Docket Item # 1
BAR CASE # 2014-00412

BAR Meeting
January 7, 2014

ISSUE: Certificate of Appropriateness and Waiver of HVAC Rooftop Screening Requirement

APPLICANT: Georgetown KICS, LLC

LOCATION: 212 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION

Staff recommends approval of the application, as submitted.

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

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

**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.

BAR2014-00412

N

I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for the following:

- Enlarge an existing window opening on the south (rear) elevation and install a flush, half-light steel door with wired security glass and transom in-filled with MDO as opposed to glass.

- Install a new security light between the door and second story window on the south (rear) elevation.

- Obtain a waiver of the rooftop screening requirement outlined in Section 6-403(B)(1) of the zoning ordinance for the existing mechanical units, as well as the new rooftop mechanical equipment.

The translucent film shown in the application materials is to be located on a window that is not visible from a public way and the applicant has elected to obtain BAR administrative approval separately for new signage.

II. HISTORY

The subject property was likely built in the **1890's** as a dwelling, according to Sanborn Fire Insurance Maps. The two-story rear addition was constructed in **1979**. The façade of the building has been virtually unaltered since its construction.

Previous BAR approvals:

Sign approved on 3/17/71
Addition and alterations approved on 7/5/79
Sign approved on 10/17/79
Sign approved on 6/7/1989 (BAR1989-0078)
Sign approved on 10/19/1988 (BAR1988-172)
Alterations on 4/1/1987 (BAR1987-0039)
Sign approved on 11/5/1986 (BAR#1986-0190)

III. ANALYSIS

Staff notes that several zoning requirements must be fulfilled prior to the issuance of a building permit for the proposed work (see zoning comments below); however the items before the BAR comply with zoning, if approved.

The proposed demolition is under 25 square feet and does not require a separate Permit to Demolish (Zoning Ordinance §10-103(B)), but does require approval of a Certificate of Appropriateness, as the alteration to the rear elevation is visible from S. Fairfax Street. The alley behind the house is a private alley and the proposed new door and security light are visible through the open fence of the Burke & Herbert parking lot.

The *Design Guidelines for Doors* state that, "exterior flush or paneled metal doors may be appropriate in certain limited circumstances for 20th century retail, commercial, and industrial buildings". Staff finds the half-light steel door with security glass stylistically appropriate for a rear service door on the 1979 addition. While security wire glass is not something typically proposed in the historic district, Staff notes that it will be virtually impossible to discern from S. Fairfax Street and is visually less obtrusive than metal security bars. Staff has no objection to the removal of the non-historic masonry and window to make such an opening.

Staff suggests that the proposed transom contain glass, either clear or frosted, as opposed to MDO – a treated plywood material that is often used for signs along King Street. Opaque window coverings are not consistent with the *BAR Window Policy* or *Design Guidelines*, due to the limited visibility and utilitarian purpose of the rear façade, Staff leaves this only as a suggestion, not a recommendation.

The proposed rooftop mechanical equipment is not visible, however, section 6-403(B)(1) of the zoning ordinance requires screening of rooftop mechanical equipment, regardless of visibility. The Board has consistently waived the screening requirement on rooftop locations that are not visible to pedestrians from a public way, as this is consistent with the *Design Guidelines* on HVAC, and Staff recommends approval of the waiver. For the reasons stated above, Staff recommends approval of the Certificate of Appropriateness, as submitted.

Figure 1: View of 212 King Street from S Fairfax Street.

Figure 2: Arrow shows the current condition of the rooftop at 212 King Street.

STAFF
Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Applicant must obtain a new address for the accessory apartment prior to the issuance of the certificate of occupancy.

C-2 Applicant must provide one off street parking space for the accessory apartment.

C-3 Proposed replacement of a rear window with a door and transom complies with zoning.

C-4 Proposed roof top equipment will comply with zoning if the waiver of screening is approved.

F-1 The property to the rear across Swift Alley is zoned RM, residential. Zone transition setback applies to the proposed mechanical equipment. The roof top units must be setback from the zone line 25' or the height from grade to the top of the proposed equipment, whichever is greater.

F-2 The proposed use was determined to be retail in a letter dated July 30, 2014 for Ms. Porten from Alex Dambach. Proposed use must comply with all conditions and terms that letter.

Code Administration

No Comments Received

Transportation and Environmental Services

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

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

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

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

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

(T&ES)

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

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

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required. (T&ES)

V. ATTACHMENTS

1 – Supplemental Materials
2 – Application for BAR2014-00412: 212 King Street

ATTACHMENT #1

Supplement to the application for BAR approval of the modification to the rear of 212 King Street and Waiver of screening of three (3) pieces of equipment on the roof.

