

BAR Meeting
February 15, 2017

ISSUE: Permit to Demolish and Certificate of Appropriateness for Alterations

APPLICANT: William Scott Shaw

LOCATION: 106 North Lee Street

ZONE: CD/Commercial Downtown

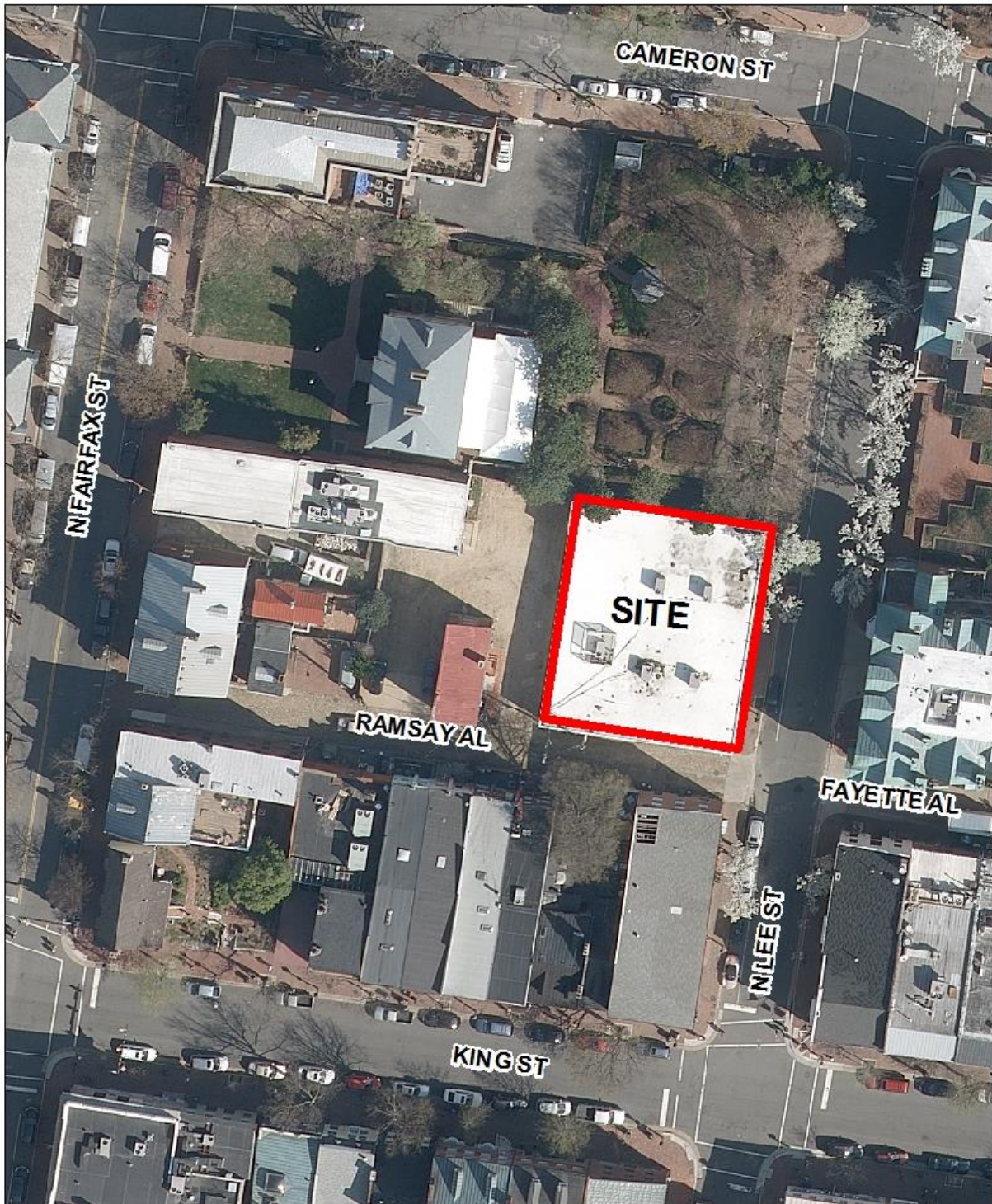
STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. All new windows must meet applicable criteria in the *Alexandria Replacement Window Performance Specifications* (contained in the BAR's adopted window policy):
 - a. Multi-light insulated glass windows must have permanently fixed muntins on both interior and exterior.
 - b. All glazing must be clear, non-reflective, and without tint;
 - i. through-the-glass shading coefficient must be between 0.87-1.0.
 - ii. the reflectance must be less than 10%.
2. All new and replacement doors and trim must comply with adopted BAR policies.
3. The applicant must submit the materials and design of rooftop HVAC mechanical screening for staff review prior to release of the building permit to ensure compliance with BAR comments at the hearing.
4. The applicant must submit specifications for the new and replacement HVAC units in order to ensure that they comply with the zoning ordinance.
5. Bricks used for infill must match in color, texture, and size those that currently compose the structure, with final approval by staff.
6. Future signage must be reviewed and approved by the BAR or BAR staff.

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.



BAR2017-00020 & 00021



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-00020) and Certificate for Appropriateness (BAR #2017-00021) for clarity and brevity.

I. ISSUE

The applicant requests a Permit to Demolish for the partial demolition of a total of 983 square feet of building material on three elevations (east, south, and west) as well as the roof in order to enlarge three existing windows, to relocate six existing windows, and to install five new windows, one door, and 13 skylights. The north elevation will be left intact.

The applicant also requests a Certificate of Appropriateness which addresses the relocation, replacement, and addition of three rooftop HVAC mechanical units, as well as the enlargement of the existing rooftop mechanical screen. It also will entail the enlargement and reconfiguration of existing fenestration and the addition of new windows and a door on the east and south elevations, which will create multi-level spans of glass akin to curtain walls. The proposed scope of work will also reconfigure the entry vestibule on North Lee Street and add a handicap ramp with metal handrails. Lastly, six of the existing eight windows on the west (rear) elevation will be moved higher up the wall and two windows on the south end will be filled in.

In addition, the applicant seeks approval to plaster 168 square feet and 106 square feet on the southeast corners of the east and south elevations, respectively, in order to paint three new sign panels equaling 168 square feet. At this stage, the sign panels are conceptual, merely acting as place holders for signs that will be developed more fully in the future. BAR staff may administratively approve the applicant's signage at a future date.

As the building is on a corner lot, all elevations are fully visible from public right-of-ways as well as the public garden behind the Carlyle House. Because the 13 skylights will not be visible [Figures 1 and 2], they are not considered in the Certificate of Appropriateness but only as part of the Permit to Demolish. The HVAC mechanical screening is visible from Ramsay Alley [Figure 3] and is therefore included in the Certificate of Appropriateness.

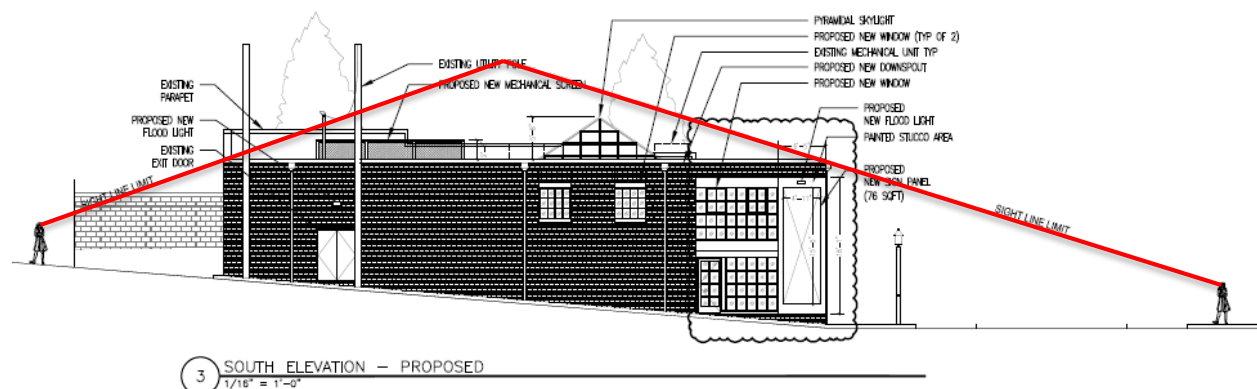


Figure 1: Proposed south elevation with sightlines (highlighted in red) which show the change in grade from Ramsay Alley to North Lee Street; the pyramidal skylight will not be visible.

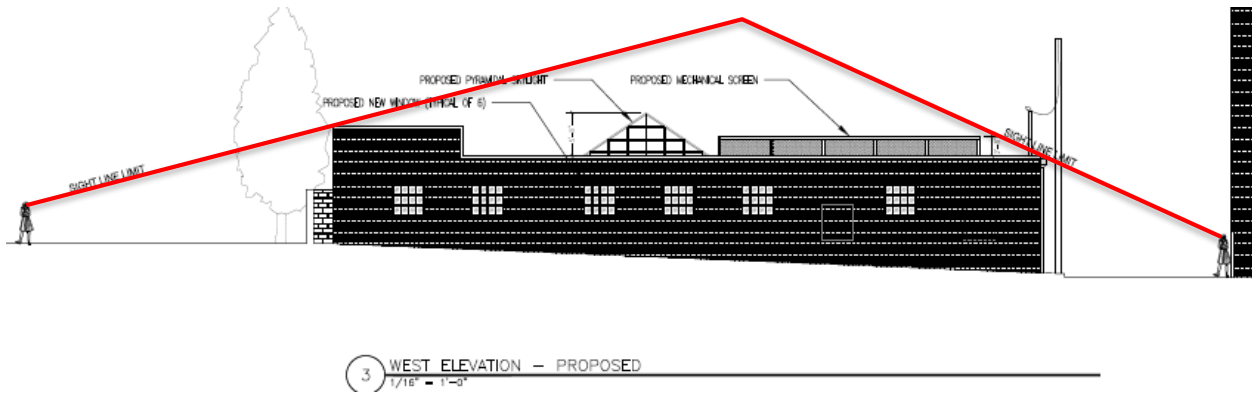


Figure 2: Proposed west elevation with sightlines (highlighted in red) which show the change in grade from Cameron Street/Carlyle House Gardens to Ramsay Alley; the pyramidal skylight will not be visible.



Figure 3: West elevation from Ramsay Alley, looking northeast. Current HVAC mechanical screening is visible and outlined in red oval.

II. HISTORY

The mid-century commercial building at 106 North Lee Street was constructed in **1945** by local real-estate developers James Juliano and Mildred E. Koplin.¹ James Nicholas Juliano (ca.1924-1997) went into commercial development with partner Frank Koplin (and Koplin's wife, Mildred) that year after having focused on residential development. The building on North Lee and Ramsay Alley was, presumably, the first commercial venture undertaken by the partnership which went on to develop the Mason Hall Apartments (1951) on West Abingdon Drive and the Art Deco-style Leslie Avenue warehouses (1952-1953) in Del Ray, as well as the Virginia Plaza Shopping Center, Gem department stores, and the Bradlick Shopping Center (1964) in Annandale, Virginia.² The architect listed on the building permit was Lloyd C. Mayers, a Washington, D.C.-based architect known for designing the Columbia Drug Store (ca. 1939) and a series of commercial buildings on 7th Street NW (1939) in that city as well as the additions and alterations, in 1929, of a ca. 1820 brick I-house called Woodland in Albemarle County.³

Prior to this, the nearly square lot on the northwest corner of Ramsay (formerly Fayette) Alley and North Lee was largely vacant, holding only a small, one-story masonry building marked "bl sm" (presumably for "black smith").⁴ By the 1958 Sanborn map, the rectangular, one-story building spanning 80-feet on Lee Street (encompassing lots 106-110) was marked as a cinder-block, brick-faced (in 6:1 common bond) structure with steel columns atop a concrete foundation. Twelve-foot-high ceilings were capped by a (flat) steel deck roof on steel joists. It was occupied by a furniture warehouse at that time, but was merely marked as "C[ommercial]" in late 20th century editions of the Sanborn map. It recently held a retail clothing store called "Hannelore's Bridal Boutique."

For the first 15 years after its construction, all of the alteration/repair permits for the building at 106 North Lee Street were for re-roofing the slag roof. In 1981, a sprinkler system was installed, new electrical and plumbing were installed, new windows and a new door were installed, and interior walls and a mezzanine were removed to reconfigure the spatial organization.⁵ In 1984, pine flooring was installed.⁶ Previous BAR cases include a request for signage in 1978; approved alterations in 1992; a request for signs and lighting in 1993; another request for signage in 1996; a request for approval of lighting and alterations in 1998 that was withdrawn prior to hearing; and a request for rooftop HVAC equipment with screening as well as another request for alterations and signage, both approved in 2005.

¹ City of Alexandria building permit #3689 from June 15, 1945 issued to J. Juliano and M.E. Koplin, owners and developers, for Ramsey Alley and Lee Street.

² "Washington Area Builder, Developer," obit., *The Washington Post* (2 August 1997): C4.

³ George Nelson, ed. *The Architectural Forum* Vol. 70, No. 2 (February 1939). "Big Mart," HABS No. DC-581, 432 Seventh Street, NW (Commercial Building), Washington, District of Columbia. "Lerner Shops," HABS No. DC-582, 414-416 Seventh Street, NW (Commercial Building), Washington, District of Columbia. "Seventh and Eighth, D and E Streets, NW," HABS No. DC-574, Square 431 (Commercial Buildings), Washington, District of Columbia. K. Edward Lay, *The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia*. (Charlottesville: UVA Press, 2000).

⁴ Sanborn Fire Insurance Company map of Alexandria, VA (1941) Vol. 1, plate 4.

⁵ City of Alexandria alteration/repair permits #37186 from June 25, 1981 and #37391 from September 3, 1981 for 106 N. Lee Street.

⁶ City of Alexandria alteration/repair permit #39437 from January 20, 1984 for 106 N. Lee Street.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the proposed partial demolition of 48 square feet of roof area in order to install 12 two-feet by two-feet (2' x 2') skylights on curb or to the partial demolition of 390 square feet of roof area to erect a new pyramidal skylight [total roof demolition equals 438 square feet]. Furthermore, staff has no objection to the partial demolition of 194 square feet of wall area in order to enlarge existing fenestration or the partial demolition of 44 square feet of wall area to create two new windows (measuring 22 square feet each) on the east elevation (façade) [total façade demolition equals 238 square feet]. Similarly, staff supports the proposed partial demolition of 241 square feet of wall area on the south (side) elevation for the installation of new windows and a door and the partial demolition of 66 square feet of wall area to relocate the six of the eight existing windows on the west (rear) elevation. Staff finds that none of the fabric proposed for demolition is representative of materials or historic building technologies that could not be easily replicated.

Certificate of Appropriateness for Alterations

Regarding alterations, the BAR upholds the “central tenet of the philosophy of historic preservation...that original historic materials should be retained and repaired rather than replaced” and that those alterations should be historically appropriate to the age of the building. The bulk of the alterations entail skylights, windows, and glazed doors – all elements that will allow more natural light to filter into the brick-box building. While the appearance of the

building will be altered significantly, BAR staff believes the changes are an improvement upon a mid-20th century warehouse constructed without much architectural merit or character.

The signature change is the addition of full-height windows on the east elevation (façade) and south (alley side) elevation, which in effect create curtain walls [Figure 4]. While the building is currently two stories on the interior, from the exterior it reads as a single story due to the window arrangement. The expansion of the glazing will improve the overall proportions and make it read more truly as a two-story building. Situated on a corner lot, the building should be construed as having two fronts; staff believes the alterations to the south elevation, in particular, will elevate the historic Ramsay Alley face in the hierarchy of elevations by adding relief to an almost-blind wall which is visible from King Street.



1 PHOTOGRAPH OF EXISTING — N. LEE STREET
N.T.S.



2 MONTAGE OF PROPOSED — N. LEE STREET
N.T.S.

Figure 4: Photograph of current conditions, showing east (façade) and south (side) elevations, and projected rendering of proposed alterations. Looking northwest from North Lee Street.

The *Design Guidelines* note that “It is not the intention of the Boards to dilute design creativity in commercial additions. Rather the Boards seek to promote compatible development...while being compatible with the historic character of the district...This balancing act will clearly be different in different sections of the historic districts.” The use of industrial-style casements not only allude to the waterfront’s former industrial character but the original function of the building as a warehouse. The overall design expresses an International Style or Bauhaus aesthetic that is typologically and historically appropriate to its construction date of the mid-1940s. The proposed fenestration specifically references the original Torpedo Factory buildings, one of which was located on N Lee Street before being demolished in 1982 to construct the present condominium building. (See Figures 5 & 6 below) The colorful panels that will hold signage also convey a *De Stijl* appearance to an otherwise unadorned, planar mass.⁷



Figure 5: Photograph of the Torpedo Factory complex in 1982 looking northwest from the Potomac River.

⁷ Dutch for *The Style*, Die Stijl was founded in 1917. The artists most recognized with the movement were the painters Theo van Doesburg, who was also a writer and a critic, and Piet Mondrian, along with the architect Gerrit Reitveld. The movement proposed ultimate simplicity and abstraction through which they could express a Utopian idea of harmony and order. The harmony and order was established through a reduction of elements to pure geometric forms and primary colors. (<http://www.designishistory.com/1920/de-stijl/> 2/9/17)



Figure 6: Photograph of the Torpedo Factory complex in March 1982 during demolition.

Staff regrets, however, that the only signature original feature of the present façade – the angular entry vestibule – will be lost in the reconfiguration of the entrance to accommodate the required accessible entry ramp. In general, staff supports the alterations that will result in a more stylistically-defined design approach to this rather nondescript building and will enhance not just this building but also this particular block.

ROOF

The architect asserts that the pyramidal skylight (manufactured by Super Sky Products Enterprises, LLC) will not be seen from any public right-of-way [Figures 1 and 2]. It, therefore, does not fall under BAR review and will not be considered as a part of the Certificate of Appropriateness. Similarly, staff believes that the 12 Wasco-brand, Thermalized Skydomes will not be visible from any public right-of-way, obscured by the existing parapets as well as by their positions on the flat roof, and therefore cannot be considered in this discussion.

However, as illustrated in Figure 3, a portion of the present HVAC mechanical screening is visible from Ramsay Alley; therefore, any enlargement of the screening will be visible and should be considered as part of the applicant's request. The current screening is a white-painted, wooden lattice in disrepair and not integrated with the existing architecture [Figure 5]. The BAR *Design Guidelines* state that "rooftop HVAC equipment must be screened with architectural materials or features of the same type or quality used on the exterior walls of the building" or that the screening material(s) should be painted to match the adjacent built fabric, although, often, screening on a flat roof is painted white in order to blend in with the palette of the sky,

rather than the building's materiality. The BAR also has the ability to waive rooftop mechanical screening when the Board finds that the screening would be larger and more objectionable than viewing the equipment itself.

