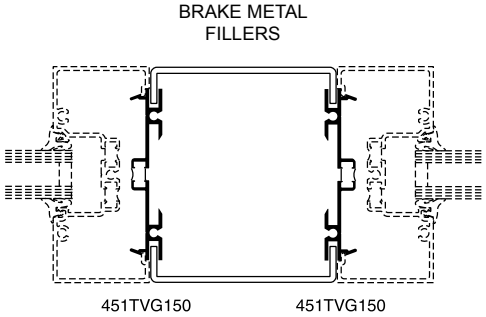


STOOL TRIM CLIP WITH HIGH PERFORMANCE FLASHING

Seal over Stool Trim fasteners to prevent water infiltration.



BRAKE METAL ADAPTOR AT HORIZONTAL



BRAKE METAL ADAPTOR AT VERTICAL

Trifab™ 451UT Framing System

AIR/VAPOR BARRIER TIE-IN OPTION

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.

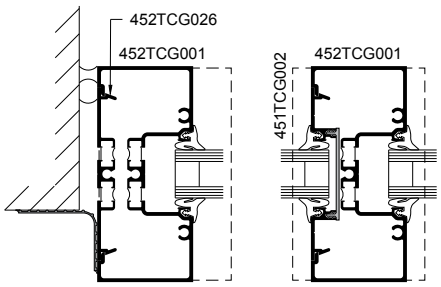
For integration of a silicone engineered transition assembly, the Trifab™ storefront system must use continuous head and jamb mullion fillers, a head receptor with continuous jamb fillers or a head receptor with jamb receptors.

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.

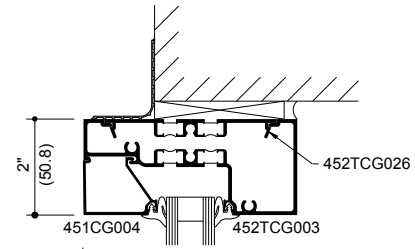
Storefront installations require the sill to be structurally supported directly under the glass setting blocks and mullion locations, as well as where the sill is anchored to the substrate. Any projecting or cantilevered sill applications that are not supported must be reviewed by Kawneer application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

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

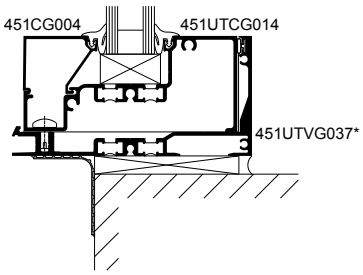
CONTINUOUS HEAD AND JAMB MULLION FILLERS



4 JAMB **5 VERTICAL**



1 HEAD 4-1/2" (114.3) TYPICAL

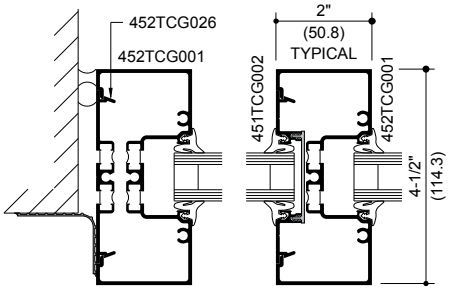


3 SILL

* HP Sill Flashing shown with optional gasket.

HEAD RECEPTOR WITH CONTINUOUS JAMB FILLERS

(EXTERIOR INSTALLED)



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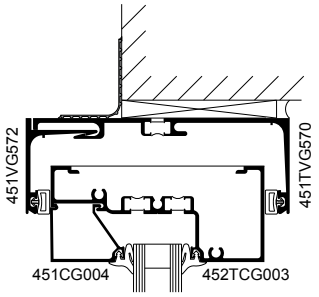
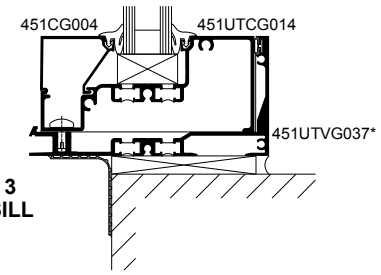


1 HEAD

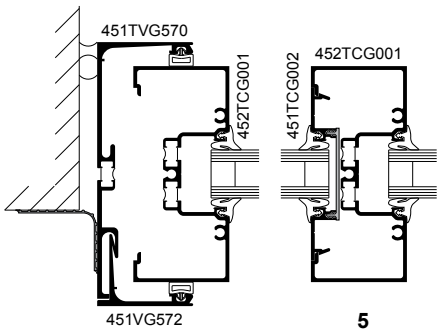


3 SILL

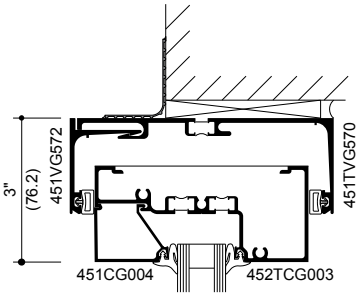
* HP Sill Flashing shown with optional gasket.

HEAD AND JAMB RECEPTORS

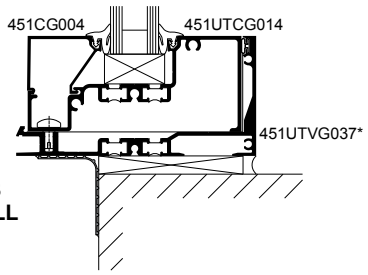
(EXTERIOR INSTALLED)



4 JAMB **5 VERTICAL**



1 HEAD 5-1/2" (139.7)

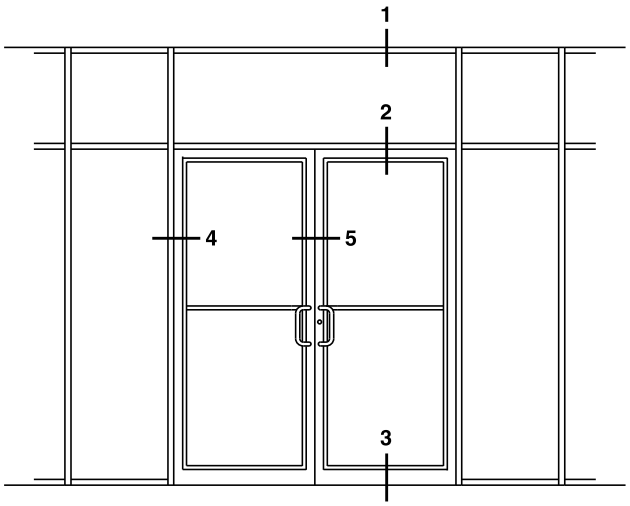


3 SILL

* HP Sill Flashing shown with optional gasket.

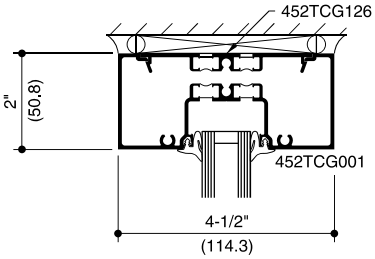
Additional information and CAD details are available at www.kawneer.com

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

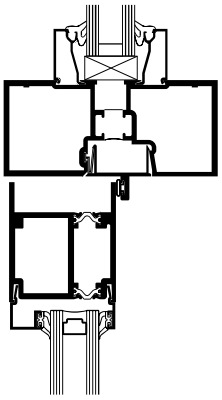


ELEVATION IS NUMBER KEYED TO DETAILS.

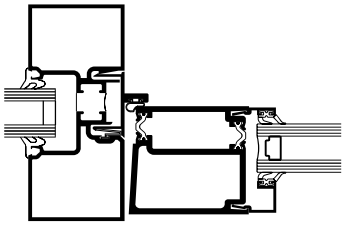
NOTE: Butt Hung or Offset Pivot Doors Only.



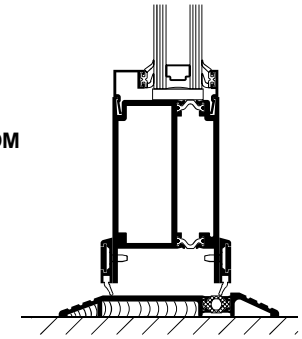
1
HEAD



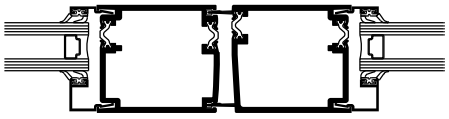
2
TRANSOM BAR



4
DOOR JAMB



3
BOTTOM RAIL



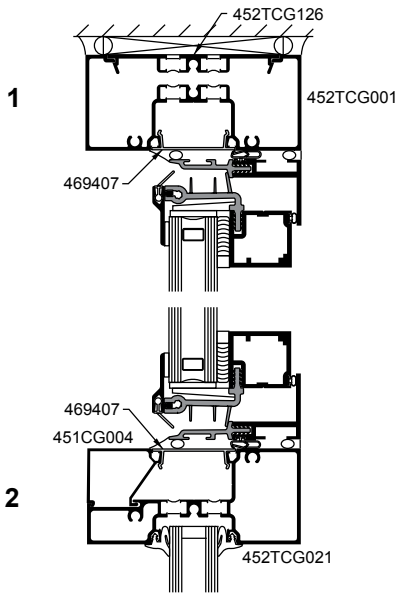
5
MEETING STILES

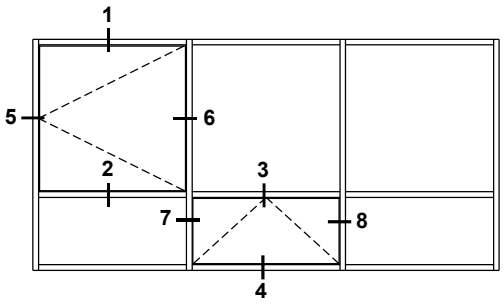
AA™ 250/425 THERMAL DOOR

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

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

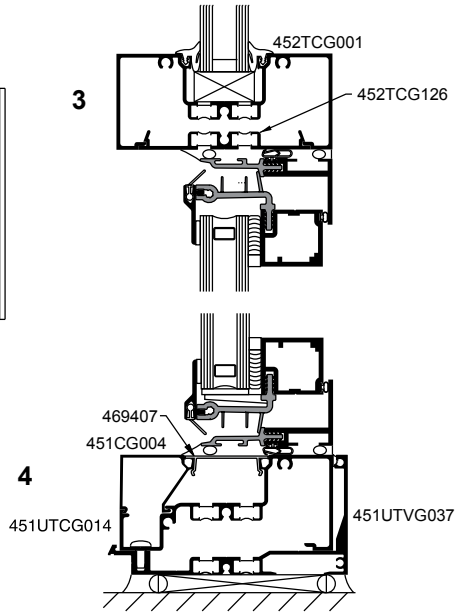
OUTSWING CASEMENT VERTICAL SECTION



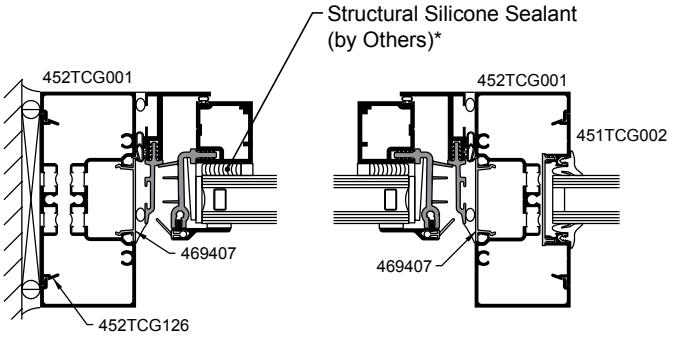


ELEVATION IS NUMBER KEYED TO DETAILS

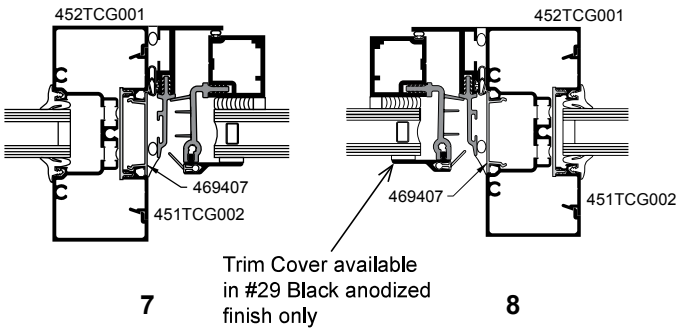
PROJECT-OUT VERTICAL SECTION



OUTSWING CASEMENT HORIZONTAL SECTION



PROJECT-OUT HORIZONTAL SECTION



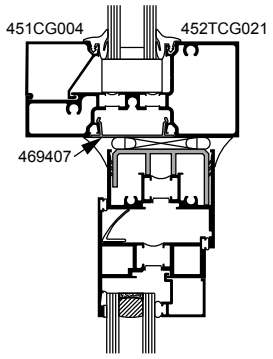
NOTE: Black spacer is recommended when 1" (25.4) insulating glass is used.

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

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

PROJECT-OUT VERTICAL SECTION

1



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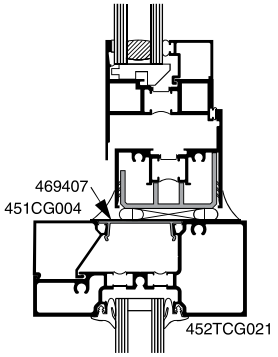
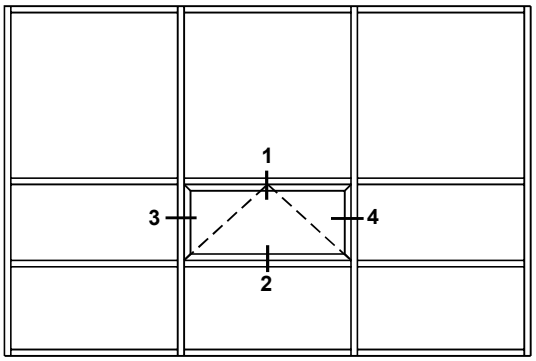
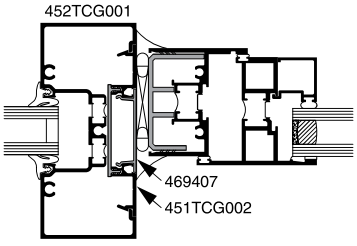


8225TL THERMAL WINDOWS SHOWN
NOTE: OTHER VENT TYPES CAN BE ACCOMMODATED, CONSULT YOUR KAWNEER REPRESENTATIVE FOR OTHER OPTIONS



ELEVATION IS NUMBER KEYED TO DETAILS

PROJECT-OUT HORIZONTAL SECTION



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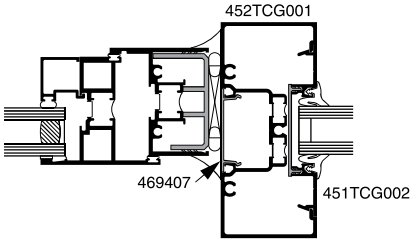


4

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.

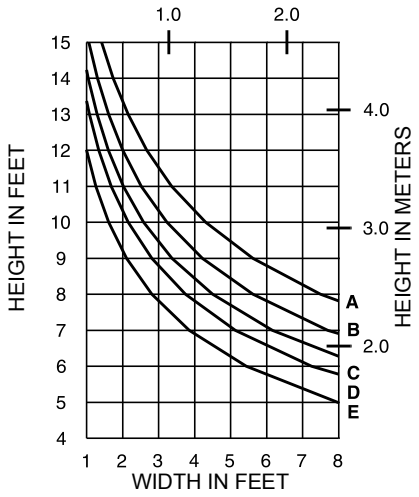
If the end reaction of the mullion [mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two] is more than 500 lbs., the optional Mullion Anchors must be used. Consult Application Engineering. *(Mullion Anchor not used with Lightweight Receptor.)*

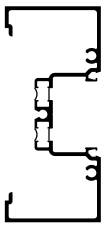
DEADLOAD CHARTS

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.

	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)

WITH HORIZONTALS

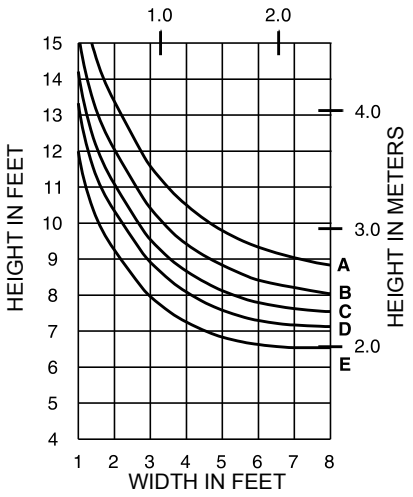




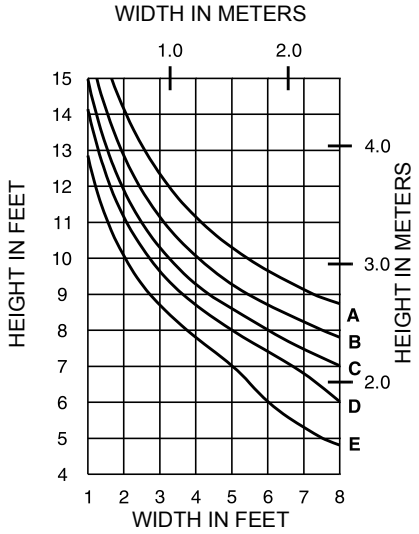
452TCG001

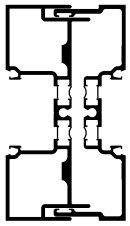
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

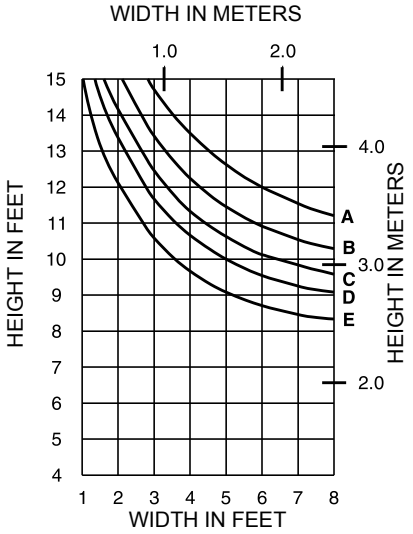




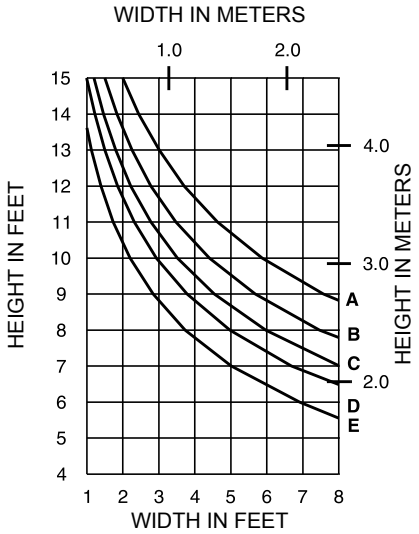
452TCG010 / 452TCG540

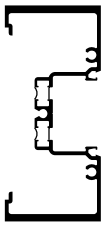
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

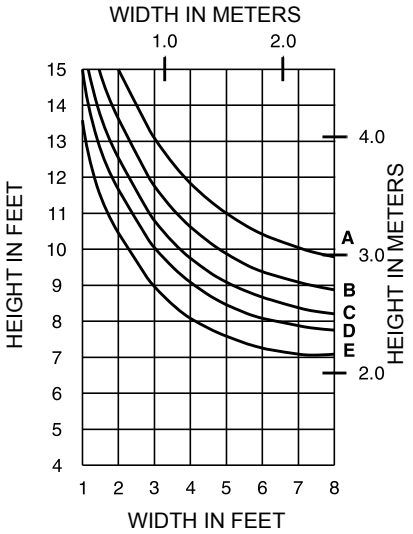




452TCG012

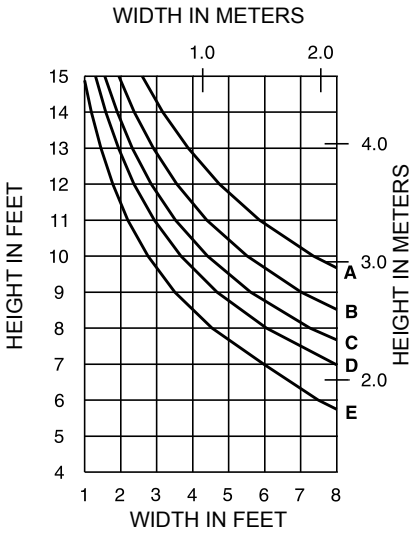
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