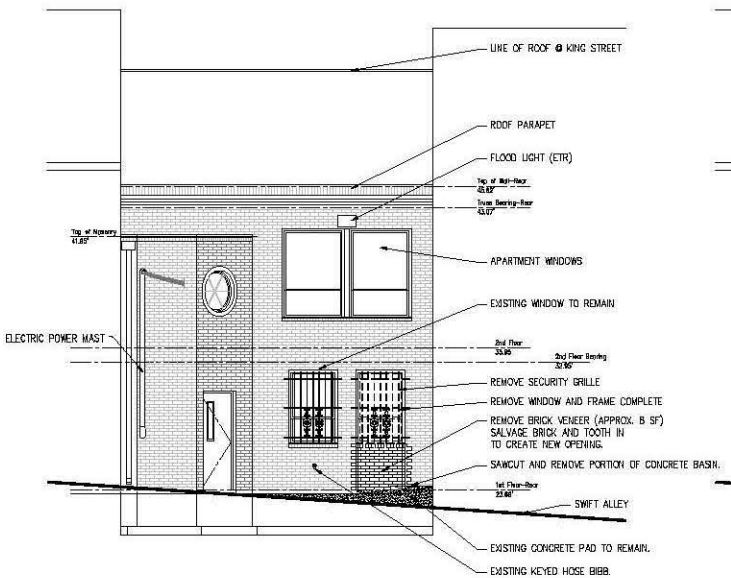
Georgetown KICS, LLC has leased the premises to operate a confections store dba "Kilwins" on the first floor of the building. An accessory apartment will be on the top floor and the owners of the store will be living above. It is the applicant's desire to separate the rear access as described below.

We would like to remove a window and replace with a door and transom to fill the area. The masonry opening for the proposed door will be 3' 6 1/2 " wide and 8' 8" high. The door is to be a 3'-0 wide by 7'-0 high. Allowing for 2" for the top frame and 2" for the head frame, the transom will be approximately 3'-0 wide by 1' 4" high. The portion of masonry wall to be removed is + or – 8 square feet. A plan showing the existing condition and the proposed alteration is attached. The door is a half light insulated steel door to be painted white with black painted address letters per the attached plan and specifications sheet. An exterior wall sconce is also proposed. A specification sheet for the proposed light is also attached.

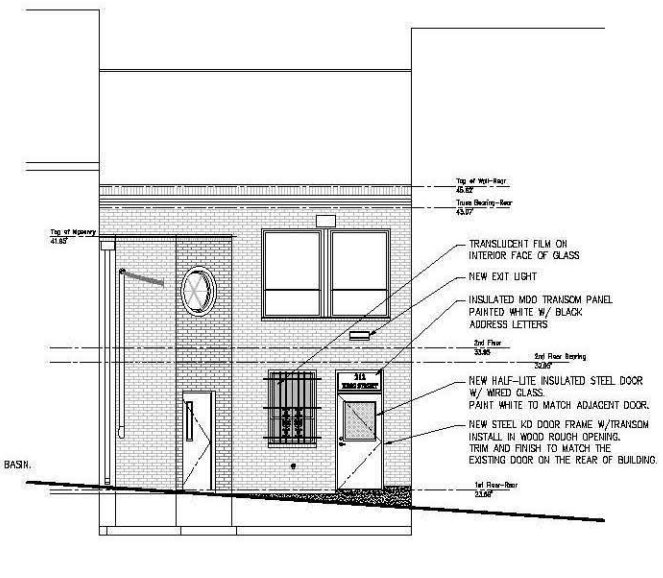
The applicant also requests a waiver for screening of three pieces of equipment to be located on the roof. A roof plan is attached which shows the equipment, proposed roof location and the line of sight. The new equipment will not be visible to the street. The equipment is a freezer condenser that is 18" high, the apartment condenser is 35" high and the generator is 33" high.

Attachments:

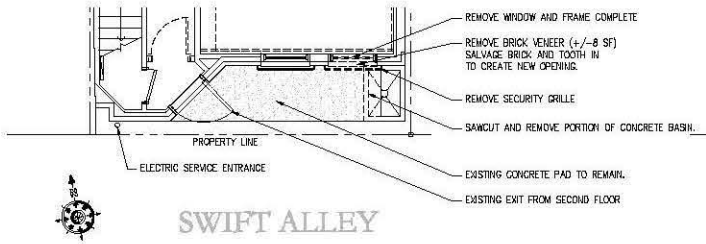
Rear elevation plan showing existing condition and modification
Roof plan showing three pieces of additional equipment
Rear door specifications sheet
Rear Sconce specifications sheet



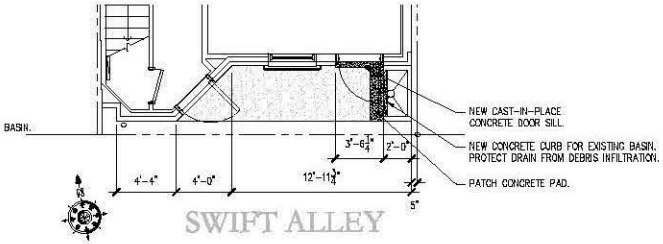
1 Rear Elevation - Demolition
A-2.01 1/4" = 1'-0"