While it would be extreme to support and construct a masonry parapet to obscure rooftop mechanical equipment, on the spectrum of materials, Victorian period garden lattice is not architecturally appropriate and there should be something more sturdy and durable than wooden lattice which, as Figures 3&7 illustrate, degrades easily if not maintained. Staff notes that the sheet metal mechanical screening on the roof of Virtue Feed and Grain at 106 S Union Street is much more visible and is generally successful. Manufacturer's specifications for the HVAC mechanical screening have not been included in this design submission. Staff, therefore, recommends that the BAR provide specific guidance on architecturally appropriate material and design at the hearing for staff approval of the screening before the building permit is issued.

In addition, the Certificate of Appropriateness addresses the proposed relocation or replacement of two rooftop HVAC mechanical units and the installation of one new rooftop HVAC mechanical unit. Manufacturer's specifications for the new or replacement mechanical units have not been included in this submission and staff notes that the applicant must provide that information to ensure compliance with the zoning ordinance before a permit is released.



*Figure 7: West elevation from Ramsay Alley, looking northeast.
Close-up of existing HVAC mechanical screening.*

EAST ELEVATION (North Lee Street Façade):

The primary alterations to the North Lee Street façade are the enlargement and reconfiguration of the existing multi-level fenestration; the addition of two new windows to the second floor; the reconfiguration of the entry; and plastering the southeast corner of the façade in order to paint signage. (see Figure 8)

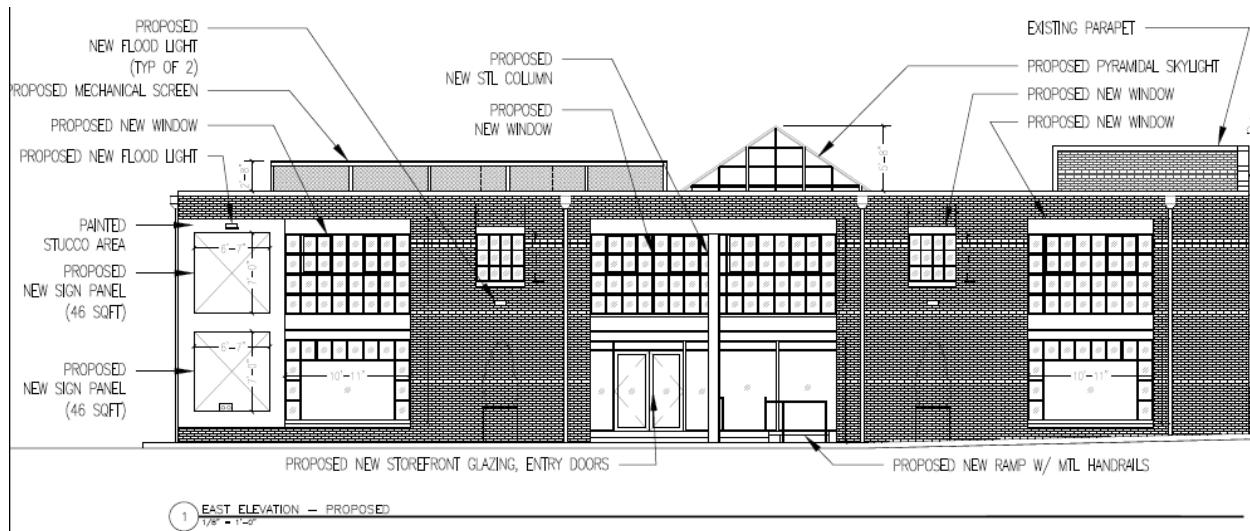


Figure 8: Proposed east elevation.

The façade is divided visually into eight structural bays, in which the second, fourth, fifth, and seventh bays are glazed. Currently, the façade sports two large plate-glass, storefront windows flanked by two-light sidelights and one-light transoms on the second and seventh bays. The applicant wishes to demolish a 49-square-foot area above each window in order to enlarge the apertures, creating fenestration that spans the two floors (17-feet and nine inches high by ten feet and 11 inches wide). The new apertures will hold multi-light, fixed windows (portions of which have two operable, outward-projecting casements) on the second floor and fixed, plate-glass storefront windows surrounded on three sides by multi-light panes on the first floor. Similarly, the centralized entrance (in the fourth and fifth bays) now holds a large, multi-light transom that the applicant wishes to replace with a large expanse of glass on the upper floor: another multi-light, fixed window with four operable casements that will match those flanking it. This will require demolishing 96 square feet above of fabric the upper threshold of the transoms to enlarge the current aperture. Finally, the applicant proposes to remove the three existing awnings currently installed above the four fenestrated bays in order to give unobstructed views of the new curtain walls.

In addition, the applicant wishes to demolish a further 44 square feet of building material on the second floor (in the third and sixth bays) in order to install two, 22-square-foot, multi-light fixed windows between the two end curtain walls and the central entrance. The proposed replacement windows are “heavy commercial,” EFCO, Series 550-I (Project-Out) Thermal, Architectural Grade Projected Flush-Face windows which are double-glazed, with aluminum frames field painted black. The applicant must ensure that the windows meet the *Alexandria Replacement Window Performance Specifications*, in that “multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior, with spacer bars between the glass that are a non-reflective, medium value color.” Staff draws attention to this detail because the manufacturer’s specifications sheets provided suggest the “windows are inside glazed with an extruded aluminum snap-in glazing bead,” and BAR praxis has been to not support sandwich or snap-in muntins because portions tend to fall off over time. In addition, the *Alexandria Replacement Window Performance Specifications* state that “all glazing must be clear, non-reflective and without tint;” staff singles out this detail because, while the provided specifications

meet the 72% lower threshold of visible light transmission (VLT), they do not meet the through-the-glass shading coefficient between .87-1.0 (at .63) nor do they meet the reflectance standard or less than 10% (at 12% exterior and 13% interior). Staff supports the proposed aluminum storefront windows provided that the muntins be permanently affixed and that the glazing meet the BAR's requirements for value light transmission.

Alterations to the entrance entail squaring off the current angled entry vestibule by removing the storefront windows on the southwest wall and adding new storefront glazing. The rectangular entry porch will hold a liminal entry vestibule with two successive pairs of new, outward-swinging, full-glass, double doors. The recessed entry porch will be bifurcated by a new steel, non-structural column; on the north side of the column, the applicant proposes to install a new, U-shaped handicap ramp with simple metal handrails. Furthermore, the angled stairs that currently exist within the covered porch will be demolished and replaced by a raised platform, access by new stairs (two risers) aligned with the exterior wall. Manufacturer's specifications for the doors should be provided to BAR staff and the glazing should meet the value light transmission requirements as specified in *Alexandria Replacement Window Performance Specifications*.

Further details include the addition of three new exterior light fixtures: two below the proposed new windows on the third and sixth bays, which flank the entrance, and one above the proposed wall signage on the first bay. The applicant has supplied manufacturer's specifications for LED Flood Luminaire, D-Series, Size 2 (12-7/8"W x 7-3/4"H [12"OH] x 3-1/8"D) and for LED Flood Luminaire, D-Series, Size 3 (13"W x 13-5/8"H [17-1/2"OH] x 5"D); both are black, which match the window frames and other proposed architectural details. It is unclear, without a light schedule, to know which floodlight is proposed for which location, but staff supports the applicant's decision to choose models with upper/bottom visors to limit the extent of illumination. Because, in general, the BAR is concerned with the *intensity* of exterior lighting (and as per the *BAR Design Guidelines*), the applicant should ensure that "the color of the [luminescence is] appropriate to the architectural character of the building" as well meeting the requirements of the Virginia Uniform Statewide Building Code and the regulations of the local zoning ordinance. While fully supporting pedestrian safety and visibility of this commercial establishment from King Street, staff recommends review of the intensity of this lighting after installation to insure that it is not out of character with the streetscape. If it is not, the lumens must be reduced.

Lastly, the applicant wishes to plaster 168 square feet on the southeast corner (first bay) in order to paint two new sign panels equaling 92 square feet in the future. The commercial-grade, Quikrete Stucco will be applied in a base and finish coat and painted black. Within this field, two primary-colored panels will be painted, within which text advertising the future occupants will presumably be painted. Although it is general BAR praxis not to support the application of paint or stucco to previously unpainted or un-clad masonry, in this case, BAR staff supports the alteration to this Mid-Century warehouse construction where the brick has already been painted. Because the signage portion is in a conceptual phase, the applicant is asking the BAR to approve the sign area with final approval of specific design within the painted stucco areas to be approved by BAR staff administratively at a future date, in accordance with the BAR's sign policy.

SOUTH ELEVATION (Ramsay Alley Front)

The majority of alterations proposed for this seven-bay side are focused primarily on the southeast corner, on bays four through seven, and entail adding a series of windows to an almost-blind wall [Figure 7]. Most significantly, the applicant proposes to create a curtain wall by installing a multi-light, fixed window with two operable casements on the second floor equivalent to those on the façade, as well as a multi-light, fixed window on the first floor. Since his first submission, the applicant has revised his drawings: whereas he had a storefront window surrounded on three sides with multi-light panes (like those on the façade) on the first floor, now he requests a fixed multi-light window and a multi-light door. In addition, the applicant wishes to install two new fixed, multi-light windows on the second floor just west of the curtain wall (the fourth and fifth bays). They are similar in size and style to the two proposed on the façade.

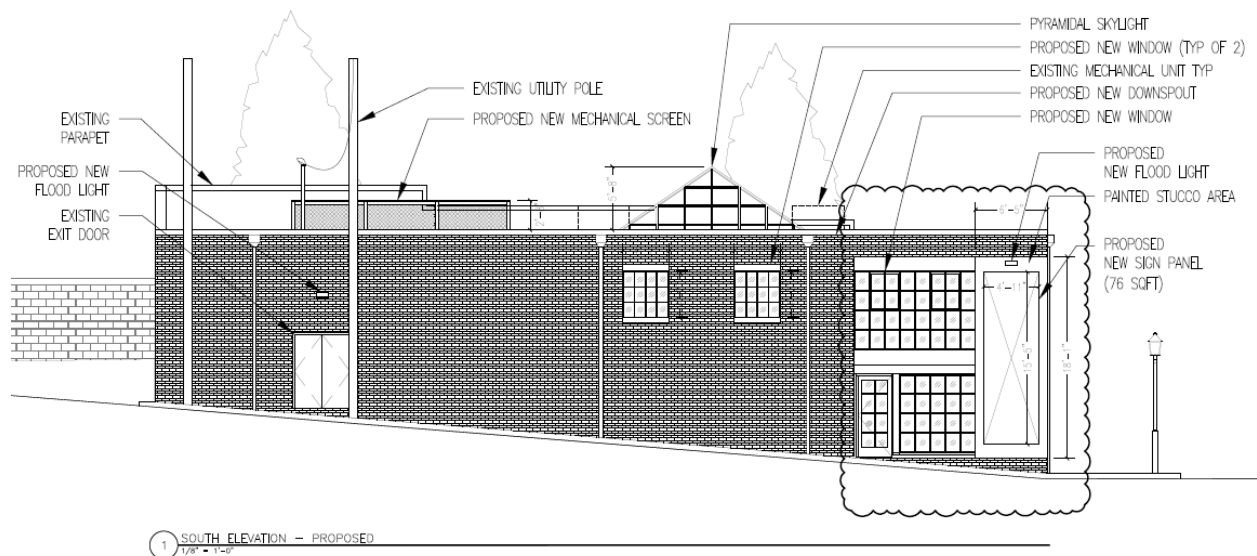


Figure 7: Revised proposed south elevation

Like on the façade, the applicant wishes to plaster 106 square feet on the southeast corner in order to paint one new sign panel encompassing 76 square feet. The applicant also wishes to install two new exterior lights on this elevation – one above the signage on the seventh bay and one above the existing fire-exit door on the second bay. The applicant also proposes to remove two existing downspouts on the fourth and seventh bays, and replace one by adding a new one to the fifth bay.

WEST ELEVATION (Rear)

This elevation currently holds eight irregularly-spaced windows centered on the elevation, their sills close to grade. The applicant proposes raising six of the existing eight windows higher up the wall and infilling two windows on the south end. This will entail the demolition of 11 square feet per window (66 square feet total) and the replacement of the current windows with square (4'-2" x 4'-2"), fixed, multi-light windows similar in style to those employed on the façade. The applicant must find bricks that match in color, texture, and size to those that compose the building in order to properly fill in the bottoms of the enlarged/relocated apertures. The applicant must seek final approval of the bricks by BAR staff in the field.

NORTH ELEVATION (Side)

The blind north wall will be left intact.

In summation, staff supports this application with the conditions enumerated above.

STAFF

Heather N. McMahon, 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

- F-1 For nonresidential uses, there are no yards or open space requirements.
- F-2 Zoning staff cannot verify complete zoning compliance based on the submittal/drawings.
- F-3 Per the submitted business plan (submitted to the SUP Planner) the proposed use will require a Special Use Permit for the restaurant on the first floor; office and retail use on the second floor are permitted use.
- F-4 BAR review and approval is independent from Planning Commission. COA approval does not constitute Planning Commission approval.
- C-1 Proposed wall openings and installation of new windows and doors complies with zoning.
- C-2 Proposed rooftop screening for mechanical equipment complies with zoning.
- C-3 Applicant must call out height from average existing grade or finish grade on all elevations sheets to show compliance with the 50 foot height maximum. Indicate existing and proposed building height on all construction drawings submitted for building permits.
- C-4 Proposed wall sign cannot exceed one square foot for each foot of building width facing the street, alley or parking area. Indicate proposed sign face area and dimensions on drawings submitted for sign permits.

Code Administration

- C-1 A building permit, plan review and inspections will be required prior to the start of construction.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)
- F2. 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 Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00020 & 2017-00021: 106 North Lee Street



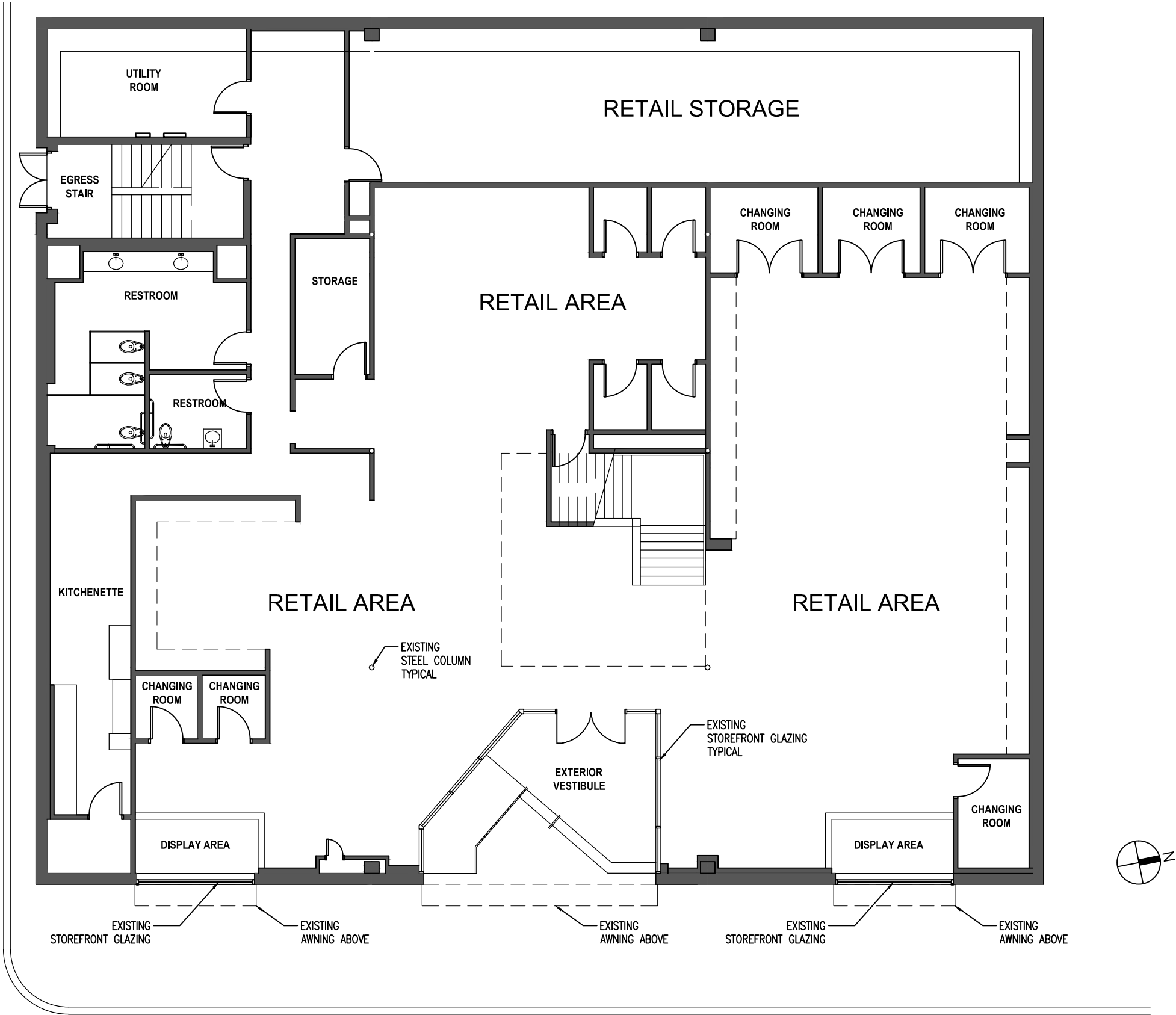
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LOCATION PLAN
N.T.S.

