Docket Item # 1
BAR CASE # 2016-0041

BAR Meeting
March 23, 2016

**ISSUE:** Certificate of Appropriateness - Alterations

**APPLICANT:** Third Baptist Church

**LOCATION:** 917 Princess Street

**ZONE:** RB/ Residential Zone

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**STAFF RECOMMENDATION**

Staff recommends **approval** of the Certificate of Appropriateness application with the following conditions:

1. Install the fence in line with the façade of the building, within the church property, and install and maintain low landscape planting area between the sidewalk and the fence along the entire Princess Street frontage to reduce the visual impact of the surface parking lot.

2. Include the archaeology conditions below in the General Notes of all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

    a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

    b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

## GENERAL NOTES TO THE APPLICANT

1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped 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.

2. 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.

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

4. BUILDING PERMITS: 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.

5. 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.

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.


**BAR2016-00041**

N

## I. ISSUE

The applicant requests approval of a Certificate of Appropriateness to:

- Replace the existing chain link fences with a 6 ft. high black aluminum picket fence.
- Increase the size of the parking lot by removing approx. 520 sq. ft. of grass in the parking lot along the Princess Street frontage.
- Install bronze metal, Kawneer brand glass windows and doors within the covered porch on the mid-20th century addition.

## II. HISTORY

By 1877, the "Colored" Third Baptist Church stood at the northeast corner of Princess and North Patrick, as shown in the Hopkins Atlas of that year. The present brick building with square corner bell tower and simplified Romanesque detailing appears to have been constructed **between 1891 and 1896**. A single-story addition was constructed at the rear east corner of the sanctuary circa 1947 (Building Permit #7796, 7/4/1947). In the late 20th century, a two story Gothic Revival style addition was constructed around the rear of the sanctuary, incorporating the previous single-story addition (BAR Case #90-5PG, 5/9/1990). In 2001, the Board approved paving the gravel parking lot on the east side of the building (BAR Case #2001-280, 11/28/2001). In 2003, the Board approved alterations to the exterior of the building relating to an upgrade of the HVAC system, which was part of a larger interior rehabilitation (BAR Case #2003-0263, 11/12/2003).

## III. ANALYSIS

***Fence/Paving of Parking Lot***

The *BAR Design Guidelines* state; "fences should be appropriate in materials, design and scale to the period and character of the structure they surround…as they are a distinctive feature of the historic district's streetscape" (Fences, p.2) and "parking lots should be screened and landscaped so that they do not create a visual disruption of the streetscape while being consistent with safety requirements." (Parking, p.2)

Staff strongly supports the church's goal to improve the appearance of the property. The proposed fence and parking lot will be a visual improvement over the existing chain link fencing and deteriorated parking lot surface. However, the location of the fence is incorrectly shown at the back side of the sidewalk on public property in the application materials and must be set back in line with the facade of the church to be within the church property. Staff further recommends that the church plant and maintain the landscape strip between the fence and the sidewalk, as the neighbors have done, in order to reduce the visual impact of the surface parking lot from the street, per the BAR's *Design Guidelines*.

In addition, while the rectangular, flat top fence is a clear aesthetic improvement over chain link, it is, perhaps, not the best design for the handsome Gothic Revival style church. The application materials show a number of very similar fence designs from this manufacturer that incorporate

spear finials. The pointed lancet (or spear) arch is a character defining feature of Gothic Revival design and one of these fences may be more architecturally appropriate for this specific site.

***Windows/Walkway Enclosure***

Staff is generally supportive of enclosing the existing walkway with the bronze aluminum storefront windows and doors. These windows and doors will be located on a secondary, mid-20th century addition, match other existing bronze doors on the building, and are easily reversible. Therefore, staff recommends approval of the application with the standard condition that the glass be clear per the BAR's Window Policy and that the storefront windows be installed without damaging the existing masonry openings.


**Proposed Windows**


**Proposed Doors**

**STAFF**
Michele Oaks, 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

*SUP Planner comments.*

C-1 Improvements must comply with all terms and conditions of SUP2014-00043 (parking reduction).

C-2 Submitted plat is not of the entire property and does not show the location of the proposed work. Applicant must submit an accurate plat for the entire property showing the location of all proposed work.

C-3 Applicant must submit a parking plan to show the proposed configuration and number of spaces proposed.

C-4 The proposed fence must be located completely on the subject property and may not encroach into the public right of way. (See comment C-2.)

C-5 Waiver of fence height must be approved by the BAR. Need to check with zoning – proposed fence is 6' high.

**Code Administration**

F-1 The following comments are for BAR review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

**Transportation and Environmental Services**

No Comments received.

**Alexandria Archaeology**

F-1 This is a historic property that dates back to at least the mid-nineteenth century. Although there has been some previous soil disturbance, there is potential for archaeological resources to be present. However, the repaving of the parking lot and the replacing of a fence are unlikely to impact buried resources. Therefore, we ask that the applicant adhere to two oversight conditions below.

C-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

## V. ATTACHMENTS

*1 – Supplemental Materials*
*2 – Application for BAR2016-0041: 917 Princess Street*

ATTACHMENT #1

METROPOLITAN
FACILITIES SOLUTIONS

**Third Baptist Church**
**917 Princess Street**
**Alexandria, Virginia 22314**

**February 22, 2016**

**Board of Architectural Review**

# Description of proposed Work:

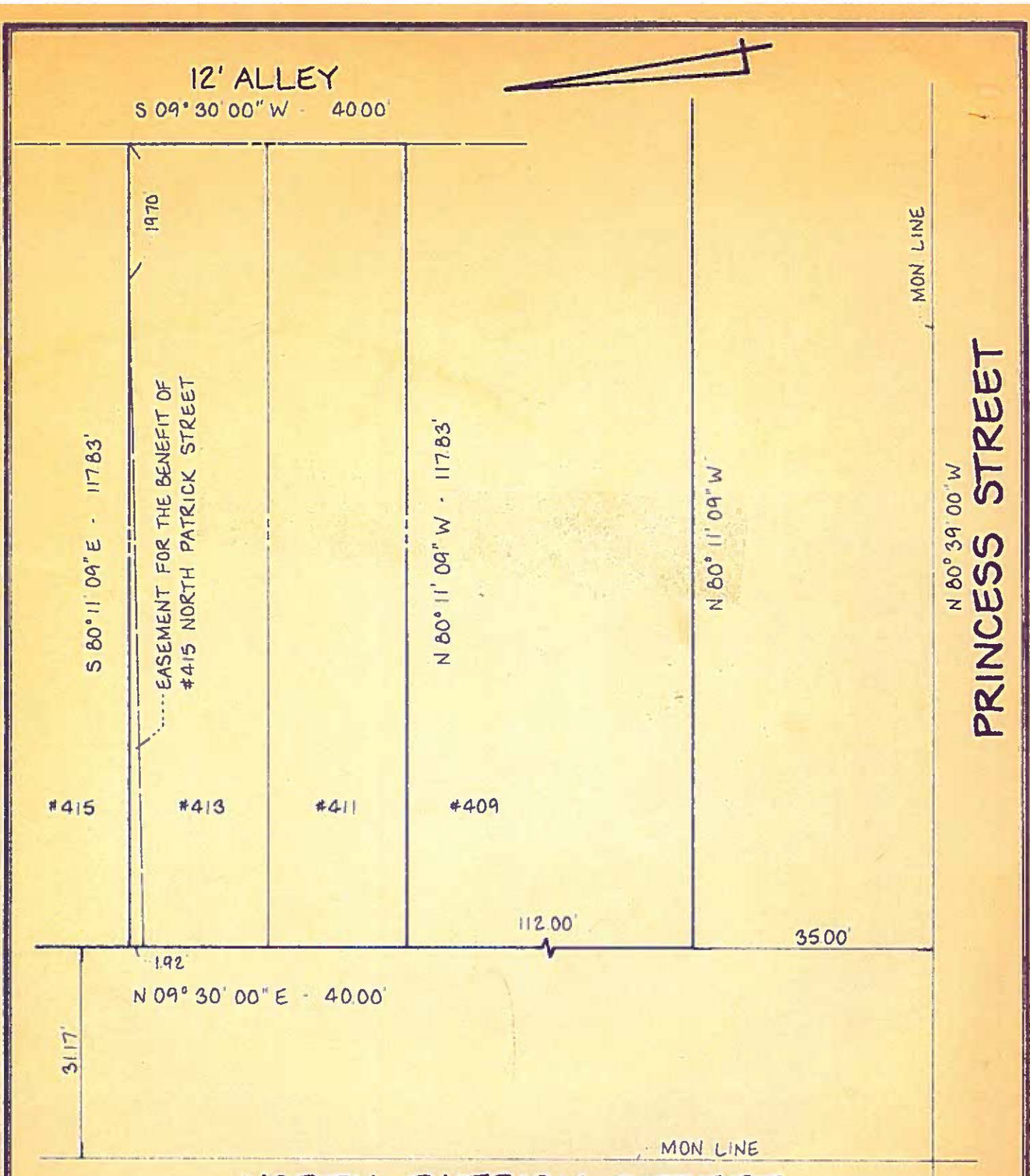
1. Third Baptist Church is proposing to Re-pave and strip the existing parking lot that is adjacent to the church.