2 Rear Elevation - Proposed Improvements
A-2.01 1/4" = 1'-0"



3 Partial Plan - Demolition
A-2.01 1/4" = 1'-0"



4 Partial Plan - First Floor @ Rear Elevation
A-2.01 1/4" = 1'-0"

FARRELL McGLYNN
ARCHITECTS

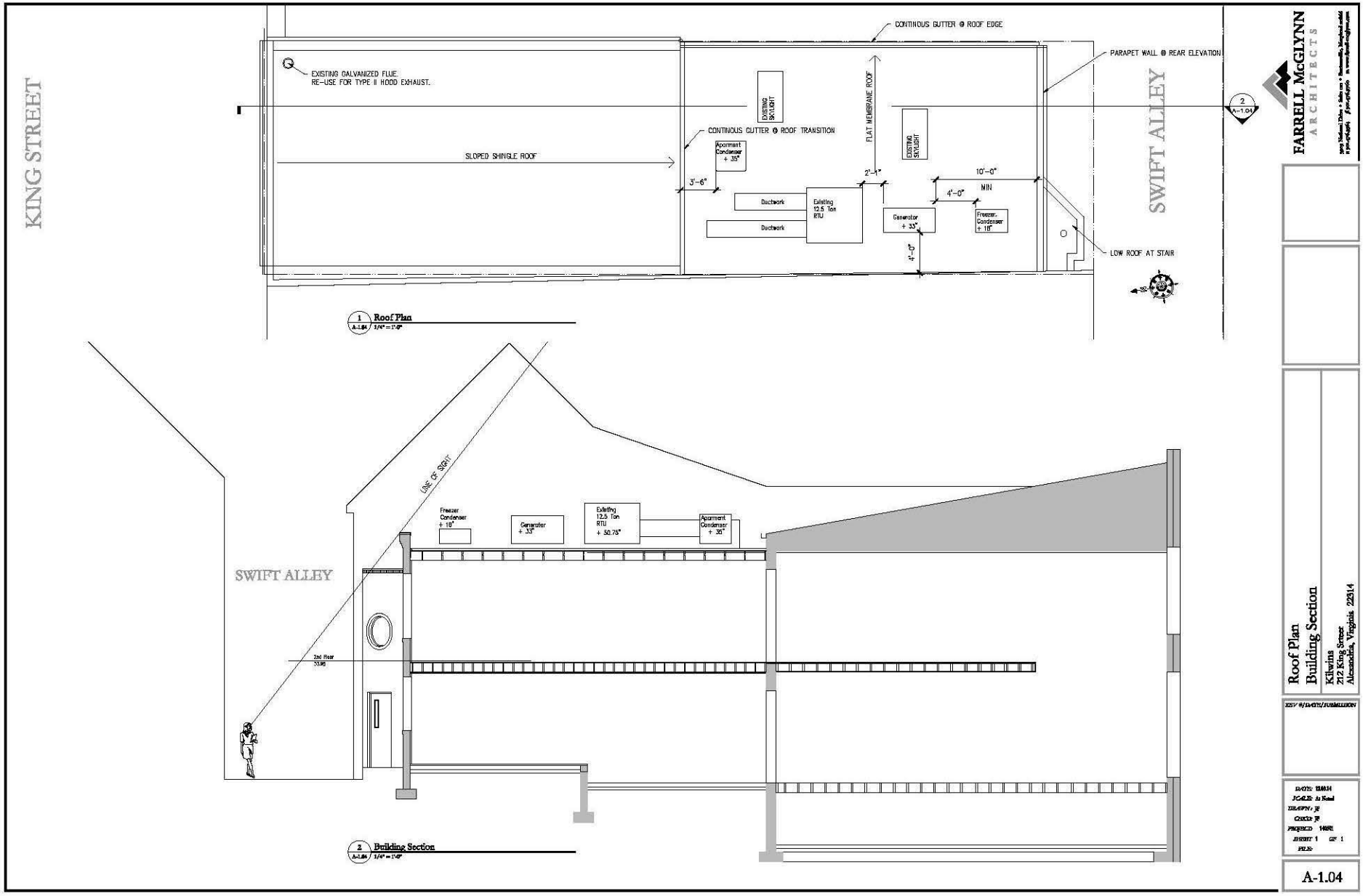
Rear Exterior Building Elevation
Demolition and Notes

Kilwins
212 King Street
Alexandria, Virginia 22314

REVISIONS/SUBMISSION

DATE: 11.20.14
SCALE: As Noted
DRAWN: JF
CHKD: JF
PROJECT: 14008
SHEET 3 OF 3
FILE:

A-2.01



FARRELL McGLYNN ARCHITECTS

Roof Plan
Building Section

Kilwins
212 King Street
Alexandria, Virginia 22314

DATE: 12/6/14
SCALE: As Noted
DRAWN: JF
CHECK: JF
PROJECT: 1405
SHEET 1 OF 1
FILE:

A-1.04

WST LED
Architectural Wall Sconce

Inverted available with WLU option only.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

Luminaire

Height: 7-1/4" *(18.4 cm)*

Width: 16-1/4" *(41.3 cm)*

Depth: 9-1/8" *(23.2 cm)*

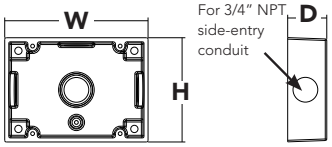
Weight: 17 lbs *(7.7 kg)*

Optional Back Box (BBW)

Height: 4" *(10.2 cm)*

Width: 5-1/2" *(14.0 cm)*

Depth: 1-1/2" *(3.8 cm)*



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED							
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options[3]**	**Finish *(required)***
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately [2]** BBW Surface-mounted back box UT5 Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type [4,5] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup [6] WLU Wet location door for up orientation [7] PIR Motion/ambient light sensor [8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

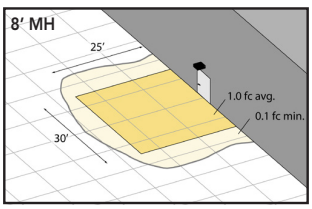
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