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017

BA BECKMANN ARCHITECTS		
SHEET NUMBER A0.01	PROJECT TITLE 106 N LEE STREET	SHEET TITLE B.A.R. SUBMISSION - LOCATION PLAN
	PROJECT NUMBER 16_015	DATE 01-13-17
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

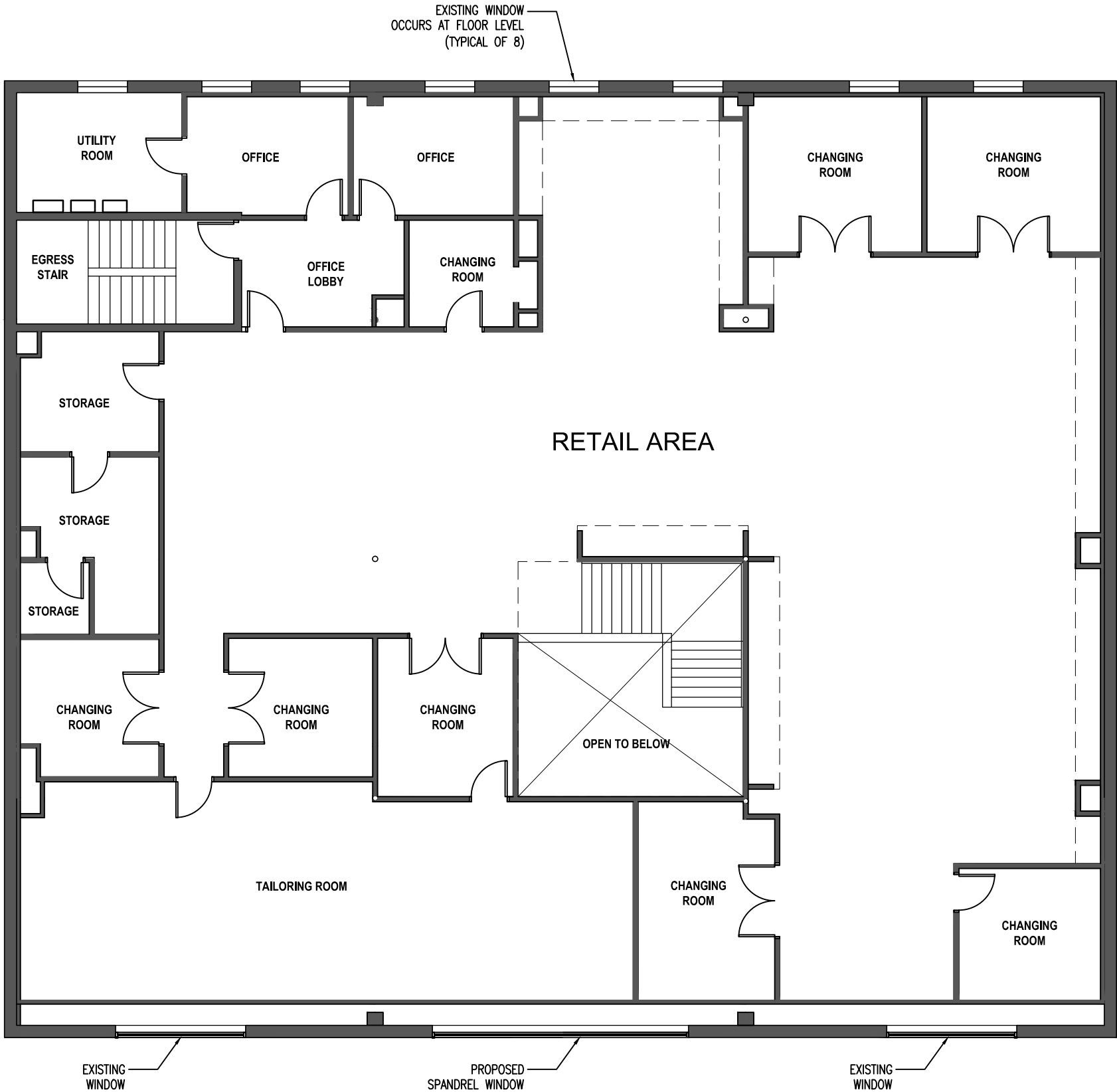
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 1ST FLOOR PLAN — EXISTING
3/32" = 1'-0"

<div>BA<div>BECKMANN ARCHITECTS</div></div>		
SHEET NUMBER	PROJECT TITLE	SHEET TITLE
	PROJECT NUMBER	
A1.01	106 N LEE STREET	B.A.R. SUBMISSION - 1ST LR LAN - EISTIN
	DATE	
ALEXANDRIA OFFICE		
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

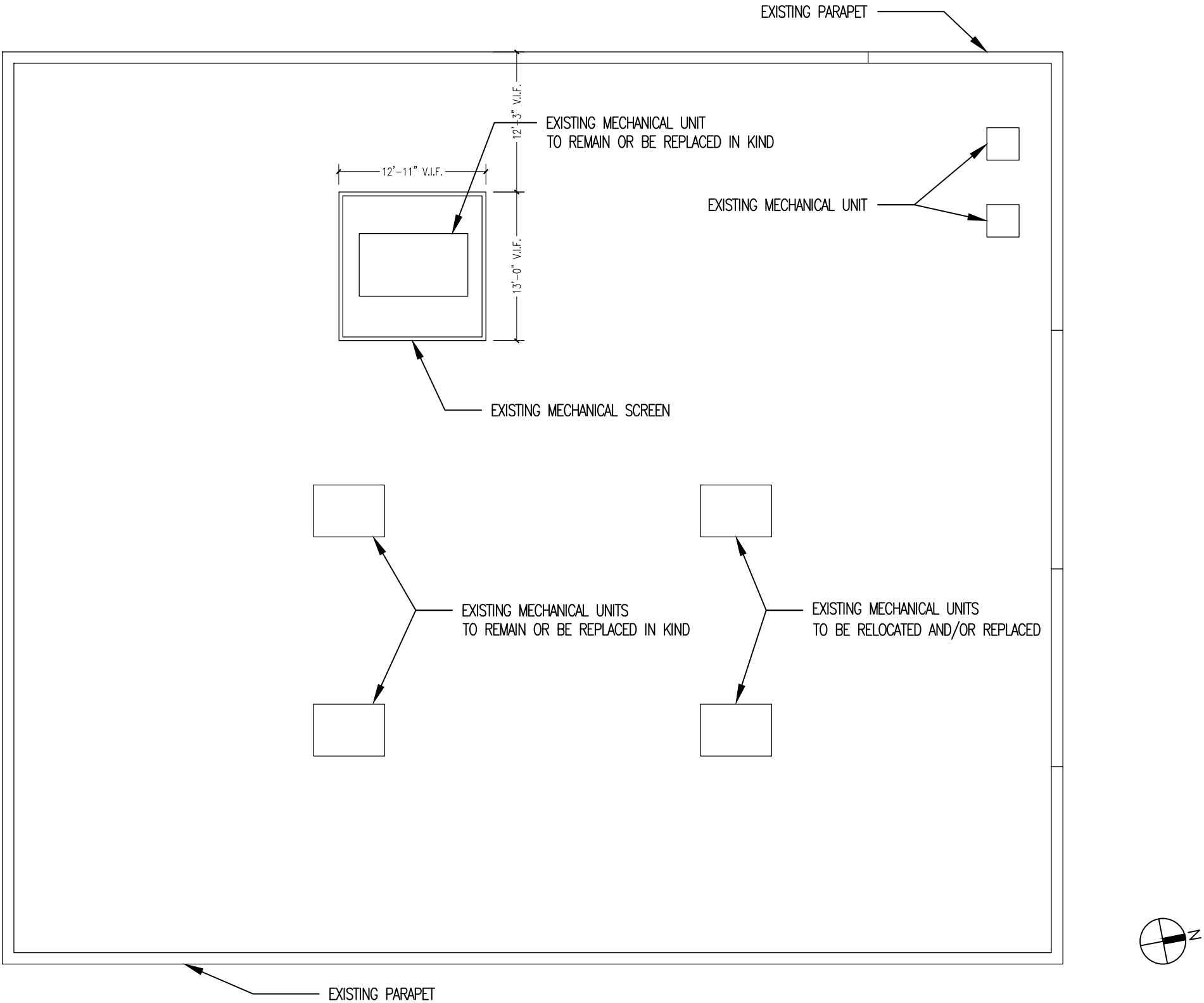
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 2ND FLOOR PLAN — EXISTING
3/32" = 1'-0"

<div>BA<div>BECKMANN ARCHITECTS</div></div>		
SHEET NUMBER	PROJECT NUMBER	PROJECT TITLE
A1.02	16_015	106 N LEE STREET
	DATE	SHEET TITLE
	01-13-17	B.A.R. SUBMISSION - 2ND FLOOR LAYOUT
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

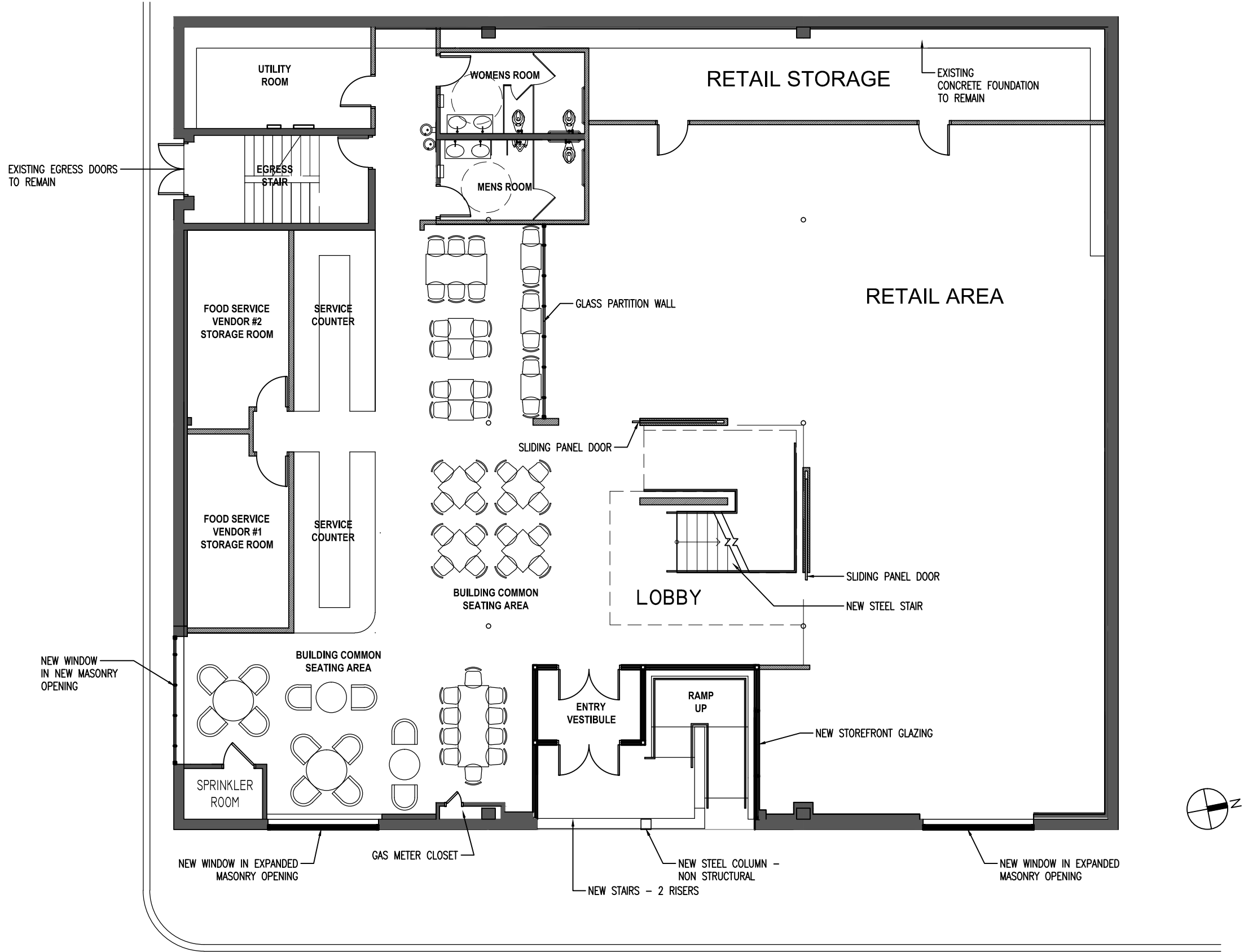
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 ROOF PLAN — EXISTING
3/32" = 1'-0"

<div>BA BECKMANN ARCHITECTS</div>		
SHEET NUMBER	PROJECT NUMBER	PROJECT TITLE
A1.03	16_015	106 N LEE STREET
	DATE	SHEET TITLE
	01-13-17	B.A.R. SUBMISSION - ROO LAN E ISTIN
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 1ST FLOOR PLAN - PROPOSED
3/32" = 1'-0"

BA
BECKMANN ARCHITECTS

SHEET NUMBER	PROJECT TITLE	
	106 N LEE STREET	
A1.04	PROJECT NUMBER	SHEET TITLE
	16_015	B.A.R. SUBMISSION - 1ST LR LAN - RO OSE
ALEXANDRIA OFFICE	DATE	911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305
	01-13-17	

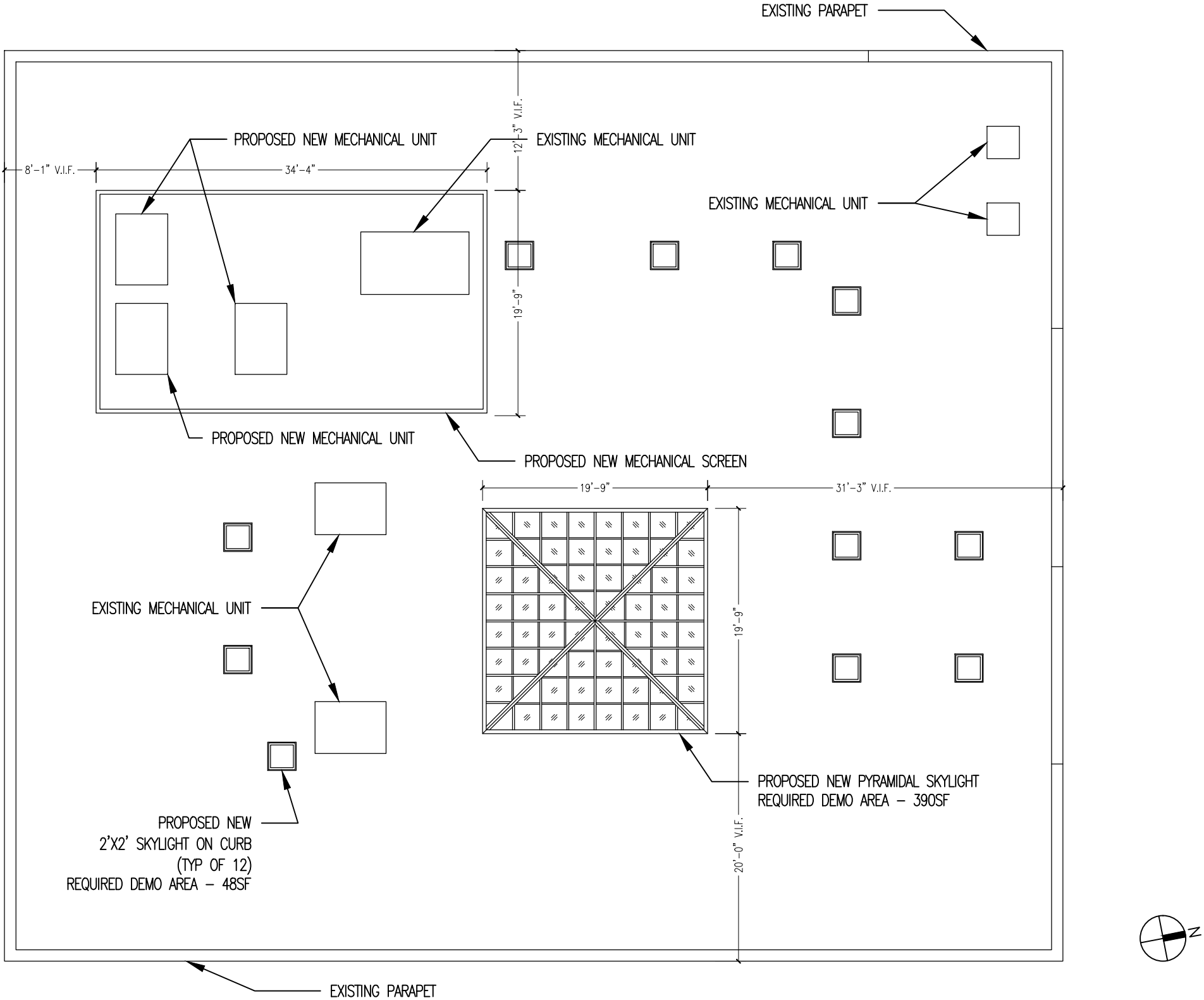
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 2ND FLOOR PLAN - PROPOSED
3/32" = 1'-0"

SHEET NUMBER A1.05	PROJECT NUMBER 16_015	PROJECT TITLE 106 N LEE STREET
DATE 01-13-17		SHEET TITLE B.A.R. SUBMISSION - 2ND FLOOR LAYOUT
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

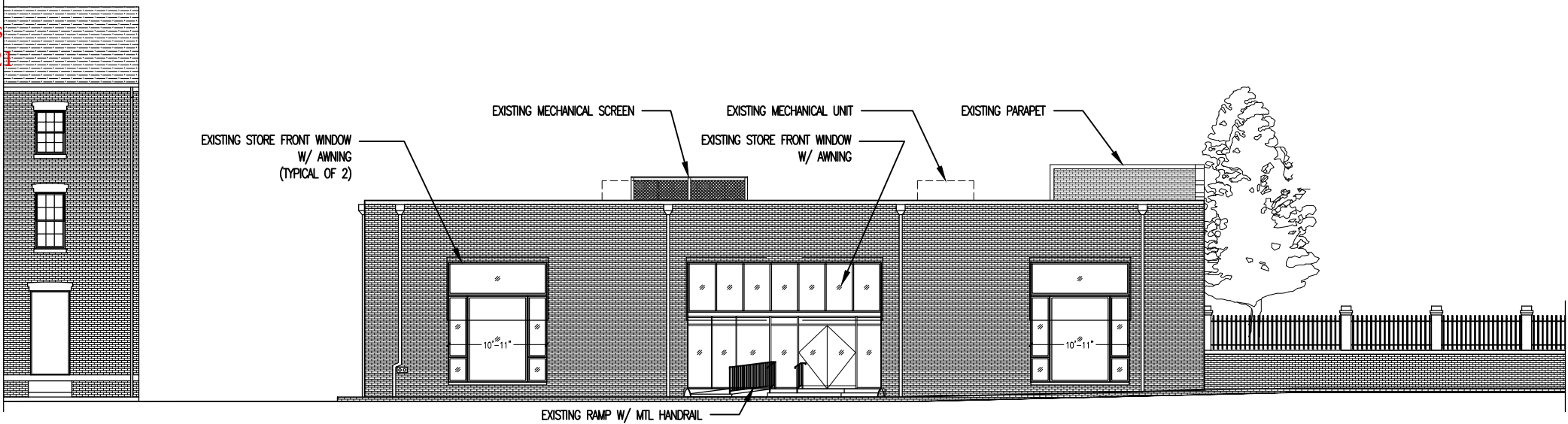
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



