

Docket Item #8  
BAR CASE # 2017-00099

BAR Meeting  
April 19, 2017

**ISSUE:** New construction

**APPLICANT:** Shakti, LLC

**LOCATION:** 808 North Washington Street

**ZONE:** CDX / Commercial

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### **STAFF RECOMMENDATION**

Staff recommends deferral with the following conditions:

1. Restudy the proportions of the northern brick “building” to be consistent with the design supported at the third concept review work session.
2. Refine design details at cornices, pilasters and dormers to more accurately reflect traditional Classical detailing for these elements. Provide detail drawings of the front elevation for the cornices and pilasters.

### **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](mailto: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, 703-746-4200 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.



BAR2017-00099



## I. ISSUE

The applicant is requesting a Certificate of Appropriateness for a new hotel at 808 North Washington Street to replace an existing motel. The new construction will be connected to an existing three-story Second Empire style townhouse constructed of red brick in **1901**, which will be carefully relocated 19' to the south and used for hotel functions.

The new hotel will be five stories tall with a small four-story glass hyphen to connect the new construction to the historic townhouse to the south. In addition to the existing townhouse, the proposed hotel will be composed of two separate "buildings", two glass hyphens and a single bay wide element over the drive entry. The larger of the two "buildings" recalls an early 20<sup>th</sup>-century, tan brick commercial building with pilasters and tripartite windows. A signature element of this building is the attic windows set between pronounced, corbeled brick at the fifth floor. The glass hyphen between the historic townhouse and the tan brick building is the location of the primary east and west pedestrian entrances and features a metal canopy and hotel signage.

The other "building" recalls the historic townhouse by using red brick but at a larger scale and with some subtle stylistic differences that are more early 20<sup>th</sup> century Colonial Revival than late 19<sup>th</sup> century Second Empire. The two glass hyphens have minimal mullions made of a light silver, matt finish aluminum framing clear glazing with a slight tint. The small single-bay building element at the north end covers the vehicular entry and becomes a highly textured brick wall with pilasters on the north elevation. The forms, materials, colors and details on the rear elevation relate to their respective "building" on the Washington Street side but with reduced detailing, typical of historic Alexandria buildings. The fenestration and some brick detailing (such as the rusticated base and dentiled cornice) are also present on the rear elevation. The rear elevation also has an overhead-coiling parking garage access door and other service access points.

The electrical transformer, to be relocated to the southwest corner of the site, will be set inside a small enclosure with brick piers and metal doors and have an open trellis roof framing that recalls a garden folly. The applicant also proposes light grey metal screening for the rooftop mechanical equipment.

No work on the historic townhouse to be relocated, beyond restoration of its original features, is proposed as part of this request.

## II. HISTORY

The three-story Second Empire style brick townhouse located at 802 North Washington Street was originally constructed by the McCauley family siblings in **1901** as a freestanding dwelling. The original owners had purchased several adjacent lots. The building features dark-red hard-fired brick with thin "butter" joints and a polychrome slate clad mansard roof. The south elevation features an original two-story, open wood porch along the length of the rear ell. *The BAR approved a Permit to Demolish for relocation of this building on June 17, 2015 (BAR Case #2015-00153) with conditions requiring that a full scope of work for the relocation to be*

*reviewed by staff and requiring that the applicant post a bond to cover any possible damages that may result from the relocation.*

The Towne Motel located at 808 North Washington Street is a two-story brick-faced motel in a U-shape plan around a central parking area. The motel is relatively small with about 26 units and a small office. It was constructed in the Colonial Revival style which is conveyed by the multi-paned windows, hipped roof, two-story loggia and small dormer vents. The motel was designed by respected local architect Joseph Saunders and constructed circa **1954-55**. *The BAR approved a Permit to Demolish for the existing motel on June 17, 2015 (BAR Case #2015-00153) with documentation and archaeology conditions.*

The BAR reviewed the proposed new construction at three separate concept reviews (BAR Case #2015-0154) on June 17, September 2 and November 4, 2015. The BAR *endorsed* the proposed height, scale, mass and general architectural character at that first work session, with a few suggestions for refinements when the project returned following DSUP approval. However, prior to approval of the DSUP, the applicant returned on September 2, 2015 for a second concept review to show design refinements made in response to comments at the first work session, so that they could represent to City Council that the project successfully incorporated all of the comments of the BAR. The BAR then made additional comments and asked the applicant to return once again for a final concept review work session before proceeding to City Council. At the third work session on November 4, 2015, the BAR endorsed the proposed development project as submitted, 5-0-1, with Mr. Neale recusing himself. Staff has included these staff reports as attachments to enable the new BAR members to better understand the lengthy and detailed design evolution of the project.

*On January 30, 2016, City Council approved DSUP#2015-00004 for a new 5-story hotel with below grade parking. The DSUP will expire on January 30, 2019.*

### **III. ANALYSIS**

The BAR concept review process is primarily focused on the height, scale, mass and general architectural character of a proposal, with details, design refinements and material selections reserved for the Certificate of Appropriateness following the DSUP approval. However, as part of the public approval process, citizens and other public bodies often request, and the applicant normally provides, additional information about architectural details and materials that are well beyond the original intent of the BAR Concept Review format. Such was the case for this project during three BAR Concept Review work sessions. Therefore, the focus of this staff report for the Certificate of Appropriateness will be on how well the design development construction drawings, produced by a different architect than the firm that did the initial design, reflect the concept renderings previously endorsed by the BAR. As a normal part of any design development process, the new project architect has also made some minor changes to the design to improve constructability and usability. The applicant has made the following changes:

#### East Elevation (Washington Street)

- Added terrace door at Level 5 of the north hyphen

#### South Elevation (Madison Street)



- Addition of 1 brick pier at transformer enclosure wall
- Extension of rooftop screen wall to the west

#### West Elevation

- Addition of man door to the left of the garage door

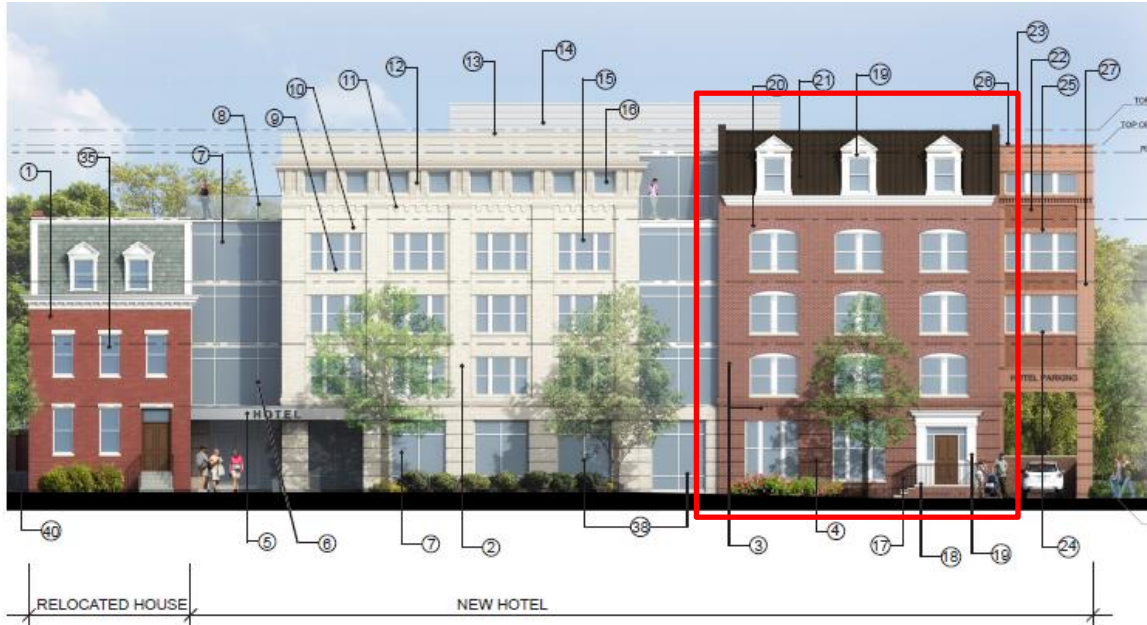
Staff has no objections to these very minor changes, finding that none of them individually or cumulatively will change the design intent. Staff has met several times with the applicant and reviewed where changes have occurred and finds that the adjustments are visual rather than substantive. For example, the depiction of the pronounced cornice on the tan masonry building has heavy shadow lines and reveals that give the concept drawing substantial depth. Although section details show that the deep brackets of the cornice design remains the same, the presentation drawings in the current submission does not indicate these deep shadows.

#### *Other Changes*

Staff noticed that the northern brick building appears to have subtly different proportions than what was shown in the concept review. The Concept Review design presented this building as a larger first cousin of the historic townhouse, reflecting the same materials and vertical proportions of the Second Empire Victorian style. In the current drawing, this building appears wider and more horizontal with a somewhat awkward solid-to-void ratio more common to the Colonial Revival style (Figures 1 and 2). As the lot size has not increased, the source of the apparent additional width is unclear. Staff recommends that this element be restudied to reflect the earlier, more vertical proportions.



Figure 1. BAR Concept 3 Washington Street elevation.



**Figure 2. Current proposal, Washington Street elevation.**

### Design Details

The Certificate of Appropriateness is where design details are reviewed closely, as such details often define the overall quality and timelessness of a project and projects on Washington Street receive an even higher level of scrutiny. While staff appreciates the overall design direction and the large-scale details and wall sections provided, staff believes that further work is warranted on several of these details.

For example, Sheet A-9 shows the illustration of the pronounced cornice detail with the deep corbelled masonry brackets on the tan colored building. This detail is key to the success of this building and to mitigating the appearance of the building's height. Staff requests that a large-scale front elevation of this detail be provided to further explain how the brick coursing works. Additionally, the relationship of the pilaster to the cornice should be provided as the pilaster should be offset by 6-8" to express it as an architectural feature. Additionally, the Fypon cornice needs to be a simplified and more cohesive form to better complement the corbelled brackets.

On Sheet A-10m the cornice detail needs further work and more refined proportions to better match the architectural style of this Colonial Revival building. Additionally, the proportions of the dormers need some refinement—the pilasters appear chunky and the pediment appears weak, with the moulding of the tympanum needing to be slightly more pronounced.

On Sheet A-11, there are dentils directly on top of the pilasters where there should be a strong capital and then an architrave. In the effort to respond to requests for visual variety on the north elevation, it appears that this building section may have become overdetailed. Staff recommends restudying this section and following Classical tradition for pilasters, dentils and the entablature.

Staff also requests additional details on the entrance area and canopy, as well as the door and surround on the northernmost building. This building should also have a more historically accurate roof than the standing seam metal, such as stamped metal shingle or slate.

### Material Selections

At the second concept review the BAR became interested in having at least one of the buildings be a light colored brick or painted brick building, noting that there are numerous examples of such historic buildings including the Cotton Factory (515 N Washington), Paff Shoe Factory (520 S Washington), and the Campagna Center (418 S Washington). Staff supports this direction which will visually reduce the project into smaller components and also work stylistically with the design of this as an early 20<sup>th</sup>-century commercial building. However, the BAR typically discourages the painting of new masonry buildings because, as a practical matter, painting brick is expensive and requires regular maintenance which is not always performed. Therefore, the applicant proposes a beige brick which staff fully supports. Staff met with the project team on site to view the materials in context and also supports the color and texture of the other proposed brick that will be on a sample board for the BAR's review at the hearing.

### **WASHINGTON STREET STANDARDS**

#### *Standards to Consider for a Certificate of Appropriateness on Washington Street*

In addition to the general BAR standards outlined in the section 10-105 of the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Additional Standards for Washington Street are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained as required in the City's 1929 agreement with the federal government.

Staff repeats the analysis related to the Additional Standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found below each Standard.

#### *Washington Street Standards*

*Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.*

*(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*

*(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*

*i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

The overall design intention draws inspiration from late 19<sup>th</sup>-century and early 20<sup>th</sup>-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

*ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed design for the project will allow the historic townhouse to remain visually prominent. Further, the project includes rehabilitating and reusing the historic townhouse which has been vacated and boarded up for many years. The glass hyphen provides a clear separation between the new and old buildings that allows the historic townhouse to be a part of, yet stand separate from the block face. Overall, the proposal seeks to create background “buildings” that will not overwhelm the historic buildings on Washington Street.

- iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

As noted above, the design, siting and materials are consistent with historic patterns of development and design found on Washington Street without being a slavish replication, therefore complementing the historic buildings.

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The proposed mass does not overwhelm the existing historic townhouse and the revised massing and design suggests two distinct buildings as part of the new construction.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

Although one building internally, the proposal implements the appearance of two “buildings” by using glass hyphens to separate facades that use two different architectural styles, as has been done successfully on other projects in Old Town. Additional roof line changes and slight setbacks will also help to define the projects as separate buildings, rather than one large composition.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

The applicant previously provided digital massing models of the surrounding blocks illustrating that the proposed massing, with some refinements, will be consistent with the context of this area of North Washington Street as part of the concept review process.



- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

The proposed massing of the two “buildings” appropriately employs the traditional massing, details and proportions of the architectural styles from which they derive inspiration. The overall proportions of the scheme are appropriate.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

The two brick “buildings” each derive from historic styles found on Washington Street and the concept of an architectural hyphen is a common way for buildings to be joined together as their design and program evolve over the years. Historically, as enterprises, businesses, church or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen connecting it with the education building on the south side.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The building features bay widths consistent with commercial buildings from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The materials proposed include high-quality, historically-appropriate materials generally found in the district, such as red brick. As new construction, high-quality modern materials may be permitted.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form. The first floor features large windows with strong masonry piers that are appropriately scaled and consistent with traditional commercial fenestration throughout the district.

*(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

High-quality materials and appropriate detailing, consistent with materials and details found on buildings of architectural merit, are used throughout the project.

- (b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*
- (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*
- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

**STAFF**

Catherine K. Miliaras, Principal 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**

F-1 On January 30, 2016, City Council approved DSUP#2015-00004 for the consideration of a request to demolish an existing motel and replace it with a new 5-story hotel with below grade parking. DSUP#2015-00004 will expire on January 30, 2019.

C-1 Proposed scope of work complies with zoning and would be developed pursuant to the approved DSUP#2015-00004, including compliance with the representative architectural drawings and conditions.

**Code Administration**

No comments received

**Transportation and Environmental Services**

F-1 Comply with all requirements of DSP2015-00004.

C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**Alexandria Archaeology**

No comments received

**V. ATTACHMENTS**

*1 – National Park Service Comments*

*2 – Supplemental Materials*

*3 – Application for BAR Case # 2017-00099: 808 North Washington Street*

*4 – BAR Concept Review #1, June 17, 2015 (endorsed)*

*5 – BAR Concept Review #2, September 2, 2015*

*6 --BAR Concept Review #3, November 4, 2015 (endorsed)*



# United States Department of the Interior

## NATIONAL PARK SERVICE

George Washington Memorial Parkway

c/o Turkey Run Park

McLean, Virginia 22101

IN REPLY REFER TO:

(GWMP)

Alexandria Board of Architectural Review  
City of Alexandria, Town Hall  
300 King Street  
Alexandria, VA 22314-3212

Reference:  
BAR Case: 2017-00099 808 N Washington Street

April 3, 2017

Dear Sir/Madam:

The following are George Washington Memorial Parkway's (Parkway) comments on the above referenced proposal:

### **BAR2017 - 00099 (808 N Washington Street)**

- Overall, this design iteration addresses the requirements for new construction in terms of scale and character toward the preservation of the memorial character of Washington Street.
- The massing of the building breaks is in proportion to the surroundings, in particular to the building across Madison Street. Building height along Washington Street is limited to 50' – confirm if mechanical rooftop screen is allowed to exceed limit.
- Confirm if the glazing (Solarban 70 XL) for the Kawneer aluminum storefront and the Marvin aluminum clad double-hung windows are similar. Prefer similar glazing throughout for new construction. Existing glazing for the relocated townhouse to remain where possible.
- Consider emphasizing the ground floor setback of the middle window wall 'hyphen' (Verona and St. Cloud brick facades) to provide more definition between these two

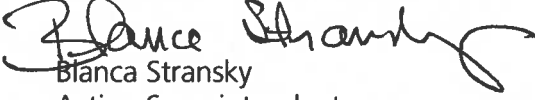


massing; so that the edges from ground floor to top floor level for these different brick massing are visually identifiable.

- Signage is relatively simple and low to the ground (preferred).
- Appreciate the re-use of the relocated townhouse into the hotel design and preservation of historic fabric.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Jason Newman, Chief of Lands, Planning and Design at 703-289-2515.

Sincerely,

  
Blanca Stransky  
Acting Superintendent



OLD TOWN HOTEL  
808 N. WASHINGTON STREET  
SUBMISSION TO THE CITY OF ALEXANDRIA  
BOARD OF ARCHITECTURAL REVIEW

MARCH 20, 2017

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017

SHEET LIST

6 OF 28	EXISTING CONDITIONS & DEMOLITION PLAN
8 OF 28	SITE DIMENSION PLAN
	FAR AND OPEN SPACE CALCULATION FORM
A-1a	EXISTING CONDITION PHOTOS
A-1b	EXISTING CONDITION PHOTOS
A-2	EAST ELEVATION
A-3	SOUTH ELEVATION
A-4	NORTH ELEVATION
A-5	WEST ELEVATION
A-6	LEVEL 1 FLOOR PLAN
A-7	ROOF PLAN
A-8	WINDOW WALL DETAIL
A-9	BRICK CORNICE DETAILS
A-10	METAL ROOF AND DORMER WINDOW DETAILS
A-11	BRICK DETAILS
A-12	METAL CANOPY DETAILS
A-13	MATERIALS
A-14	MATERIALS

SPECIFICATIONS



TEXT LEGEND:  
°= DEGREES  
'= MINUTES (OR FEET)  
''= SECONDS (OR INCHES)  
%= PERCENT  
#= NUMBER  
@= AT  
lbs.= POUNDS  
A= ARC  
AC.= ACRE  
ADA= AMERICANS W/ DISABILITIES ACT  
APPROX=APPROXIMATE  
BC= BOTTOM OF CURB  
BF= BASEMENT FLOOR  
BLDG.= BUILDING  
BM= BENCHMARK  
BOL= BOLLARD  
CATV= CABLE UTILITY  
CL= CLASS  
CLEAR= CLEARANCE  
CLF= CHAIN LINK FENCE  
CMP= CORRUGATED METAL PIPE  
C.I.= CURB INLET  
C.O.= CLEAN OUT  
CONC.= CONCRETE  
C&G= CURB & GUTTER  
DB= DEED BOOK  
DIP= DUCTILE IRON PIPE  
DOM= DOMESTIC  
DSP= DEVELOPMENT SITE PLAN  
DSUP= DEVELOPMENT SPECIAL  
DU= DWELLING UNIT  
E= EAST  
EBOX= ELECTRICAL BOX  
ESMT.= EASEMENT  
EP= EDGE OF PAVEMENT  
EVE= EMERGENCY VEHICLE EASEMENT  
EX= EXISTING  
FDC= FIRE DEPT. CONNECTION  
FF= FINISH FLOOR  
FH= FIRE HYDRANT  
FT.= FEET  
GL= GROUND LIGHT  
G/V= GAS VALVE  
G/M= GAS METER  
G.I.= GRATE INLET  
H.C.= HEADER CURB  
HCR= HANDICAP RAMP  
HDCP= HANDICAP  
HDPE= HIGH DENSITY POLYETHYLENE  
HPS= HIGH PRESSURE SODIUM  
ICV= IRRIGATION CONTROL VALVE  
IPF= IRON PIPE FOUND  
INV.= INVERT  
INSTR.= INSTRUMENT  
L= LUMENS  
LOC= LOCATION  
LP= LIGHT POLE  
MAX.= MAXIMUM  
MH= MANHOLE  
MIN.= MINIMUM  
MPH= MILES PER HOUR  
MW= MONITORING WELL  
N= NORTH  
OHW= OVERHEAD WIRE  
PN= PANEL  
PG= PAGE  
PP= POWER POLE  
PROP= PROPOSED  
PSP= PEDESTRIAN SIGNAL PEDESTAL  
PVC= POLYVINYL CHLORIDE  
R= RADIUS  
RCP= REINFORCED CONCRETE PIPE  
RELOC.= RELOCATED  
RET.= RETAINING  
RESID.= RESIDENTIAL  
R/W= RIGHT-OF-WAY  
S= SOUTH  
SAN.= SANITARY SEWER  
S.F.= SQUARE FEET  
SQ.FT.= SQUARE FEET  
STM.= STORM SEWER  
STR.= STRUCTURE  
SUB= SUBDIVISION PLAN  
TBR= TO BE REMOVED  
TBS= TO BE SAVED  
T.M.= TAX MAP  
TMH= TELEPHONE MANHOLE  
TC= TOP OF CURB  
TOW= TOP OF WALL  
TRAF.SIG.= TRAFFIC SIGNAL  
TYP.= TYPICAL  
UGE= UNDERGROUND ELECTRIC  
UP= UTILITY POLE  
VCS= VIRGINIA COORDINATE SYSTEM  
VPD= VEHICLES PER DAY  
W= WATT  
W.= WEST  
W.S.E.= WATER SURFACE ELEVATION  
WV= WATER VALVE  
WM= WATER METER

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	- - - 124 - - -	- - - 124 - - -
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		
ZONING DISTRICT BORDER LINE		

#### ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WALLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

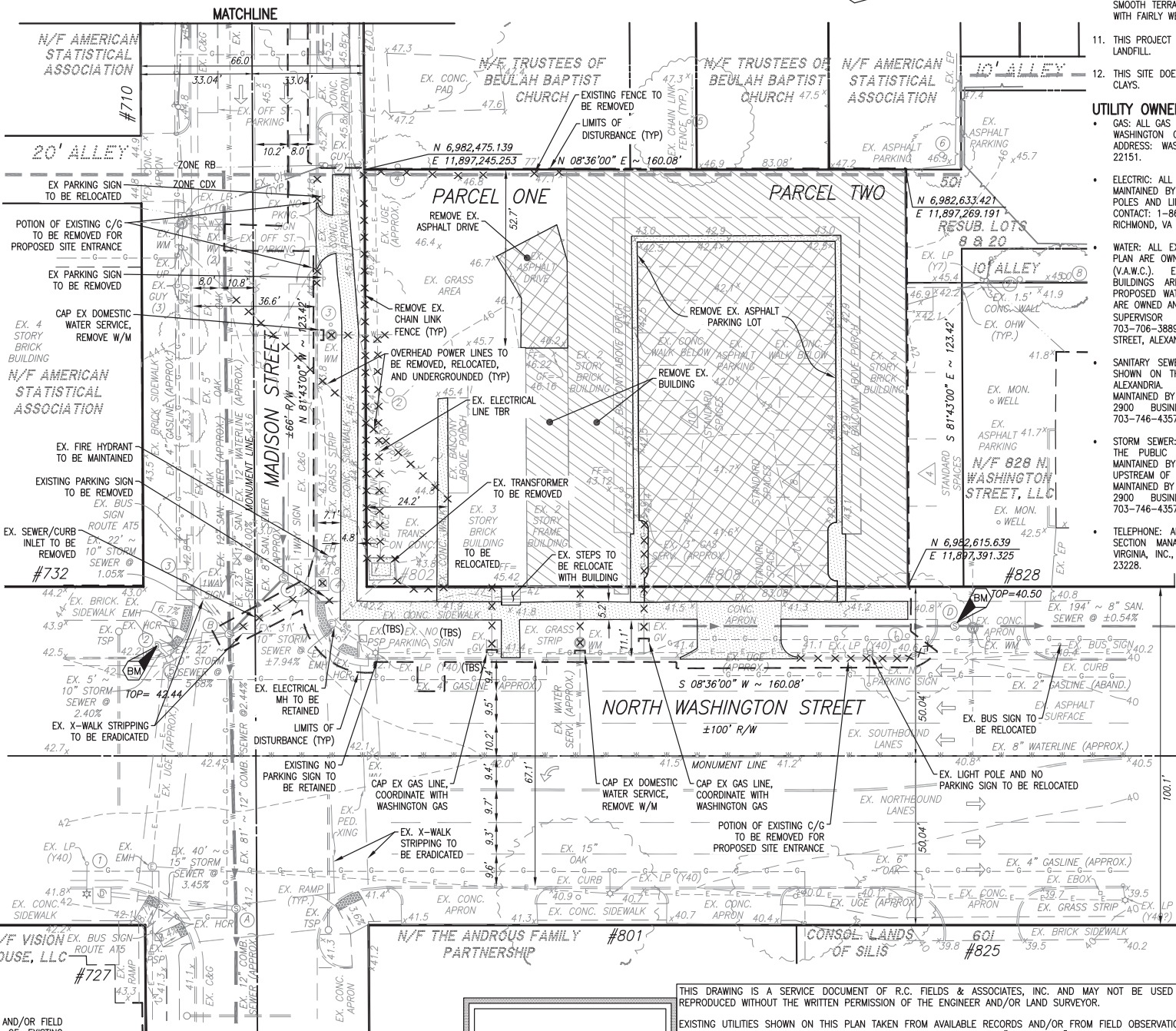
#### EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