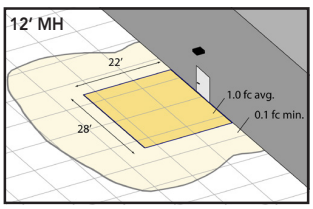
All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height





NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Actual performance may differ as a result of end-user environment and application.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WST LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

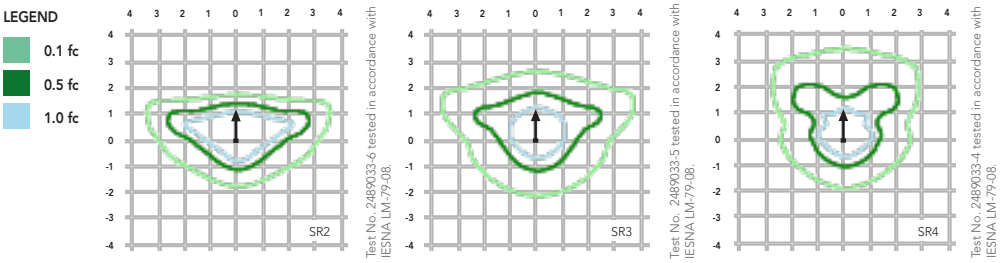
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

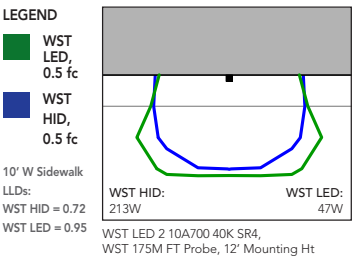
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



WST LED 2 10A700 40K SR4,
WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

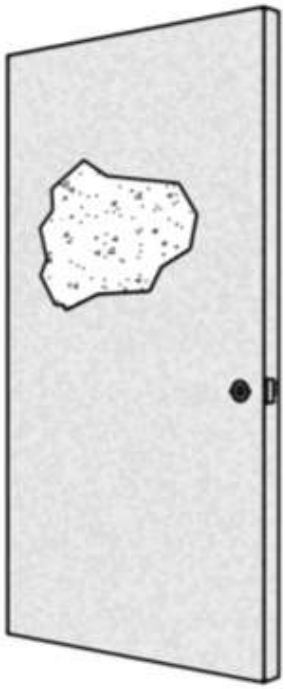
LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

Rev. 07/21/14

ENGINEERING DETAILS for STANDARD
SERIES HP Full Flush 1¾" Doors
SERIES CHP Seamless 1 ¾" Doors

Specifications

1. HP doors shall be formed from two 16 or 18 gage A60 Galvannealed Steel per ASTM A924 and A653 and shall be 1-3/4" thick.
2. CHP doors shall be formed from two 14,16 or 18 gage A 60 Galvannealed steel per ASTM A924 and A653 and shall be 1-3/4" thick.
3. Doors shall have a core of rigid Polystyrene. The core shall have a nominal density of 1.0 #/ft^3, with an "R" factor of 7.12. The door panel shall develop a "U" factor of 0.014.
4. HP doors shall have vertical mechanical interlocking seams on hinge and lock edges. There shall be no seam on the faces of door.
5. CHP doors shall have no seams on the faces or edges of doors. Vertical edges of doors shall be continuously seam- welded full height of the door.
6. Exterior doors shall be capped to retard moisture penetrating the door.
7. All hinge reinforcements shall be 3/16" thick.
8. All doors shall be internally reinforced with a 12 gage plate both sides of the door for application of surface applied door closures and holders.
9. Glass light moulding shall be Pioneer standard steel moulding, with no exposed screws on the secure side of door.
10. Louvers shall be Pioneer standard design for application required.
11. All doors shall be cleaned and given one coat of baked –on rust- inhibitive metal primer in compliance with ANSI A250.10-2004
12. All fire rated doors, where indicated, shall be manufactured in accordance with UL or WHI procedures and bear the appropriate classification mark (label).
13. Door construction complies with ANSI A250.8-2003 (SDI 100)
14. Doors shall be packaged to minimize damage in transit and handling.
15. Hardware reinforcements are in accordance with ANSI A 250.6-2003. Locations are in accordance with ANSI/BHMA A156.115