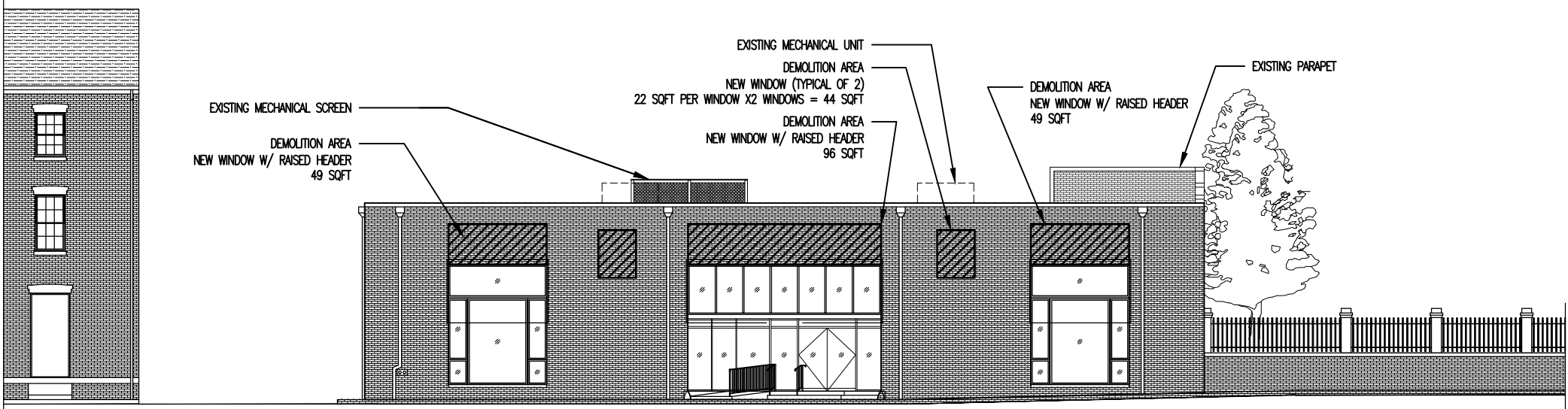
1 ROOF PLAN - PROPOSED
3/32" = 1'-0"

BA BECKMANN ARCHITECTS		
SHEET NUMBER A1.06	PROJECT NUMBER 16_015	PROJECT TITLE 106 N LEE STREET
SHEET TITLE B.A.R. SUBMISSION - ROO [] LAN [] RO [] OSE []		
DATE 01-13-17		
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 EAST ELEVATION — EXISTING
1/16" = 1'-0"

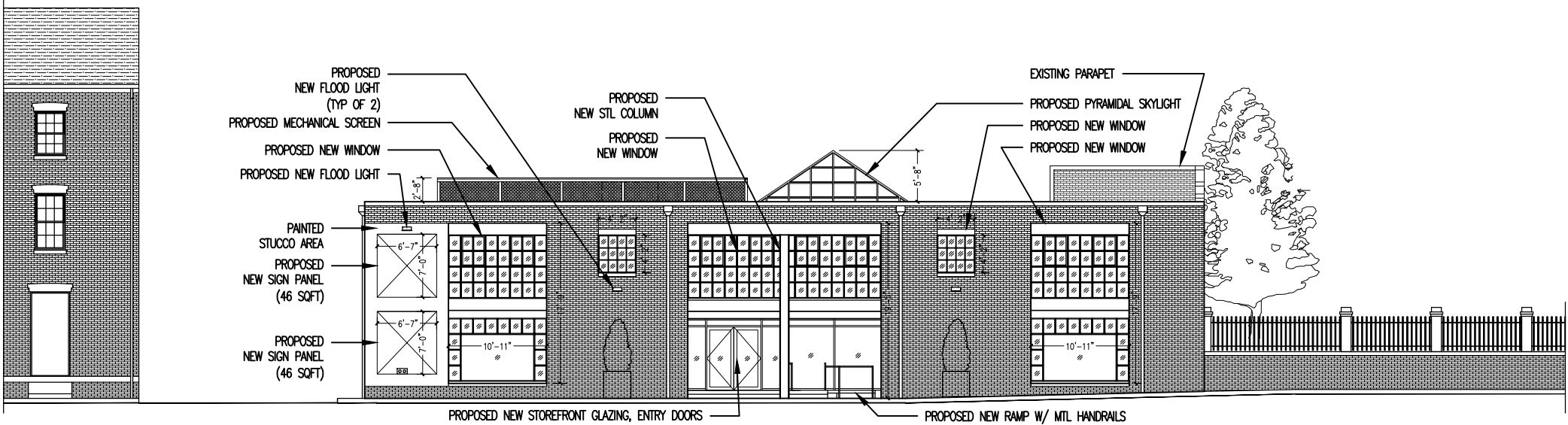


2 EAST ELEVATION — DEMOLITION AREAS
1/16" = 1'-0"

DEMOLITION AREA
EAST ELEVATION:
49 + 44 + 96 + 49 = 238 SQFT

TOTAL DEMOLITION AREA:
EAST ELEVATION = 238 SQFT
SOUTH ELEVATION = 241 SQFT
WEST ELEVATION = 66 SQFT
NORTH ELEVATION = 0 SQFT
ROOF PLAN = 391 SQFT

TOTAL DEMOLITION = 936 SQFT



3 EAST ELEVATION — PROPOSED
1/16" = 1'-0"

BA
BECKMANN ARCHITECTS

PROJECT TITLE
106 N LEE STREET

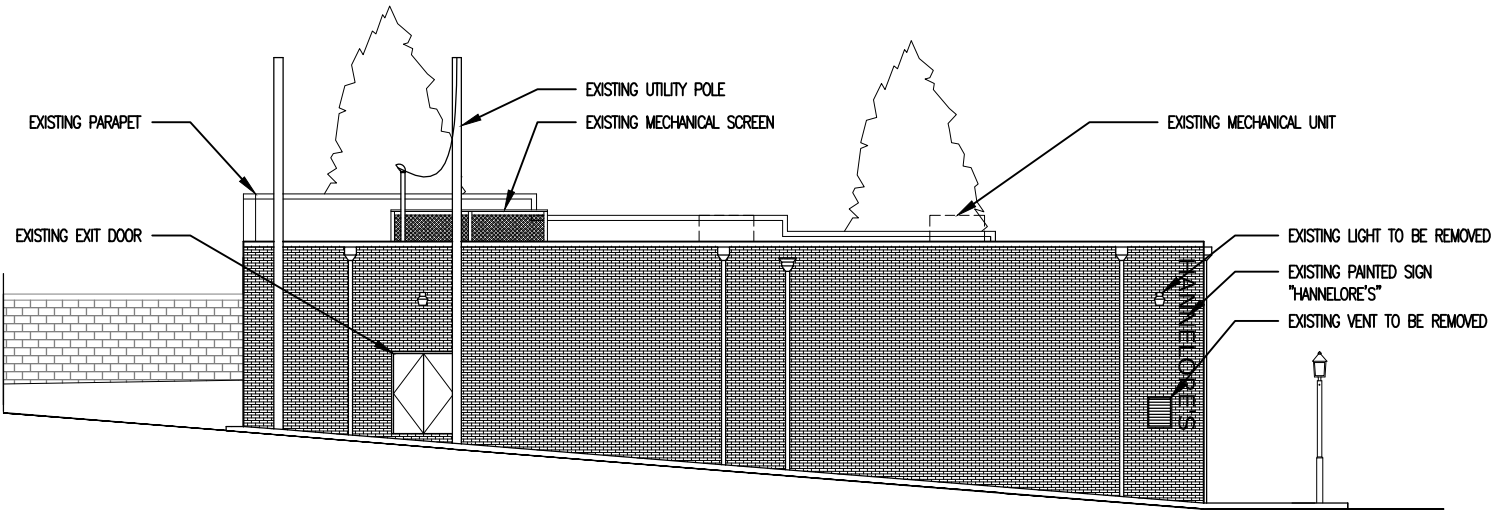
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B.A.R. SUBMISSION - EAST ELEVATIONS

PROJECT NUMBER
16_015

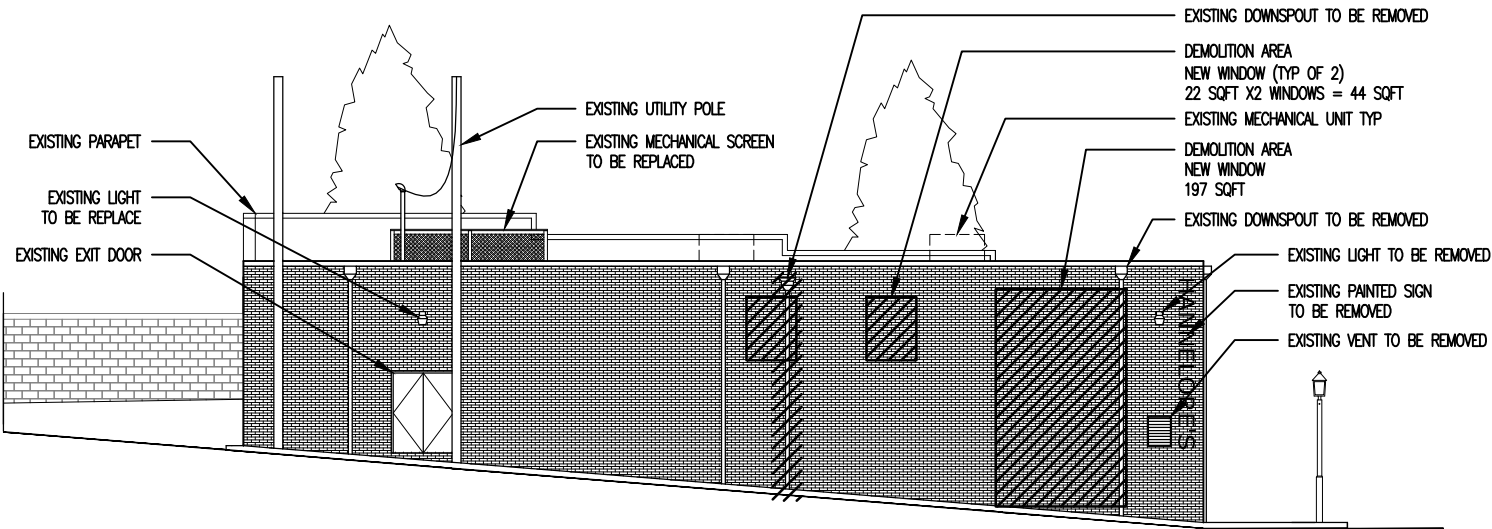
DATE
01-13-17

SHEET NUMBER
A2.01

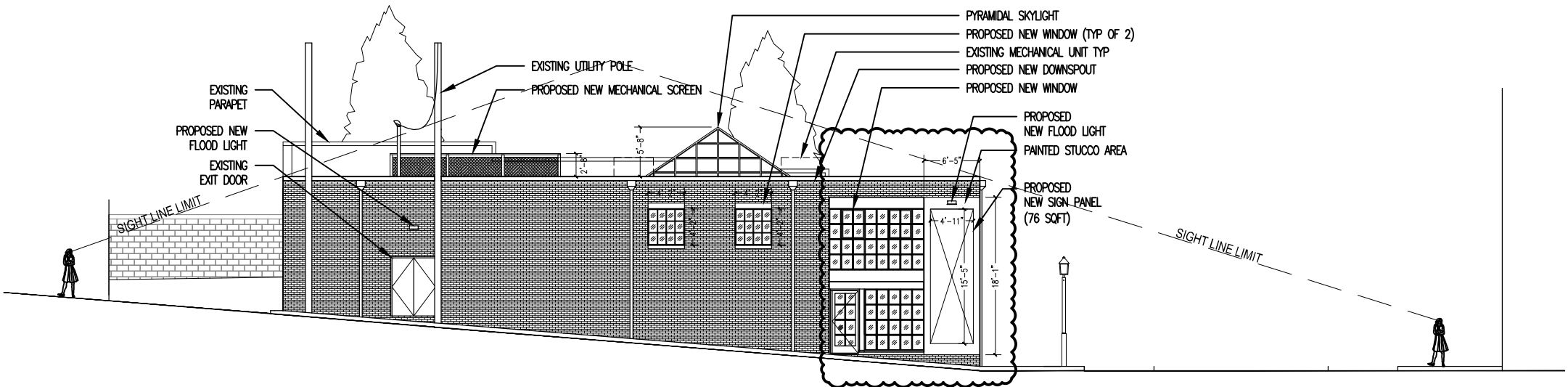
ALEXANDRIA OFFICE
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



1 SOUTH ELEVATION – EXISTING
1/16" = 1'-0"

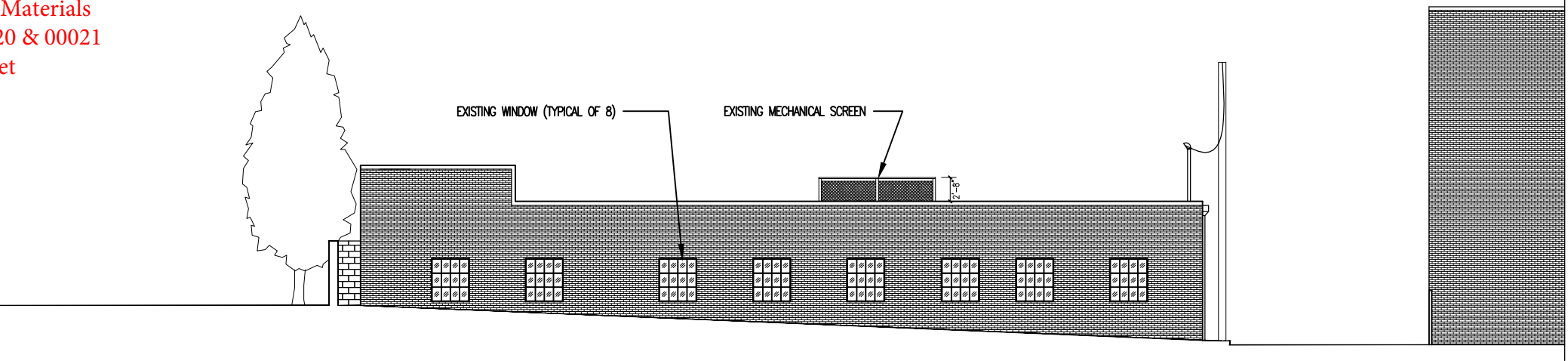


2 SOUTH ELEVATION – DEMOLITION AREAS
1/16" = 1'-0"

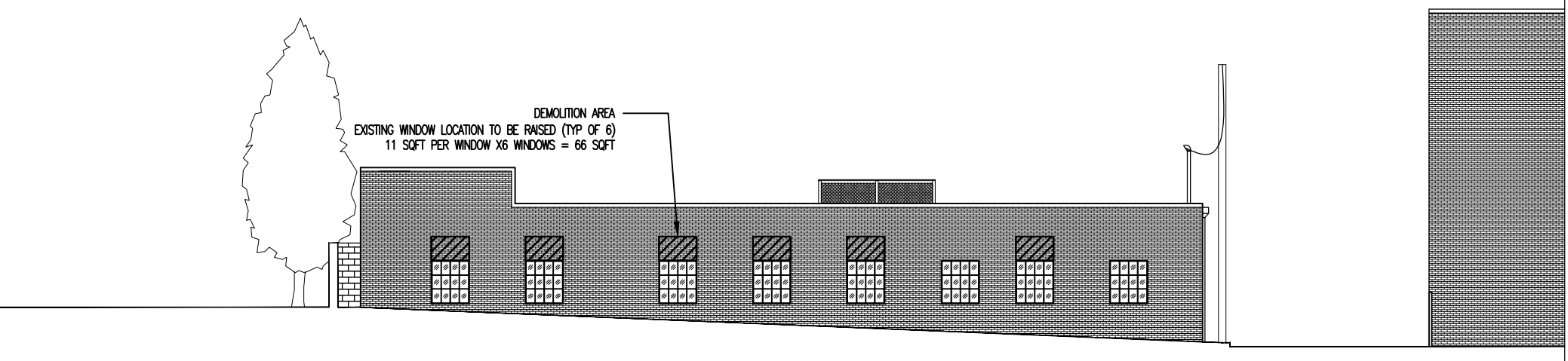


3 SOUTH ELEVATION – PROPOSED
1/16" = 1'-0"

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017

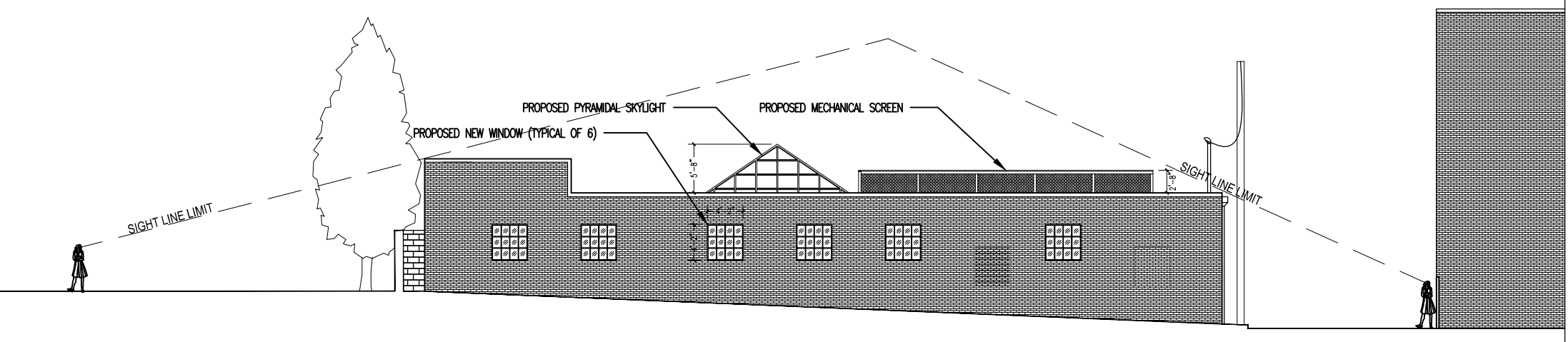


1 WEST ELEVATION — EXISTING
1/16" = 1'-0"



DEMOLITION AREA
WEST ELEVATION:
66 SQFT

2 WEST ELEVATION — DEMOLITION AREAS
1/16" = 1'-0"



3 WEST ELEVATION — PROPOSED
1/16" = 1'-0"

BA
BECKMANN ARCHITECTS

PROJECT TITLE
106 N LEE STREET

PROJECT NUMBER
16_015

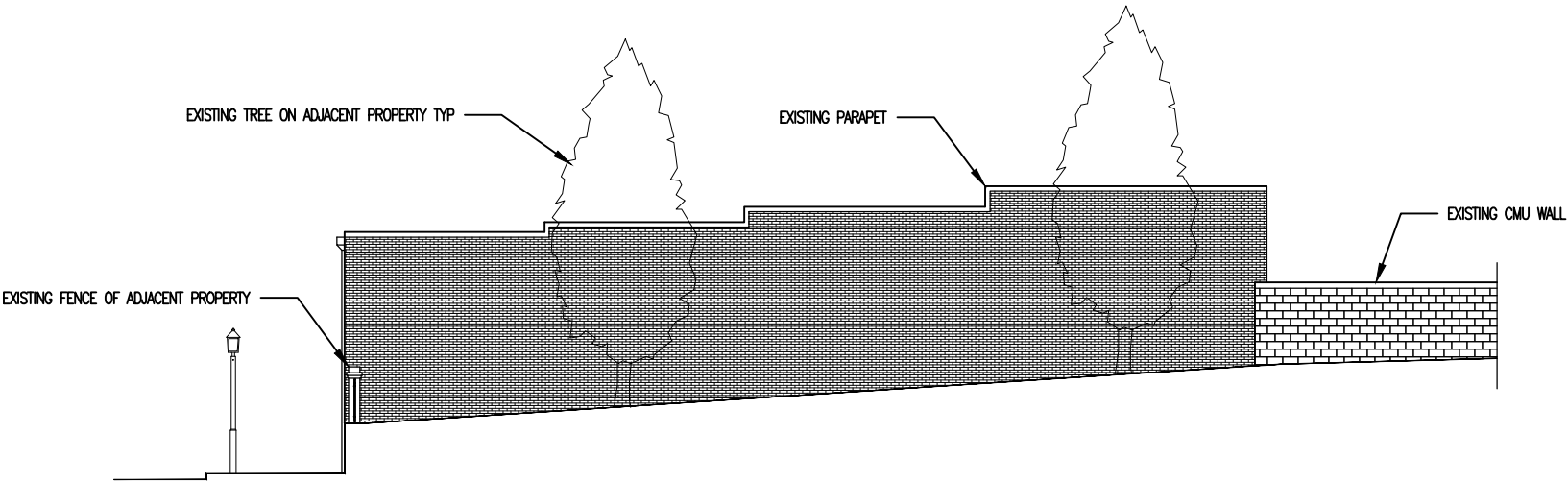
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A2.03