2. Third Baptist Church is proposing to replace the existing site fence that runs from the church to the alley adjacent to the parking lot. The church is proposing to align the placement of the fence along the front of the property with the adjacent properties along Princess Street.

3. Third Baptist Church is proposing to install two windows and a glass door in the entrance walkway to the church from the parking lot to reduce the amount of energy that is loss every time the door to the sanctuary is opened to enter or leave the church.

APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016

10332 Main St. #288, Fairfax, VA 22030 | p: 703-672-1926 | f: 703-991-4436 | office@metrocpc.com | metrocpc.com




# PLAT

SHOWING AN EASEMENT FOR THE BENEFIT OF
#415 NORTH PATRICK STREET ON THE PROPERTY LOCATED AT

## #413 NORTH PATRICK STREET
## CITY OF ALEXANDRIA, VIRGINIA

SCALE 1" = 20' JULY 8, 1988

THIS PROPERTY IS NOT LOCATED IN A H.U.D. DESIGNATED FLOOD HAZARD ZONE.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

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

Kenneth W. White

KENNETH W. WHITE

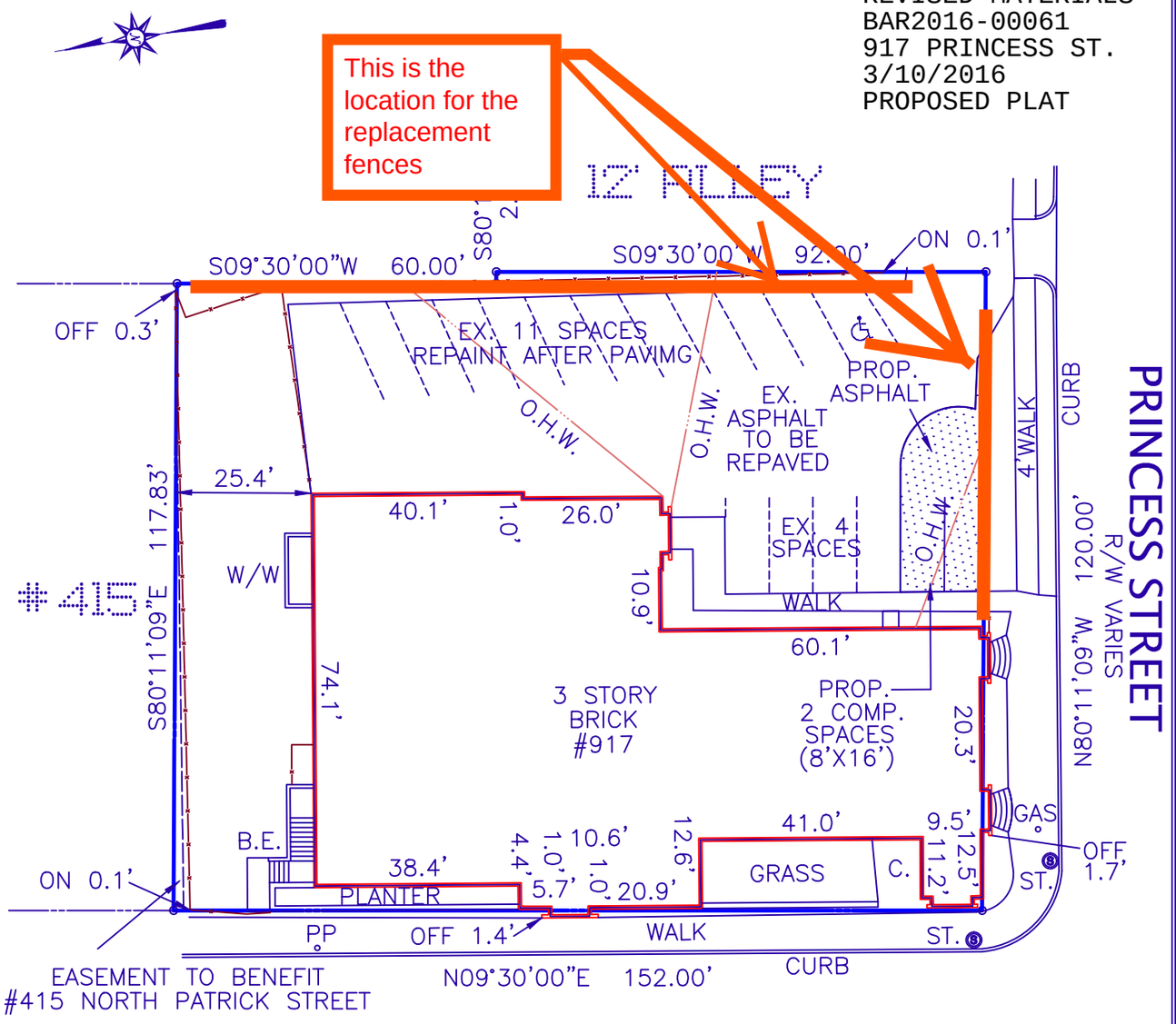
COMMONWEALTH OF VIRGINIA
KENNETH W WHITE
LICENSE NO
1277 & 221

CASE NAME
THIRD BAPTIST CHURCH

ALEXANDRIA SURVEYS INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306

REVISED MATERIALS
BAR2016-00061
917 PRINCESS ST.
3/10/2016
PROPOSED PLAT




# NORTH PATRICK STREET
R/W VARIES

PLAT
SHOWING LOCATION SURVEY ON
MAP ID: 064-02-06-10

# THIRD BAPTIST CHURCH
## CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' MARCH 04, 2016

CASE NAME:

GRAPHIC SCALE
0 30 60

COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
03-04-16
LAND SURVEYOR

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

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

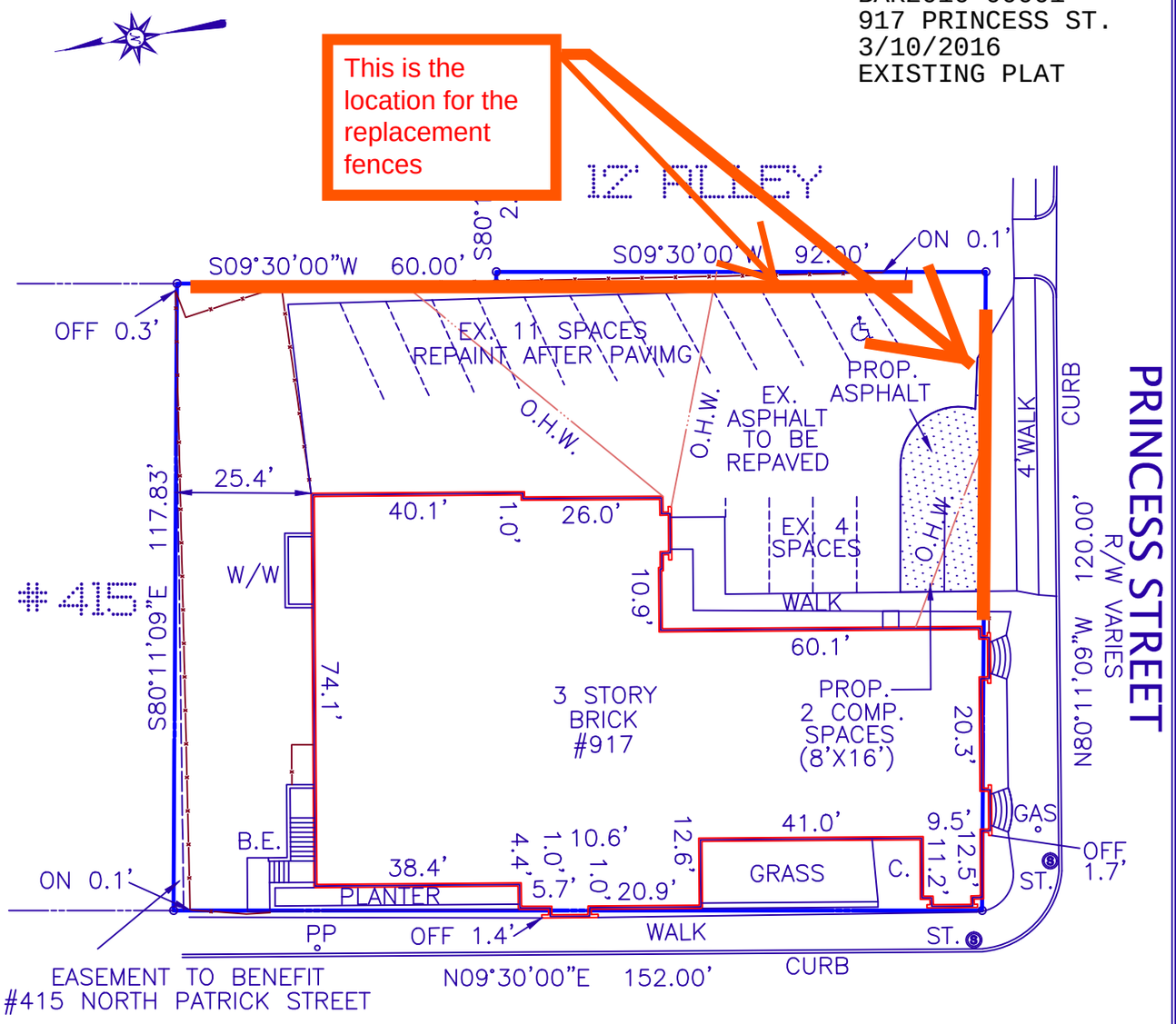
REQUESTED BY:
HARRY THOMPSON
METROPOLITAN SOLUTIONS


ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD, STE #104 FAIRFAX , VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266




#13949

REVISED MATERIALS
BAR2016-00061
917 PRINCESS ST.
3/10/2016
EXISTING PLAT




NORTH PATRICK STREET
R/W VARIES

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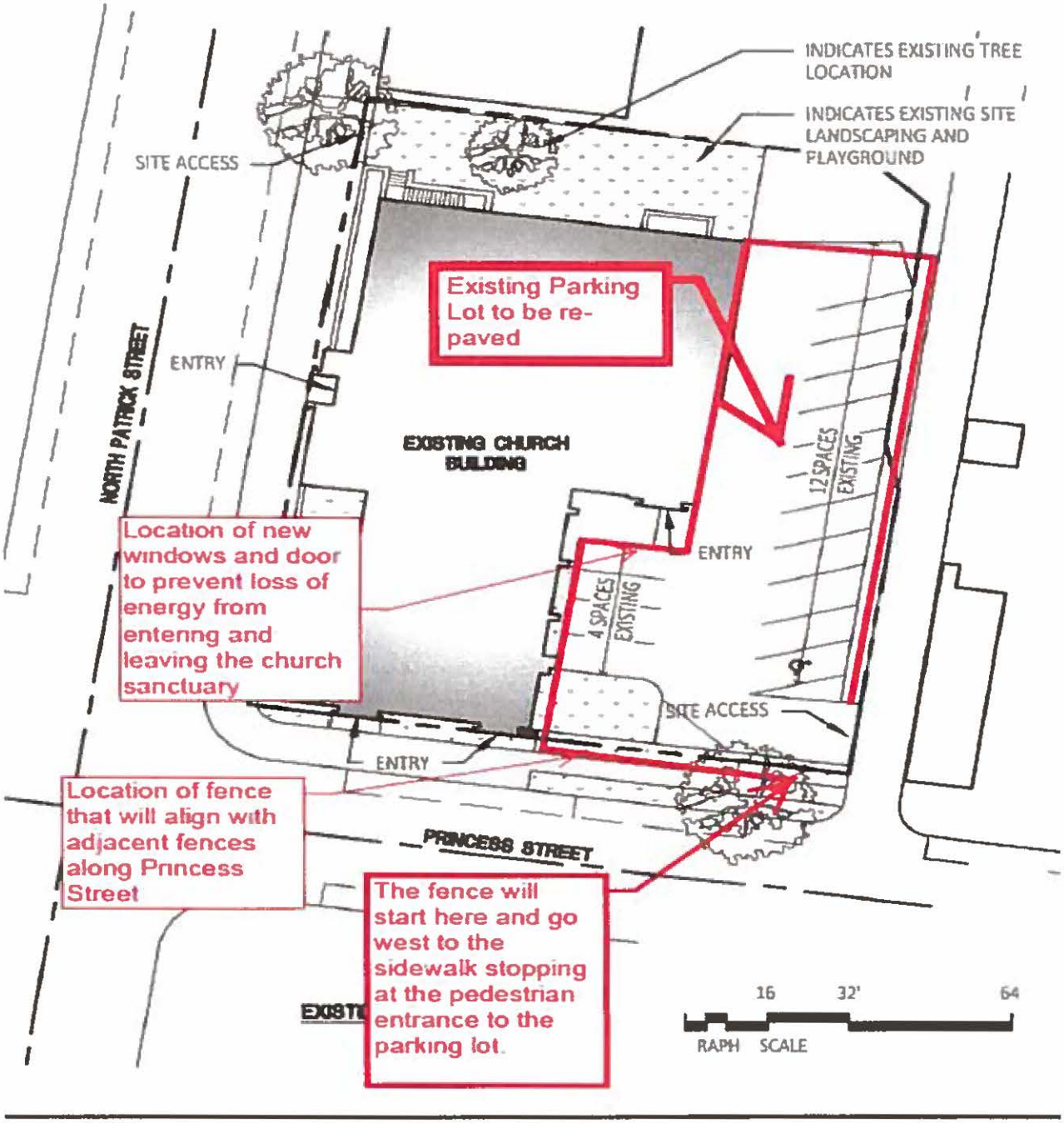
METROPOLITAN
FACILITIES SOLUTIONS




APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016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2/22/2016

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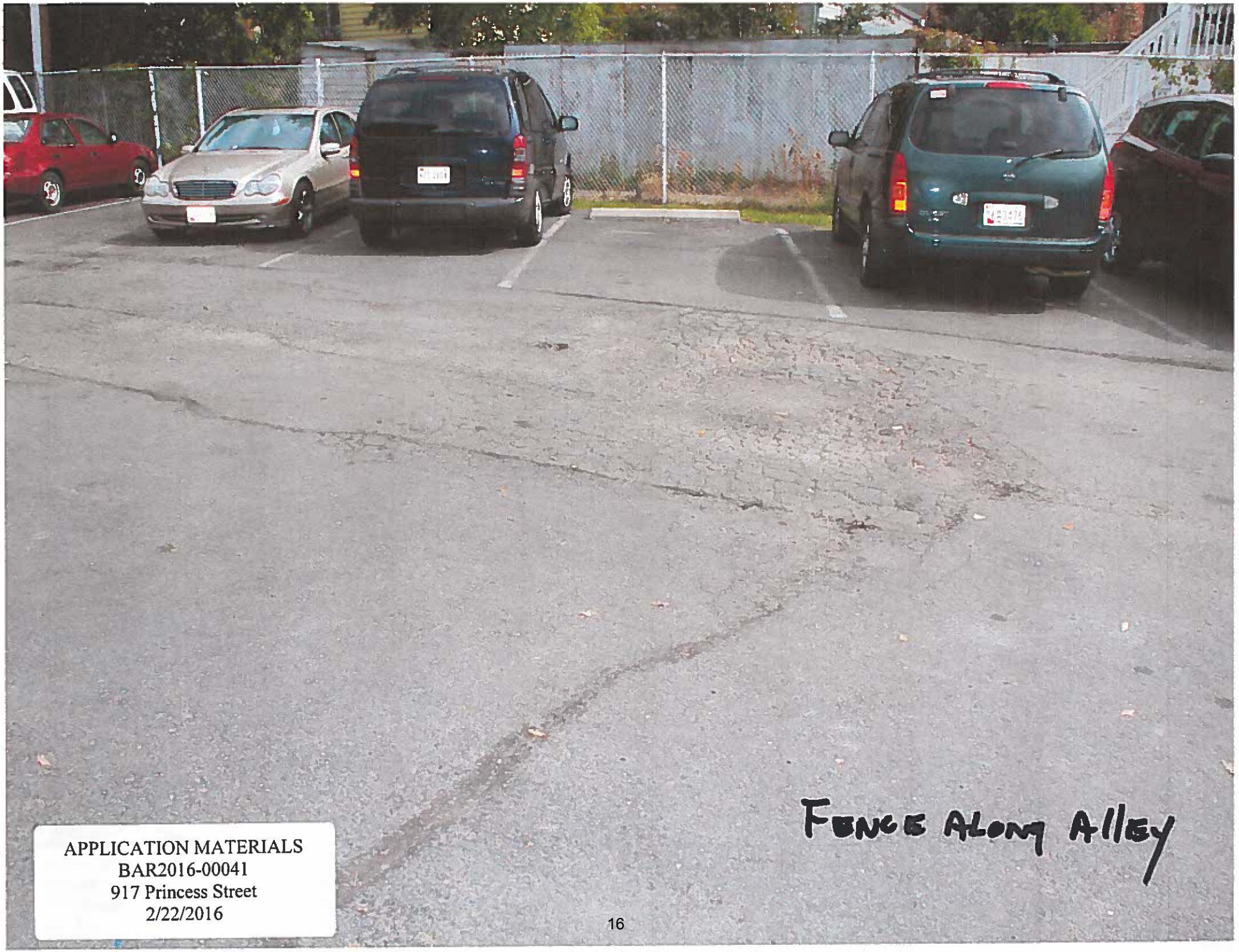
917 Princess Street
2/22/2016




