

February 26, 2018

Al Cox
Historic Preservation Manager
City of Alexandria
Department of Planning & Zoning

RE: Ramsey Homes – Public Alley Elevation Revisions

Dear Mr. Cox,

As a follow up to recent discussions, we are providing this narrative to further clarify changes that occurred to the Public Alley elevation of Ramsey Homes as a result of the in-depth Code analysis that coincided with the development of the design.

During the Schematic Design phase of the project and pursuant to the city of Alexandria's development review process, elevations were submitted and subsequently approved in the Board of Architectural Review Certificate of Appropriateness submission package on November 14, 2016. Subsequent to that approval, and as a result of the project's Design Development phase and into the beginning of Permit drawings of August of 2017, further analysis of Building Code revealed requirements that conflicted with the approved design. These Code driven challenges demanded architectural changes to provide a successful resolution.

The revisions to the Public Alley were driven by Code requirements for fire separation distance. The current Code requires the fire separation distance of 15' – 0" from the structures to the east. To comply with this fire separation distance at the northeast end of the building, where the Public Alley meets Wythe Street, the 18-inch building articulation at the jog was pulled in by 12 inches, resulting in a 6-inch jog. This change is reflected in the approved Site Plan submission.

Also, to comply with Code, the elevation required a reduction in the percentage of open area. Per *Table 705.8* of the *International Building Code*, the Project's fire separation distance provides an allowable open area of 25.0%. To achieve this percentage, the percentage of open area required modification. As a result, the triple windows at the fourth floor were reduced to double windows, the series of four stacking double windows were reduced to stacking single windows, and the overall width of the double windows reduced in size. While the widths of the windows did change, the height and style of the windows remain unchanged. All single windows and sliding doors also remain unchanged in size. Finally, the window type has not changed from the type approved at the BAR hearing in September of 2017. With the sum of these revisions, the 25.0% allowable open area is now met.

In addition to the above changes, decorative light sconces were required on the rear facade as a result of the photometric study provided in the approved Site Plan submission. These sconces were incorporated into the design as strategically as possible. For example, lights were centered between window stacks, or placed symmetrically to frame the garage entry. A specification of the selected light is included in this submission.

While discussing the above revision with BAR staff, it was advised that the elevation at the Public Alley undergo further design review to study the placement and balance of trim and paneling. As a result of this review, proportions of trim and paneling improved to create a more composed design language. At the two bays of siding adjacent to the centralized area of brick, one double window became two single windows to unite with adjacent windows in the stack. These stacks were then shifted and framed by a 1.65" trim to emulate a fenestration with the same character as those found in the courtyards on the N. Patrick Street elevation. Where the brick base is pulled up to the fourth floor, windows are more boldly framed. This bolder frame is also consistent with the character of design presented on the front façade at the same floor level. The framing and size of the trim were intentionally chosen to reference architectural interpretations expressed on the front façade.

Furthermore, the percentage of brick in the previously approved design was 50%. With the latest proposal's redistribution of brick and brick podium, the percentage has increased to 56%. In the design approved by the BAR, three main areas of brick, one centralized and two at the north and south ends of the building, are framed by two areas of siding and cementitious panel. In the latest design proposal, the brick is redistributed into five focal areas, creating a more balanced formation and rhythm that ties more closely to the front façade's compositional organization. In addition, a 1' – 8" brick base was extended upward to the second floor, which further reflects and relates to the design proposed on the front façade. With these revisions, the rear elevation of the building does not appear imposed, but now reads as if it was written in the same architectural vernacular as the front.

The BAR staff also suggested increasing the parapet height at the North and South shoulders of the building slightly in order to emphasize an articulation that is distinguished from the abutting brick façade with masonry banding. This revision is very subtle at 1'- 1 ½", but makes a significant improvement in this detailing.

Finally, the storefront design at the main entry on North Patrick Street was altered due to an interior wall that conflicted with the sidelight. The sidelights were subsequently removed from both sides of the double glass doors to maintain a symmetrical design. After discussion with the BAR staff, it was advised that we reduce the glass transom above the door to align with the adjacent windows and remove the cross mullion at the center of this transom. These suggestions are reflected in the current proposal being submitted with this package.



While the originally approved architecture was handsome and the result of the thoughtful input of the staff and BAR, it is our hope that you will see that the solutions to the code driven changes were just as thoughtful and resulted in as handsome a building as the originally approved architecture. We look forward to discussing this with you in your upcoming meeting to be held on March 28th. Thank you for your time and commitment as we conclude the design process and begin to construct this much needed project for families that require affordable housing in order to remain in a city where affordable housing is a precious and diminishing commodity.