#### EXISTING TREE TABLE

- 17" SCARLET OAK (TBR)
- 28" BLACK CHERRY (TBR)
- 11" LACEBARK ELM (TBR)
- 20" MULBERRY (TBS)
- 14" MULBERRY (TBS)
- 12" CALLERY PEAR (TBS)
- 12" MULBERRY (TBS)
- 12" CALLERY PEAR (TBS)

## Application Package BAR2017-00099 808 N Washington Street 3/20/2017



ESI  
PEER REVIEW

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

#### GENERAL NOTES:

- TAX MAP: #054.04-02-06 & 054.04-02-07
- ZONE: CDX
- OWNER: SHAKTI, LLC  
808 NORTH WASHINGTON STREET  
ALEXANDRIA, VA 22314  
INSTRUMENT #010017181
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 MONUMENT = CITY OF ALEXANDRIA GPS 43. ELEVATION = 45.57'
- HORIZONTAL LOCATIONS AND CO-ORDINATES SHOWN HEREON ARE ON THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983 NORTH ZONE, PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
- TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 2176-00900 DATED JULY 19, 2001 AND IS RELIED UPON AS ACCURATE.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 19,757 S.F. OR 0.4536 AC. (COMP.)
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.
- THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

#### UTILITY OWNERSHIP NOTE:

- GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN MCCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
- ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
- WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3689; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
- SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERAL WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ALL PROPOSED STORM SEWER UPSTREAM OF PROPOSED CURB INLET PR1 IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
- TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYNGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

0' 10' 20' 40'

APPROVED  
SPECIAL USE PERMIT NO. 2015-0004

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

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www.rcfields.com  
730 S. Washington Street  
Alexandria, Virginia 22314  
(703) 549-6422

**COMMONWEALTH OF VIRGINIA**  
ANDREA SPRUCH  
Lic. No. 047863  
JANUARY 18, 2017  
PROFESSIONAL ENGINEER

FINAL SITE PLAN  
TOWNE MOTEL  
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: ACS  
DRAWN: AWB  
SCALE: 1" = 20'  
DATE: NOVEMBER 2016

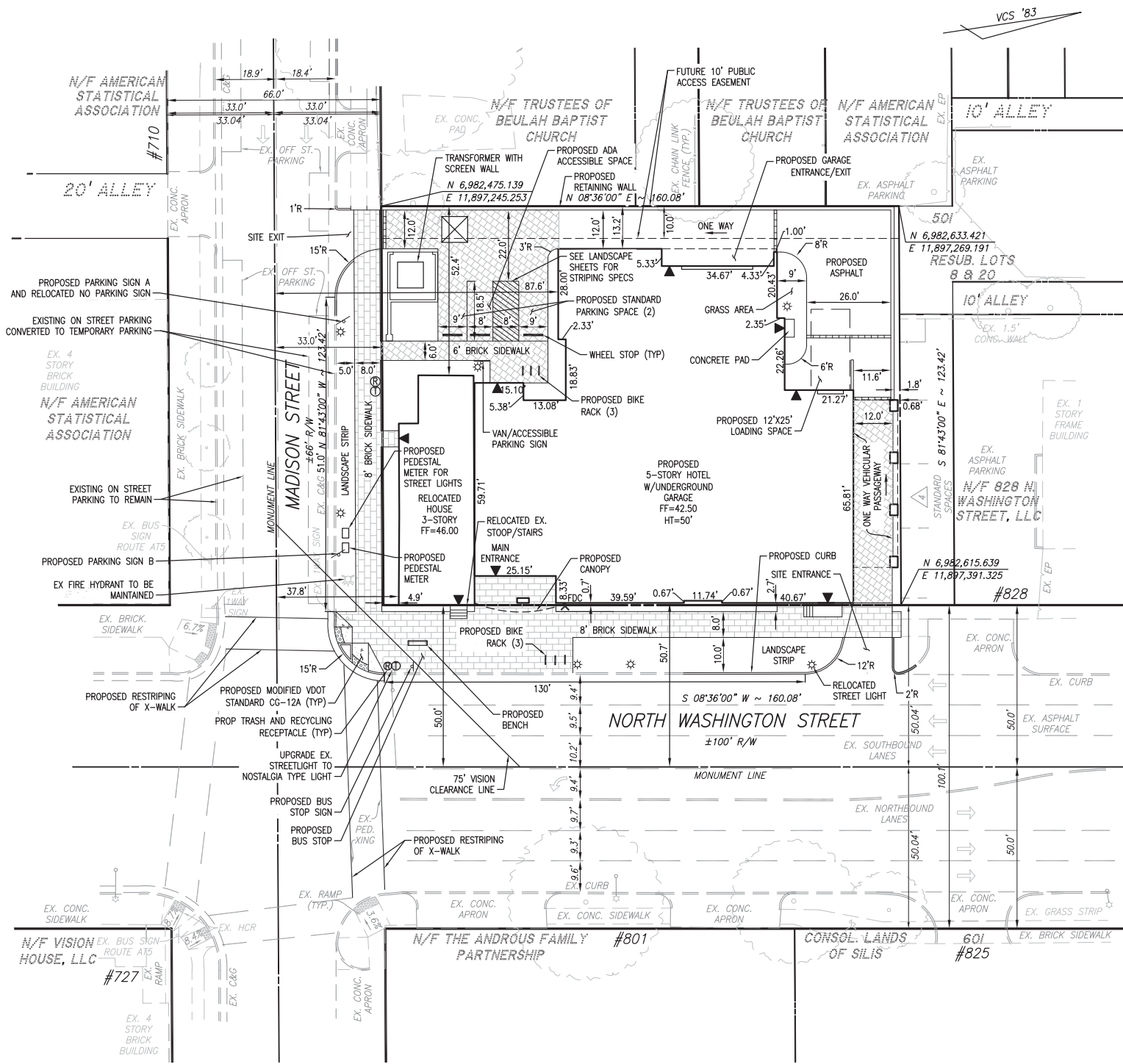
EXISTING  
CONDITIONS  
& DEMOLITION  
PLAN

SHEET 6 OF 28  
FILE: 15-13

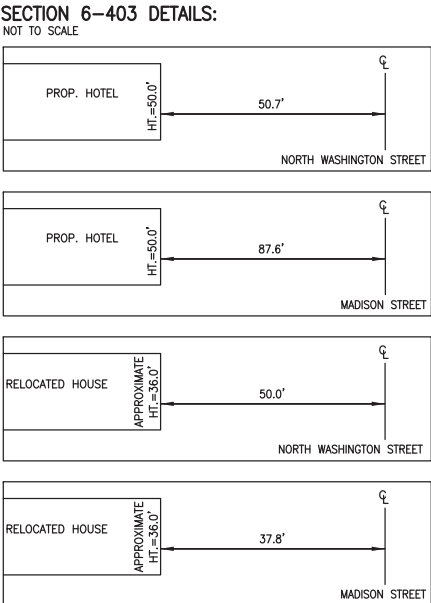


TEXT LEGEND:  
°= DEGREES  
'= MINUTES (OR FEET)  
"= SECONDS (OR INCHES)  
%= PERCENT  
# = NUMBER  
@ = AT  
lbs. = POUNDS  
A = ARC  
AC = ACRE  
ADA = AMERICANS W/ DISABILITIES ACT  
APPROX=APPROXIMATE  
BC=BOTTOM OF CURB  
BF= BASEMENT FLOOR  
BLDG.= BUILDING  
BM= BENCHMARK  
BOL.= BOLLARD  
CATV= CABLE UTILITY  
CL= CLASS  
CLEAR= CLEARANCE  
CLF= CHAIN LINK FENCE  
CMP = CORRUGATED METAL PIPE  
C.I.= CURB INLET  
C.O.= CLEAN OUT  
CONC.= CONCRETE  
C&G= CURB & GUTTER  
DB= DEED BOOK  
DIP= DUCTILE IRON PIPE  
DOM= DOMESTIC  
DSP= DEVELOPMENT SITE PLAN  
DSUP= DEVELOPMENT SPECIAL USE PERMIT  
DU= DWELLING UNIT  
E= EAST  
EBOX= ELECTRICAL BOX  
ESMT.= EASEMENT  
EP= EDGE OF PAVEMENT  
EVE= EMERGENCY VEHICLE EASEMENT  
EX=EXISTING  
FDC= FIRE DEPT. CONNECTION  
FF= FINISH FLOOR  
FH= FIRE HYDRANT  
FT.= FEET  
GL = GROUND LIGHT  
G/V= GAS VALVE  
G/M= GAS METER  
G.I.= GRATE INLET  
H.C.= HEADER CURB  
HCR= HANDICAP RAMP  
HDGP.= HANDICAP  
HDPE= HIGH DENSITY POLYETHYLENE  
HPS= HIGH PRESSURE SODIUM  
ICV= IRRIGATION CONTROL VALVE  
IPF= IRON PIPE FOUND  
INV.= INVERT  
INSTR.= INSTRUMENT  
L= LUMENS  
LOC.= LOCATION  
LP= LIGHT POLE  
MAX.= MAXIMUM  
MH= MANHOLE  
MIN.= MINIMUM  
MPH= MILES PER HOUR  
MW= MONITORING WELL  
N= NORTH  
OHW= OVERHEAD WIRE  
PN = PANEL  
PG= PAGE  
PP= POWER POLE  
PROP= PROPOSED  
PVC= POLYVINYL CHLORIDE  
R= RADIUS  
RCP= RE-ENFORCED CONCRETE PIPE  
RELOC. = RELOCATED  
RET.= RETAINING  
RESID.= RESIDENTIAL  
R/W= RIGHT-OF-WAY  
S= SOUTH  
SAN.= SANITARY SEWER  
S.F.= SQUARE FEET  
SQ.FT.= SQUARE FEET  
STM.= STORM SEWER  
STR.= STRUCTURE  
SUB= SUBDIVISION PLAN  
TBR = TO BE REMOVED  
TBS = TO BE SAVED  
T.M.= TAX MAP  
TMH= TELEPHONE MANHOLE  
TC= TOP OF CURB  
TOW = TOP OF WALL  
TRAF.SIG.= TRAFFIC SIGNAL  
TYP= TYPICAL  
UGE= UNDERGROUND ELECTRIC  
UP= UTILITY POLE  
VCS= VIRGINIA COORDINATE SYSTEM  
VPD= VEHICLES PER DAY  
W= WATT  
W= WEST  
W.S.E.= WATER SURFACE ELEVATION  
WV= WATER VALVE  
WM= WATER METER  
W.W.= WINDOW WELL

CIVIL LEGEND:		
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	- - - 124 - - -	- - - 124 - - -
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



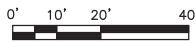
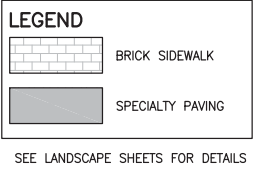
SECTION 6-403 COMPLIANCE NOTE:  
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.



ARCHAEOLOGY NOTES:  
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL - FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



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PEER REVIEW

APPROVED  
SPECIAL USE PERMIT NO. 2015-0004  
DEPARTMENT OF PLANNING & ZONING  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_  
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CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
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FINAL SITE PLAN  
TOWNE MOTEL  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS  
DRAWN: AWB  
SCALE: 1" = 20'  
DATE: NOVEMBER 2016

SITE  
DIMENSION  
PLAN

SHEET 8 OF 28  
FILE: 15-13

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017





PROJECT SITE N. WASHINGTON ST 825 N. WASHINGTON ST 801 N. WASHINGTON ST MADISON ST 727 N WASHINGTON ST

EXISTING CONDITIONS - LOOKING NORTH AND EAST



700 BLOCK, N. WASHINGTON ST 732 N. WASHINGTON ST MADISON ST PROJECT SITE 800 BLOCK, N. WASHINGTON ST

EXISTING CONDITIONS - LOOKING WEST



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reston, virginia  
tel: 703-476-3900  
fax: 703-264-0733  
www.archinc.com

BAR REVIEW :  
**OLD TOWN HOTEL**  
**SHAKTI, LLC**  
808 N. Washington Street  
City of Alexandria, VA

Project: 16231-01

Revisions:

EXISTING  
CONDITION  
PHOTOS

Scale:  
Drawn by: Author  
Checked By: Checker  
Date: 03/20/17

Sheet :

A-1a

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017





N. WASHINGTON ST PROJECT SITE 828 N. WASHINGTON ST 834 N. WASHINGTON ST MONTGOMERY ST

## EXISTING CONDITIONS - LOOKING WEST



805 N. COLUMBUS ST

PROJECT SITE

## EXISTING CONDITIONS - LOOKING NORTH

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017



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Revisions:

EXISTING  
CONDITION  
PHOTOS

Scale:  
Drawn by: Author  
Checked By: Checker  
Date: 02/27/17

Sheet :

A-1b





1 EAST ELEVATION (WASHINGTON ST)  
1/16" = 1' - 0"

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017

01	BRICK 1, EXISTING TO REMAIN
02	BRICK 2, (GLEN GERY, ST. CLOUD)
03	BRICK 3 (GLEN GERY, VERONA)
04	BRICK 4 (GLEN GERY, BRADDOCK)
05	METAL CANOPY (ALUCOBOND SILVER METALLIC)
06	WINDOW WALL (KAWNEER METROVIEW FG 501T)
07	CLEAR GLAZING (VITRO, SOLARBAN 70XL)
08	GLASS RAILING (STERLING DULA)
09	CAST STONE SILL (ROCKCAST CHARLOTTE TAN)
10	CAST STONE HEADER (ROCKCAST CHARLOTTE TAN)
11	DENTIL MOLDING, BRICK
12	BRICK CORBELLED CORNICE
13	METAL COPING, COLOR TO MATCH BRICK
14	MECHANICAL SCREEN WALL (ATAS SILVERSMITH)
15	ALUMINUM CLAD DOUBLE HUNG WINDOW (MARVIN WINDOWS)
16	ALUMINUM CLAD DIRECT GLAZE WINDOW (MARVIN WINDOWS)
17	METAL RAILING
18	BRICK STOOP, WITH ARCH. CONCRETE TREADS
19	SYNTHETIC WOOD TRIM (PAINTED WHITE)
20	ROWLOCK BRICK ARCHED HEADER
21	STANDING SEAM METAL ROOFING (ATAS CLASSIC BRONZE)
22	STAGGERED BRICK HEADER PATTERN (GLEN GERY SPERRYVILLE)
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24	ROWLOCK BRICK SILL
25	BRICK HEADER
26	METAL COPING, COLOR TO MATCH BRICK
27	BRICK PILASTER (GLEN GERY SPERRYVILLE)
28	BRICK MORTAR: ARGOS PUTTY
29	RECESSED BRICK PANEL
30	BRICK 5 (GLEN GERY SPERRYVILLE)
31	BRICK PILLAR (GLEN GERY VERONA)
32	SYNTHETIC WOOD FRAMING (TREX PERGOLA)
33	OVERHEAD COILING DOOR (COLOR TO MATCH SURROUNDING BRICK)
34	METAL DOOR, COLOR TO MATCH BRICK
35	EXISTING WINDOW TO REMAIN (TYP. FOR EXISTING HOUSE)
36	EXISTING ROOF TO REMAIN
37	EXISTING BALCONY FRAMING
38	ALUMINUM STOREFRONT (KAWNEER TRIFAB VG 451/451 T)
39	SOLARBAN 70XL VALLEY MIST SPANDREL
40	METAL FENCE
41	ALUMINUM WALL LOUVER (COLOR TO MATCH BRICK)



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BAR REVIEW:  
**OLD TOWN HOTEL**  
**SHAKTI, LLC**  
808 N. Washington Street  
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Project: 16231-01

Revisions:

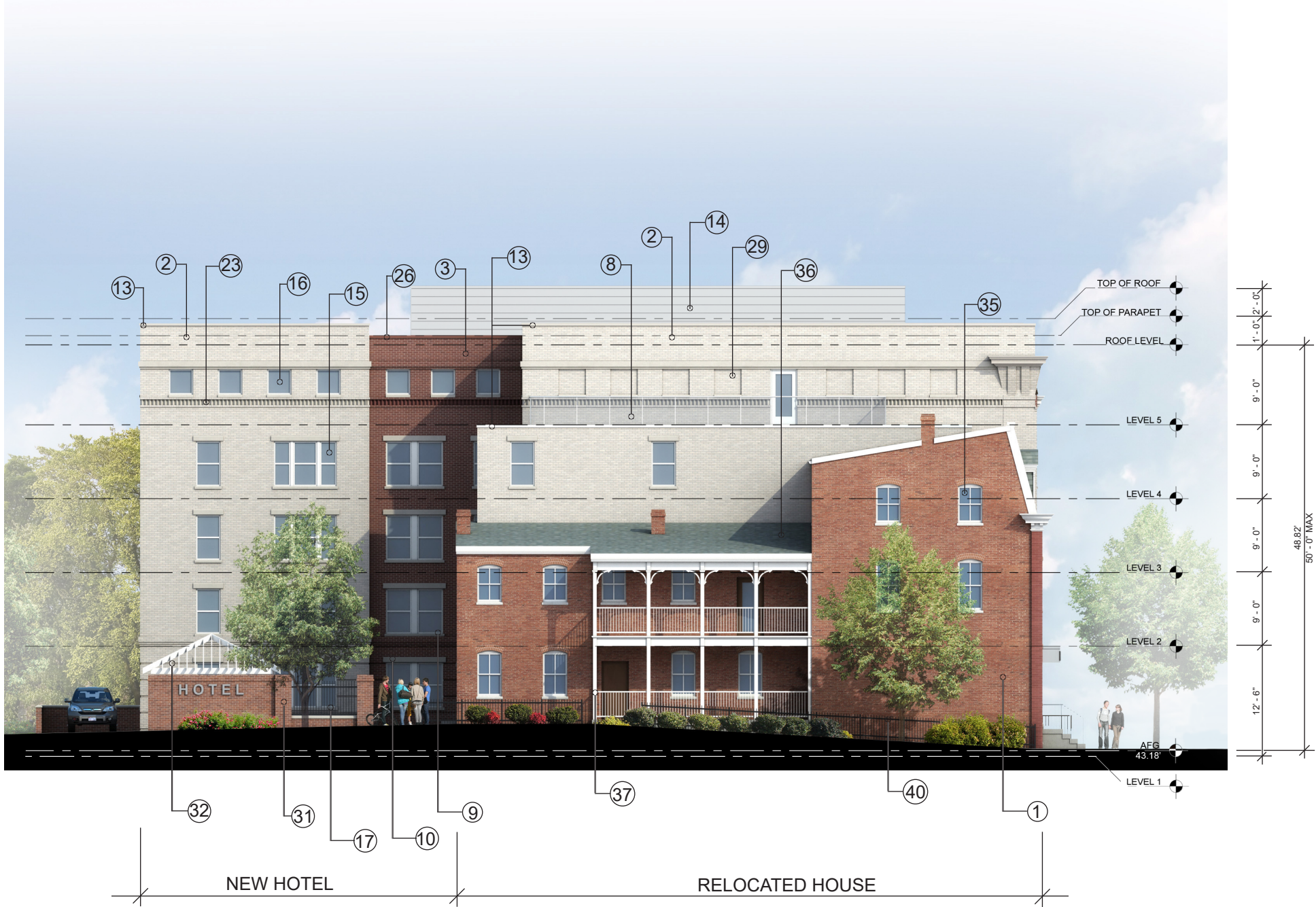
EAST  
ELEVATION

Scale:  
Drawn by: Author  
Checked By: Checker  
Date: 03/20/17

Sheet :

A-2

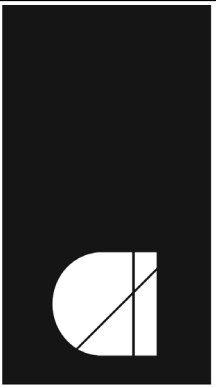




1 SOUTH ELEVATION (MADISON ST)  
1/16" = 1' - 0"

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017

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BAR REVIEW:  
**OLD TOWN HOTEL**  
**SHAKTI, LLC**  
808 N. Washington Street  
City of Alexandria, VA

Project: 16231-01

Revisions:

SOUTH  
ELEVATION

Scale:  
Drawn by: Author  
Checked By: Checker  
Date: 03/20/17

Sheet :

A-3

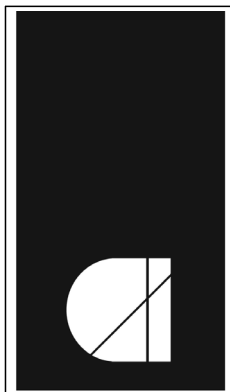




1 NORTH ELEVATION  
1/16" = 1' - 0"

Application Package  
BAR2017-00099  
808 N Washington Street  
3/20/2017

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25	BRICK HEADER
26	METAL COPING, COLOR TO MATCH BRICK
27	BRICK PILASTER (GLEN GERY SPERRYVILLE)
28	BRICK MORTAR: ARGOS PUTTY
29	RECESSED BRICK PANEL
30	BRICK 5 (GLEN GERY SPERRYVILLE)
31	BRICK PILLAR (GLEN GERY VERONA)
32	SYNTHETIC WOOD FRAMING (TREX PERGOLA)
33	OVERHEAD COILING DOOR (COLOR TO MATCH SURROUNDING BRICK)
34	METAL DOOR, COLOR TO MATCH BRICK
35	EXISTING WINDOW TO REMAIN (TYP. FOR EXISTING HOUSE)
36	EXISTING ROOF TO REMAIN
37	EXISTING BALCONY FRAMING
38	ALUMINUM STOREFRONT (KAWNEER TRIFAB VG 451/451 T)
39	SOLARBAN 70XL VALLEY MIST SPANDREL
40	METAL FENCE
41	ALUMINUM WALL LOUVER (COLOR TO MATCH BRICK)



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Revisions:

NORTH  
ELEVATION

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Sheet :

