

Docket Items #6 & #7
BAR CASE # 2017-00475 &
2017-00476

BAR Meeting
February 7, 2018

ISSUE: Permit to Demolish/Capsulate for partial demolition, Certificate of Appropriateness for alterations and a Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Old Town 2, LLC

LOCATION: 1006 King Street

ZONE: KR/ King Street Retail

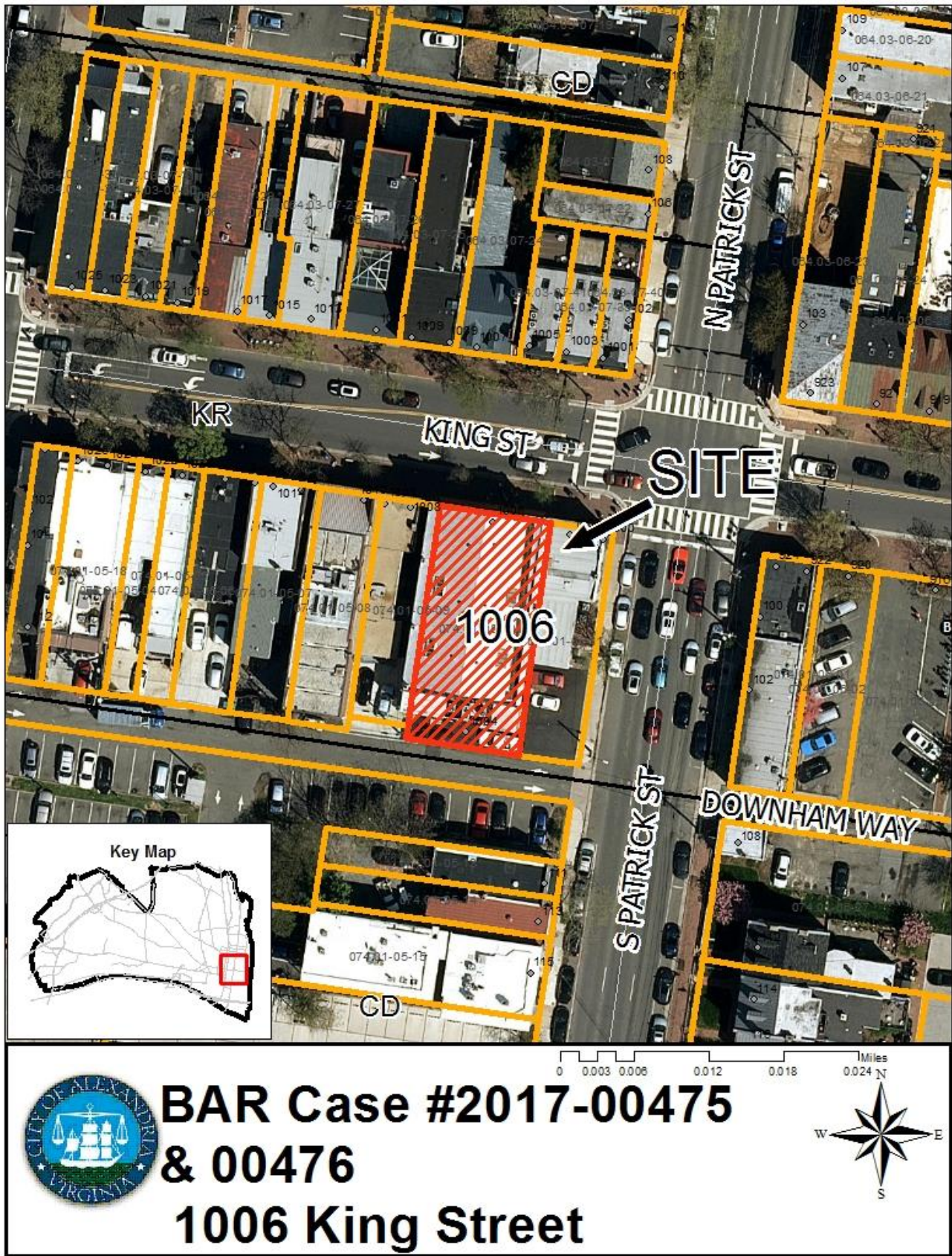
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and waiver of rooftop mechanical screening, with the following condition:

1. The final location of rooftop mechanical units must be determined in the field with staff to ensure they are in the best location to eliminate or minimize visibility.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0475) and Certificate of Appropriateness (BAR #2017-0476) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting approval to demolish the existing fixed metal awning and storefront windows and door and a Certificate of Appropriateness for alterations in order to install a new storefront system at 1006 King Street. In addition, the applicant requests approval of a Waiver of the Rooftop Screening Requirement in order to allow for two roof-mounted heat pumps.

The early 1970s fixed awning and projecting multi-light storefront windows will be demolished in order to install a new storefront system. A small amount of masonry now encapsulated behind the existing awning will also be demolished.

The new storefront system will accommodate three new doors, one for an upper level tenant, and separate storefronts for two future retail tenants on the first floor. While the new storefront windows will be located on the front property line, the entrances to the tenant spaces will be inset. The storefront will be framed by steel “I” beams with full-light storefront windows over wood panels. A multi-light transom three panes tall will be located over the entire storefront. A new brick soldier course will be installed over the new storefront. The previously painted masonry building will be repainted with a new color scheme.

A new flush metal door, painted to match the adjacent wall surface, will be installed on the rear elevation in order to provide emergency egress from the building. In addition, two rooftop heat pumps measuring 4’-5” tall are proposed on south end of the upper flat roof.

Signage will be submitted under a separate BAR application after tenants are selected.

II. HISTORY

The large, highly ornamented two-story brick commercial building at 1006 King Street was constructed in **1895**, according to the date stamped in its metal cornice, and originally housed a grocery and meat market on the first floor and a “public hall” on the second floor. Later, by 1921, the upper story held a clothing factory. Photographs from the mid-20th century (Figures 1 & 2) show the building with a relatively simple storefront consisting of two angled vestibules leading to recessed doorways between three sections of glazed show windows. A full width vernacular neoclassical style entablature above the storefront contained signage on its fascia board with a molded wood or metal cornice across the top. Staff does not believe that this Colonial Revival style storefront is original to this building, as the design of the Victorian period upper story is far more elaborate, with a series of six arched windows, a corbeled brick cornice and ornate metal parapet with peaks and finials and it leaves a proportionally odd, unadorned brick spandrel between the top of the storefront and the second floor window sills. It is likely that the simpler storefront was installed in the mid-20th century, when the Victorian styles were not held in high regard in Old Town, though no permits were located for this alteration.



Figure 1: Photo from the 1958 (Alexandria Library Special Collections)



Figure 2: Photo from 1964 (Alexandria Library Special Collections)

The existing storefront, designed by Vosbeck and Vosbeck, dates to **1971** (Permit #27909, 1/8/1971). On September 1, 2004, the BAR approved the removal of this 1970s storefront and a new storefront (BAR Case #2004-0151 & 0152) but that project was never undertaken.

III. ANALYSIS

Permit to Demolish

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

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The majority of the demolition will impact the inappropriate 1970s era alterations and possibly a small amount of historic masonry remaining behind the fixed awning. Based on the historic photos, this portion of the façade did not contain any character-defining features of uncommon design or historic merit, and its removal would not compromise the integrity of the building as a whole. Staff recommends approval of the Permit to Demolish/Capsulate as submitted.

Certificate of Appropriateness for Alterations

Staff commends the applicant for undertaking the rehabilitation of such a prominent historic commercial building on King Street. While the 1970s alterations were likely intended to modernize the retail storefront at the time, the changes were not historically appropriate and do not relate to the original architectural character of the building. Staff supports the design of the new metal and glass storefront system, which is more stylistically appropriate and compatible with the elaborate second floor and parapet of this late 19th century building than either the Colonial Revival style storefront in the historic photos or the existing 1970s storefront.

The increased height of the proposed storefront helps to provide additional natural light into the tenant spaces, which has a very tall ceiling because it accommodates an existing mezzanine level in the rear, and resolves the oddly proportioned masonry spandrel above. Further, although the original building was constructed for a single ground-floor tenant, the bays of the new storefront system will help identify the three distinct tenant spaces, while still being compatible with the proportions of the overall building and the decorative parapet above.

Staff has no objection to the installation of the simple flush metal painted egress door on the rear elevation, which is a building code requirement, as it is adjacent to an existing loading bay door fronting on the public alley. Staff notes that some additional very minor adjustments may need to be made to the sidewalk or door thresholds to meet building code requirements for handicap accessibility and staff will review this during the building permit review.

Rooftop HVAC Screening Requirement

The zoning ordinance requires that all rooftop mechanical equipment throughout the city be concealed or screened, however it does not clearly define where the HVAC units must be screened from. Section 6-403(B)(3) of the zoning ordinance permits the BAR to waive the screening requirement for rooftop mechanical equipment, should the BAR find that the screening would be more visually obtrusive than the units themselves, or if the screening would damage a historic structure. As the BAR's purview is limited to what may be seen from a public way, the BAR has, generally, considered the units to be functionally concealed if they were not visible from a pedestrian standing on the sidewalk across the street, though in some cases views from neighbor's upper floors has also been considered when a waiver of screening was being requested.

In this case, the applicant has provided sight line graphics indicating that the new units on the roof of the primary structure will very likely not be visible, and certainly less than the existing units on the lower roof in the alley which have prominent screening. Therefore, staff supports the request to waive screening requirement for the rooftop units but recommends a condition that the final location of rooftop mechanical units must be determined in the field with staff to ensure they are in the best location to eliminate or minimize visibility.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 No signage is being proposed.
- C-1 Proposed interior and exterior alterations comply with zoning.
- C-2 Proposed uses shall comply with Zoning Ordinance § 6-702.
- C-3 Applicant must submit a plat containing the existing building footprint. Also, provide a separate plat with the proposed modification shown.
- C-4 Applicant must submit a completed Floor Area Ratio and Open Space Calculations Form.

