

Docket Item #8 & #9  
BAR CASE # 2017-00435  
& #2018-00156

BAR Meeting  
April 18, 2018

**ISSUE:** Partial Demolition/Capsulation and Alterations

**APPLICANT:** TB Cantina, LLC

**LOCATION:** 417 King Street

**ZONE:** KR / King Street Retail

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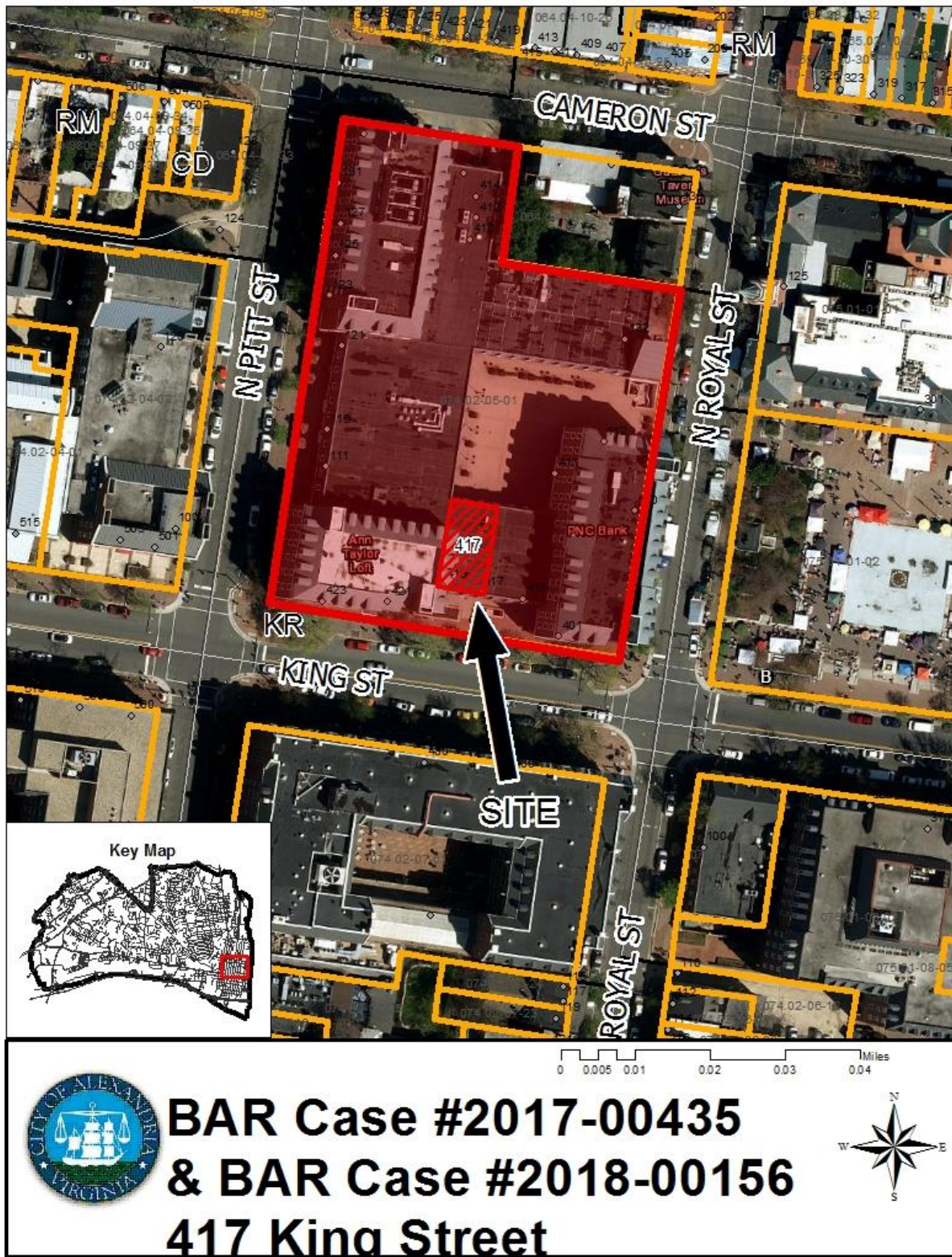
**STAFF RECOMMENDATION**

Staff recommends approval with the following conditions:

1. The exterior lighting shall be dimmable and the final illumination level is contingent upon approval by staff in the field to ensure that it is equal to or less than other lighting in the area.
2. In place of the proposed opaque film on the courtyard windows, the window glass must either be replaced by a traditional opaque building material or have window treatments, such as blinds, that can be closed. Alternatively, the applicant could work with staff to create a graphics plan rooted in the history of this site.

## **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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2017-00435) and Certificate of Appropriateness (BAR #2018-00156) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

The applicant is requesting a Permit to Demolish for partial demolition and capsulation of the following:

- Demolition of portions of the existing brick piers on the south (front) elevation
- Capsulation of a portion of the north (rear/courtyard) elevation mansard roof

The applicant is requesting a Certificate of Appropriateness for several alterations including the following:

- Installation of a new storefront system on the south (King Street) elevation with larger windows than currently exists
- Installation of two signs: one illuminated wall sign over the entrance and a projecting hanging sign
- Addition of a railing and outdoor patio area
- Addition of a metal chase, to match the adjacent roof area, on the north (rear, courtyard) elevation to accommodate restaurant exhaust

The applicant also requests a waiver of the rooftop screening requirement for several pieces of mechanical equipment to accommodate the restaurant use.

## **II. HISTORY**

Tavern Square consists of two-to-five story brick connected building forms built around a central open courtyard that is accessible from all four sides of the block. It was constructed in **1967** as part of Phase I of the Gadsby Urban Renewal Project and was designed by the architectural firm of Vosbeck and Vosbeck. While the overall architectural character of Tavern Square is firmly within the pattern of 1960's urban renewal architecture, it does make use of traditional building materials with brick, standing seam metal roofing, punched window openings, using contemporary, if over-scaled, interpretations of various historic Alexandria building forms. Over the years, the Board has approved a number of alterations at the Tavern Square complex. In addition to multiple sign requests, the BAR has approved the following:

- 1999-2000 – Redesign of the courtyard and alterations to retail spaces at former Pat Troy's restaurant on North Pitt Street and Weichert Realtors space on North Royal Street (BAR Case #99-0028, 9/20/00 and 11/1/00 BAR Case #2001-0176, 7/18/01)
- 2001 – Storefront alterations at 401 King Street (BAR Case # 2008-0233 & BAR Case #2001-0137, 1/16/02)
- 2002 – Storefront alterations at 110 North Royal Street to match adjacent alterations from 2001 (BAR Case #2002-0312, 1/15/02)
- 2005 – Replacement of storefronts/entrances located throughout the building (BAR Case #2005-0261, 12/7/05)
- 2008 - Replacement of the storefronts/lobby entrances located at 421 King Street, 123 North Pitt Street, and 130/132 North Royal Street to match those approved in 2002.
- 2009 – Replacement garage doors on Cameron Street elevation (BAR Case #2009-00030, April 1, 2009)

- 2011 – Storefront replacement on North Pitt Street elevation (BAR Case #2011-00150, 7/6/11)
- 2015 – Alterations (awnings, storefront, signage for BurgerFi) at 111 North Pitt Street (BAR Case #2015-00299, 10/7/15)

### III. ANALYSIS

#### *Storefront*

As noted in the history section above, the BAR has approved several alterations to the storefront systems at the Tavern Square complex in the past 15 years as part of broader efforts to make the building more compatible and to meet contemporary needs. Looking at the site, the BAR has approved both silver aluminum storefront systems, such as at the adjacent commercial office space entrance and at the PNC Bank, as well as darker storefront systems, such as at the corner retail space now occupied by The Loft which appears to be from the original design. Recently, at the restaurant space on North Pitt Street (previously occupied by BurgerFi), the BAR approved a black aluminum storefront system. Because Tavern Square is designed as multiple “buildings” in an attempt to fit into the historic setting and be compatible with historic development patterns, staff finds that different storefront systems for the complex are appropriate and contribute to overall variety. However, each particular “building” should have some uniformity. The two-story “hyphen” section that is the subject of this application at 417 King Street has ground floor retail below second floor offices within an oversized mansard roof. At this time, only the portion of the building to be occupied by Taco Bell is proposed to have a new storefront. Staff notes that if and when the adjacent retail space to the east that is part of this “building” should have a similar storefront system to this space. Staff notes that per the BAR’s Window Policy, all the glass should be clear and non-reflective. Therefore, staff can support the applicant’s request to match the existing (dark, matte finish) with the understanding that the adjacent retail spaces in this two-story section also pursue this design as replacement occurs in the future.

The applicant also proposes to cover the courtyard storefront windows with a white opaque film to obscure the uses behind these windows (freezers and restrooms). While staff and the BAR almost always discourage the covering of such windows that adjoin open space, staff understands the challenges in this location, particularly for a retail space that has large windows on two elevations. Therefore, staff recommends that the window glass either be replaced by a traditional opaque building material or have window treatments, such as blinds, that can be closed. Alternatively, the applicant could work with staff to create a graphics plan rooted in the history of this site, similar to the CVS window graphics in the next block. While the applicant currently is not proposing any outdoor dining in the courtyard, there may be interest in the future and staff does not want to preclude the opportunity to make this a pleasant space.

While the exhaust chase on the courtyard elevation will be visible, the applicant has proposed to wrap it in standing seam metal to match the adjacent roof material which will help minimize this element. This approach is also easily reversible, an approach often favored by the BAR. If at some point in the future it is no longer necessary, the exhaust chase should be removed and the roof area returned to its original condition.

*Signage*

According to the *Design Guidelines*, “Signs...are prominent visual elements of the streetscape in commercial areas of the historic district,” and “Signs should blend with and not detract from the historic architecture of the district.” Staff can administratively approve up to two signs per storefront with targeted illumination, similar to this request. However, the applicant has included it in the overall BAR application. The applicant’s first submission included a request for internally illuminated channel letters which staff advised would not be supported based on the BAR’s policy and previous applications. The applicant revised the application and so the currently proposed wall sign and hanging sign are well-designed and appropriately scaled. Staff has included the standard lighting level condition, as LED light levels are still an evolving technology and in some cases have created objectionable brightness, such as 5 Guys at King and Columbus streets.

*Waiver of Rooftop HVAC Screening Requirement*

The BAR has the authority to waive the zoning ordinance requirement that all rooftop mechanical equipment be screened or concealed. The BAR often waives this zoning ordinance requirement when the screening itself will be more visually obtrusive than the units themselves. The applicant has provided sight lines showing that the new equipment will generally not be visible from the public way due to the presence of a parapet and the raised location of the storefront. Therefore, staff has no objection to waiving this requirement in this location.

**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 The property received a special use permit SUP2017-0122 in March 2018. All alterations must comply with conditions set forth in the SUP.

C-1 Proposed signage and alterations comply with zoning.

##### Code Administration

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

##### Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 Previously reviewed under SUP2017-00122. (T&ES)

F-2 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

F-3 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)

C-1 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)



- C-2 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)
- C-3 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)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No archaeological action necessary for this project.

