

Docket Item #3  
BAR #2018-00275

BAR Meeting  
December 19, 2018

**ISSUE:** Alterations

**APPLICANT:** IDI Strand, L.C.

**LOCATION:** 205 The Strand (205 Strand Street)

**ZONE:** W-1 / Waterfront

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### **STAFF RECOMMENDATION**

Staff recommends approval with the following conditions:

1. Wherever possible (i.e., where historic stones remain and where the layer of EIFS can be reasonably removed), incorporate a design that retains the historic stones adjacent to the new stucco. On the west elevation, where there is a stone foundation at the first story, retain the stone and extant arches and strike a line with parged stucco at the second story (approximately 6' above the ground) and also at the western edge of the south elevation.
2. Refine the first-floor windows on the east elevation to relate to the overall first-floor character as a commercial/retail space by enlarging the openings; install show windows at the southeast corner and develop a relationship with the retail doors and windows on the south elevation, with final approval by staff.
3. The applicant must work with staff in the field to determine an appropriate brick for patching, with final brick selection and mortar color to be approved by staff as part of the permitting process.
4. No signage is approved as part of this application. Any future tenant signs must obtain either administrative or Board approval, as applicable.

## **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.



## **I. ISSUE**

The applicant is requesting a Certificate of Appropriateness for alterations. The proposed work includes the following:

- Replacement windows in all openings
- Removal of existing storefront bay windows, infill stucco at openings and new storefront doors and sidelights
- Removal of EIFS and application of lime stucco on the south and west elevations with exposure of the existing stone foundation at the first floor

The proposed materials include metal storefront windows and doors at the first floor, multilight aluminum-clad windows at the second story, stucco and exposed stucco and rooftop HVAC mechanical units with screening.

During the BAR concept review phase, the applicant previously proposed a third-story addition to this building which the BAR had conceptually endorsed. At this time, the applicant has revised the design to omit the third-story addition and has scaled back additional openings.

## **II. HISTORY**

As they are currently and have been historically conjoined, it is appropriate to consider the building histories of 203 and 205 The Strand in tandem. While both have mid-19th-century precedents, the present two-story masonry structures were built circa **1900**, following the devastating 1897 Pioneer Mill Fire. Both structures, however, incorporate partial stone walls at the first floor from the earlier warehouses that occupied the sites. Long associated with DeWilton Aitcheson's adjacent coal and lumber yard, the turn-of-the-century structures are tangible vestiges of the Alexandria waterfront's industrial heritage. They were identified in the Waterfront Master Plan for preservation.

The land which the two buildings occupy filled-in the shallow marsh that stretched the Potomac River's natural shoreline eastward; the man-made parcels are thought to have been created by landowner George Gilpin circa 1800. Whether there were structures on those lots in the antebellum period is difficult to determine without further research, but two warehouses were located there as early as 1863, as evidenced by Charles Magnus' depiction in the Birds Eye View of Alexandria, Va. Originally numbered 13 and 15 The Strand, the 19th-century buildings' rectangular footprints also appear on Griffith M. Hopkins' 1877 City Atlas of Alexandria. In this map, they backed up to George B. Robinson's property on the east line of South Union Street, and abutted, to the south, a barrel manufacturing plant owned by Blythe.

In the 1863 Magnus illustration, as well as in the 1885 Sanborn Fire Insurance Company map of Alexandria, the 3.5-story, gable-roofed structures were connected by a three-story, flat-roofed covered passage. Each building had three bays, the passage formed an additional central bay, and the facades were regularly fenestrated. Both buildings were ascribed as "Philip B. Hooe Grain W.Ho." in the Sanborn map, but while 205 had no interior partitions, 203 had interior walls that divided the first floor into three equal spaces and the second floor into two spaces. Both illustrations show 205 South Strand abutting a two-story, shake shed roofed building on the southern elevation, which was marked "vacant" in the Sanborn map (presumably Blythe's barrel manufactory); this structure had disappeared by the 1891 Sanborn mapping.