APPLICATION MATERIALS
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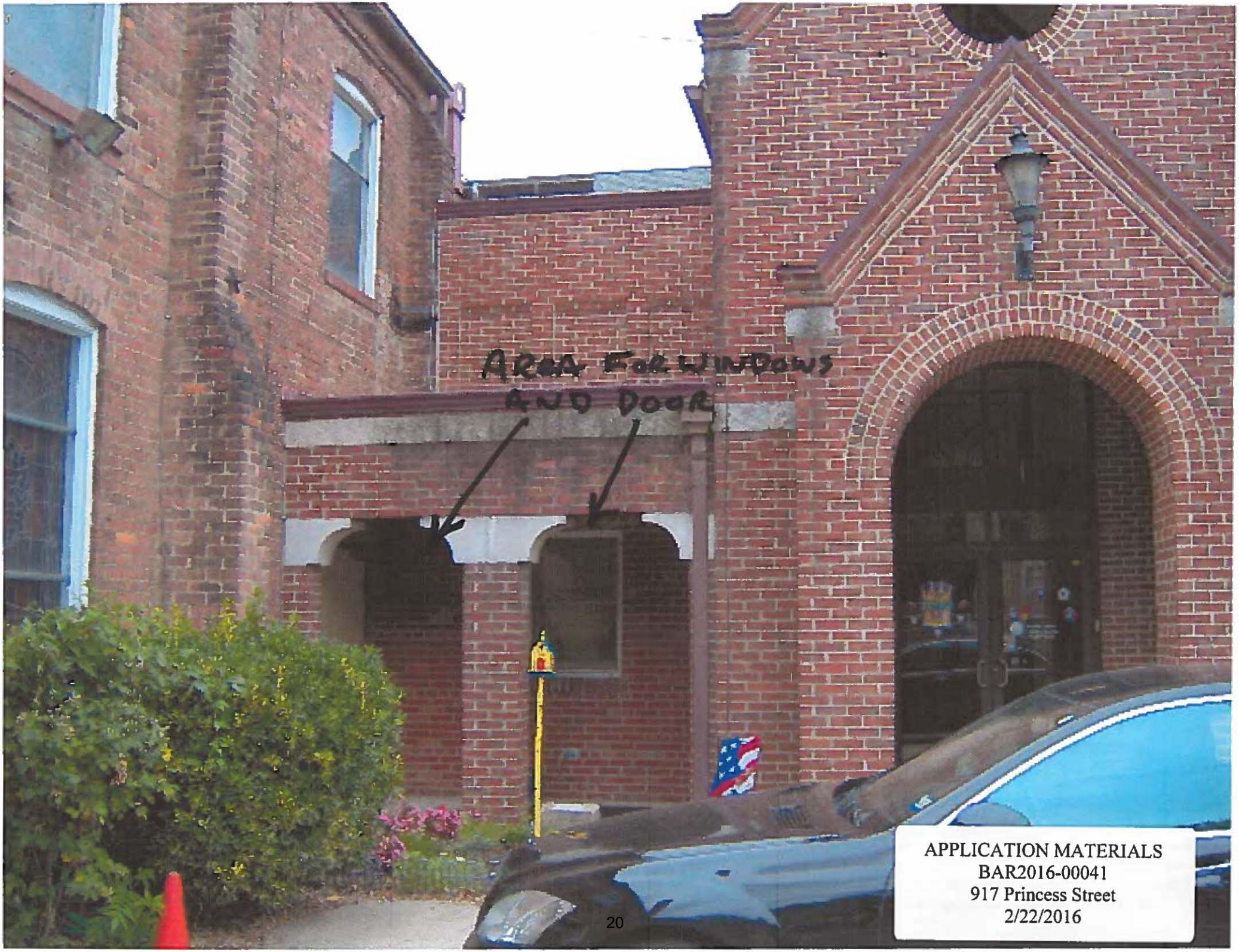


APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016


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APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016

Jerith®
ORNAMENTAL FENCES OF DISTINCTION™

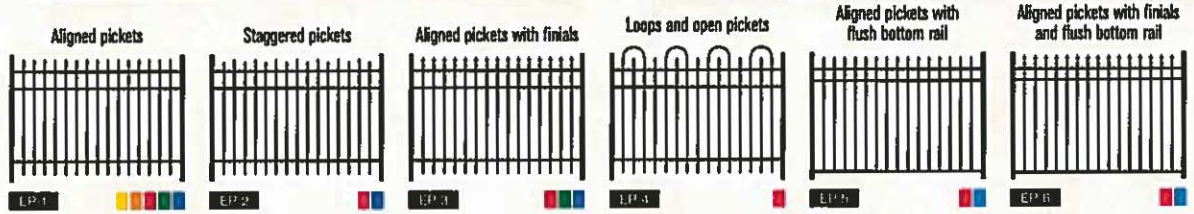
**Call Toll Free 800-344-2242**

# ALUMINUM FENCE STYLE GUIDE

## ALUMINUM FENCE

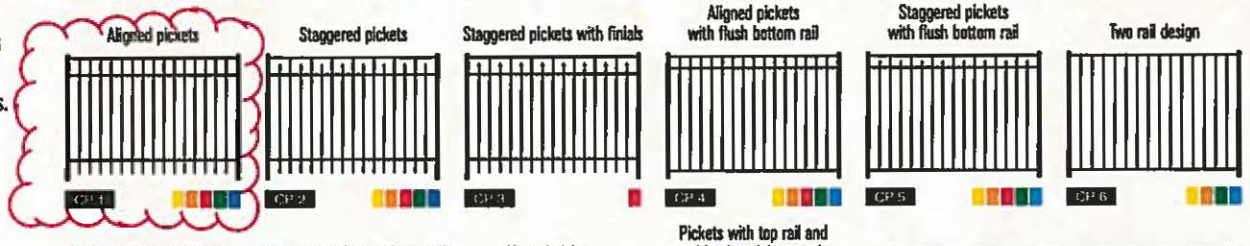
### Exposed Picket Designs

These designs have no top rail, and are classic "wrought iron" designs that have been used for over 100 years.



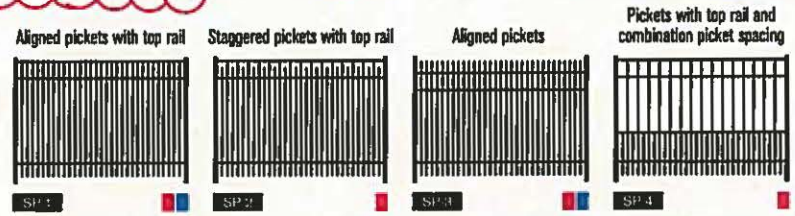

### Covered Picket Designs

A smooth top rail makes these styles perfect around pools. These are our most popular designs because of this. Their aluminum construction makes them ideal for pool enclosures since they can never rust.




### Specialty Designs

These fences have a narrower space between the pickets to keep pets inside your yard. The spacing also makes it very difficult for children to obtain a foothold on the fence.



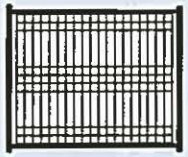

### AVAILABLE GRADES

- Liberty — ECONOMY
- American Series
- Residential
- Aero
- Regency
- Industrial — HEAVY DUTY

Technical specifications are available on our website with available heights

## WIRE FENCE

### Wire Fence Designs



Jerith's Patriot line of wire fence is a great alternative to aluminum fence that's strong, but has a more subtle visual presence that blends in with the environment.

**To see our full line of wire fence alternatives, download the Patriot Wire Fence Style Guide**

## ACCESSORIES

### FINIALS, GATES, ARBORS AND LATCHES

Jerith has a wide variety of scrolls, finials and other items to accent your Jerith fence. Gates are also available to match any of our fence designs, and we have aluminum arbors to highlight a walkway or gate into your yard.