**V. ATTACHMENTS**

*1 – Application for BAR 2017-00435 & 2018-00156: 417 King Street*

*2 – Supplemental Materials*



ADDRESS OF PROJECT: 417 King Street, Alexandria, VATAX MAP AND PARCEL: 074.02-05-01 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: TB Cantina, LLCAddress: P.O. Box 35520City: Louisville State: KY Zip: 40232Phone: 860-490-4536 E-mail: mlattaru@tacobell.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: GPD Group, Leanne Andrysko Phone: 216.927.8641E-mail: landrysko@gpdgroup.com**Legal Property Owner:**Name: The Pyne Companies, LTDAddress: 30 Wall Street, Suite 1100City: New York State: NY Zip: 10005Phone: 212-269-4888 x. 204 E-mail: asykes@pyneco.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).*

A new Taco Bell Cantina is proposed at this location. Exterior modifications include new aluminum storefront, an enclosed patio with new railing and blade style canopy. Demolitions of exterior is limited to existing non-structural brick piers and existing storefront. The new patio enclosures are requested to be moveable, pending the Board of Alcohol review. New externally illuminated signage is also proposed at the King Street elevation. Due to the nature of the space and the tenant on the second floor, we are required by the Landlord to vent outside of the building for our grease exhaust. This is proposed in a minimal chase at the corner of the courtyard to the roof and will match the building material. The exhaust fan will not be in the sightline of the public. A make-up air unit is proposed for the roof as well, which will also not be in the sightline of the public, similar to other restaurants within the development.

**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. See above description  
☐ ☒ 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: 40'-0" 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.

The patio will be on private property, dimensions are per the attached floor plans and elevations.

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**Signature: Printed Name: Leanne Andrysko, GPD GroupDate: 11.6.17 - Revised 3.16.18

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. TB Cantina, LLC	P.O. Box 35520 Louisville, KY 40232	
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 417 King St., Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Tavern Square LLC	c/o The Pyne Companies Ltd 30 Wall Street, Ste. 1100, NY, NY 10005	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

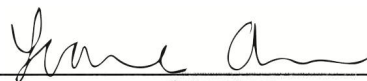
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