In the 1896 Sanborn, the structure at 205 was owned by the Godfrey Laundry Company. The map shows the rectangular footprint as one large open space (no interior partitions) with 12-foot, 16-foot, and 16-foot floor heights and capped in a metal or slate roof. The exterior wall abutting the covered drive is denoted as composed of stone, while the floor heights for the passage mirror those in 205 (as well as 203). A one-story, one-room masonry addition with a one-story covered drive marked “scale,” jutting out into the street, is shown abutting the southeast corner of 205 and marked as an “office” numbered 17. The structure at 203 is shown as trisected by brick walls on the first floor, and each space is labeled ‘warehouse.’

By the 1902 mapping, the rectangular structure at 205 had become two stories in height, with stone on the first floor on the western and northern elevations and a concrete block wall faced in brick on the façade (eastern elevation). Presumably the stone walls were all that remained of the 19th century building following the 1897 fire, in which both 205 and 203 The Strand were ruined. In fact, 203 is depicted with only two of its walls standing and the notation “ruins.” The drive between the two structures existed but had been reduced to one story. 205 South Strand is marked as having an earthen floor on the ground level and a gable roof. The 1902 map is the first to show an interior division in 205: the rear space is denoted as a stable while the main space is marked as “Wood Sawing.” At this time, the lot was purchased by Aitcheson, whose coal and wood yard lay to the immediate south and which the mill must have served. This is supported by the listing of “D. Wilton Aitcheson” acquiring two building permits for a parcel(s) on The Strand between Duke and Prince streets on June 21, 1897 and February 21, 1898. The masonry addition with its porch appears on the building’s southeastern corner in the 1902 map, while a one-story wooden shed, extending beyond the street curb, was tacked onto the front.

By the 1907 Sanborn, the structure at 203 had been rebuilt as a two-story structure labeled “erecting shop.” Two existing stone walls on the first floor (western and southern elevations) were incorporated into the new concrete block and brick edifice. Every five to ten years, the occupancy of 203 The Strand changed: it was occupied by the Virginia Kid Works in 1912, which used the building as a tanning facility (ground floor) and skins storage (upper floor). By 1921, the building served as an electric light supply warehouse, with a notation that the first floor was concrete, and by 1931, it was generically labeled ‘warehouse.’ It became an “Auto. Laundry” in 1941 – which, according to the City of Alexandria Alteration/Repair permit from June 6, 1951, was actually an auto body and paint shop. By the 1958 Sanborn, the building was labeled ‘plumbing.’ According to City of Alexandria Alteration/Repair Permits, the Aitcheson Fuel Company owned 203-205 South Strand through at least 1957. By 1965, it was an office space in conjunction with 205 South Strand.

205 The Strand’s footprint and associative function (i.e., wood sawing) remained consistent through the 1907 and 1912 Sanborn maps, although in the 1921 map, the rear stable was labeled “ice,” likely becoming a storage facility. By 1931, the structure’s gable roof was no longer depicted, suggesting a flat roof that presently exists. De W. Aitcheson Inc. Coal and Wood Yard still figured in the 1941 Sanborn, and the ground level of 205 – labeled as “A & Wood Storage” – still had an earth floor but the front shed had disappeared; the one-story corner structure was enlarged to wrap around the southeast corner. By 1958, the building was used to store “oil burner parts.” The present address (205) first appears on the 1965 Sanborn, in which the building’s use is marked as “offices.”

An alterations/repair permit for the redevelopment of 203-205 The Strand was issued to owners Beasley and James Turner and Doris T. Whitestone in May 1977; concurrently, the Board of Architectural Review (BAR) approved a submitted proposal to renovate the existing buildings and construct additions as well as develop the vacant lot at 211 The Strand. In 1979, a new construction permit was issued to Chadwick's on Strand for 203 The Strand; the BAR approved, with conditions, revisions to the alteration plans in June of that year as well as approved an addition (in which the former passage was transformed into a glassed atrium) in May 1981. While 203 has served as a restaurant for the last 35 years, 205 has housed a variety of retail shops and services, including a hair salon in the early 1990s; it was most recently occupied by Old Town Coffee Tea and Spice.

In 2016, the BAR approved partial demolition at 205 Strand Street with the condition that any historic fabric (brick, heavy timber beams and the like) identified by staff in the field once the interior finishes are removed be salvaged and reused on site to the greatest extent possible (BAR Case #2016-00416, 12/21/16).

In February 2018, the BAR approved a Development Special Use Permit to redevelopment the site occupied by 203, 205 and 211 Strand Street (DSUP 2016-00003).