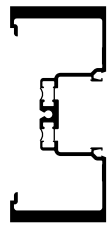
WITHOUT HORIZONTALS



	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)

WITH HORIZONTALS

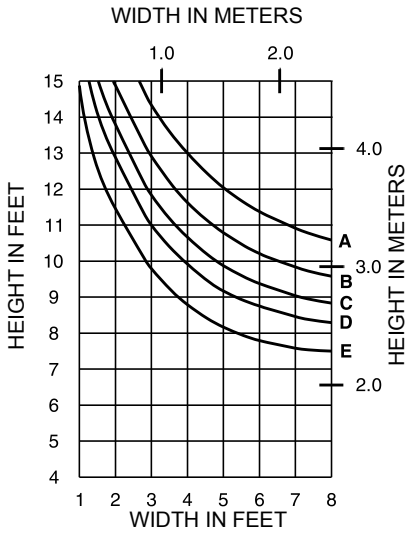




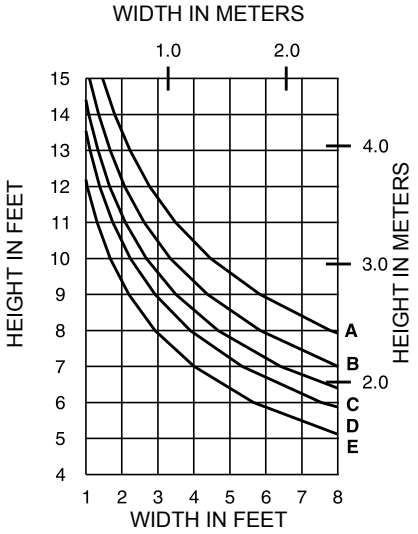
452TCG013

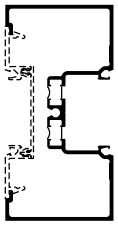
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

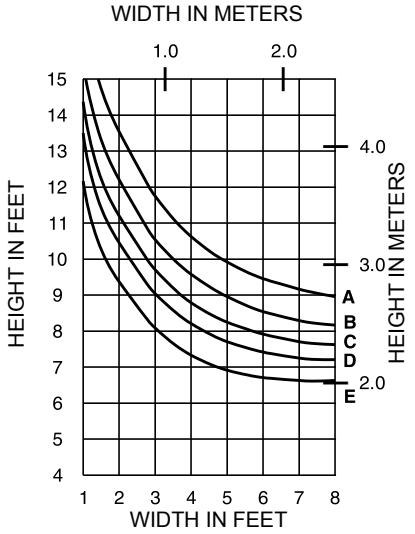




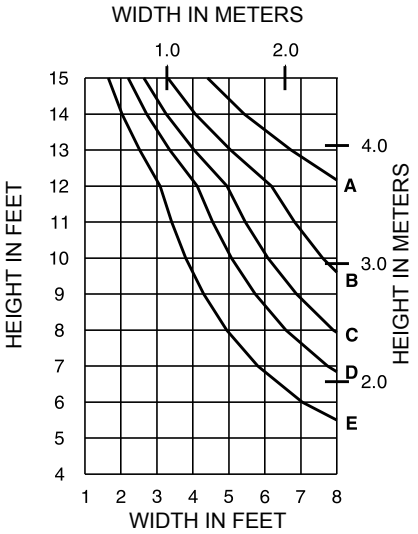
452TCG112

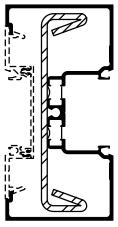
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

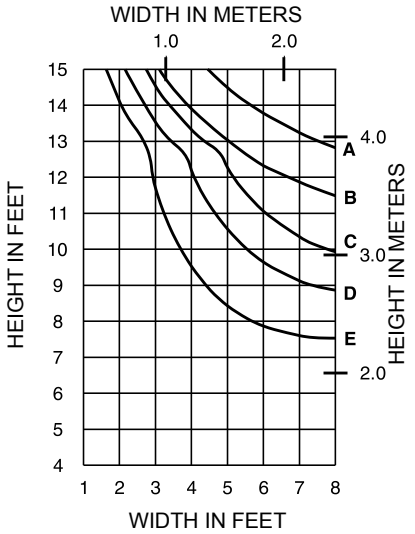




452TCG112
with 450110 STEEL

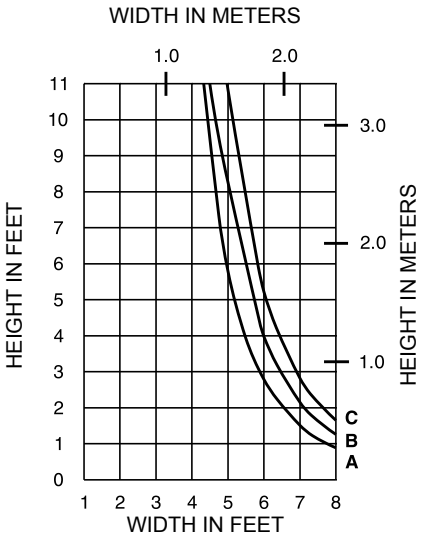
WINDLOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-8 AND AAMA 505

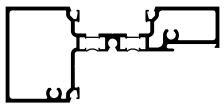
WITHOUT HORIZONTALS



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

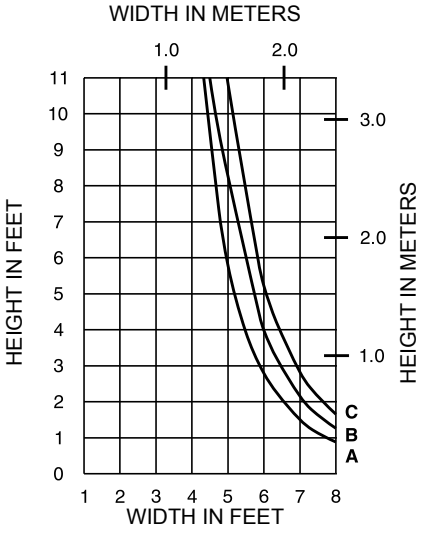
WITH HORIZONTALS

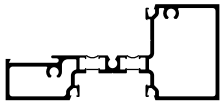




452TCG011

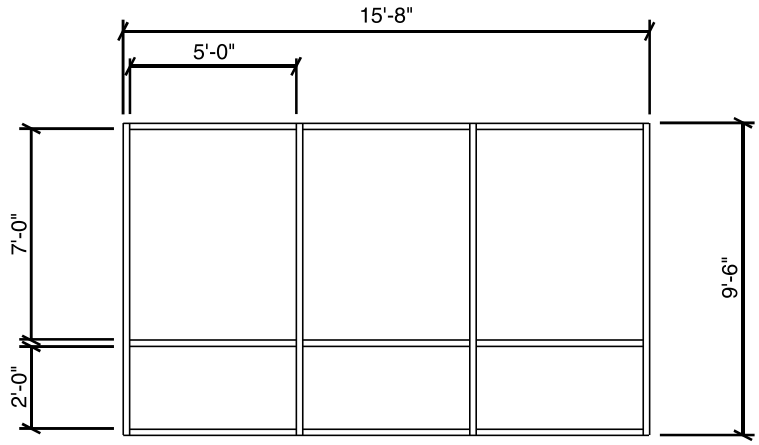
WITH HORIZONTALS





452TCG021

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



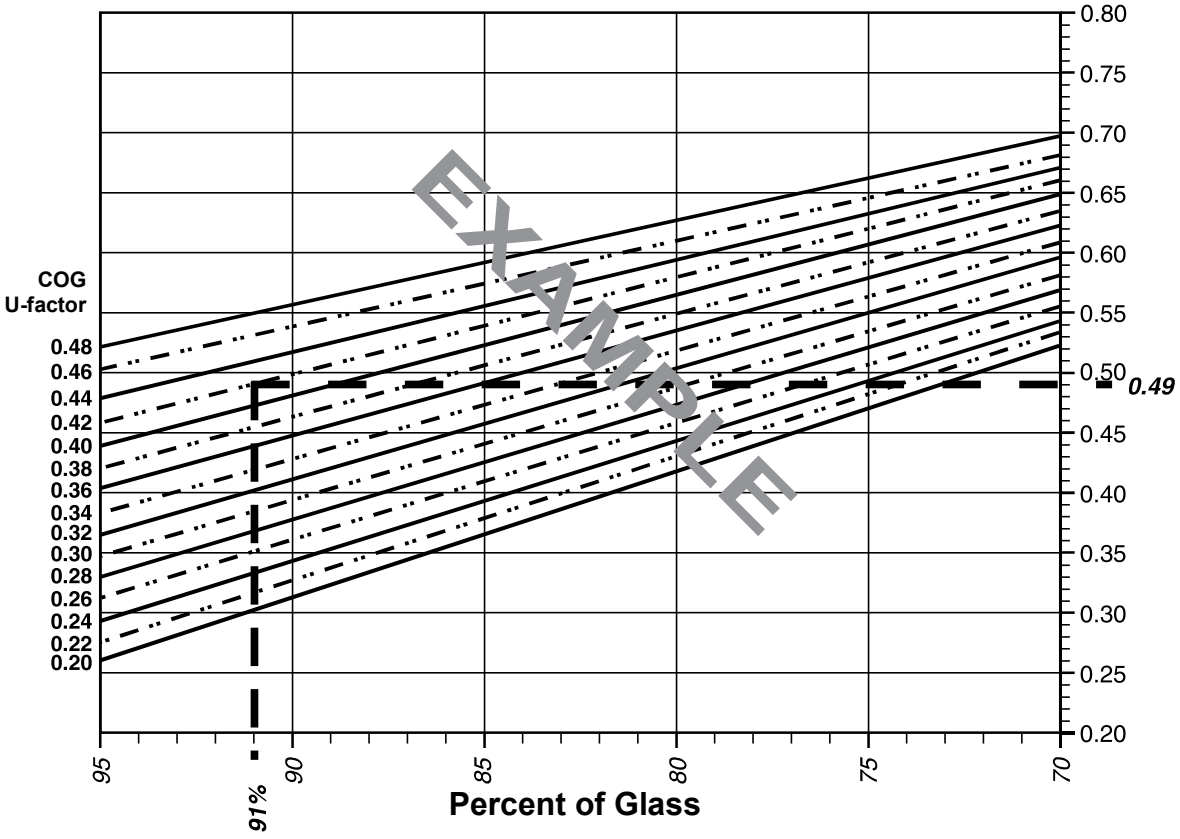
Example Glass U-factor = 0.42 Btu/hr·ft²·ºF

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%

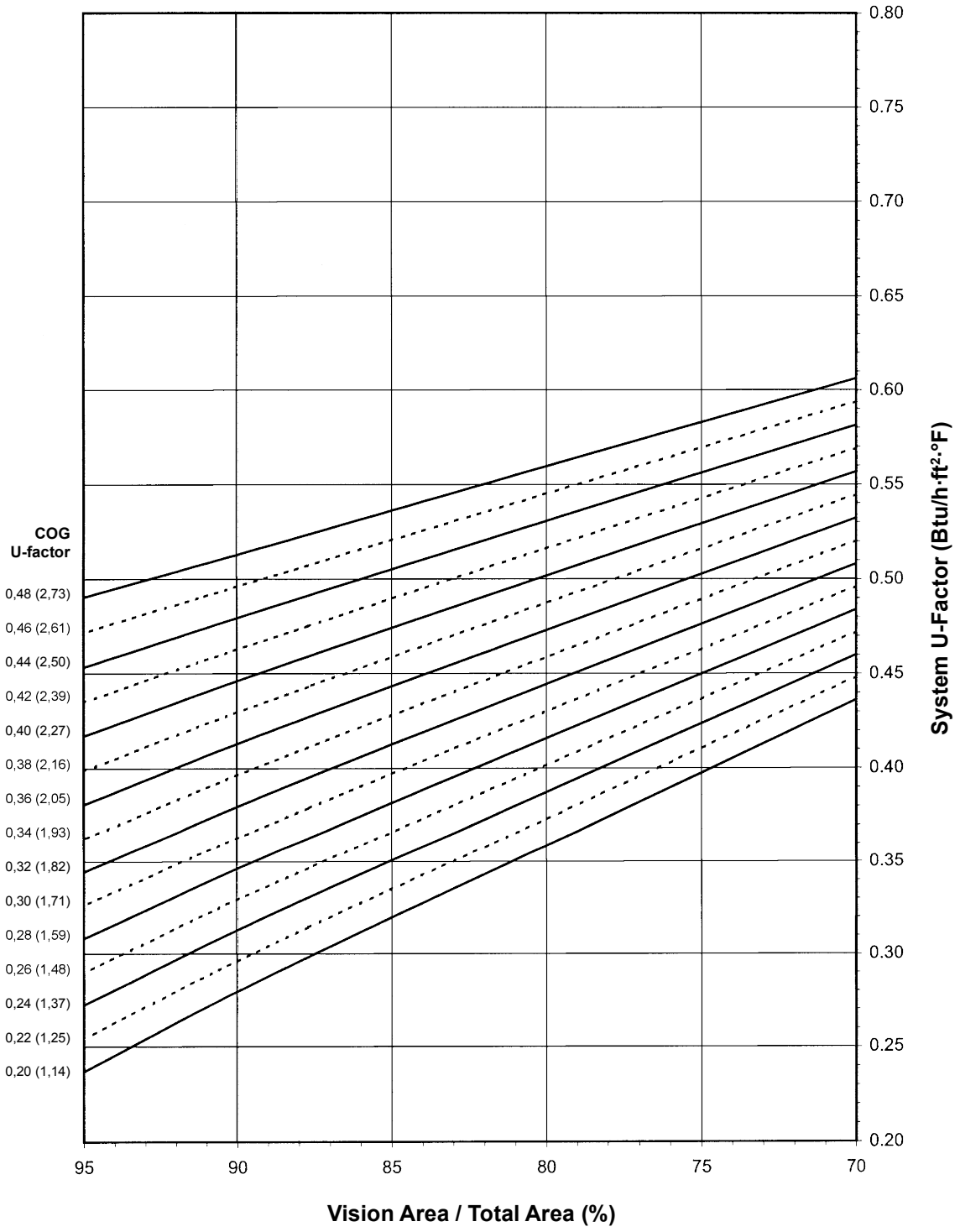
System U-factor vs Percent of Glass Area

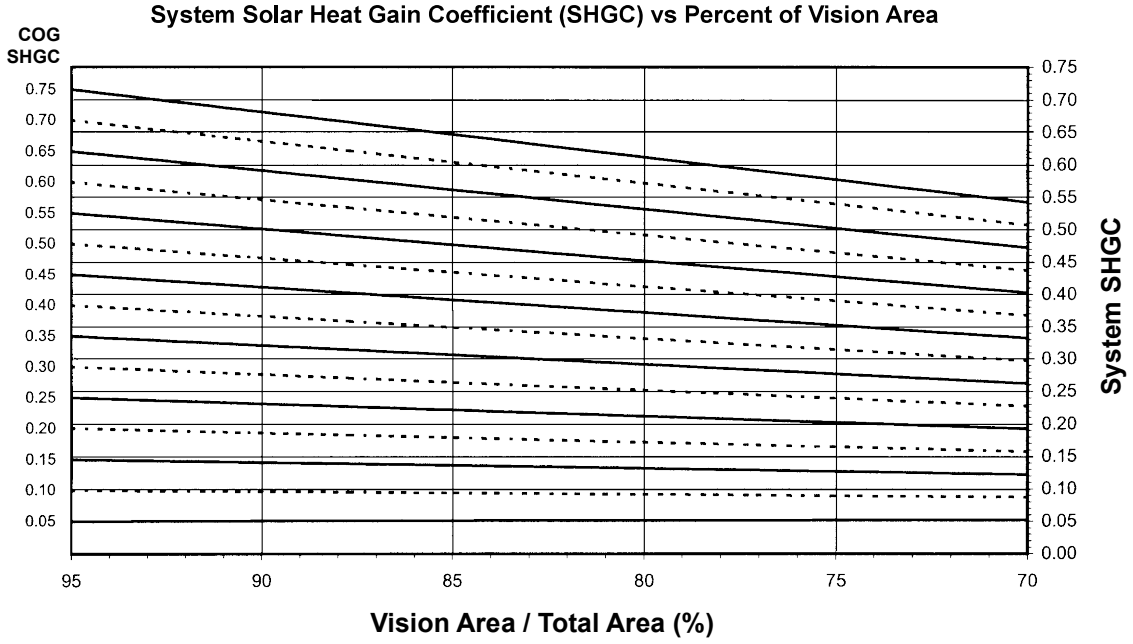


Based on 91% glass and center of glass (COG) U-factor of 0.42
System U-factor is equal to 0.49 Btu/hr x ft² x ºF

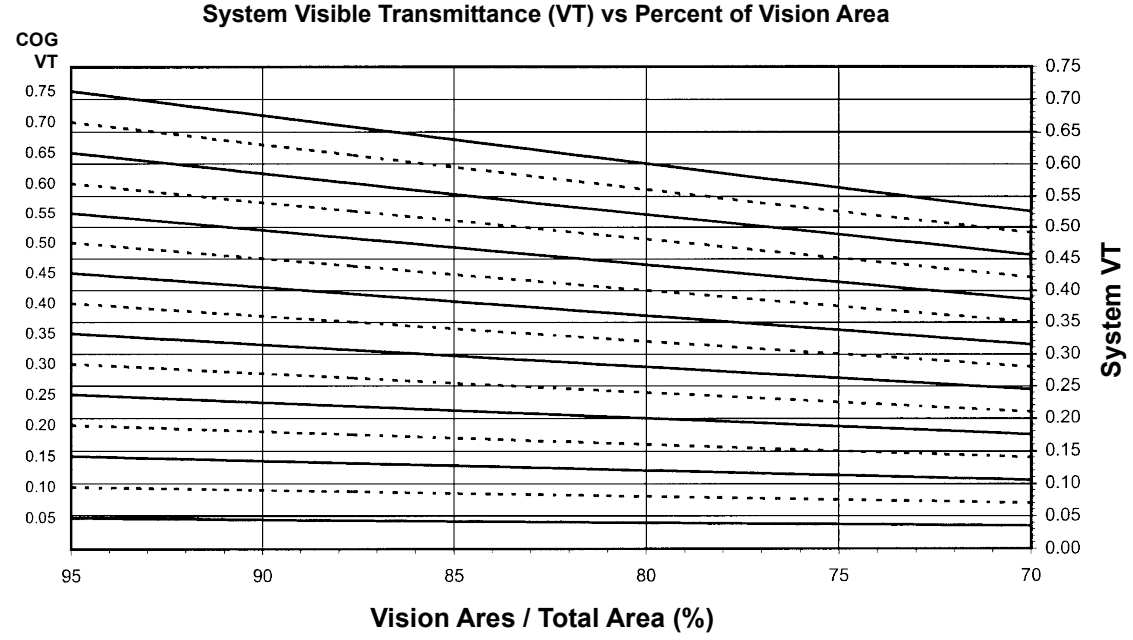
Note:
Values in parentheses are metric.
COG=Center of Glass.
Charts are generated per AAMA 507.

System U-Factor for Vision Glass





Charts are generated per AAMA 507.



Charts are generated per AAMA 507.