A-4





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

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01	BRICK 1, EXISTING TO REMAIN
02	BRICK 2, (GLEN GERY, ST. CLOUD)
03	BRICK 3 (GLEN GERY, VERONA)
04	BRICK 4 (GLEN GERY, BRADDOCK)
05	METAL CANOPY (ALUCOBOND SILVER METALLIC)
06	WINDOW WALL (KAWNEER METROVIEW FG 501T)
07	CLEAR GLAZING (VITRO, SOLARBAN 70XL)
08	GLASS RAILING (STERLING DULA)
09	CAST STONE SILL (ROCKCAST CHARLOTTE TAN)
10	CAST STONE HEADER (ROCKCAST CHARLOTTE TAN)
11	DENTIL MOLDING, BRICK
12	BRICK CORBELLED CORNICE
13	METAL COPING, COLOR TO MATCH BRICK
14	MECHANICAL SCREEN WALL (ATAS SILVERSMITH)
15	ALUMINUM CLAD DOUBLE HUNG WINDOW (MARVIN WINDOWS)
16	ALUMINUM CLAD DIRECT GLAZE WINDOW (MARVIN WINDOWS)
17	METAL RAILING
18	BRICK STOOP, WITH ARCH. CONCRETE TREADS
19	SYNTHETIC WOOD TRIM (PAINTED WHITE)
20	ROWLOCK BRICK ARCHED HEADER
21	STANDING SEAM METAL ROOFING (ATAS CLASSIC BRONZE)
22	STAGGERED BRICK HEADER PATTERN (GLEN GERY SPERRYVILLE)
23	SAWTOOTH BRICK BAND
24	ROWLOCK BRICK SILL
25	BRICK HEADER
26	METAL COPING, COLOR TO MATCH BRICK
27	BRICK PILASTER (GLEN GERY SPERRYVILLE)
28	BRICK MORTAR: ARGOS PUTTY
29	RECESSED BRICK PANEL
30	BRICK 5 (GLEN GERY SPERRYVILLE)
31	BRICK PILLAR (GLEN GERY VERONA)
32	SYNTHETIC WOOD FRAMING (TREX PERGOLA)
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34	METAL DOOR, COLOR TO MATCH BRICK
35	EXISTING WINDOW TO REMAIN (TYP. FOR EXISTING HOUSE)
36	EXISTING ROOF TO REMAIN
37	EXISTING BALCONY FRAMING
38	ALUMINUM STOREFRONT (KAWNEER TRIFAB VG 451/451 T)
39	SOLARBAN 70XL VALLEY MIST SPANDREL
40	METAL FENCE
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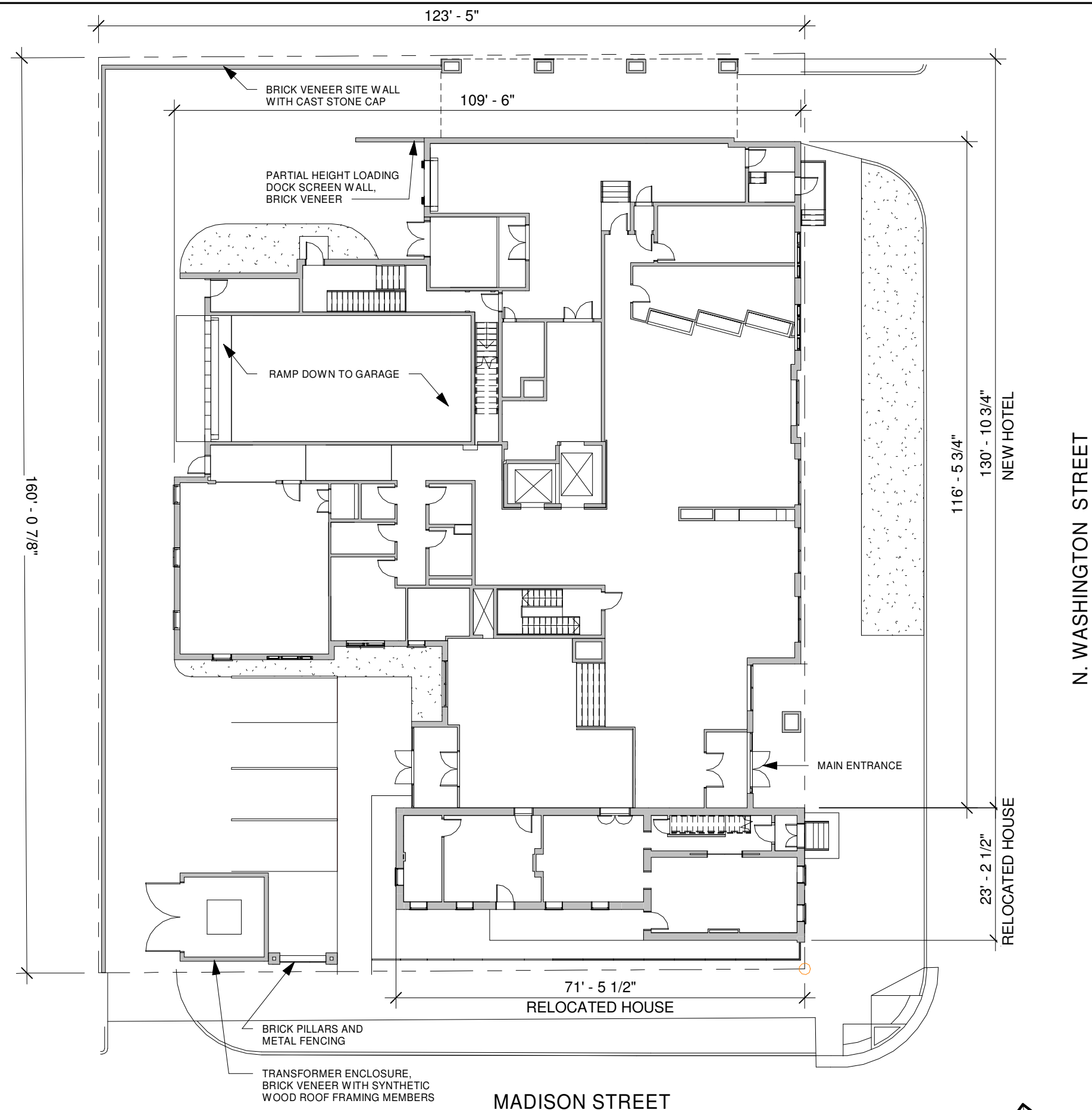
Revisions:

WEST  
ELEVATION

Scale:  
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Date: 03/20/17

Sheet :

A-5



# 1 Level 1 Floor Plan

1" = 20'-0"

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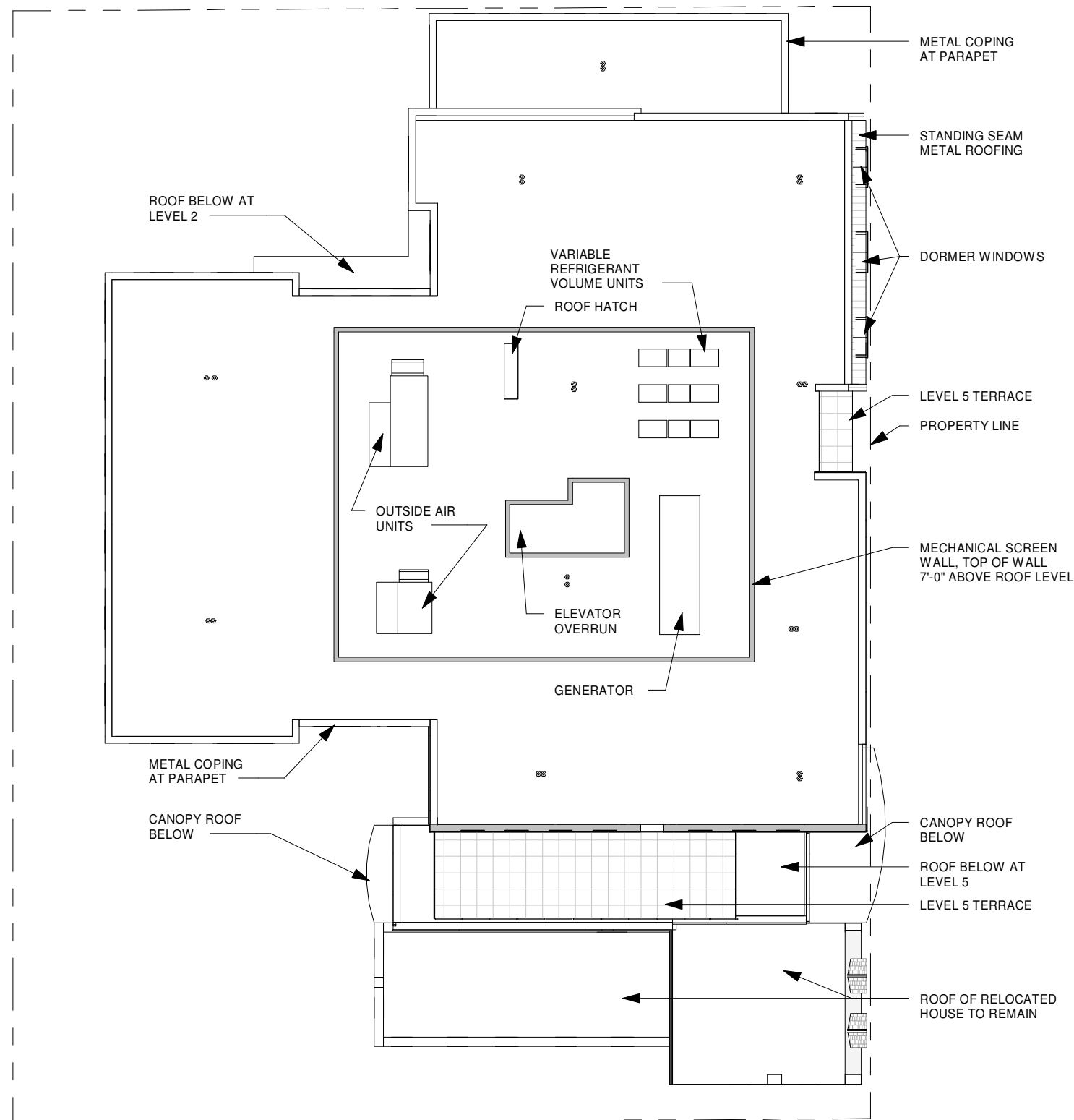
Revisions:

LEVEL 1  
FLOOR PLAN

Scale: 1" = 20'-0"  
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Sheet :

A-6

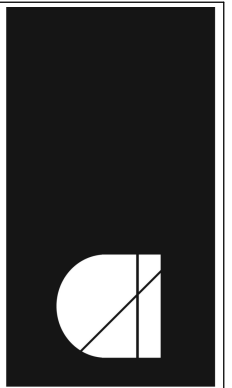


# 1 Roof Plan

1" = 20'-0"



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ROOF PLAN

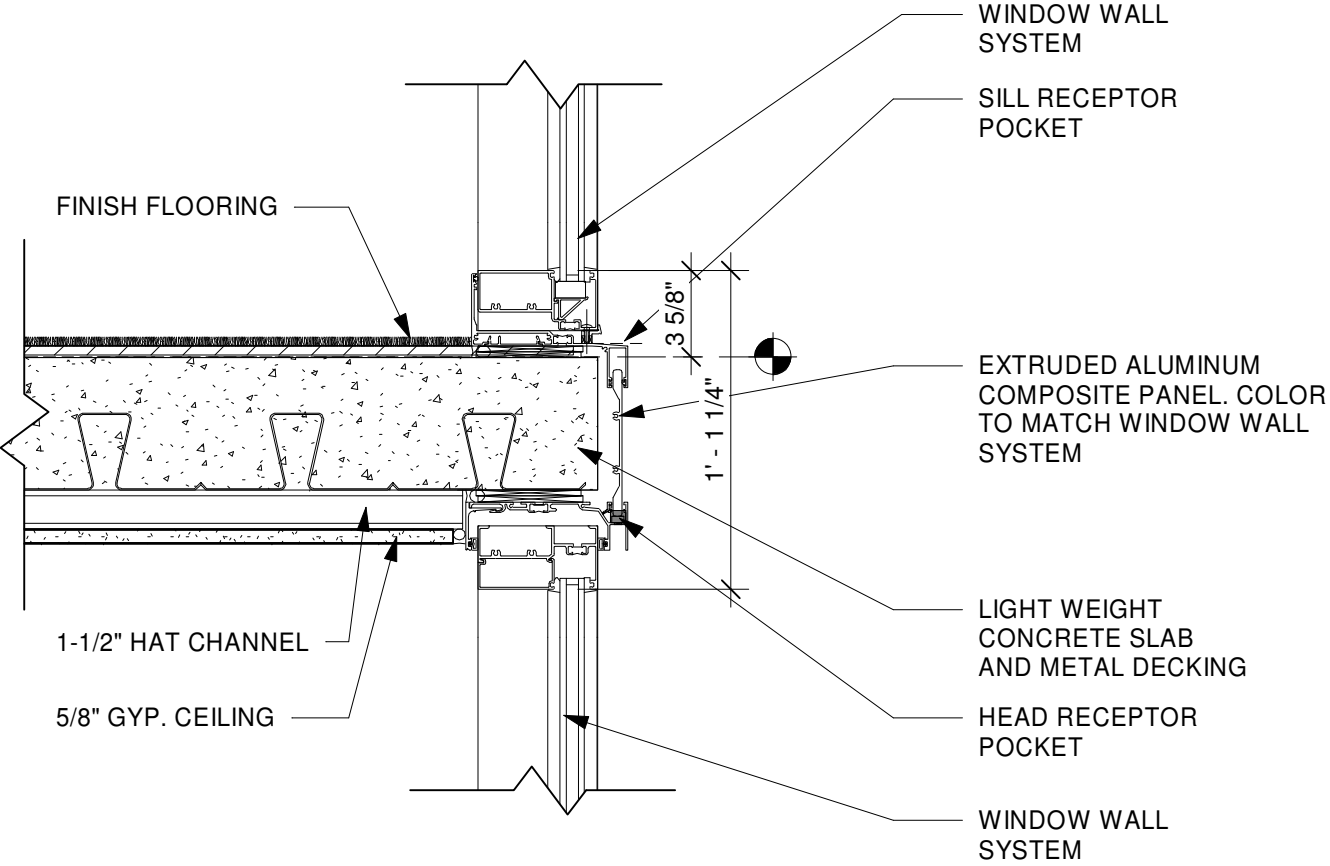
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Sheet :

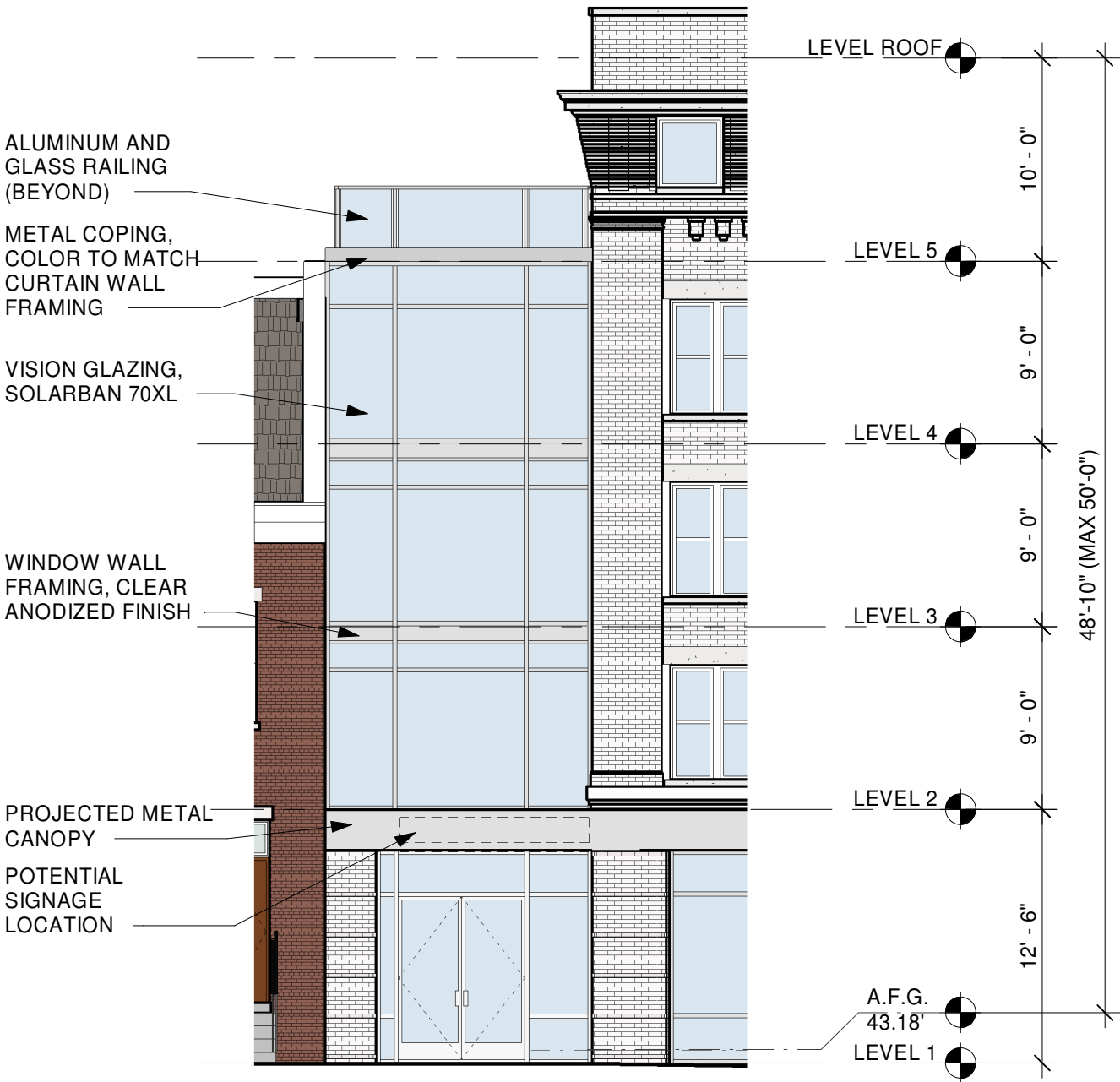
A-7



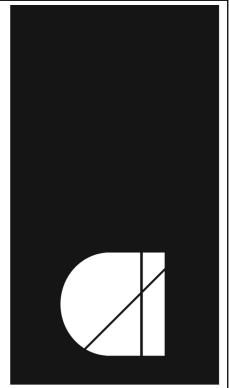
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**1** Window Wall Detail  
1 1/2" = 1'-0"



**2** East Elevation (Washington Street)  
1/8" = 1'-0"



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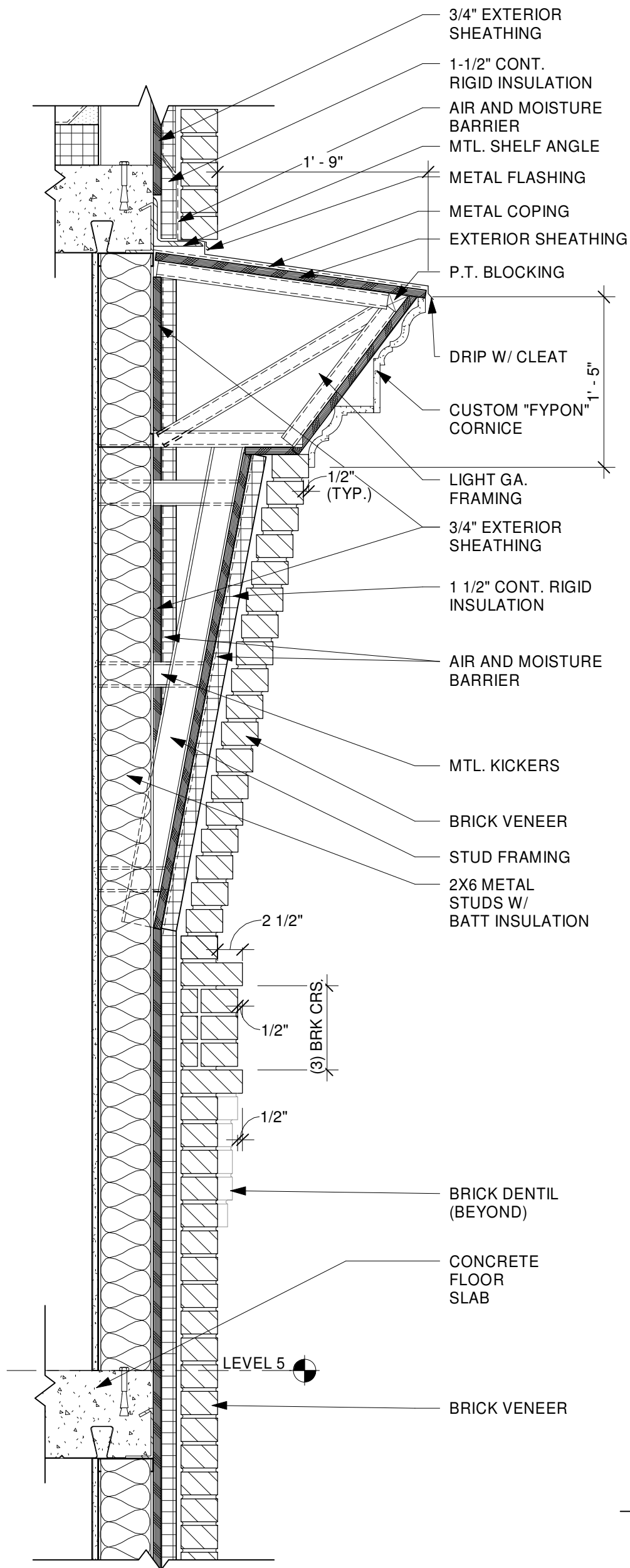
Revisions:

WINDOW  
WALL  
DETAIL

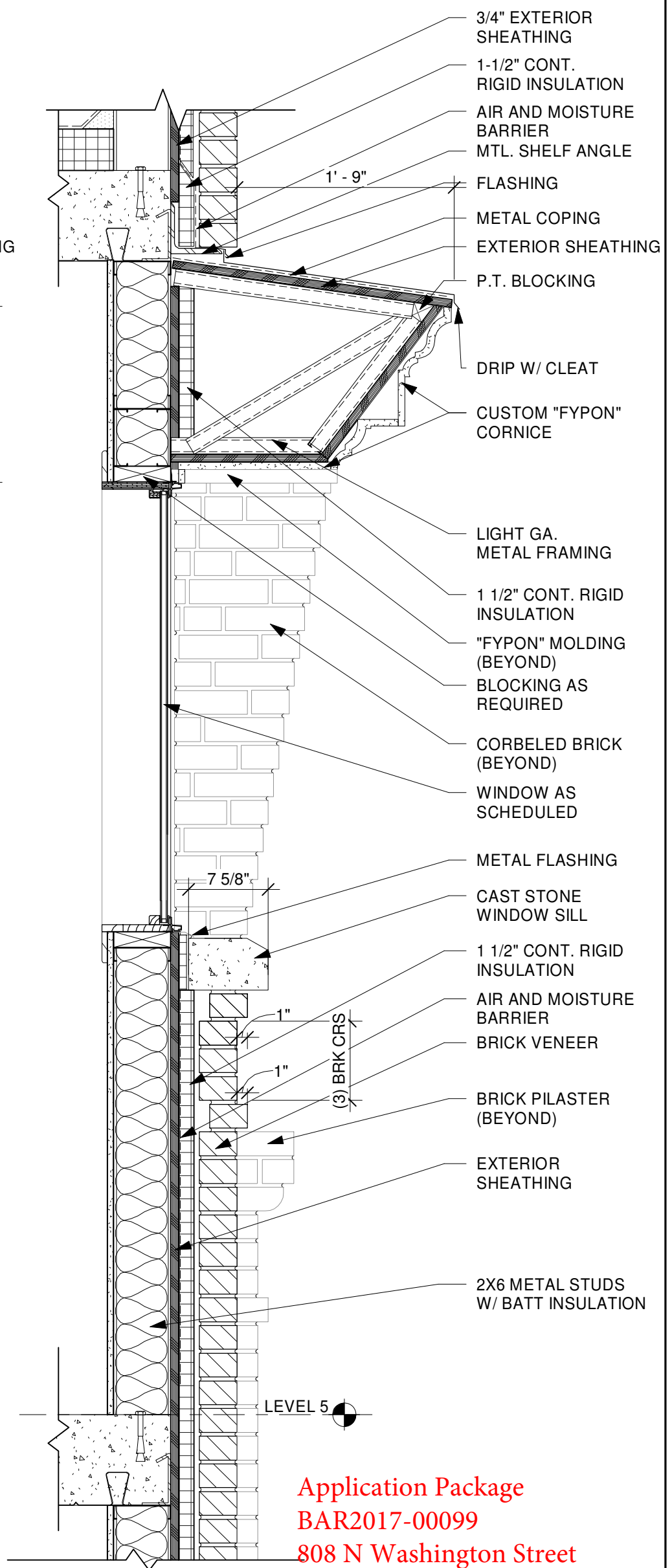
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Sheet :