Code Administration

- C-1 Existing floor plan required
- C-2 Separate tenant spaces will require separate exits for each individual space. This will need to be indicated on plan.
- C-3 A building permit, plan review and inspections are required prior to the start of construction.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. Previously reviewed under [BAR2007-00192] (T&ES)
- F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F3. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

- 1 – Application for BAR 2017-00475 and BAR 2017-00476, 1006 King Street*
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 1006 KING STREETTAX MAP AND PARCEL: 074.01-05-10 ZONING: KRAPPLICATION 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: OLD TOWN 2 LLCAddress: C/O KING & SPALDING LLP 100 N TRYON ST SUITE 3900City: CHARLOTTE State: NC Zip: 28202Phone: 704-423-1720 E-mail: RKRACKE@ASANAPARTNERS.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: PAUL BECKMANN, AIA Phone: 703-927-7807E-mail: pbeckmann@beck-arch.com

Legal Property Owner:

Name: OLD TOWN 2 LLCAddress: C/O KING & SPALDING LLP 100 N TRYON ST SUITE 3900City: CHARLOTTE State: NC Zip: 28202Phone: 704-423-1720 E-mail: RKRACKE@ASANAPARTNERS.COM

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

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

BAR Case # _____

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).*

Removal of existing storefronts and awning. Installation of new multi-tenant storefront with new doors and structural frame.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature:  _____Printed Name: PAUL BECKMANN, AIADate: 12/20/2017



Series 401

1 3/4" x 4 1/2" Storefront Framing

CONFIGURATIONS

Shear Block • Screw Spline • Can Receptor

Series 401 is an economical flush glaze system available in both shear block and screw spline fabrication methods. Series 401 Storefront can accommodate all standard 1 3/4" entrances as well as WV410 vents. Vertical mullions will accept steel reinforcement to enhance structural performance.

Features

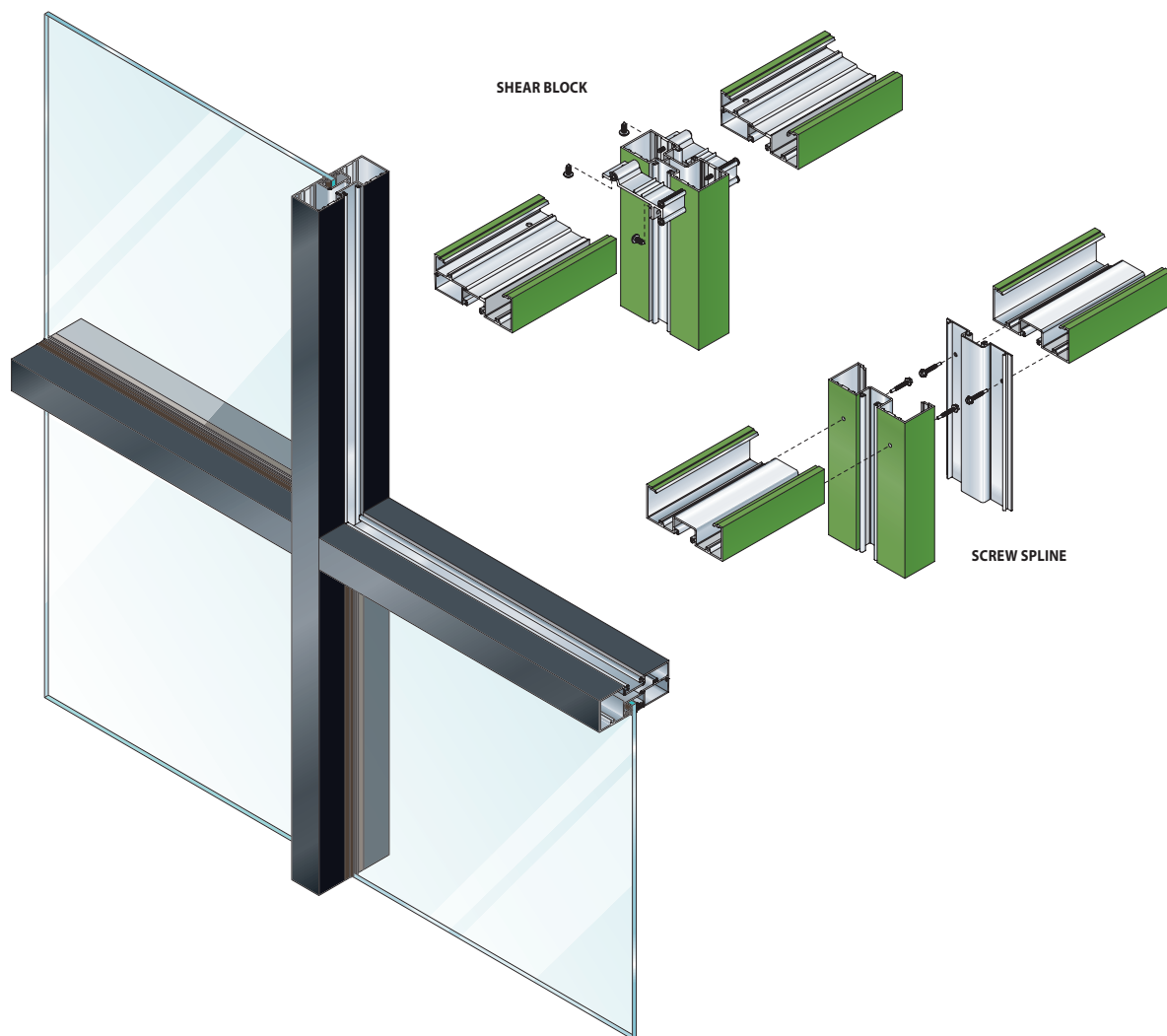
Optional Roto-Vent™ ventilator
Two fabrication/erection options (screw spline, shear block)
Open back and shear block door frames with transom bars and rubber weather stripping
The same glazing gasket used for exterior and interior
Accommodates up to 5/16" glazing
2-way corner mullions (90° & 135°)
3-way corner mullions (T-mullions)
0°-15° and 15°-30° variable mullions
Various height intermediate horizontals and sills
Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.
Anodized and painted finishes available

Benefits

Allows ventilation while maintaining security
Method of installation fits job conditions
Provides field/shop flexibility for erector
Compatible with all 1 3/4" and 2" EFCO doors
Simplifies ordering and installation
Allows optimized use of gasket
Handles the most popular glass thicknesses
Design flexibility
Multifaceted elevations
Custom applications
Ability to maintain desired sight line
Increased product versatility
Multiple options to answer economic and aesthetic concerns

Series 401

1 3/4" x 4 1/2" Storefront Framing



PERFORMANCE DATA

SYSTEM 401 STOREFRONT FRAMING

AIR INFILTRATION <.06 CFM/SF @ 6.24 PSF
 WATER NO LEAKAGE @ 10.0 PSF
 STRUCTURAL visit MyEFCO at www.efcocorp.com

Note: All performance value data is based on laboratory testing per AAMA 101/15.2/A440 for Air/Water/Structural, ASTM E90 and or E413 for Acoustical, AAMA 507 and or NFRC 100/200/500 for UFactors and AAMA 1503 for Condensation Resistance Factor (CRF). Printed values are subject to change pending the frequency of recertification testing. Field results will vary depending on size, the field test method, the addition of sub-frames, panning, mullions, accessories and installation into the surrounding condition.

Note: Job specific performance ratings may vary due to differences in glass and glass spacer selection. If NFRC certified ratings are required, EFCO recommends requesting a CMA Bid Report at the bid stage from EFCO's Product Technical Support Group to ensure performance will meet project specifications

GLAZING

SYSTEM 401 CAN BE INSIDE OR OUTSIDE GLAZED WITH EXTRUDED ALUMINUM, SNAP-IN GLAZING BEAD. GLASS IS "DRY GLAZED" WITH TOP LOAD GASKET. GLAZINGS OF 3/16" TO 5/16" INFILL PANELS ARE ACCOMMODATED. SEE GLAZING CHART BELOW FOR EXACT SIZE.

SYSTEM 401 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL												
	3/16"	1/4"	5/16"	3/16"	1/4"	1/4"	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"
MONOLITHIC GLASS	C	A	C	C	A	A	C									
INSULATED GLASS																

*-Obscure glass thickness
 **-Laminated glass thickness

A-Available glazing option
 C-Adaptor and/or gasket required
 Blank - N/A

Series 401

1 3/4" x 4 1/2" Storefront Framing

Frame Construction

The frames have a depth of 4 1/2" and a nominal material wall thickness of .080". Members are extruded 6063-T6 aluminum alloy. Corner construction employs screw spline or shear block methods. See Illustration 1 & 2.

Door Frames

System 401 offers integral entrance frames as a part of the framing system. Members are nominally .080" in thickness.

Weather Stripping

All entrance frames are weather-stripped with bulb gasket.

Glazing

System 401 can be inside or outside glazed with extruded aluminum, snap-in glazing bead. Glass is "dry glazed" with top load gasket. Glazings of 3/16" to 5/16" infill panels are accommodated. See Glazing Chart for exact size.