### **III. ANALYSIS**

The scope of work at the 205 Strand building has been modified in conjunction with the new mixed-use building under construction at 211 Strand and the applicant has significantly scaled back the proposed work at the 205 Strand building. Concurrently, the applicant has removed all of the applied EIFS over the brick and stone, so we now have a better understanding of the remaining historic fabric. Staff visited the site several times with the architects and the investigative work has revealed that much of the south elevation first floor is infill concrete block. Additionally, the only remaining stone foundation at the first floor is on the west elevation and a small portion of the south elevation at the southwest building corner. The contractor has attempted to carefully remove the cement with which the EIFS was applied to the masonry and, unfortunately, the brick becomes even more damaged when the cement is chipped away. However, the remaining stone area does remain relatively intact when the cement is removed.

The majority of the exposed red brick on the east, Strand, elevation has been altered over time but is in relatively good condition and requires only repointing. The early interior has been completely removed and modern trusses were installed at the second floor and roof, so the interior, which is outside the BAR's purview, lacks the character of Chadwick's next door.



**Figure 1. West elevation showing remaining stone foundation and damaged brick above. The cement can be removed from the stone with limited damage however extensive damage occurs to the brick when it is removed.**

Based on the site investigation, staff does not object to new lime stucco or parging on the south elevation and above the stone foundation on the west elevation, finding that it may be the best solution due to the damage caused by the removal of the existing EIFS. This approach is consistent with the Design Guidelines which seek to first and foremost preserve historic fabric where it remains intact to the greatest extent possible and to incorporate historic material into any alterations.

#### *Storefront Areas*

Many historic buildings throughout Old Town have a different first floor window arrangement to allow the buildings to successfully accommodate retail or other commercial uses. As part of the Waterfront Small Area Plan, the first-floor space is intended to be an active commercial/retail space. The Strand elevation features two 6/6 windows at the first floor which coordinate with the multilight windows above, however they may not be useful for storefront windows. At the southeast corner at the south elevation, there are also a pair of multilight windows. Additionally, the entrance on The Strand is a metal storefront system. Staff recommends that the applicant work to better coordinate the first-floor windows to make them more compatible as storefront space, either by enlarging the opening or making them single-light, with final approval by staff as part of the permitting process.

### *Materials*

Most of the proposed materials are appropriate and consistent with the BAR's adopted policies. The applicant must work with staff on final selection of a brick to use for the patching of the historic brick walls. The applicant also requests aluminum-clad wood windows. Based on the BAR's policies, wood windows would be recommended. In order to promote design consistency with the first-floor metal storefront, and in recognition that the openings on the historic building were extensively altered throughout the 20<sup>th</sup>-century, staff supports the request for simulated divided light aluminum-clad wood windows at this building. The proposed ribbed metal panels for the rooftop HVAC screening is high-quality and appropriate.

In summary, staff is very supportive of the proposed alterations, finding the design to be an appropriate and sensitive treatment to this historic waterfront building.

### **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

### **P&Z Development**

- F-1 A memorandum was issued to City Council on November 1, 2018 informing Council of the transfer of 2 units originally proposed on top of the 205 building to the 211 building. Since this revision does not result in any intensification of floor area or site disturbance, Staff believes this revision may be processed administratively as part of the final site plan review and offered the memo to Council for informational purposes.
- F-2 This project is currently in the Final Site Plan review stage, with full release of the site plan pending. Architectural refinements in response to the BAR's comments are expected and shall be finalized prior to approval of the building permit plans.

### **Code Administration**

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

### **Transportation and Environmental Services**

- C-1 Comply with all requirements of DSP2016-00003. (T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)



**Alexandria Archaeology**

- F-1 Based on preliminary research for this property, it has been an active part of Alexandria's waterfront since purchased by George Gilpin and Jonathan Hall in 1769. The east side of 211 Strand Street was "banked out" (quite literally, filled with dirt to create land) at about that time. By the early nineteenth century both Gilpin and Hall had built a store and warehouses on the block, as well as wharves and piers extending into the river to the east. By the Civil War the Union Army used three warehouses on the property as Commissary storehouses (two on 211 Strand St. and one on 205 Strand St.). After the war the McKenzie family continued to own one of the warehouses, and the Blythe family another. By the end of the nineteenth century part of the lot at 211 Strand St. was used as a coal yard, and one of the warehouses stored fertilizer. Throughout the early twentieth century the lot continued to serve as a coal yard. The site has the potential to provide information about the commercial development of Alexandria's waterfront from the eighteenth century to the present. Of particular note are the recent archaeological findings on the adjacent lot at 220 S. Union St. where an eighteenth-century scuttled ship was found preserved some 6 ft. to 8 ft. below current grade.
- R-1 There is low potential for significant archaeological resources to be disturbed by the undertaking at 205 Strand St. No archaeological action is required. However, the applicant is required to conduct an archaeological evaluation on the 211 Strand St. portion of the project area.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-00275: 205 Strand Street*  
*2 – Supplemental Materials*