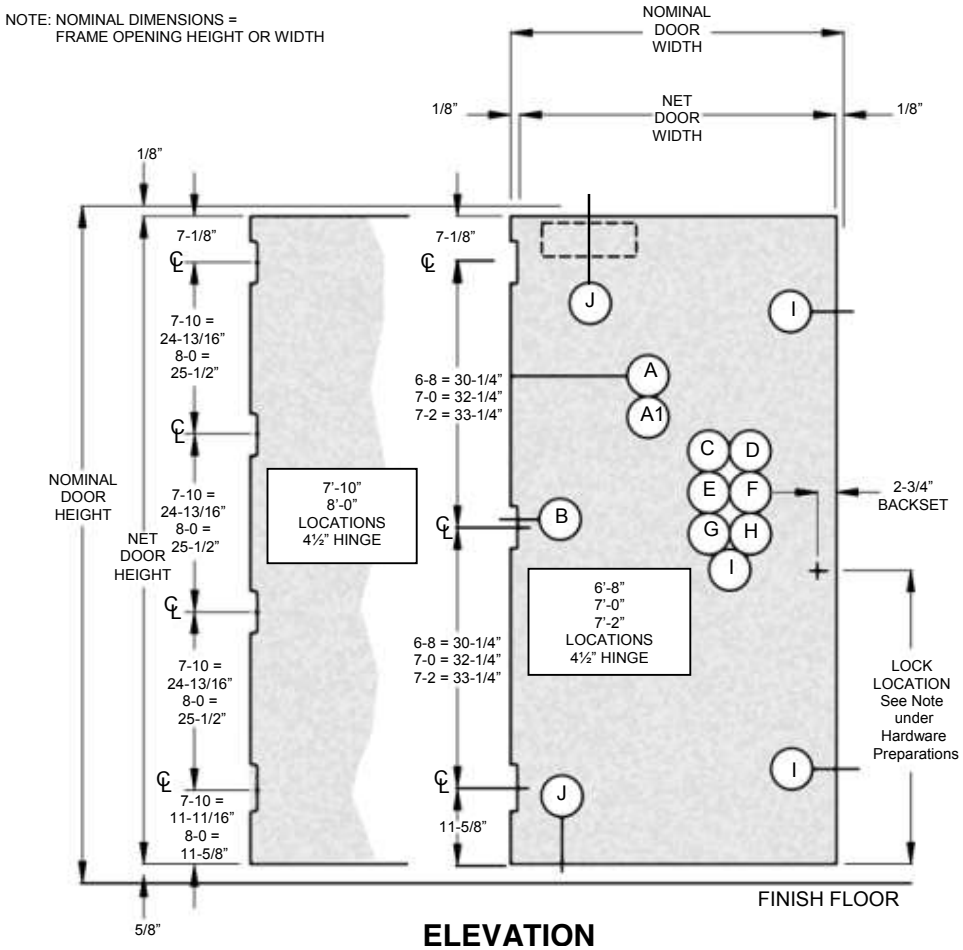


Insulation Values

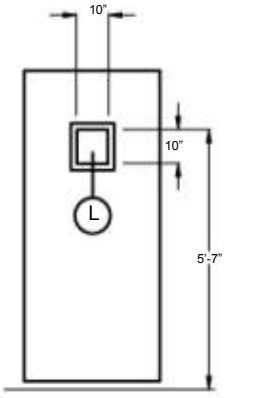
Factor	Definition
K	The rate at which heat flows thru a material. Values for insulation are normally based on one inch thickness of a single homogeneous material and are expressed in BTU/ft^2/^{0}F/hr/inch.
C	The rate at which heat flows thru a material of any given thickness. The "C" factor at one inch = "K" factor. The "C" factor of the same material at three inches is 1/3 of the "K" factor; at two inches the "C" factor is 1/2 the "K" factor.
U	The overall coefficient of heat transfer (conductivity) for all elements of construction (as well as environmental factors). A "U" factor is determined by adding the "C" factors of the various individual materials making up the composite structure. Units are expressed as BTU/ft^2/^{0}F/hr.
R	A measure of the resistance to heat flow. As the thickness of the insulation material increases, the resistance to the heat flow increases. See the following common insulation materials for typical "R" factors:

Material	1" thick	2"thick	3"thick
Urethane	7.0	13.0	20.0
Polystyrene	4.1	8.0	12.0
Fiberglass (1# or less)	4.0	8.0	12.0
Vermiculite	2.0	3.6	5.5

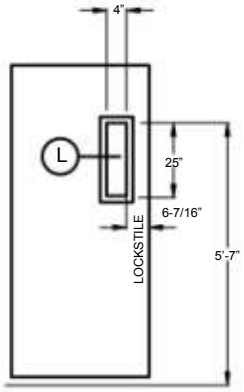
Standard SERIES HP Full Flush and SERIES CHP Seamless 1¾" Doors



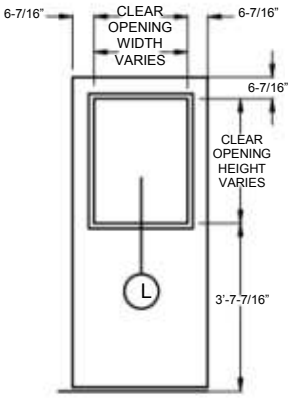
ELEVATION



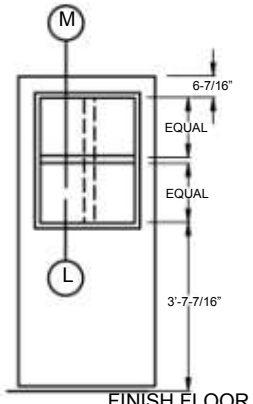
V FINISH FLOOR



NV FINISH FLOOR

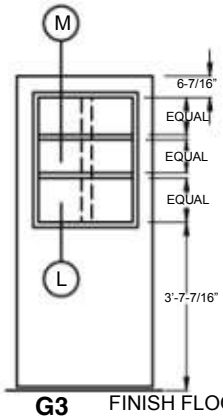


G FINISH FLOOR



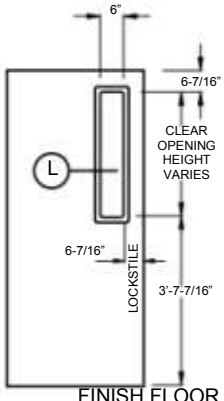
G2 FINISH FLOOR

G4 (Add single vertical bar)