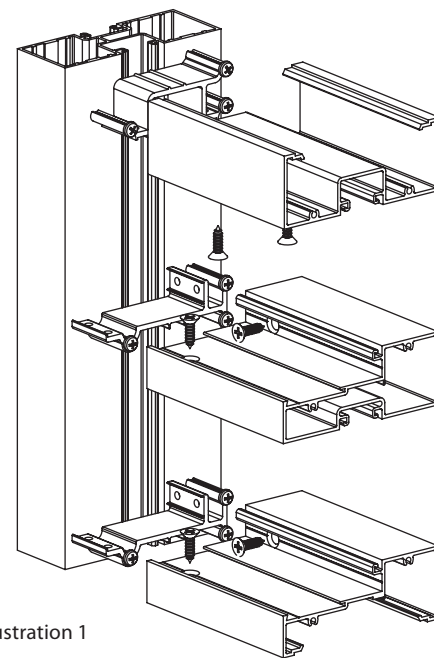


Illustration 1

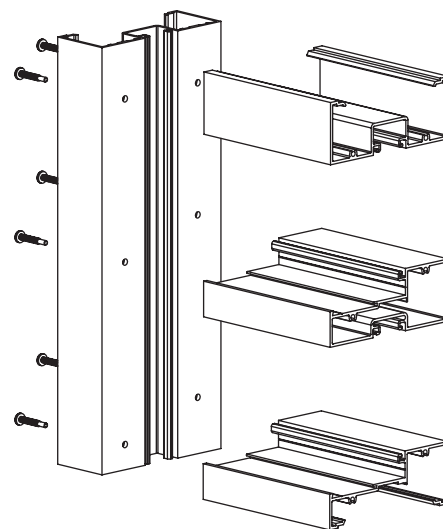


Illustration 2



Odyssey™ Split Systems

Cooling, Heat Pump and Air Handling Units



Odyssey Split Systems are compact, flexible and easy on the budget.

Odyssey Split Systems are ideal for office buildings, hotels, schools, churches, municipal and industrial facilities. These air-cooled split systems are designed and tested to be flexible and dependable.



Trane provides greater application flexibility by allowing Odyssey units to be matched with alternate offerings within the Trane portfolio.

Outdoor Unit Compressor Options							
Tons	6	7½	10	12½	15	20	25
Cooling							
Single	X	X	X				
Dual			X	X	X	X	
Manifolded			X		X	X	X
Heat Pump							
Single	X	X	X				
Dual					X	X	
Indoor Unit Options							
Tons	5	7½	10	12½	15	20	25
Air Handler							
Single Circuit	X	X	X				
Dual Circuit	X	X	X	X	X	X	X

Odyssey: The next generation

Trane provides an unparalleled offering with its next generation Odyssey™ light commercial split systems line. Unlike typical split systems on the market, Odyssey offers easy servicing, built-in reliability, ease of installation and outstanding customer service.

- 8-12% increase in energy efficiency
- Safer for the environment
- Expanded system controls (ReliaTel™)
- Full rated capacity delivered at designed conditions

Flexible applications

Trane offers single, dual and manifolded compressor options, each with their own benefits. Single compressor outdoor units feature a single refrigeration circuitry, lowering job installation costs by requiring only one set of refrigerant lines.

Equally important, Odyssey offers single refrigerant circuit/capacity unloading models. The unloading units feature dual manifolded scroll compressors with two stages of capacity modulation and a single refrigeration circuit.

Dual compressor/dual circuit models give true stand-by protection - if one compressor fails, the second will automatically start-up. Also, the first compressor can be serviced without shutting down the unit since the refrigerant circuits are independent.

Dual compressor models also save on energy costs. During light load conditions, only one compressor will operate to save energy. On select



Odyssey Split Systems exceed the Trane reputation for quality and reliability. A wide range of models allows you to select a system that will meet your particular comfort and building needs.

air handlers, a factory installed variable frequency drive (VFD) is available. These 2 speed and Single Zone VAV (SZVAV) solutions combined with condensing units that have multiple compressors provide increased part load performance (IEER) when conditions are not at the max design condition. Additionally, some states have adopted codes that require this type of performance.

Easy to install

Odyssey units are built with installation in mind. With a smaller footprint, the outdoor unit takes up less space and weighs less, making its installation more efficient and economical. Our indoor air handlers are built to be installed in confined spaces, fitting through standard doorways and freight elevators.

Built-in reliability

Our split systems stand apart from other manufacturers in quality, reliability and total value. We run-test our systems at the factory

to ensure at installation they will function and operate as designed, giving you peace of mind.

Backed by our warranties,

Trane ensures your split system will function as needed, when needed - with no interruptions to comfort and your day-to-day business.

Easy to service

Designed for easy servicing, Odyssey units have standardized cabinets and components. Numbered and color-coded wiring may speed up service time.

Available when needed

Odyssey products are stocked in numerous warehouse locations to make it easy to ship a unit to you. Whether it's an emergency replacement for a unit that went down, a planned replacement or new construction, Odyssey will provide the right product, at the right place and at the right time.

Attachment 2

Cooling Units (60 Hz)

Model		TTA073D, TWE090D	TTA090D, TWE090D	TTA120D/E/F, TWE120D/E	TTA150E, TWE150E	TTA180E/F, TWE180E	TTA240E/F, TWE240E	TTA300F, TWE300E
Mode		Cooling	Cooling	Cooling	Cooling	Cooling	Cooling	Cooling
Power Supply	V/Hz/Ph	208/240V, 460, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph	208/240V, 460V, 575V/60Hz/3Ph
Capacity Range	MBh	77	94	124/122/123	154	185/186	263/254	307
Rated Capacity	MBh	75	92	120/119/120	150	180/180	254/246	292
EER / HSPF		11.2	11.2	11.2	11	11	10	10
IEER		13	12.2	12.2	13.7	12.9/12.5	10.9/11.9	11
Indoor	Dimension (H/W/D)	In	58.6" x 28.5" x 51"	58.55" x 28.5" x 67"	73.7" x 31.25" x 83"	73.7" x 31.25" x 83"	76.53" x 33.75" x 95"	76.53" x 33.75" x 95"
	Net Weight	Lbs	232	323	393	676	675	818
	Filters	In	(3) 16 x 25 x 1	(3) 16 x 25 x 1	(4) 16 x 25 x 1	(8) 15 x 20 x 2	(8) 15 x 20 x 2	(4) 16 x 25 x 2 (4) 16 x 20 x 2
Outdoor	Dimension (H/W/D)	In	43.54" x 43" x 36.5"	43.54" x 43" x 36.5"	43.49" x 53" x 40.5"	49.48" x 53.25" x 41"	49.48" x 94.75" x 47"	49.48" x 94.75" x 47"
	Net Weight	Lbs	300	298	395/438/438	468	723/725	837/835
	Refrigerant Field Charge	Lbs R-410A	15.7	17.6	22.5/24.8/21.2	30.7	39/37.6	43.8/41.3

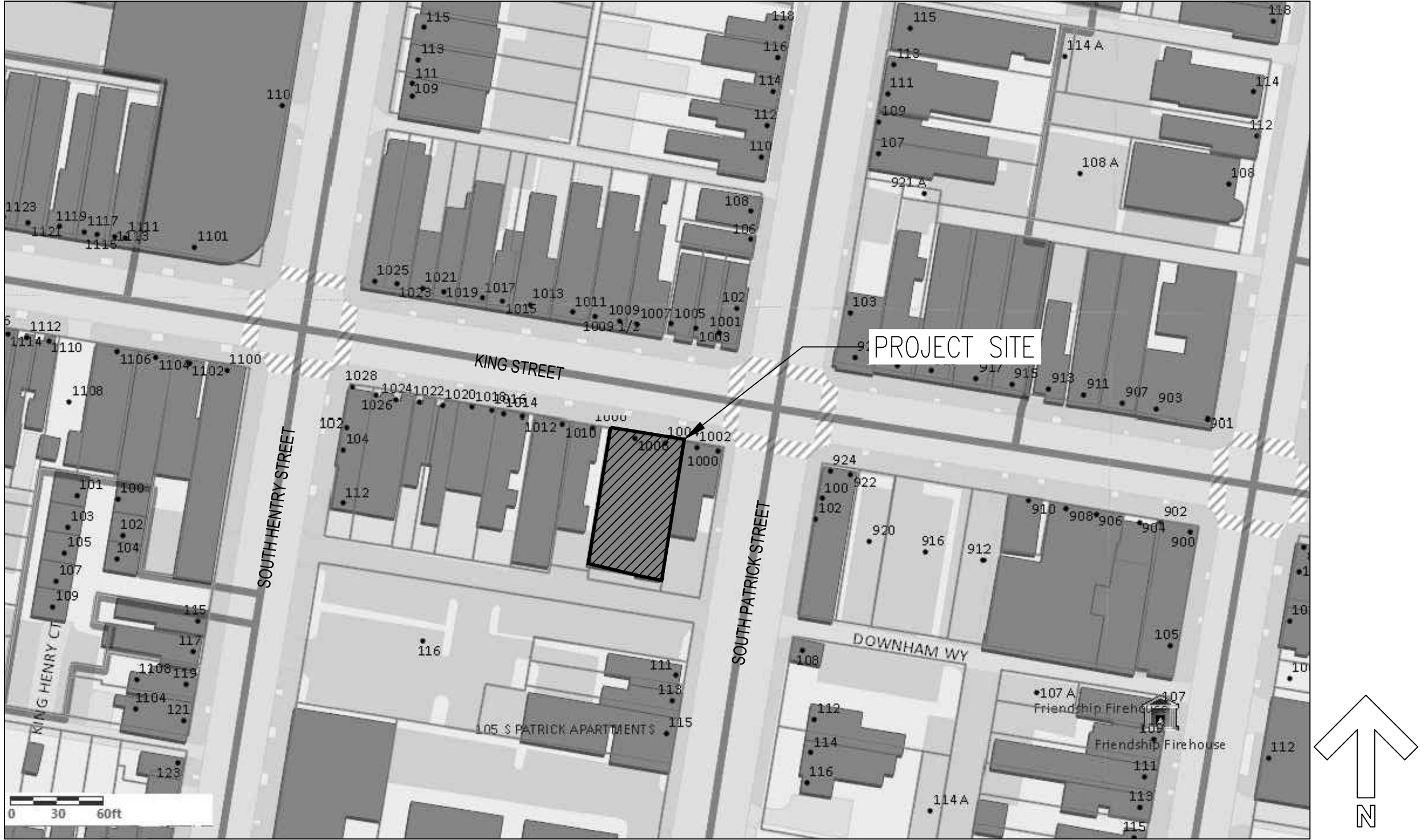
Heat Pump Units (60 Hz)