APPLICATION MATERIALS
BAR2016-00041
917 Princess Stree
2/22/2016

**Match the styles seen here with actual product installations on our website at www.jerith.com**

REV031414

Jerith
ORNAMENTAL FENCES OF DISTINCTION®

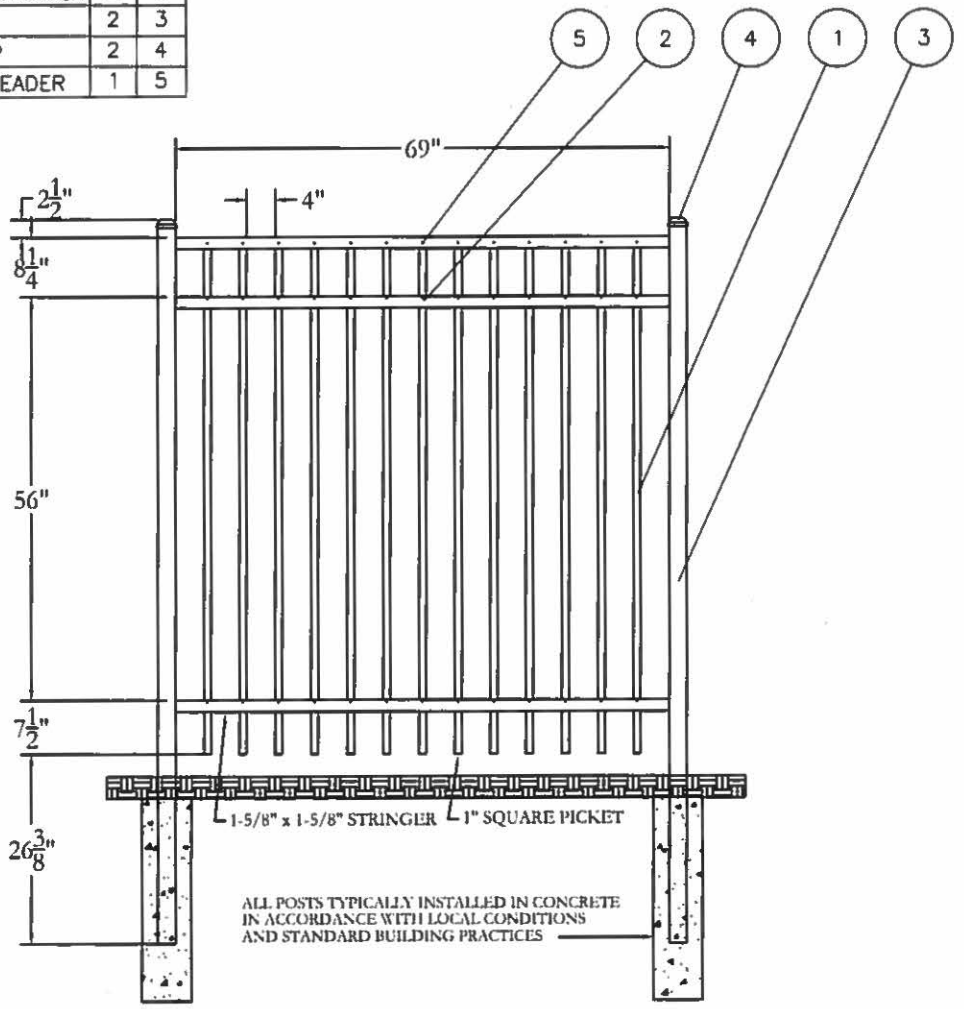
# GRADE AND STYLE
## CONVERSION CHART

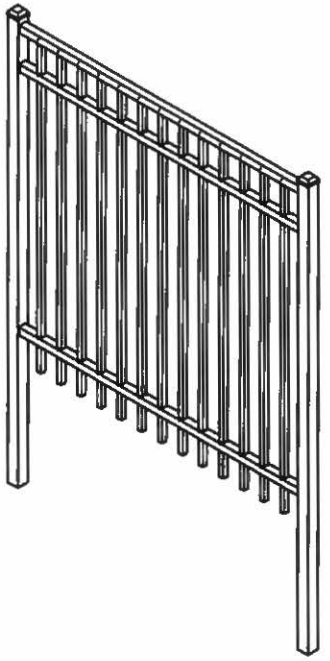
| Fence Grade | Available Styles | Style Names (in order) | Standard Heights 36" | 42" | 48" | 54" | 57" | 60" | 72" | 84" | 96" |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Industrial | ~~EP-1, EP-2, EP-3~~ | ~~101, 100, 111~~ | ✓ | | ✓ | | | ✓ | ✓ | ✓ | ✓ |
| | CP-1, CP-2 | 202, 200 | ✓ | | ✓ | | | ✓ | ✓ | ✓ | ✓ |
| | ~~SP-1, SP-3~~ | ~~402, 401~~ | | | ✓ | | | ✓ | ✓ | ✓ | ✓ |
| Regency | EP-5, EP-6 | Buckingham, Kensington | ✓ | | ✓ | | | ✓ | ✓ | | |
| | CP-4, CP-5 | Windsor, Canterbury | ✓ | | ✓ | ✓ | | ✓ | ✓ | | |
| | CP-6 | Ovation | | | ✓ | | | | | | |
| Aero | EP-1, EP-3 | Avalon, Coventry | | | ✓ | | | ✓ | ✓ | | |
| | CP-1, CP-2 | Elba, Doria | | | ✓ | | | ✓ | ✓ | | |
| | CP-4, CP-5 | *Elba, *Doria | | | | ✓ | | | | | |
| | CP-6 | Sentry | | | ✓ | | | | | | |
| Residential | EP-1, EP-2, EP-3, EP-4 | 101, 100, 111, Concord | ✓ | ✓ | ✓ | | | ✓ | ✓ | | |
| | EP-5, EP-6, EP-4(modified) | *101, *111, *Concord | | | | | ✓ | | | | |
| | CP-1, CP-2, CP-3 | 202, 200, 211 | ✓ | ✓ | ✓ | | | ✓ | ✓ | | |
| | CP-4, CP-5 | *202, *200 | | | | ✓ | | | | | |
| | SP-1, SP-2, SP-3 | 402, 400, 401 | ✓ | ✓ | ✓ | | | ✓ | ✓ | | |
| | SP-4 | SafetyPup | | | ✓ | | | ✓ | | | |
| American | EP-1 | Avalon | | | ✓ | | | ✓ | | | |
| | CP-1, CP-2 | Elba, Doria | | | ✓ | | | ✓ | | | |
| | CP-4, CP-5 | *Elba, *Doria | | | | ✓ | | | | | |
| | CP-6 | Sentry | | | ✓ | | | | | | |
| Liberty | EP-1 | 11 | | | ✓ | | | ✓ | | | |
| | CP-1, CP-2 | 22, 20 | | | ✓ | | | ✓ | | | |
| | CP-4, CP-5 | *22, *20 | | | | ✓ | | | | | |
| | CP-6 | 00 | | | ✓ | | | | | | |

* Modified - Pickets are cut so that they do not extend below the bottom rail.

APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016

| FENCE PARTS | | |
|---|---|---|
| Name | Qty | Item |
| 1202–72 PICKET | 13 | 1 |
| 70–1/2" – 13 HOLE IND. STRINGER | 2 | 2 |
| 2–1/2" POST | 2 | 3 |
| 2–1/2" ALUMINUM POST CAP | 2 | 4 |
| 70–1/2" – 13 HOLE IND. HEADER | 1 | 5 |



Jerith Manufacturing Co., Inc.
Philadelphia, PA 19154
(800)344–2242

DRAWING:
INDUSTRIAL FENCE
STYLE #202 - 72" HEIGHT

| SIZE | DWG NO. | REV |
|---|---|---|
| D | IN72U202SN | NC |
| SCALE | DATE 1-1-05 | SHEET 1 OF 1 |

# CHAMBERLAIN CONTRACTORS, INC.

162 Lafayette Avenue
Laurel, MD 20707
Phone: 301-725-4330, Toll free: 1-866-670-1234
Fax: 301-725-8869

**DID YOU KNOW THAT POOR COMPACTION CAN REDUCE PAVEMENT LIFE BY 50 PERCENT? On repaving projects, Chamberlain will provide you a Professional Engineer's report addressing temperature, pavement thickness, and compaction of pavement. Pavement evaluations, specification writing and materials testing also available upon request!**

Date: April 29, 2015 Page 1 of 4 Proposal #L49664

Customer: Metropolitan Facilities Solutions
10332 Main Street, #288
Fairfax, VA 22030

Attn: Harry J. Thompson
Phone: 703-887-7284
E-mail: hfthompson@metrocpc.com

Job Name: Third Street Baptist Church
Job Location: 917 Princess Street
Alexandria, VA

We were referred to Mr. Harry Thompson from William at Chamberlain Construction. We subsequently visited the premises on Tuesday, April 28, 2015 and met with Mr. Thompson at approximately 10:30 am. Work scope will include possible installation of either concrete header curb or curb and gutter, removal and replacement of sidewalk on side of building, removal and replacement of failed asphalt repairs with alternate specifications for dig out, repair of new construction area where existing blue stone is located, milling of the entire parking lot and subsequent resurfacing with work being accomplished for all structural repairs, milling and resurfacing between a Friday and a Saturday and subsequent striping and removing and resetting of existing curb blocks. Concrete repairs will need to be done during normal business hours Monday - Friday. Asphalt repairs and preparation would be done on a Friday requiring the lot to be free of all pedestrian and vehicular traffic. Saturday we would resurface, stripe and repin curb blocks so that the lot will be ready for Sunday morning church service. Here and now are the specifics of our proposal.

**Item #1**

We propose to mobilize appropriate manpower, equipment and material to the site and on a given weekday to stake out and excavate out along the perimeter fence to the easement alleyway, an area 112 linear foot. We will dig out 1' wide, dig down a minimum of 6 - 8" below finished grade of adjacent pavement, load materials onto waiting dump trucks and dispose of debris off site. Compact subgrade before installing necessary forms to form up concrete header curb to provide a 6" reveal after subsequent overlay is installed. Once header curb forms are in place, we will proceed to pour a 6-1/2 bag, 3500 psi, air entrained concrete mix, being poured into the forms and trowel level. Once the concrete has set, strip the facial form, trowel face and top of curb, score joints at 10' intervals and apply a light broom finish. Strip forms and backfill as necessary.