Sincerely,

A handwritten signature in black ink that reads 'Smita Anand'.

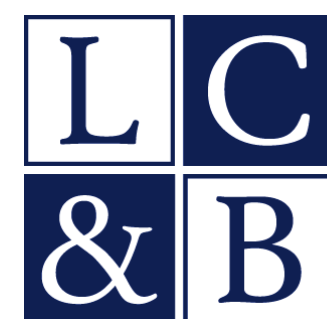
Smita Anand
Principal



RAMSEY HOMES



**WALTER L.
PHILLIPS**
Engineers of record since 1945



Land, Carroll & Blair ^{PC}

ATTORNEYS AT LAW, EST. 1978

ELEVATIONS

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
02.26.2018

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

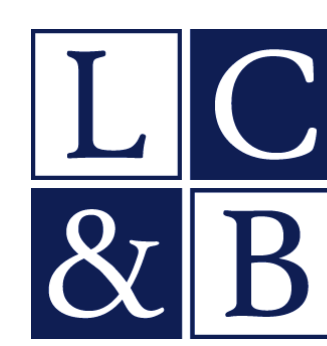




RAMSEY HOMES

ELEVATIONS

A2



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
02.26.2018

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



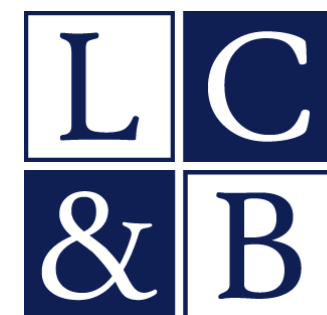


WYTHE STREET - APPROVED [11.14.2016]



PENDLETON STREET - APPROVED [11.14.2016]

RAMSEY HOMES



Land, Carroll & Blair ^{PC}
ATTORNEYS AT LAW, Est. 1978

ELEVATIONS

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
02.26.2018

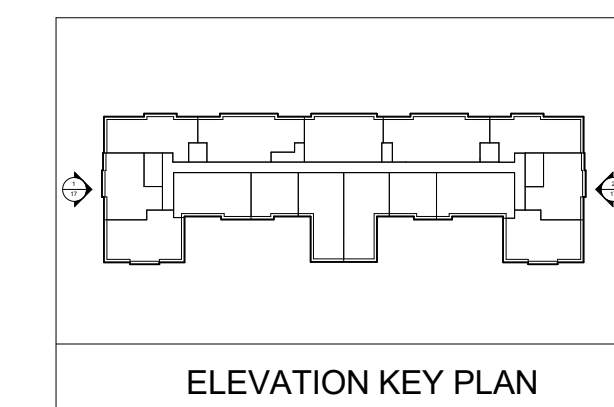
Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



WYTHE STREET - PROPOSED



PENDLETON STREET - PROPOSED



SCALE: 1/8" = 1' - 0"
0 4' 16' 8'

A3

GLASS SIDELIGHT CONFLICTS WITH UNIT
WALL BEYOND



MAIN ENTRY ON N. PATRICK STREET - APPROVED [11.14.2016]



SIGNAGE SUBSEQUENTLY
APPROVED AT BAR HEARING -
SEPTEMBER 27, 2017

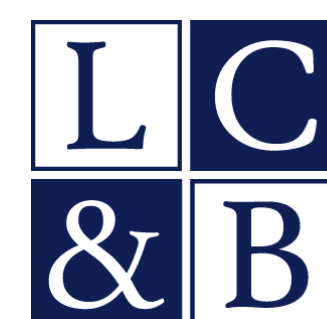
SIDELIGHTS REMOVED TO KEEP
SYMMETRICAL ENTRY DESIGN