A-8




**1** Cornice Detail  
1" = 1'-0"

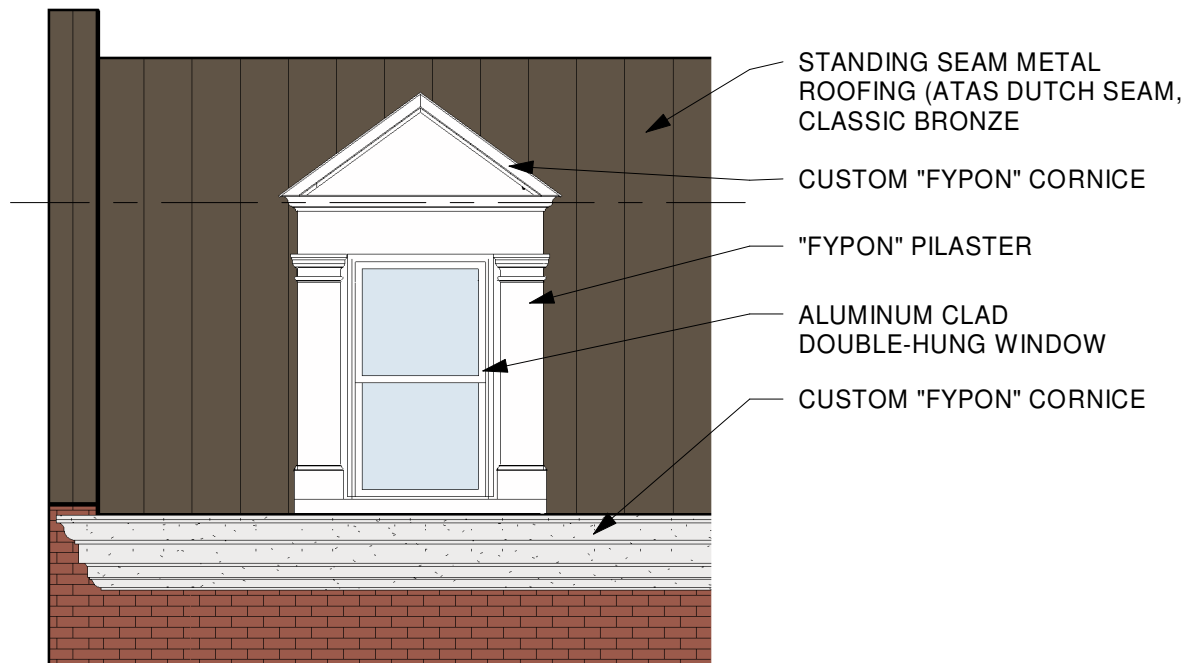


**2** Cornice Detail at Window  
1" = 1'-0"

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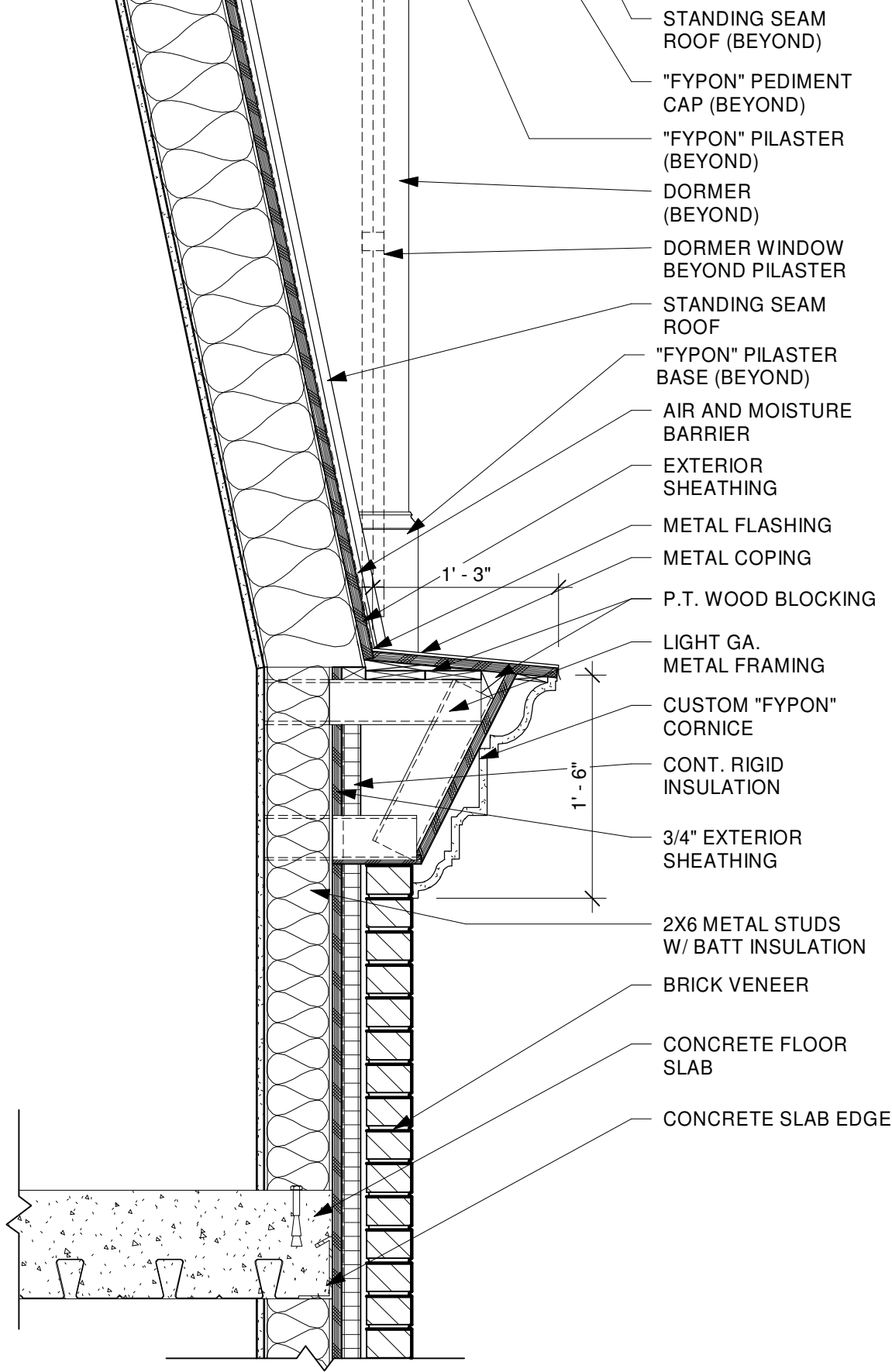
<p>Sheet: <b>A-9</b></p>	<p><b>BRICK CORNICE DETAILS</b></p> <p>Scale: 1" = 1'-0" Drawn By: Author Checked By: Checker Date: 03/20/17</p>	<p>Revisions:</p>	<p>Project: 16231-01</p> <p>BAR REVIEW: <b>OLD TOWN HOTEL</b> <b>SHAKTI, LLC</b> 808 N. Washington Street City of Alexandria, VA</p>	<p>1902 campus commons drive suite 101 reston, virginia tel: 703-476-3900 fax: 703-264-0733 www.alcinc.com</p> <p><b>architecture</b> incorporated</p> 
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## 1 Dormer Window Elevation

1/4" = 1'-0"



## 2 Mansard Detail

1" = 1'-0"

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A-10

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METAL  
ROOF AND  
DORMER  
WINDOW  
DETAILS

Revisions:

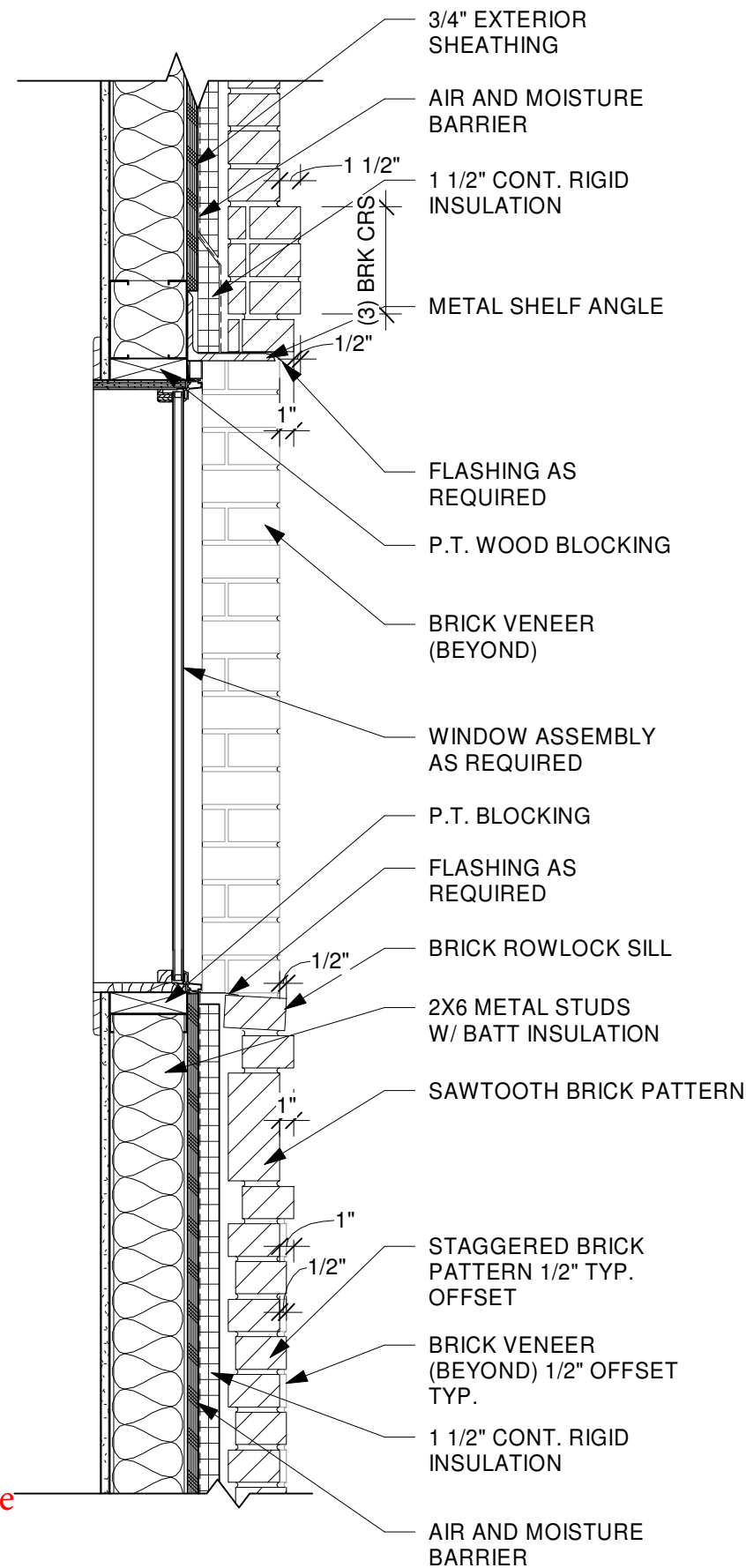
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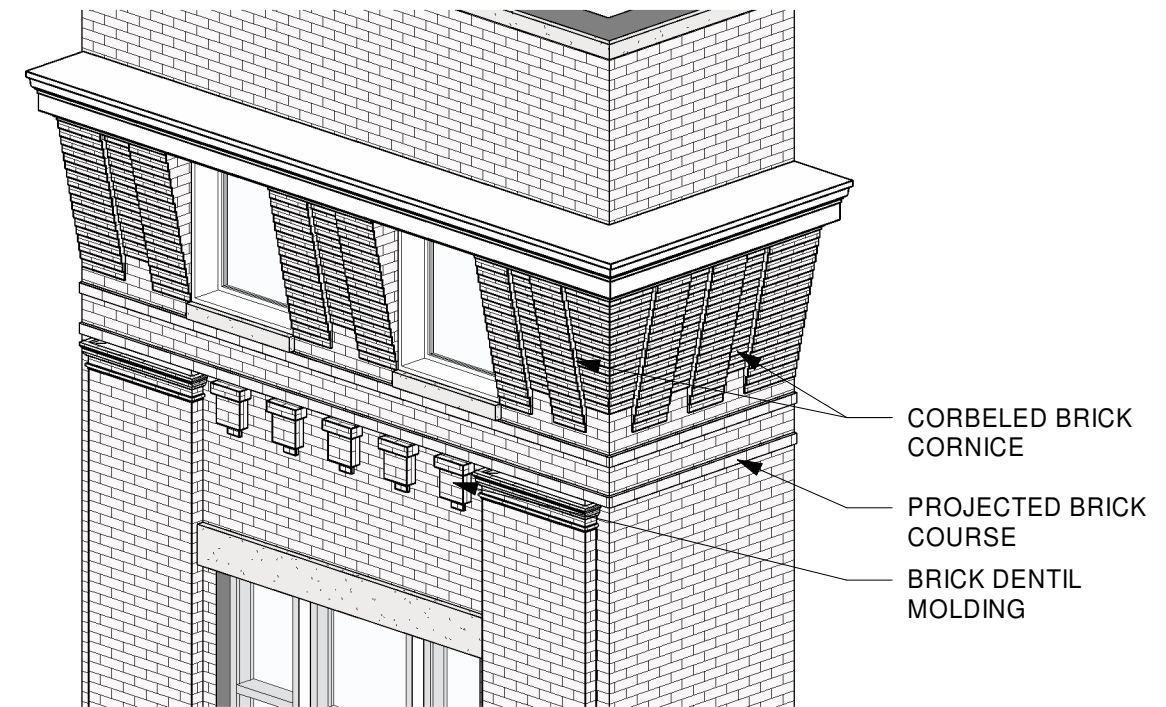




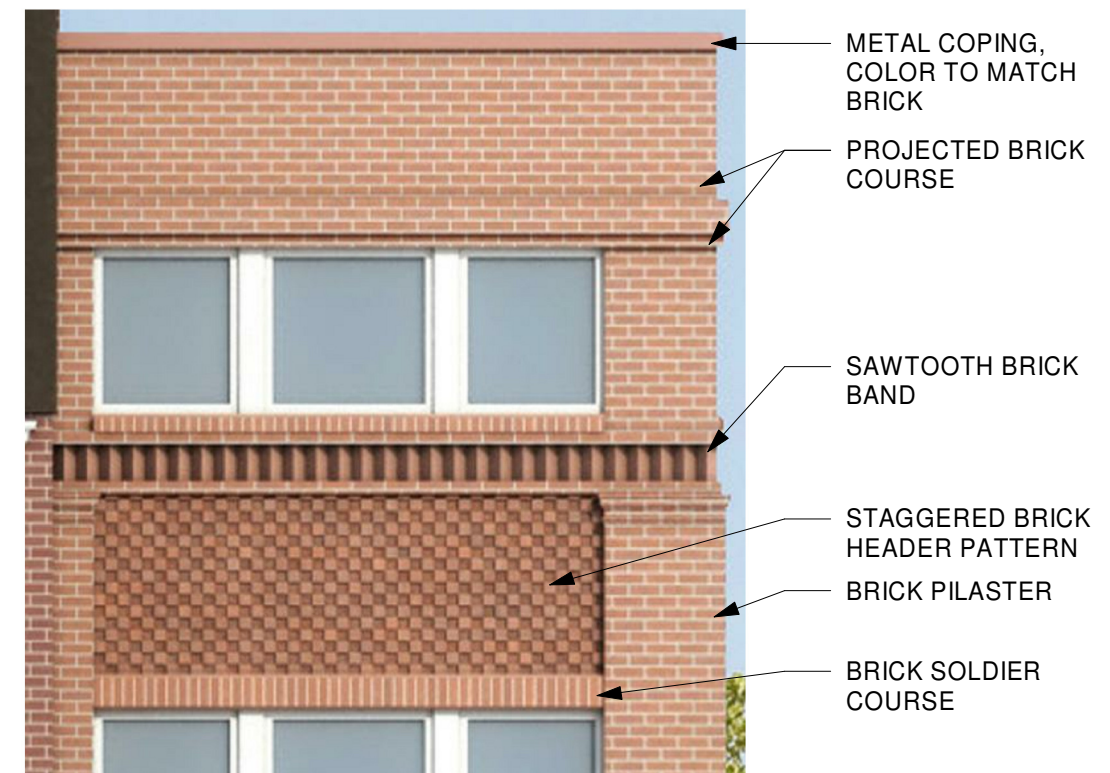
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### 3 Accent Brick Detail

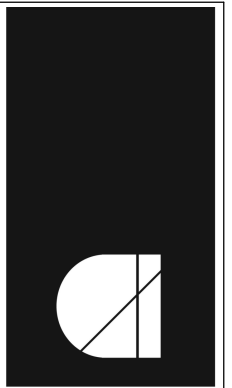
1" = 1'-0"



### 1 Detailed View - Brick Corbeled Cornice



### 2 Detailed View - Staggered Brick



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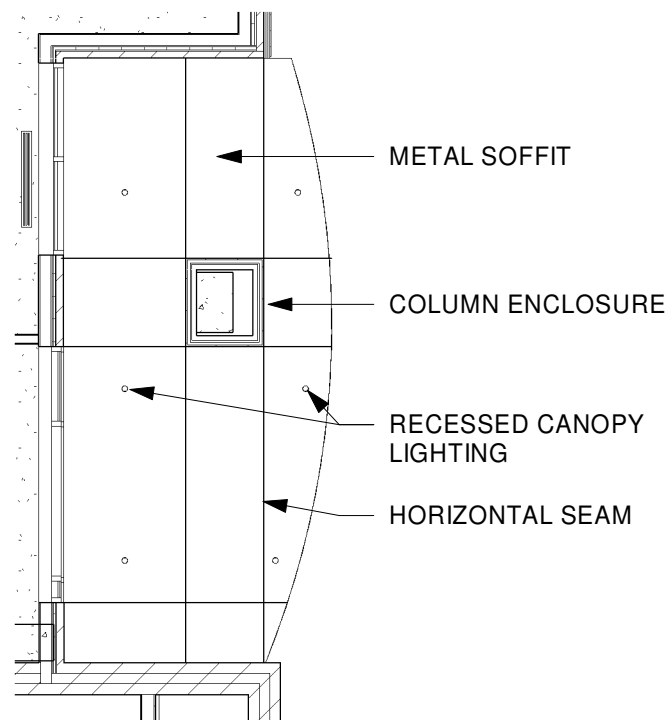
Revisions:

BRICK  
DETAILS

Scale: 1" = 1'-0"  
Drawn by: Author  
Checked By: Checker  
Date: 03/20/17

Sheet:

A-11



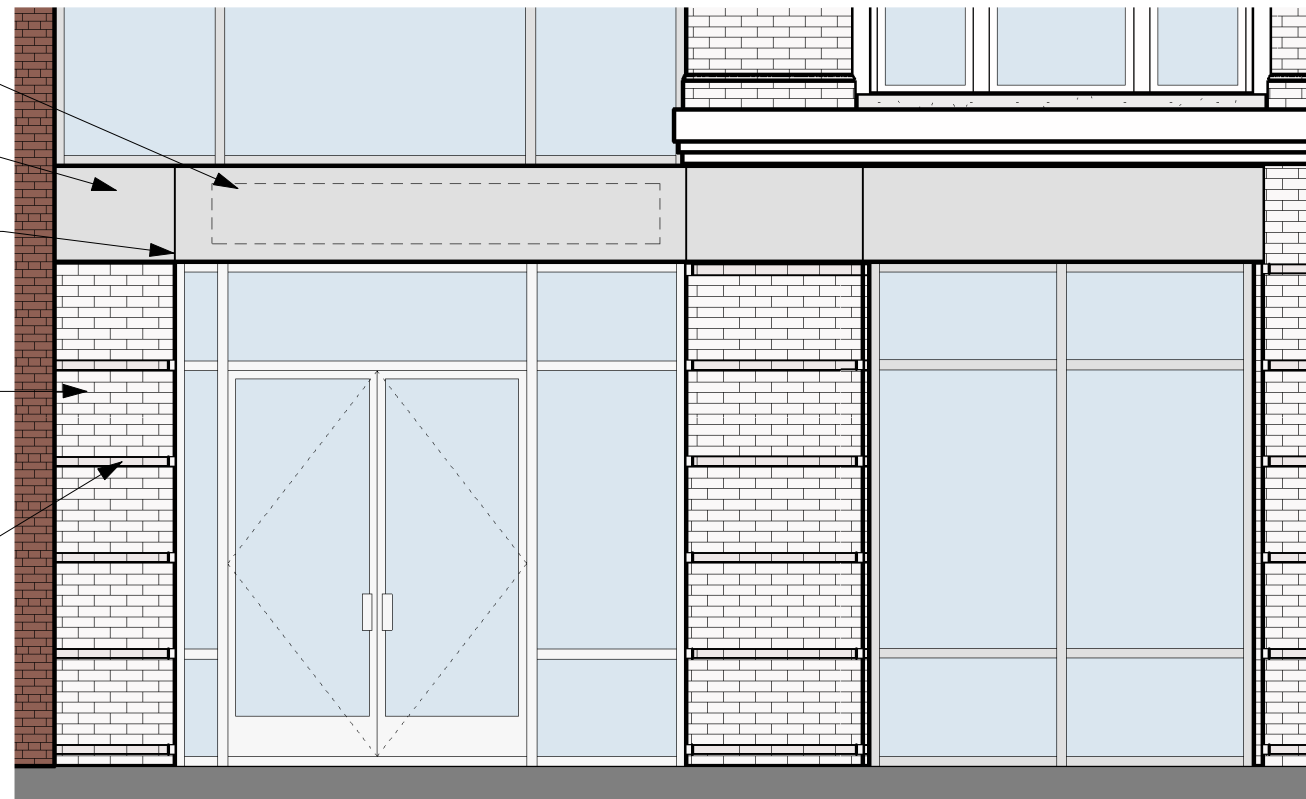
POTENTIAL SIGNAGE LOCATION

PROJECTED METAL CANOPY

VERTICAL SEAM ALIGNED WITH BRICK EDGE

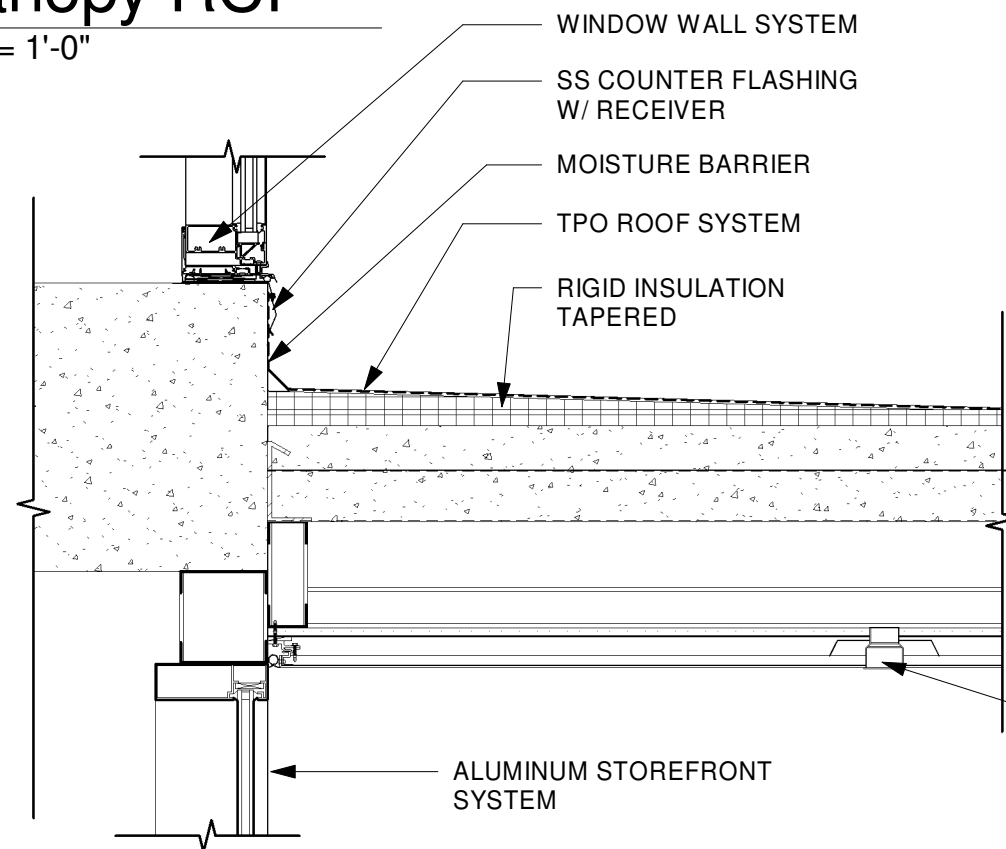
BRICK VENEER GLEN GERY ST.CLOUD

BRICK REVEAL, GLEN GERY ST. CLOUD



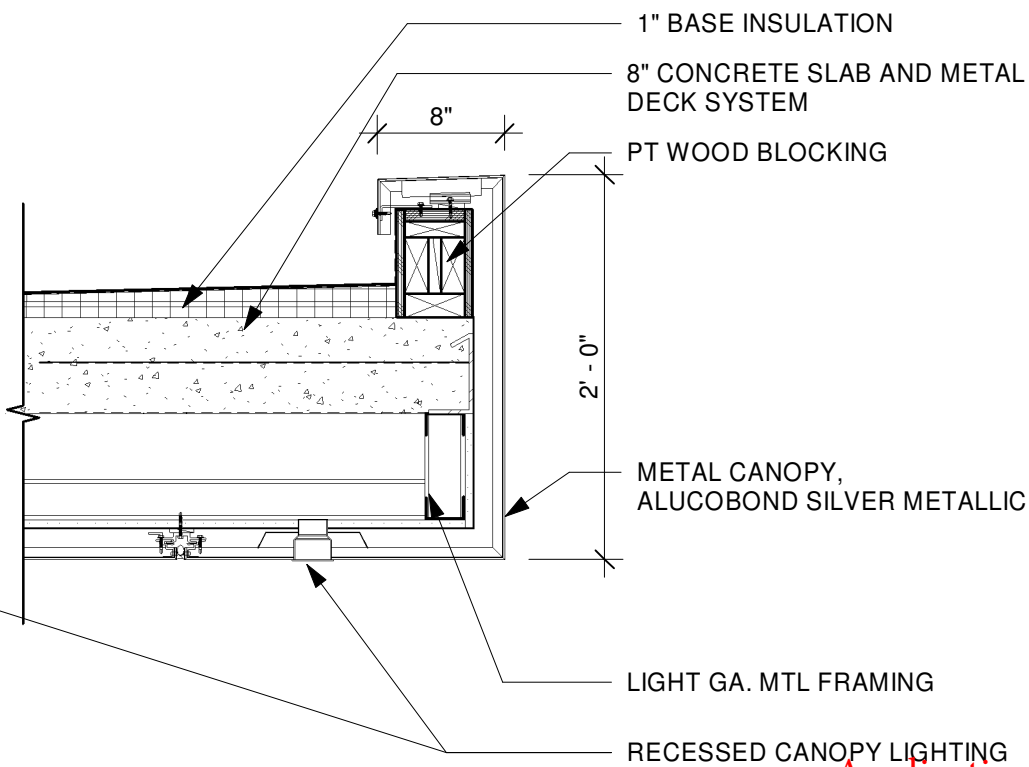
## 2 Canopy RCP

1/8" = 1'-0"