[redacted]

Note: Should owners wish to install concrete curb and gutter over the 112 lin as alternate.

***continued on next page***

APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016

**Item #2**

We propose to remove and replace a total of 244 square feet of existing spalled and worn/cracked sidewalk on the side of the church building. Most of this area is inside the construction fencing but the area in question totals a total of 244 square feet. Once construction fencing dumpster and other storage equipment has been removed, we will proceed to mark the area, saw cut concrete, jackhammer and excavate out 244 square feet, digging down a minimum of 4', load materials onto waiting dump trucks and dispose of debris off site. Compact the subgrade, install necessary concrete forming materials, place expansion material where abutting building foundation by side entrance and proceed to pour a 4" thick, 6-1/2 bag, 3500 psi, air entrained concrete mix, being poured into the formed areas, trowel level, score joints to match existing and apply a light broom finish. Strip forms and backfill as necessary.

Notes: 1. Concrete will be left approximately 1" high in order to accommodate subsequent asphalt overlay.
2. We will also install the concrete in such a manner to make sure water does not stand on sidewalk.

[redacted]

**Item #3**

We identified a total of 387 square yards where asphalt repairs are essential. These areas exhibit high severity alligator cracking. As such, owners wish to have two estimates. The first being excavating out the failed pavement to an 8" depth, load materials onto waiting dump trucks and dispose of debris off site. We would then compact the subgrade and with a loaded dump truck proof roll the soil subgrade to make sure there was minimal deflection in the subgrade before proceeding to reinstall 6" bituminous base course asphalt mix, being applied by paver, on grade and rolled to a smooth and uniform appearance.

[redacted]

Note: Asphalt will be left 2" low in order to accommodate subsequent milling of the balance of the areas.

Owners wish an alternate price and that is to excavate out the 387 square yard area to an 8" depth, proof roll subgrade before reinstallation of 4" of RC6 crusher run gravel being installed on grade, fine grade and compact to proper density. This will subsequently be followed by placement of a 2" base course asphalt mix, leaving the area 2" low.

[redacted]

Note: All asphalt repairs would be accomplished on Friday in preparation for the resurfacing of the lot to be done on Saturday morning.

**Item #4 - New Construction Area**

Area inside the fenced area totals approximately 99 square yards. As such, we also propose to excavate out the blue stone granular aggregate, digging down a minimum of 8", load materials onto waiting dump trucks and dispose of debris off site. We will compact the subgrade, proof roll and reinstall 6" bituminous base course asphalt mix, being applied by paver, on grade and rolled to a smooth and uniform appearance.

[redacted]

Note: Area will be left 2" low in order to accommodate subsequent milling and paving of the lot.

***continued on next page***

As an alternate owners wish to excavate out the area to an 8" depth, reinstall 4" of crusher run and 2" of base asphalt, leaving area low for subsequent overlay.

[redacted]

**Item #5**

We propose to mill out the balance of the areas that are not repaired or new construction. This will require having the lot cleared on Friday afternoon at which point we will mill out the balance of the parking lot area, milling down 2", conveyoring materials onto waiting dump trucks and dispose of debris off site. We will then sweep the pavement area clean and make sure that water flows on the lot. Following that on Saturday morning, we will remobilize to the site after 8 am, proceed to tack coat and pave 826 square yards consisting of the entire parking lot both areas that were repaired as well as new construction and areas that were milled off 2" with a 2" bituminous surface course asphalt mix, being applied by paver, on grade and rolled to a smooth and uniform appearance.

[redacted]

Note: We will provide third party engineer to provide inspection for compaction of subsequent asphalt overlay.

**Item #6 - Striping**

All cars must be moved from the premises to be painted prior to striping. We will layout and paint the following traffic markings using a heavy duty SETFAST tm traffic paint conforming to new Federal regulations (paint spec is SETFAST tm 5626 white; 5627 yellow);

- 17 white stalls
- 1 white hashout
- 1 handicap symbol w/blue box

[redacted]

Notes:
1. When striping includes stenciling of any numbers on the parking lot, Chamberlain Contractors, Inc. will require that Property Manager provide Chamberlain with a detailed drawing designating location of stencil digit numbers and "RESERVED" or other stenciled lettering prior to commencement of seal coating and/or paving.
2. Any curb painting will have a 90 day warranty. Curbs painted between October 15 and March 15 may peel prematurely due to moisture retention in the concrete.
3. We will scrape loose paint from surface of concrete, have inspected by designated person on site before placement of new coat of paint.

**Item #7**

We propose to remove and to reset 17 existing concrete curb blocks that are existing on the outside perimeter or stockpiled inside the construction fence area.

**Price $850.00**

***continued on next page***

**Chamberlain Contractors, Inc. provides a minimum one year warranty on all materials and workmanship unless otherwise stated in proposal**

## Total Price for this proposal - please see above

Pricing is based on current market conditions.

Our pricing includes the issuance of a standard certificate of insurance. Any deviation from a standard certificate will result in a charge for complying with your request.
Payments are 15 days after receipt of invoice for each item of completed work.
Proposal based on work being performed between the hours of 7AM and 7PM Monday through Friday.
Total time for execution of this work is approximately ( ) days.
Please advise residents of noise potential as we move machines to or from your property at night.
This proposal (and contract upon acceptance by customer) is subject to the Standard Terms and Conditions attached with this document. Above prices are based on using this form as the contract document.

By executing this document, customer authorizes CCI to perform The Work for prices stated above.

**CHAMBERLAIN CONTRACTORS, INC.**

Customer

Harold C. Green
Cell: 202-288-4130
E-mail: haroldgreen@chamberlaincontractors.com

Authorized Signature and Title

Printed Name Date

**WWW.CHAMBERLAINCONTRACTORS.COM**

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# STANDARD SWING ALUMINUM DOORS AND ENTRANCES CLAD WITH STAINLESS STEEL OR BRONZE

## PART I GENERAL

1.01 DESCRIPTION:

A. Work includes interior and exterior entrance doors and frames, related sidelites and transoms where applicable, thresholds, and finished hardware as shown on drawings or specified.

B. Related work not included in this section:

1. Glass and glazing
2. Lock cylinders
3. Sealants between frames and masonry
4. Structural members not within jambs, head members, transom bars and mullions

1.02 QUALITY ASSURANCE:

A. Manufacturer shall have been regularly engaged in cladding aluminum doors and frames for a period of ten years.

B. Door and frame shall be fabricated by a single manufacturer.

C. Dawson Doors is an ISO certified company.

1.03 SUBMITTALS

A. Shop drawings shall include elevations with sections and details at full scale. Include glass and metal thicknesses, joining details, field connections, anchorage, concealed and exposed fastening methods, door and framing reinforcement, and metal finishes. Indicate compliance with specified design criteria.

B. Visual samples: Two (2) finish samples (minimum 4" x 6") shall be submitted per customer specifications indicating texture to be expected in finished work.

1. **Select one:**
   a. **Material** - stainless steel or bronze (naval brass alloy #464 / muntz metal alloy #280 / commercial bronze alloy #220)
   b. **Finish** - #4 or #6 satin, #8 mirror, or non-directional
2. Other finishes available; consult factory

C. Maintenance and Cleaning Data: Instructions for general maintenance and repair of surfaces and finishes.

1.04 WARRANTY:

A. Warrant entrances and framing systems against defective materials and workmanship for one year beginning thirty days after shipment from Dawson's factory.

1. Adjustments made necessary by shifting or settling of building structure shall not be covered by warranty.
2. This warranty does not cover breakdown of protective coatings furnished and applied by others.

## PART II PRODUCTS

2.01 ACCEPTABLE MANUFACTURER: Dawson Doors Division / Dawson Metal Company, Inc.

2.02 MATERIALS:

A. Doors and Frames: Aluminum extrusions – aluminum type 6063

B. Cladding Material – **select one:**

1. Stainless steel – 22 gauge - type 304 or 316 (specify type 316 for corrosive environments)
2. Bronze – .030" thick - naval brass alloy #464 / muntz metal alloy #280 / commercial bronze alloy #220

C. Finishes – **select one:** #4 satin, #6 satin, #8 mirror, or non-directional
   1. Other finishes available; consult factory
   2. Statuary finish and/or clear lacquer coating shall be furnished and applied by others

D. Door Construction:
   1. Provide continuous aluminum extruded door body. Joints between stiles and rails shall be fit to hairline joint, spigoted, and internally welded only.
   2. Aluminum doors to be clear anodized aluminum or prime painted to prevent corrosion.
   3. Aluminum surfaces to be cleaned following manufacturer's standard cleaning solution and directions. Technical data sheet covering test results available upon request.
   4. Cladding to be adhered to aluminum extrusions with 3M Y9473 VHB double coated acrylic adhesive transfer tape (width of tape to suit cladding material).
   5. Aluminum clad doors to be stored at Dawson Metal Company, Inc. a minimum of 72 hours prior to shipment from facility as recommended by adhesive manufacturer.
   6. All holes, notches and hardware cutouts shall be cut in cladding material using CNC or laser cutting machinery. No hand tools are to be used to form hardware cutout.
   7. Local codes may stipulate door bottom rail height.