11.6.17

Date

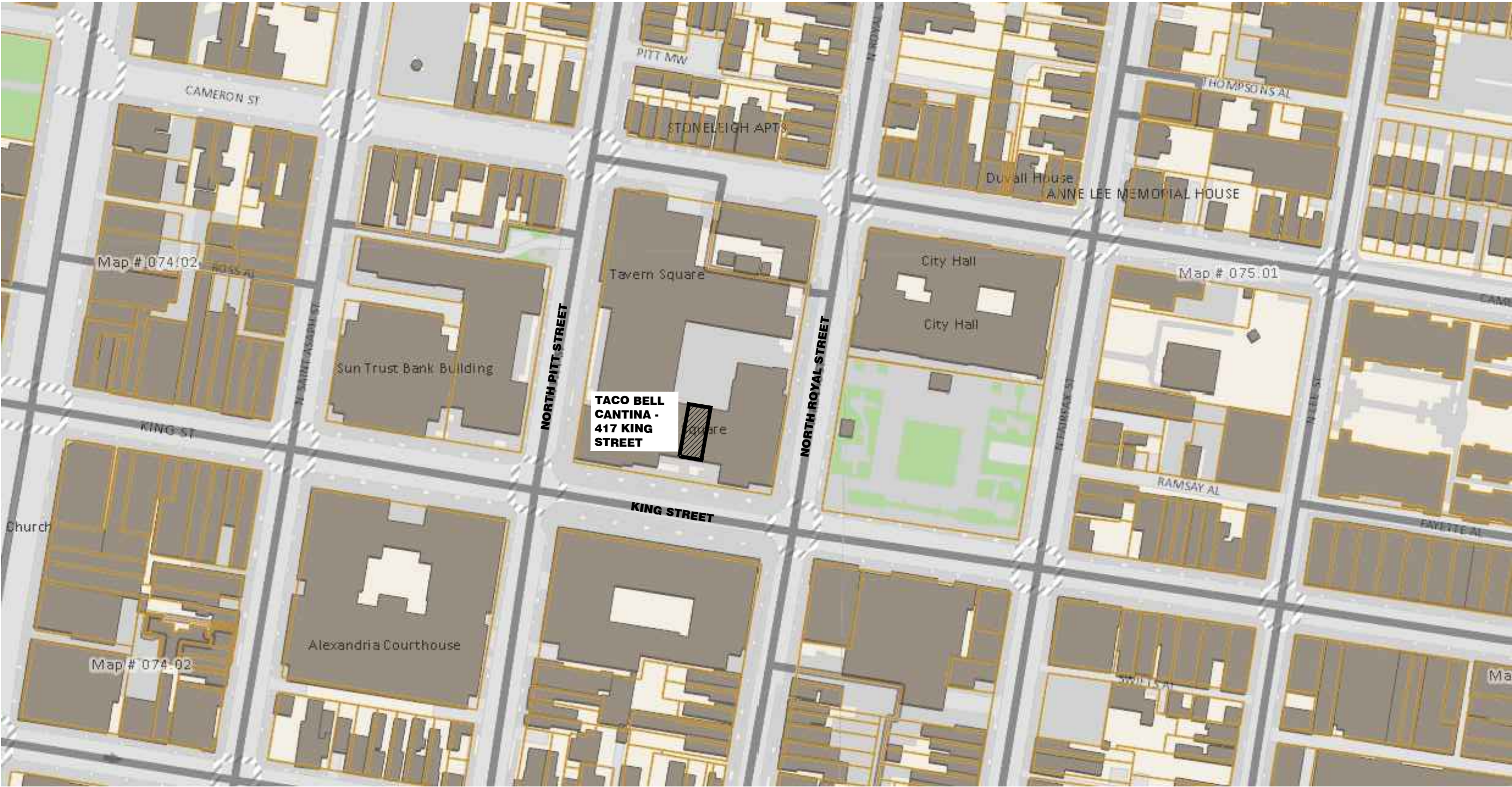
Leanne Andrysko

Printed Name



Signature



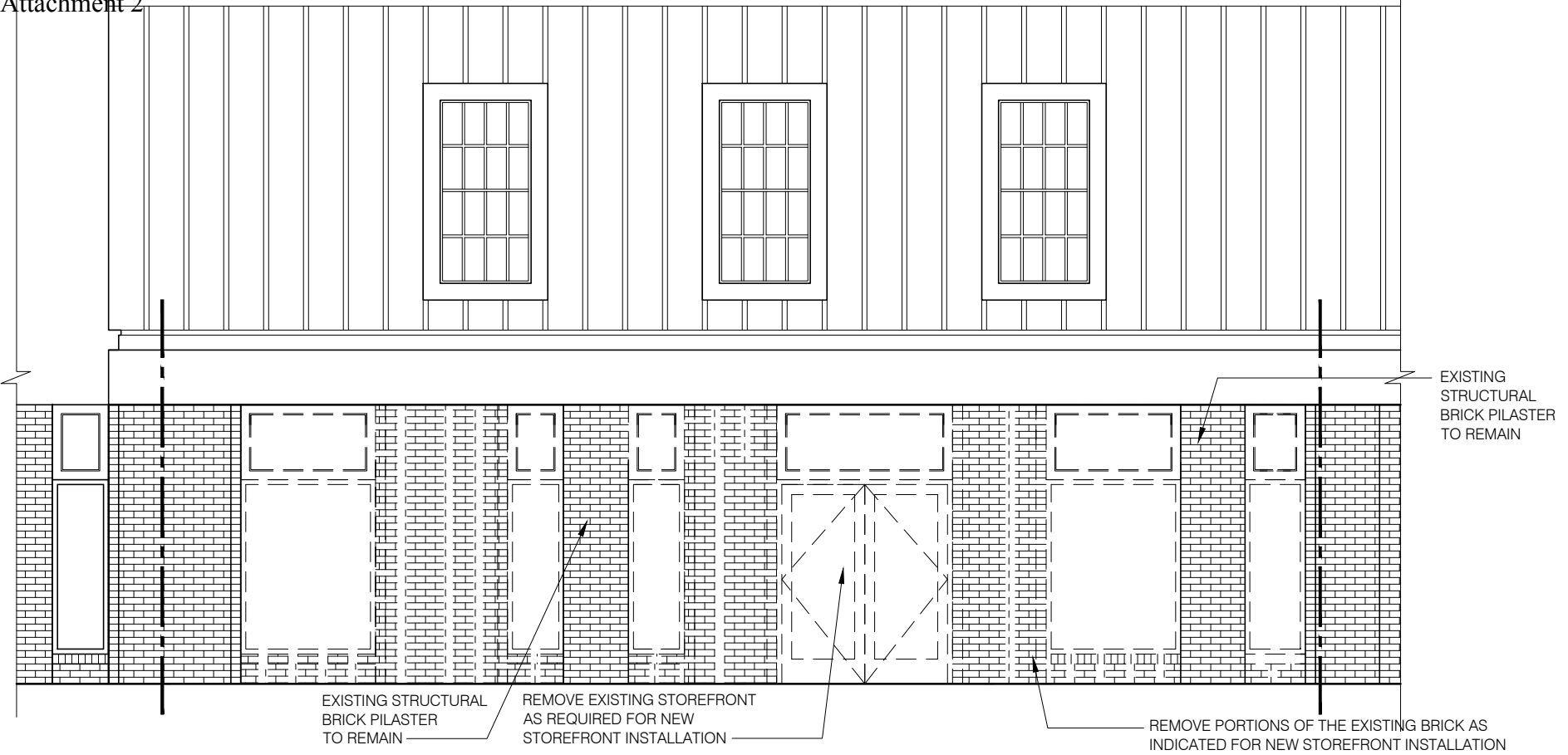


417 KING STREET - B.A.R. APPLICATION  
CONTEXT MAP

TACO BELL  
417 KING STREET  
ALEXANDRIA, VA



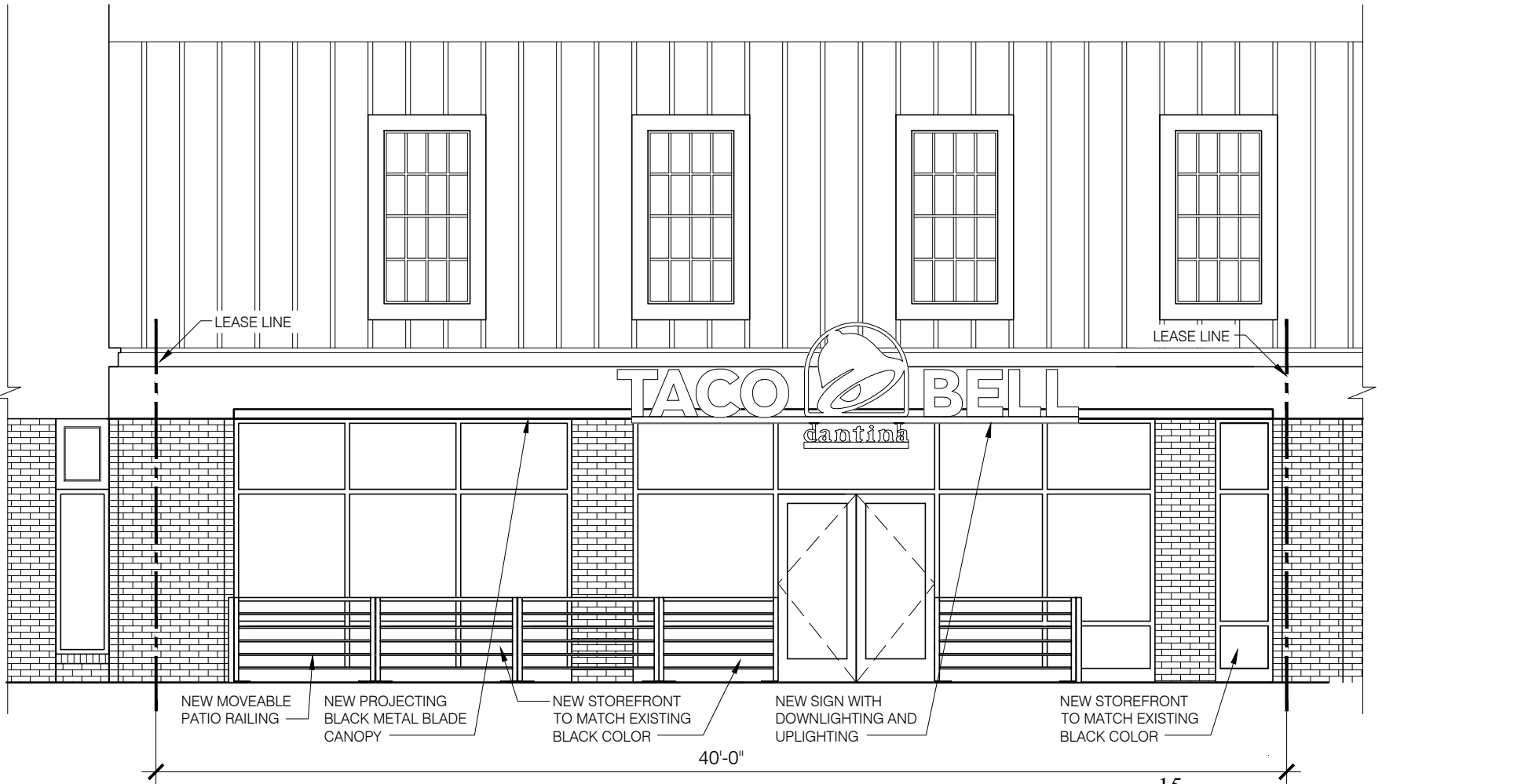




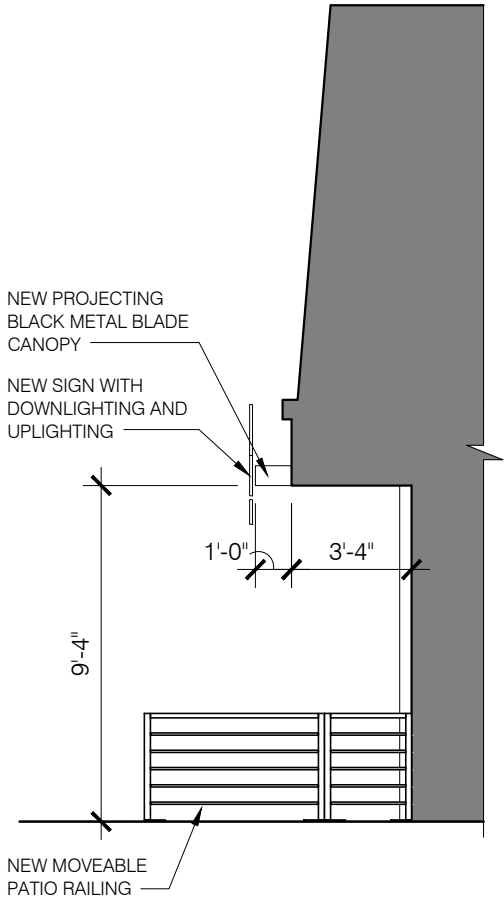
KING STREET ELEVATION - PROPOSED DEMOLITION 3/16"=1'-0" D