SHEET TITLE
B.A.R. SUBMISSION - WEST ELEVATIONS

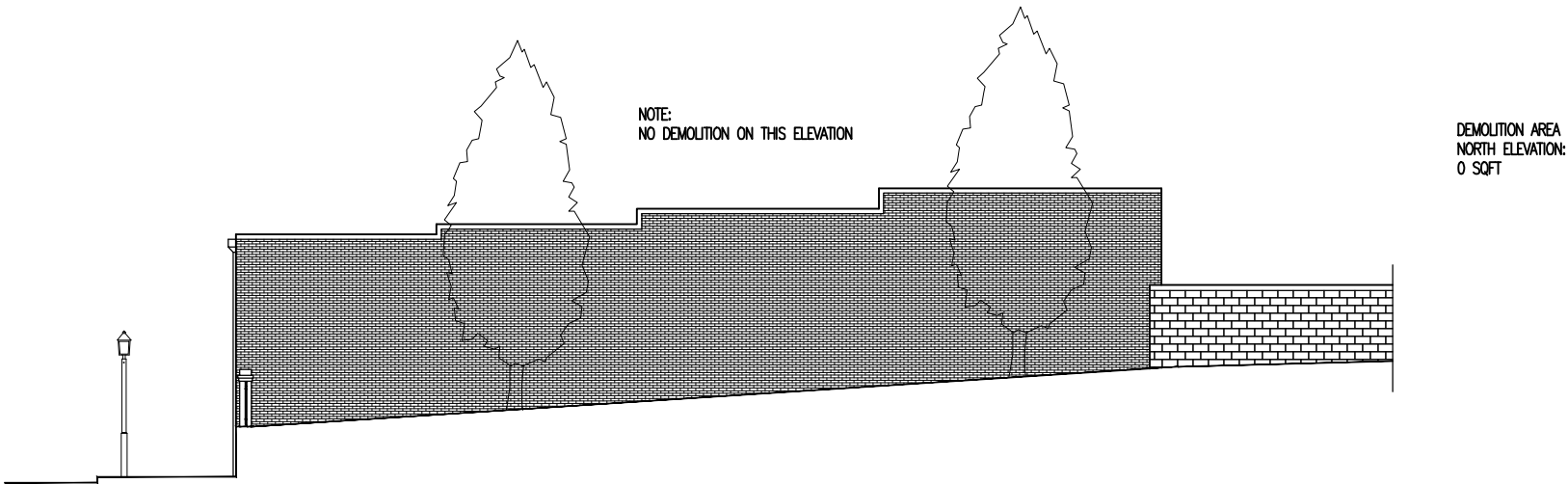
DATE
02-02-2017

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911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

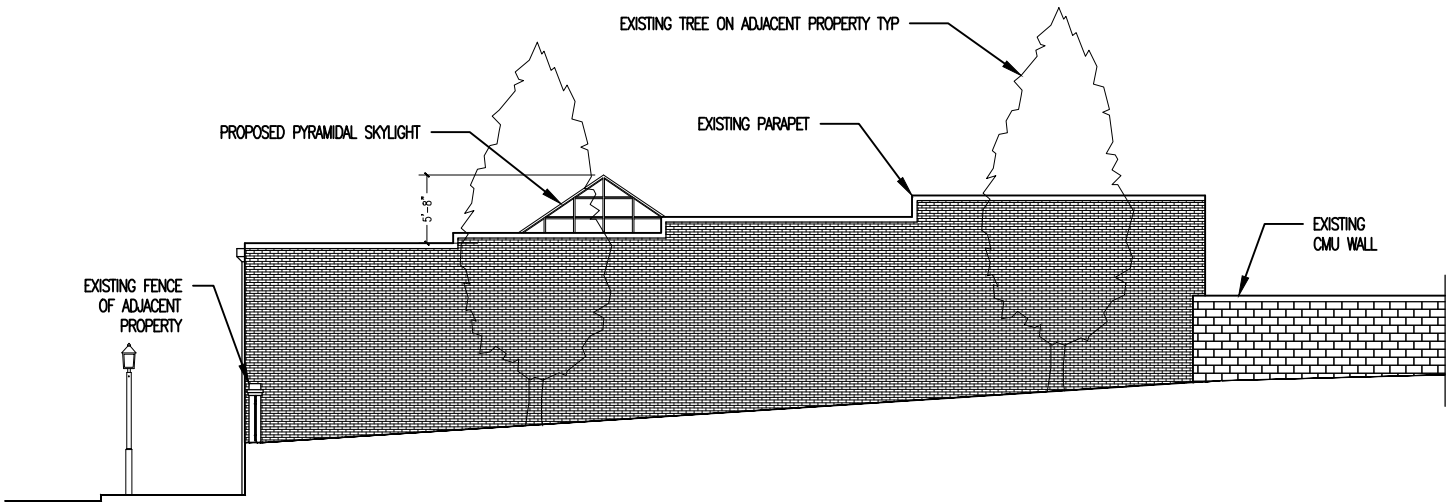
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 NORTH ELEVATION — EXISTING
1/16" = 1'-0"



2 NORTH ELEVATION — DEMOLITION AREAS
1/16" = 1'-0"

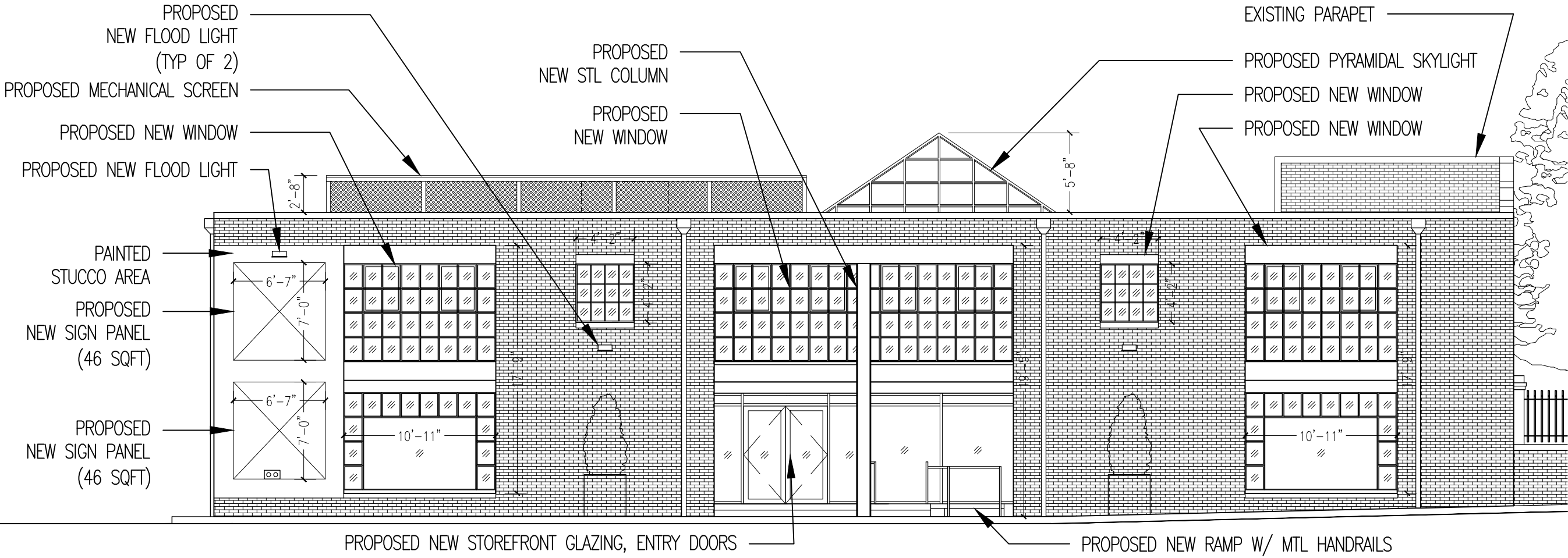


3 NORTH ELEVATION — PROPOSED
1/16" = 1'-0"

BA
BECKMANN ARCHITECTS

SHEET NUMBER A2.04	PROJECT NUMBER 16_015	PROJECT TITLE 106 N LEE STREET
	DATE 01-13-17	SHEET TITLE B.A.R. SUBMISSION - NORTH ELEVATIONS
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 EAST ELEVATION — PROPOSED
1/8" = 1'-0"

BA
BECKMANN ARCHITECTS

PROJECT TITLE
106 N LEE STREET

PROJECT NUMBER
16_015

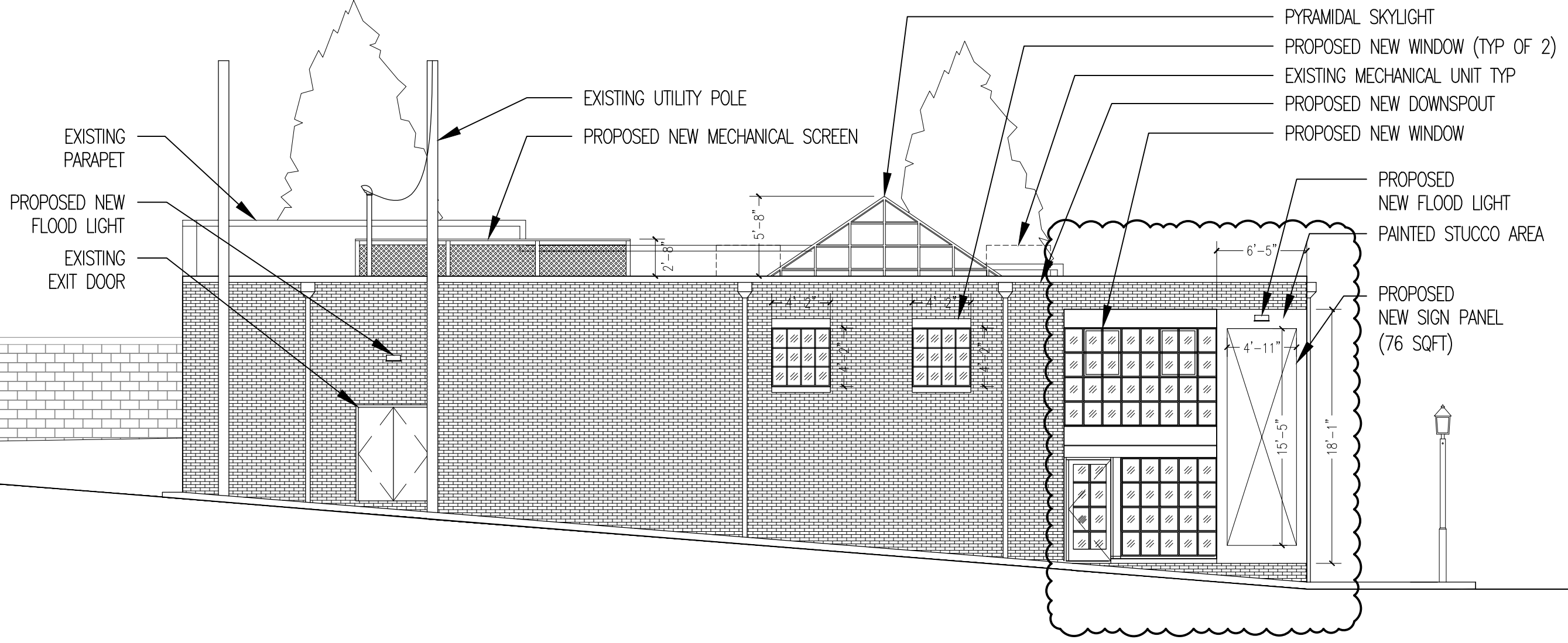
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A2.05

SHEET TITLE B.A.R. SUBMISSION - EAST ELEVATION

DATE
01-13-17

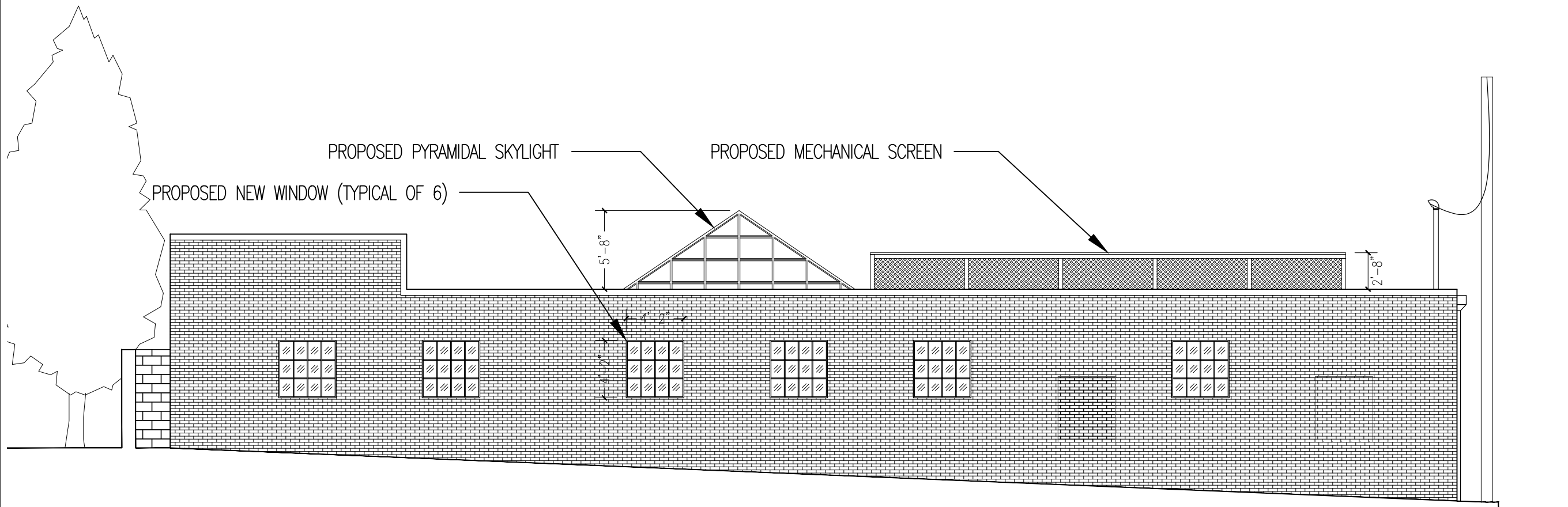
ALEXANDRIA OFFICE
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

1 SOUTH ELEVATION — PROPOSED
1/8" = 1'-0"



SHEET NUMBER A2.06	PROJECT NUMBER 16_015	PROJECT TITLE 106 N LEE STREET
	DATE 02-01-2017	SHEET TITLE B.A.R. SUBMISSION - SOUTH ELEVATION
	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	