## 4 Canopy Elevation

1/4" = 1'-0"



## 1 Entry Canopy Detail

1" = 1'-0"

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METAL  
CANOPY  
DETAILS

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Checked By: Checker  
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Sheet :

A-12





1 BRICK 1: EXISTING BRICK TO REMAIN



2 BRICK 2: GLEN GERY ST. CLOUD



4 BRICK 4: GLEN GERY BRADDOCK

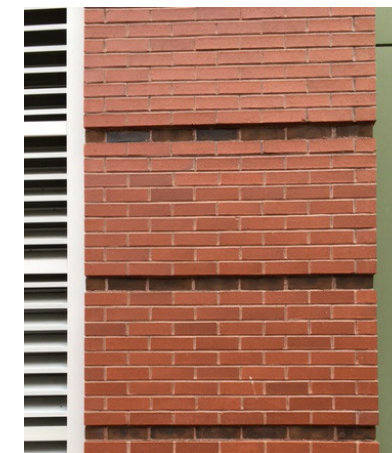


3 BRICK 3: GLEN GERY VERONA



30 BRICK 5: GLEN GERY SPERRYVILLE

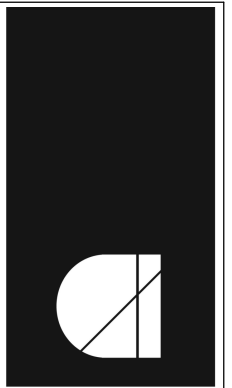
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PRECEDENT PROJECT: 500 MADISON STREET  
USE OF DARK BRICK ACCENT BAND



PRECEDENT PROJECT: 950 N WASHINGTON STREET  
USE OF DARK BRICK ACCENT BAND



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Sheet :

**A-13**

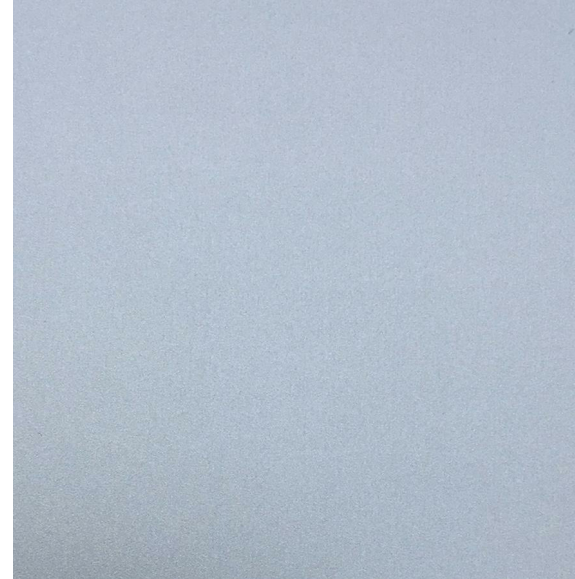




05 METAL CANOPY:  
ALUCOBOND SILVER METALLIC



9 CAST STONE SILLS & HEADERS:  
10 ROCKCAST CHARLOTTE TAN

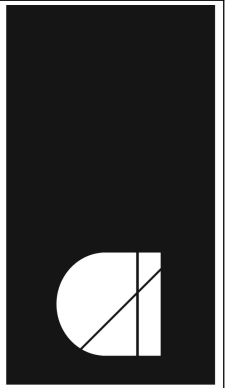


14 MECHANICAL SCREEN WALL:  
ATAS SILVERSMITH



21 STANDING SEAM METAL ROOFING:  
ATAS CLASSIC BRONZE

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## MATERIALS

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A-14

## SPECIFICATIONS AND MATERIAL DATA

### PAGE NO. PRODUCT

1	<b>BRICK</b> GLEN-GERY ST. CLOUD - USED ON ALL ELEVATIONS VERONA - USED ON ALL ELEVATIONS BRADDOCK - USED ON ALL ELEVATIONS AS LEVEL 1 BRICK BANDING SPERRYVILLE - USED ON EAST, NORTH AND WEST ELEVATIONS USED ON ALL ELEVATIONS)
2-3	<b>ALUMINUM COMPOSITE MATERIAL</b> ALUCOBOND - USED AT METAL CANOPIES ON EAST AND WEST ELEVATIONS
4-6	<b>WINDOW WALL</b> KAWNEER METROVIEW FG501T USED ON NORTH AND SOUTH "HYPHENS" ON EAST AND WEST ELEVATIONS
7-8	<b>GLAZING</b> VITRO ARCHITECTURAL GLASS SOLARBAN 70XL USED AT CURTAIN WALL, DOUBLE-HUNG AND FIXED WINDOWS ON ALL ELEVATIONS
9-10	<b>ALUMINUM AND GLASS RAILING</b> STERLING DULA USED AT LEVEL 5 TERRACES, SEEN ON EAST AND WEST ELEVATIONS
11-12	<b>CAST STONE</b> READING ROCK ROCK CAST USED ON WINDOW HEADERS AND SILLS ON ALL ELEVATIONS
13-14	<b>METAL PANEL</b> ATAS VERSA-SEAM PANEL USED ON ROOFTOP MECHANICAL SCREEN WALL
15-17	<b>ALUMINUM-CLAD WINDOWS</b> MARVIN WINDOWS USED ON ALL ELEVATIONS
18-19	<b>SYNTHETIC WOOD TRIM</b> FYPON USED AT CORNICE, WINDOW TRIM, AND DOOR SURROUNDS ON EAST ELEVATION
20-24	<b>STANDING SEAM METAL ROOFING</b> ATAS DUTCH SEAM, USED ON EAST ELEVATION
25-27	<b>SYNTHETIC WOOD FRAMING</b> TREX PERGOLA, USED AT TRANSFORMER ENCLOSURE
28-29	<b>EXISTING WINDOW RETROFIT</b> RENOVATE BY BERKOWITZ USED ON EXISTING HOUSE WINDOWS ONLY
30-33	<b>ALUMINUM STOREFRONT</b> KAWNEER TRIFAB VG 451T USED ON EAST AND WEST ELEVATIONS
34	<b>ALUMINUM WALL LOUVER</b> RUSKIN USED ON NORTH ELEVATION
35-39	<b>EXTERIOR LIGHTING</b> AMBIANCE LUCARNE, RECESSED IN METAL CANOPIES PHILIPS LYTEPRO 7 WALL SCENCE, USED ON NORTH AND WEST ELEVATIONS MADISON OUTDOOR 1 WALL LIGHT, USED ON EAST ELEVATION AT BRICK STOOP ENTRY





## Glen-Gery Extruded Brick

### General

Glen-Gery manufactures many sizes of extruded bricks in a multitude of shades and textures to accommodate the visual requirements of most projects. The more popular extruded bricks have a nominal four inch bed depth. These extruded units are often referred to as cored, stiff mud, or wirecut bricks. To differentiate between wirecut bricks and wirecut finishes, Glen-Gery refers to the wirecut finish as a velour texture.



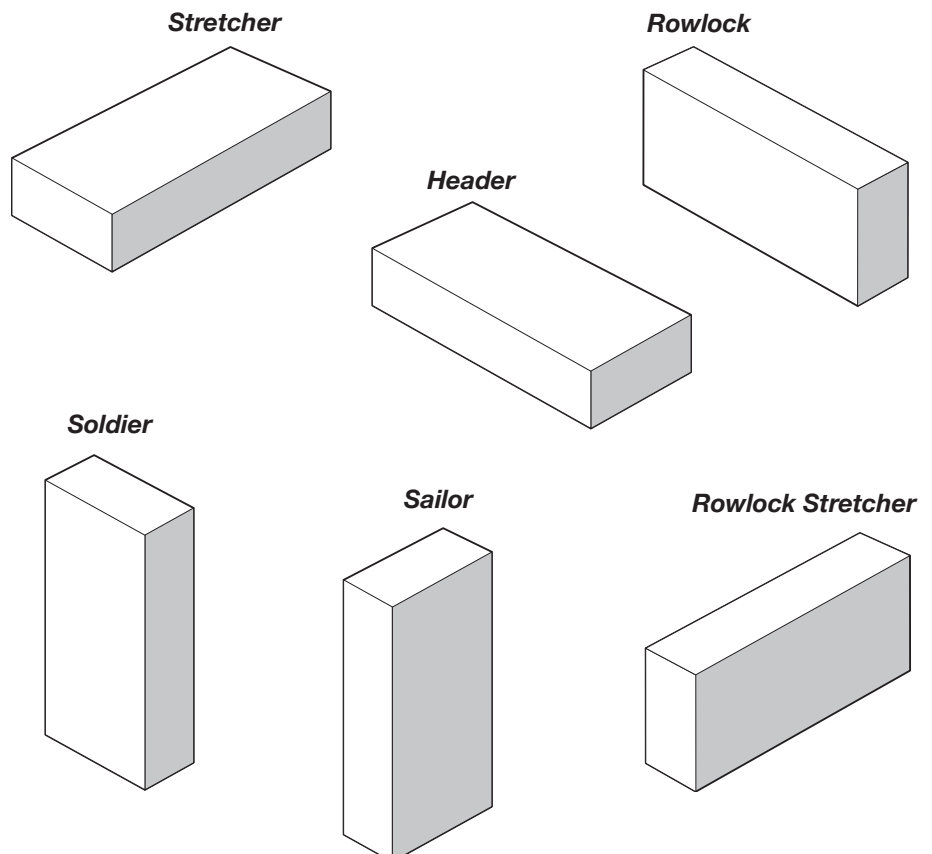
### Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62. When specifying this product, the specifications should cite:

- 1) The product name and state  
"as manufactured by Glen-Gery Corporation."
- 2) Conformance to the requirements of the appropriate standard, (typically, ASTM C 216 or C652).
- 3) The actual unit dimensions listed as thickness x height x length.

Example: Glenrose Battlefield as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 216, Grade SW, Type FBS. The units shall have dimensions of 3-5/8" X 2-1/4" X 7-5/8".

### Brick Positions in a Wall



### Classic



BONE WHITE  
PVDF 2/SRI 89

ALABASTER  
PVDF 2/SRI 87

OYSTER  
PVDF 2/SRI 81

CASTLE GRAY  
PVDF 2/SRI 56

CADET GRAY  
PVDF 2/SRI 51

STATUARY BRONZE  
PVDF 2/SRI 8

DUSTY CHARCOAL  
PVDF 3



PLATINUM MICA  
PVDF 2/SRI 61

HARVEST GOLD MICA  
PVDF 2

ANODIC SATIN  
PVDF 2

BRILLIANT SILVER  
METALLIC  
PVDF 3/SRI 73

SUNRISE SILVER  
PVDF 3/SRI 30

SILVER METALLIC  
PVDF 3/SRI 58

CHAMPAGNE  
METALLIC  
PVDF 3



ANODIC CLEAR  
PVDF 2

AZURE BLUE  
PVDF 3

FOCUS BLACK  
PVDF 3/SRI 30

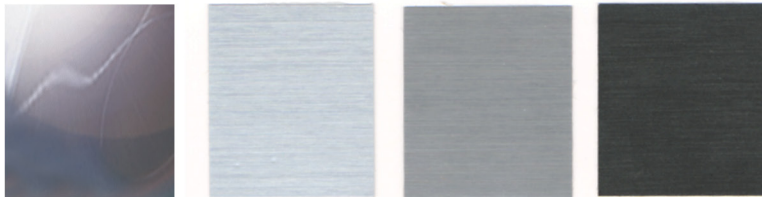
RUSSET MICA  
PVDF 3/SRI 38

HAZELNUT MICA  
PVDF 2/SRI 40

PATRIOT RED  
PVDF 3

RED FIRE  
PVDF 3/SRI 35

### naturAL



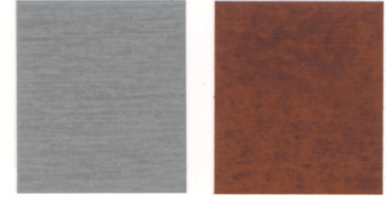
REFLECT MIRROR

BRUSHED 50

BRUSHED STAINLESS

BRUSHED GRAPHITE

### naturAL Designer Series



ZINC

RUSTED METAL

### Spectra



OCEAN

CUPRAL

SAKURA

**PVDF or Polyvinylidene Fluoride Finish** systems are the industry standard for metal architectural coatings. The **SRI** or **Solar Reflectance Index** with cool paint technology is a measure of a finish's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is zero and a standard white (reflectance 0.80, emittance 0.90) is 100. SRI values are subject to change based on paint supplier and availability. **Please contact Customer Service for the most accurate listings as well as stocking of naturAL series and Spectra colors.**

## FINISH SYSTEMS

Alucobond® Cool Systems are created utilizing a color and a **Classic** PVDF (Polyvinylidene Fluoride) finish system. When requesting a color, we will provide you with the resin type, the number of coats, the color name and the gloss level. **Alucobond naturAL** colors mimic the beauty of real metal surfaces to enhance the design of your architectural project. The finely textured aluminum scatters light for a close-up visual effect, while retaining the luster of smooth aluminum from afar. **Alucobond Spectra** colors use high-quality fluorocarbon paint systems applied in a continuous coil-coated process to create a color-shifting surface. Depending on the pigment type and viewing angle, different wave-lengths of light are reflected, resulting in an ever-changing color gradient with iridescent highlights. Now, your entryways, columns, and facades can make a bold statement without upsetting your budget.

## WARRANTIES

For warranty information please contact your Alucobond representative.

## PHYSICAL PROPERTIES

### Alucobond Composition

- › Aluminum facings in 0.020" nominal thickness (interior and exterior to ensure flatness)
- › Polyethylene core available in 3mm, 4mm and 6mm thicknesses (PE)
- › Proprietary fire-resistant core available in 4mm thickness only (Plus)

### Sheet Widths

- › Standard coil coated widths 50" and 62"
- › Standard anodized widths 62"
- › Custom width 40"

### Sheet Lengths

- › Standard lengths 146" and 196"
- › Custom lengths up to a maximum of 360"

### Minimum Bending Radius

- › The minimum bending radius of Alucobond and Alucobond Plus without routing the interior skin is 15 times the thickness of the material.

### Available Finishes

- › PVDF, FEVE
- › Polyester
- › HDP
- › Anodized: Clear, Light Bronze, Medium Bronze, Dark Bronze and Black
- › Monochromatics, Micas and Metallics
- › naturAL
- › Spectra

## TECHNICAL DATA

	Alucobond			Alucobond Plus
Thickness	3mm	4mm	6mm	4mm Plus
Nominal Weight (lbs/sq.ft)	0.92	1.12	1.49	1.56
Coefficient of Expansion x10 <sup>-5</sup> (in./in.°F)	1.31	1.19	1.24	1.11
Temperature Resistance	-55° to 175° F (-48° to 80°C)			
Minimum Peel Strength	115 N mm/mm			

### Tests and Building Codes

Guided by the most comprehensive technical support team in the industry, Alucobond maintains constant and rigorous code compliance. From conceptual vision to finished project, the Alucobond sales and service professionals will guide you through the process.

### North American Building Code Acceptance

Alucobond and Alucobond Plus are accepted by many code regulatory bodies including:

- › IBC
- › Miami-Dade County, Florida
- › National Building Code of Canada
- › State of Florida

### Alucobond Code Tests

Alucobond has been tested in accordance with the following standards:

- › ASTM E 84 – Surface burning characteristics
- › ASTM D1929 – Ignition properties
- › ASTM D1781 – Peel strength
- › NFPA 285 – Intermediate scale multi-story (Alucobond Plus only)

## CUSTOM COLOR

Don't see what you are looking for? Let your imagination be our guide! The palette of coil-coated colors can be endless. Our color matching experts will work to match your color. Custom colors are available but require a 1,000 sqft. minimum order and are subject to set-up charges. Exact matches are sometimes not possible. Matching a color created by a spray method, particularly a metallic, may not match with a color created on a roll coated method.

To ensure that we identify your color correctly, we require either:  
A hand sample of at least 1" x 1", **or** a Pantone® color reference, which can be noted as a number with a "C" for coated or "U" for uncoated.  
Example: Pantone 220C, **or** a PPG paint code reference.

Send the color sample to:

**Alucobond Custom Color Match Department**  
**208 West Fifth Street**  
**Benton, KY 42025**

Please provide your name, company name, address, phone number and email address, as well as the project name, project location, type of finish and gloss. We will update the progress of your custom color request via email.

800.626.3365

www.alucobondusa.com

35



# MetroView™ FG 501T Window Wall

Urban Elegance with an  
Economical Point of View



Sleek, efficient and versatile. FG 501T Window Wall – the first in the MetroView™ Window Wall series – packs the desired aesthetics of a curtain wall into a cost-efficient window wall system. Ideal for mid-rise commercial projects and sophisticated multi-family housing, MetroView™ FG 501T Window Wall delivers the refined design features that are so popular in today's urban and near-urban cityscapes.

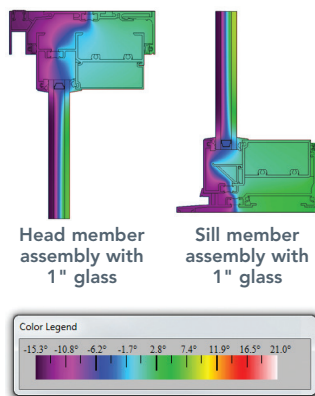
MetroView™ FG 501T Window Wall offers the look of a true curtain wall with a slab-to-slab aluminum frame design. For maximum square footage in interior spaces, FG 501T Window Wall is engineered for shallow horizontal inside glazing with the glass set to the front of the system. Screw spline fabrication and joinery means easy construction and low installation costs. And for designs that put skylines within immediate reach, balcony doors can be easily and seamlessly integrated into the system. With air and water performance equal to many curtain walls and a range of aesthetic options including slab edge covers for a seamless transition between floors, MetroView™ FG 501T Window Wall offers a beautiful frame for life.



## Performance

MetroView™ FG 501T Window Wall is an economical solution that does not compromise performance to achieve the true look of a curtain wall. The framing process is as streamlined as its appearance, with simple two-piece receptors designed for efficient installation. Optional outside glazing allows for job-site flexibility.

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



Additionally, the IsoLock™ thermal break process is used to eliminate expansion and contraction of the polyurethane. Prior to the pouring operation, the aluminum is lanced into the cavity at a predetermined increment. The lanced aluminum creates a positive interlock in the polyurethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the polyurethane to the aluminum, create a composite section used to meet design wind loads.

The system is fully tested according to industry standards, as indicated below:

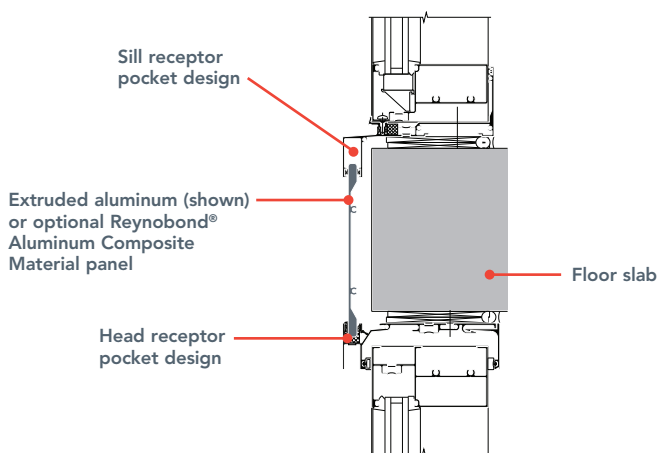
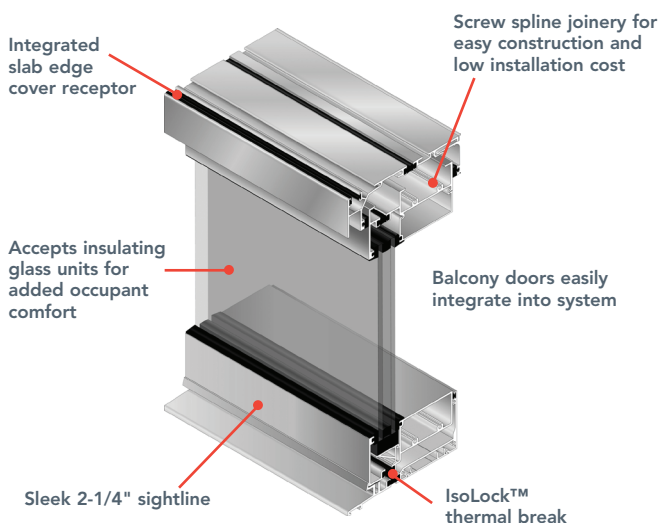
## Performance Test Standards

Air Infiltration	ASTM E283, NFRC 400, TAS 202
Water	ASTM E331, ASTM E547, TAS 202
Severe Wind-Driven Rain	AAMA 520
Structural – Uniform Wind Load	ASTM E330, TAS 202
Large Missile Impact	ASTM E1886, ASTM E1996
Acoustical Testing, STC and OITC	AAMA 1801, ASTM E90, ASTM E1425
Thermal Transmittance – U-Factor	NFRC 100, AAMA 1503, AAMA 507
Condensation Resistance (CRF and CR)	AAMA 1503, NFRC 500
Overall Solar Heat Gain (SHGC, VT)	AAMA 507, NFRC 200

## Aesthetics and Versatility

It is easy to achieve dramatic floor-to-ceiling views with FG 501T Window Wall. The 2-1/4" sightline and standard 5" depth makes it easy to achieve stylish urban aesthetics. For clean design lines, the system features a slab-to-slab application with an integrated slab edge. The system provides an appealing look for any type of application and accommodates single- and multi-punched openings or ribbon windows. Corner members for either 90° or 135° applications increase design flexibility, and expansion verticals can be incorporated as desired for a truly customized application.

Painted finishes in standard and custom choices are available.



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

kawneer.com  
770 . 449 . 5555

**KAWNEER**  
AN ALCOA COMPANY


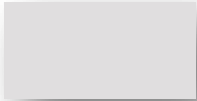


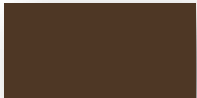


5



### Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)



### Aesthetic Description

**Solarban® 70XL** glass is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetic sputter vacuum deposition (MSVD) coating, **Solarban® 70XL** glass expands the design possibilities for buildings in two important ways. First, **Solarban® 70XL** glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulating glass unit (IGU).

### Performance Options

When coupled with conventional clear glass in a 1-inch IGU, **Solarban® 70XL** glass achieves VLT of 64 percent and a solar heat gain coefficient (SHGC) of 0.27 to produce a light to solar gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of **Solarban® 70XL** glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, **Solarban® 70XL** glass can be coated on the second (#2) surface of nearly all PPG's wide range of tinted glasses to produce SHGCs of as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, **Solarban® 70XL** glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with **Solarcool®** reflective or **Vistacool®** subtly reflective color-enhanced glasses.

### LEED and Sustainable Building

The center-of-glass insulating performance of **Solarban® 70XL** glass enables most glazing designs to meet the most stringent regional and local energy standards when used as



Photo courtesy of Wes Thompson

#### The Cirque

**Location:** Dallas, TX

**Product:** Solarban 70XL Glass

**Architect of Record:** PageSoutherlandPage

**Design Architect:** Gromatzky Dupree & Associates

**Glass Fabricator:** Trulite Glass and Aluminum Solutions

**Glazing Contractor:** Haley-Greer

part of a well-designed and constructed glazing system. In addition, **Solarban® 70XL** glass can contribute to achieving credit under LEED v4 (and earlier versions) in the categories of Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (IEQ) and Innovation in Design (IN) as detailed below.