Trifab™ 451UT

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

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]

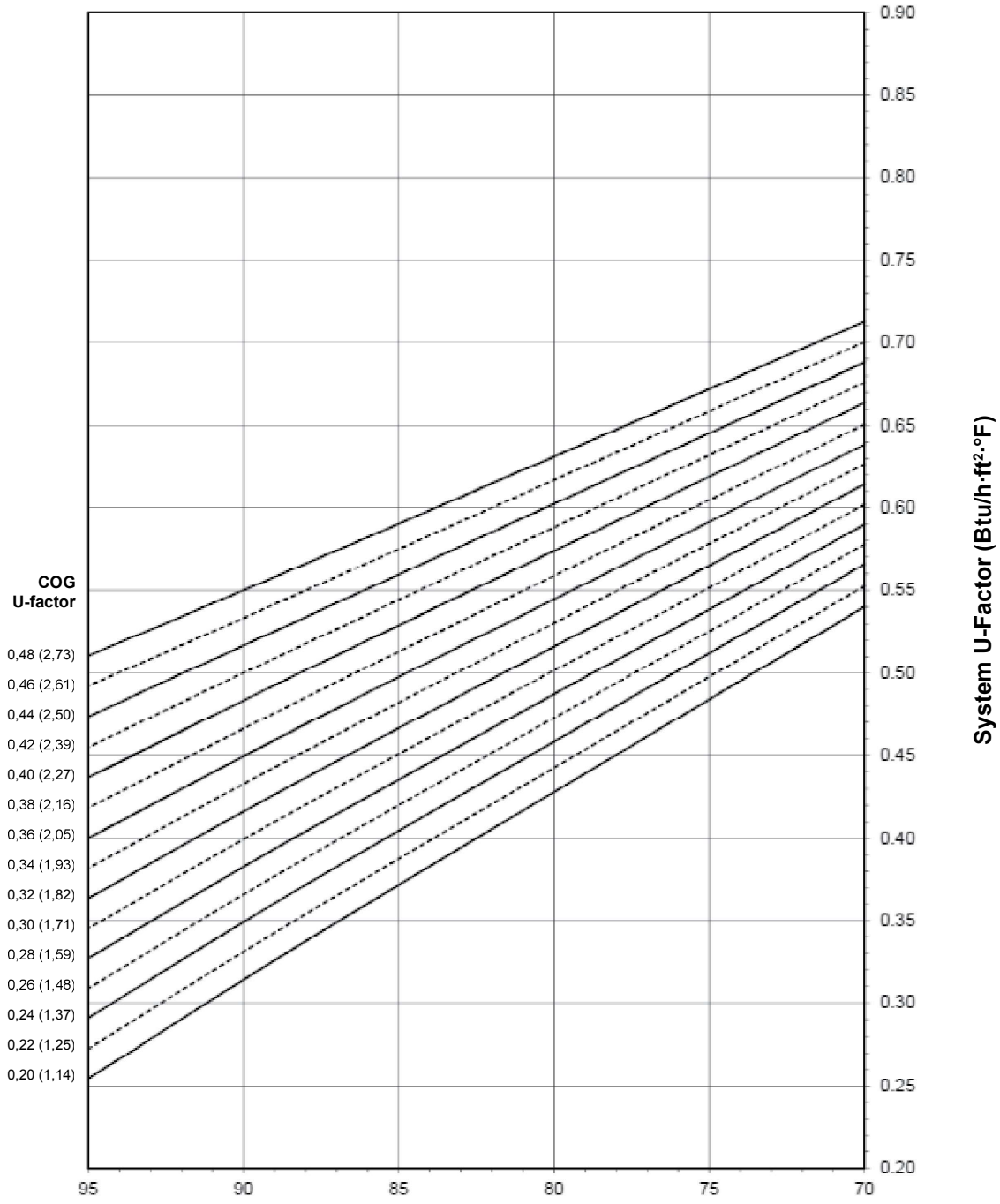
Glass SHGC [3]	Overall SHGC [4]
0.75	0.66
0.70	0.62
0.65	0.58
0.60	0.53
0.55	0.49
0.50	0.45
0.45	0.40
0.40	0.36
0.35	0.31
0.30	0.27
0.25	0.23
0.20	0.18
0.15	0.14
0.10	0.09
0.05	0.05

Visible Transmittance [2]

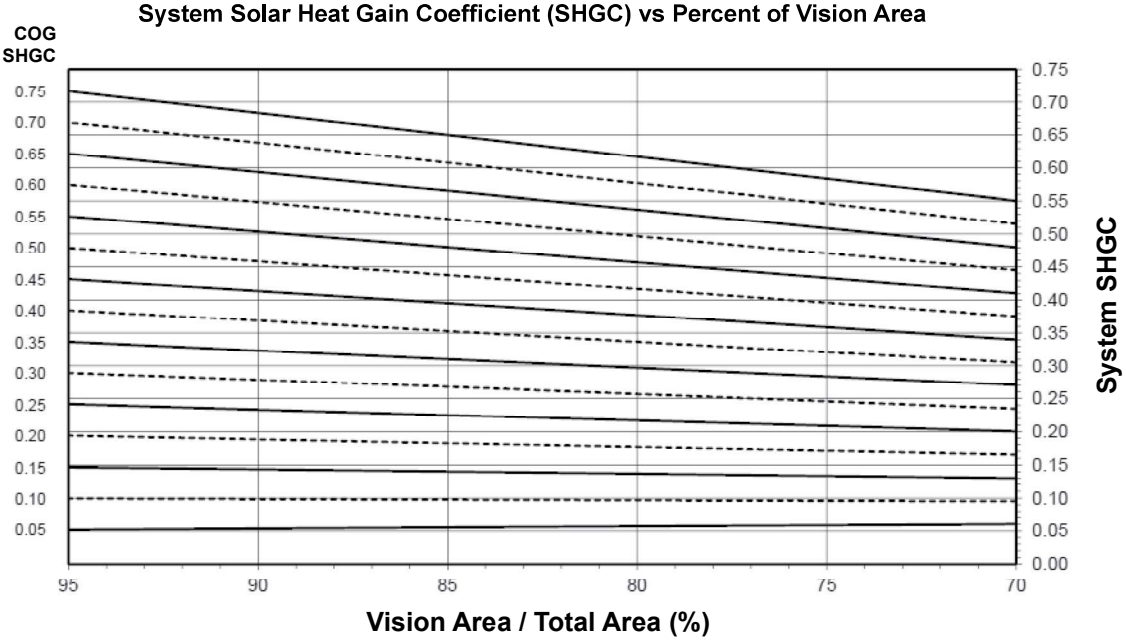
Glass VT [3]	Overall VT [4]
0.75	0,66
0.70	0,61
0.65	0,57
0.60	0,53
0.55	0,48
0.50	0,44
0.45	0,39
0.40	0,35
0.35	0,31
0.30	0,26
0.25	0,22
0.20	0,18
0.15	0,13
0.10	0,09
0.05	0,04

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

System U-Factor for Vision Glass

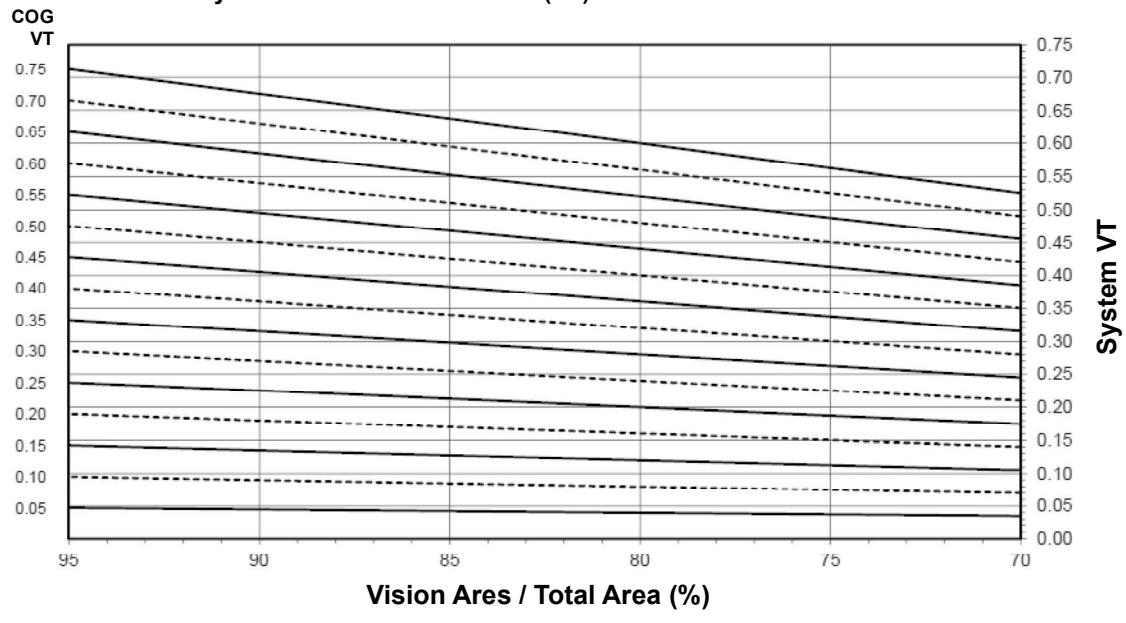


System Solar Heat Gain Coefficient (SHGC) vs Percent of Vision Area



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 • ft [2] • °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

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.

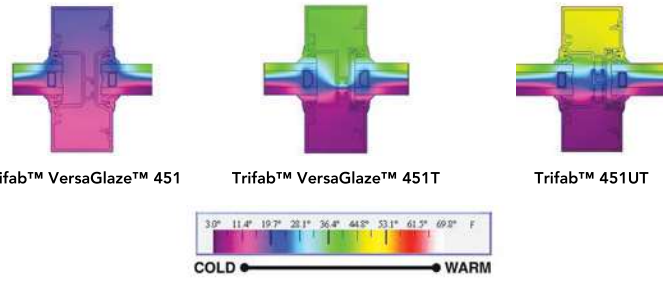
PERFORMANCE

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.)

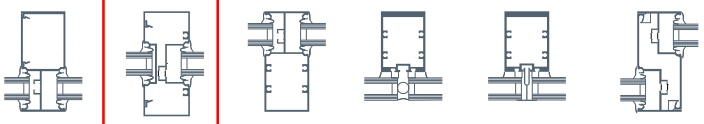
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab™ VersaGlaze™ 451 **Trifab™ VersaGlaze™ 451T** **Trifab™ 451UT**

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



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

250T/350T/500T Insulpour™ Thermal Entrances

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

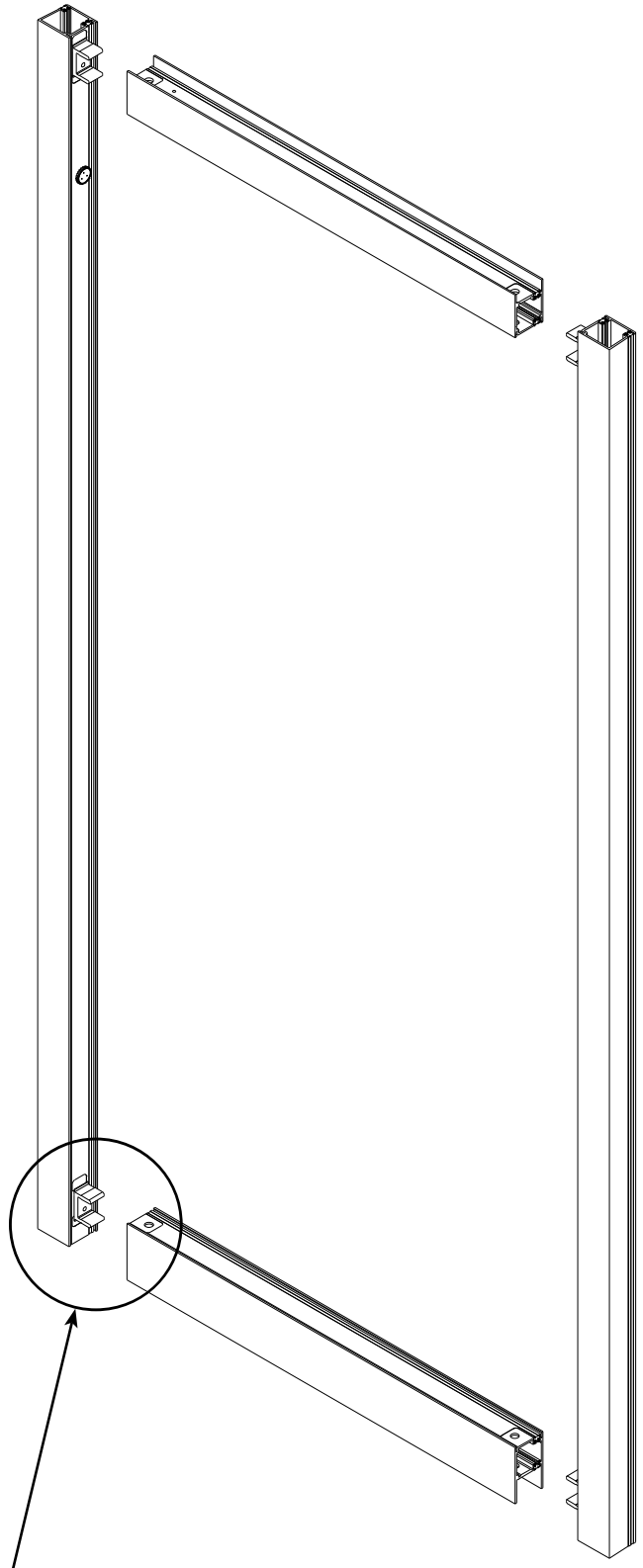
For specific product applications,
Consult your Kawneer representative.

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.

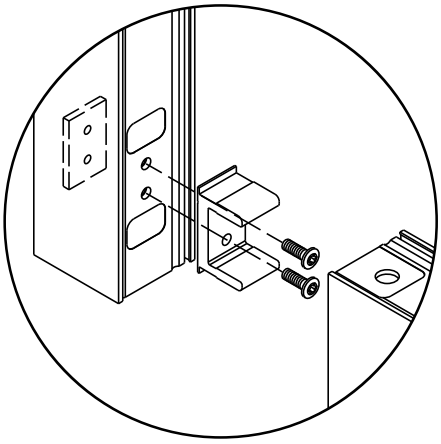
Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses ( ) are millimeters unless otherwise noted.

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

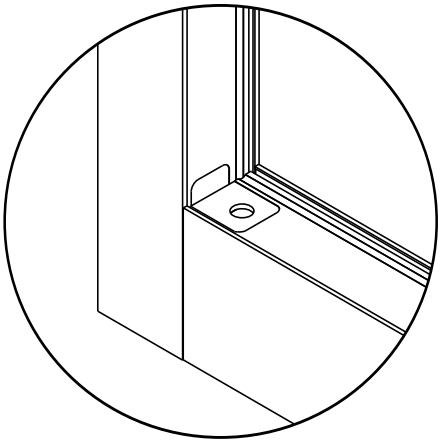
m – meter
cm – centimeter
mm – millimeter
s – second
Pa – pascal
MPa – megapascal



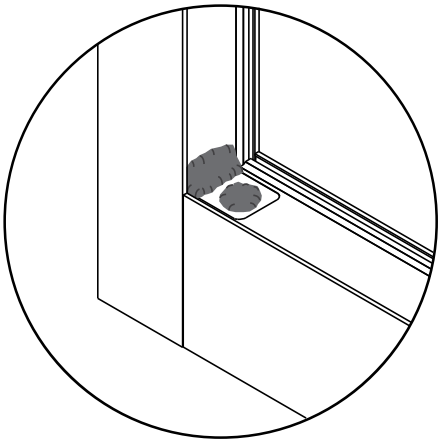
DUAL MOMENT WELDED CORNER CONSTRUCTION



#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.

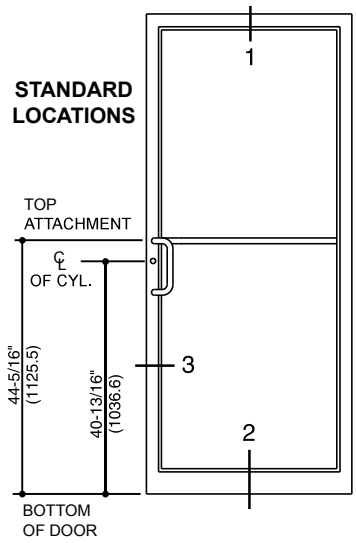
*** An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).**