Model		TWA073D, TWE090D		TWA090D, TWE090D		TWA120D, TWE120D		TWA180E, TWE180E		TWA240E, TWE240E	
Mode		Cooling	Heating (L/H)	Cooling	Heating (L/H)	Cooling	Heating (L/H)	Cooling	Heating (L/H)	Cooling	Heating (L/H)
Power Supply	V/Hz/Ph	208/240, 460, 575/60/3		208/240, 460, 575/60/3		208/240, 460, 575/60/3		208/240, 460, 575/60/3		208/240, 460, 575/60/3	
Capacity Range	MBh	80	40/69	93	49/82	123.8	75/105	185.6	109/174	255.1	134/236
Rated Capacity	MBh	78	-	90	-	120	-	180	-	246	-
EER / COP		11	3.3/2.3	11	3.3/2.3	11	3.3/2.2	10.6	3.2/2.3	10	3.2/2.0
Indoor	Dimension (H/W/D)	In	48 1/8 x 39 5/8 x 23 5/8	54 1/8 x 49 1/8 x 26 1/2		54 1/8 x 65 1/8 x 26 1/2		69 1/8 x 81 1/4 x 30		71 5/8 x 94 1/4 x 32 1/8	
	Net Weight	Lbs	232	323		393		675		818	
	Filters	In	(3) 16 x 25 x 1	(3) 16 x 25 x 1		(4) 16 x 25 x 1		(8) 15 x 20 x 2		(4) 16 x 25 x 2 (4) 16 x 20 x 2	
Outdoor	Dimension (H/W/D)	In	39 1/8 x 42 1/8 x 36	39 1/8 x 42 1/8 x 36		45 1/8 x 52 1/8 x 40		45 1/8 x 95 1/2 x 45 7/8		45 1/8 x 95 1/2 x 45 7/8	
	Net Weight	Lbs	328	340		438		765		848	
	Refrigerant Field Charge	Lbs R-410A	20.4	20.6		27.9		47.1		47	

**SELECTED UNIT
TWA120D**

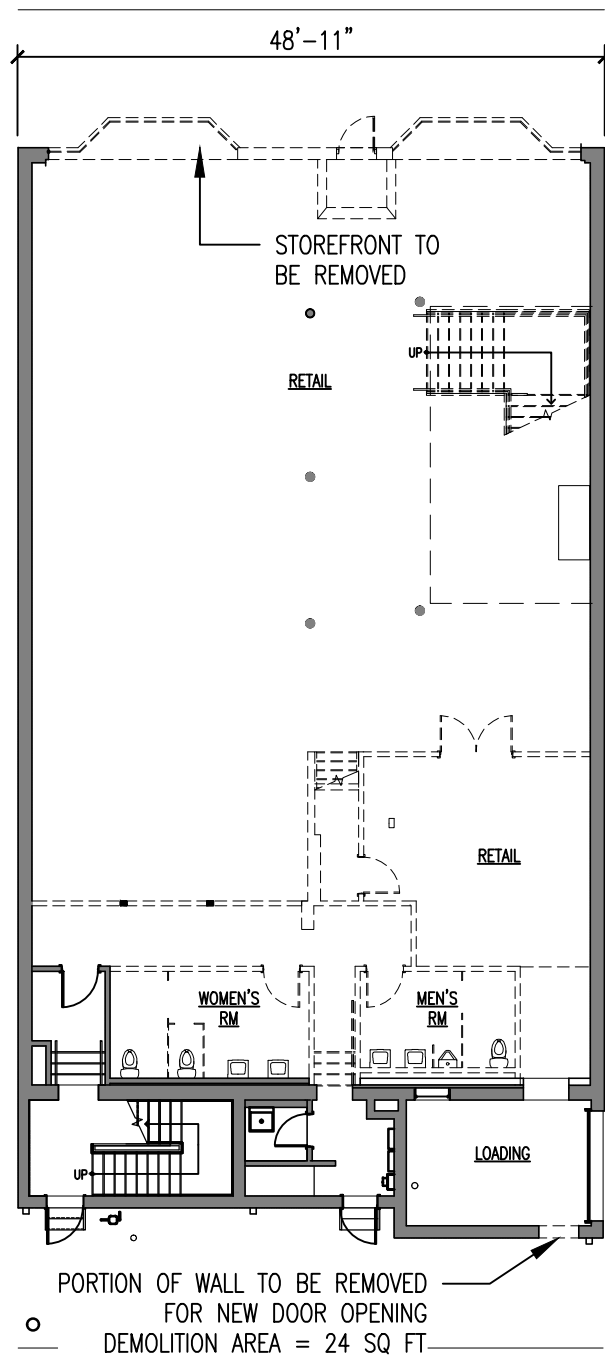


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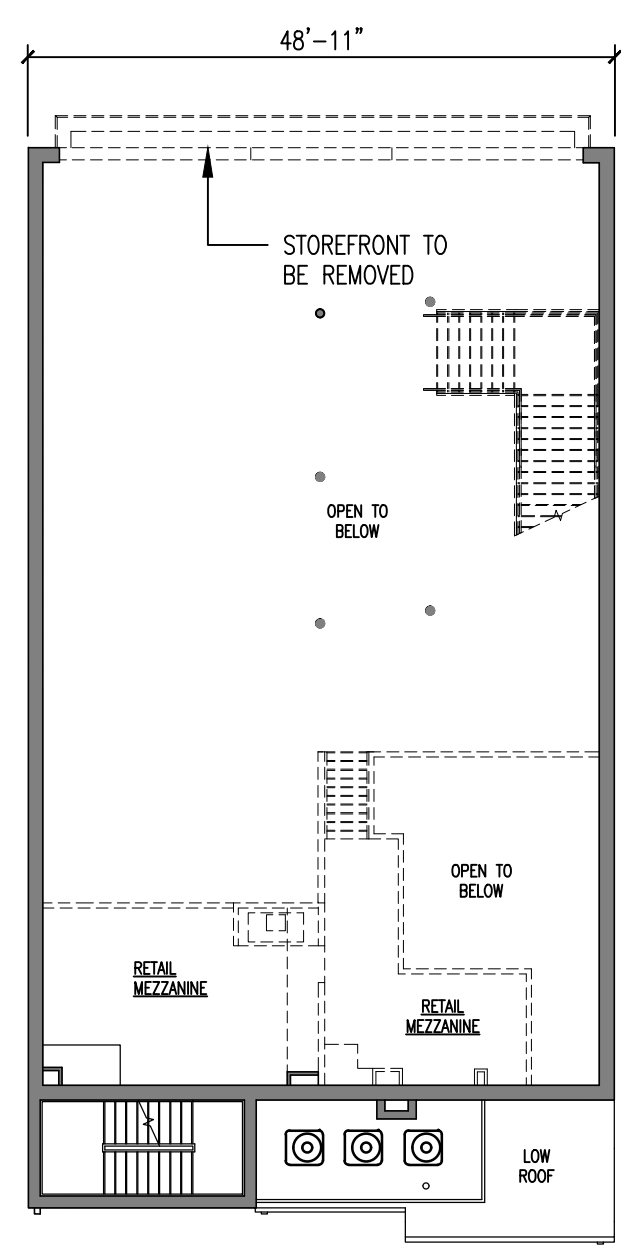


1 LOCATION MAP
N.T.S.

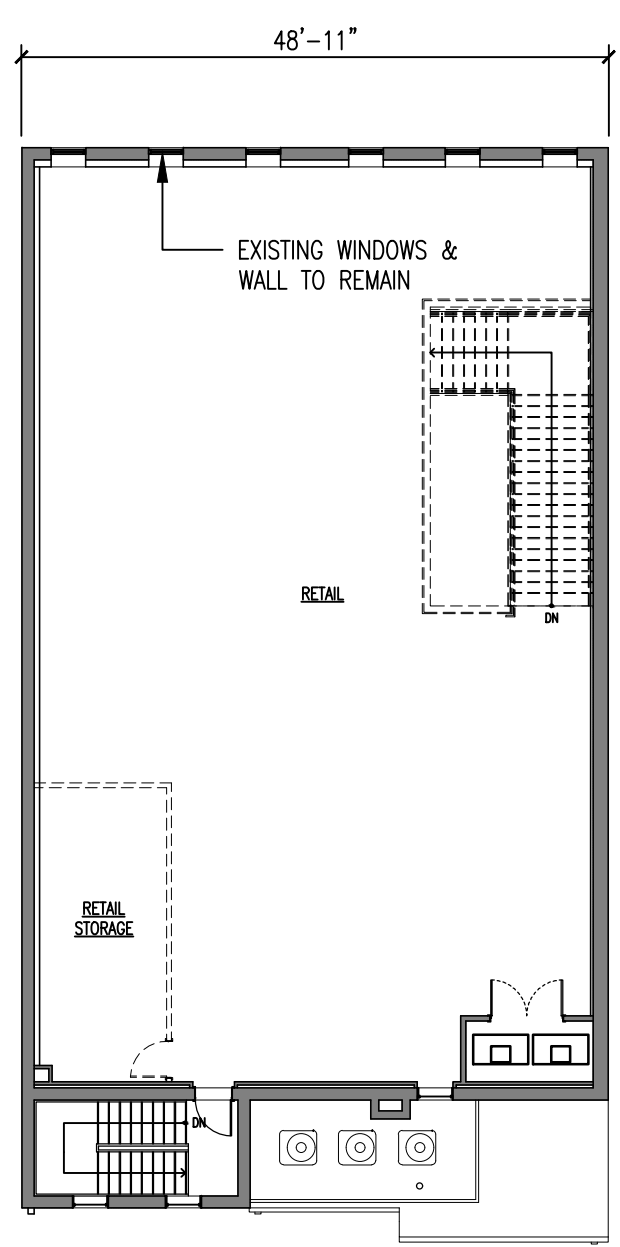
<div>BA</div> <div>BECKMANN ARCHITECTS</div>		
SHEET NUMBER	PROJECT NUMBER	PROJECT TITLE
	17_010	1006 KING ST ALEXANDRIA, VA
A0.10	DATE	SHEET TITLE
	12-18-2017	LOCATION MAP
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		