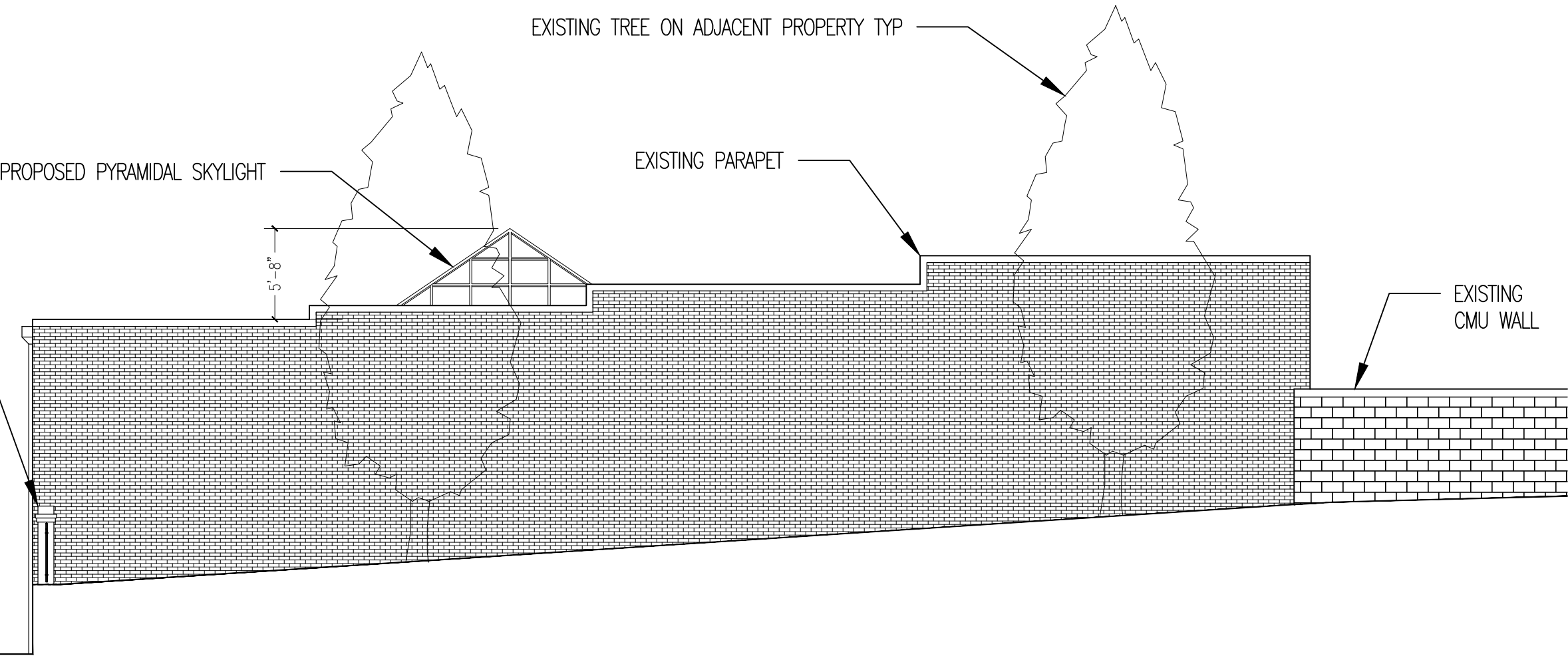
Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 WEST ELEVATION — PROPOSED
1/8" = 1'-0"

PROJECT TITLE 106 N LEE STREET		SHEET TITLE B.A.R. SUBMISSION - EST ELEVATION	
PROJECT NUMBER 16_015		DATE 01-13-17	
SHEET NUMBER A2.07		ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	
BA BECKMANN ARCHITECTS			

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



1 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"

PROJECT TITLE 106 N LEE STREET		SHEET TITLE B.A.R. SUBMISSION - NORTH ELEVATION	
PROJECT NUMBER 16_015		DATE 01-13-17	
SHEET NUMBER A2.08		ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	

BA
BECKMANN ARCHITECTS

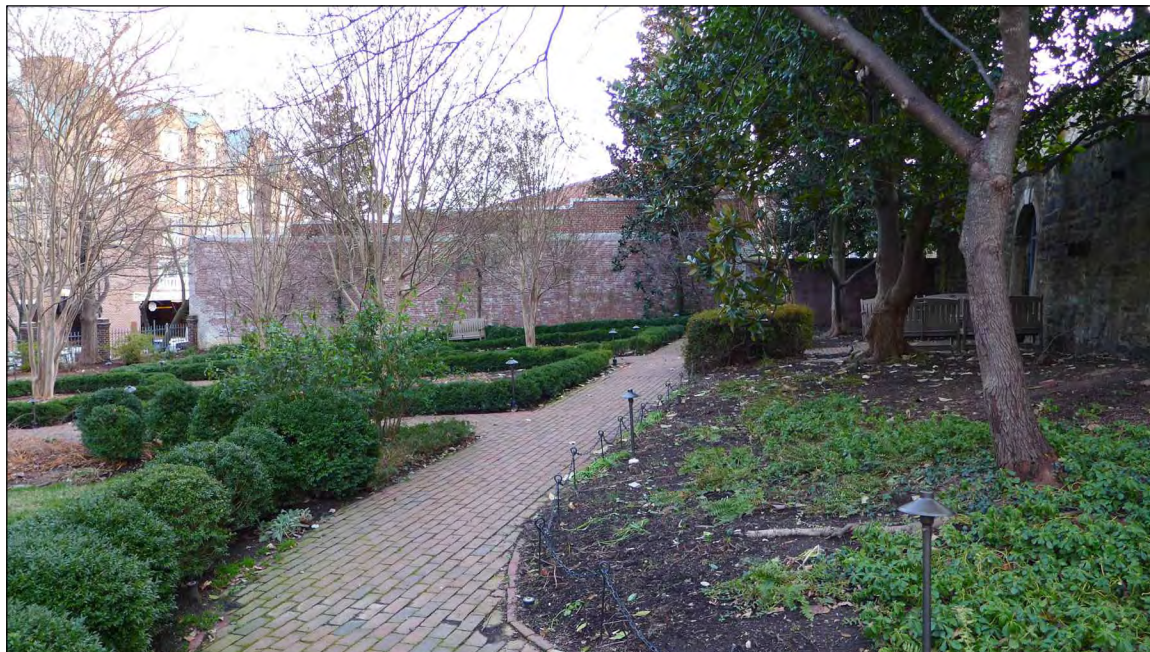


1 PHOTOGRAPH OF EXISTING – N. LEE STREET (LOOKING NORTH)
N.T.S.



2 PHOTOGRAPH OF EXISTING – N. LEE STREET (LOOKING SOUTH)
N.T.S.

Application & Materials
BAR2017-00020 & 00021
103 N Lee Street
1/18/2017



3 PHOTOGRAPH OF EXISTING – FROM CARLYLE GARDENS
N.T.S.



4 PHOTOGRAPH OF EXISTING – FROM RAMSEY ALLEY
N.T.S.

BA
BECKMANN ARCHITECTS

PROJECT TITLE
106 N LEE STREET

PROJECT NUMBER
16_015

SHEET NUMBER

A3.00

SHEET TITLE B.A.R. SUBMISSION - PHOTOGRAPHS OF EXISTING

DATE
01-13-17

ALEXANDRIA OFFICE
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



1 PHOTOGRAPH OF EXISTING – N. LEE STREET
N.T.S.



2 MONTAGE OF PROPOSED – N. LEE STREET
N.T.S.

PROJECT TITLE
106 N LEE STREET

PROJECT NUMBER
16_015

SHEET NUMBER

A3.01

SHEET TITLE B.A.R. SUBMISSION - RENOVATION ERIN

DATE
01-13-17



1 PHOTOGRAPH OF EXISTING – N. LEE STREET
N.T.S.



2 MONTAGE OF PROPOSED – N. LEE STREET
N.T.S.

PROJECT TITLE
106 N LEE STREET

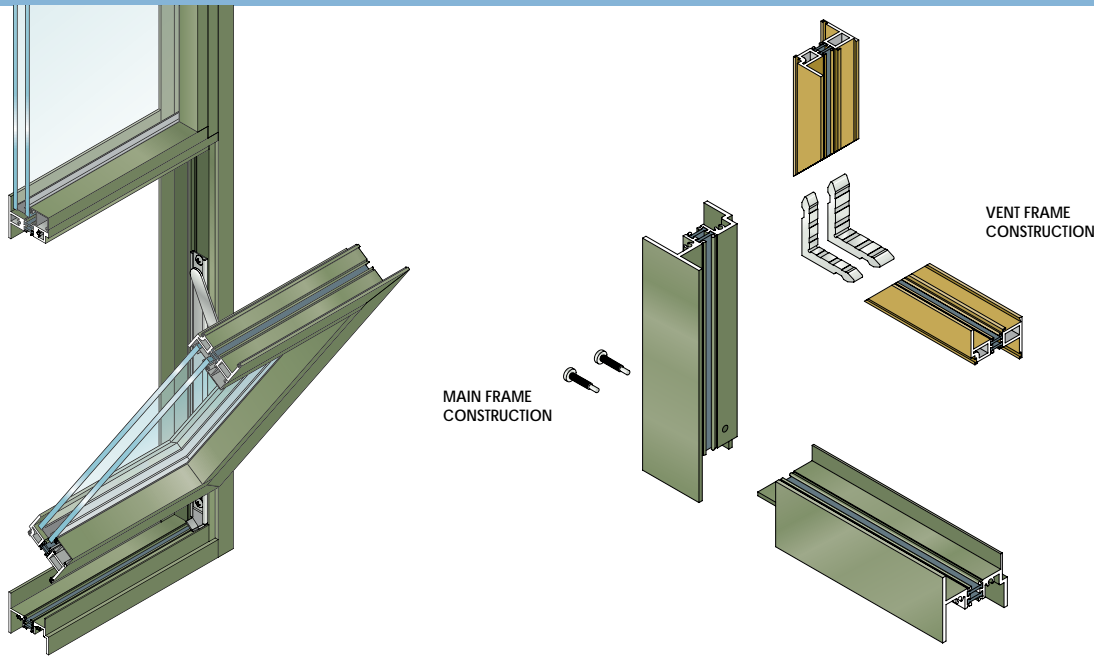
PROJECT NUMBER
16_015

SHEET NUMBER
A3.02

SHEET TITLE
B.A.R. SUBMISSION - RENOVATION ERIN

DATE
01-13-17

Series 550-I, 550G Thermal 2 7/16" Architectural Grade Projected Flush-Face Window



PERFORMANCE DATA

PROJECTED ARCHITECTURAL GRADE

AAMA RATING PROJECT IN	AW-PG130
AAMA RATING PROJECT OUT	AW-PG130
AIR INFILTRATION	< .10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 15.0 PSF
STRUCTURAL	±135.0 PSF
CRF-FRAME	61
CRF-GLASS	62

CASEMENT ARCHITECTURAL GRADE

AAMA RATING INSWING	AW-PG140
AAMA RATING OUTSWING	AW-PG90
AIR INFILTRATION	< .10 CFM/SF @ 6.24 PSF
WATER	NO LEAKAGE @ 12.0 PSF
STRUCTURAL	±135.0 PSF
CRF-FRAME	52
CRF-GLASS	60

Note: All performance value data is based on laboratory testing per AAMA 101/I.S.2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for UFactors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

550-I THERMAL U-FACTORS*		
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE	
	PO 59" X 24"	FX 49" X 59"
0.34	0.55	0.43
0.28	0.52	0.39
0.24	0.49	0.35
0.20	0.47	0.32

* Based on NFRC 100

S-550-I HARDWARE CHART	BUTT HINGES	4-BAR ARMS	FRICTION ADJUSTER	KEY RELEASE LIMIT ARM	ROTOR OPERATOR*	CAM HANDLE	POLE RING CAM HANDLE	POLE RING PULL**	ACCESS CONTROLLED LOCK	LIFT LOCK
PROJECT-IN		S				S				
PROJECT-OUT		S				S	O		O	
CASEMENT INSWING WITH 4-BAR ARMS		S				S	O	O	O	
CASEMENT OUTSWING WITH 4-BAR ARMS		S				S	O		O	O
CASEMENT INSWING WITH BUTT HINGES	S		O	O		S	O		O	
CASEMENT OUTSWING WITH BUTT HINGES	S		S	O	O	S	O		O	O

Some size restrictions may apply depending on hardware selected.

* Casements requiring roto operators will be furnished with lift locks, providing vents meet minimum width requirements.

** Pole ring pull will be furnished on project-out vents when optional pole ring cam handle is selected.

O - Optional

S - Standard

Blank - N/A

S-550-I GLAZING CHART		POLYCARBONATE			GLASS OR PANEL															
		1/8"	3/16"	1/4"	1/8"	.156**	3/16"	.200**	1/4"	1/4***	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"	1-1/2"	1-3/4"	2"
MONOLITHIC & INSULATED GLASS			A	A		A	A	A	A		A		A	A	A			A	A	A
DUAL GLAZING	EXTERIOR LITE		I	I			I	I	I	I		I		I						
	INTERIOR LITE		A	A			A	A	A	A										

* Obscure glass thickness

** Laminated glass thickness

A - Available glazing option

I - Internal blinds can be used with this type of dual glazing

Blank - N/A



Series 550-I, 550G Thermal 2 7/16" Architectural Grade Projected Flush-Face Window

Main Frame Construction

The frame is constructed from .125" nominal material wall thickness aluminum of 6063-T6 alloy with a depth of 2 7/16". An equal leg frame is standard. Corners are of screw spline construction and back sealed with a small-joint seam sealer. See Illustration 1.

Vent Frame Construction

The 2 7/16" deep vent consists of tubular aluminum members with .125" nominal material wall thickness of 6063-T6 alloy. Vent corners are mitered, angle reinforced, crimped, cold epoxy welded and back sealed with a small-joint seam sealer. Vents present a flush appearance with the frame in the closed position. See Illustration 2.

Weather Stripping

All vents are dual weather-stripped with a dual durometer Santoprene® gasket. Exterior gasket is intentionally omitted at vent bottom rail for project-out vents and at vent top rail for project-in vents allowing air to pressure equalize the void between the vent and frame. Each vent utilizes the pressure equalization technique for superior water resistance.

Screens

Screen frames are extruded 6063-T6 aluminum alloy frames. Full width hinged wickets or fully hinged screens are available. 18 x 16 mesh screens are available in fiberglass and in .011" diameter aluminum. 18 x 18 mesh screens are available in .009" diameter stainless steel.

Thermal Barrier

All frames and vents are thermally isolated with two thermal struts which consist of glass reinforced polyamide nylon, mechanically crimped in raceways extruded in the exterior and interior extrusions. See Illustration 3.

Hardware

Locking cam handles, access controlled locks, and keepers are of cast white bronze in a US25D finish. 4-bar arms are fabricated from stainless steel meeting AAMA 904.1 requirements. Butt hinges are fabricated from extruded aluminum of 6063-T6 alloy with stainless steel pins. See Hardware Chart for available hardware types.

Glazing

Windows are inside glazed with an extruded aluminum snap-in glazing bead. Glazing of 3/16" to 2" can be accommodated. Dual glazing is also available in 1/8", 3/16", and 1/4" glass. Between the glass aluminum blinds are available with dual glazed windows. See the Glazing Chart for the exact size.

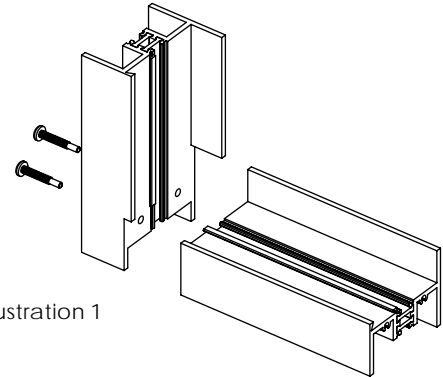


Illustration 1

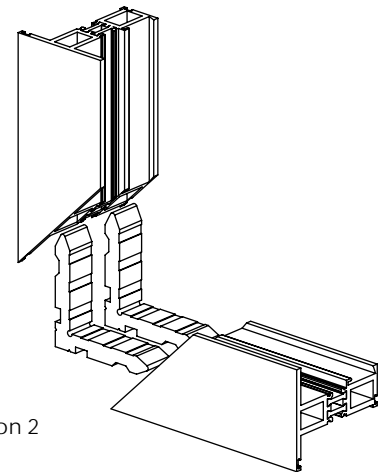


Illustration 2

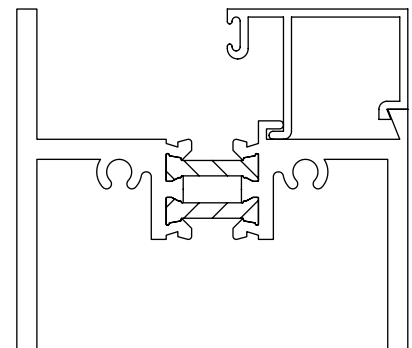


Illustration 3



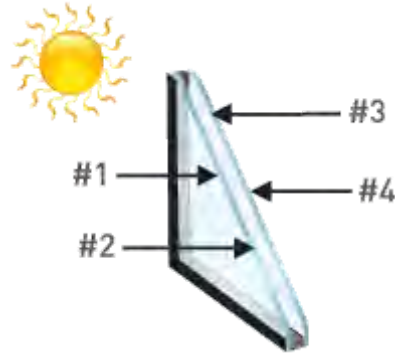
PRODUCT SPECIFICATION FOR NEW WINDOW GLASS

1" (25mm) Insulating VE1-85

PERFORMANCE DATA

Transmittance	
Visible Light	76%
Solar Energy	47%
UV	26%
Reflectance	
Visible Light-Exterior	12%
Visible Light-Interior	13%
Solar Energy	21%
NFRC U-Value	
Winter	0.31 Btu/(hr x sqft x °F)
Summer	0.29 Btu/(hr x sqft x °F)
Shading Coefficient (SC)	0.63
Relative Heat Gain	129 Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC)	0.55
LSG	1.38

Makeup

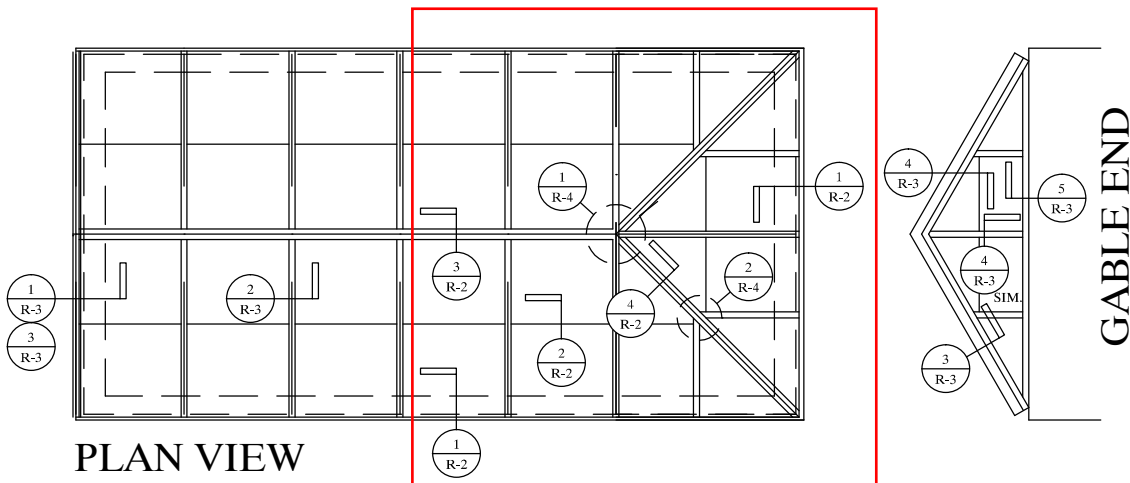
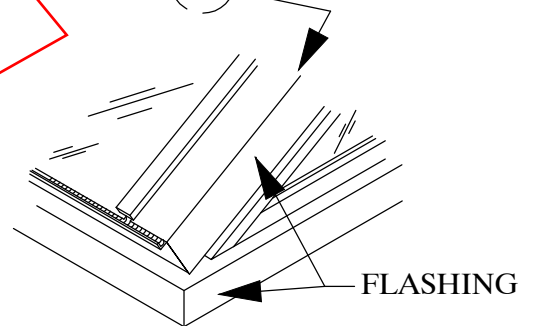


1/4" (6mm) clear VE-85 #2
 1/2" (13.2mm) airspace
 1/4" (6mm) clear

GLASS SYSTEMS: RIDGE

PRODUCT SPECIFICATION FOR PYRAMIDAL SKYLIGHT

RIDGE
w/ HIP ENDS



Ridge skylights generally are two equal planes of glass, equally sloped, joined by a single ridge extrusion, though double ridge bars may be used in special cases. Ridge forms may include turning down into the vertical plane with a "knee". Ridges can also have vertical ends, hipped ends, pointed hips and single sloped domed or fanned ends. Ridges may also have unequal slope angles and/or lengths, and may be considered "sawtooth" ridges if a single slope is attached to a vertical or near vertical back-wall.