250T/350T/500T Insulpour™ Thermal Entrances

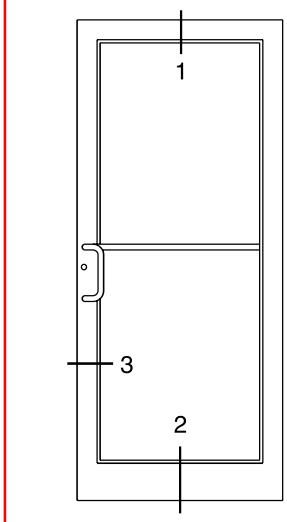
DOOR TYPES/SECTION DIMENSIONS

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

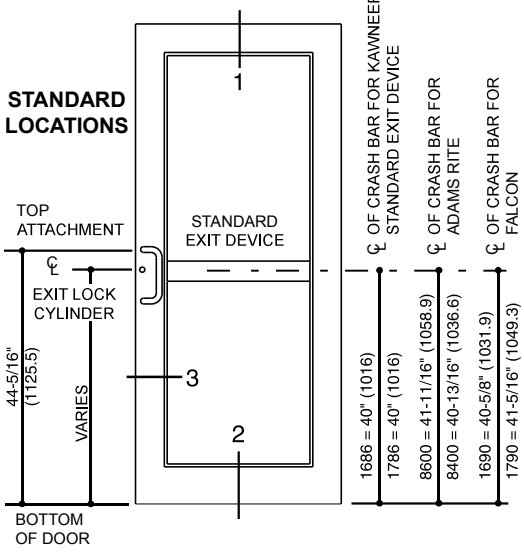
250T NARROW STILE

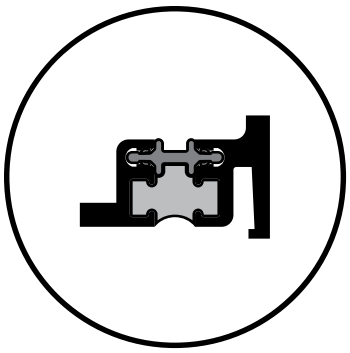


350T MEDIUM STILE

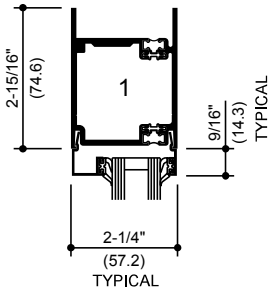


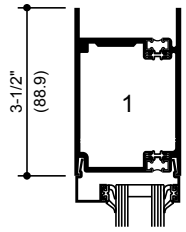
500T WIDE STILE

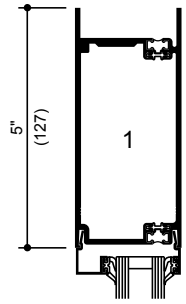


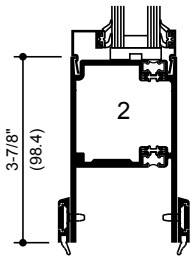


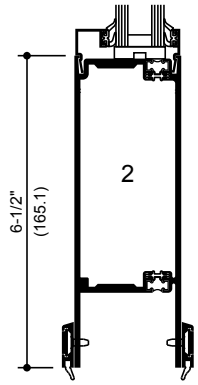
IsoPour™ THERMAL BREAK

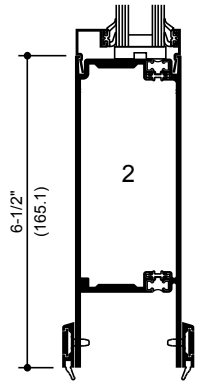


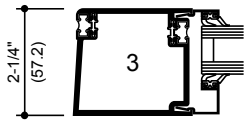




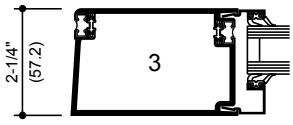








250T NARROW STILE SINGLE ACTING

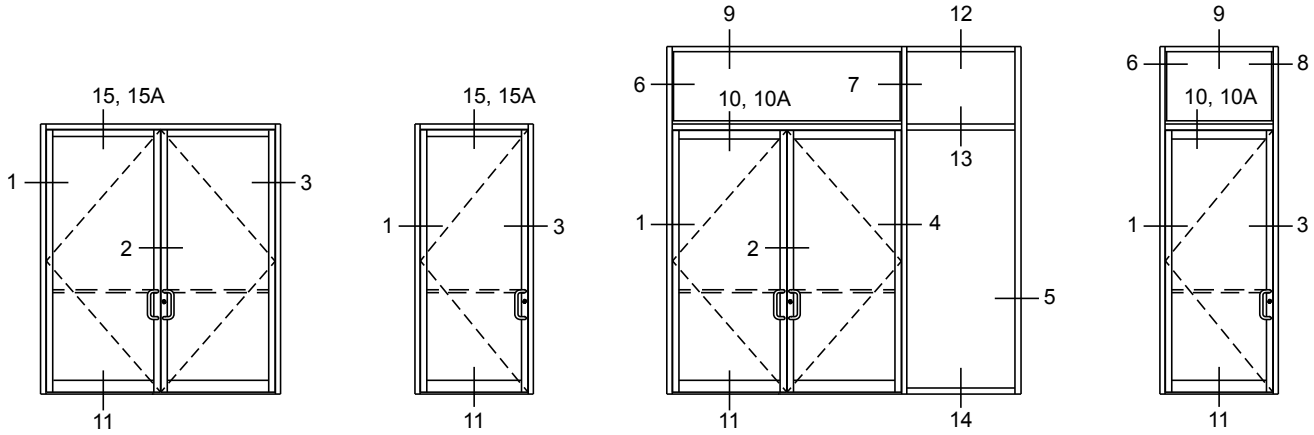


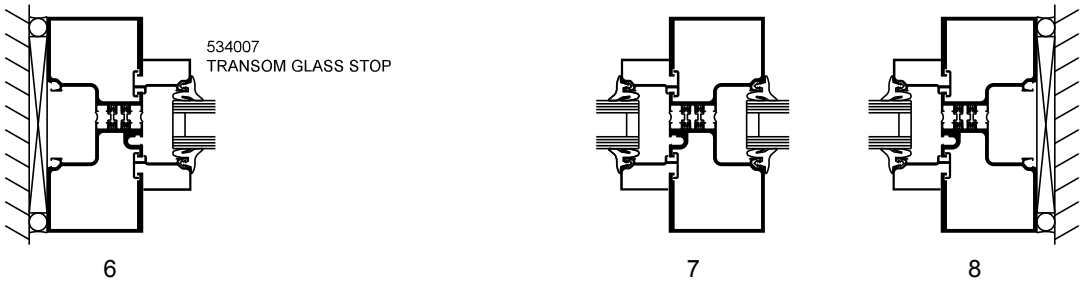
350T MEDIUM STILE SINGLE ACTING

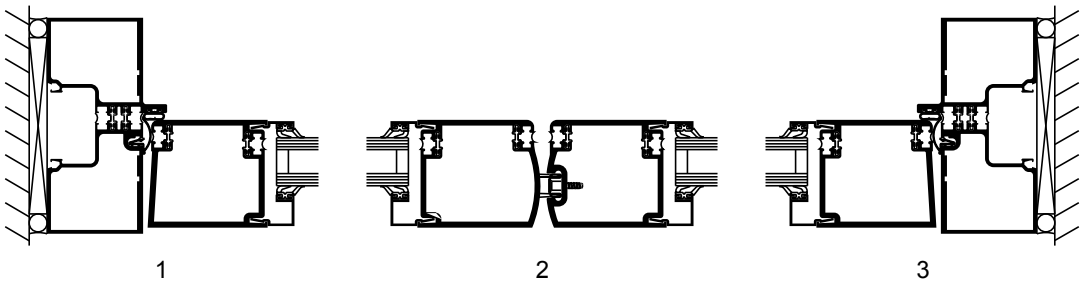
500T WIDE STILE SINGLE ACTING

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

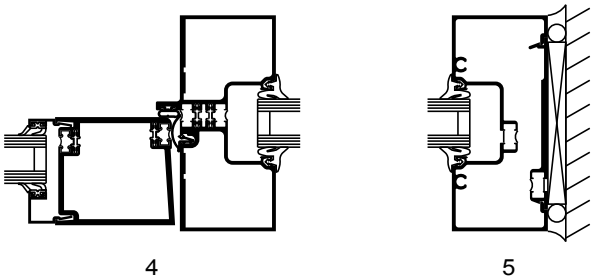
NOTE:
1. SERIES 250T NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350T DOORS AND WIDE STILE 500T DOORS ALSO MAY BE USED.
2. TRIFAB™ VG 451T CENTER, 2" x 4-1/2" (50.8 x 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED.



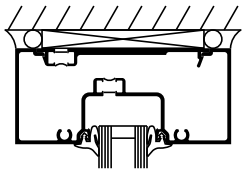




SINGLE ACTING DOORS



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



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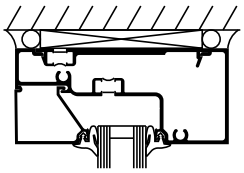
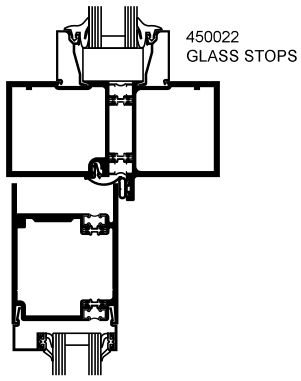


12

SINGLE ACTING DOORS



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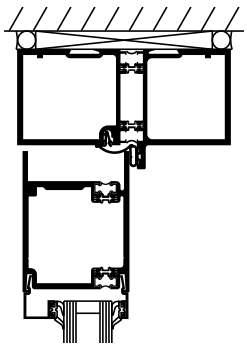

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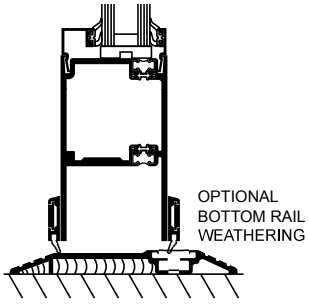
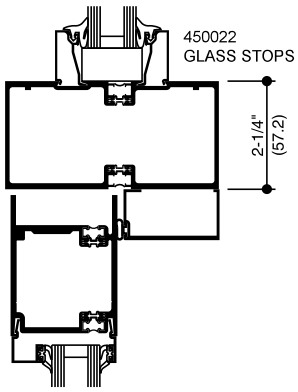


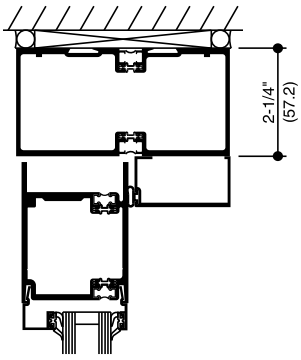
11

SURFACE OVERHEAD CLOSER

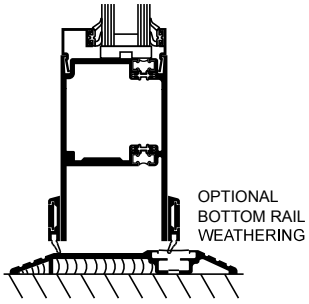
COC WITH SINGLE ACTING OFFSET ARM



10A

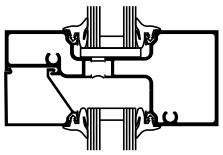


15A

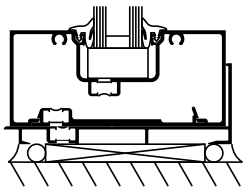


11

CONSEALED OVERHEAD CLOSER



13



14

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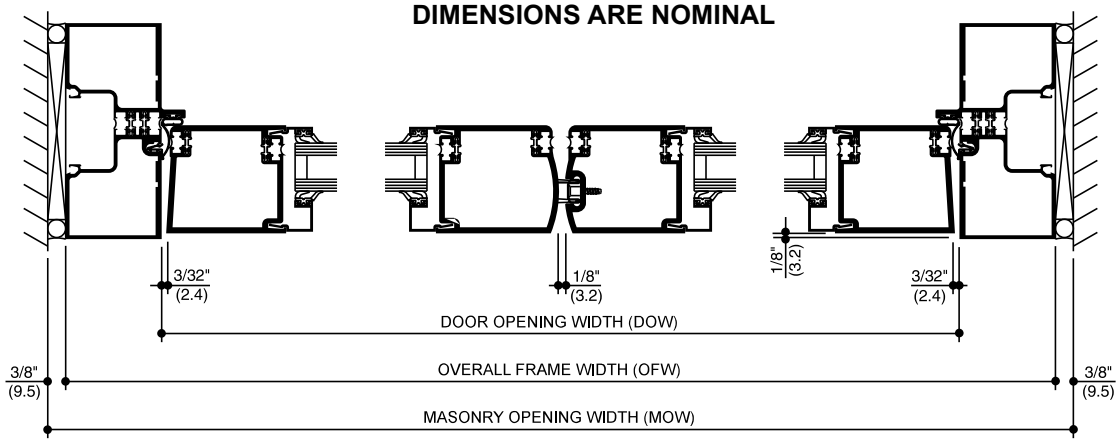
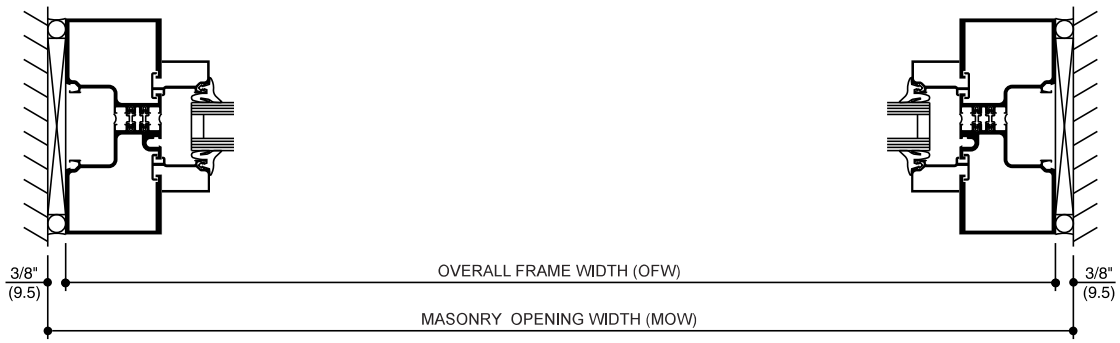
Additional information and CAD details are available at www.kawneer.com

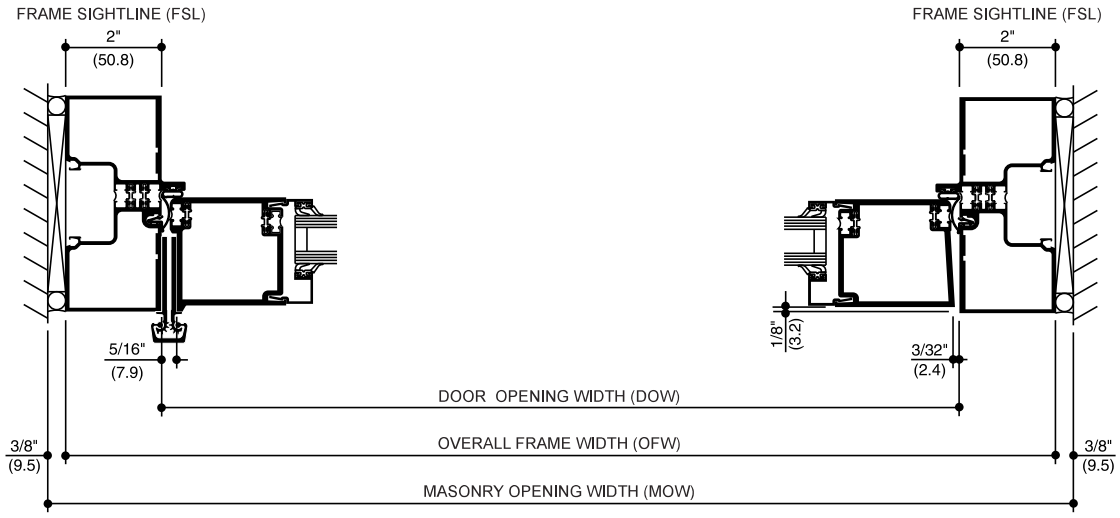
DIMENSIONS ARE NOMINAL



SINGLE ACTING DOORS



TRANSOM JAMBS



CONTINUOUS HINGE JAMB

STANDARD SIZES (TRIFAB™ VG 451T CENTER FRAMES)

WITH AND WITHOUT TRANSOM

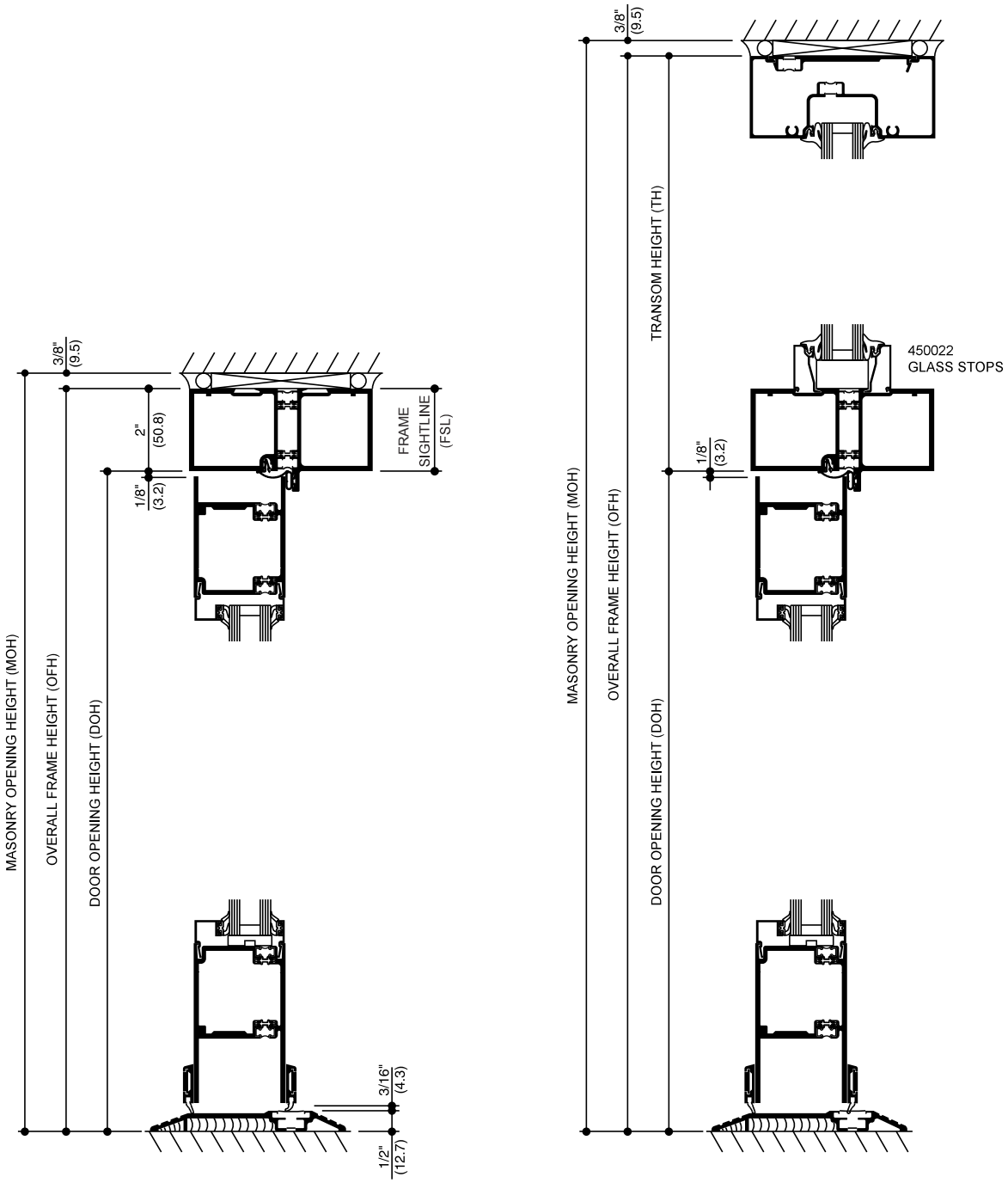
Door Opening Dimension (DOW)		**Overall Frame Dimension** (OFW)		**Masonry Opening Dimension** (MOW)	
3' 0"	(914)	3' 4"	(1,016)	3' 4-3/4"	(1,035)
3' 6"	(1,067)	3' 10"	(1,168)	3' 10-3/4"	(1,187)
6' 0"	(1,829)	6' 4"	(1,930)	6' 4-3/4"	(1,949)

WITH AND WITHOUT TRANSOM

OFW = DOW + 2 FSL

MOW = OFW + 3/4"

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



STANDARD SIZES (TRIFAB™ VG 451T CENTER FRAMES)

WITHOUT TRANSOM

Door Opening Dimension (DOH)		**Overall Frame Dimension** (OFH)		**Masonry Opening Dimension** (MOH)	
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)
7' 0"	(2,134)	7' 2"	(2,184)	7' 2-3/8"	(2,194)

WITHOUT TRANSOM

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

WITH TRANSOM

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

	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).

	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	**Kawneer 1686 Concealed Rod Exit Device** with or without a mortised type cylinder. **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.	Kawneer 1686 MEL Concealed Rod Exit Device electric modification is available. Kawneer 1786 MEL Rim Exit Device electric modification is available. Kawneer 1686 CD Concealed Rod Exit Device available with cylinder dogging. Kawneer 1786 CD Rim Exit Device available with cylinder dogging. Kawneer 1686 Lever Handle is available for the Kawneer 1686 concealed rod exit device. Kawneer 1786 Lever Handle is available for the Kawneer 1786 rim type exit device. Falcon 1690 Concealed Rod Exit Device with or without a mortised type cylinder. Falcon 1790 Rim Exit Device is a rim type exit device with or without a rim type cylinder. Falcon EL 1690 electric modification is also available. Falcon EL 1790 electric modification is also available Falcon 1990 is a concealed rod exit device with or without a rim type cylinder. 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. Falcon HH1690 Conc. Rod Exit Device (EL option) Von Duprin 9947 Concealed Rod Exit Device Von Duprin HH9947 Concealed Rod Exit Device Von Duprin 3347A Concealed Vertical Rod Exit Device Von Duprin 99 XP Rim Device Corbin Russwin ED5200SA Rim Device Adams-Rite 8600 Concealed Rod Exit Device. Adams-Rite 8400 Rim Exit Device.
	Exit Device Pulls: Architects Classic CO-9 Pull with Kawneer 1686 and 1786 exit devices. Architects Classic.	**Optional Exit Device Pulls:** Architects Classic CO-12 Pull with Kawneer 1686 and 1786 exit devices.

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.

Hurricane Resistant Product

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.

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:

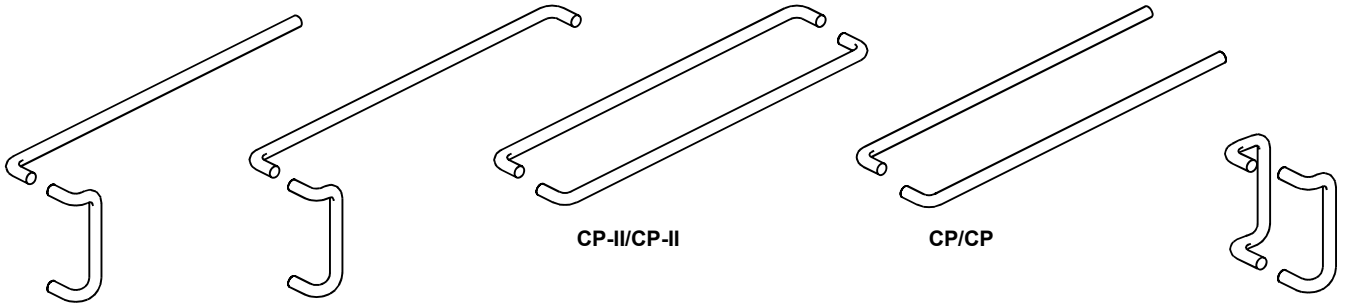
1 - Structural silicone with 0.060 Kuraray or Eastman PVB inter layer.