EXAMPLE STORE PHOTO 3/16"=1'-0" C



KING STREET ELEVATION - NEW WORK 3/16"=1'-0" B



KING STREET SECTION 3/16"=1'-0" A



520 South Main Street, Suite 2531  
Alton, OH 44311  
330.572.2100 Fax: 330.572.2102

417 KING STREET - B.A.R. APPLICATION  
KING STREET ELEVATION

TACO BELL

417 KING STREET  
ALEXANDRIA, VA



CANTINA





520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax: 330.572.2102

417 KING STREET - B.A.R. APPLICATION  
COURTYARD ELEVATION

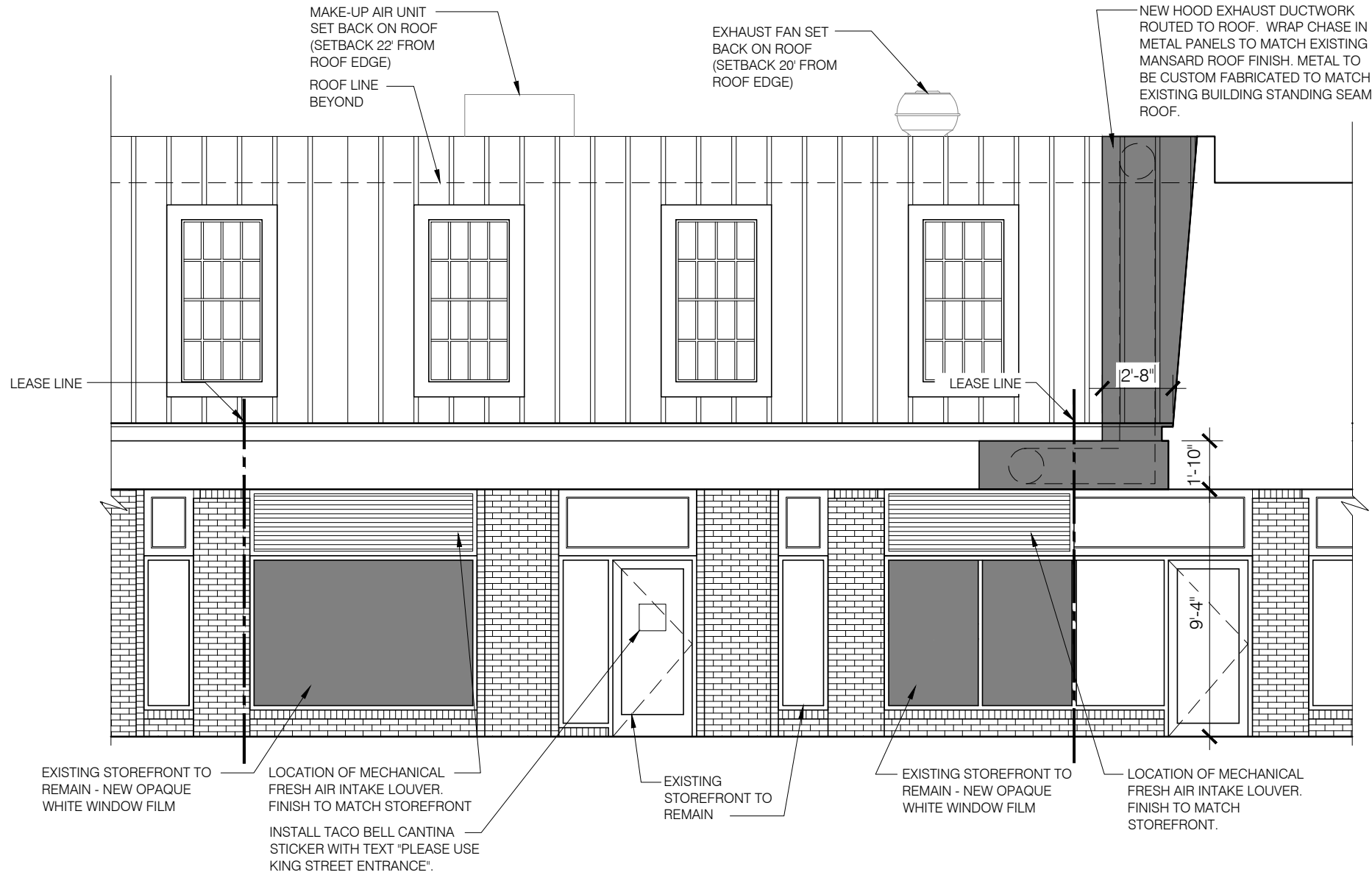
TACO BELL

417 KING STREET  
ALEXANDRIA, VA



TACO  
BELL

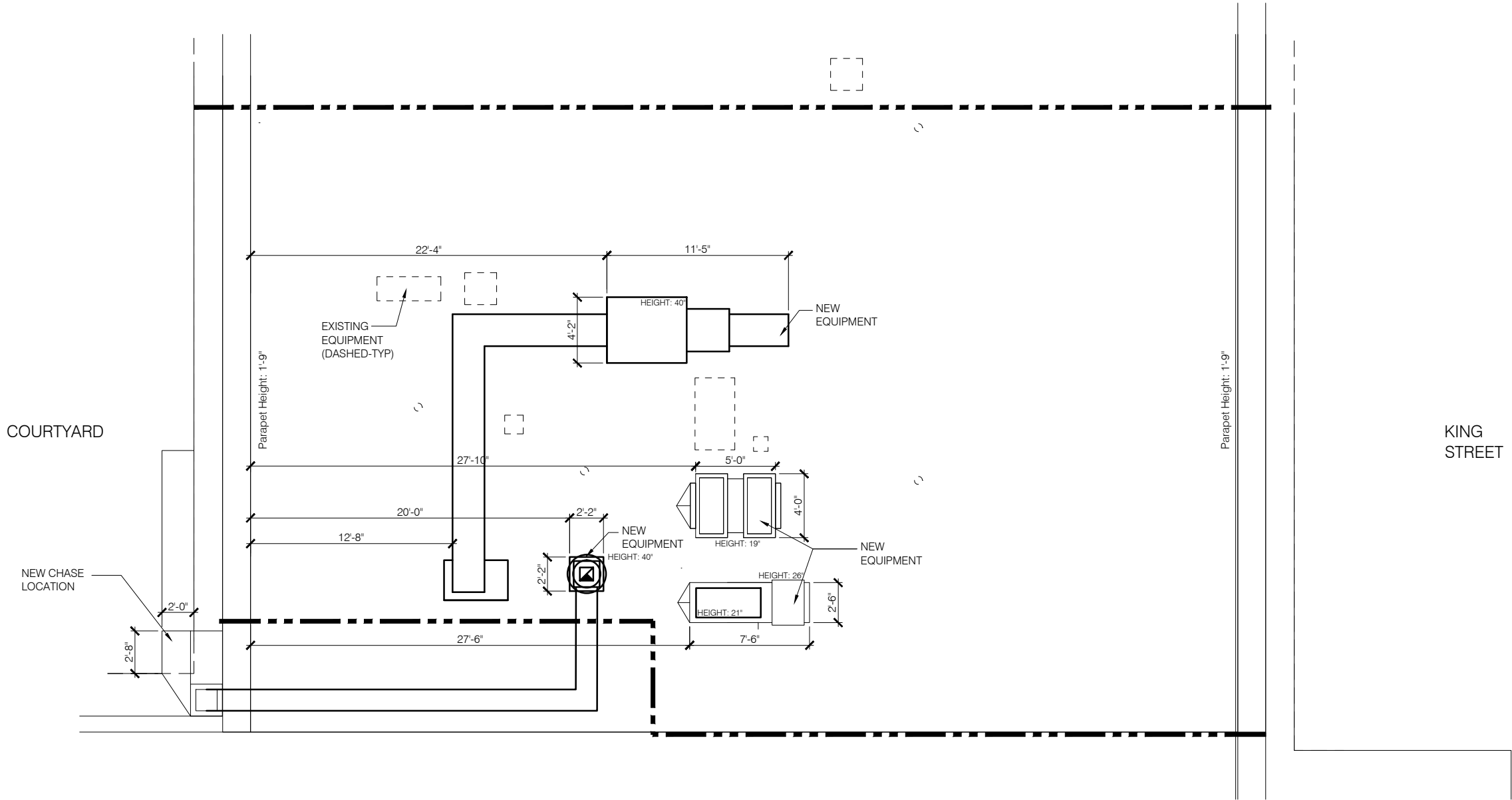
CANTINA



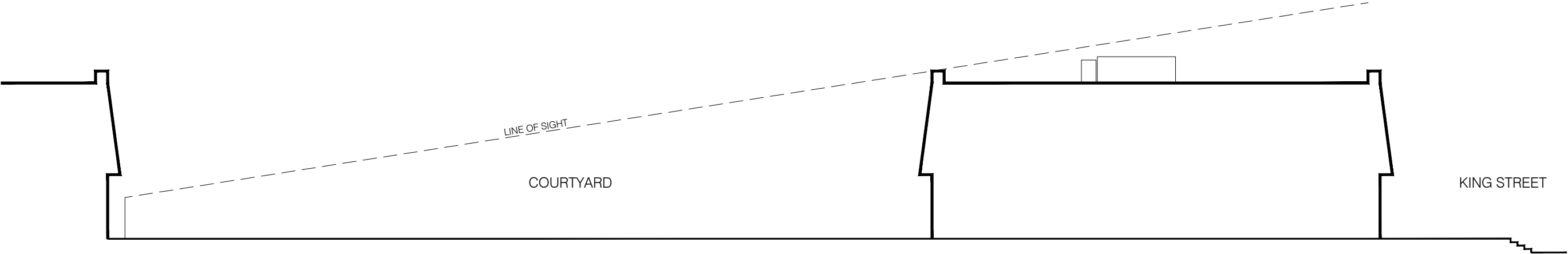


520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax: 330.572.2102

417 KING STREET - B.A.R. APPLICATION  
ROOF PLAN AND SITE SECTION



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



KING STREET

SITE SECTION 1/16"=1'-0" A

TACO BELL

417 KING STREET  
ALEXANDRIA, VA



TACO  
BELL

CANTINA





KING STREET ELEVATION | N.T.S.



KING STREET ELEVATION | N.T.S.



COURTYARD ELEVATION | N.T.S.



COURTYARD ELEVATION | N.T.S.



COURTYARD ELEVATION | N.T.S.

417 KING STREET - B.A.R. APPLICATION  
CONTEXT PHOTOS

TACO BELL  
417 KING STREET  
ALEXANDRIA, VA







## 1ST FLOOR EQUIPMENT AND SEATING PLAN

**A-200.00**



- 1 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 2 MAINTAIN 36" MIN CLEAR AISLE EGRESS PATHS TO EXIT DOORS.
- 3 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- 4 ALERT LIGHT BOX FOR 3-COMP POWER SOAK - MOUNTED ON SOFFIT.
- 5 PULL STATION @ 3-8" A.F.F.
- 6 GAS LINE DOWN TO EQUIPMENT.
- 7 SAFE.
- 8 SPLASH GUARD SEE 9/A6-600.
- 9 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
- 10 HAND-OFF COUNTER BY IDX.
- 11 DESK LAMP.
- 12 UNDER COUNTER KEYBOARD TRAY.
- 13 SHELF BY G.C. - FINISH WITH PLASTIC LAMINATE DL-3.
- 14 COUNTER BY G.C. - FINISH WITH PLASTIC LAMINATE DL-3.
- 15 TECH-IN-A-BOX: REFER TO E3.1. G.C. TO PROVIDE BLOCKING WHERE REQUIRED.
- 16 BOTTOMS-UP BEER DISPENSER.
- 17 42" LG TELEVISION MOUNTED TO WALL.
- 18 REMOVEABLE RAILING BY VENDOR

[illegible]

**DECOR**

1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
3. (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES	
STORAGE TYPE	LINEAR FT
DRY STORAGE	44
COLD STORAGE	26
FROZEN STORAGE	12

## KEYNOTES

NOTES:  
1.) DRAWING FOR PERMITTING ONLY. NOT FOR CONSTRUCTION

AGI

Architectural  
Graphics  
Incorporated

2655 International Parkway  
P.O Box 9175  
Virginia Beach, VA 23450  
(757) 427-1900

Project Title  
TACO BELL

Date 03.13.18

AGI EoR T. NEWBERRY  
Lead Drafter KKJ  
Drawn By KKJ  
Project Mgr. A. HILL

General Sign Specifications

☐ Interior

☒ Exterior

☒ Single Faced

☐ Double Faced

☐ Non-Illuminated

☒ Illuminated

120 Volts

1.0 Amps(+/-)

Location

ALEXANDRIA, VA

Windspeed

XXX MPH / IBC 2009

Drawing Revisions	Change	Date	DOWNLIGHT FIXTURE & SUPPORT ANGLES ADDED, 'BELL' CONSTRUCTION					
			1	2	3	4	5	6
1		03.27.18						
2								
3								
4								
5								
6								
7								
8								
9								
10								

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Code

22000

Type

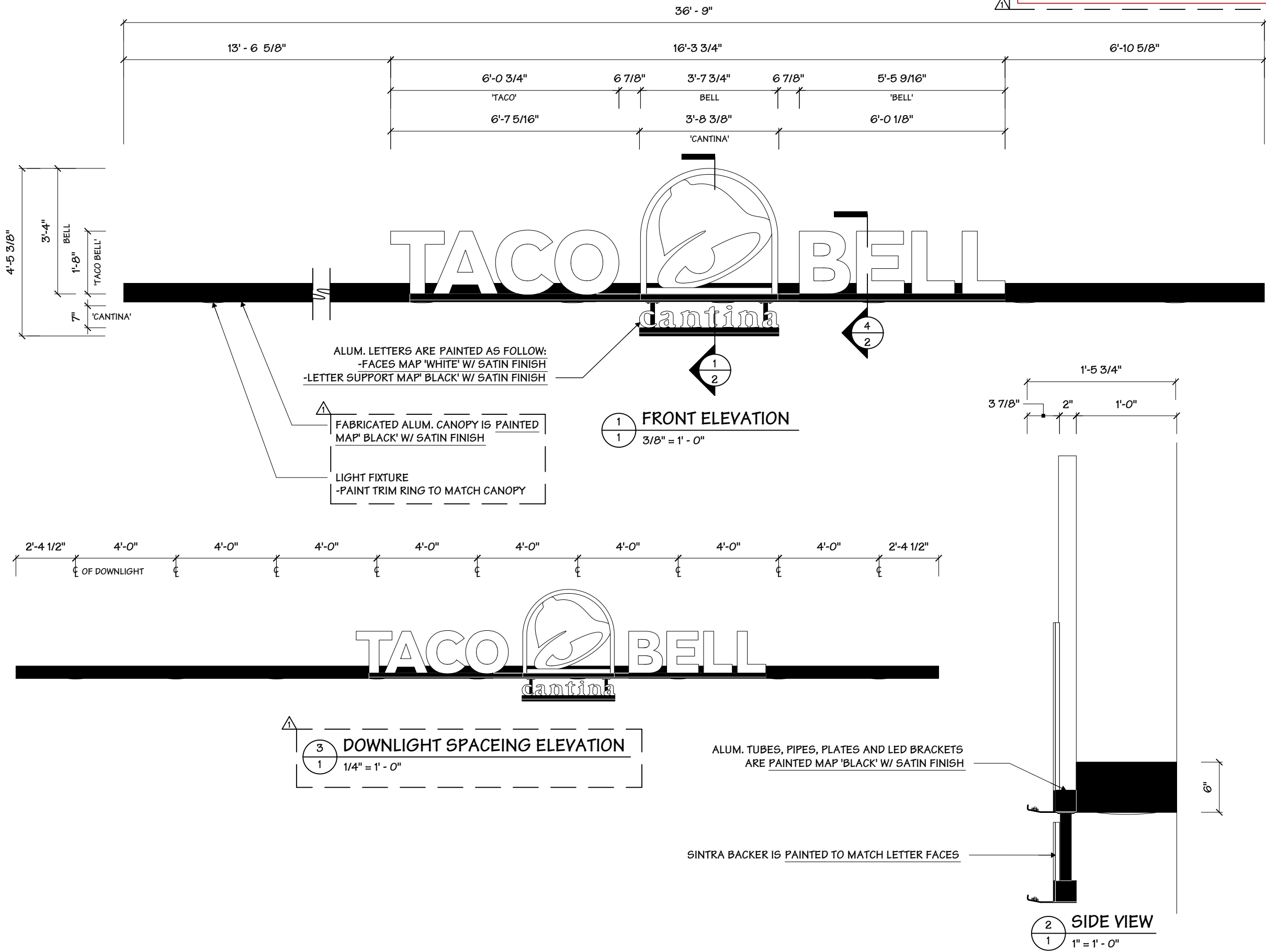
A

Sign Type

TB-  
CANTINA-FCO-CAN

PG. #:

1



**Project Title**  
**TACO BELL**

Date 03.13.18

**AGI EoR      T. NEWBERRY**  
**Lead Drafter      KKJ**  
**Drawn By      KKJ**  
**Project Mgr.      A. HILL**

## General Sign Specifications

☐ Interior      ☒ Exterior  
☒ Single Faced      ☐ Double Faced  
☐ \_\_\_\_\_  
☐ Non-Illuminated  
☒ Illuminated

120 Volts      1.0 Amps(+/-)  
Location      ALEXANDRIA, VA

Windspeed XXX MPH / IBC 2009

Drawing Revisions		
Drawn By	Date	Change
1 KKJ	03.27.18	DOWNLIGHT FIXTURE & SUPPORT ANGLES ADDED, 'BELL' CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		