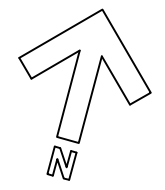
1 1ST FLOOR — EXISTING PLAN
1/16"=1'-0"



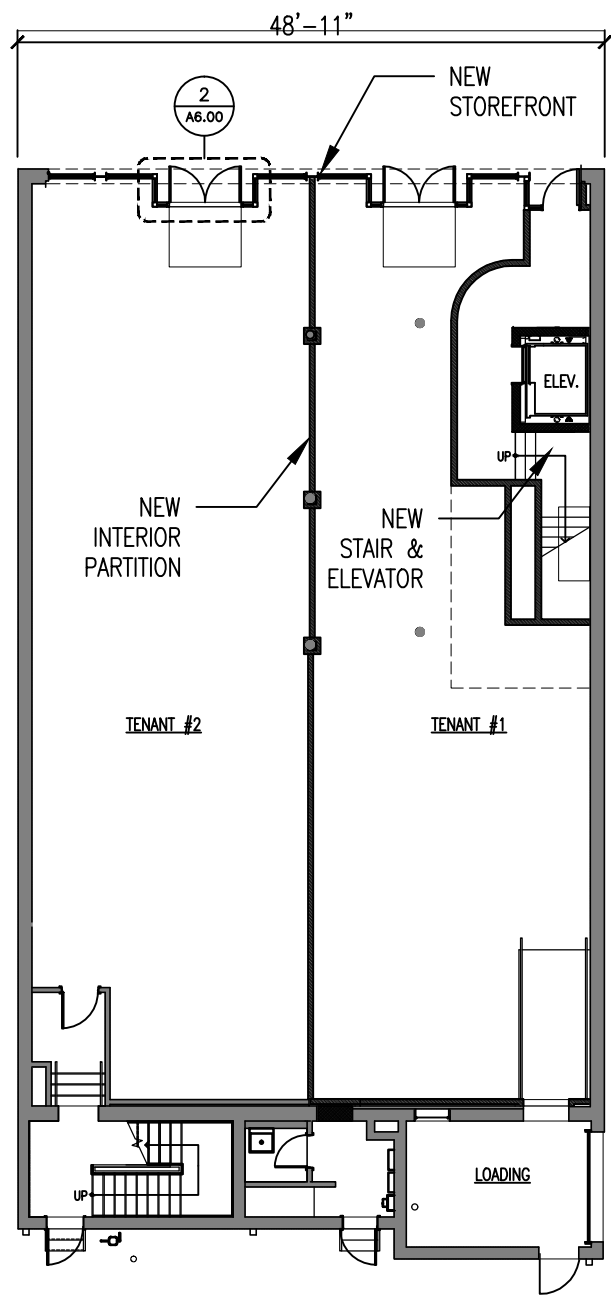
2 MEZZANINE — EXISTING PLAN
1/16"=1'-0"



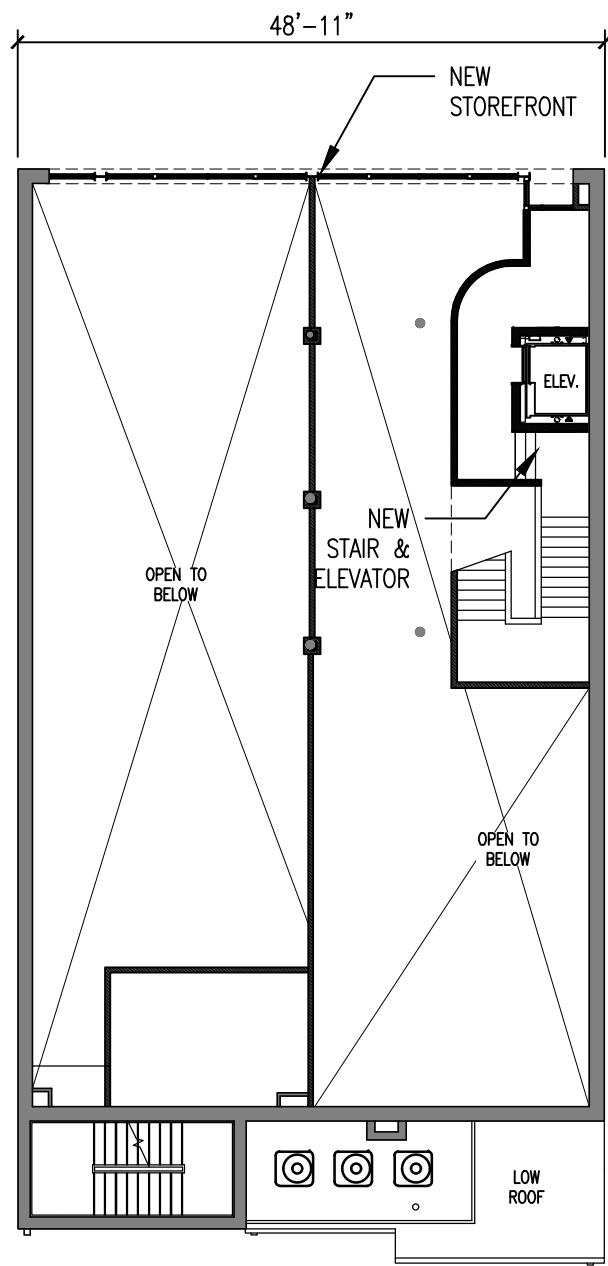
3 2ND FLOOR — EXISTING PLAN
1/16"=1'-0"



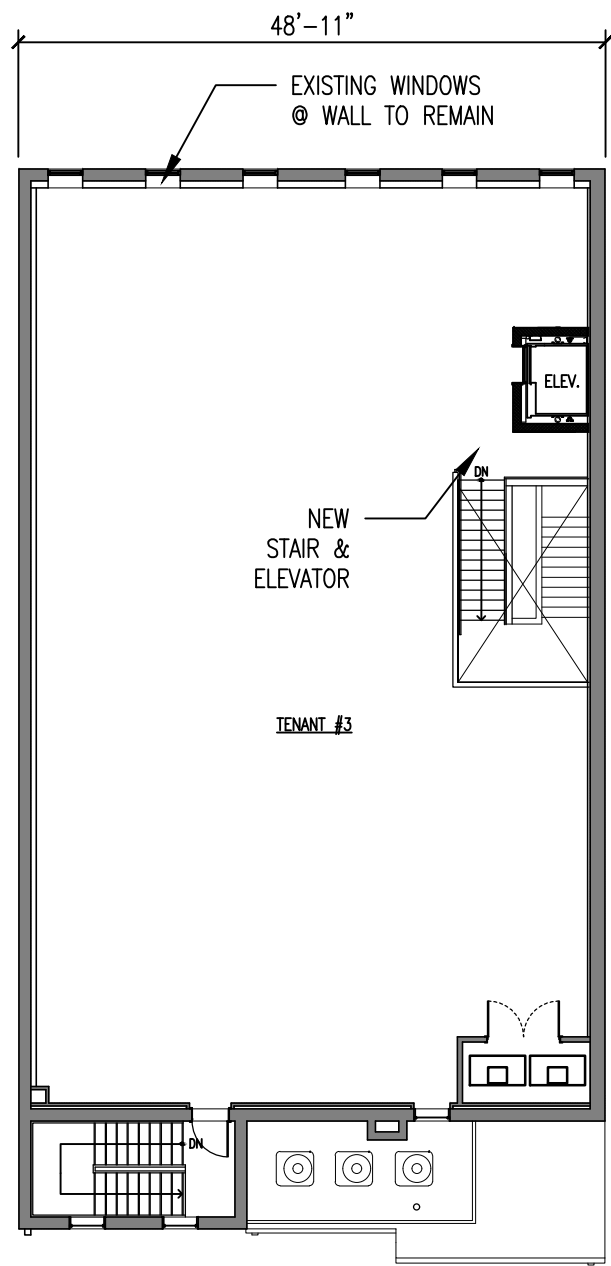
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	<div>DATE</div> <div>01-09-2018</div>	<div>SHEET TITLE</div> <div>EXISTING FLOOR PLANS</div>
	<div>ALEXANDRIA OFFICE</div> <div>911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</div>	



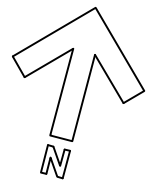
1 1ST FLOOR — PROPOSED PLAN
1/16"=1'-0"



2 MEZZANINE — PROPOSED PLAN
1/16"=1'-0"



3 2ND FLOOR — PROPOSED PLAN
1/16"=1'-0"