MAIN ENTRY ON N. PATRICK STREET - PROPOSED

RAMSEY HOMES

DETAILS - MAIN ENTRY

A4

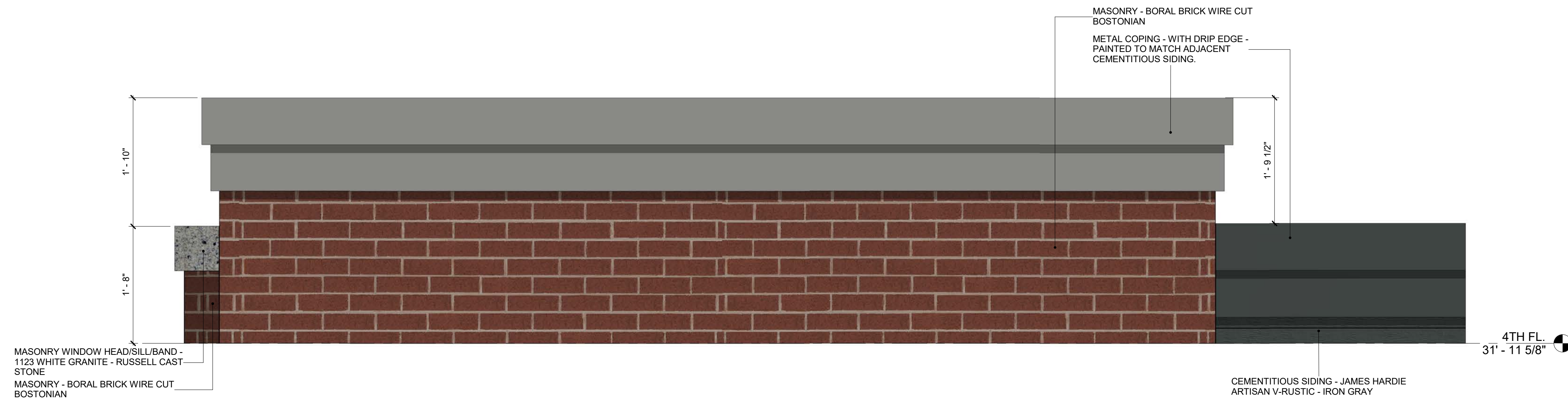


Land, Carroll & Blair ^{PC}
ATTORNEYS AT LAW, EST. 1978

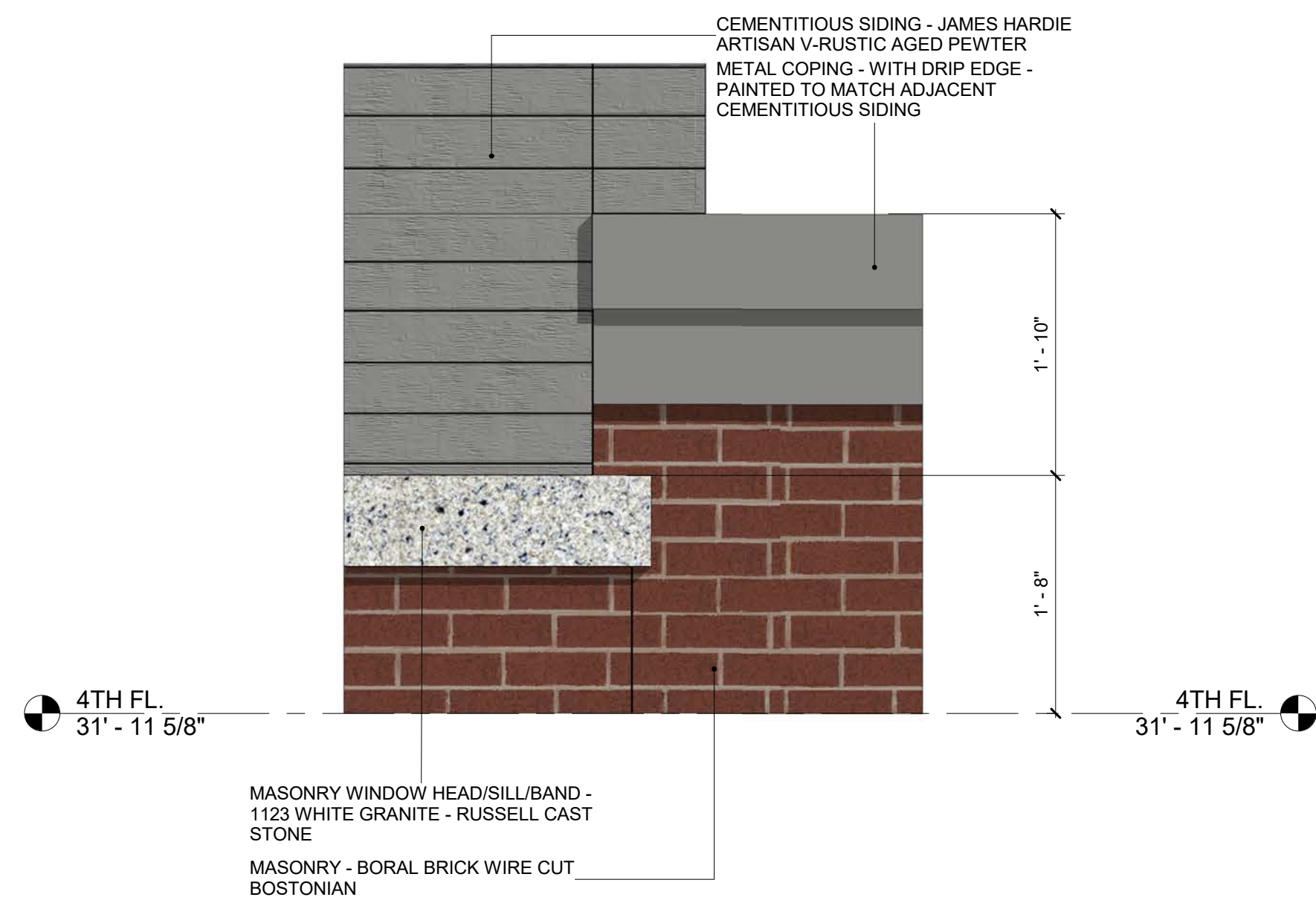
ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
02.26.2018