Category	Feature	Benefit
Energy & Atmosphere (EA)	<b>SHGC:</b> 0.19 to 0.27 <b>U-Value:</b> 0.26 (Summer) 0.28 (Winter)	Helps projects achieve Minimum Energy Performance and ASHRAE 50% Advanced Energy Design Guide (AEDG) energy efficiency targets in LEED v4. Exceptional solar control performance enables buildings to use less energy and control long-term energy costs.
Materials & Resources (MR)	<b>Regional Sourcing</b> <b>Cradle to Cradle Certified® (Silver Level)</b> <b>Published Corporate Sustainability Statement</b>	Can be sourced regionally throughout North America through PPG <b>Certified Fabricator Network</b> . Material ingredient optimization. Manufacturer has published a stated commitment to sustainable practices.
Indoor Environmental Quality (IEQ)	<b>VLT:</b> 32% to 64%	Provides ample visible light, connecting occupants to undistorted natural outdoor views.
Innovation in Design (IN)		Helps projects earn <b>Innovation in Design</b> credits by contributing to exemplary performance strategies through the selection of environmentally focused products.

### Fabrication and Availability

**Solarban® 70XL** glass is available exclusively through the **PPG Certified Fabricator® Network**. PPG Certified Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. **Solarban® 70XL** glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.



### Additional Resources

**Solarban® 70XL** glass is just one of many **Ecological Solutions from PPG™**. For more information or to obtain samples of any PPG glass product, call **1-888-PPG-IDEA** or visit [www.ppgideascales.com](http://www.ppgideascales.com).



PPG is the first U.S. float glass manufacturer to have its products recognized by the **Cradle to Cradle Certified™** program, and it offers more C2C-certified architectural glasses than any other float glass manufacturer.

**PPG IdeaScapes®** Integrated products, people and services to inspire your design and color vision.

### Solarban® 70XL Glass Performance — Commercial Insulating Glass Unit

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites; interior lite clear unless otherwise noted											
Glass Type	Transmittance			Exterior Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
Coated											
SOLARBAN® 70XL Solar Control Low-E Glass*											
SOLARBAN 70XL (2)* + Clear	6	64	25	12	52	0.28	0.26	1.5	0.32	0.27	2.37
SOLARBAN 70XL (2) ATLANTICA + Clear	2	51	17	9	8	0.28	0.26	1.5	0.28	0.24	2.13
SOLARBAN 70XL (2) AZURIA + Clear	5	52	18	9	7	0.28	0.26	1.5	0.29	0.25	2.08
SOLARBAN 70XL (2) OPTIGRAY + Clear	4	47	18	8	18	0.28	0.26	1.5	0.28	0.24	1.96
SOLARBAN 70XL (2) PACIFICA + Clear	2	32	12	6	7	0.28	0.26	1.5	0.22	0.19	1.68
SOLARBAN 70XL (2) SOLARBLUE + Clear	4	42	17	8	15	0.28	0.26	1.5	0.26	0.23	1.83
SOLARBAN 70XL (2) SOLARBRONZE + Clear	3	40	15	7	19	0.28	0.26	1.5	0.25	0.21	1.90
SOLARBAN 70XL (2) SOLARGRAY + Clear	3	34	13	6	15	0.28	0.26	1.5	0.23	0.20	1.70
SOLARBAN 70XL (2) SOLEXIA + Clear	4	58	21	10	13	0.28	0.26	1.5	0.31	0.27	2.15
ATLANTICA + SOLARBAN 70XL (3)	2	49	17	10	8	0.28	0.26	1.5	0.32	0.28	1.75
AZURIA + SOLARBAN 70XL (3)	4	49	17	9	8	0.28	0.26	1.5	0.33	0.29	1.69
GRAYLITE II + SOLARBAN 70XL (3)	0	6	3	4	5	0.28	0.26	1.5	0.13	0.11	0.55
OPTIGRAY + SOLARBAN 70XL (3) STARPHIRE	3	45	17	9	18	0.28	0.26	1.5	0.33	0.29	1.55
PACIFICA + SOLARBAN 70XL (3)	2	31	12	6	7	0.28	0.26	1.5	0.26	0.22	1.41
SOLARBLUE + SOLARBAN 70XL (3)	3	40	16	8	16	0.28	0.26	1.5	0.32	0.27	1.48
SOLARBRONZE + SOLARBAN 70XL (3)	3	38	15	8	20	0.28	0.26	1.5	0.30	0.26	1.46
SOLARGRAY + SOLARBAN 70XL (3)	2	32	13	7	15	0.28	0.26	1.5	0.27	0.24	1.33
SOLEXIA + SOLARBAN 70XL (3)	3	56	20	11	13	0.28	0.26	1.5	0.37	0.32	1.75
VISTACOOL® and SOLARCOOL® with SOLARBAN® 70XL Solar Control Low-E (3)*											
VISTACOOL (2) AZURIA + Low-E	4	38	14	21	12	0.28	0.26	1.5	0.27	0.24	1.58
VISTACOOL (2) PACIFICA + Low-E	1	24	9	11	9	0.28	0.26	1.5	0.22	0.19	1.26
SOLARCOOL (2) AZURIA + Low-E	1	19	6	19	10	0.28	0.26	1.5	0.18	0.15	1.27
SOLARCOOL (2) PACIFICA + Low-E	1	12	4	10	8	0.28	0.26	1.5	0.15	0.13	0.92
SOLARCOOL (2) SOLARBLUE + Low-E	1	16	6	14	16	0.28	0.26	1.5	0.18	0.15	1.07
SOLARCOOL (2) SOLARBRONZE + Low-E	1	15	6	14	19	0.28	0.26	1.5	0.17	0.15	1.00
SOLARCOOL (2) SOLARGRAY + Low-E	1	13	5	11	15	0.28	0.26	1.5	0.16	0.14	0.93
SOLARCOOL (2) SOLEXIA + Low-E	1	22	8	24	15	0.28	0.26	1.5	0.20	0.17	1.29

\*Solarban 70XL glass for annealed applications is applied to **Starphire** glass, heat treated applications will require either clear or **Starphire** glass depending on manufacturing process.

All performance data calculated using LBNL Window 6.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit [www.ppgideascales.com](http://www.ppgideascales.com) or request our Architectural Glass Catalog.

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**Ecological Solutions from PPG** is a trademark of PPG Industries Ohio, Inc.

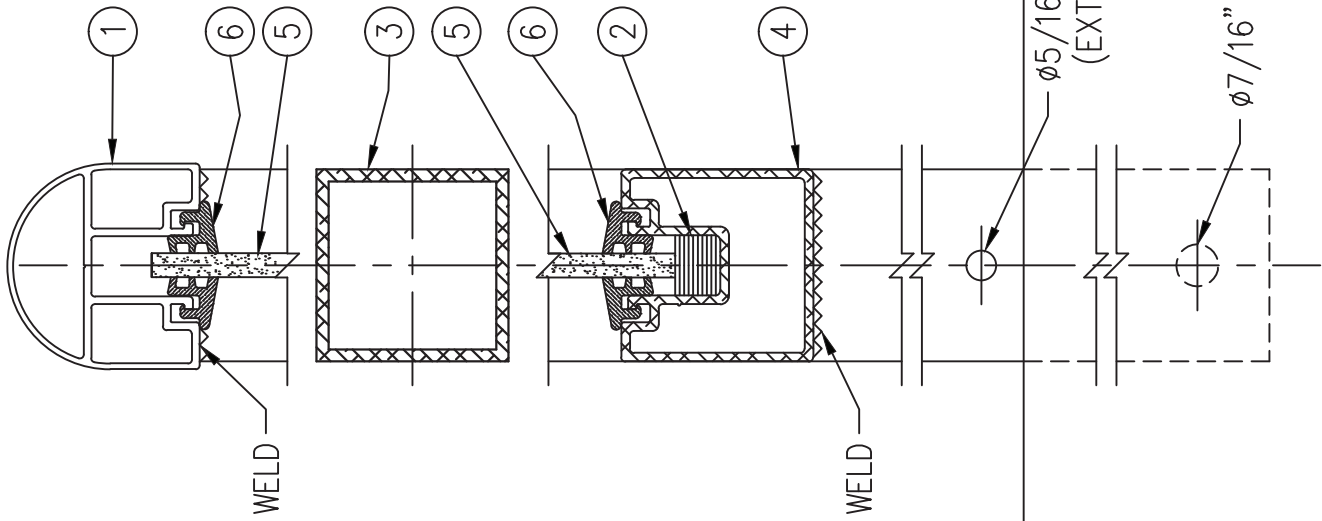


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7097 07/14 10M

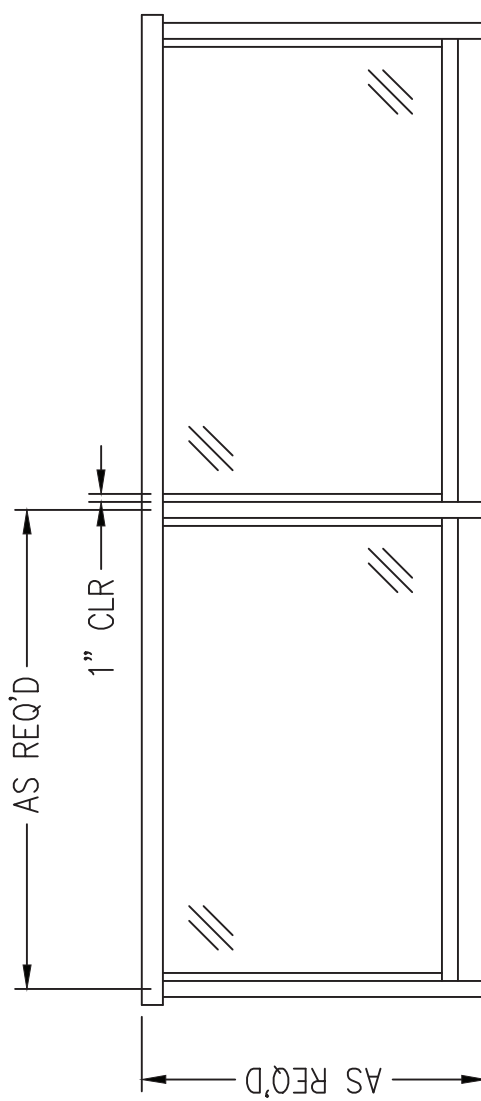


# CHESTERFIELD SYSTEM

1	CHOICE OF STANDARD TOP RAILS	6063-T6
2	1/2" x 1/2" x 2" LG SETTING BLOCK, 2-PER PANEL	NEOPRENE
3	POST 2" SQUARE	6005-T6
4	FR-505 GLAZING TUBE 2" SQ	6063-T6
5	1/4", 3/8", 1/2" TEMPERED OR TEMPERED/LAMINATED GLASS	----
6	GLAZING FOR 1/4", 3/8" OR 1/2" GLASS	VINYL



RAILING CROSS-SECTION



TYPICAL RAILING ELEVATION



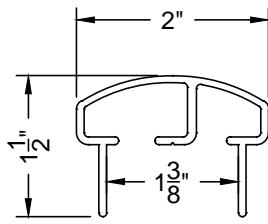
CHESTERFIELD SYSTEM

DATE: 4/10/14

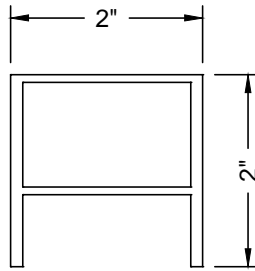
800.773.2439  
KaneInnovations.com

# TOP RAILS

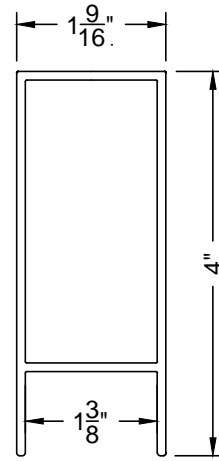
2" POST: COLONIAL



TR-015

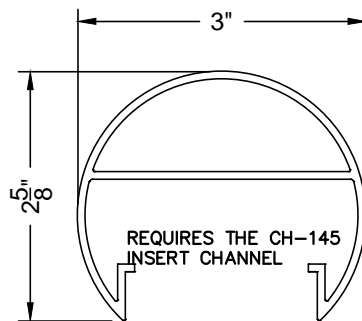


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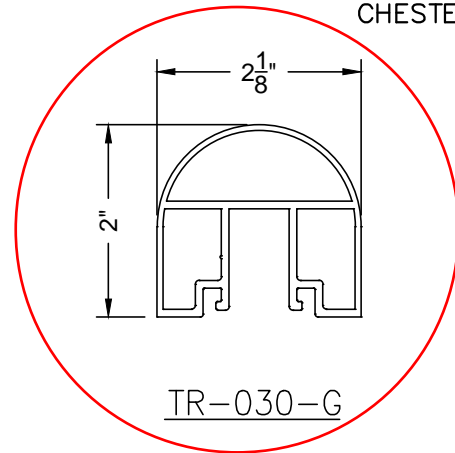


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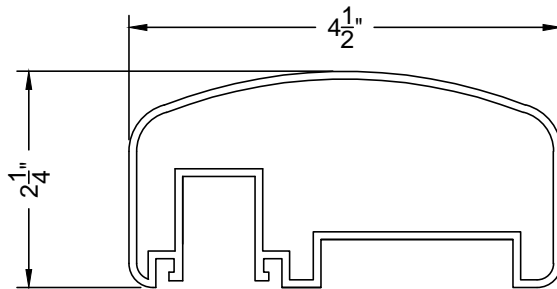
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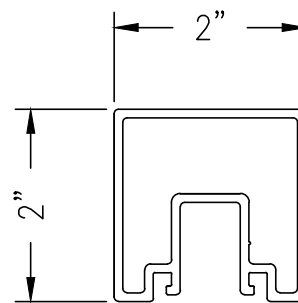
TR-045



TR-030-G



TR-046



FR-505





BUFFSTONE



EASTERN MOUNTAIN



BARLEY

# ARCHITECTURAL STONE SOLUTIONS

MANUFACTURED BY READING ROCK, INC.


ROCKCAST®



RIESLING

# PRODUCT OVERVIEW

## 22 STANDARD COLORS

Colors available in all textures — ask an associate for details.

### MONOTONE



BROWNSTONE



CRYSTAL WHITE



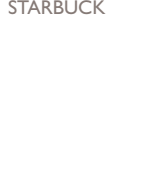
SMOKEHOUSE



BUFFSTONE



INDIGO



STARBUCK



CHARLOTTE TAN



LIGHT GRAY



CLAY



MERLOT



CREPE BUFF



RIESLING

### BLENDS



BUR RIDGE



OLD OHIO



COMMONWEALTH



SAVANNAH



FLAX



SLATE



GOLDEN SKY



SMOKE GRAY

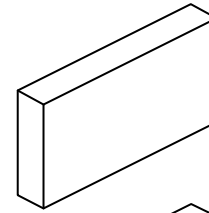


LILY WHITE

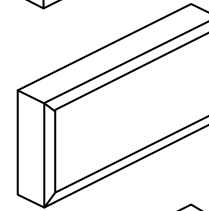


WHEATSTONE

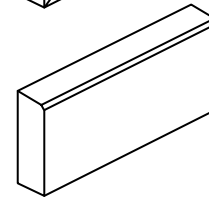
## SHAPES



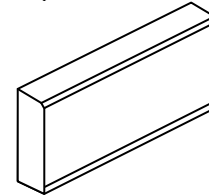
SMOOTH (SM)



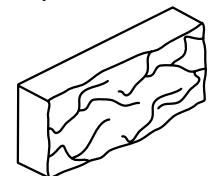
CHAMFERED (CF)



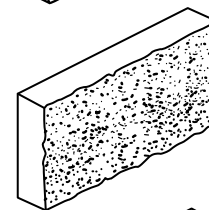
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CHAMFERED (SCF)



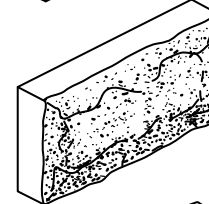
DOUBLE  
CHAMFERED (DCF)



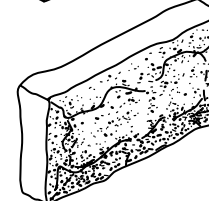
SLATE (SLT)



SPLIT-FACE (SPL)



CHISELED-FACE (CH)



CALIZA STONE  
(STPS)

## CALIZA STONE

Available in chiseled and smooth.



ASH



BAMBOO



CRAB ORCHARD



GRIS



STONE



SUNSET

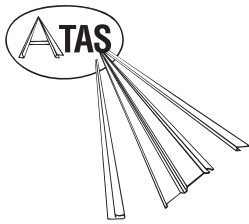
## CUSTOM CAPABILITIES

Reading Rock specializes in creating custom colors and is experienced in matching our RockCast architectural stone products to complement existing materials on site. Our manufacturing capabilities provide customers with unlimited color solutions that are sure to meet any design requirement.



These photographs are a close representation of our actual colors. Due to photographic reproduction limitations, exact color fidelity is difficult to obtain. Actual samples should always be viewed before making a final decision.





# ATAS INTERNATIONAL, INC.

## SPECIFICATION DATA SHEET

### 1. PRODUCT NAME

**VERSA-SEAM™ PANEL**  
**VSS080, VSS100, VSS120**

### 2. MANUFACTURER

ATAS INTERNATIONAL, INC.

Website: [www.atas.com](http://www.atas.com)

Email: [info@atas.com](mailto:info@atas.com)

Corporate Headquarters:

Allentown, PA 18106

Phone: (610) 395-8445

Fax: (610) 395-9342

Western Facility:

Mesa, AZ 85204

Phone: (480) 558-7210

Fax: (480) 558-7217

Southern Facility:

Maryville, TN 37801

Phone: (800) 468-1441

### 3. PRODUCT DESCRIPTION

#### Basic Uses:

Versa-Seam is a rainscreen style system that requires a water and air barrier system behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds.

#### Composition & Materials:

*Standard Offerings:* Versa-Seam panels are

produced from .032 and .040 aluminum

*Special Offerings:* .8, 1.0mm zinc, or 16, 20 oz. copper; .0197 classic & terne coated stainless steel may be specified, subject to minimum quantities and lead time.

#### Sizes:

Versa-Seam panels are available in standard sizes with a panel width of 8", 10" or 12" and 1" height. Panel lengths are cut to customer specifications with a minimum of 3'-0" and a maximum of 20'-0". Custom widths available.

#### Colors & Finishes:

A choice of over 30 stock colors is available in a KYNAR® 500 PVDF or HYLAR® 5000 PVDF finish. (Request color chart or chips). Custom colors available. Anodized: Clear\*, Dark Bronze\*. Texture can be smooth or embossed. Perforations are available.

### 4. TECHNICAL DATA

KYNAR® 500 PVDF or HYLAR® 5000 PVDF based finishes tested by paint supplier for:

Dry Film Thickness: ASTM D 1005, ASTM D

1400, ASTM D 4138 or ASTM D 5796

Specular Gloss: ASTM D 523

Pencil Hardness: ASTM D 3363

T-Bend Flexibility: ASTM D 4145

Mandrel Bend Flexibility: ASTM D 522

Impact Resistance: ASTM D 2794

Adhesion: ASTM D 3359

Water Immersion Resistance: ASTM D 870

Abrasion Resistance: ASTM D 968

Acid Resistance: ASTM D 1308

Acid Rain Resistance (Kesternich):

ASTM G 87 or DIN 50018

Salt Spray: ASTM B 117

Cyclic Salt Spray: ASTM D 5894 and ASTM D 5487

Humidity Resistance: ASTM D 2247

Accelerated Weathering: ASTM D 822 and

ASTM G 155, ASTM G 151 or ASTM G 153

Color Retention, Florida Exposure:

ASTM D 2244

Chalking Resistance: ASTM D 4214

Cleveland Condensing Cabinet:

ASTM D 4585

Cure Test, MEK Resistance: ASTM D 5402

Alkali Resistance, Sodium Hydroxide:

ASTM D 1308, Procedure 7.2

Flame Spread Rating: ASTM E 84

Organic coatings meet requirements of AAMA 2605 when applied to aluminum.

Panel testing/ratings:

Aluminum: ASTM B 209

Coil Coating: ASTM A 755

Field Tested and Approved.

### 5. INSTALLATION

Versa-Seam may be installed horizontally or vertically. Panels can be installed over a solid substrate covered with an appropriate water and air barrier system or sub grit system in a rainscreen application. Installation details and hands-on training via seminars are available through ATAS. Visit [www.atas.com](http://www.atas.com) for more information.

### 6. AVAILABILITY & COST

#### Availability:

Versa-Seam panels are available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the system. In addition, a complete line of rainware and perimeter roof edge trims can be supplied by ATAS to complement the application. Flat sheet and/or coil stock is available in matching colors for fabrication of related components by the installing contractor.

\*Subject to minimum quantities and extended lead times.

#### Cost:

Contact ATAS product distributors for current pricing.

### 7. WARRANTY

The fluoropolymer, KYNAR 500® PVDF or HYLAR 5000® PVDF finish carries a limited warranty against chalking and fading.

### 8. MAINTENANCE

Versa-Seam panels are virtually maintenance free. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

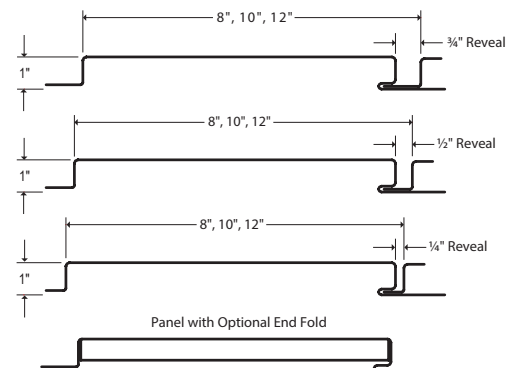
### 9. TECHNICAL SERVICES

Complete technical information and literature are available at [www.atas.com](http://www.atas.com). ATAS will assist with design ideas and shop drawings.

### 10. FILING SYSTEM

• [www.atas.com](http://www.atas.com)

• Additional product information is available from the manufacturer upon request.

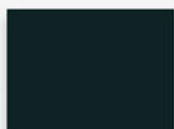




## STANDARD COLORS



Black (02) SRI: -1



Classic Bronze (01) SRI: 2



Medium Bronze (03) SRI: 33



Chocolate Brown (04) SRI: 25



Sierra Tan (09) SRI: 37



Sandstone (06) SRI: 66



Concord Cream (05) SRI: 78



Hartford Green (27) SRI: 23



Forest Green (11) SRI: 29



Hemlock Green (30) SRI: 30



Patina Green (12) SRI: 47



Teal (19) SRI: 26



Slate Grey (20) SRI: 39



Ascot White (10) SRI: 96



Regal Blue (18) SRI: 23



Siam Blue (14) SRI: 35



Slate Blue (21) SRI: 31



Rocky Grey (16) SRI: 29



Charcoal Grey (62) SRI: 27



Dove Grey (13) SRI: 58

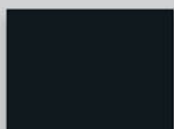


Bone White (26) SRI: 85

## PREMIUM FINISH



Clear Anodized (70) SRI: 92



Dark Bronze Anodized (71) SRI: 6



Boysenberry (25) SRI: 27



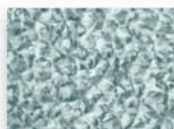
Redwood (07) SRI: 18



Mission Red (08) SRI: 33



Rawhide (15) SRI: 64

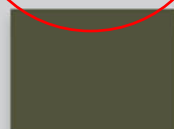


Acrylic Coated Galvalume® (97) SRI: 58

## PREMIUM FINISH



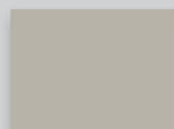
Silversmith (28) SRI: 51



Antique Patina (24) SRI: 25



Brite Red (17) SRI: 39



Champagne (31) SRI: 62



Coppertone (23) SRI: 57



Titanium (35) SRI: 59



## Visit us online



## Try our product visualizer



## Get product info.



## Download CAD Details



## Browse photos



## View tech. data



# THE ATAS DIFFERENCE



## Dutch Seam roll former with in line leveler

- Stationary machine
- Controlled environment
- 18 forming stations
- In line precision leveling

ATAS's professional staff is able to assist in the design or provide shop drawings for your project. Final choice of materials and installation is the responsibility of the owner, architect and/or the owner's agent. ATAS International, Inc. cannot be held responsible for the ultimate selection or the installation of those materials. Due to slight stress in metal materials and substrates to which metal panels are applied, installed panels may exhibit a perceived waviness in the flat areas of the panel. Commonly the period and amplitude of the waviness is dependent upon the continuous flat width of the panel. This condition is beyond the control of ATAS and consequently this perceived waviness or "oil canning" of the product is not a valid reason for rejection of materials. (Refer to ASTM E 1514, ASTM E 1637 and Metal Construction Association Technical Bulletin 1060 for further clarification). ATAS reserves the right to modify, eliminate and/or change its products without prior notification. ATAS cannot be held responsible for errors in line drawings and typesetting. Inquire for availability. Colors are as close to the actual colors as modern printing allows. Exact color chips on request; this is a requirement for all premium colors. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS is not responsible for colors selected from this chart. Contact ATAS for more information.