ADDRESS OF PROJECT: 205 Strand Street

TAX MAP AND PARCEL: 075.03-03-06 ZONING: W-1

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: IDI Strand, L.C.

Address: 1700 North Moore Street, Suite 2020

City: Arlington State: VA Zip: 22209

Phone: 703.558.7300 E-mail: ccecchi@idigroup.com

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

Name: John W. Rust, Rust | Orling Architecture Phone: 703.836.3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: IDI Strand, L.C.

Address: 1700 North Moore Street, Suite 2020

City: Arlington State: VA Zip: 22209

Phone: 703.558.7300 E-mail: ccecchi@idigroup.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 Lime stucco at existing CMU/brick.  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

205 Strand St.: Remove existing bays on south elevation; replace windows and storefronts; and apply lime stucco to existing CMU/brick walls.

**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: 34'-6" Secondary front (if corner lot): 78'-0".
  - ☐ ☒ 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: John W. Rust

Date: November 19, 2018

# 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. IDI Virginia Holdings, L.C.	1700 North Moore Street, Suite 2020 Arlington, VA 22209	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 203/205/211 Strand Street (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. IDI Strand, L.C.	1700 North Moore Street, Suite 2020 Arlington, VA 22209	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. IDI Virginia Holdings, L.C. <del>None</del>	None	BAR <del>None</del>
2. IDI Strand, L.C.	None	BAR
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.