2 - Door size tested in stock tube. Larger door sizes supported through engineering analysis.

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



CO-9/CP
CO-12/CP

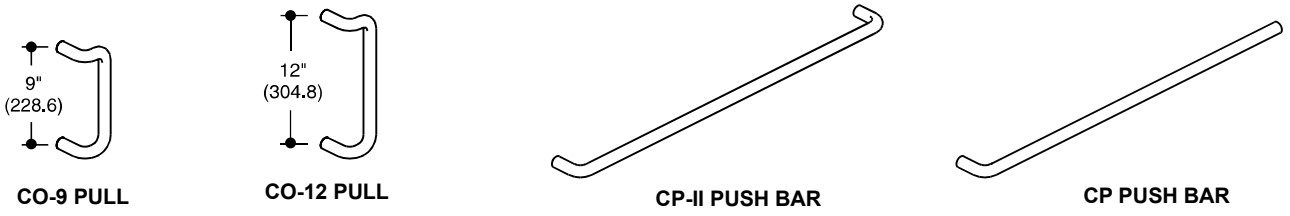
CO-9/CP-II
CO-12 /CP-II

CP-II/CP-II

CP/CP

CO-9/CO-9
CO-12/CO-12

ARCHITECTS CLASSIC (COMPONENTS)



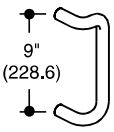
CO-9 PULL

CO-12 PULL

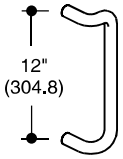
CP-II PUSH BAR

CP PUSH BAR

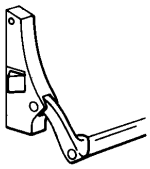
EXIT DEVICES AND PULLS



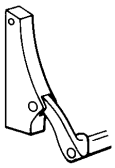
CO-9 PULL



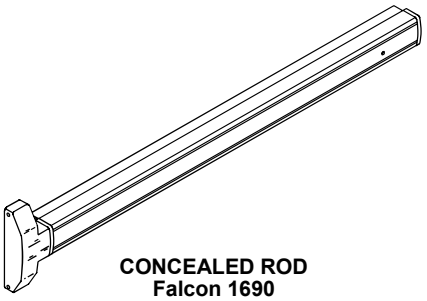
CO-12 PULL



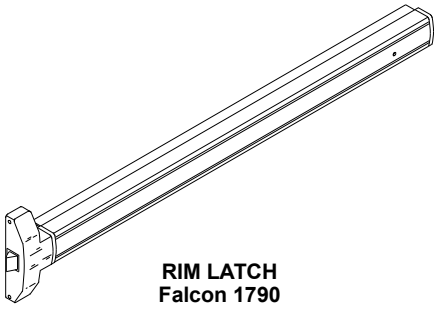
RIM LATCH
Falcon 2090



CONCEALED ROD
Falcon 1990

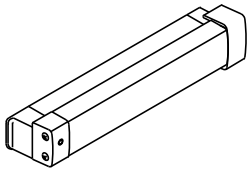


CONCEALED ROD
Falcon 1690
Falcon EL 1690
Falcon HH1690

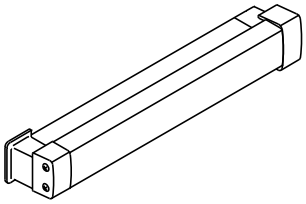


RIM LATCH
Falcon 1790
Falcon EL 1790

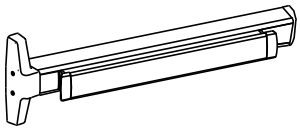
c UL us LISTED



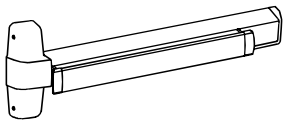
MORTISE EXIT DEVICE
Adams-Rite 8400



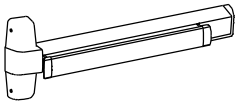
CONCEALED EXIT DEVICE
Adams-Rite 8600



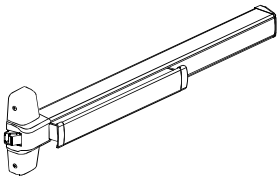
CONCEALED EXIT DEVICE
Von Duprin 3347A



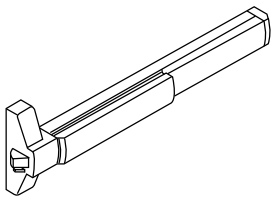
CONCEALED EXIT DEVICE
Von Duprin 9947



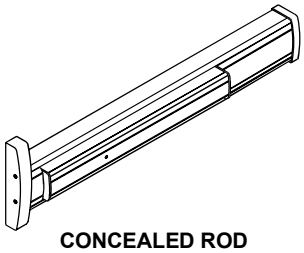
CONCEALED ROD
Von Duprin
9947HH



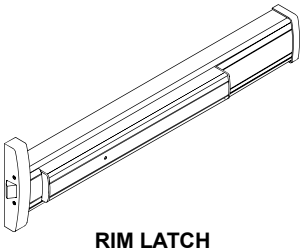
RIM EXIT DEVICE
Von Duprin 99 XP



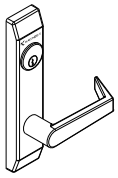
RIM EXIT DEVICE
Corbin Russwin
ED5200S



CONCEALED ROD
Kawneer 1686
Kawneer 1686 MEL
Kawneer 1686 CD



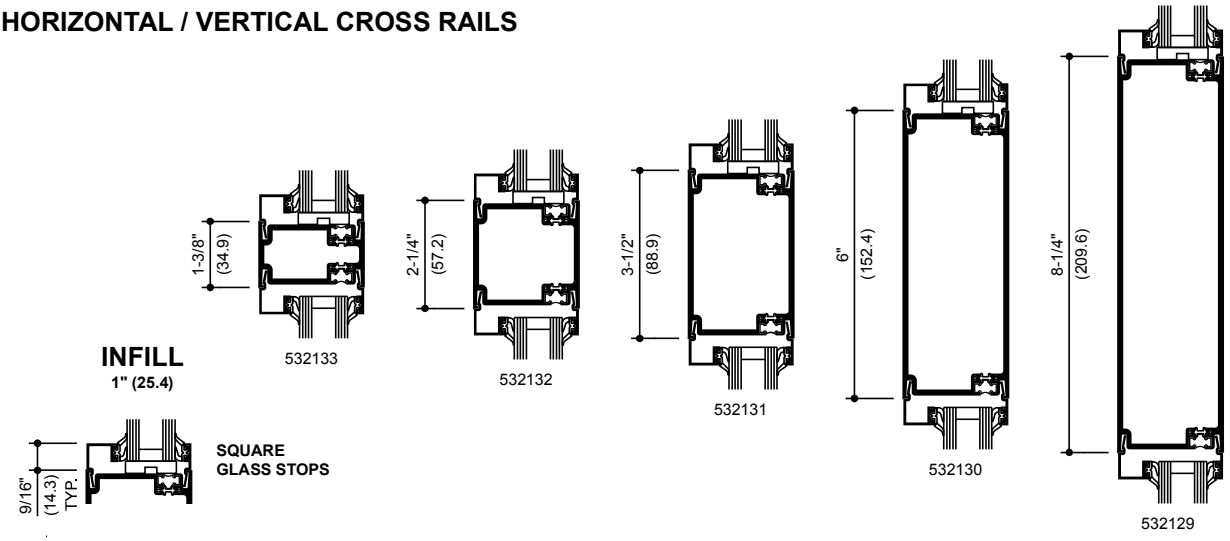
RIM LATCH
Kawneer 1786
Kawneer 1786 MEL
Kawneer 1786 CD



LEVER HANDLE
Kawneer 1686
Kawneer 1786

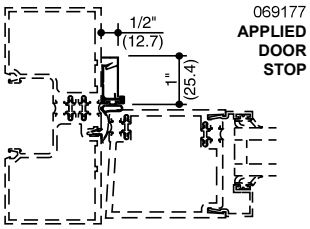
Additional information and CAD details are available at www.kawneer.com

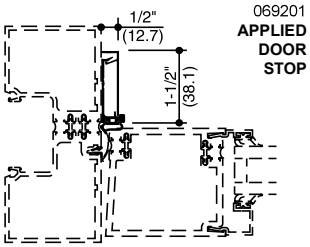
HORIZONTAL / VERTICAL CROSS RAILS



INFILL OPTIONS

ACCESSORY ITEMS

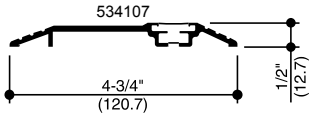




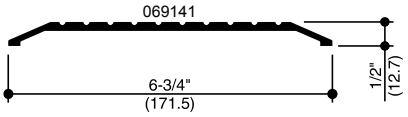
THRESHOLDS

APPLICATION

FOR SINGLE ACTING DOOR

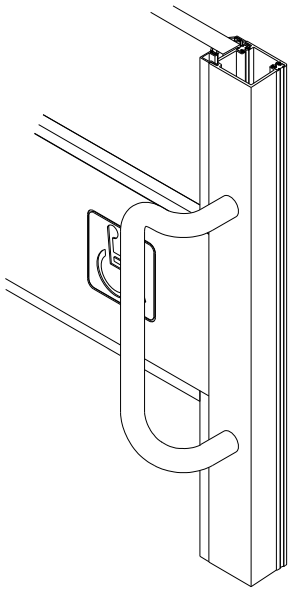


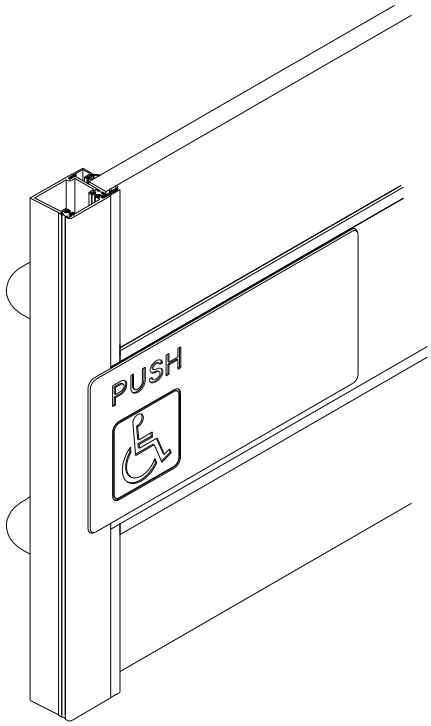
FOR FLOOR CLOSERS



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

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

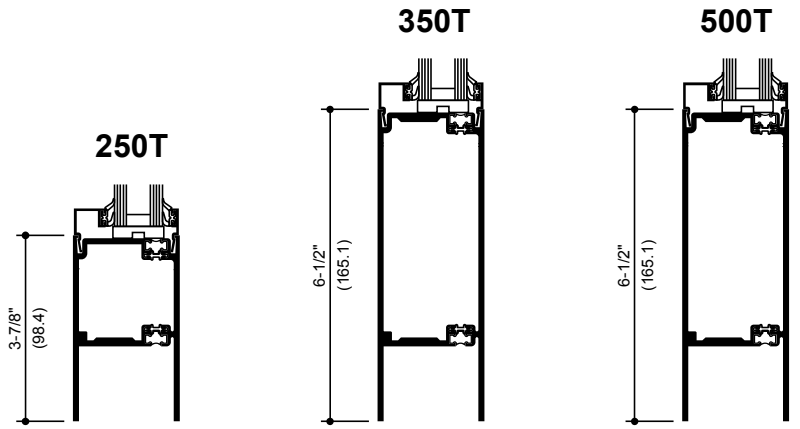
Note: The symbol of access is an adhesive backed decal applied to the surface of the optional cross rail. Letters and symbols on plastic push shield are engraved and filled with white epoxy enamel.

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

STANDARD BOTTOM RAILS

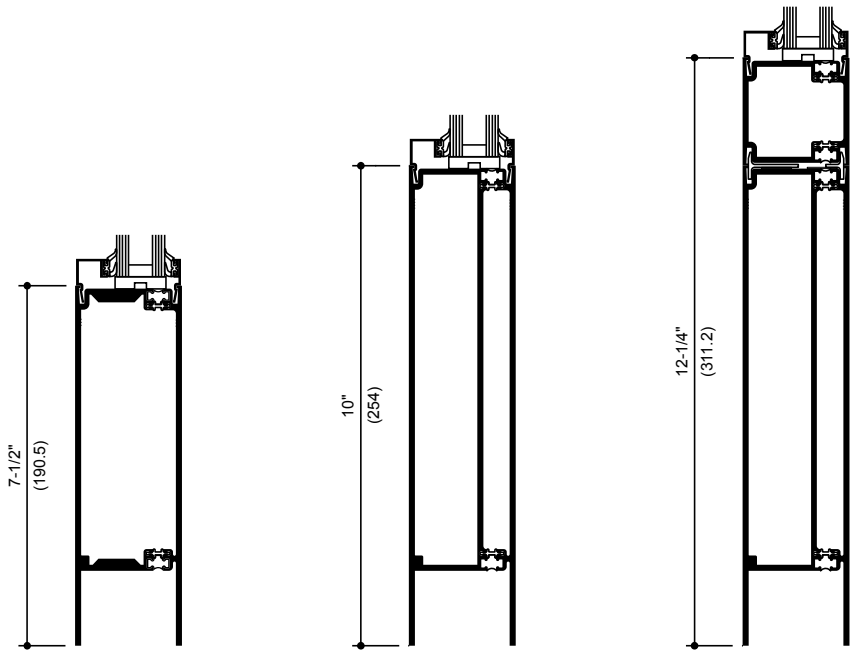
Rail heights shown may be used on 250T, 350T, and 500T doors.

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.



WIND LOAD CHARTS

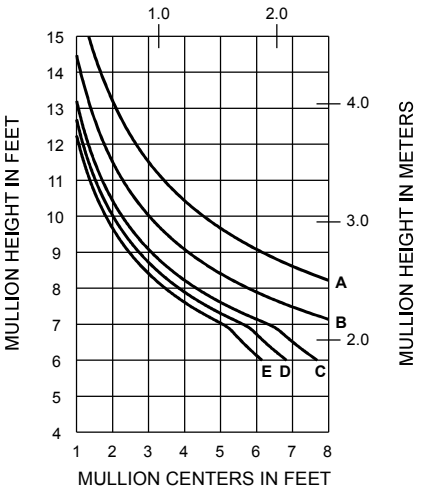
Mullions are designed for deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6". These curves are for mullions WITH HORIZONTALS and are based on engineering calculations for stress and deflection. Allowable wind load stress for ALUMINUM 15,152 psi (104 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.

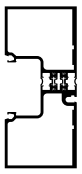
DEADLOAD CHARTS

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.

	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

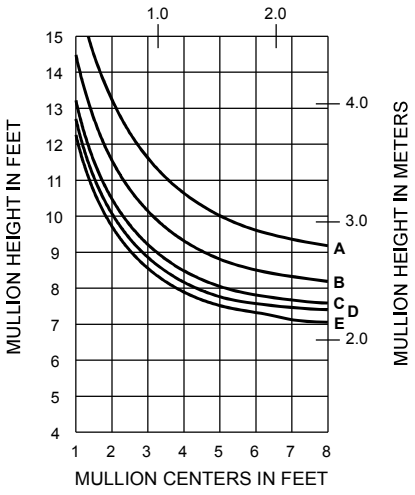




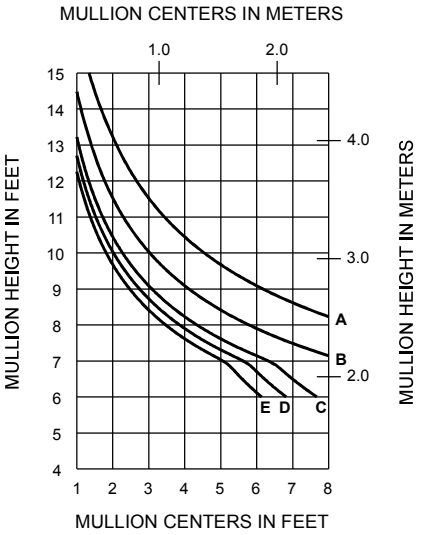
534109

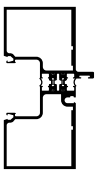
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

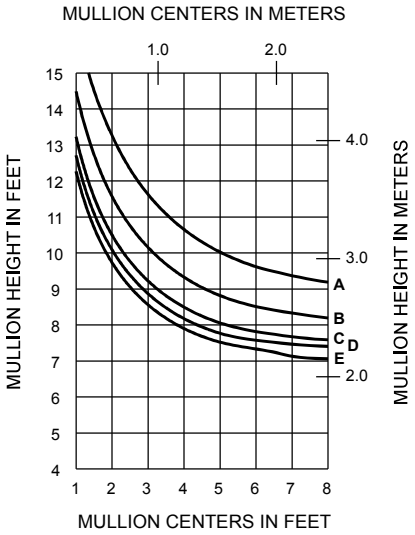




534103

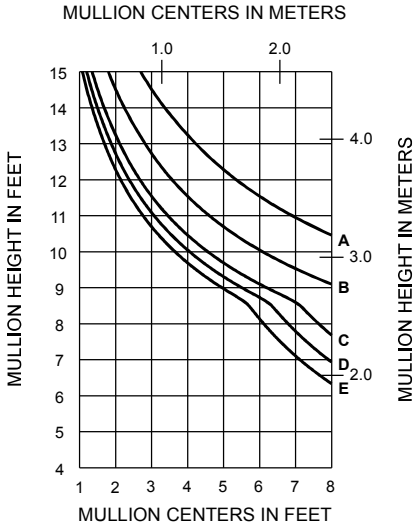
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

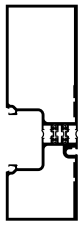
WITHOUT HORIZONTALS



	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

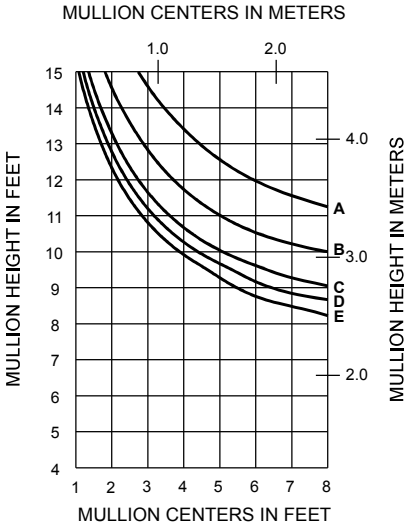




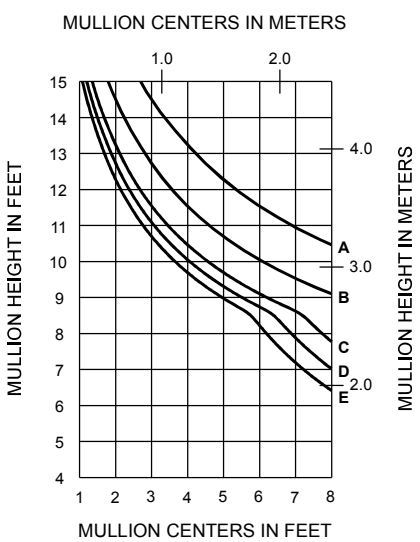
534110

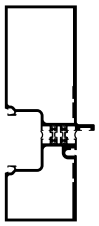
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

WITHOUT HORIZONTALS



WITH HORIZONTALS

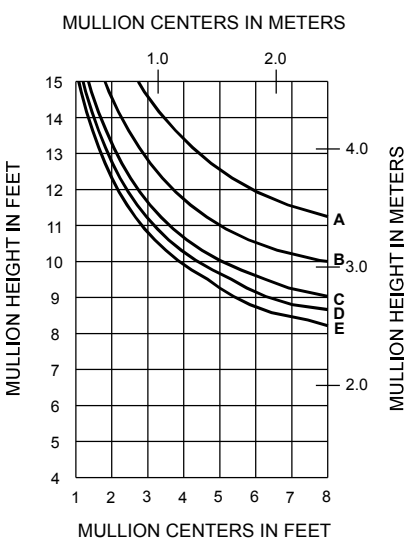




534106

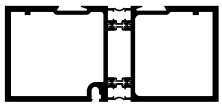
WIND LOAD CHARTS ARE BASED ON COMPOSITE PROPERTIES WHICH ARE CALCULATED IN ACCORDANCE WITH AAMA TIR-A8 AND AAMA 505