## ATAS International, Inc.

Allentown, PA ▪ Mesa, AZ ▪ Maryville, TN

800.468.1441 | [www.atas.com](http://www.atas.com) | [info@atas.com](mailto:info@atas.com)



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Contact ATAS for more information. ATAS reserves the right to modify, eliminate and/or change its products without prior notification.

LR00115 LAT926



# Clad Ultimate Double Hung - Next Generation

## Unit Features

### Clad Ultimate Double Hung Collection:

- Clad Ultimate Single Hung - Next Generation: CUSH-NG
- Clad Ultimate Double Hung - Next Generation: CUDH-NG
- Clad Ultimate Double Hung Picture - Next Generation: CUDHP-NG
- Clad Ultimate Double Hung Transom - Next Generation: CUDHT-NG
- Clad Ultimate Double Hung Bows and Bays - Next Generation: CUDHBB-NG
- Clad Ultimate Double Hung - Next Generation IZ3: CUDH-NG IZ3
- Clad Ultimate Double Hung Picture - Next Generation IZ3: CUDHP-NG IZ3
- Clad Ultimate Double Hung Transom - Next Generation IZ3: CUDHT-NG IZ3

*NOTE: Clad Ultimate Double Hung Bows and Bays - Next Generation, Clad Ultimate Double Hung - Next Generation IZ3, Clad Ultimate Double Hung Picture - Next Generation IZ3, and Clad Ultimate Double Hung Transom - Next Generation IZ3 are not available with CE mark.*

### Frame:

- Frame thickness:
  - 11/16" (17) thick at head and jambs
  - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

### Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stiles width: 1 21/32" (42)
  - Bottom rail height (operating and stationary): 3 1/4" (83)
  - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stile width: 2 13/32" (61)
  - Bottom rail height: 3 1/4" (83)
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

### Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) insulating Low E2 Argon or air
- Optional glass types: Low E3 Argon or air, Low E1 Argon or air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Green tint, Reflective Bronze and decorative glass options
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included
- StormPlus IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG IZ3 product requires tempered glass on units above a glass square footage of 33.1.

*NOTE: Egress may be affected when selecting specialty glass, please contact your Marvin representative*

# Clad Ultimate Double Hung - Next Generation

## Unit Features

### CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints, tempered, sandblasted
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

### Weather Strip:

- Operating units:
  - Jambs, Head Jamb: Foam-filled bulb
    - Color: beige, black, and white
  - Check rail: Hollow bulb
    - Color: beige, black, and white
  - Bottom rail: Hollow bulb
    - Color: black
- Picture units:
  - Jambs: Foam
  - Header and bottom rail: Hollow bulb

### Hardware:

- Multi-point locking system that provides locking, unlocking, venting, balancing, and tilting of the sash members
- Lock Actuator Assembly:
  - Material
    - Zinc die cast
    - Standard finish: Satin Taupe
    - Optional finish: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel
  - Design features or components
    - To unlock the unit, turn the handle 135°
    - When bottom sash is operated first, top sash remains locked
    - To open top sash, bottom sash must be in the closed position
    - To lock the unit, both sash must be moved to the closed position
    - Each sash automatically locks independent of the other, therefore, one sash may be open while the other is locked in closed position
    - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
    - To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
  - Options
    - Non-tilt hardware is standard on units with structural brackets
    - Custodial hardware colors: satin taupe, white, bronze
- Latches
  - Bottom sash latch, top sash latch, top sash tilt latch
  - Optional factory applied Window Opening Control Device is available on operating units. Two devices will be applied to each window and will default color match the lock handle color. WOCD is a device consisting of a zinc lever housed in a zinc shell on the lower meeting rail of the secondary sash and an acetal stop on the bottom rail of the primary sash. Color: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Latches accommodate locking/un-locking, travel of sash in frame, vent mode, and tilting into wash-mode
  - Injection-molded plastic
  - Color: beige



## Clad Ultimate Double Hung - Next Generation

### Unit Features

- Cord guide
  - Injection-molded plastic
  - One cord guide with plunger inserted into bottom check rail
  - Cord guide is driven by lock handle, accounts for cord travel to retract latches
  - Plunger drives lock handle to lock position when both sash are closed
- Balance system
  - Block & tackle balance
  - Hybrid spiral balance

**NOTE:** Balance type is dependent on sash weight. Unit size, glass type, and options can all impact sash weight. General balance selection is as follows (some exceptions exist based on unit size):

Sash	Sash Weight	Balance Tube Type
Top	up to 35 lbs	Block and Tackle
	>35 lbs	Hybrid Spiral
Bottom	up to 30.6 lbs	Block and Tackle
	>30.6 lbs	Hybrid Spiral

- Sash Limiter
  - Bottom sash limiter: Replaces the vent mode feature when selected
    - Available on all operator configurations, and StormPlus IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Non-tilt hardware is default, and a sash removal tool is required in order to by-pass the Sash limiter for sash removal (tilt wash mode)
    - Standard application is factory applied. Available for retrofit applications.
    - Color: Will align with the Interior Weather Strip Package selection
  - Top Sash Limiter
    - Available on all operator configurations, with the exception Single Hung configurations. This includes StormPlus IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Standard application is factory applied. Available for field applications
    - Color: Will align with the Exterior Weather Strip Package selection
- Exterior Sash Lugs - Standard Option
  - Standard Profile: Ogee
  - Available on Top Sash
  - Color: Available in all exterior clad color options
    - Color shall be the same as top sash clad color
  - Standard application is factory applied. Available for field applications
- Optional Finger Pull
  - Single or double (not available on units less than CN26: Frame OM 31 1/4" (794))
- Vent Mode
  - Standard on all product
  - Default position is 4" (102) net clear opening
  - No vent mode option available
- Performance Rating Option
  - Option to eliminate performance brackets on specific size units to allow for standard tilt hardware. Reduces performance from an LC-PG50 to LC-PG35.



# 2017 SMOOTH CATALOG

POLYURETHANE, PVC COLUMN WRAPS & QUICKRAIL

Pages 4-47

## Window & Door Trim

Crossheads & Pediments  
Pilasters  
Window & Door Trim  
Keystones  
Shutters

Pages 48-85

## Mouldings

Crown & Cornice Mouldings  
Flat Trim & Brick Mould  
Trim & Casing  
Dentil & Decorative Mouldings  
Plinth Blocks

Pages 86-121

## Decorative Millwork

Brackets & Dentil Blocks  
Gable Pediments  
Exterior & Interior Accents

Pages 122-137

## Louvers & Gable Vents

Decorative & Functional Louvers  
Louver Trim

Pages 138-153

## Balustrade Systems

5", 7" & 12" Balustrade Systems

Pages 154-159

## Column Wraps

3/8" Non-Tapered Column Wraps  
5/8" Non-Tapered Column Wraps  
Tapered Column Wraps  
Alternate Cap & Base Styles

Pages 160-171

## QuickRail

Straight & Stair Rail Kits  
Complete Post Kits  
Post Sleeves & Accessories  
Gate Kits



## Style + Performance + Service = The Fypon Advantage

Fypon gives design and construction professionals an edge over all other interior and exterior design building materials. Fypon marries style and performance with one of the industry's largest product offerings and best customer service to give our customers a true competitive edge.

## FYPON STYLE

Fypon is the recognized leader in polyurethane product design, innovation and molding technology. From old world style to classic modern design, Fypon offers the largest and most architecturally correct styles and designs of moulding and trim.

- Architecturally correct and historically accurate product styles and designs
- Our products are designed to capture the texture, patterns and deep shadow lines of classic building materials
- A distinctive look and personality to complement any home design for maximum appeal

## FYPON PERFORMANCE

Only Fypon engineers consistent quality and long lasting performance into every product we make, today and tomorrow. From our popular trim and mouldings, to our balustrade systems and decorative millwork, each product is manufactured by experts in polyurethane molding technology. All Fypon building products:

- Are easy to install with no special tools or extra labor necessary
- Deliver consistent workmanship and product quality
- Feature low maintenance
- Provide weather and moisture resistance
- Come stain or paint ready
- Resists insects and won't warp, crack or split

## FYPON SERVICE

From one leader to another, building professionals trust Fypon to deliver on the jobsite and to the bottom line.

- Fypon provides architects and builders with custom drawings and marketing support for blue prints and model homes
- Receive extensive builder support including an industry-first quote package program with quantity pricing available at [CPS@fypon.com](mailto:CPS@fypon.com)
- We provide installation FAQs (frequently asked questions) and support from master craftsmen
- Plus custom design services for historical restorations, replicas or any unique profile that fits your home or commercial application, available at [CPS@fypon.com](mailto:CPS@fypon.com)



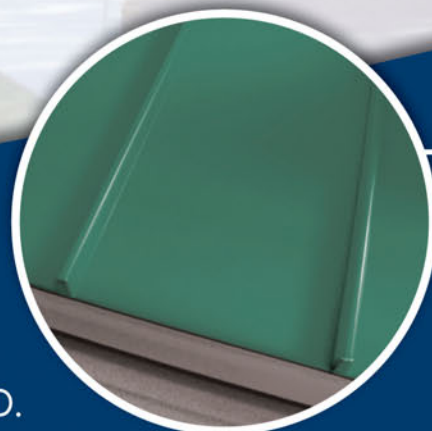


# ATAS International, Inc.

Sustainable Building Envelope Technology



A continuous standing seam panel with an integral seam and timeless appearance



A REFINED LOOK, PRECISELY DESIGNED.

## DUTCH SEAM<sup>®</sup>



# There's a difference with **Dutch Seam®**

Prior to forming, Dutch Seam® is precision leveled; and with options such as embossing, stiffening ribs, and striations, the potential of visible oil canning is reduced.



Smooth



Embossed



Striations



Stiffening Ribs

## Features

### APPLICATION

- Precision leveling prior to forming
- Fasteners and clips allow panel to float without causing stress
- Crating for jobsite handling/staging
- Lock and seam are integral part of the panel with no seam caps to install
- Does not require mechanical field seaming
- Can be fastened directly to purlins or solid substrate
- After completing panel interlock, panels can be easily moved into cleats at valley and eave conditions

### LONGEVITY

- Fire resistant - will not burn or support combustion
- May be an insurance advantage
- Will not warp, crack, rot or peel
- Industry leading long term warranty
- Resistant to high wind, torrential rain, heavy snow and ice loads
- High quality and time-proven painting and pretreatment technologies
- PVDF Coating System

### PERFORMANCE STANDARDS

- Environmentally friendly - ENERGY STAR® qualified colors available. Contact ATAS for current color listings
- Tested in accordance with UL 790/ASTM E 108, UL 580, TAS 125, ASTM E 1592, ASTM E 330, ASTM E 283, ASTM E 331, TAS 100, AAMA 501.1, UL 2218, ASTM E 84 Flame Spread, ICBO AC 166 Penetration
- FBC Approval
- MCA Roofing Certification
- High reflectivity of panels which increases energy efficiency





## Specifications

Dutch Seam® SKU: MRD110, MRD150, MRD194

### Gauge

.032, .040 aluminum; 24, 22\* ga. metallic coated steel; 24\* ga. 55% Al-Zn alloy coated steel with acrylic coating; 16\*, 20\* oz. copper; .027 zinc\* (MRD110 only)

### Panel Width

11", 15", 19 1/4" (Stiffening ribs standard, specify without ribs or with striations)

### Panel Length

Cut to customer specifications with a minimum of 2'-0", maximum to transportation limitations and/or product and project design considerations

### Seam Height

1 1/2"

### Texture

Embossed, Smooth

### Finish

Kynar 500® PVDF or Hylar 5000® PVDF

### Colors

Choice of 31 standard colors

### Anodized

Clear, Dark Bronze

### Accessories

A complete line of trims available in matching colors, gauge, and finish or as specified

### Minimum Slope

2:12

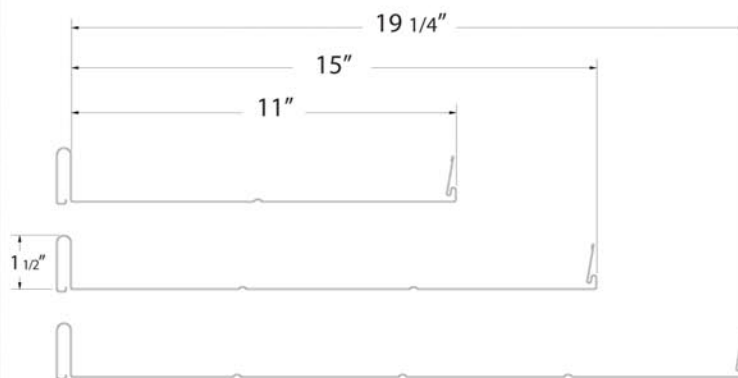
### Custom Capabilities

Tapering

\*Subject to minimum quantities and longer lead time. Inquire for availability.

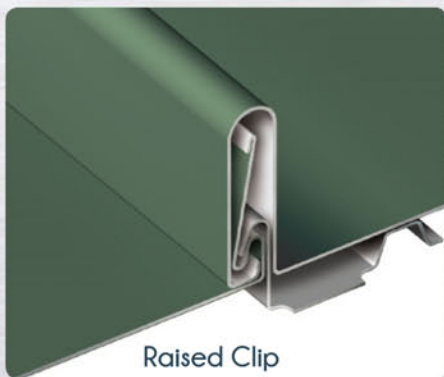


Optional sealant is available. Stiffening ribs standard, specify without. Specify with striations.



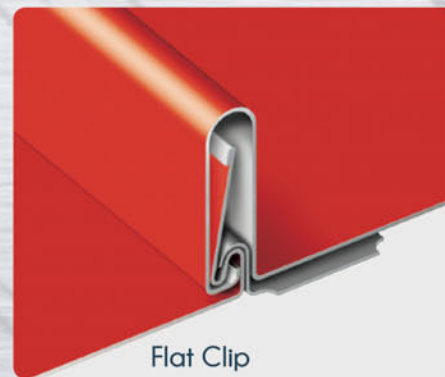
## Dutch Seam® Design Advantages

Dutch Seam® is a highly engineered wind and rain resistant panel system, designed to last lifetimes.



Raised Clip

Integral lock and seam design guards against wind-driven rain and wind uplift, while still allowing for air permeability.



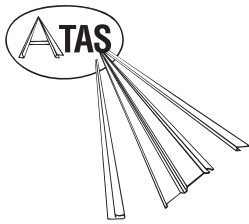
Flat Clip



All factory-cut panel edges concealed within panel interlock, eliminating edge creep

Clip at low point allows loads to be imposed on anchor clip, preventing rotation of seam and providing stronger interlock during an uplift event





# ATAS INTERNATIONAL, INC.

## SPECIFICATION DATA SHEET

### 1. PRODUCT NAME

#### DUTCH SEAM™ PANEL MRD

### 2. MANUFACTURER

ATAS INTERNATIONAL, INC.  
Website: [www.atas.com](http://www.atas.com)  
Email: [info@atas.com](mailto:info@atas.com)  
Corporate Headquarters:  
Allentown, PA 18106  
Phone: (610) 395-8445  
Fax: (610) 395-9342  
Western Facility:  
Mesa, AZ 85204  
Phone: (480) 558-7210  
Fax: (480) 558-7217  
Southern Facility:  
Maryville, TN 37801  
Phone: (800) 468-1441

### 3. PRODUCT DESCRIPTION

#### Basic Uses:

Dutch Seam panels are used for roofing on both new construction and re-roof applications. This is a structural panel and can be fastened directly to purlins as well as to solid substrate. Dutch Seam panels can be tapered for placement on a conical roof.

#### Composition and Materials:

**Standard Offerings:** Dutch Seam panels are roll-formed from .032, .040 aluminum; 24 gauge metallic coated steel; or 24 gauge 55% Al-Zn alloy coated Steel with acrylic coating.  
**Special Offerings:** 16, 20 oz. copper; 22 gauge metallic coated steel; and .7mm zinc (MRD110 Only). Subject to minimum quantities and lead time.

#### Sizes and Profiles:

Dutch Seam panels are 11" wide (MRD110), 15" wide (MRD150), or 19 1/4" wide (MRD194). Panel lengths are cut to customer specifications, with a minimum of 2'; maximum to transportation limitations and/or product and project design considerations. Stiffening ribs standard, specify without.

#### Color and Finish:

A choice of over 30 stock colors is available in the KYNAR 500® PVDF or HYLAR 5000® PVDF finish (request color chart or chips). An anodized finish is available in Clear or Dark Bronze. Texture may be smooth or embossed.

### 4. TECHNICAL DATA

KYNAR 500® PVDF or HYLAR 5000® PVDF based finishes tested by paint supplier for:  
Dry Film Thickness: ASTM D 1005,

ASTM D 1400, ASTM D 4138 or ASTM D 5796

Specular Gloss: ASTM D 523  
Pencil Hardness: ASTM D 3363  
T-Bend Flexibility: ASTM D 4145  
Mandrel Bend Flexibility: ASTM D 522  
Impact Resistance: ASTM D 2794  
Adhesion: ASTM D 3359  
Water Immersion Resistance: ASTM D 870  
Abrasion Resistance: ASTM D 968  
Acid Resistance: ASTM D 1308  
Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018  
Salt Spray: ASTM B 117  
Cyclic Salt Spray: ASTM D 5894  
Humidity Resistance: ASTM D 2247  
Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153  
Color Retention, Florida Exposure: ASTM D 2244  
Chalking Resistance – ASTM D 4214  
Cleveland Condensing Cabinet: ASTM D 4585  
Cure Test, MEK Resistance: ASTM D 5402  
Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2  
Organic coatings meet requirements of AAMA 2605 when applied to aluminum.  
Panel testing/ratings:  
Structural: ASTM E 330 (Modified)  
Uplift/Load: ASTM E 1592  
UL580 Class 90 (UL File R12113)  
TAS 125  
Air Infiltration: ASTM E 283  
Water Penetration: ASTM E 331  
Wind Driven Rain: TAS 100 AAMA 501.1  
Fire Resistance: UL790/ASTM E 108  
Impact Resistance: UL 2218  
Penetration (Foot Traffic): ICC ES AC166, Par. 4.2  
Florida Product Approval: FL 3556 R4  
Load tables available upon request  
Galvanized Steel: ASTM A 653  
55% Al-Zn alloy coated Steel: ASTM A 792  
Aluminum: ASTM B 209  
Copper: ASTM B 370  
Coil Coating: ASTM A 755  
Field Tested and Approved

### 5. INSTALLATION

Dutch Seam is a structural continuous standing seam panel with an integral seam designed for roof slopes 2:12 and greater. Installation manuals and hands-on training via seminars are available through ATAS. Visit [www.atas.com](http://www.atas.com) for more information.

### 6. AVAILABILITY AND COST

#### Availability:

Dutch Seam panels are readily available through ATAS product distributors. A complete line of related components and

trim accessories is available to complete the roof system. Flat sheet and/or coil stock in matching color is also available for fabrication of related accessories by the installing contractor.

#### Cost:

Contact ATAS product distributors for current pricing.

### 7. WARRANTY

Products coated with a fluoropolymer, KYNAR 500® PVDF or HYLAR 5000® PVDF finish carry a limited warranty against chalking and fading.

### 8. MAINTENANCE

Dutch Seam panels are virtually maintenance free. Surface residue is easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with matching paint, available from the manufacturer.

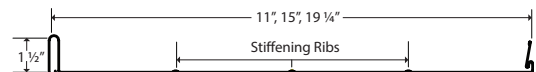
### 9. TECHNICAL SERVICES

Complete technical information and literature are available at [www.atas.com](http://www.atas.com). ATAS will assist with design ideas and shop drawings.

### 10. FILING SYSTEM

- [www.atas.com](http://www.atas.com)
- Additional product information is available from the manufacturer upon request.

*ATAS International, Inc., has the ability to customize panels per specific projects. Please contact the factory to discuss options for your project.*





# ATAS International, Inc.

## Sustainable Building Envelope Technology

Allentown, PA | Mesa, AZ | Maryville, TN  
800.468.1441 610.395.8445  
info@atas.com www.atas.com



### STANDARD COLORS (PVDF Finish)

PVDF resin based coatings provide high performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.



Black (02)



Forest Green (11)



Chocolate Brown (04)



Sierra Tan (09)



Sandstone (06)



Rocky Grey (16)



Ascat White (10)



Classic Bronze (01)



Teal (19)



Boysenberry (25)



Rawhide (15)



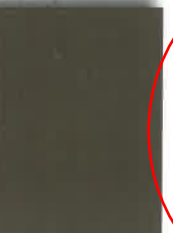
Regal Blue (18)



Charcoal Grey (62)



Bone White (26)



Medium Bronze (03)



Hemlock Green (30)



Redwood (07)



Concord Cream (05)



Slate Blue (21)



Slate Grey (20)



Hartford Green (27)



Patina Green (12)



Mission Red (08)



Almond (36)



Siann Blue (14)



Dove Grey (13)

### PREMIUM FINISH (PVDF Finish)

PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.



Antique Patina (24)



Champagne (31)



Coppertone (23)



Titanium (35)



Siversmith (28)



Brite Red (17)

### Stock Materials

ALL Standard & Premium Finish Colors are available in:

- 24 ga. steel
- .032 aluminum
- .040 aluminum

### Additional Stock Materials

#### Availability Key:

- ◆ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- + 22 ga. steel, .050 & .063 aluminum
- .050 aluminum
- .050 & .063 aluminum

Please inquire for custom materials and colors



A large Trex pergola with a dark grey slatted roof and white square columns stands on a grey composite deck. Underneath, a dining table with grey chairs and red cushions is set up. To the left, a black fireplace and two large wicker baskets are visible. The background is filled with lush green trees and a clear blue sky.

**Trex**®

**Trex**® Pergola™



# TREX PERGOLA LAYOUT & COMPONENTS



Trex Pergola kit layout for standard freestanding pergolas is a classic design utilizing beams, rafters and stringers supported by four columns. Our attached pergolas are supported by two columns with an included ledger to attach to your existing structure. Custom component sizes and configurations are also available.

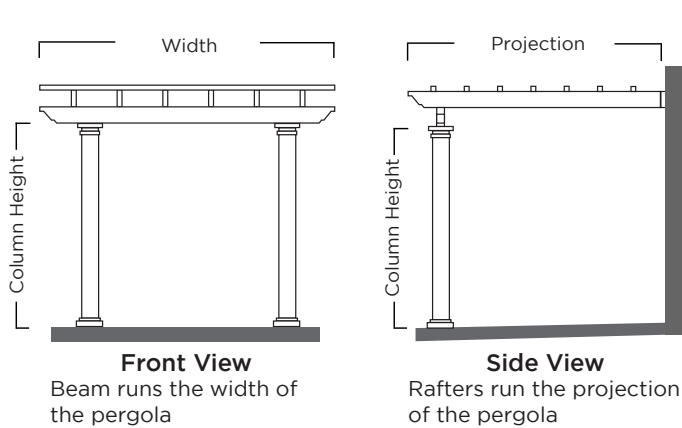
- ~~1 STRINGER: 1½" x 1½" spaced approximately 12" on center\*~~
- 2 RAFTER: 1½" x 7¼" spaced approximately 24" on center\*
- 3 BEAM: 3½" x 9½"
- ~~4 COLUMN: Selection of structural fiberglass columns available~~
- 5 LEDGER: 1½" x 7¼" (not pictured)

\* Trex Pergola + ShadeTree Canopy - Stringer spacing is approximately 24" on center - Rafter spacing is approximately 34" on center

## PERGOLA ATTACHMENT

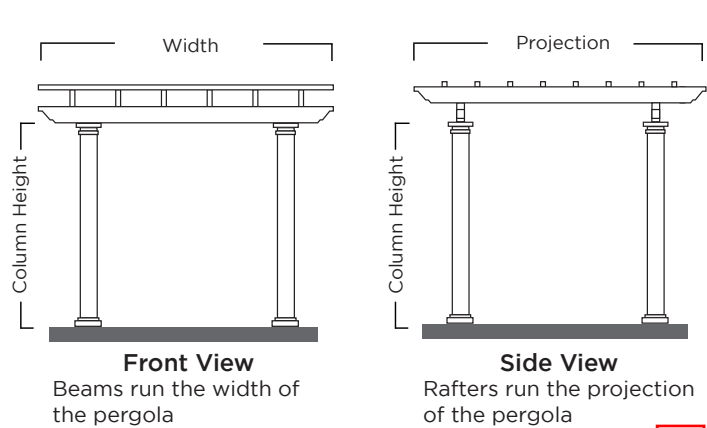
### Attached Pergola

An attached pergola has two columns supporting a single beam on one side of the pergola. A ledger is attached to the structure supporting the rafters on the opposite side.