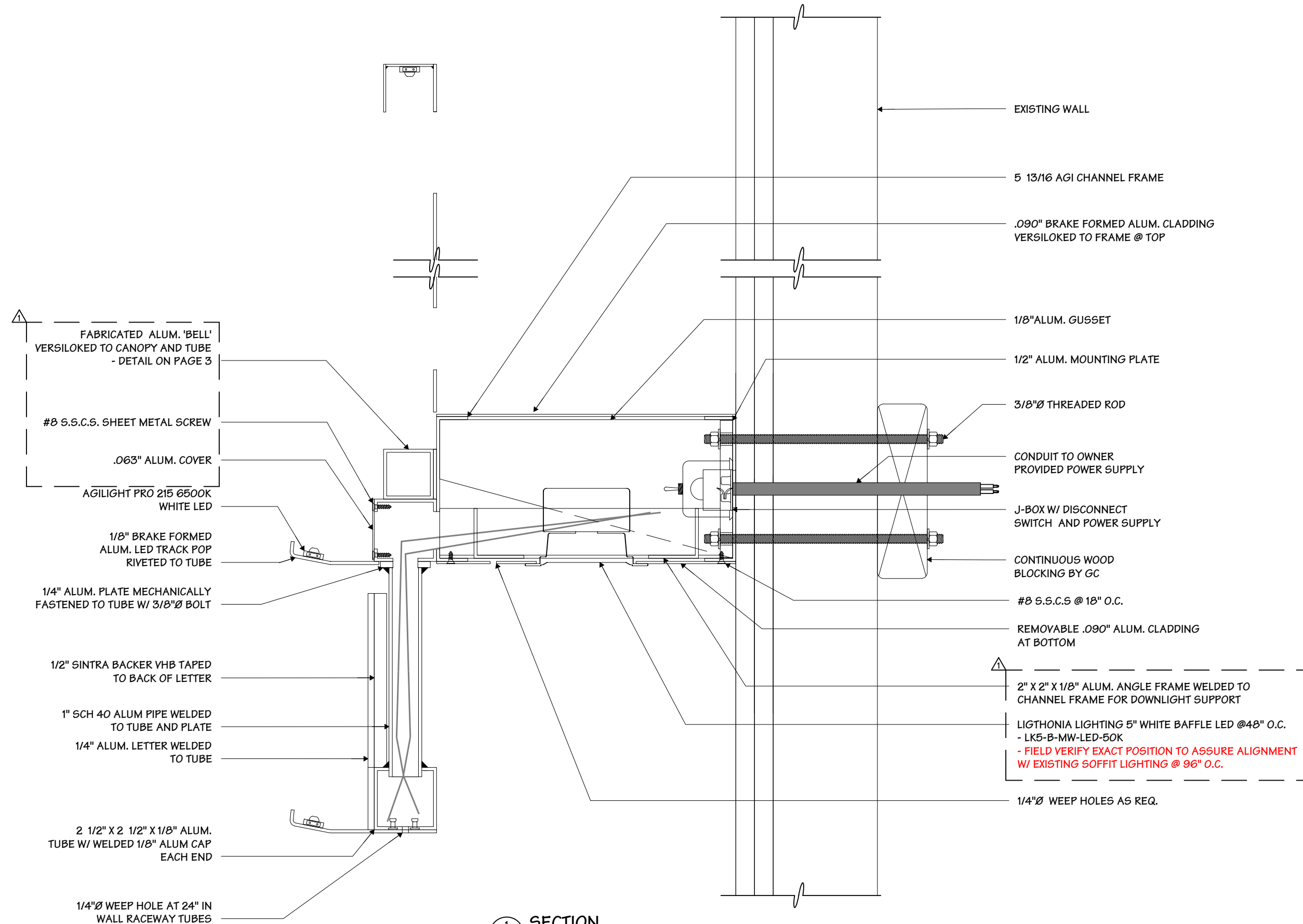
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Code 22000

Sign Type	TB-	P
CANTINA-FCO-CAN		

type  
A

G. #: 2



SECTION  
3" = 1' - 0"

Date 03.13.18

**AGI EoR      T. NEWBERRY**  
**Lead Drafter      KKJ**  
**Drawn By      KKJ**  
**Project Mgr.      A. HILL**

☐ Interior      ☒ Exterior  
☒ Single Faced      ☐ Double Faced  
☐ \_\_\_\_\_  
☐ Non-Illuminated  
☒ Illuminated

Windspeed XXX MPH / IBC 2009

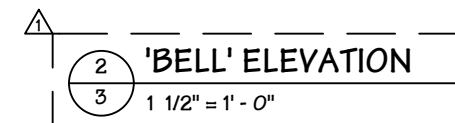
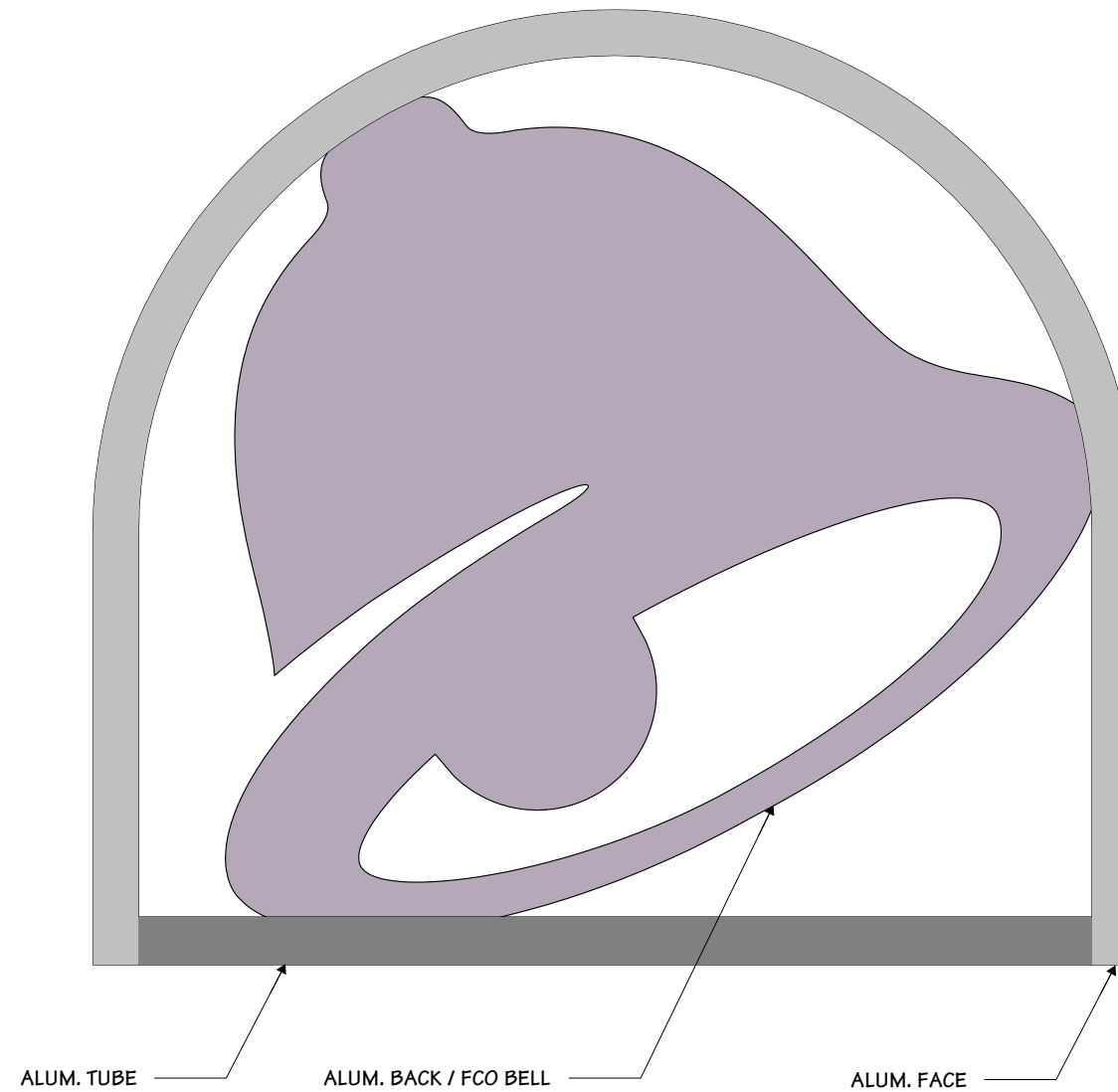
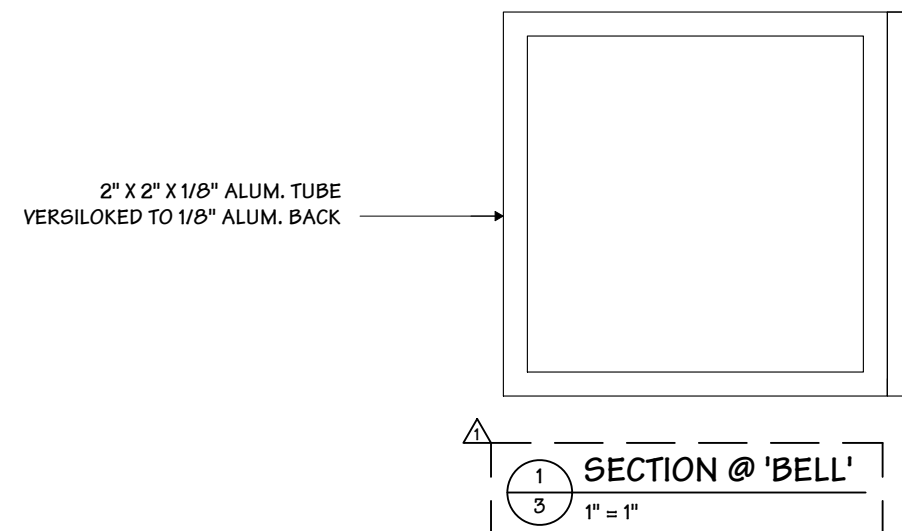
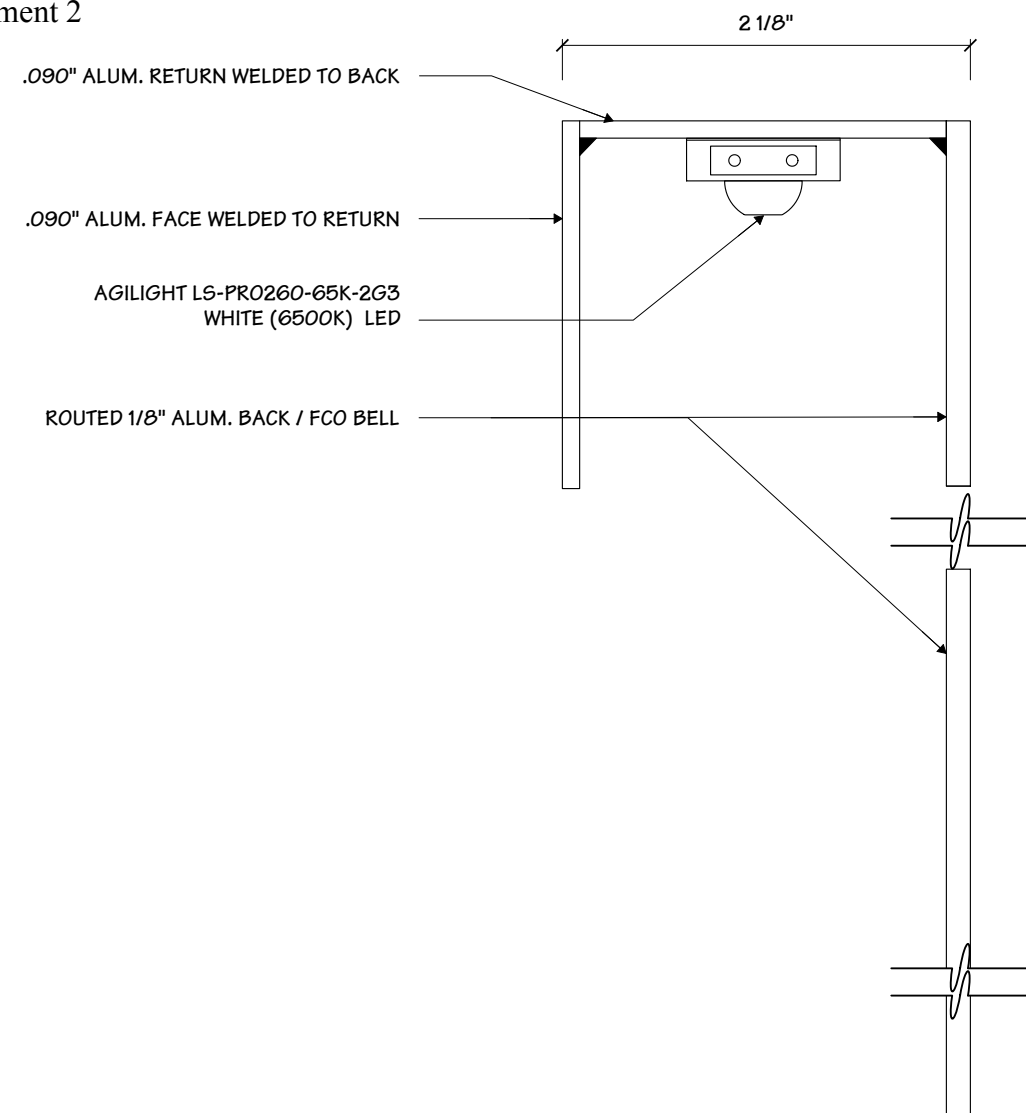
Drawing Revisions		
Drawn By	Date	Change
1 KKJ	03.27.18	DOWNLIGHT FIXTURE & SUPPORT ANGLES ADDED, 'BELL' CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		