E. Glazing: Removable glass stop using vinyl extruded glazing by others.

F. Weatherstripping: Manufacturer's replaceable standard pile type in rabbets at stiles and rails.

G. Frame Construction:
   1. Member size: Minimum 1-3/4" face x 4-1/2" deep
   2. System Construction: Extruded tubular sections, KD construction with hairline joints between horizontal and vertical members.
   3. Aluminum frames to be clear anodized aluminum or prime painted to prevent corrosion.
   4. Aluminum surfaces to be cleaned following manufacturer's standard cleaning solution and directions. Technical data sheet covering test results available upon request.
   5. Cladding to be adhered to aluminum extrusions with 3M Y9473 VHB double coated acrylic adhesive transfer tape (width of tape to suit cladding material).
   6. Aluminum clad frames to be stored at Dawson Metal Company, Inc. a minimum of 72 hours prior to shipment from facility as recommended by adhesive manufacturer.
   7. All holes, notches and hardware cutouts shall be cut in cladding material using CNC or laser cutting machinery. No hand tools are to be used to form hardware cutout.
   8. Finish: To match entrance.

2.03 FINISH HARDWARE:
   A. Hardware shall be as specified in Finish Hardware Section.

2.04 FABRICATION:
   A. Fabricate components in accordance with approved shop drawings. Shop fabricate to greatest extent practicable to minimize field cutting, splicing and fastening. Remove burrs from cut edges.
   B. Fabricate system with spigoted connections as indicated on approved shop drawings. Any welding shall be in accordance with AWS standards, performed by qualified welders. Do not distort members or deface exposed finish. Grind exposed welds smooth.
   C. Factory preparation per manufacturer templates for finish hardware. Mortise and reinforce frames and door stiles and rails to receive finish hardware in accordance with approved shop drawings.

**PART III EXECUTION**

3.01 INSTALLATION:

A. Install entrances and framing system in accordance with approved shop drawings, plumb, level and true to line, within specified tolerances. Install frames without use of exposed fasteners, except where indicated on shop drawings.
B. Before anchoring to structure, shim and brace work plumb, level and in designated location.
C. Caulk perimeter of thresholds using exterior sealant.
D. Install doors and hardware in accordance with manufacturer's product data. Adjust hardware for proper operation.
E. Adjust door closers for smooth operation throughout swing.
F. For bronze clad entrances: after installation is complete, statuary finish and/or clear lacquer coating to be furnished and applied by others.

3.02 CLEANING:

A. Clean doors and frames in accordance with manufacturer's special instructions.
B. For bronze clad entrances, it is strongly recommended that oxidized finish and/or lacquer coating shall be applied by a professional finisher after job is erected, and that finisher is contacted to perform regular maintenance and refinishing of your product

3.03 PROJECT/SITE CONDITIONS:

A. Protection: Protect metal surfaces from contact with lime, mortar, cement, acids, and other harmful elements and from careless handling, storage or machining.
B. Deliver and store materials to prevent damaging and marring finishes.

## SECTION 085113 ALUMINUM WINDOWS

**This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice," including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI nor AIA endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract," published by the AIA.**

## PART 1 - GENERAL

### 1.1 Related Documents

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

### 1.2 Summary

A. Section includes Kawneer Architectural Aluminum Windows including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of window units.
   1. Types of aluminum windows include:
      a. Kawneer Series TR-9450 Windows
      b. Fixed Window
      c. 4" (101.6 mm) frame depth
      d. AW-PG100-FW

*EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE HOWEVER KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.*

B. Related Sections:
   1. 072700 "Air Barriers"
   2. 079200 "Joint Sealants"
   3. 083213 "Sliding Aluminum-Framed Glass Doors"
   4. 084113 "Aluminum-Framed Entrances and Storefronts"
   5. 084313 "Aluminum-Framed Storefronts"
   6. 084329 "Sliding Storefronts"
   7. 084413 "Glazed Aluminum Curtain Walls"
   8. 084433 "Sloped Glazing Assemblies"
   9. 086300 "Metal-Framed Skylights"

### 1.3 Definitions

A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufactures Association (AAMA) – AAMA Glossary (AAMA AG).

### 1.4 Performance Requirements

A. General Performance: Aluminum-framed window system shall withstand the effects of the following performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.

B. Window Performance Requirements:

*EDITOR NOTE: AIR AND WATER PERFORMANCE RESULTS ARE BASED UPON ASTM AND AAMA STANDARDS FOR WINDOW SYSTEMS. CONSULT YOUR LOCAL KAWNEER REPRESENTATIVE CONCERNING SPECIFIC PROJECT PERFORMANCE REQUIREMENTS.*

   1. Provide aluminum windows of performance indicated that comply with AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS).
      a. Performance Class and Grade: AW-PG100-FW

*EDITOR NOTE: PROVIDE WIND LOAD DESIGN PRESSURES IN PSF AND INCLUDE APPLICABLE BUILDING CODE AND YEAR EDITION.*

   2. Wind loads: Provide window system; include anchorage, capable of withstanding wind load design pressures of (____) lbs./sq. ft. inward and (____) lbs./sq. ft. outward. The design pressures are based on the (____) Building Code; (____) Edition.
   3. Air Infiltration: The test specimen shall be tested in accordance with ASTM E283 at a minimum size of 60" x 99" (1524 x 2515). Air infiltration rate shall not exceed 0.10 cfm/ft² at a static air pressure differential of 6.24 psf (300 Pa).
   4. Water Resistance: The test specimen shall be tested in accordance with ASTM E547 and ASTM E331 at a minimum size of 60" x 99" (1524 x 2515). There shall be no leakage as defined in the test method at a static air pressure differential of 15 psf (730 Pa).
   5. Uniform Deflection: No more than L/175 when tested per ASTM E330 at a static air pressure difference of 100 psf (4800 Pa).





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6. Uniform Structural Load: no glass breakage or permanent damage to fasteners, and maximum .2% permanent deformation of the span of any frame member when tested per ASTM E330 at a static air pressure difference of 150 psf (7200 Pa).
7. Component Testing: Window components shall be tested in accordance with procedures described in AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS).
8. Forced Entry Resistance: All windows shall conform to ASTM F588, Grade 10.
9. Thermal Barrier Test: Thermal break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.

### 1.5 Submittals

A. Product Data: Include construction details, material descriptions, fabrication methods, dimensions of individual components and profiles, hardware, finishes, and operating instructions for each type of aluminum window indicated.

B. Shop Drawings: Include plans, elevations, sections, details, hardware, attachments to other work, operational clearances and installation details.

C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.

D. Samples for Verification: For aluminum windows and components required.

E. Product Schedule: For aluminum windows. Use same designations indicated on Drawings.

F. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, class, grade, and size of aluminum window. Test results based on use of downsized test units will not be accepted.

### 1.6 Quality Assurance

A. Installer Qualifications: An installer which has had successful experiences with installation of the same or similar units required for this project and other projects of similar size and scope.

B. Manufacturer Qualifications: A manufacturer capable of fabricating aluminum windows that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.

C. Source Limitations: Obtain aluminum windows through one source from a single manufacturer.

D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum windows and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements." Do not modify size and dimensional requirements.
   1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
   1. Build mockup for type(s) of window(s) indicated, in location(s) shown on Drawings.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

### 1.7 Project Conditions

A. Field Measurements: Verify aluminum window openings by field measurements before fabrication and indicate measurements on Shop Drawings.

### 1.8 WARRANTY

A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
   1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

## PART 2 - PRODUCTS

### 2.1 Manufacturers

A. Basis-of-Design Product:
   1. Kawneer Company Inc.
   2. Series TR-9450 Windows - Fixed
   3. 4" (101.6 mm) frame depth
   4. AW-PG100-FW

*EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.*

B. Subject to compliance with requirements, provide a comparable product by the following:
   1. Manufacturer: (_____)
   2. Series: (_____)
   3. Profile dimension: (_____)

4. Performance Grade: (_____)

C. Substitutions: Refer to Substitutions Section for procedures and submission requirements.
1. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
2. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid window installation and construction delays.
3. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
4. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for window system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum windows for a period of not less than ten (10) years. (Company Name)
5. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
6. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

## 2.2 Materials

A. Aluminum Extrusions: Alloy and temper recommended by aluminum window manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.080" (2.03 mm) wall thickness at any location for the main frame and sash members.

B. Thermal Barrier: The thermal barrier shall consist of integral structural polyurethane thermal break installed by the window manufacturer in the frame members.

C. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum window members, trim, hardware, anchors, and other components.

D. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B633 for SC3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

E. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B456 for Type SC3 severe service conditions, or zinc-coated steel or iron complying with ASTM B633 for SC3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

F. Sealant: For sealants required within fabricated windows, provide window manufacturer's standard, permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

## 2.3 Window System

A. Series TR-9450 Windows - Fixed

## 2.4 Glazing

A. Glass and Glazing Materials: Refer to Division 08 Section "Glazing" for glass units and glazing requirements applicable to glazed aluminum window units.