### Freestanding Pergola

A freestanding pergola has four columns. Two columns support one beam on each side of the pergola.



# COLORLAST™ FINISHING PROCESS

Every low maintenance Trex Pergola comes standard with a smooth matte white finish that is ready to provide many years of carefree enjoyment and beauty.

Trex Pergola can also be finished with our exclusive ColorLast finishing process for an additional cost. ColorLast allows you to coordinate your pergola with your decking and railing or even your house trim.

- » 12 earthtone colors to coordinate with Trex decking and railing
- » 5 modern colors to dramatically accent your design
- » Custom-paint tinting is available to match any color desired
- » Superior performance under extreme temperatures
- » Highly resistant to scratching and chipping
- » 20-year warranty which covers cracking, peeling and blistering



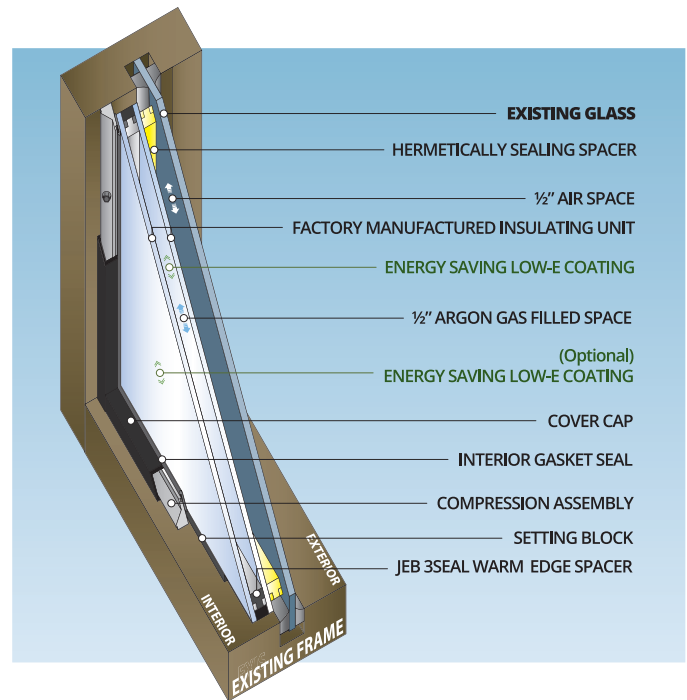
All ColorLast finishes are smooth in texture and may vary slightly from Trex decking & railing colors.

## Features two surfaces of Low-E coatings

The RENOVATE Facade Retrofit Technology is a unique retrofit system that uses an interior glazing method of hermetically sealing a factory-made insulating glass unit (IGU) to the existing monolithic glass window with a warm edge triseal spacer.

The RENOVATE system is a lower-cost alternative to a complete window rip-out and replacement with minimal disruption to existing tenants. The system maintains the look of an existing exterior building façade and affords significant energy savings.

RENOVATE is patented in the USA and Canada, and is designed and manufactured in the USA by RENOVATE by Berkowitz™.



## System Features

- Double Silver and Triple Silver Solar Control Low-E Glass Coatings
- 10-year material warranty
- 2-year labor warranty
- Components are U.S. Manufactured
- Warm edge spacer technology
- Proprietary hermetically sealing spacer
- Custom-colored trim to match building aesthetics
- Installation by Certified Installers

## System Advantages

- Significantly lower cost than a complete facade rip-out and replacement
- 20 to 25%+, on average, building energy savings
- Reduces building operating expenses
- Permanent installation
- No additional cleaning maintenance
- Minimal disruption to tenants
- Tax credits may be available
- Potential utility rebates
- Sound reduction and improved security
- Contributes a minimum of (4) LEED® points



RENOVATE by Berkowitz™  
One Gateway Blvd., PO Box 427  
Pedricktown, NJ 08067  
P: 800.257.7827 F: 856.299.4344  
www.RbBwindow.com<sup>60</sup>

For more information:  
Darrell Cherry, P: 856-229-1598  
dcherry@RbBwindow.com  
Mike Nicklas, P: 609-440-8079  
mnicklas@jeberkowitz.com



## System Options

	RbB Platinum	RbB Platinum Plus II	RbB Platinum Plus II XL
Double Silver Low-E	●	●	
Triple Silver Low-E			●
Pyrolytic Low-E Coated Glass		●	●
Argon-Filled Air Space	●	●	●

## System Performance

Data	Existing 1/4" Clear	RbB Platinum	RbB Platinum Plus II	RbB Platinum Plus II XL
<b>R-Value<sup>1</sup></b> (Center of Glass)	.97	5.56	6.67	6.67
<b>SHGC<sup>2</sup></b> (Solar Heat Gain Coefficient)	.84	.42	.35	.27
<b>STC<sup>3</sup></b> (Sound Transmission)	30	37	37	37
<b>Winter U-Value<sup>4</sup></b> (Center of Glass)	1.02	.18	.15	.15
<b>VLT</b> (Visible Light Transmission)	89%	63%	57%	50%

<sup>1</sup>R-Value – Higher is better <sup>2</sup>SHGC – Lower is better <sup>3</sup>STC – Higher is better <sup>4</sup>U-Value – Lower is better

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RENOVATE by Berkowitz™  
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For more information:  
Darrell Cherry, P: 856-229-1598  
dcherry@RbBwindow.com  
Mike Nicklas, P: 609-440-8079  
mnicklas@jeberkowitz.com

# Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility  
with Unmatched  
Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

## Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

## Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



**Brighton Landing, Cambridge, MA**  
Architects: ADD Inc., Cambridge, MA  
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

## Performance

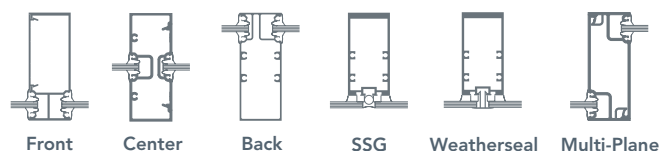
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

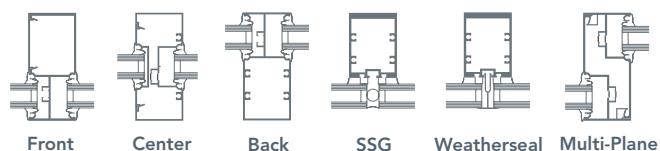
### Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

### Trifab VG 450



### Trifab VG 451/451T



## Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

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

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555

**KAWNEER**  
AN ALCOA COMPANY





**Features**

- Trifab™ VG 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- IsoLock™ lanced and debridged thermal break option with Trifab™ VG 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

**Optional Features**

- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System
- Profit\$Maker™ plus die sets available

**Product Applications**

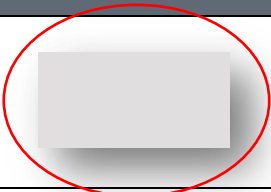
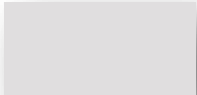


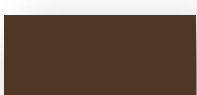


- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent™ Windows for Storefront Framing are easily incorporated

For specific product applications,  
Consult your Kawneer representative.

### Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

## ELF6811 STATIONARY LOUVER EXTRUDED ALUMINUM

### STANDARD CONSTRUCTION

#### FRAME

6" (152) deep, 6063T5 extruded aluminum with .125" (3.2) nominal wall thickness. Caulking surfaces provided.

#### BLADES

6063T5 extruded aluminum with .090" (2.3) nominal wall thickness. J-style blades (formerly "weatherproof") are positioned at 45° angle and spaced approximately 6" (152) center to center.

#### SCREEN

5/8" x .040" (16 x 1) expanded, flat-tened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.

#### FINISH

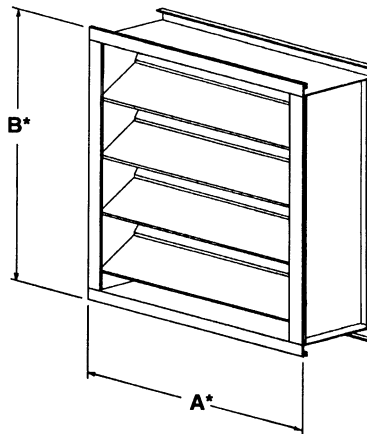
Mill.

#### MINIMUM SIZE

12"w x 12"h (305 x 305).

#### MAXIMUM FACTORY ASSEMBLY SIZE

Shall be 64 sq. ft. (6m<sup>2</sup>) per section, not to exceed 120" wide and 90" high (3048 and 2286) or 90" wide and 120" high (2286 and 3048). Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.



### FEATURES

The ELF6811 offers:

- Hidden mullions for attractive appearance.
- All aluminum construction for low maintenance and high resistance to corrosion.
- Low pressure drop with high free area.

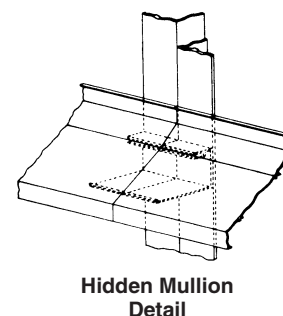
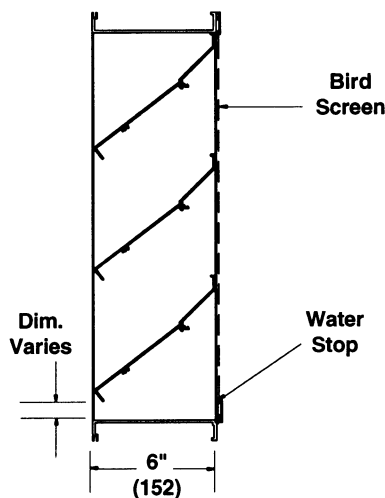
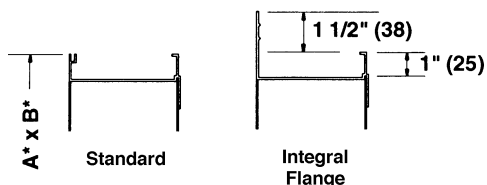
### VARIATIONS

Variations to the basic design of the louver are available at additional cost. They include:

- Extended sill.
- Hinged frame.
- Front or rear security bars.
- Filter racks.
- A variety of bird and insect screens.
- Selection of finishes: baked enamel (modified fluoropolymer), epoxy, Kynar, Acrodize, prime coat, integral color and clear anodize, (Some variation in anodize color consistency is possible.)

Consult Ruskin for other special requirements.

### FRAME CONSTRUCTION



Dimensions in inches, parenthesis ( ) indicate millimeters.

\*Units furnished 1/4" (6) smaller than given opening dimensions.

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A"-WIDE	B"-HIGH		
PROJECT ARCH./ENGR. REPRESENTATIVE			LOCATION CONTRACTOR DATE		

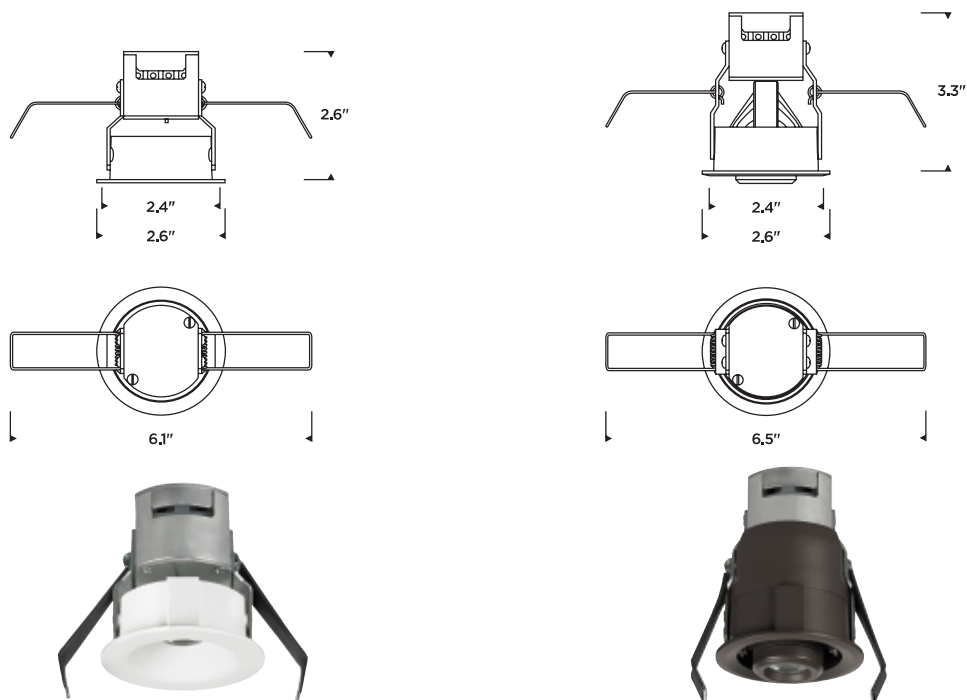


STEP  
**1** CHOOSE A DESIGN

## LUCARNE LED NICHE LIGHTS

Lucarne LED Niche lighting is a versatile accent lighting option for your home or commercial space. With multiple color temperatures and beam spread options available you can customize your installation to direct light where and how it is needed. For highlighting objects, drawing attention to architectural details and improving overall illumination indoors or out, Lucarne Niche lights adds a designer's touch.

### ROUND



STYLE	Round Fixed Down Light			Round Adjustable Down Lights		
ITEM NUMBER (12V)	95411S(-xx)	95412S(-xx)	95413S(-xx)	95416S(-xx)	95417S(-xx)	95418S(-xx)
ITEM NUMBER (24V)	95511S(-xx)	95512S(-xx)	95513S(-xx)	95516S(-xx)	95517S(-xx)	95518S(-xx)
FINISH	(-15) White, (-171) Antique Bronze, (-849) Silver			(-15) White, (-171) Antique Bronze, (-849) Silver		
COLOR TEMPERATURE	2700K	3000K	4000K	2700K	3000K	4000K
VOLTAGE	12v AC or 24v AC			12v AC or 24v AC		
LUMENS	300			300		
POWER CONSUMPTION	5.5w			5.5w		
EFFICACY	55 lm/w			55 lm/w		
COLOR RENDERING INDEX	90			90		
RATED AVERAGE LIFE	50,000 hours to 70%			50,000 hours to 70%		
DIMMING RANGE <sup>(1)</sup>	Down to 10%			Down to 10%		
INCLUDED LENSES	30° and 65°			30° and 65°		
MATERIAL	Steel/Aluminum			Steel/Aluminum		
CERTIFICATION	ETL Wet Location and IC Rated			ETL Dry		

<sup>(1)</sup> Ambiance LED Niche Lights perform best with electronic transformers and electronic low-voltage (ELV) dimmers. See pg. 96 for more on dimming.

**PHILIPS**  
**Stonco**

Wall mount

LytePro LED Sconce

LPW7



Project:

Location:

Cat.No:

Type:

Quantity:

Notes:

The Philips Stonco LytePro LED Small Wall Sconce LPW7 features outstanding value in a compact, architectural design. This wall sconce offers chip-on-board (COB) LED technology for outstanding energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

#### Stocked luminaires – Ordering guide<sup>1</sup>

Catalog Number	Description	Master Pack, Qty	UPC Code
<b>LPW7-8BZ</b>	LPW7, 14W COB LED, 350mA, 4000K, 120-277V, Bronze textured paint	6	786034960441
<b>LPW7-8DGY</b>	LPW7, 14W COB LED, 350mA, 4000K, 120-277V, Dark gray textured paint	6	786034960458
<b>LPW7-1BZPCB</b>	LPW7, 14W COB LED, 350mA, 4000K, 120V, Bronze textured paint, w/button photocell	6	786034960472

#### Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
<b>LPWCVRPLT-BZ</b>	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	786034960618

#### Description of catalog codes

Family	Drive current	Voltage	Finish	Options
LPW7 = LytePro 7 LED Small Wall Sconce	(Blank – standard 350mA drive current)	8 = 120-277V 1 = 120V	BZ = Bronze textured paint DGY = Dark gray textured paint	PCB = Button photocontrol

1. Color availability and options vary by model; consult stock luminaires ordering guide above.

# LPW7 LytePro LED Small Wall Sconce

## Features

- LPW7 wall sconce delivers 1,154 lumens at 14W, with an efficacy of 82 lumens per watt.
- 14W LED may effectively replace 60–200W incandescent, 26–42W compact fluorescent and 35–39W HID luminaires.<sup>2</sup>
- 4000K neutral white at 70 CRI (minimum) is standard.
- Offers two in-stock colors on standard units.\*
- 5-year limited warranty;see philips.com/warranties for specific details.

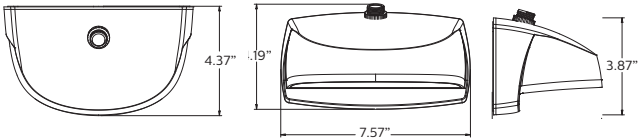
## Performance/Specifications

Distribution	Type 2
Initial Lumens (4000K)*	1,154
Average Wattage*	14
Lumens/Watt	82
BUG Rating*	B1/U0/G1
Luminaire Weight	~4lbs (1.8Kg)

## Ratings/Approbations/Certifications

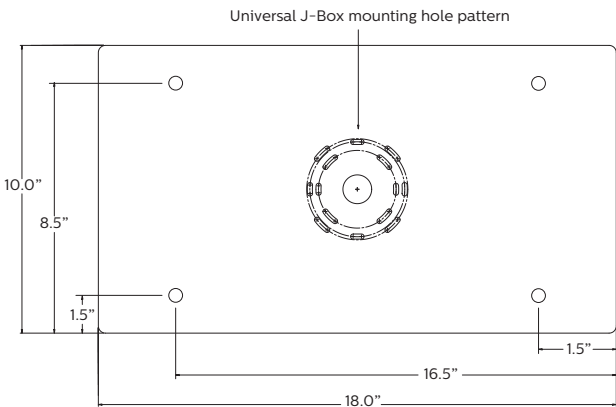
Ingress Protection	IP65 Optical
DLC Listed	DLC QPL
cETLus	Certified for use in wet locations
Rated Ambient Temperature	-30°C (-22°F) to 40°C (104°F)

## Fixture Dimensions<sup>3</sup>



## Accessory Dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.

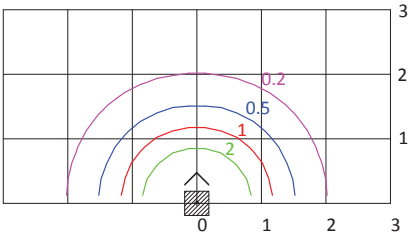


2. Comparable equivalency to HID and other lamp sources depends on multiple criteria including mounting height, fixture spacing, efficiency, performance and classification of the luminaire being replaced and application lighting criteria required for the given project.
3. PCB shown for placement only, available on specific models only (see ordering guide).

## Distribution Pattern

LPW7 - 8' MOUNTING HEIGHT			
MOUNTING HEIGHT	6'	8'	10'
MULTIPLIER	1.78	1.0	0.64

- 4. Isolines shown at 2.0, 1.0, 0.5, & 0.2 FC.
- 5. Choose mounting height. Use MULTIPLIER (X) EXISTING FC VALUE = NEW FC VALUE.
- 6. FC values are based on initial lumen output.
- 7. Gridline spacing is in units of chosen mounting height.





# LPW7 LytePro LED Small Wall Sconce

## General Description

The Philips Stonco LytePro LED Small Wall Sconce LPW7 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW7 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Three SKU's are available as in-stock configurations (2-day quick ship). Two standard finishes. 120V button photocell is available in bronze only.

## Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

## Mounting

Easy interlocking hook and mount housing/backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes (mounted horizontally) or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

## IP Rating

Optical compartment is IP65 rated.

## LED Board and Array

Provides up to 82 lm/W at the system level. Standard color temp is 4000K +/- 250K, minimum 70 CRI.

## Electrical

Driver efficiency (>90% standard). 120-277V. Temp range: -30°C (-22°F) to 40°C (104°F). Open/short circuit protection. RoHS compliant.

## Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -30°C to 40°C (-22°F to 104°F). DesignLights Consortium® qualified. Stocked SKUs of the LPW family are made in China.

## Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) textured polyester powdercoat finish. Two standard colors are available: Dark Grey, and Bronze. Specific options are only available in bronze.

## Warranty

LPW7 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See [philips.com/warranties](http://philips.com/warranties) for details.

## LED Performance:

### PREDICTED LUMEN DEPRECIATION DATA<sup>4,6</sup>

Ambient Temp. °C	Calculated L70 hrs <sup>5</sup>	Reported L70 Per TM-21 <sup>5,6</sup>	Calculated Lumen Maint. % @60,000 hrs
up to 40°C	>200,000 hrs	>36,000 hrs	97%

4. Calculated performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

5. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.

6. Reported per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.



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[philips.com/luminaires](http://philips.com/luminaires)



Philips Lighting North America Corporation  
200 Franklin Square Drive, Somerset, NJ 08873  
Tel. 855-486-2216

Imported by: Philips Lighting,  
A division of Philips Electronics Ltd.  
281 Hillmount Rd, Markham, ON, Canada L6C 2S3  
Tel. 800-668-9008

Madison Collection

Madison Outdoor 1 Light Wall Light in Black

9653BK (Black (Painted))

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Type: \_\_\_\_\_

Qty: \_\_\_\_\_

Comments: \_\_\_\_\_



Dimensions

Height	19.75"
Width	8.00"

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	60W	4071CLR	

Ordering Information

Product ID	9653BK
Finish	Black (Painted)
Available Finishes	BK, TZ
Collection	Madison Collection

Dimensions

Extension	8.50"
Height from center of Wall opening	15.50"
Base Backplate	4.50 X 5.75
Weight	4.00 LBS

Specifications

Material	Aluminum
Glass Description	Clear Beveled

Electrical

Voltage	120V
Lead Wire Length	15.5"

Qualifications

Safety Rated	Wet
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
Number of Lights/LEDs	1
Max or Nominal Watt	100W
Socket Wire	105
Socket Type	Medium
Lamp Type	A19

ADDRESS OF PROJECT: 808 N. Washington Street  
 TAX MAP AND PARCEL: 054.04-02-07/054.04-02-06 ZONING: CD-X

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: Shakti, LLC

Address: 808 N. Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail: townemotel808@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_

Name: Chris Comeau

Phone: 703-476-3900

E-mail: chrisc@archinc.com

Legal Property Owner:

Name: Shakti, LLC

Address: 808 N. Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 571-232-9048 E-mail: townemotel808@gmail.com

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

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



**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).*

The project consists of a new five-story hotel at 808 N. Washington St.  
 The project has been previously approved for demolition of the existing  
 motel and relocation of the existing townhouse as well as endorsed  
 for the general height, mass, scale and architectural character. The  
 project consists of major elements of brick veneer, visually separated  
 by window wall "hyphens". There is a rusticated base incorporating  
 accent brick bands or brick recessed reveals. The project also consists  
 of a rooftop screen, recessed from the main facade plane to  
 minimize its appearance from the street.

**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: Christopher Jay Comer AIADate: 3/17/17



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rajnikant Patel	4892 Annandale Dr. Fairfax, VA 22030	50%
2. Bharti Patel	4892 Annandale Dr. Fairfax, VA 22030	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 N Washington St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rajnikant Patel	808 N. Washington St	50%
2. Bharti Patel	808 N. Washington St	50%
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.	n/a	n/a
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.

\_\_\_\_\_  
Date

RAJNIKANT PATEL  
Printed Name

Rajnikant Patel  
Signature



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 808 N. Washington Street

Zone CD-X

A2. 19,757 sf

x 2.5

= 49,393 sf

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	n/a	Basement**	
First Floor	1,575	Stairways**	
Second Floor	1570	Mechanical**	
Third Floor	654	Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>	<b>3,799</b>		

B1. Existing Gross Floor Area \*  
3,799 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
306 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
3,493 Sq. Ft.  
(subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	10,248	Stairways**	
Second Floor	11,140	Mechanical**	
Third Floor	11,183	Other**	
Porches/ Other	11,182 + 10,832	Total Exclusions	
<b>Total Gross *</b>	<b>54,585</b>		

C1. Proposed Gross Floor Area \*  
54,585 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
9,097 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
45,488 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 48,981 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 49,393 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	n/a
Required Open Space	n/a
Proposed Open Space	1,750 (8.86%)

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

Signature: [Signature]

Date: 3/17/17