PROJECT TITLE
1006 KING ST ALEXANDRIA, VA

PROJECT NUMBER
17_010

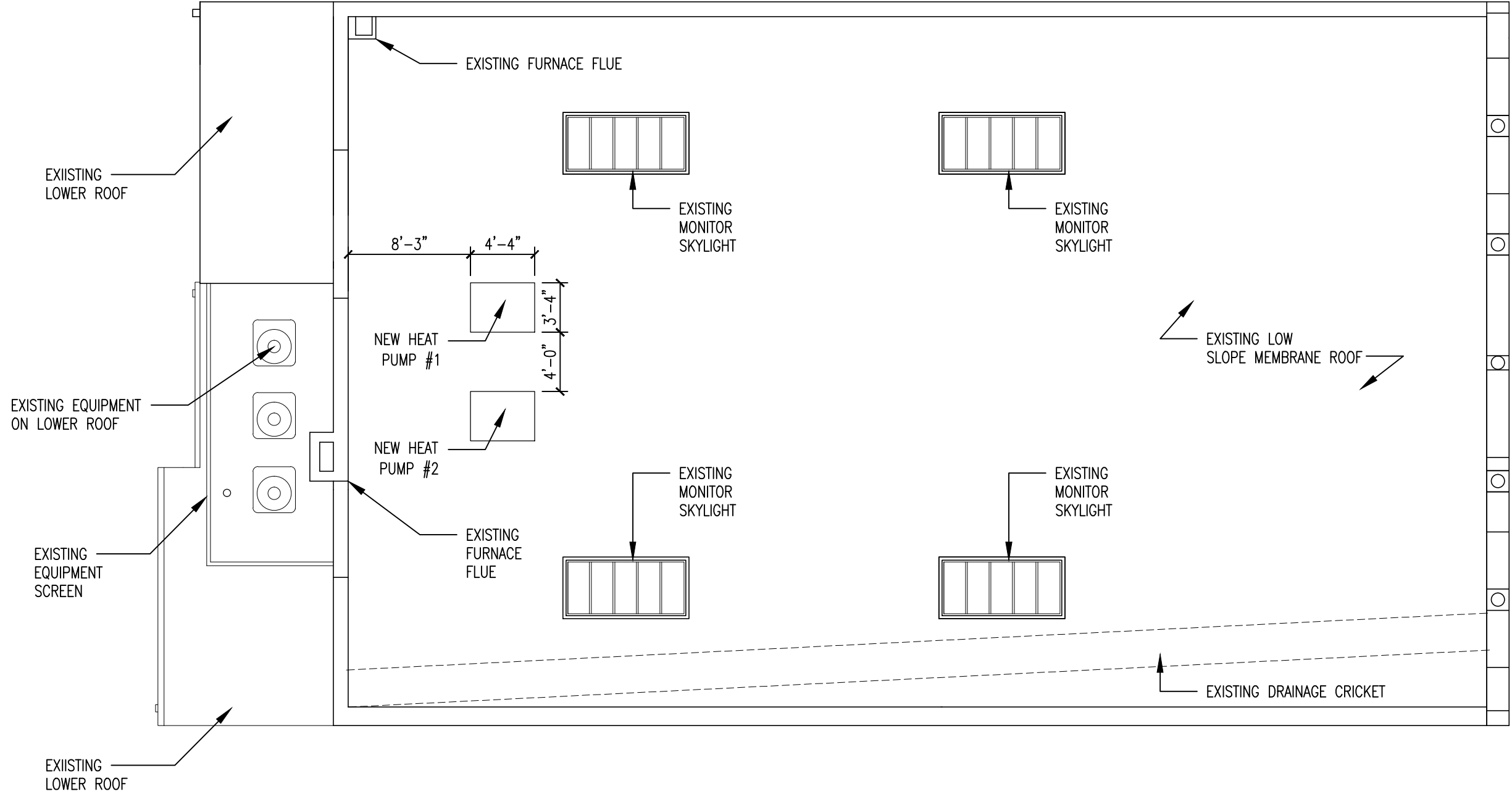
SHEET NUMBER

A1.20

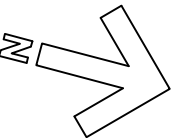
SHEET TITLE
PROPOSED FLOOR PLANS

DATE
12-18-2017

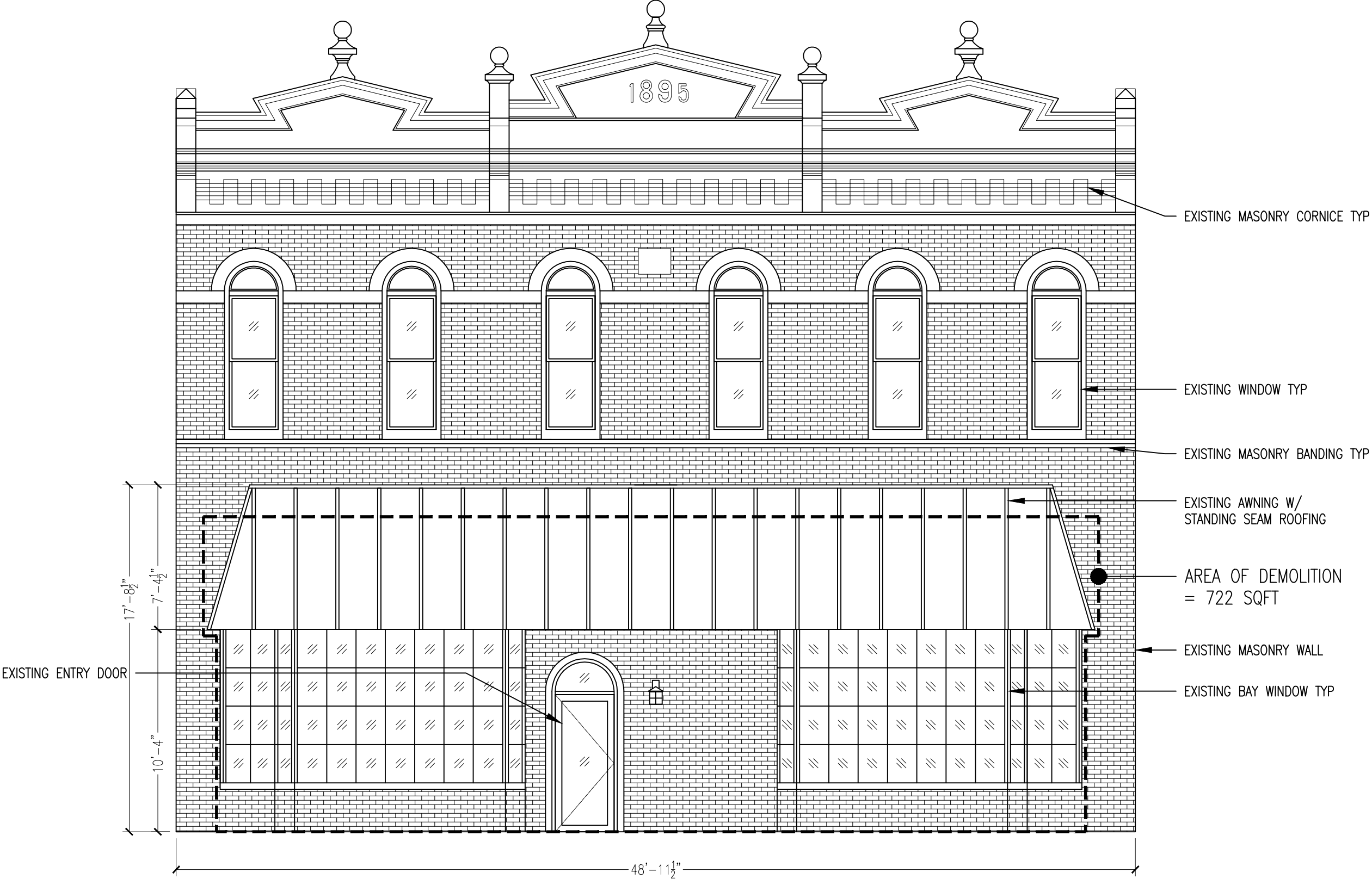
ALEXANDRIA OFFICE
911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



1 ROOF PLAN
1/8"=1'-0"



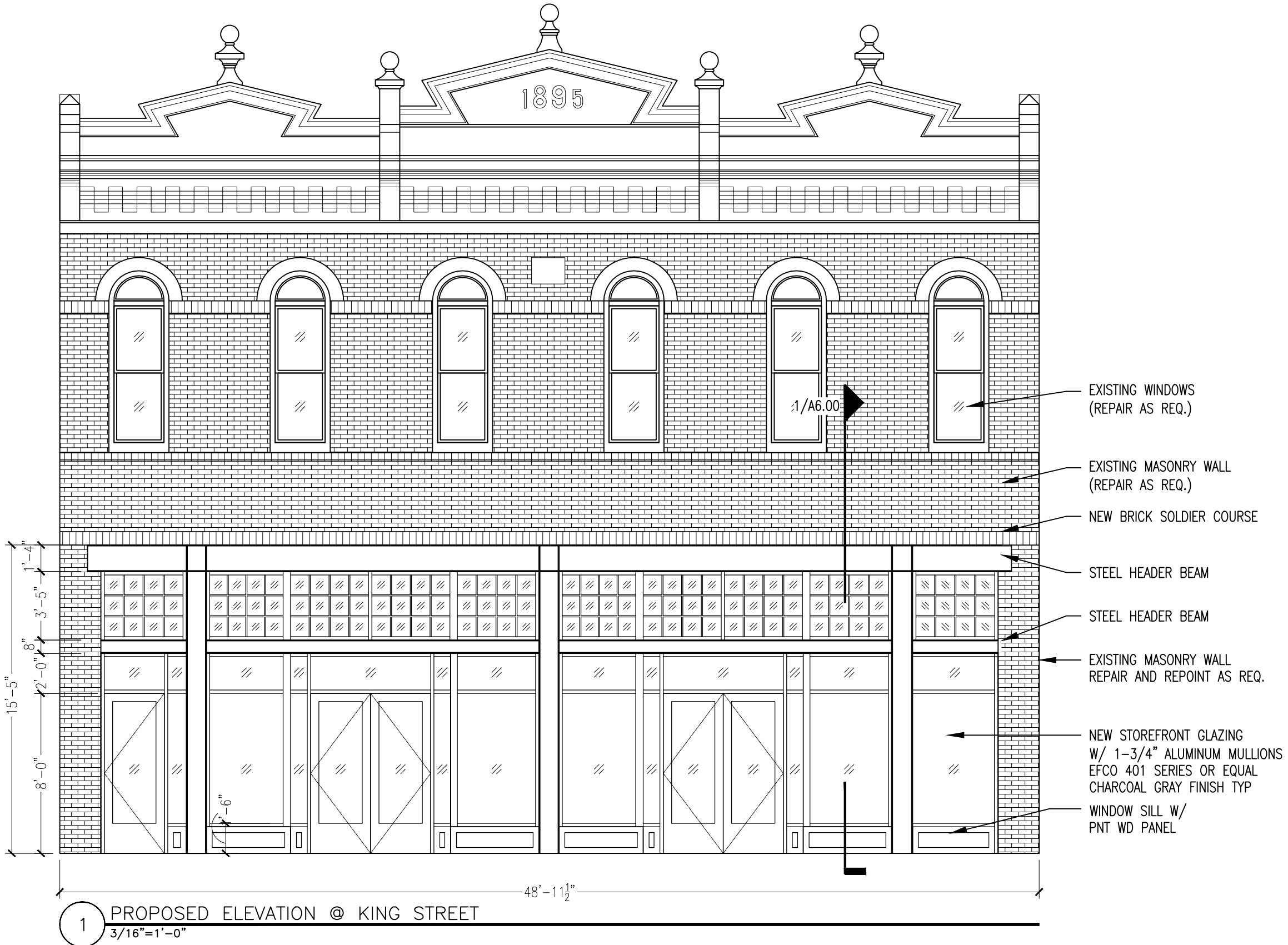
BA BECKMANN ARCHITECTS	
PROJECT TITLE 1006 KING ST ALEXANDRIA, VA	PROJECT NUMBER 17_010
SHEET TITLE ROOF PLAN W/ NEW MECHANICAL EQUIP.	DATE 1-22-2018
SHEET NUMBER A1.30	
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	