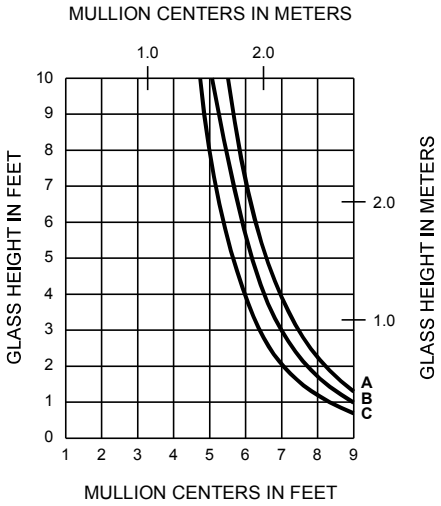
WITHOUT HORIZONTALS



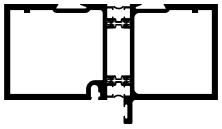
A - 1" GLASS (1/8 POINT LOADING)
B - 1" GLASS (1/6 POINT LOADING)
C - 1" GLASS (1/4 POINT LOADING)

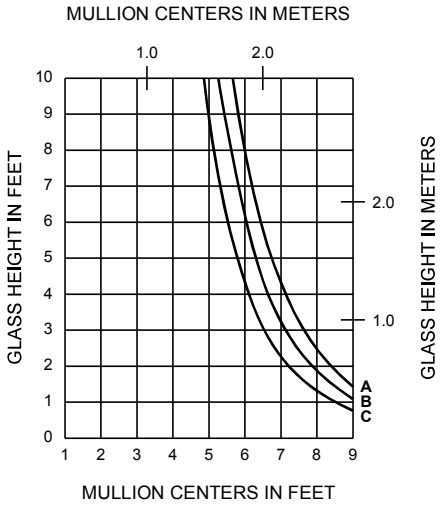
534111





534102





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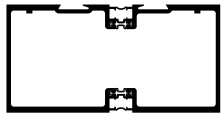

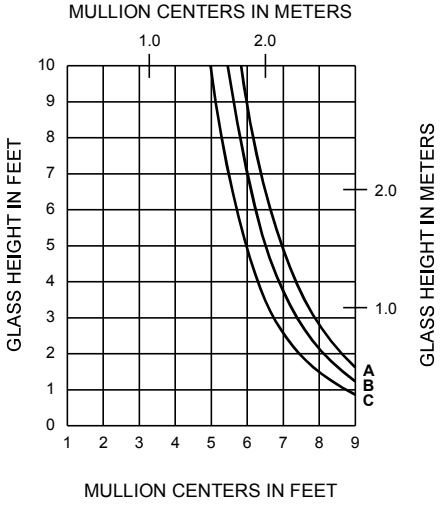

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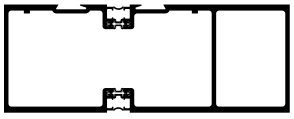
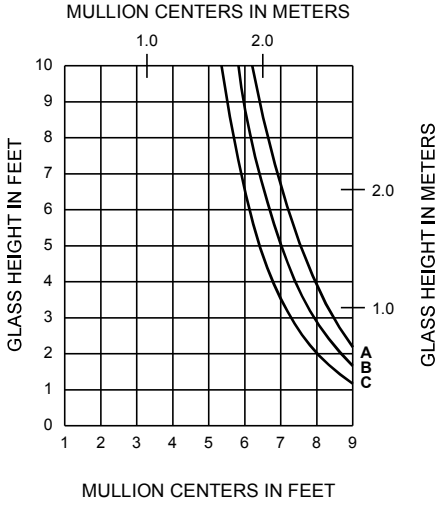
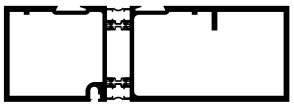
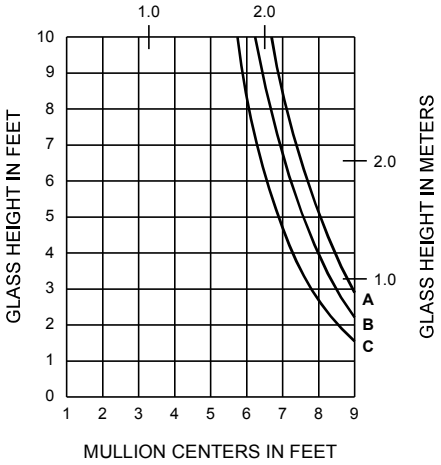




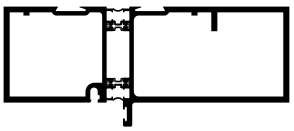
A - 1" GLASS (1/8 POINT LOADING)
B - 1" GLASS (1/6 POINT LOADING)
C - 1" GLASS (1/4 POINT LOADING)

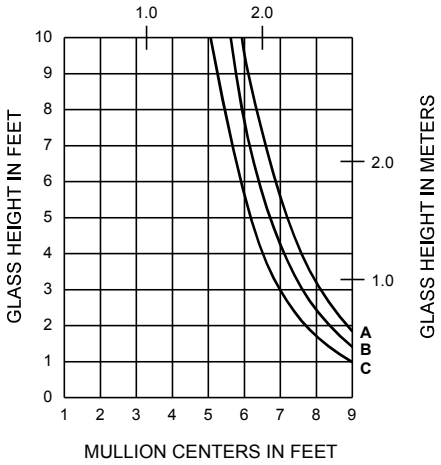
534112



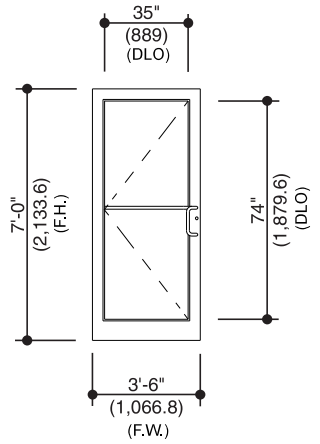


534105





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



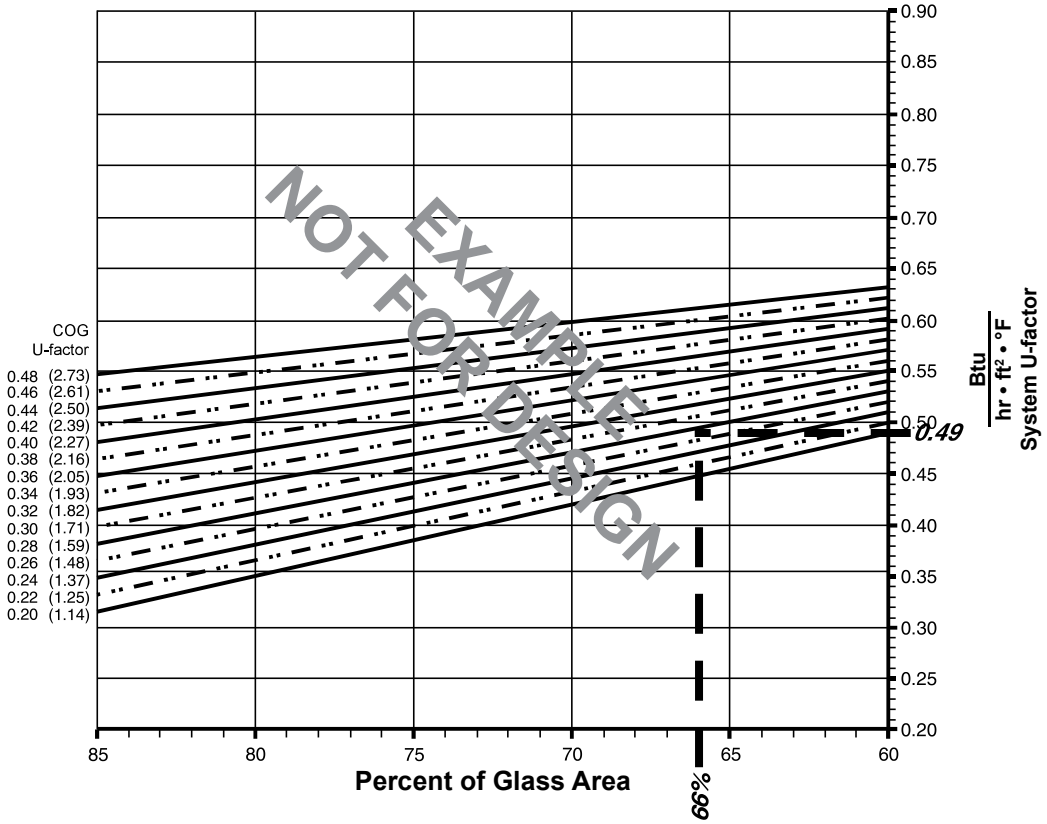
Example Glass U-Factor = 0.28 Btu/hr • ft² • °F

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%

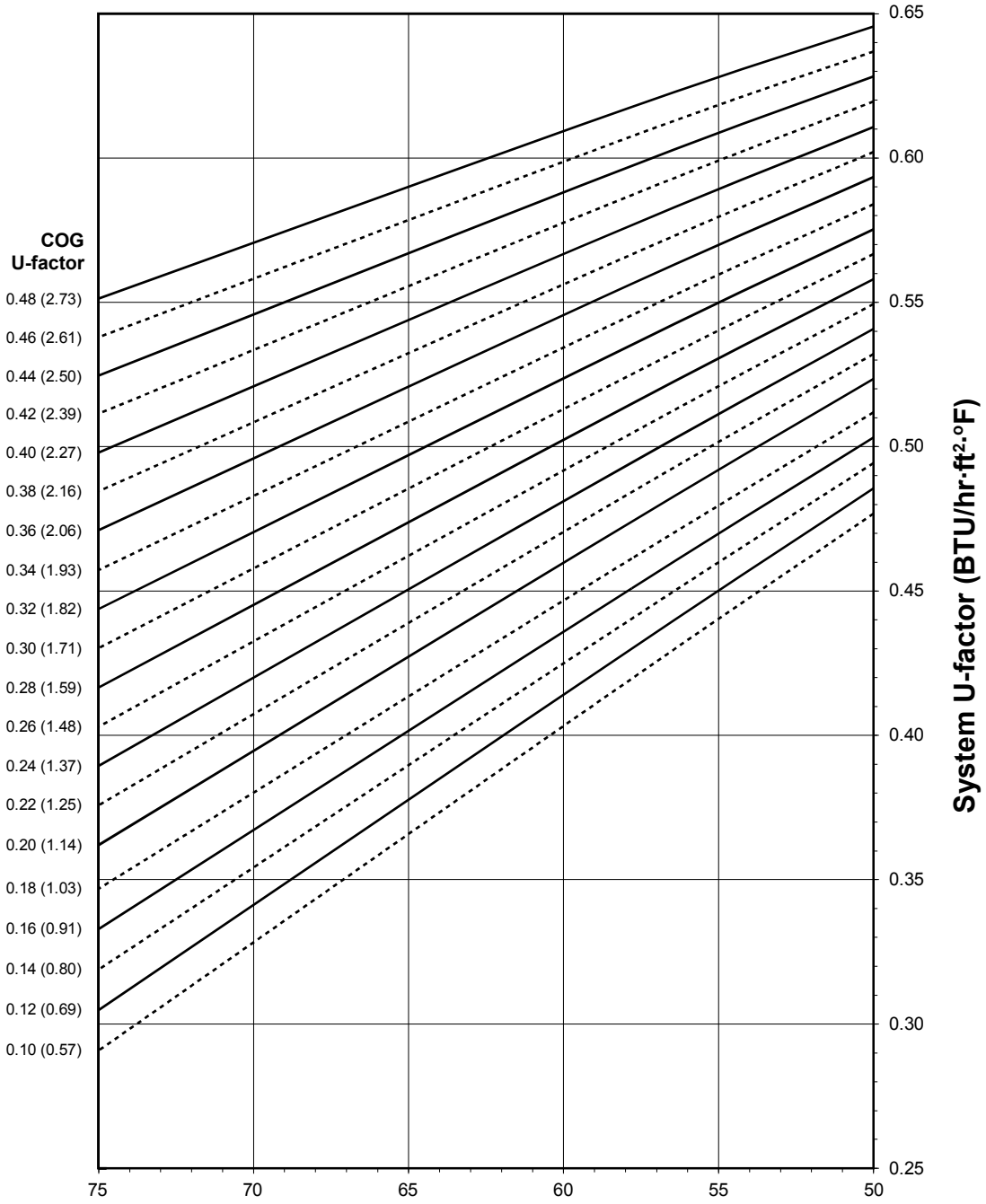
System U-factor vs Percent of Glass Area



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

250T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



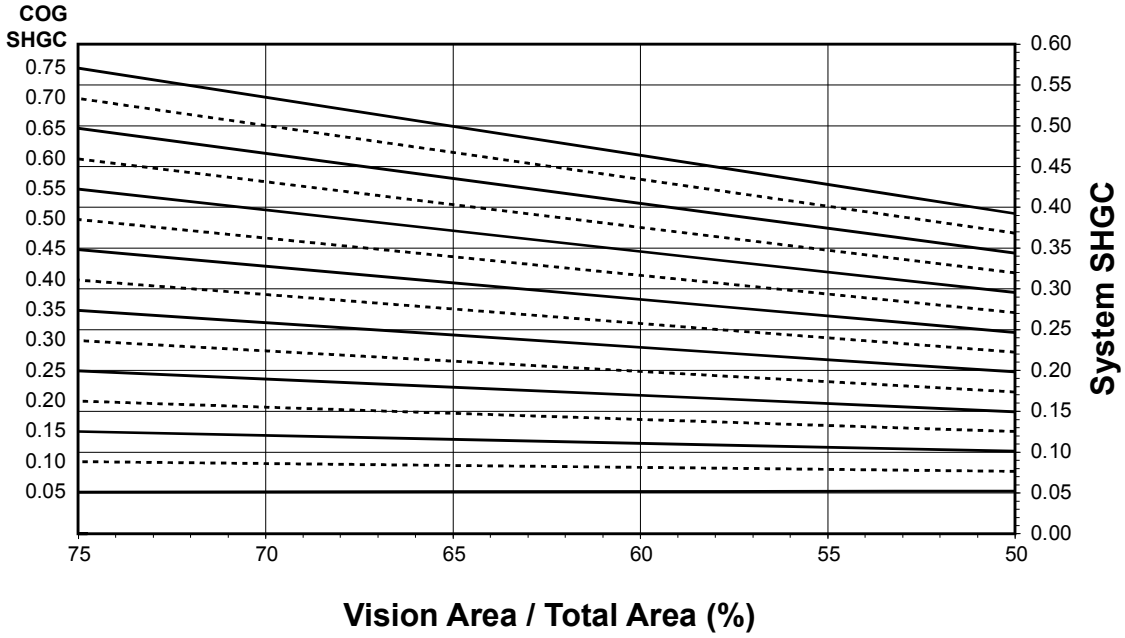
Notes for System U-Factor, SHGC and VT charts:

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

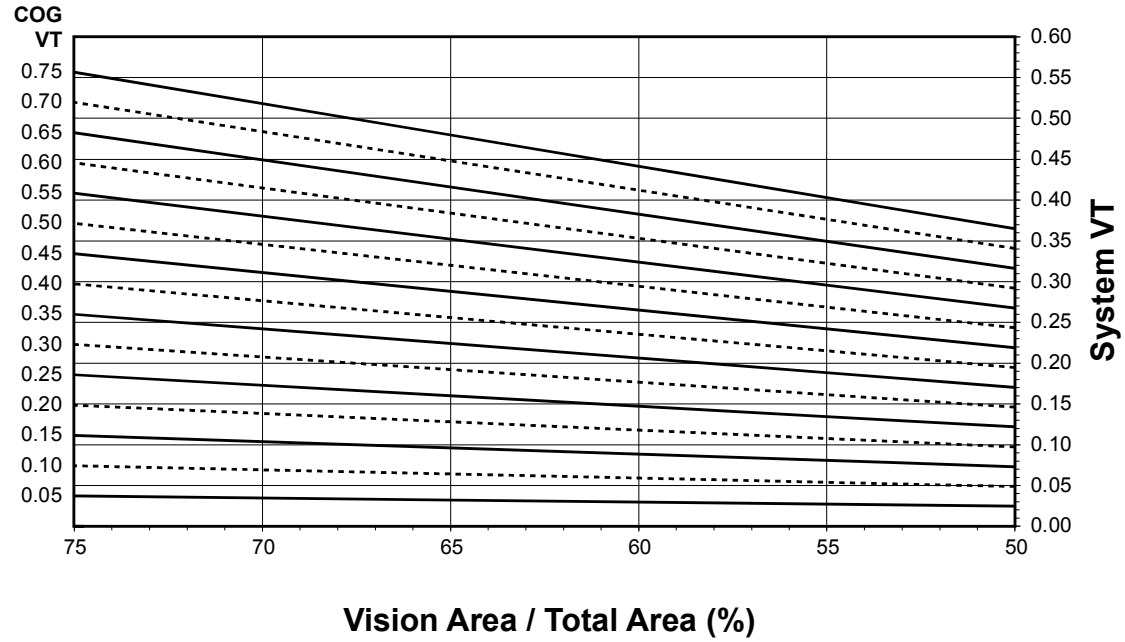
Glass properties are based on center of glass values and are obtained from your glass supplier.