**Code** **22000**

Sign Type	TB-	P
CANTINA-FCO-CAN		

Type  
A

PG. #: 3







**Project Title**  
**TACO BELL**

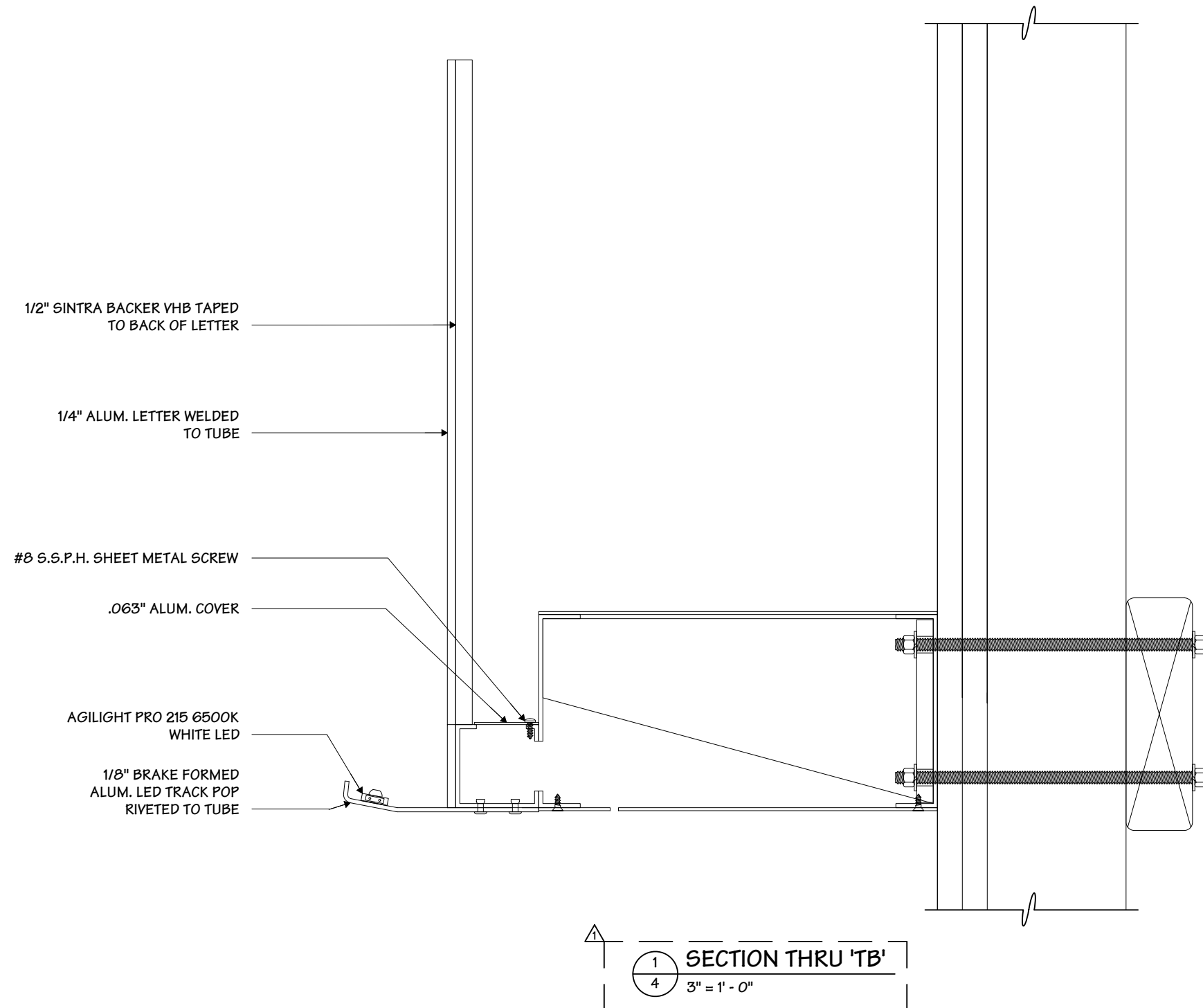
Date 03.13.18

**AGI EoR      T. NEWBERRY**  
**Lead Drafter      KKJ**  
**Drawn By      KKJ**  
**Project Mgr.      A. HILL**

## General Sign Specifications

☐ Interior      ☒ Exterior  
☒ Single Faced      ☐ Double Faced  
☐ \_\_\_\_\_  
☐ Non-Illuminated  
☒ Illuminated

Location	ALEXANDRIA, VA
Windspeed	XXX MPH / IBC 2009



Drawing Revisions		
Drawn By	Date	Change
△ KKJ	03.27.18	DOWNLIGHT FIXTURE & SUPPORT ANGLES ADDED, 'BELL' CONSTRUCTION
△ 2		
△ 3		
△ 4		
△ 5		
△ 6		
△ 7		
△ 8		
△ 9		

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Code	22000	Type	A
------	-------	------	---

Sign Type TB- CANTINA-FCO-CAN	PG. #: 4
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## FEATURES & SPECIFICATIONS

### INTENDED USE

Ideal for use in both residential and commercial applications.

### CONSTRUCTION

Trim: Aluminum reflector with polyester powder coat paint. All finishes, excluding PF option have integral flange.

Lamp: BR30 (included). Die-cast aluminum heat sink.

### OPTICS

Frosted lens provides even light distribution for general illumination, equivalent to 75W BR30 incandescent lamp. Wide 110-degree beam angle. Utilizes 2700 K color temperature, with CRI of 80.

### ELECTRICAL

BR30 Lamp: 12.5W (850-lumen) high-efficiency integral driver 110-120VAC. Lamp contains an electronic driver that includes miniature magnetic inductors in the circuit. Actual wattage may differ by +/-10% when operating between 110-120V +/-10%. Dimmable down to 10%.

### INSTALLATION

Suitable for installation in standard rough-in sections. For use with housings: L5 or L5R.

### LISTINGS

UL Listed to US and Canadian safety requirements.

Damp location listed.

Tested in accordance with IESNA LM-79 standards.

### WARRANTY

5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

**LED RECESSED DOWNLIGHTING AT  
NEW CANOPY - WHITE LIGHT**

Catalog Number
Notes
Type

### LED Recessed Downlighting



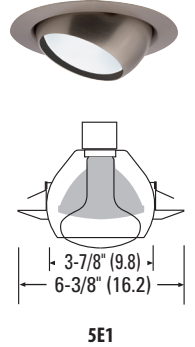
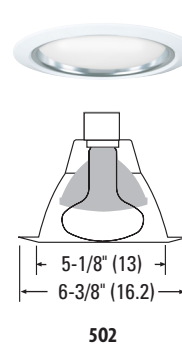
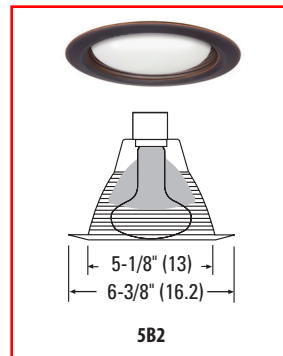
# LK5

### 5" LED Recessed Finishing Kit

BR30 LED Lamp



LOCATION™



### Specifications

Height:	LK5B2: 5-3/8 (13.7) LK502: 5-3/4 (14.6) LK5E1: 4 (7.6)
Lamp opening:	LK5B2: 5-1/8 (13) LK502: 5-1/8 (13) LK5E1: 3-7/8 (9.8)
Diameter:	LK5B2: 6-3/8 (16.2) LK502: 6-3/8 (16.2) LK5E1: 6-3/8 (16.2)

All dimensions are inches (centimeters) unless otherwise indicated.

### ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

**Example: LK5B2MW BR30 LED**

Series	Finish	Lamp/lumens <sup>3</sup>	Color temperature	Voltage
<b>LK5B2</b> 5" narrow flange baffle	<b>MW</b> Matte white	<b>BR30 LED</b> 12.5W, 850 lumens	(blank) 2700 K <b>50K</b>	(blank) 120V
<b>LK502</b> 5" narrow flange reflector	TRMW Black baffle, white trim ring <sup>1</sup>			
<b>LK5E1</b> 5" wide flange standard eyeball	ORB Oil-rubbed bronze			
	BN Brushed nickel			
	A PFMW Clear diffuse, matte white plastic flange <sup>2</sup>			

Compatible Housing: Order as separate catalog number.	
L5	New construction
L5R	Remodel

### Notes

- 1 Only available with LK5B2.
- 2 Only available with LK502.
- 3 Total system delivered lumens.