Super Sky can integrate vertical glazing below the sill in one product system, with single source responsibility for skylight design, engineering, fabrication, and installation.

Note, the supporting structural curbs must resist horizontal thrust loads, unless the design is specified as a "minimal horizontal thrust design". This may require larger extrusions, moment plates or possibly cross-ties.



SUPER SKY PRODUCTS ENTERPRISES, LLC

www.supersky.com

10301 N. Enterprise Drive
Mequon, Wisconsin 53092

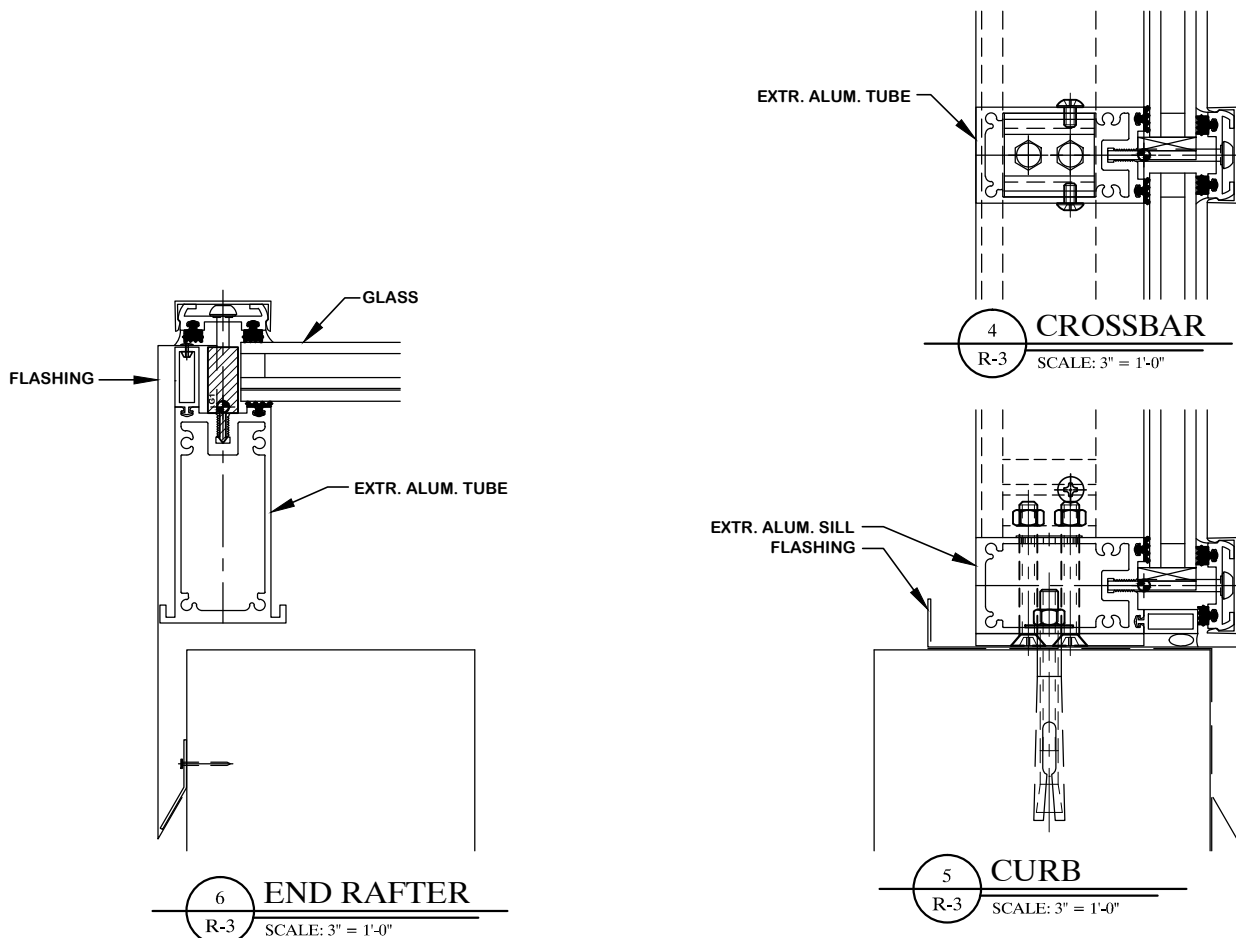
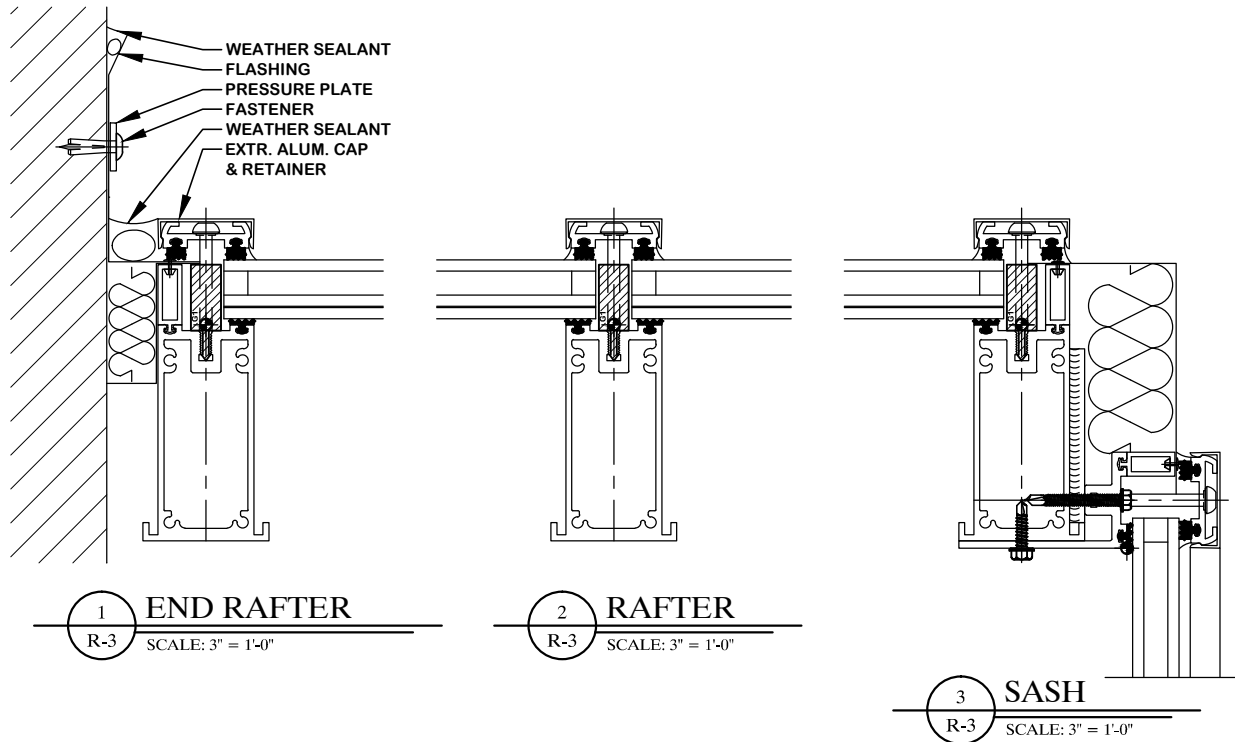
38

Phone: 262.242.2000
Fax: 262.242.7409

R-1

GLASS SYSTEMS: RIDGE

(Note, framing size will be determined per design load criteria)



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www.supersky.com

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Mequon, Wisconsin 53092

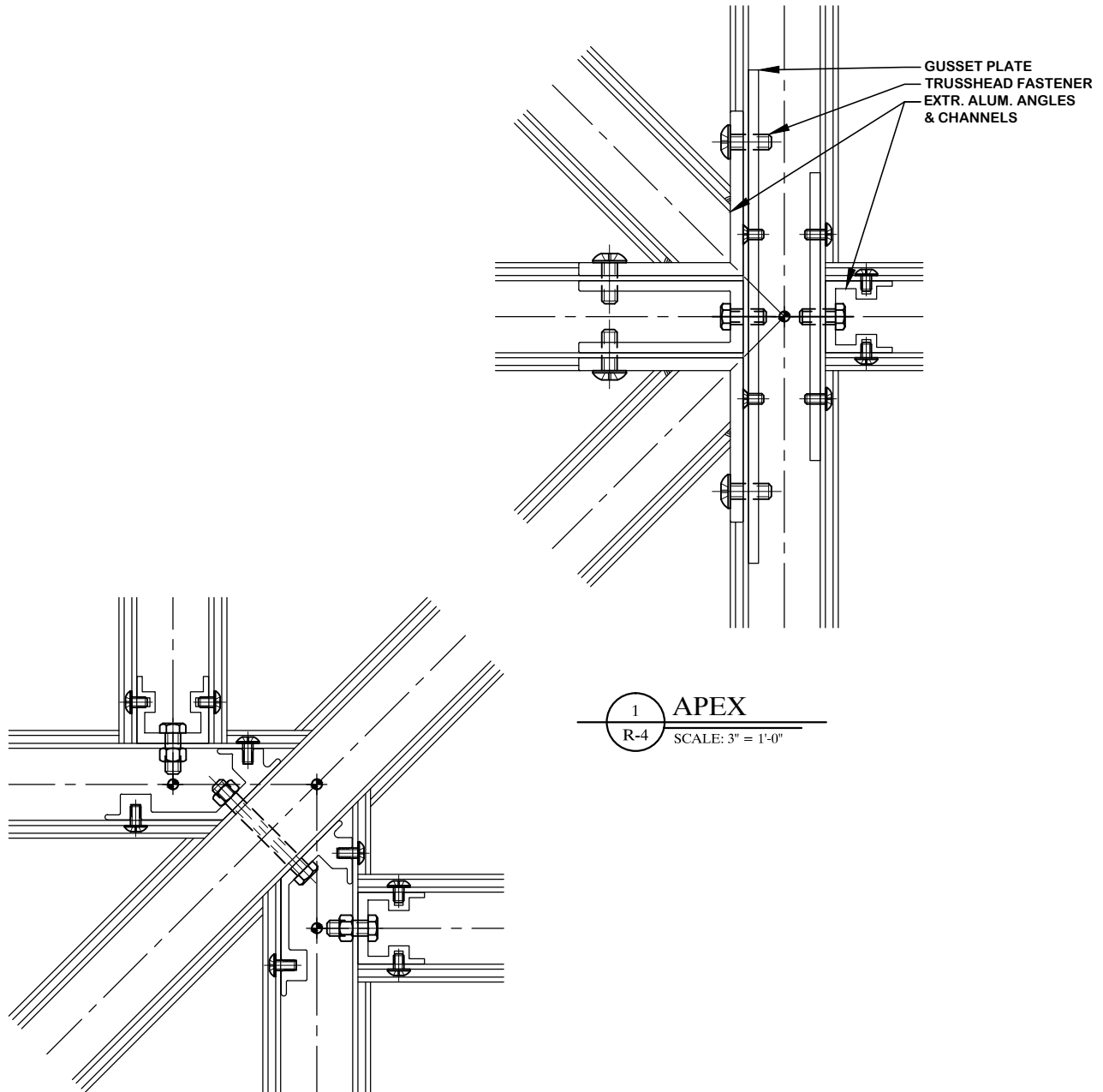
39

Phone: 262.242.2000
Fax: 262.242.7409

R-3

GLASS SYSTEMS: RIDGE

(Note, framing size will be determined per design load criteria)



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40

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d²series

D-Series Size 2 LED Flood Luminaire

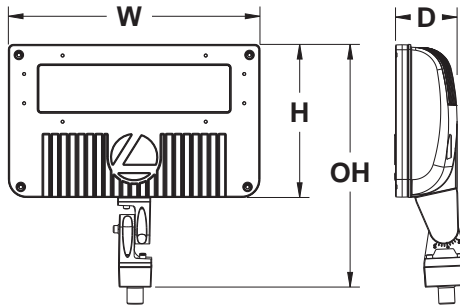


PRODUCT SPECIFICATION FOR FLOOD LIGHTS

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

Specifications

EPA:	0.8 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce excellent uniformity combined with precision beam patterns for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF2 LED P1 40K MSP MVOLT THK DDBXD

DSXF2 LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish <i>(required)</i>
DSXF2 LED	P1 P2 P3 ^{1,2,3}	30K 3000K 40K 4000K 50K 5000K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	MVOLT ⁴ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 480 ⁵ HVOLT	Shipped included THK Knuckle with 1/2"NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon) Shipped separately⁶ DSXF1/2TS Tenon slipfitter (2-3/8" O.D. THK required) FTS CG6 Tenon slipfitter (2-7/8" O.D. YKC62 required)	Shipped installed PE Photocontrol, button style ^{7,8} PEX Photocontrol external threaded adjustable ⁸ DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V) ⁹ DF Double fuse (208, 240, 480V) ¹⁰ SPD10KV Separate surge protection ¹¹ Shipped separately⁶ UBV Upper/bottom visor (universal) FV Full visor VG Vandal guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; mates with 1/2" threaded knuckle (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF2UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF2FV DDBXD U	Full visor accessory (specify finish)
DSXF2VG U	Vandal guard accessory

For more mounting options, visit our [Floodlighting Accessories](#) pages.

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
DSXF2 LED P1 50K WFL MVOLT THK DDBXD	DSXF2 LED P1 50K
DSXF2 LED P2 50K WFL MVOLT THK DDBXD	DSXF2 LED P2 50K

NOTES

- Performance package P3 rated 35C maximum ambient.
- Not available with PE (use PEX).
- Rated 25C maximum ambient with SPD10KV.
- MVOLT driver operates on line voltage from 120-277V. Specify specific voltage when ordering with fusing (SF, DF) or photocontrol (PE, PEX).
- Not available with PE and PEX.
- Also available as accessories; see accessories information at left.
- Rated 25C maximum ambient for performance package P2. Not available in performance package P3. Specify PEX for higher ambient temperatures.
- Photocontrol (PE, PEX) requires 120, 208, 240, 277 or 347 voltage option.
- Must specify 120, 277 or 347 voltage option.
- Must specify 208, 240 or 480 voltage option.
- Cannot exceed 25°C maximum ambient when used with P3 performance package.



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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 performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
P1	54W	NSP	39	39	19	18	43,427	7,338	136	45,662	7,715	143	45,662	7,715	143
		MSP	52	51	28	28	26,563	7,010	130	27,930	7,371	137	27,930	7,371	137
		MFL	59	59	45	46	11,831	7,058	131	12,440	7,421	137	12,440	7,421	137
		FL	87	87	62	68	6,258	7,309	135	6,581	7,686	142	6,581	7,686	142
		WFL	114	101	87	83	3,991	7,413	137	4,197	7,794	144	4,197	7,794	144
		WFR	107	92	81	71	4,827	7,429	138	5,076	7,811	145	5,076	7,811	145
		HMF	123	64	89	50	6,580	6,765	125	6,919	7,113	132	6,919	7,113	132
P2	78W	NSP	39	39	19	18	59,506	10,054	129	62,568	10,572	136	62,568	10,572	136
		MSP	52	51	28	28	36,397	9,606	123	38,271	10,100	129	38,271	10,100	129
		MFL	59	59	45	46	16,211	9,671	124	17,046	10,169	130	17,046	10,169	130
		FL	87	87	62	68	8,575	10,017	128	9,017	10,532	135	9,017	10,532	135
		WFL	114	101	87	83	5,469	10,157	130	5,751	10,680	137	5,751	10,680	137
		WFR	107	92	81	71	6,615	10,179	131	6,955	10,703	137	6,955	10,701	137
		HMF	123	64	89	50	9,017	9,269	119	9,481	9,746	125	9,481	9,746	125
P3	102W	NSP	39	39	19	18	70,481	11,909	117	74,109	12,522	123	74,109	12,522	123
		MSP	52	51	28	28	43,111	11,377	112	45,330	11,963	117	45,330	11,963	117
		MFL	59	59	45	46	19,011	11,342	111	20,190	12,045	118	20,190	12,049	118
		FL	87	87	62	68	10,157	11,864	116	10,680	12,474	122	10,680	12,475	122
		WFL	114	101	87	83	6,198	11,510	113	6,811	12,650	124	6,811	12,650	124
		WFR	107	92	81	71	7,835	12,056	118	8,238	12,677	124	8,238	12,677	124
		HMF	123	64	89	50	10,680	10,979	108	11,230	11,544	113	11,230	11,544	113

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	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	77°F
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF LED P3 platform noted 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	0.95	0.95	0.95

Electrical Load

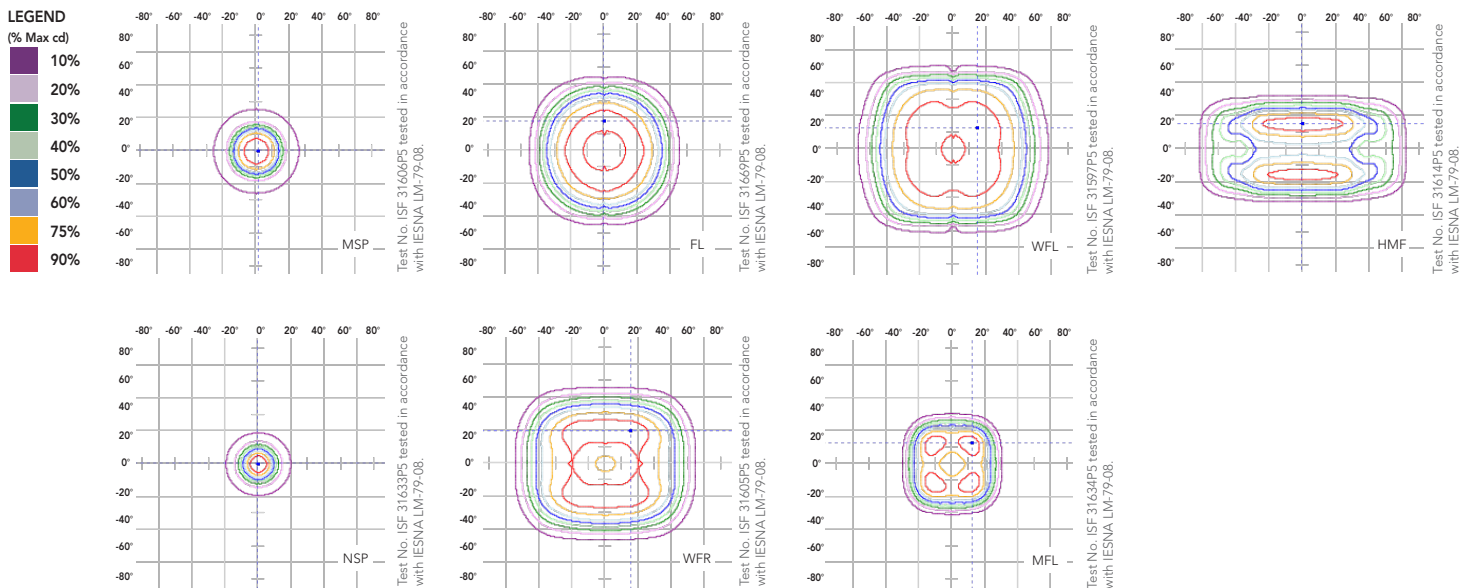
Light Engines	System Watts*	Current (A)					
		120	208	240	277	347	480
P1	54W	0.45	0.26	0.23	0.2	0.16	0.13
P2	78W	0.65	0.37	0.33	0.29	0.23	0.18
P3	102W	0.88	0.49	0.43	0.39	0.31	0.23

* Systems Watts for 347-480V; P1: 56W, P2: 80W, P3:103W.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 2 homepage](#).