250T (SINGLE DOOR)

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



System Visible Transmittance (VT) vs Percent of Vision Area



250T (SINGLE DOOR)

Thermal Transmittance [1] (BTU/hr • ft [2] • °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	0.58
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 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]

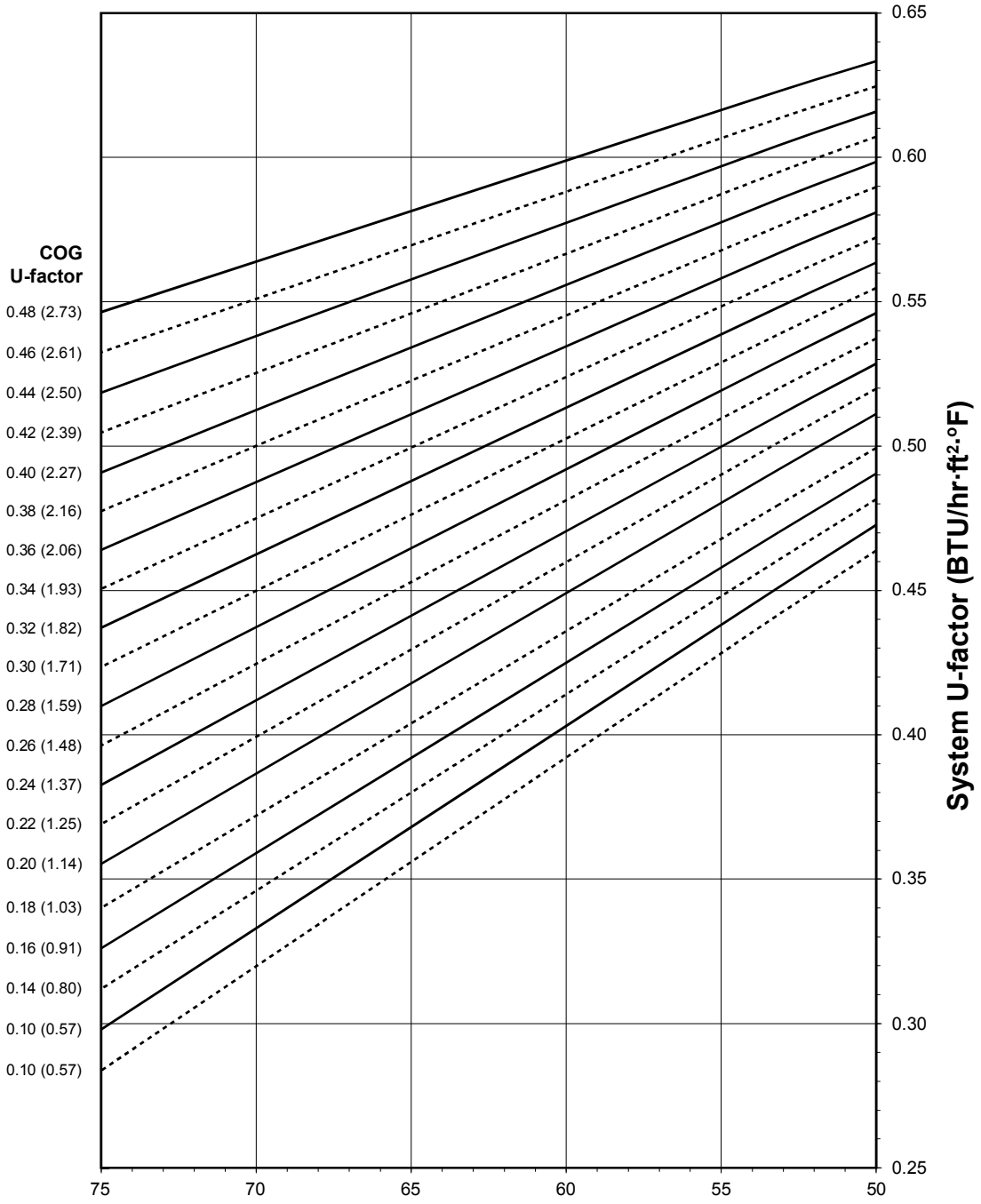
Glass SHGC [3]	Overall SHGC [4]
0.75	0.45
0.70	0.42
0.65	0.39
0.60	0.36
0.55	0.33
0.50	0.31
0.45	0.28
0.40	0.25
0.35	0.22
0.30	0.19
0.25	0.17
0.20	0.14
0.15	0.11
0.10	0.08
0.05	0.05

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

350T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



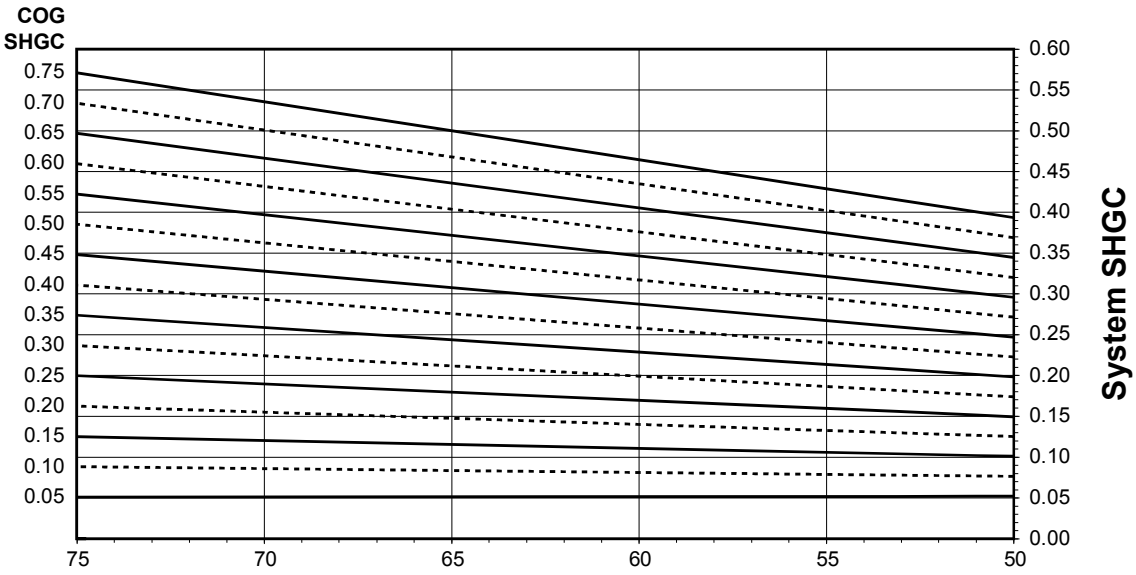
Notes for System U-Factor, SHGC and VT charts:

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

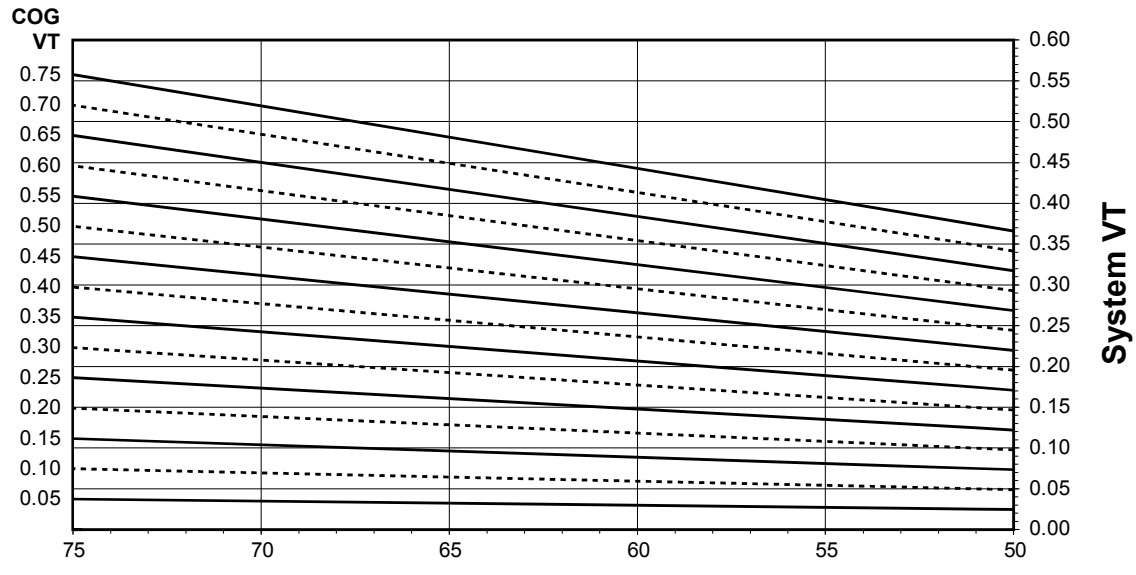
Glass properties are based on center of glass values and are obtained from your glass supplier.

350T (SINGLE DOOR)

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



System Visible Transmittance (VT) vs Percent of Vision Area



Thermal Transmittance [1] (BTU/hr • ft [2] • °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.
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SHGC Matrix [2]

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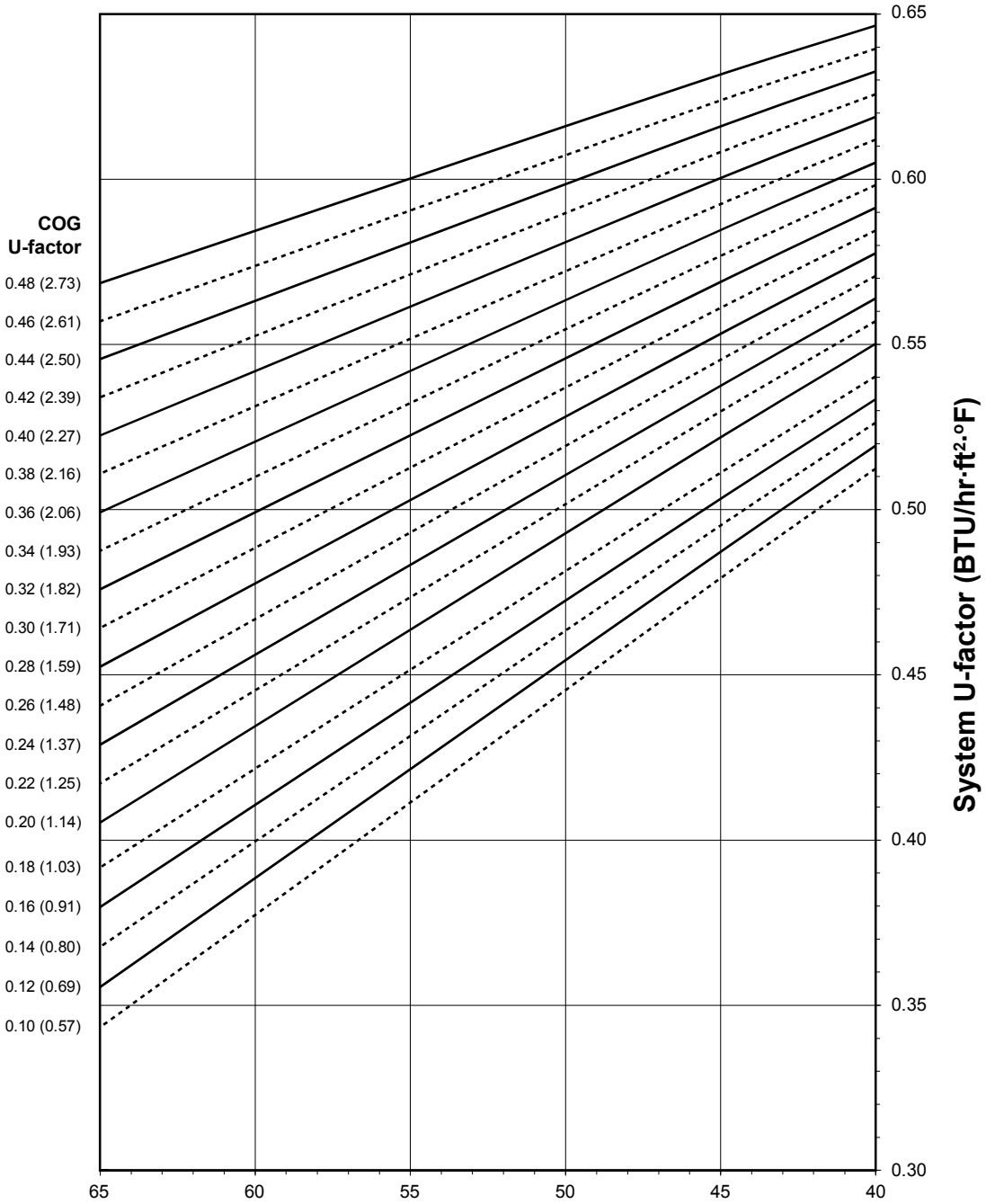
0.75	0.42
0.70	0.39
0.65	0.36
0.60	0.34
0.55	0.31
0.50	0.29
0.45	0.26
0.40	0.23
0.35	0.21
0.30	0.18
0.25	0.16
0.20	0.13
0.15	0.10
0.10	0.08
0.05	0.05

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

500T (SINGLE DOOR)

System U-factor vs Percent of Glass Area



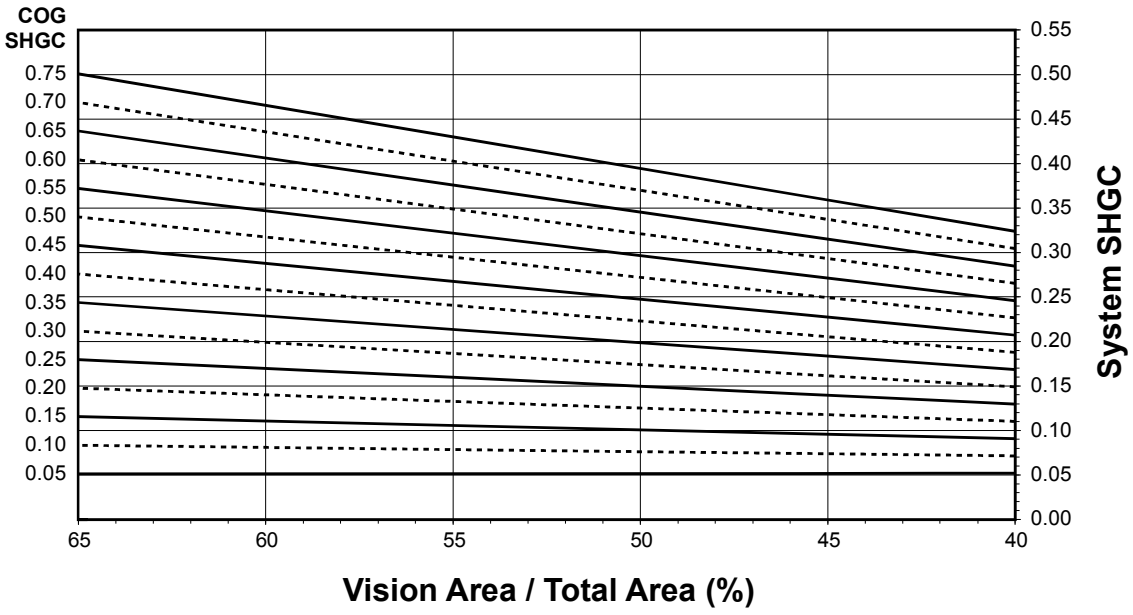
Percent of Glass = Vision Area/Total Area
(Total Daylight Opening / Projected Area)

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

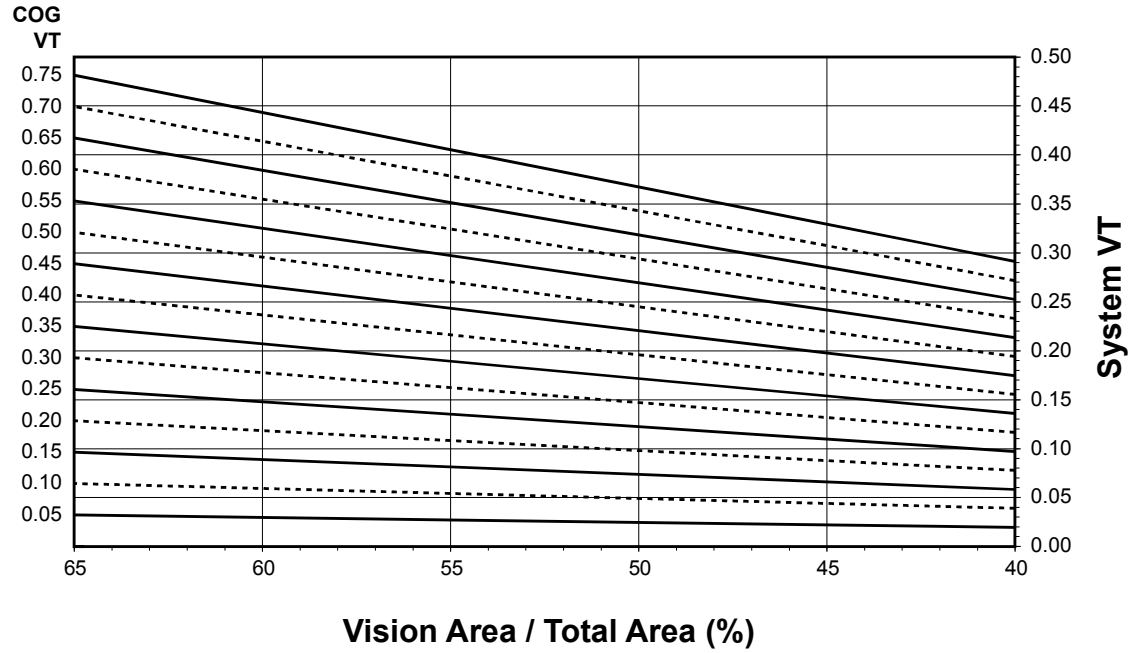
For glass values that are not listed, linear interpolation is permitted.
Glass properties are based on center of glass values and are obtained from your glass supplier.

500T (SINGLE DOOR)

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



System Visible Transmittance (VT) vs Percent of Vision Area



500T (SINGLE DOOR)

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

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.

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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

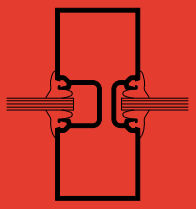
Visible Transmittance [2]

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

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

- ○ IMP 06: Net Positive Energy
- ○ IMP 07: Civilized Environment
- ✓ IMP 08: Healthy Interior
- ✓ IMP 09: Biophilic Environment
- ✓ IMP 10: Red List
- ○ IMP 12: Responsible Industry
- ✓ IMP 13: Living Economy Sourcing
- ✓ IMP 14: Net Positive Waste
- ○ IMP 16: Universal Access

WELL Building Standard

- ✓ 01: Air Quality Standards
- ○ 03: Ventilation Effectivenees
- ✓ 04: VOC Reduction
- ○ 08: Healthy Entrance
- ✓ 11: Fundamental Material Safety
- ✓ 12: Moisture Mgmt
- ✓ 14: Air Filtration Mgmt
- ○ 15: Increased Ventilation
- ○ 19: Operable Windows
- ✓ 25: Toxic Material Reduction
- ○ 26: Enhanced Material Safety
- ✓ 28: Cleanable Environment
- ✓ 54: Circadian Lighting
- ○ 56: Solar Glare Control
- ✓ 61: Right to Light
- ✓ 62: Daylight Modeling
- ✓ 63: Daylight Fenestration
- ○ 72: Accessible Design
- ✓ 74: Exterior Noise Intrusion
- ○ 76: Thermal Comfort
- ✓ 97: Material Transparency
- ✓ 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

Tall Cubed Sconce

The Cubed Tall Sconce is an elongated version of the Cubed Sconce. The simple shape provides 400 lumens of high quality LED light up as well as 400 lumens down. The compact form is 4”wide x 3.95”deep, and stretches to 18 or 24” in standard heights, OR as tall as 60” in custom sizes. It’s a perfect solution for ADA compliance. Best of all, the broad variety of standard and custom finishes enable this fixture to either blend with a wall color or provide pops of color or interest. It can be used inside or outdoors, standing alone or in series across a wall.

Available as a 400 or 800 lumen downlight or uplight, as well as custom lengths.

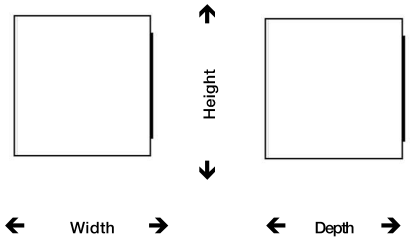
Made in USA.