6.18.18  
~~May 29, 2018~~  
Date

Carlos Cecchi  
Printed Name

  
Signature





A SOUTH UNION STREET



B SOUTH UNION STREET



C SOUTH UNION STREET



D SOUTH UNION STREET



E SOUTH UNION STREET



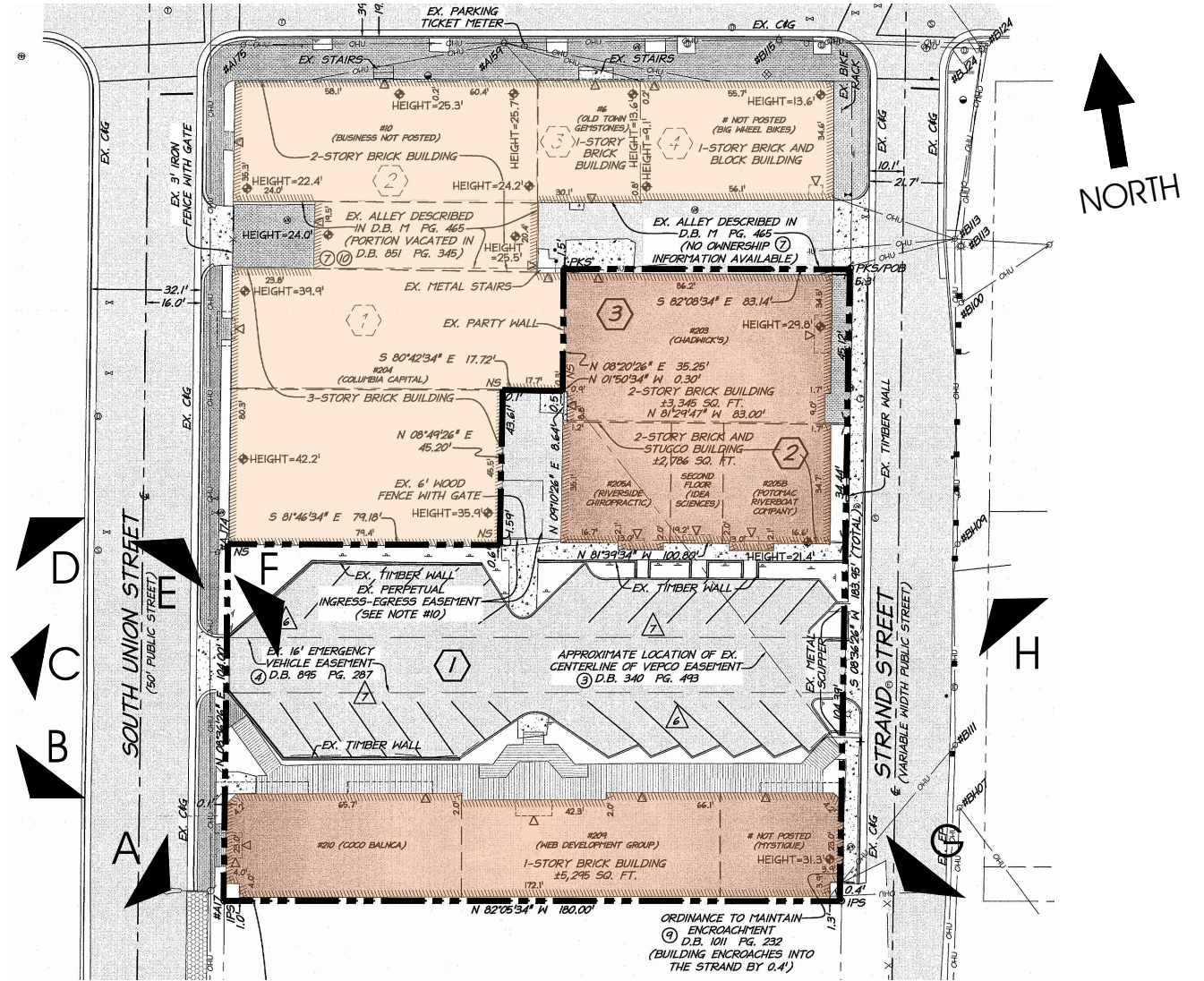
F ALLEY



G STRAND STREET



H ALLEY & STRAND STREET



NOVEMBER 19, 2018  
BAR SUBMISSION

CONTEXT  
205 Strand Street  
16002  
15

PAGE 1

RUST | ORLING  
ARCHITECTURE





A STRAND STREET



B SOUTH ALLEY (PRE-DEMO)



C SOUTH ALLEY (POST-DEMO)



D SERVICE ALLEY



E SOUTH ALLEY

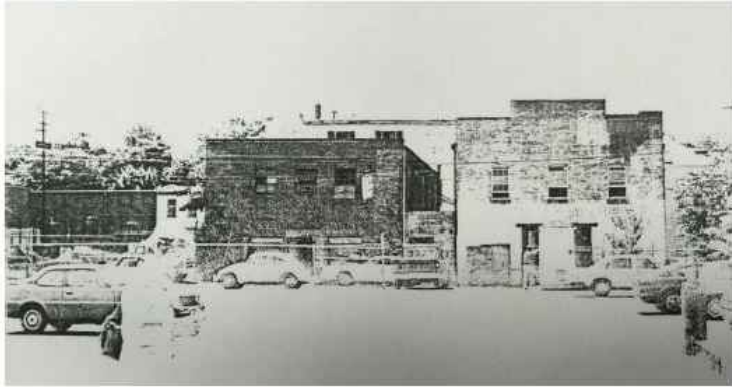


Figure 27: 211, 205, and 203 Strand Street View to the West 1978  
(Creegan Collection, Barrett Branch of the Alexandria Library Special Collections)