B. Glazing System: Glazing method shall be a wet/dry type in accordance with manufacturer's standards. Exterior glazing shall be silicone back bedding sealant. Interior glazing shall be snap-in type glazing beads with an interior gasket in accordance with AAMA 702 or ASTM C864.

## 2.5 Accesories

A. Spacers, Setting Blocks, Gaskets, and Bond Breakers: Manufacturer's standard permanent, non-migrating types in hardness recommended by manufacturer, compatible with sealants, and suitable for system performance requirements.

B. Framing system gaskets, sealants, and joint fillers as recommended by manufacturer for joint type.

C. Sealants and joint fillers for joints at perimeter of window system as specified in Division 7 Section "Joint Sealants".

D. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.

*EDITOR NOTE: BETWEEN THE GLASS MUNTIN FINISHES SHALL MATCH THE WINDOW UNLESS SPECIFIED OTHERWISE.*

E. Optional Muntin Grids: Extruded aluminum profiles, 6063-T6 alloy and temper and as follows:
1. True muntins.
2. Between the glass muntins.

*EDITOR NOTE: PANNINGS AND TRIMS MAY BE STANDARD OR CUSTOM. FOR STANDARD PANNING AND TRIMS REFER TO KAWNEER.COM.*

F. Optional Exterior Panning and Interior Trims: Extruded aluminum, 6063-T6 alloy and temper, extruded to profiles and details indicated. Seal exterior joints with manufacturer's standard sealant to assure water-tight joints.
1. Exterior Panning and Trims: All panning profiles shall be a minimum thickness of 0.062" (1.57 mm) to match the profiles as shown the drawings. Any profile variations shall be submitted to the architect and/or owner for approval 10 days prior to bid date. All panning shall be factory fabricated for field assembly. All corner joinery shall be factory cut. Joinery at the sill shall be coped and butt-type construction. All preparations for assembly shall be completed by the window manufacturer. Upon assembly, panning frame joints shall be back-sealed to prevent moisture [illegible]

2. Interior Trims: The interior face trim minimum wall thickness shall be 0.062" (1.57 mm). The face trim shall snap-fit onto concealed mounting clip. Exposed fasteners shall not be accepted. The mounting clip shall be extruded aluminum of 6063-T6 alloy and temper. The minimum wall thickness shall be 0.062" (1.57 mm). The trim clips shall be provided in 3" (76.2 mm) lengths and spaced a maximum of 18" (457.2 mm) center to center.

G. Coupling Mullions: Shall be extruded aluminum of 6063-T6 alloy and temper of profile and dimensions indicated on drawings. Mullions shall provide structural properties to resist wind pressure required by performance criteria and standards.

### 2.6 Fabrication

A. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fit joints; make joints flush, hairline and weatherproof.
3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
4. Physical and thermal isolation of glazing from framing members.
5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
6. Provisions for field replacement of glazing.
7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

B. Window Frame Joinery: Mitered and Mechanically clipped and/or staked. Factory sealed frame and corner joints.

C. Fabricate aluminum windows in sizes indicated. Include a complete system for assembling components and anchoring windows.

D. Fabricate aluminum windows that are re-glazable without dismantling sash or framing.

E. Thermally Broken Construction: Fabricate aluminum windows with an integral, concealed, low-conductance thermal barrier; in a manner that eliminates direct metal-to-metal contact. Thermal barriers shall be designed in accordance with AAMA TIR A8.
1. Thermal Barrier: The thermal barrier shall consist of integral structural polyurethane thermal break installed by the window manufacturer in the frame members.

F. Mullions: Provide mullions and cover plates as shown, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of window units.

G. Sub frames: Provide sub frames with anchors for window units as shown, of profile and dimensions indicated but not less than 0.093" (2.4 mm) thick extruded aluminum. Miter or cope corners, and join with concealed mechanical joint fasteners. Finish to match window units. Provide sub frames capable of withstanding design loads of window units.

H. Factory-Glazed Fabrication: Glaze aluminum windows in the factory where practical and possible for applications indicated. Comply with requirements in Division 08 Section "Glazing" and with AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS).

I. Glazing Stops: Provide snap-on glazing stops coordinated with Division 08 Section "Glazing" and glazing system indicated. Provide glazing stops to match frame.

### 2.7 Aluminum Finishes

A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

*EDITOR NOTE: CHOOSE THE APPROPRIATE FINISH BELOW BASED ON PROJECT REQUIREMENTS.*

B. Factory Finishing:
1. Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____).
2. Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
3. Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
4. Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____).
5. Kawneer Permadize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____).
6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color _____).
7. Other: Manufacturer _____ Type _____ Color _____.

## PART 3 - EXECUTION

### 3.1 Examination

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight window installation.
1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76.2 mm) of opening.
3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp e

4. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 Installation

A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing windows, hardware, accessories, and other components.

B. Install aluminum framed window system level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

C. Set sill members in bed of sealant or with gaskets, as indicated, for weather tight construction.

D. Install aluminum framed window system and components to drain condensation, water penetrating joints, and moisture migrating within system to the exterior.

E. Separate aluminum from dissimilar materials to prevent corrosion or electrolytic action at points of contact.

### 3.3 Field Quality Control

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections and prepare test reports.
1. Testing and inspecting agency will interpret tests and state in each report whether tested work complies with or deviates from requirements.

B. Testing Services: Testing and inspecting of installed windows shall take place as follows:
1. Testing Methodology: Testing Standard shall be per AAMA 502 including reference to ASTM E783 for Air Infiltration Test and ASTM E1105 for Water Penetration Test.
   a. Air Infiltration Test: Conduct test in accordance with ASTM E783 at a minimum uniform static test pressure of 1.57 psf (75 Pa) for CW or 6.24 psf (300 Pa) for AW. The maximum allowable rates of air leakage for field testing shall not exceed 1.5 times the project specifications.
   b. Water Infiltration Test: Water penetration resistance tests shall be conducted in accordance with ASTM E1105 at a static test pressure equal to 2/3 the specified water test pressure.
2. Testing Extent: Architect shall select window units to be tested as soon as a representative portion of the project has been installed, glazed, perimeter caulked and cured. Conduct tests for air infiltration and water penetration with manufacturer's representative present.
3. Test Reports: Shall be prepared according to AAMA 502.

### 3.4 Adjusting, Cleaning, And Protection

A. Adjust operating sashes, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weather tight closure. Lubricate hardware and moving parts.

B. Clean aluminum surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.

C. Clean glass immediately after installing windows. Comply with manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.

D. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

E. Protect window surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor window surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written recommendations.

**DISCLAIMER STATEMENT**

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be verbatim as a project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project.

**END OF SECTION 085113**



APPLICATION MATERIALS
BAR2016-00041
917 Princess Street
2/22/2016

ATTACHMENT #2

**BAR Case #** BAR 2016 - 00041

**ADDRESS OF PROJECT:** 917 Princess Street Alexandria, Virginia 22314

**TAX MAP AND PARCEL:** 064.02-06-10 **ZONING:** RB

**APPLICATION FOR:** *(Please check all that apply)*

- [X] 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)
- [X] 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:** [X] Property Owner [ ] Business *(Please provide business name & contact person)*

Name: Third Baptist Church

Address: 917 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 683-1616 E-mail : TBC_Churchclerk@yahoo.com

**Authorized Agent** *(if applicable)*: [ ] Attorney [ ] Architect [X] _____

Name: Harry J. Thompson Phone: (703) 887-7284

E-mail: hjthompson@metrocpc.com

**Legal Property Owner:**

Name: Trustee Third Baptist Church

Address: 917 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 683-1616 E-mail: TBC_Churchclerk@yahoo.com

- [ ] Yes [X] No Is there an historic preservation easement on this property?
- [ ] Yes [ ] No If yes, has the easement holder agreed to the proposed alterations?
- [ ] Yes [X] 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.

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**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 Re-paving the parking lot
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

*1.Third Baptist Church is proposing to Re-pave and strip the existing parking lot that is adjacent to the church.*

*2.Third Baptist Church is proposing to replace the existing site fence that runs from the church to the alley adjacent to the parking lot. The church is proposing to align the placement of the fence along the front of the property with the adjacent properties along Princess Street.*

*3.Third Baptist Church is proposing to install two windows and a glass door in the entrance walkway to the church from the parking lot to reduce the amount of energy that is loss every time the door to the sanctuary is opened to enter or leave the church.*

**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. |

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**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.*

| | 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. |

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**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.

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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: Harry J. Thompson

Printed Name: Harry J. Thompson

Date: 02/19/2016

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. Third Baptist Church | 917 Princess St VA | 100% |
| 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 917 Princess St (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. Third Baptist Church | 917 Princess St Alex VA | 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. Third Baptist Church | NONE | NONE |
| 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.

2/22/2016 Harry I. Thompson Harry I. Thompson
Date Printed Name Signature