LED STRIP LIGHT FOR SIGN  
 UPLIGHTING  
 - WHITE LIGHT



## Applications

- High brightness channel letters
- High brightness box signs
- Cabinet signs
- Accent lighting



## Ordering Information

Part number	White Color Temperature	Module Spacing (mm)	Number of Modules		Nominal Light Output (lm) *		
			per Foot	per Meter	per Module	per Foot	per Meter
LS-PRO215-ASW-2G3C	7500K	168	2	6	117	234	702
LS-PRO215-65K-2G3C	6500K	168	2	6	118	236	708
LS-PRO215-57K-2G3C	5700K	168	2	6	117	234	702
LS-PRO215-50K-2G3C	5000K	168	2	6	117	234	702
LS-PRO215-45K-2G3C	4500K	168	2	6	106	212	636
LS-PRO215-41K-2G3C	4100K	168	2	6	106	212	636
LS-PRO215-30K-2G3C	3000K	168	2	6	106	212	636
LS-PRO215-27K-2G3C	2700K	168	2	6	98	196	588

\* ±10%

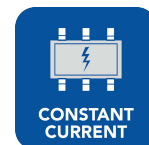
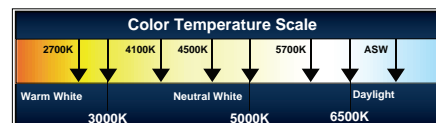
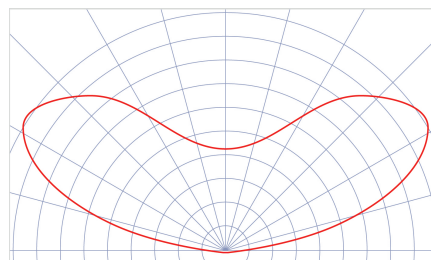


## Product Ratings

Luminous Efficacy	111 lm/W @ 6500K
Wattage per Module	1.06 W Nominal 1.11 W Maximum
Input Voltage	12 V DC
Input Current	0.088 A/ module
Power Supply Loading	52 modules per 60W
Ingress Protection	IP68
Operating Temperature	-40°F to +140°F (-40°C to +60°C)
L70 Life time	50,000 hours
Warranty	5 Year limited

## Luminous Intensity Distribution

G3C Batwing Beam Pattern



## Shipping Information

Module Type	Packaging Quantity				Carton Weight	Box Dimensions			Carton Dimensions			
	per Bag	per Box	per Case			W	D	H	W	D	H	
LS-PRO215-xxx-2G3C	40	200	1000	Modules								
	20.0	100.0	500.0	Feet	45.4 lb	18.9	10.4	3.7	20.7	19.3	11.4	inch
	6.7	33.5	167.6	Meters	20.6 kg	480	265	95	525	490	290	mm

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES	BURNER EFFICIENCY(%)
1		STRATOVENT#SV1-IBT-150-15D	15MF-1-MDD	A1-IBT-150	800	1400	0.500	1533	1.000	0.6330	1	208	6.1	933	13.1	80

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
1		114320	91456	55 deg F	7 in. w.c. - 14 in. w.c.	Natural

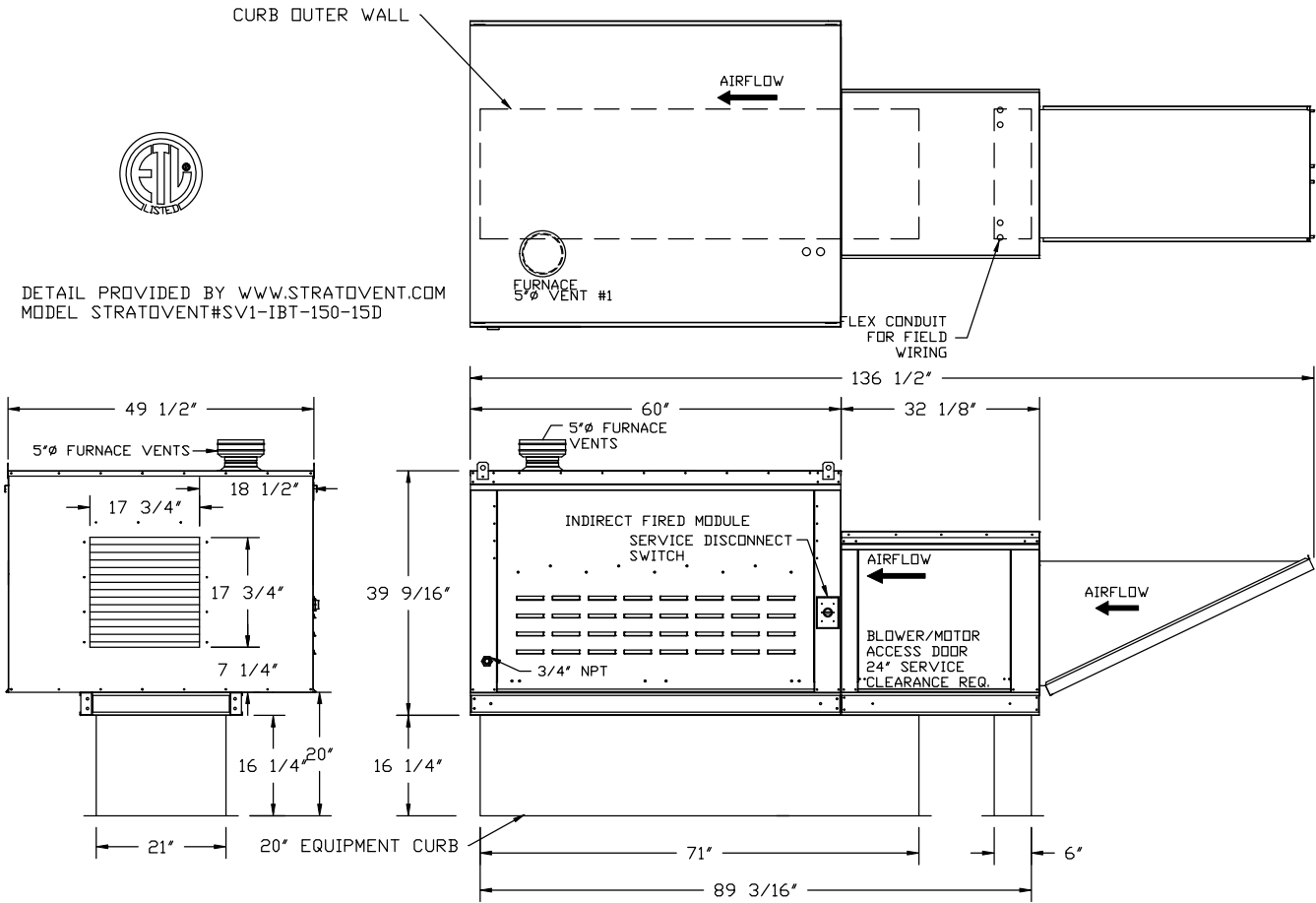
FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Motorized Backdraft Damper for A1-I Housing
		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, 0 to 10" wc, 1 Furnace
		1 - ECM Wiring Package-Supply - Manual or 0-10VDC Reference Speed Control (NIDEC Motor)
		1 - Single Point Electrical Connection Single Module. If a Non-DCV Prewire is used on the IBT Heater, the #28, #47, 'NS', 'MA', or 'E2' Option Prewire must be selected. Do not provide supply starter in prewire.
		1 - Insulated Blower Section Size 1-2 Commercial
		1 - Freezestat

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	63 LBS	Curb	21.000"W x 71.000"L x 20.000"H Insulated
	# 1		Rail	6.000"W x 21.000"L x 20.000"H

MAKE-UP AIR UNIT



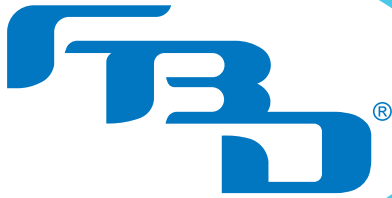
26



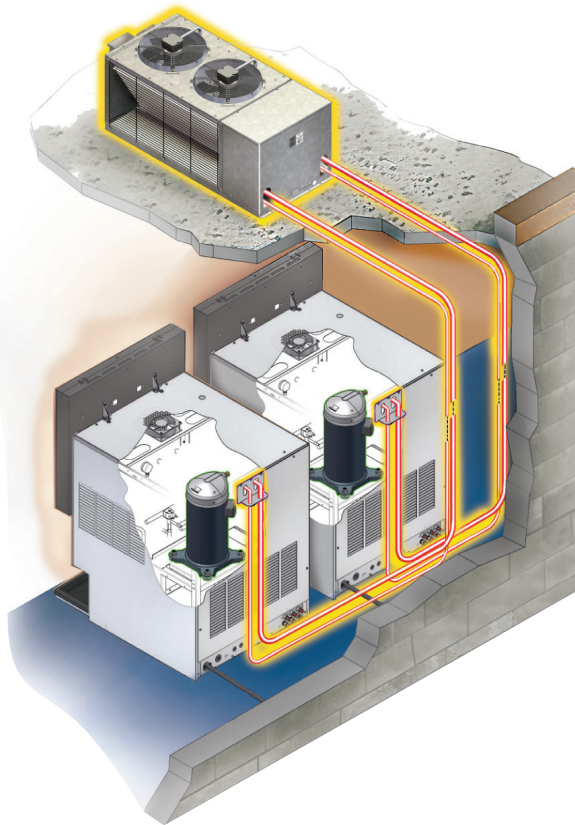
JOB Indirect-Fired-VA Taco Bell	
LOCATION ALEXANDRIA, VA, 22304	
DATE 3/16/2018	JOB # 3341433
DWG # 1	DRAWN BY JJ-REG24
REV.	SCALE 3/8" = 1'-0"

# DUAL REMOTE CONDENSER

FBD Partnership, LP | 866.323.2777 | sales@fbdfrozen.com | fbdfrozen.com



## DUAL REMOTE CONDENSER SPECIFICATIONS



### CONDENSER DIMENSIONS

Width: 22.0 in (599 mm)  
Depth: 48.5 in (1232 mm)  
Height: 23.0 in (585 mm)

LED STRIP LIGHT - WHITE LIGHT

### ELECTRICAL REQUIREMENTS

208 to 230VAC, single phase;  
2 wire, 15 amp, hard wired

### SPACE REQUIREMENTS

Front/Back: 30.0 in (762 mm) for proper air flow

### WEIGHT

143 lbs (64.9 kg)

### AMBIENT TEMPERATURE

#### OPERATING RANGE

-20°F (-29°C) to 120°F (49°C)

### REQUIRED FOR INSTALLATION

- Small crane
- R404A refrigerant, up to 26 lbs 8 oz (12.02 kg)
- Wall-mounted electrical junction box
- Up to 100' of electrical conduit min 16 AWG strand 7x30 wire
- Mounting hardware for junction box and remote condenser (depending on local building code)
- Sealant for roof penetration if necessary

### OPTIONS

- Can be ordered with 50' or 100' copper line set

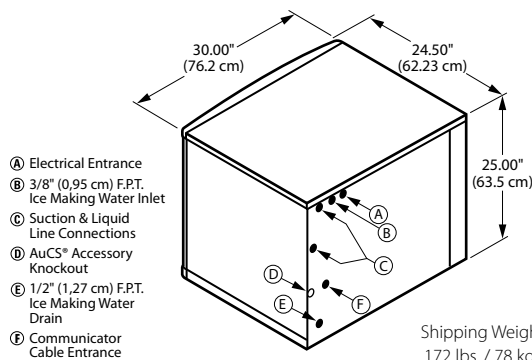


**Frozen Beverage Dispensers**  
EVERYONE LOVES FROZEN™

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## i-1470C Ice Machine



## Specifications

## Operating Limits:

- Ambient Temperature Range: 35° to 110°F (1.7° to 43.3°C)
- Water Temperature Range: 35° to 90°F (1.7° to 32.2°C)
- Water Pressure Ice Maker Water In: Min. 20 psi (137.9 kPa) Max. 80 psi (551.1 kPa)

## Ice Machine Electric

115/60/1 standard. (230/50/1 also available, consult factory.)