Isocandela plots for the DSXF2 LED P2 40K.



Mounting, Options and Accessories



**THK - Knuckle with
1/2" NPS threaded pipe**



YKC62 - Yoke with 50 cord
W= 4-3/4" (12.0 cm)
H= 4-1/4" (10.7 cm)
D= 2-1/4" (5.7 cm)



IS - Integral slipfitter
H= 2-1/2" (6.3 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)



UBV - Upper/bottom visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)



FV - Full visor
W= 10" (25.4 cm)
H= 2-1/2" (6.3 cm)
D= 3" (7.6 cm)



VG - Vandal guard
W= 10-1/2" (26.6 cm)
H= 4" (10.1 cm)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 2 Flood reflects the embedded high performance LED technology. It is ideal for larger signage, facade and flagpole lighting in many commercial and residential applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants using a tempered glass lens (IP66). Low EPA (0.8 ft²) for optimized wind loading.

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.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior target illumination, uniformity and spacing. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.) or 5000K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engine(s) consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Standard 6KV surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe, tenon slipfitter, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 2 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. Rated for -40°C minimum ambient.

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

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



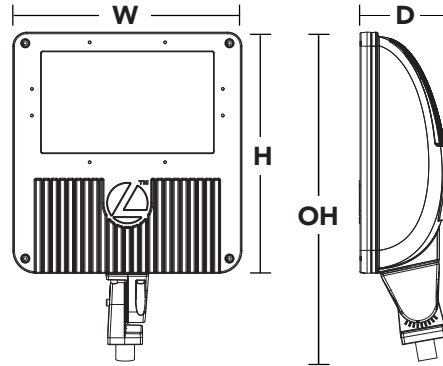
D-Series Size 3 LED Flood Luminaire



d#series

Specifications

EPA:	1.4 ft ² (0.13 m ²)
Depth:	5" (12.7 cm)
Width:	13" (33.0 cm)
Height:	13-5/8" (34.6 cm)
Overall Height:	17-1/2" (44.5 cm)
Weight:	21 lbs (9.5 kg)



Catalog
Number

Notes

Type

PRODUCT SPECIFICATION FOR FLOOD LIGHTS

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

Introduction

The D-Series Size 3 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 250 - 400W metal halide floods, with typical energy savings of 64% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSXF3 LED 6 P2 40K FL MVOLT THK DDBXD

DSXF3 LED											
Series	Light Engines	Performance Package	Color Temperature	Distribution		Voltage		Mounting			
DSXF3 LED	6 Six COB engines	P1 P2	30K 3000 K 40K 4000 K 50K 5000 K	NSP Narrow spot MSP Medium spot MFL Medium flood FL Flood	WFL Wide flood WFR Wide flood, rectangular HMF Horizontal medium flood	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹	277 ¹ 347 480	Shipped included THK Knuckle with 3/4" NPT threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon)			
									Shipped separately² FTS CG6 Tenon slipfitter (fits 2-3/8" to 2-7/8" O.D. tenon. YKC62 required)		

Options										Finish <i>(required)</i>	
Shipped installed			Shipped installed			Shipped separately ⁸			DDBXD Dark bronze		
PER	NEMA twist-lock receptacle only (no controls) ³		PNMTDD3	Part night, dim till dawn ⁶		UBV	Upper/bottom visor (universal)		DBLXD	Black	
PER5	Five-wire receptacle only (no controls) ^{3,4}		PNMT5D3	Part night, dim 5 hrs. ⁶		FV	Full visor		DNAXD	Natural aluminum	
DMG	0-10V dimming driver (no controls)		PNMT6D3	Part night, dim 6 hrs. ⁶		VG	Vandal guard		DWHXD	White	
SF	Single fuse (120, 277, 347V) ⁵		PNMT7D3	Part night, dim 7 hrs. ⁶		WG	Wire guard				
DF	Double fuse (208, 240, 480V) ⁵		BL30	Bi-level switched dimming, 30% ⁷							
WTB	Utility terminal block		BL50	Bi-level switched dimming, 50% ⁷							

Accessories

Ordered and shipped separately.

FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; mates with yoke mount (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF3UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF3FV DDBXD U	Full visor accessory (specify finish)
DSXF3VG U	Vandal guard accessory
DSXF3WG DBLXD U	Wire guard accessory
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁹
DSHORT SBK U	Shorting cap ⁹

NOTES

1. MVOLT driver operates on any line voltage from 120-277V. Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Must be ordered as an accessory; see Accessories information at left.
3. For units with a photocontrol receptacle, the mounting must be restricted to $\pm 45^\circ$ from horizontal aim per ANSI C136.10-2010.
4. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER5 option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, BL30 or BL50.
7. Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with 347V, 480V, or PER5.
8. Also available as separate accessories; see Accessories information at left.
9. Requires luminaire to be specified with PER option. Must be ordered and shipped as a separate line item from Acuity Controls.

For more mounting options, visit our [Floodlighting Accessories](#) pages.
For more control options, visit [DTL](#) and [ROAM](#) online.



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DSXF3-LED
Rev. 08/09/16
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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. Contact factory for performance data on any configurations not shown here.

Light Engines	Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000 K, 70 CRI)			40K (4000 K, 70 CRI)			50K (5000 K, 70 CRI)		
				°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
6	P1	129	NSP	38	35	18	18	84476	13510	105	88800	14201	110	88800	14201	110
			MSP	53	52	27	27	49237	12774	99	51757	13428	104	51757	13428	104
			MFL	59	59	45	45	22746	12986	101	23911	13650	106	23911	13650	106
			FL	84	90	61	71	11658	13952	108	12255	14666	114	12255	14666	114
			WFL	104	105	73	76	9435	14454	112	9918	15194	118	9918	15194	118
			WFR	104	91	80	72	9546	14377	111	10035	15113	117	10035	15113	117
	HMF	121	67	94	55	10455	13238	103	10991	13916	108	10991	13916	108		
	P2	183	NSP	38	35	18	18	105595	16887	92	111000	17751	97	111000	17751	97
			MSP	53	52	27	27	61546	15968	87	64696	16785	92	64696	16785	92
			MFL	59	59	45	45	28433	16232	89	29888	17063	93	29888	17063	93
			FL	84	90	61	71	14573	17440	95	15319	18333	100	15319	18333	100
			WFL	104	105	73	76	11794	18067	99	12397	18992	104	12397	18992	104
WFR			104	91	80	72	11933	17972	98	12543	18891	103	12543	18891	103	
HMF	121	67	94	55	13069	16548	90	13738	17395	95	13738	17395	95			

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-35°C (32-95°F).

Ambient		Lumen Multiplier
0°C	32°F	1.08
0°C	50°F	1.05
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
35°C	95°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXF3 LED 6 P2 platform based on 13,000 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	0.97	0.97	0.96

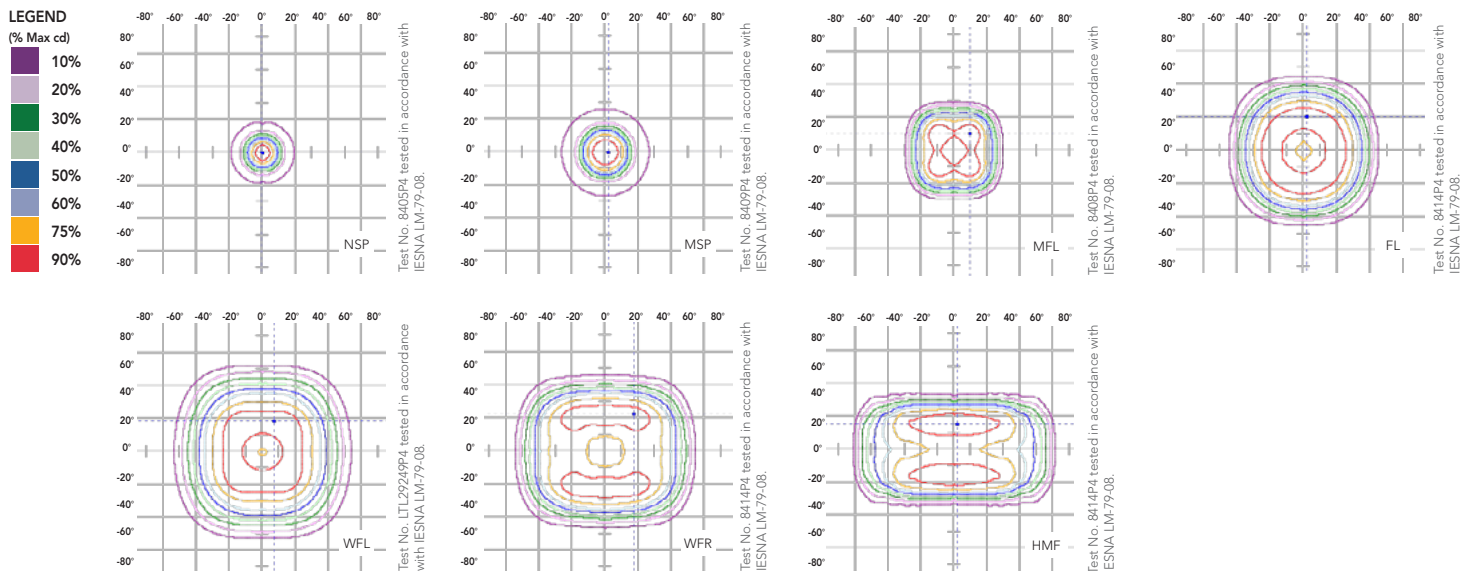
Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	129	1.08	0.62	0.54	0.47	0.38	0.29
P2	183	1.54	0.87	0.75	0.65	0.53	0.40

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Flood Size 3 homepage](#).

Isocandela plots for the DSXF3 LED 6 P2 40K. Distances are in units of mount height (20ft).



Mounting, Options and Accessories



**THK - Knuckle with
3/4" NPT
threaded pipe**



YKC62 - Yoke with SO cord
W= 5" (12.7 cm)
H= 3-1/2" (8.8 cm)
D= 2" (5.0 cm)



IS - Integral slipfitter
H= 4-1/2" (11.4 cm)
ID= 2-3/8" (6.0 cm)
OD= 3-1/2" (8.8 cm)



UBV - Upper/bottom visor
W= 12" (30.4 cm)
H= 7-1/5" (19.0 cm)
D= 3" (7.6 cm)



FV - Full visor
W= 12" (30.4 cm)
H= 7-1/5" (19.0 cm)
D= 3" (7.6 cm)



VG - Vandal guard
W= 10-1/2" (26.6 cm)
H= 7-1/2" (19.0 cm)



WG - Wire guard
W= 10-1/2" (26.6 cm)
H= 7-1/2" (19.0 cm)
D= 1-1/5" (3.8 cm)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 3 Flood reflects the embedded high performance LED technology. It is ideal for wallwash, security and general area lighting in many commercial and institutional applications.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66). Low EPA (1.4 ft²) for optimized wind loading.

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.

OPTICS

A variety of precision-molded vacuum-metallized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000 K (70 CRI min.), 4000 K (70 CRI min.) or 5000 K (70 CRI min.) configurations. Optional visors offer additional versatility.

ELECTRICAL

Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L80). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral adjustable knuckle with 3/4-14 NPT threaded pipe, or yoke mounting, facilitates quick and easy installation to a variety of mounting accessories. This secure connection enables the D-Series Size 3 to withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. Rated for -40°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

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



PRODUCT SPECIFICATION FOR STUCCO (SMOOTH FINISH)

FINISH COAT STUCCO

PRODUCT NO. 1201

PRODUCT DESCRIPTION

QUIKRETE® finish coat stucco is a portland cement based finishing plaster.

PRODUCT USE

QUIKRETE® finish coat stucco is designed for use as a decorative finish over portland cement based substrates. One coat of Ergalac-Reinforced Stucco 1200, finish coat stucco and a final red acrylic pleat product resulting in the addition of water. Available in white and gray, finish coat stucco can be used with QUIKRETE® Mortar 1319. The finished surface is pre-mixed with the mixing water prior to the addition of the dry finish coat stucco. Mix thoroughly until uniform in color.

SIZES

QUIKRETE® finish coat stucco is available in the following sizes:

50 lb 23 g bag

80 lb 36 g bag

3000 lb 1361 g bag

YIELD

Each 80 lb 36 g bag will yield approximately 0.75 ft³ (20 L) of material. Coverage will be approximately 70 ft² (6.5 m²) at 1/8" (3.2 mm) thickness with texture.

TECHNICAL DATA

ASTM International

ASTM 109 109M Standard Test Method for compressive strength of hydraulic cement mortar using 2-in. (50-mm) cubes Specimen

ASTM 926 Standard Specification for Application of Portland Cement-Based Plaster

PHYSICAL/CHEMICAL PROPERTIES

QUIKRETE® finish coat stucco is a portland cement based finishing plaster complying with ASTM 926 requirements for Type I plaster. Typical compressive strength results obtained with QUIKRETE® finish coat stucco, when tested in accordance with ASTM 109, are as follows:

900 psi (6.2 MPa) at 7 days

1200 psi (8.2 MPa) at 28 days

Note - The results are based on samples tested at a minimum temperature of 65 - 75 °F during a penetration test.

DIVISION 9

Portland Cement
Plastering 09 24 00



INSTALLATION

SURFACE PREPARATION

Proper surface preparation is essential to the successful application of finish coat stucco. All surfaces must be clean, free of loose material, and free of any foreign material.

MIXING

WEAR IMPERVIOUS GLOVES, such as nitrile when handling product.

Blend approximately 2 gal (7.6 L) of water per 80 lb (36.3 g) bag or 1.25 gal (4.7 L) per 50 lb (22.7 g) bag

Place water in the mixer and then add the finish coat stucco

Mix 2 - 3 minutes until a mortar-like consistency is achieved. Add additional water in small amounts if needed

Use QUIKRETE Admixture 8610 when application is being made to a substrate that has previously dried or when applying to

QUIK ALL Surface Bonding cement 1230 repair

When QUIKRETE Admixture 8610 is required as an internal bonding agent, replace 1/2 gal (1.9 L) of water with 1/2 gal (1.9 L) of

Admixture 8610 per 80 lb (36 g) bag or 2.5 pt (1.2 L) per 50 lb (23 g) bag

Note - Mix only as much QUIKRETE finish coat stucco as can be applied in 1 hour. Variation in water addition will affect color and

uniformity. Do not apply additional water during application. Do not

re-etting before application and finish treatment will eliminate the need for additional water.

APPLICATION

WEAR IMPERVIOUS GLOVES, such as nitrile when handling product.

QUIKRETE finish coat stucco can be applied with any standard trowel.

ADDRESS OF PROJECT: 106 NORTH LEE STREET

TAX MAP AND PARCEL: 075.01-01-02-10

ZONING: CD

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: WILLIAM SCOTT SHAW

Address: 221 SOUTH PITT STREET

City: ALEXANDRIA

State: VA

Zip: 22314-3741

Phone: 703 362 2901

E-mail: sshaw@alexrestpart.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect

Name: PAUL BECKMANN, AIA

Phone: 5713271723

E-mail: PBECKMANN@BECK-ARCH.COM

Legal Property Owner:

Name: 106 NORTH LEE STREET LLC

Address: 8409 PITTSFIELD CT

City: POTOMAC

State: MD

Zip: 20854

Phone:

E-mail:

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

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

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

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ 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).*

North Lee Street Facade - Raising existing masonry opening to install taller windows. Addition of two smaller windows. Reconfiguration of entry and handicap ramp to accommodate required entry vestibule. New storefront at main entry per new entry configuration. New plaster finish over brick at corner to be painted.

Ramsey Alley Facade - New windows. New plaster finish over brick at southeast corner to be painted.

Rear Facade - Existing windows/opening to be moved up to align with interior floors.

Rooftop - New low profile pyramid skylight located over interior stairway. New rooftop equipment area w/ screened enclosure.

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.

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.

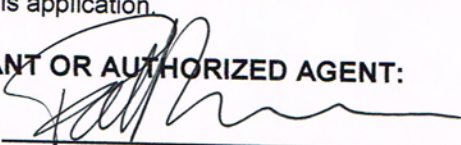
- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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.

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: PAUL BECKMAN

Date: 1/16/2017

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. Scott Shaw	221 S. Pitt St	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 _____ (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. Scott Shaw	221 S. Pitt St	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Scott Shaw	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.

11/7/16 Scott Shaw [Signature]
 Date Printed Name Signature