1 EXISTING ELEVATION @ KING STREET
3/16"=1'-0"

BA
BECKMANN ARCHITECTS

SHEET NUMBER A2.00	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 12-18-2017	SHEET TITLE EXISTING ELEVATION
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		



SHEET NUMBER A2.01	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 1-22-2018	SHEET TITLE PROPOSED ELEVATION
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		



1 PHOTOGRAPH OF EXISTING @ KING STREET
N.T.S.

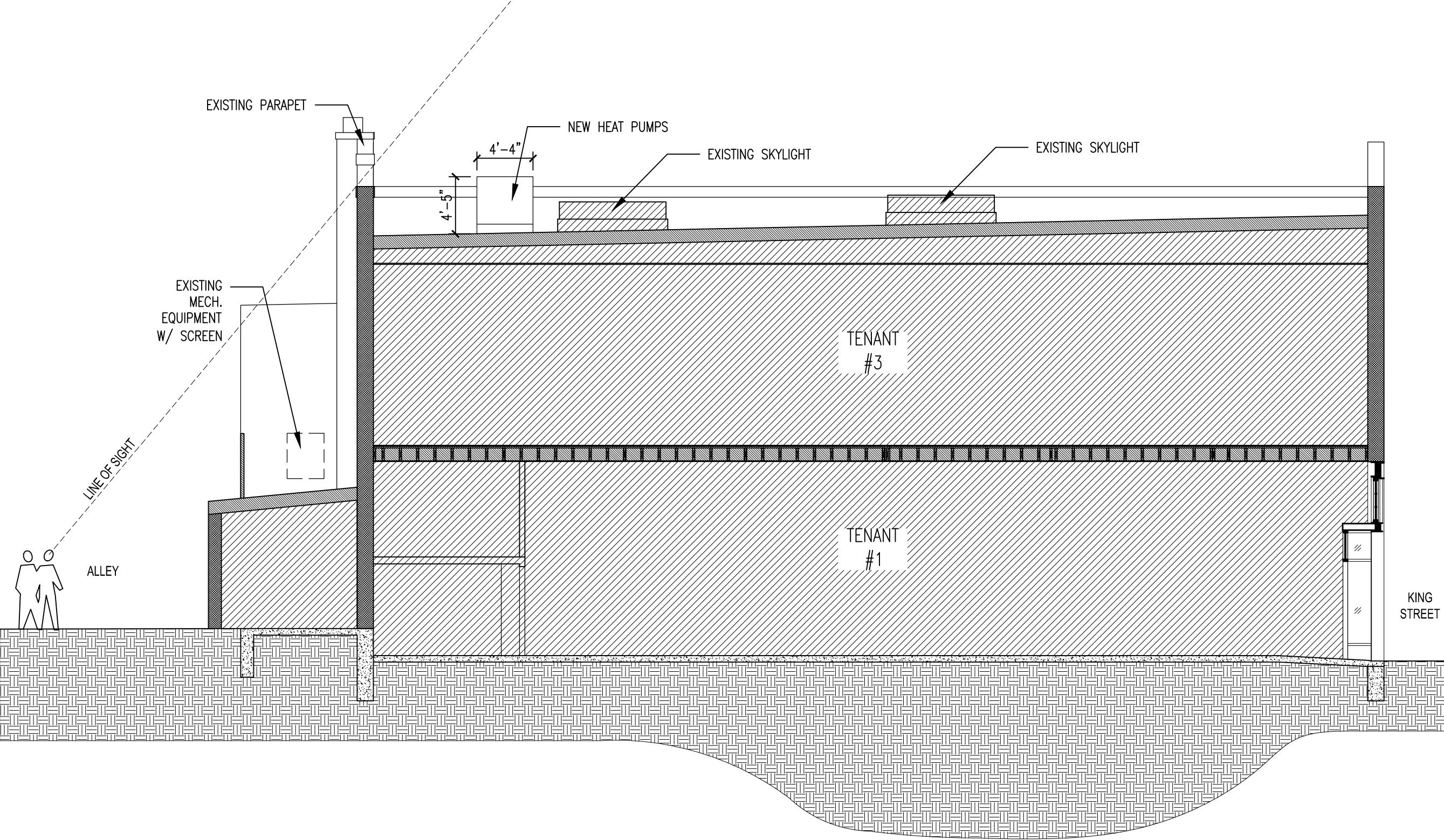
SHEET NUMBER <div>A4.00</div>	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 12-18-2017	SHEET TITLE EXISTING PHOTOGRAPH
	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	

BA
BECKMANN ARCHITECTS



1 PHOTOGRAPH OF EXISTING BUILDING REAR
N.T.S.

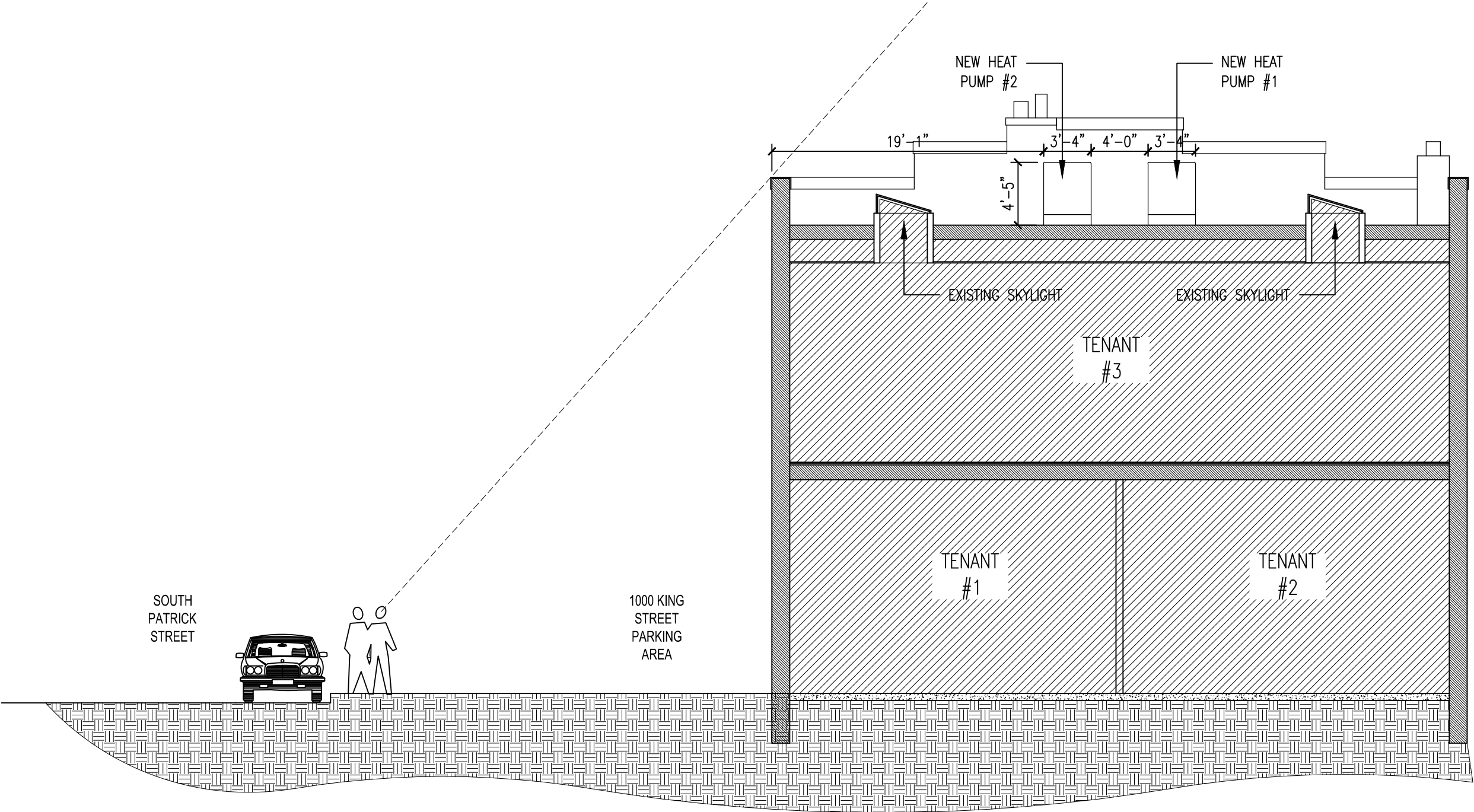
SHEET NUMBER A4.01	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 01-09-2018	SHEET TITLE EXISTING PHOTOGRAPH
	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	



1 CROSS SECTION — NEW ROOF EQUIPMENT LOCATION
1/8"=1'-0"

BA
BECKMANN ARCHITECTS

SHEET NUMBER	A3.00	PROJECT NUMBER	17_010	PROJECT TITLE	1006 KING ST ALEXANDRIA, VA
		DATE	12-18-2017	SHEET TITLE	BUILDING CROSS SECTION
ALEXANDRIA OFFICE		911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305			



1 CROSS SECTION — NEW ROOF EQUIPMENT LOCATION
1/8"=1'-0"

<div>SHEET NUMBER</div> <div>A3.10</div>		<div>PROJECT NUMBER</div> <div>17_010</div>	<div>PROJECT TITLE</div> <div>1006 KING ST ALEXANDRIA, VA</div>
<div>DATE</div> <div>12-18-2017</div>		<div>SHEET TITLE</div> <div>BUILDING CROSS SECTION</div>	
<div>ALEXANDRIA OFFICE</div> <div>911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</div>			

BA

BECKMANN ARCHITECTS



1

RENDERING OF PROPOSED @ KING STREET
N.T.S.