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com





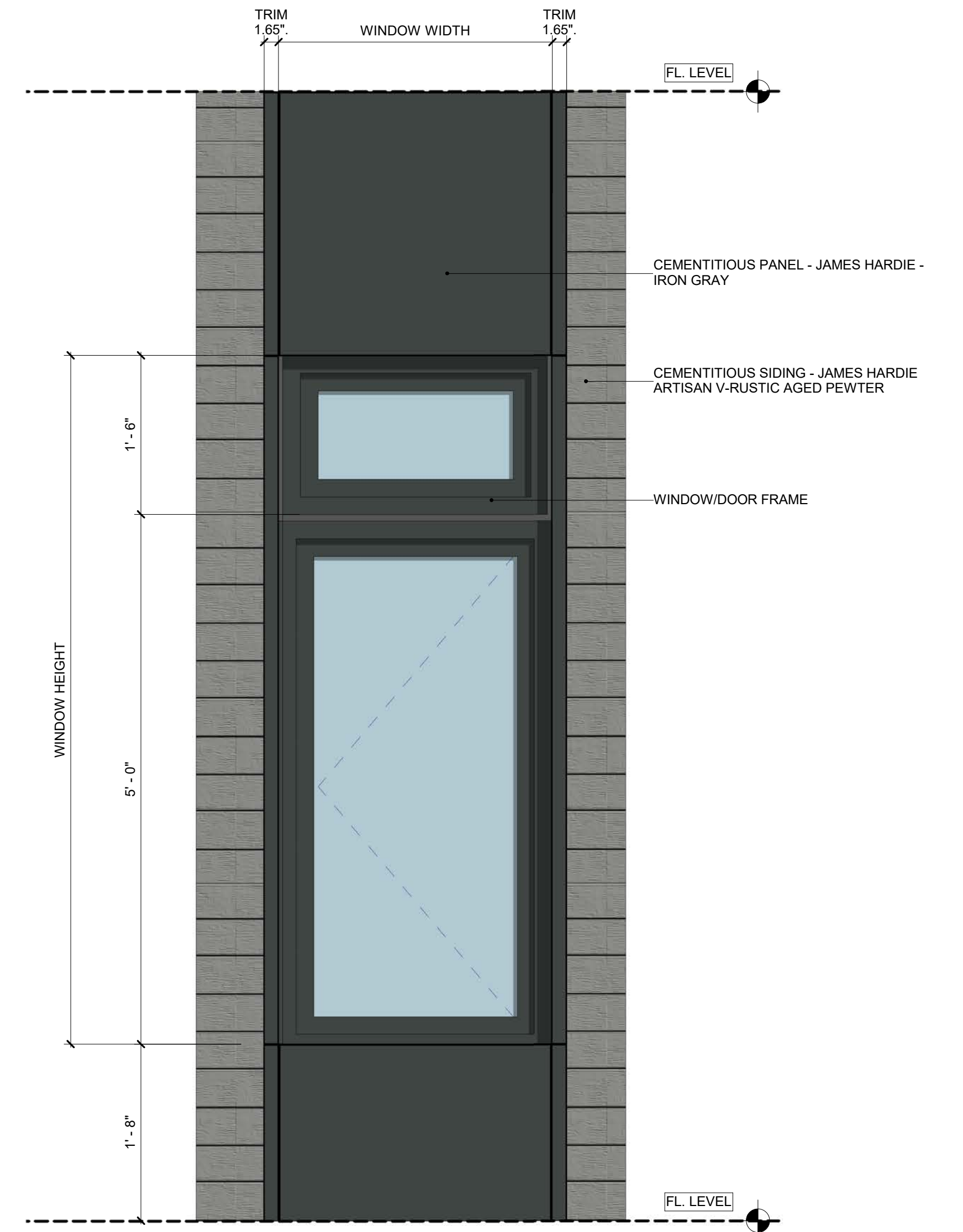
PARAPET AT WYTHE STREET AND PUBLIC ALLEY 4
1" = 1'-0"