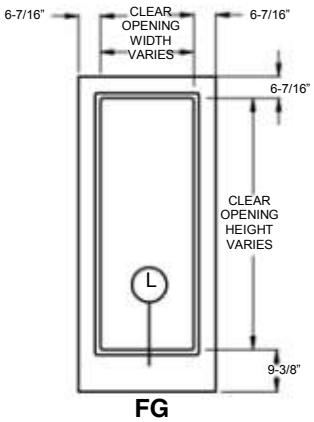
G3 FINISH FLOOR

G6 (Add single vertical bar)
G9 (Add two vertical bars)

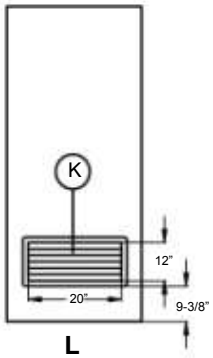


NG FINISH FLOOR

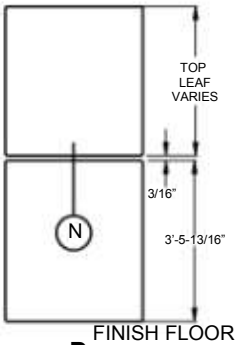
NOTE: 12" x 12" Louver standard for 2' –0" & 2'-4"door – all others 20" x 12", 20" x 24" Louver available



FG



L

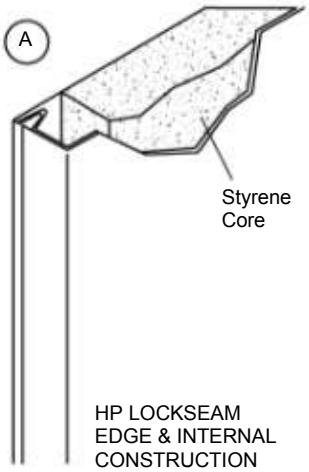


FINISH FLOOR

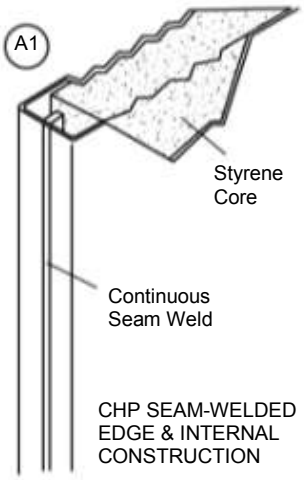
D
(DUTCH)

 DATA SHEET REV.

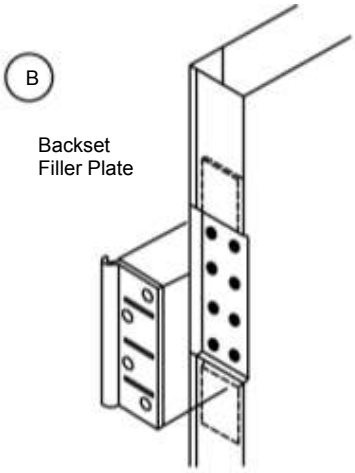
MANUFACTURING DETAILS: FULL FLUSH & SEAMLESS DOORS



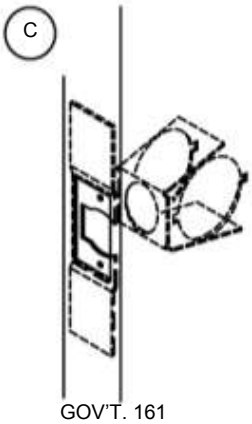
HP LOCKSEAM
EDGE & INTERNAL
CONSTRUCTION



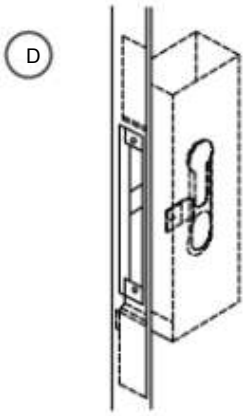
CHP SEAM-WELDED
EDGE & INTERNAL
CONSTRUCTION



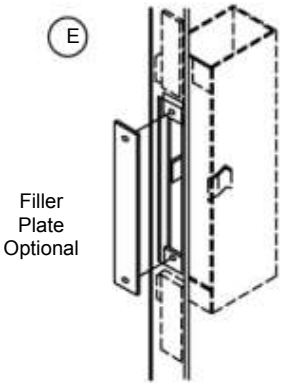
STANDARD
HINGE REINFORCEMENT



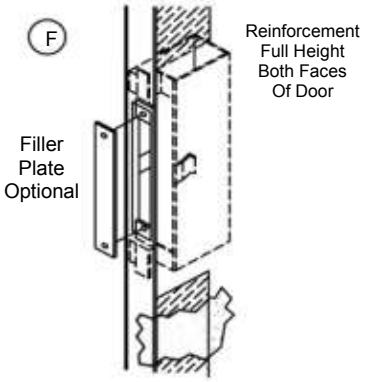
GOV'T. 161
CYLINDRICAL (CYL)
LOCK PREPARATION