SHEET NUMBER A5.00	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 01-09-2018	SHEET TITLE RENDERING OF PROPOSED
ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305		
BA BECKMANN ARCHITECTS		



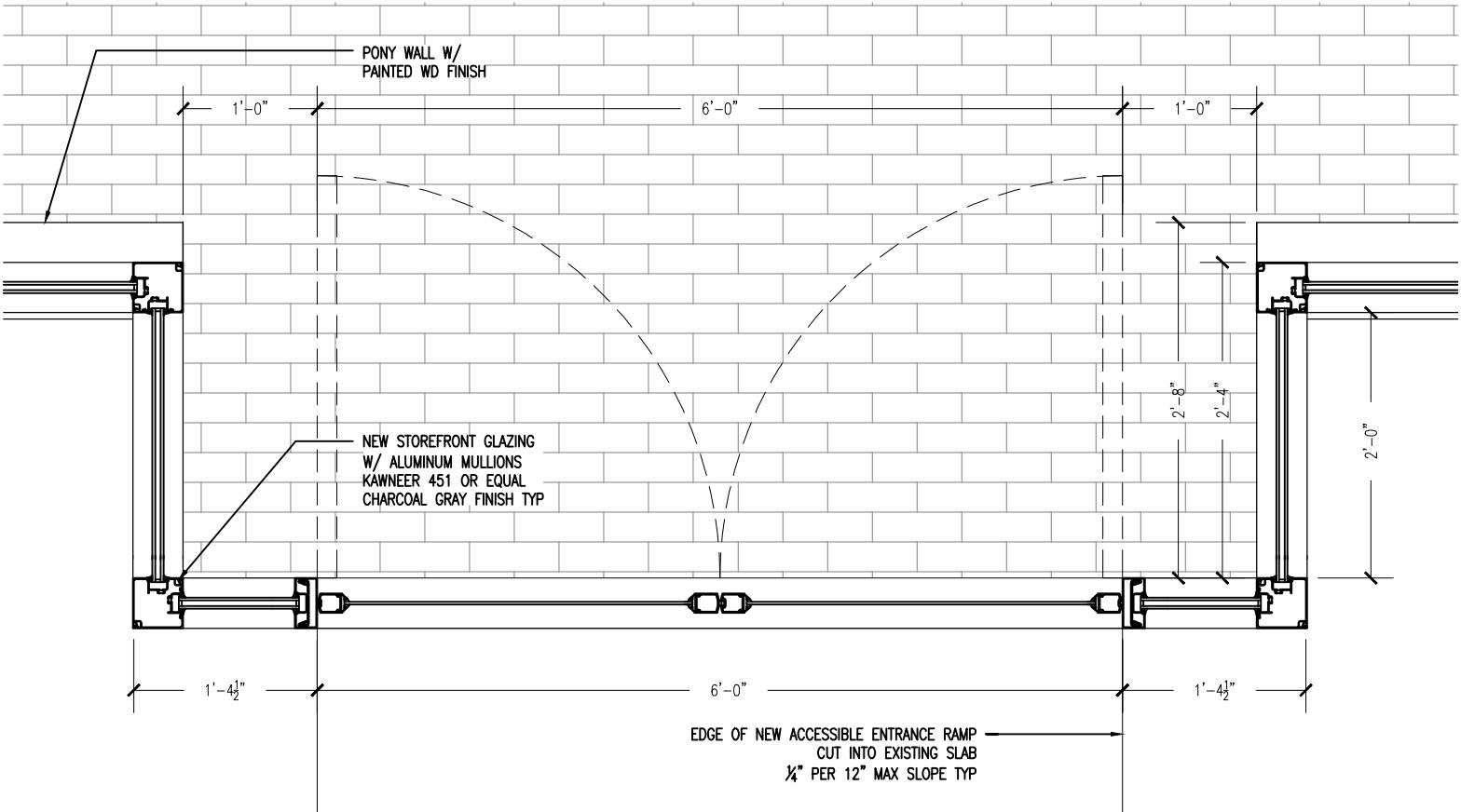
NEW 3'-0" EGRESS DOOR
INSTALLED FLUSH TO EXTERIOR
AND PAINTED TO MATCH BRICK
(24SF DEMO REQ.)

1 RENDERING OF PROPOSED REAR MODIFICATION
N.T.S.

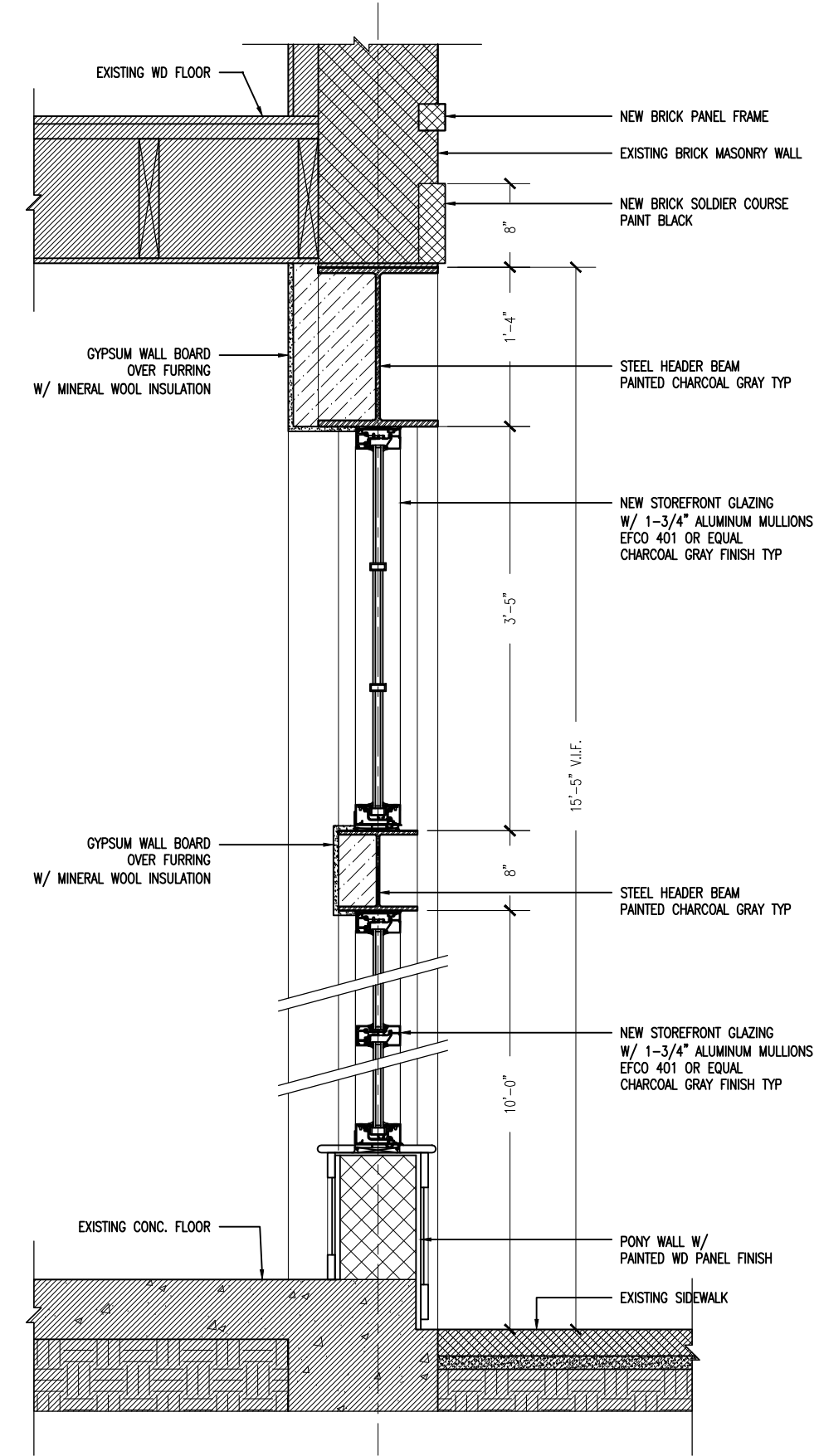
SHEET NUMBER A5.01	PROJECT NUMBER 17_010	PROJECT TITLE 1006 KING ST ALEXANDRIA, VA
	DATE 01-09-2018	SHEET TITLE RENDERING OF PROPOSED
	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305	

BA

BECKMANN ARCHITECTS



2 PLAN DETAIL - NEW STOREFRONT ENTRANCE
3/4" = 1'-0"



1 SECTION DETAIL - NEW STOREFRONT
3/4" = 1'-0"

PROJECT TITLE
1006 KING ST ALEXANDRIA, VA

PROJECT NUMBER
17_010

SHEET NUMBER
A6.00

SHEET TITLE
DETAILS

DATE
12-20-2017