PARAPET AT PUBLIC ALLEY AND WYTHE STREET 3
1" = 1'-0"



DOUBLE CASEMENT WINDOW AT HARDIE SIDING 2
1" = 1'-0"



SINGLE CASEMENT WINDOW AT HARDIE SIDING 1
1" = 1'-0"



SYMMETRICAL PLACEMENT OF LIGHTING

SYMMETRICAL PLACEMENT OF LIGHTING



WST LED
Architectural Wall Sconce



Catalog Number	
Notes	
Type	

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

Capable Luminaire

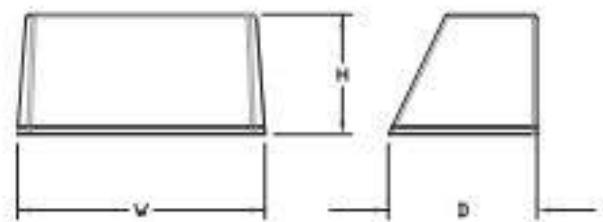
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

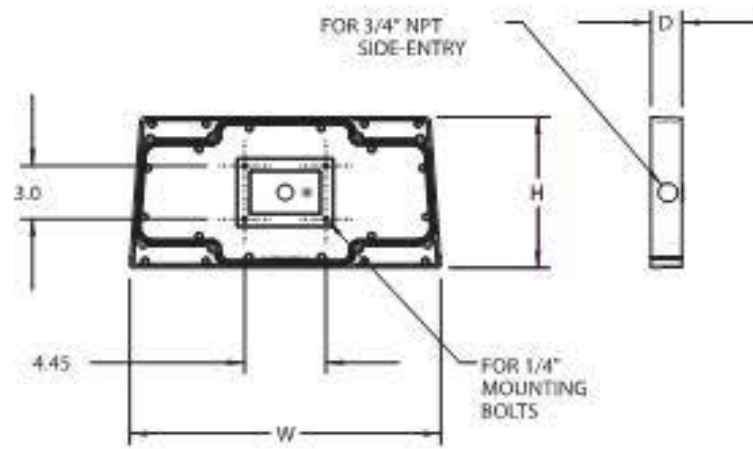
See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



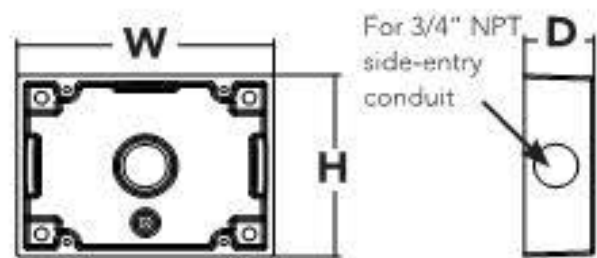
Optional Back Box (PBBW)

Height: 4"
(10.2 cm)
Width: 5-1/2"
(14.0 cm)
Depth: 1-1/2"
(3.8 cm)



Optional Back Box (BBW)

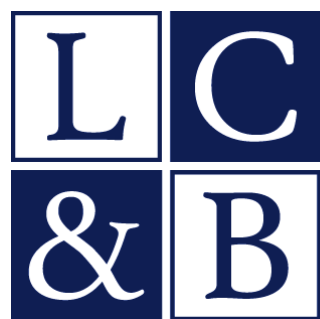
Height: 4"
(10.2 cm)
Width: 5-1/2"
(14.0 cm)
Depth: 1-1/2"
(3.8 cm)



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED
Rev. 11/01/17

RAMSEY HOMES



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

DETAILS - WALL SCONCE LIGHTING

ALEXANDRIA, VA
CERTIFICATE OF APPROPRIATENESS
02.26.2018

Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



A6