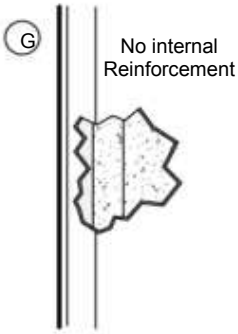
GOV'T. 86/MORTISE (M)
LOCK PREPARATION



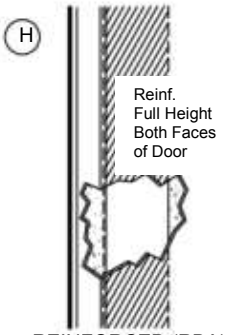
MULTI-PURPOSE (MP)
PREPARATION



REINFORCED MULTI-PURPOSE (RMP)
PREPARATION



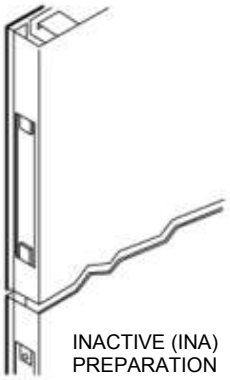
BLANK ACTIVE (BA)
PREPARATION



REINFORCED (RBA)
BLANK ACTIVE
PREPARATION

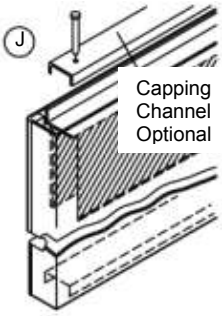
 DATA SHEET REV.

I



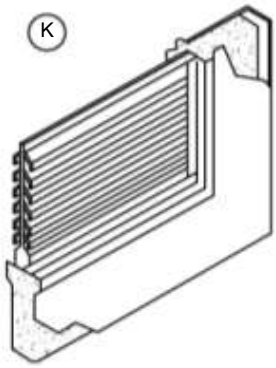
INACTIVE (INA)
PREPARATION

J



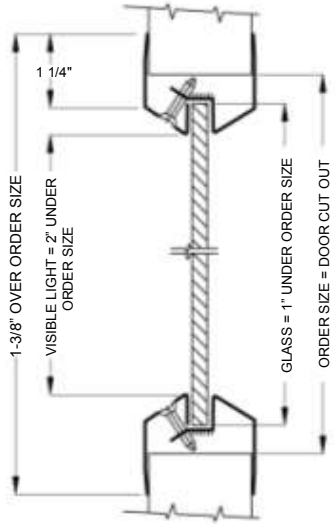
CLOSER REINFORCEMENT
TOP & BOTTOM CHANNELS

K

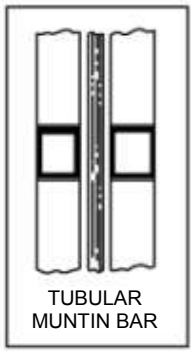


STANDARD
LOUVER

L

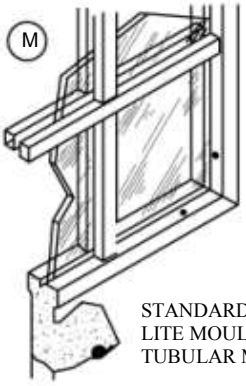


M

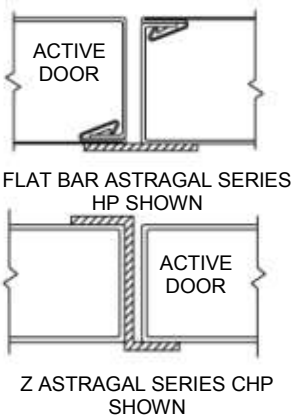


TUBULAR
MUNTIN BAR

M



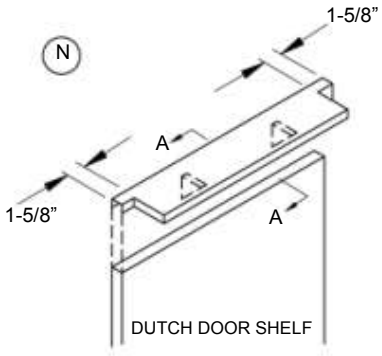
STANDARD STEEL GLASS
LITE MOULDING WITH
TUBULAR MUNTIN BAR



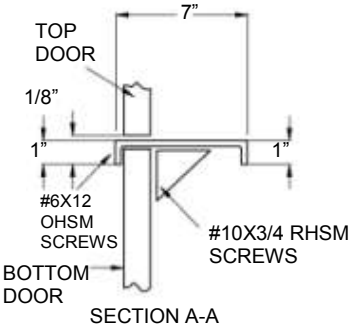
FLAT BAR ASTRAGAL SERIES
HP SHOWN

Z ASTRAGAL SERIES CHP
SHOWN

N



DUTCH DOOR SHELF



SECTION A-A

 DATA SHEET REV.

STANDARD HARDWARE PREPARATIONS

HINGES: Doors are mortised and reinforced for application of regular weight(0.134) or heavy weight(0.180) 4½" x 4½" full mortised template butt hinges; 1½" pair @ 6'8", 7'0" and 7'2" doors: 2 pair @ 7'10" and 8'0" doors. All hinge reinforcements are 3/16" thick; Top hinge on Series CHP is reinforced with a high frequency back-up reinforcement.