**Total Amps:** 1.1

**Max. fuse size:** 15 amps  
HACR-type circuit breakers can be used in place of fuses.

## Remote Air-cooled Ice Machine

Model	Ice Shape	Ice Production 24 Hours		Power kWh/ 100 lbs @ 90°/70°F*	ENERGY STAR
		70°Air/ 50°F Water	90°Air/ 70°F Water*		
ID-1472C	dice	1,330 lbs.	1,136 lbs.	4.43	★
		603 kgs.	515 kgs.		
IY-1474C	half-dice	1,425 lbs.	1,200 lbs.	4.31	★
		646 kgs.	544 kgs.		
Water usage/100 lbs./45.4 kgs. of Ice					
Potable Water*: 20 gallons, 75.7 liters					



\*Ratings Certified in Accordance with AHRI Standard 810.

Ice machine for use with ice storage bin or ice dispenser and CVD condensing unit all ordered separately.

kWh per 100 lbs. is total power of ice machine and condensing unit. Ice machine is 1 ph only. Condensing unit is 1 ph or 3 ph.

## Accessories

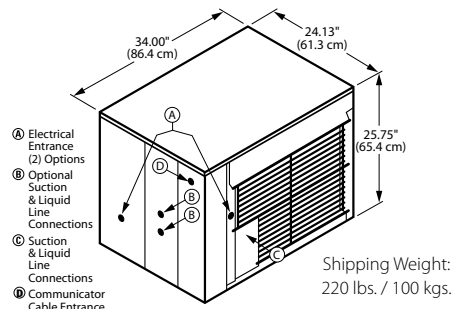
**LuminIce™ Growth Inhibitor**  
reduces yeast and bacteria growth for a cleaner ice machine.



**AuCS®**  
Automatic Cleaning System purchased as an option and installed in the field.



## iCVD-1496 Remote Condensing Unit



## Condensing Unit Electric

208-230/60/1 standard. 208-230/60/3 and 230/50/1 also available. 50 Hz version of this model meets the international standard, IEC60335-1, requirements for "T-tropical rating," the most severe duty rating an ice machine can obtain, (consult factory). HACR-type circuit breakers can be used in place of fuses.

**Note:** QuietQube ice machine power supply is wired independent of CVD condensing unit.

**Min. circuit ampacity** 20 1ph / 15 3ph

**Max. fuse size:** 20 amps 1ph / 15 amps 3ph

HACR-type circuit breakers can be used in place of fuses.

## Operating Limits:

- Ambient Temperature Range: -20° to 130°F (-29° to 54°C)

**BTU Per Hour:** 17,800 (average) 20,500 (peak)

**Compressor:** Nominal rating: 1.75 HP

## Installation Information and Dimensions:

Maximum Line Length

—100' (30.5 m).\*

Maximum Vertical Rise\*

—35' (10.7 m) above ice machine.

Maximum Vertical Drop

—15' (4.5 m) below ice machine.

\*A rise over 20' (6 m) requires S-Trap Kit K-00166 - ordered separately.

## Standard Interconnecting Tubing with Required Communication Wire\*

Communication wire comes with each of the following line sets

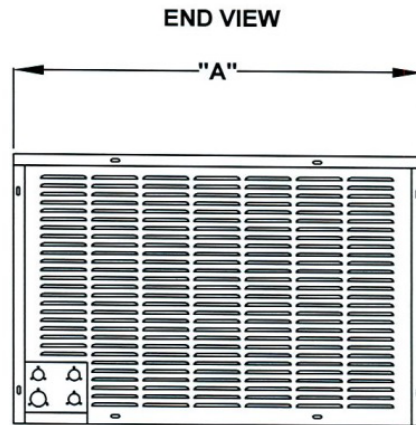
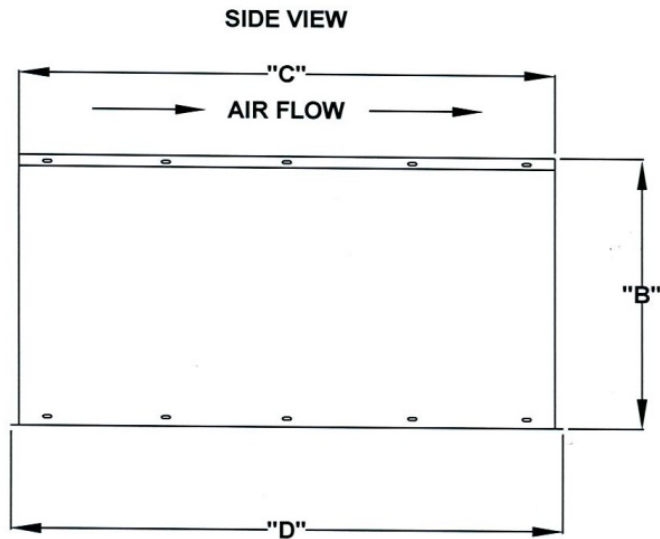
Model	Line Length		Weight	
	ft.	m.	lbs.	kgs.
RC-25	20	6	14	6
RC-35	30	9	20	9
RC-55	50	15	31	14

\*When using a non-Manitowoc line-set, a 186A 5-conductor communication cable must be installed between the head and condenser sections.



# PHYSICAL SPECIFICATIONS R404 REMOTE CAPSULE PAK CONDENSING UNITS

FREEZER/COOLER CONDENSER



KITCHEN EXHAUST FAN

## PHYSICAL SPECIFICATIONS REMOTES

REMOTE MODEL	COND UNIT DIMENSIONS (inches)				UNIT COOLER DIMENSIONS (inches)			APPROX SHIP WEIGHT (lbs)
	A	B	C	D	A	B	C	
	WIDTH HEIGHT LENGTH							

## RACK MOUNTED REMOTE - CAPSULE PAKS

OPERATING CONTROL VOLUME TEMPERATURE 35°F

RCPB050DC-A	26.25	18.13	33.00	35.00	26.00	24.00	13.50	300
RCPB075DC-A	26.25	18.13	33.00	35.00	37.00	24.00	13.50	330
RCPB100DC-A	26.25	18.13	33.00	35.00	34.50	29.00	21.25	382
RCPB150DC-A	26.25	18.13	33.00	35.00	34.50	29.00	21.25	462
RCPB050DW	26.25	18.13	33.00	35.00	25.25	22.25	20.25	330
RCPB075DW	26.25	18.13	33.00	35.00	44.13	30.00	20.00	402

### EF-1. PERFORMANCE DATA:

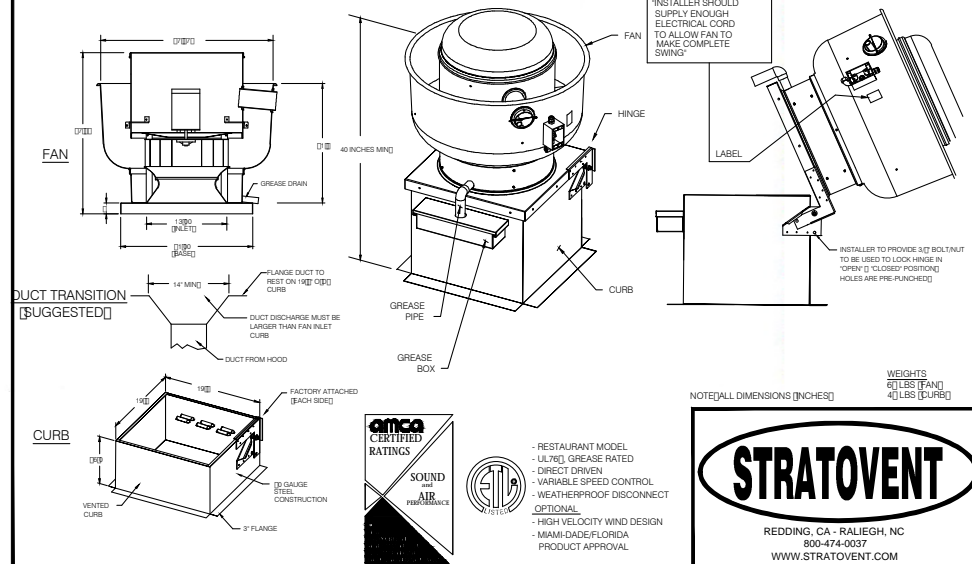
MODEL: STRATOVENT, SVDU50  
AIRFLOW: 1050 CFM, 0.9" STATIC PRESSURE  
FAN RPM: 1344\*\*  
POWER: 0.26 BHP  
MOTOR: 0.50 HP, 115V, 1PH, 8.1 FLA

\*\*DIRECT DRIVEN WITH PREWIRED  
SPEED CONTROLLER

## STRATOVENT UL-762 EXHAUST FAN 6'-3" LONG TACO BELL HOOD

### ATTENTION!

INSTALLER MUST  
READ LABEL NEAR  
DISCONNECT SWITCH!  
MESSAGE ON LABEL!  
INSTALLER SHOULD  
SUPPLY ENOUGH  
ELECTRICAL CORD  
TO ALLOW FAN TO  
MAKE COMPLETE  
SWING



NOTE [ALL DIMENSIONS IN INCHES]

WEIGHTS  
6(LBS) [FAN]  
4(LBS) [CURB]



- RESTAURANT MODEL
- ULTR® GREASE RATED
- DIRECT DRIVEN
- VARIABLE SPEED CONTROL
- WEATHERPROOF DISCONNECT
- OPTIONAL
  - HIGH VELOCITY WIND DESIGN
  - MAM/DADE/FLORIDA
  - PRODUCT APPROVAL