SPECIFICATIONS

LEDs	2700K, 3000K, 3500K or 4000k; 92+ CRI Nichia 800 lumens (400 up/400 down), 400 lumen downlight or 800 lumen downlight
Optics	Standard diffuse or Narrow beam 10°
Power Requirements	120-277 VAC input voltage
Dimming	0-10V, ELV, 1%, 0% or DMX with certified power supplies
Construction	RoHS compliant materials and manufacturing Anodized aluminum, stainless steel, polycarbonate
Finish	Polished or brushed anodized and powder coat paint finishes
Installation	Fits standard j-box
Certifications	ETL for wet and dry locations
Warranty	Five year limited warranty; other warranties may also apply

MODELS

Lumens	Watts
827	20 up/down
413	10 downlight or uplight



Dimensions

4”w x 18”h x 3.95”d

4”w x 24”h x 3.95”d

See Order Guide for other sizes
Meets ADA requirements

Lindsley Lighting, LLC
925.254.1860 P
888.695.3699 F

lindsleylighting.com
sales@lindsleylighting.com

Issued 08.9.23

ORDER GUIDE

Cubed & Tall Cubed Sconce

❑ Cubed Sconce [LWS.CB]

Size

❑ 4” w x 4” h x 3.95” d [.04]
❑ 4” w x 18”h x 3.95” d [.04-18T]
❑ 4” w x 24”h x 3.95” d [.04-24T]
❑ 4” w x Custom height up to 60” x 3.95” d [.04-CXX]

LED Color Temperature & Downlight designation

❑ 2700°K up & down [.27]
❑ 3000°K up & down [.30]
❑ 3500°K up & down [.35]
❑ 2700°K downlight only [.27D]
❑ 3000°K downlight only [.30D]
❑ 3500°K downlight only [.35D]
❑ 4000°K up & down [.40]
❑ 4000°K downlight only [.40D]

Faceplate Finish

❑ Silver brushed anodized [.BRSL]
❑ Silver polished anodized [.SLS] (additional cost)
❑ Deep Bronze powder coat [.BRP]
❑ White Satin [.WHS]
❑ White Gloss [.WHG]
❑ Black Satin [.BKS]
❑ Black Gloss [.BKG]
❑ Red Pepper [.RD]
❑ Tangerine [.OR]
❑ Custom RAL Powdercoat (additional cost) [.C+RAL#]

Optics / Specialty

❑ Standard diffusion lens [.S]
❑ Narrow beam optics [.N]
❑ 800 lm down [.DBL]
❑ 800 lm down,with 10° narrow beam [.DBLN]

Usage

❑ Interior [.IN]
❑ Exterior [.WT]

PRODUCT NUMBER INFO

model	size	light color	finish	optics [optional]	usage
LWS.CB	.	.	.	.	
	04 = 04”w x 4”h x 3.95”d 04-18T = 04”w x 18”h x 3.95”d 04-24T = 04”w x 24”h x 3.95”d 04-CXX = 4”w x XX”h x 3.95”d	27 = 2700K 30 = 3000K 35 = 3500K 40 = 4000K 27D = 2700K down 30D = 3000K down 35D = 3500K down 40K = 4000K down	SL = Silver anodized brushed BRP = Bronze powder coat WHG = White Gloss WHS = White Satin BKS = Black Satin BKG = Black Gloss ***see Order Guide for more options***	S = Standard N = Narrow beam DBL = 800 lumens down DBLN = 800 lumens down/narrow beam	IN = Interior, dry rated WT = Outdoor, wet rated

Driver Options REQUIRED

** Optional - Can be installed in a remote location*

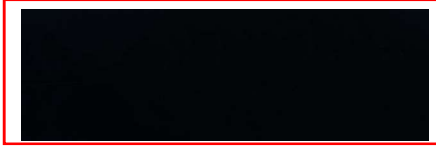
❑ 0-10V @ 10 % Dimming - *fits in a 4”x2” octagonal j-box**
❑ 0-10V @ 1% Dimming - EldoLED ECODrive *remote only*
❑ 0-10V @ 0% Dimming - EldoLED SOLOdrive *remote only*
❑ 0-10V @ 1% Dimming - Lutron ECOsystem *remote only*
❑ ELV @ 10 % Dimming - *fits in a 4”x2” octagonal j-box**
❑ DMX Dimming - call for spec *remote only*
❑ Emergency Driver - EM *in addition to driver selection*

Lindsley Lighting, LLC
925.254.1860 P
888.695.3699 F
lindsleylighting.com
sales@lindsleylighting.com

Issued 08.9.23

FINISHES

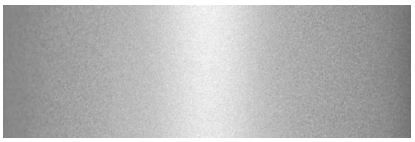
Standard Powder Coat


Black Satin [.BKS]


Black Gloss [.BKG]

White Satin [.WHS]

White Gloss [.WHG]


Silver Satin [.SL]


Bronze [.BRP]


Red Pepper [.RD]


Tangerine [.OR]


Lime Green [.LG]

Custom Powder Coat


Custom Color
[.CC + RAL]

Premium Powder Coat


Mustard Seed [.MS]

Premium Anodized


Black Matte [.BK]
interior use only


Polished Silver [.SLS]


Polished Gold [.GLS]
interior use only


Gold Matte [.GL]
interior use only


Brushed Black [.BRBK]
interior use only


Brushed Gold [.BRGL]
interior use only


Brushed Silver [.BRSL]

CorTen-ish


CorTen-ish [.CT]
interior use only

Not all finishes available for all fixtures.
See Spec Sheet for specific available finishes.

Lindsley Lighting, LLC
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Issued 08.9.23

F22 - LIGHTING AT CANOPIES

VANCOUVER 90 ROUND 5752

SKU 1229012

astro

PRODUCT SPECIFICATION

GENERAL

FINISH:	Clear Acrylic	**GROSS WEIGHT:**	0.81 (lbs)
MAIN MATERIAL:	Plastic - Acrylic	**CLASS:**	cETLus (Class 2)
DIMENSIONS:	D:66mm DIA: 90mm D:2.60" DIA: 3.54"	**LISTING LOCATION:**	Wet
		FITTING METHOD:	Recessed in Drywall Ceiling
INSTALLATION ORIENTATION:	Ceiling Mount	**ADA COMPLIANT:**	Yes
CUT OUT HOLE:	76mm/3"	**IC RATING:**	Non IC Rated
RECESS DEPTH:	86mm/3.39"	**VOLTAGE:**	Constant Current 350 (mA)
FIRE RATING:	Not Applicable		
CABLE LENGTH:	450mm/17.72"		

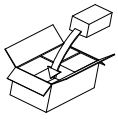
LAMP

LIGHT SOURCE:	COB LED	**MACADAM ELIPSE:**	3-Step
MAXIMUM WATTAGE:	6W	**UGR:**	To Be Advised
MAXIMUM LAMP LENGTH:	Not Applicable	**BEAM ANGLE:**	Not Applicable
LAMP INCLUDED?	Yes (Integral)	**TILT ADJUSTMENT ANGLE:**	Not Applicable
DELIVERED LUMENS:	680.9 (lm)	**ROTATION ADJUSTMENT ANGLE:**	Not Applicable
COLOR TEMP:	3000 (K)	**AVERAGE LIFESPAN:**	36,300 (Hrs)
CRI:	80	**L70:**	To Be Advised
R9:	12.0		

ELECTRICAL

SWITCHED:	No	**SUPPLY FREQUENCY:**	Not Applicable
DIMMABLE:	Yes	**DRIVER/BALLAST VOLTAGE:**	Not Applicable
DIMMING METHOD:	Control Gear Dependant	**DRIVER AVERAGE LIFESPAN:**	Not Applicable
DRIVER OUTPUT CURRENT:	Not Applicable	**EFFICACY:**	111.62 (lm/w)
DRIVER OUTPUT VOLTAGE:	Not Applicable	**DRIVER/BALLAST INCLUDED?**	No

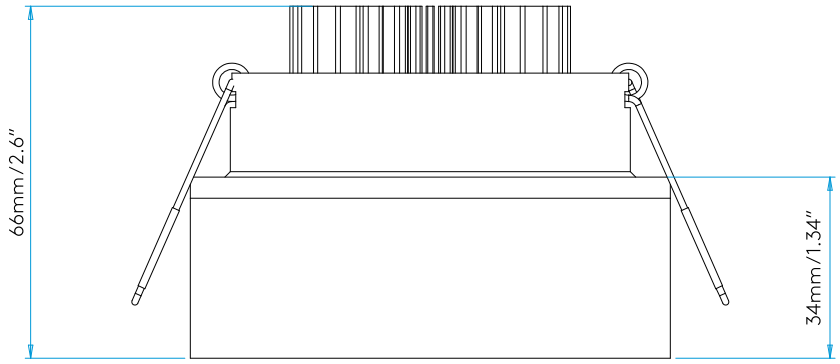
ADDITIONAL INFORMATION

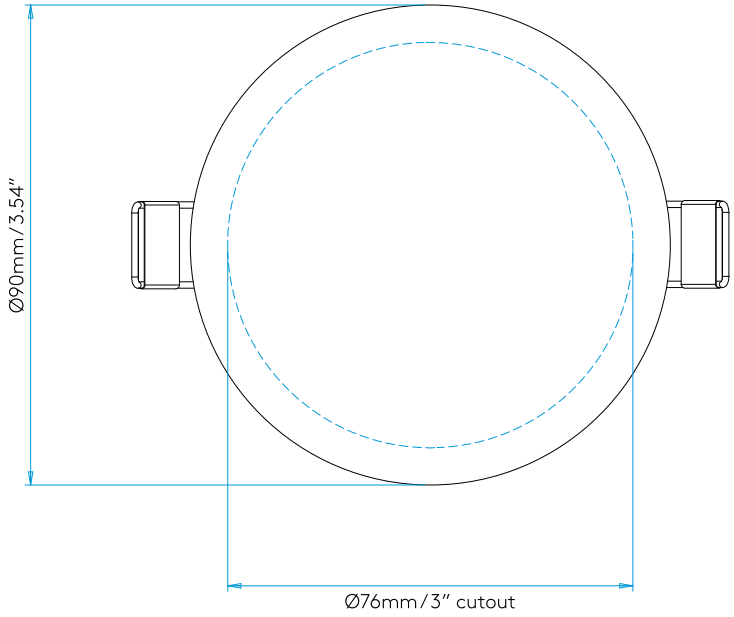


BOX QUANTITY x 20

PRODUCT ELEVATIONS

Please note that some dimensions may vary slightly due to manufacturing tolerances, this includes cable entry and fixing holes.

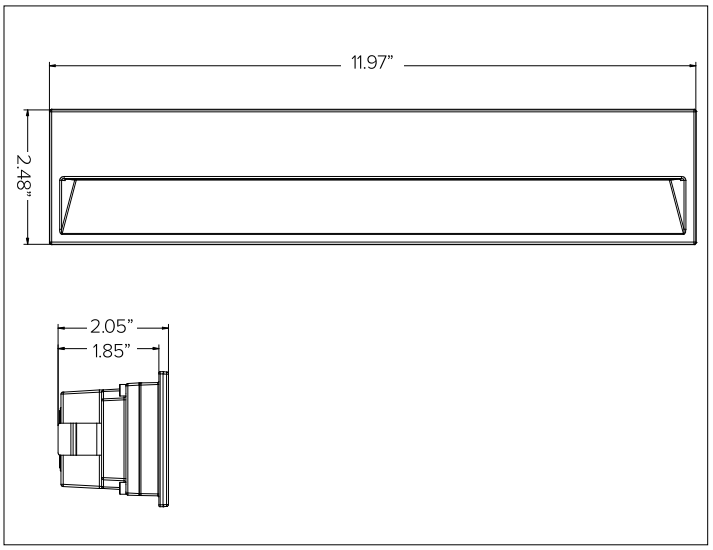




ZEDGE LINE

Recessed Direct View Linear Line Voltage Steplight

Shown in Ferrite Grey finish.



QS · Dark Sky · Marine · RoHS3 · IP66 · cULus

CONCEPT

Recessed LED steplight for indoor and outdoor applications.
Designed in collaboration with Gensler as Product Design Consultant.

MECHANICAL CHARACTERISTICS

Housing	2.50”H x 12.00”W x 2.05”D
Materials	Die-cast anodized aluminum body and external powder coated frame.
Finish	Textured finish. Ferrite Dark Grey · Heritage Brown · Bronze Black · White · Sandstone Grey
Power Connection	Pre-wired with 6” lead for direct line voltage and dimming connection.
Mounting	To be completed with installation back box for flush or semi-flush installations
BUG	B0–U0–G0
Weight	1.54lbs
Protection	IP66
Impact	IK10

CERTIFICATIONS

cULus Wet Location Listed.
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS3 EU 215/863

WARRANTY

5 year limited warranty

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Power Supply	Integrated 4/1 smart driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase). Dimmable to <10% via 0-10V or <15% via Phase.
Wattage	9W
Voltage	Universal Voltage 120-277V AC 50/60Hz
Operating Temp.	-25°C / +35°C

SOURCE

LED High efficiency Board.

TM30	***CCT (Nominal)***	***CRI***	***Rf***	***Rg***	***SDCM***
	2700K	80	83	97.3	2
	3000K	80	82.9	97	2
	3500K	80	83.6	96.5	2
	4000K	80	84	95.7	2

Ra90 available upon request

OPTIC

Polycarbonate opal lens for uniform optical distribution on the floor and excellent visual comfort.

Beam		***88°x48°***
Delivered Lumens	***2700K***	230Lm
	3000K	245Lm
	3500K	251Lm
	4000K	257Lm
Efficacy		31Lm/W max. Refer to photometric graphs for specific values.
Lifetime		L80/B10 70,000hrs at max TA +40°C
Photobiological Classification		Low risk photobiological safety RG1

ZEDGE LINE

SPECIFICATION INFORMATION

ZEL	41						/	
1	2	3	4	5	6	7		8
						OPTIONAL		REQUIRED

Ex: ZEL41FWFEL230 / 1E3447

1 - PRODUCT CODE	2 - DRIVER	3 - FACEPLATE	4 - FINISH	5 - WATTAGE	6 - KELVIN	7 - OPTIONAL
ZEL — ZEDGE LINE	**41** — 4/1 Smart Dimming *(Non-Dimming / 0-10V / Reverse Phase / Forward Phase)*	**FW** — Floor Washer	**FE** — Ferrite Dark Grey **HB** — Heritage Brown **BZ** — Bronze **WT** — White **BT** — Black **SG** — Sandstone Grey **RAL** — Custom RAL	**L2** — 9W	**27** — 2700K **30** — 3000K **35** — 3500K **40** — 4000K	**MG**[A] — Marine Grade

8 - INSTALLATION
Installation Box *See section for details*

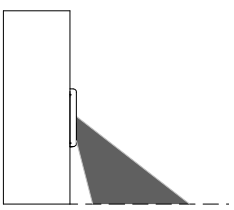
[A] Marine Grade is recommended for use in environments with occasional exposure to salt air, reclaimed water, fertilizers, chemical cleaners, or frequent pressure washing (steam) cleaning. Fixture housing complete with marine grade cataphoresis suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

For applicable quick ship items, see model configurations listed below. Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 20pcs to confirm lead time.

QS **QSZEL41FWFEL230 + 1E3447**

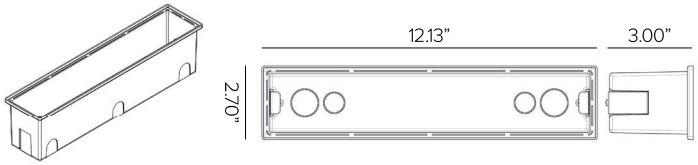
FACEPLATE STYLE

(FW) FLOOR WASHER



ZEDGE LINE

8 – INSTALLATION (REQUIRED)

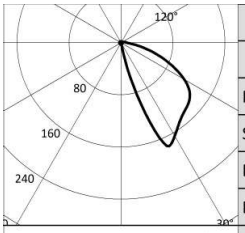


PVC installation back box for flush or semi-flush installations, black finish. ¾” and ½” knock-outs made for EMT connectors and conduit entry. Suitable for concrete pour, drywall, or stucco applications.

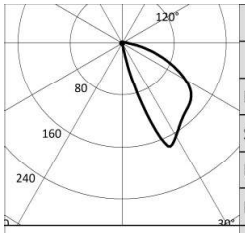
Part No. **1E3447**

ZEDGE LINE

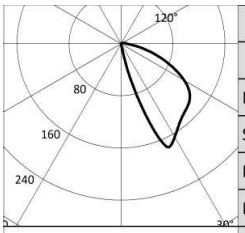
PHOTOMETRY



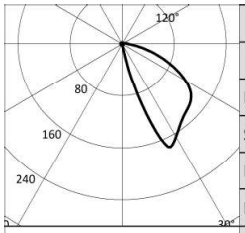
2700K		H(m)	D1(m)	D2(m)	Emax(lx)
Ra80			48°	88°	
Fixture Power	9W	1	1.90	2.12	155
Source Flux	1175lm	2	3.80	4.25	39
Fixture Flux	230lm	3	5.70	6.37	17
Efficacy	26lm/W	4	7.60	8.49	10
TS1128 Imax=174cd/klm	Imax 204cd	5	9.50	10.61	6



3000K		H(m)	D1(m)	D2(m)	Emax(lx)
Ra80			48°	88°	
Fixture Power	9W	1	1.90	2.12	165
Source Flux	1250lm	2	3.80	4.25	41
Fixture Flux	245lm	3	5.70	6.37	18
Efficacy	27lm/W	4	7.60	8.49	10
TS1128 Imax=174cd/klm	Imax 217cd	5	9.50	10.61	7

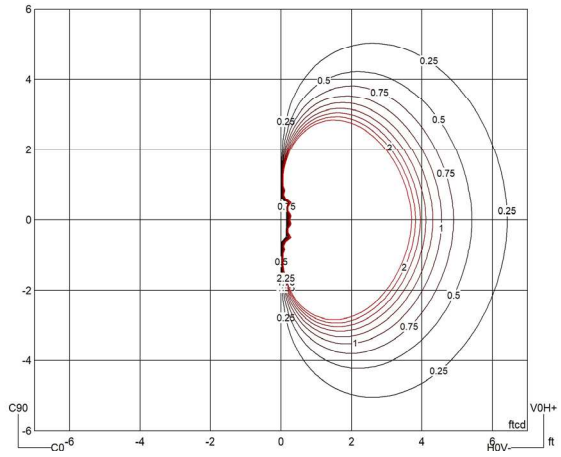


3500K		H(m)	D1(m)	D2(m)	Emax(lx)
Ra80			48°	88°	
Fixture Power	9W	1	1.90	2.12	169
Source Flux	1280lm	2	3.80	4.25	42
Fixture Flux	251lm	3	5.70	6.37	19
Efficacy	31lm/W	4	7.60	8.49	11
TS1128 Imax=174cd/klm	Imax 222cd	5	9.50	10.61	7



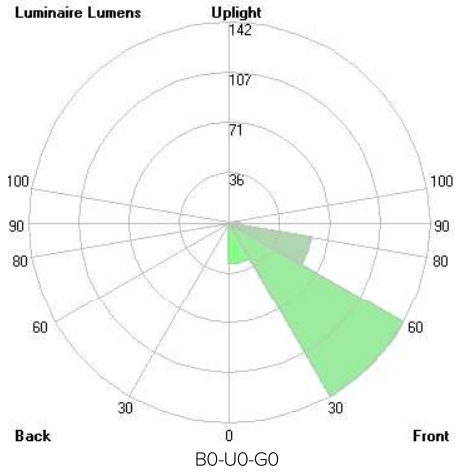
4000K		H(m)	D1(m)	D2(m)	Emax(lx)
Ra80			48°	88°	
Fixture Power	9W	1	1.90	2.12	173
Source Flux	1310lm	2	3.80	4.25	43
Fixture Flux	257lm	3	5.70	6.37	19
Efficacy	29lm/W	4	7.60	8.49	11
TS1128 Imax=174cd/klm	Imax 228cd	5	9.50	10.61	7

ISOLUX DIAGRAM



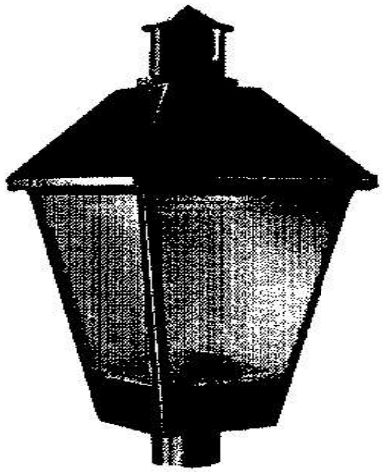
MOUNTING HEIGHT = 18”

LCS GRAPH



B0-U0-G0

(STREET LIGHT PER COA'S STANDARDS)



Colonial

The Colonial style luminaire is frequently used in residential areas, pedestrian lighting applications, and in parks and small parking areas.

Dominion Energy®

- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with clear refractive acrylic panels with a Type III distribution.
- Vertical base down lamping with clear refractive acrylic panels with a Type V distribution.
- High pressure sodium lamping in 70, 100, and 150 watts.

Luminaires:

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
HPS	70	5,000 - Type III	Matte Black	6,500 - Type III	82	10 to 12 ft.	8.0 %	LCOL5SV	66386600
HPS	100	8,000 - Type III	Matte Black	9,500 - Type III	120	12 ft.	8.0 %	LCOL8SV	66387000
HPS	150	14,000 - Type III	Matte Black	16,000 - Type III	202	14 ft.	8.0 %	LCOL14SV	66388000
HPS	70	5,000 - Type V	Matte Black	6,500 - Type V	82	10 to 12 ft.	15.2 %	LCOL5SV5	66386400
HPS	100	8,000 - Type V	Matte Black	9,500 - Type V	120	12 ft.	15.2 %	LCOL8SV5	66387700

Poles Available:

Smooth Round Tapered Black Composite	- Standard
Smooth Round Tapered Concrete	- Standard