LOCKS:

Active Doors to be prepared as follows:

1. Gov't 161 Cyclindrical (CYL) Lock/Latch, with 2-¾" backset.
2. Universal Gov't 86 Mortise (M) Lock/Latch (to be used with full escutcheon trim), with 2-¾" backset.
3. Multi-purpose (MP) preparation consisting of a Gov't 86 edge preparation, with lock reinforcement installed. No cutouts on the faces of the door.
4. Reinforced Multi-purpose (RMP) preparation consisting of Gov't 86 edge preparation, with lock reinforcement installed The lock stile to be reinforced full height of the door on both sides. The hinge stile is reinforced on both faces at panic device height. No cutouts on the faces of the door.
5. Blank Active (BA) preparation provides a totally blank lock stile — no lock preparation and no internal reinforcements. No cutouts on edges or faces of door.
6. Reinforced Blank Active (RBA) preparation provides a totally blank lock stile — no lock preparation. The lock stile to be reinforced full height of the door on both sides. The hinge stile is reinforced on both faces at panic device height. No cutouts on the faces of the door.

Inactive Doors to be prepared as follows:

1. Inactive (INA) preparation consisting of two ANSI A156.115 flushbolts – 12" top and bottom rod dimension on doors up to and including 7'-2", 12" bottom and 18" top on doors over 7'-2" and up to and including 7'-6" bottom and 24",36" or 48" top as required for doors over 7'-6".A 12" top rod dimension is optionally available on 7'-10" and 8'-0" doors. Inactive door is provided with an ASA 4-7/8" strike preparation (no lip cutout – to maintain reversibility of door). Net door width is 1/8" greater than active door.
2. Blank Inactive (BI) preparation provides a totally blank lock stile — no lock preparation and no internal reinforcements. No cutouts on edges of faces of the door. Net door width is 1/8" greater than active door.
3. Reinforced Blank Inactive (RBI) preparation provides a totally blank lock stile — no lock preparation. The lock stile to be reinforced full height of the door on both side. The hinge stile is reinforced on both faces at panic height. No cutouts on faces of the door. Net door width is 1/8" greater than active door.

LOCK LOCATION: All Locks located to conform to standard 38" ℄ strike on frame.

CLOSERS AND HOLDERS: All Doors are reinforced internally both sides of the door for application of most types of surface applied closers and holders. A 12 Ga. reinforcement plate 4 ½" high measured from top of door and 16" long measured from a point 1-⅞" from the door jamb will accommodate most of the door closers currently manufactured and used on hinge side installations.

NOTES

In order to provide out customers with the finest products, manufactured in the most up to date manner, Pioneer Industries reserves the right to make design or specific construction changes without notice.

Doors are individually cartoned in corrugated cardboard and banded with straps. Muntin Bars for multiple glass lights are factory installed.

Doors are prime finished. Factory prefinished doors are optionally available.

Doors are reversible, within the limits of the type and application of the required hardware. Handed doors, for any application, are optionally available.

Pairs of doors are furnished as two individual doors.

Fire Rated Doors — See Fire Rated Section for critical information and details.

* CONSULT FACTORY FOR OTHER SIZES

STANDARD SIZES*		
DOOR OPENING HEIGHT	DOOR OPENING WIDTH	
	SINGLE	PAIR
	2’-0”	
	2’-4”	4’-8”
	2’-6”	5’-0”
6’-8”	2’-8”	5’-4”
7’-0”	2’-10”	5’-8”
7’-2”	3’-0”	6’-0”
7’-10”	3’-4”	6’-8”
8’-0”	3’-6”	7’-0”
	3’-8”	7’-4”
	3’-10”	7’-8”
	4’-0”	8’-0”


Pic Art
FINE ART
CUSTOM FRAMING
Closing
Sale
Huge
Selection!
SHOP
SMALL
FIND SOMETHING
EXTRAORDINARY

ATTACHMENT #2

BAR Case # 2014-00412

ADDRESS OF PROJECT: 212 King Street, Alexandria VA, 22314

TAX MAP AND PARCEL: 075.01-07-03 **ZONING:** KR

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: Georgetown KICS, LLC

Address: 9901 River View Court

City: Potomac State: MD Zip: 20854

Phone: 240-888-8866 E-mail: nporten@portenhomes.com

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

Name: Nanci Porten Phone: 240-888-8866

E-mail: nporten@portenhomes.com

Legal Property Owner:

Name: PNC Virigina Properties, LLC

Address: 8251 Trailwood Court

City: Vienna State: VA Zip: 22182

Phone: 703-407-6308 E-mail: peter@pcart.com

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

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

BAR Case # 2014-00412

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

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

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

Please see attached.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

BAR Case # 2014-00412

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

specify wood

	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 # 2014-00412

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

☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

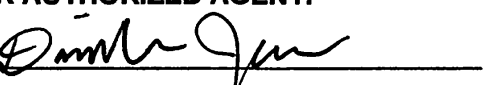
☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

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

☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Danielle James

Date: 12/4/2014

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 ten 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. Danielle James	9901 River View Ct. Potomac MD 20854	90%
2. Javier Groisman	9901 River View Ct. Potomac MD 20854	10%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. PNC VIRGINIA PROPERIES LLC	8251 Trailwood Court, Vienna VA, 22182	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. No relationships exist in	reference to section 3.	
2.		
3.		

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

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

12/5/14 Danielle James [signature]

Date Printed Name Signature