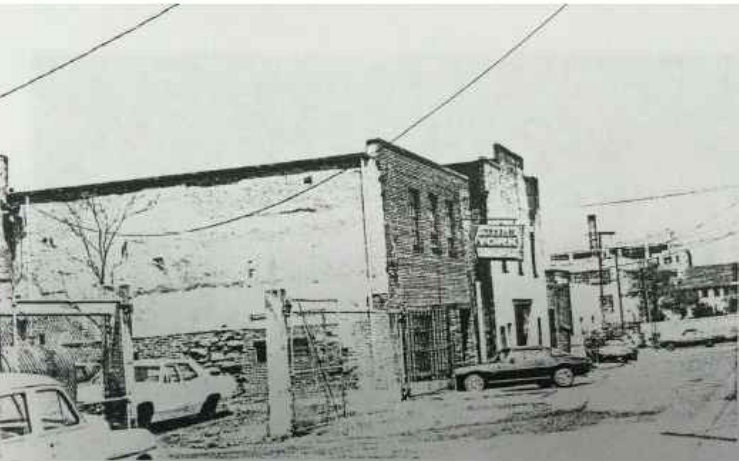
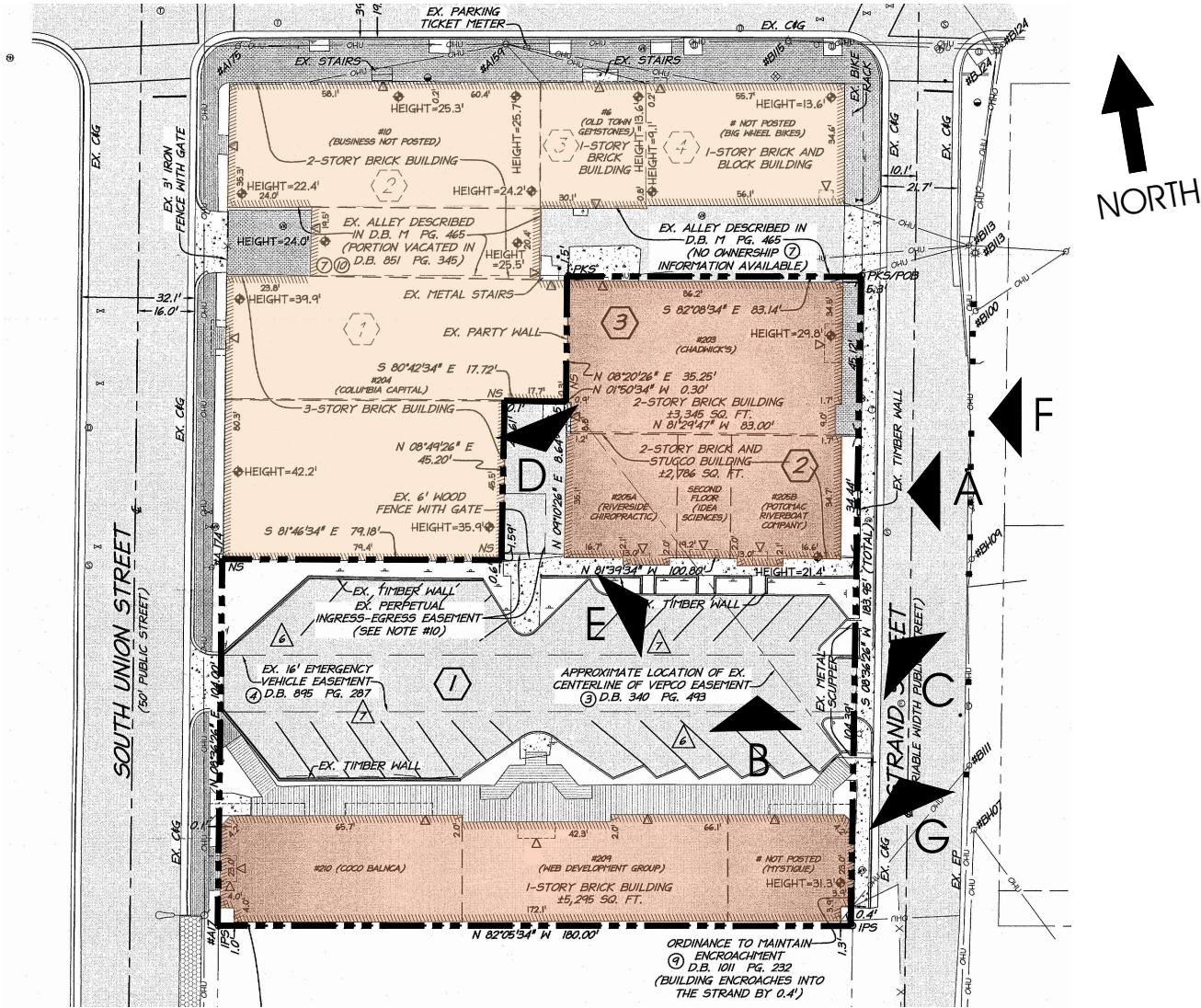
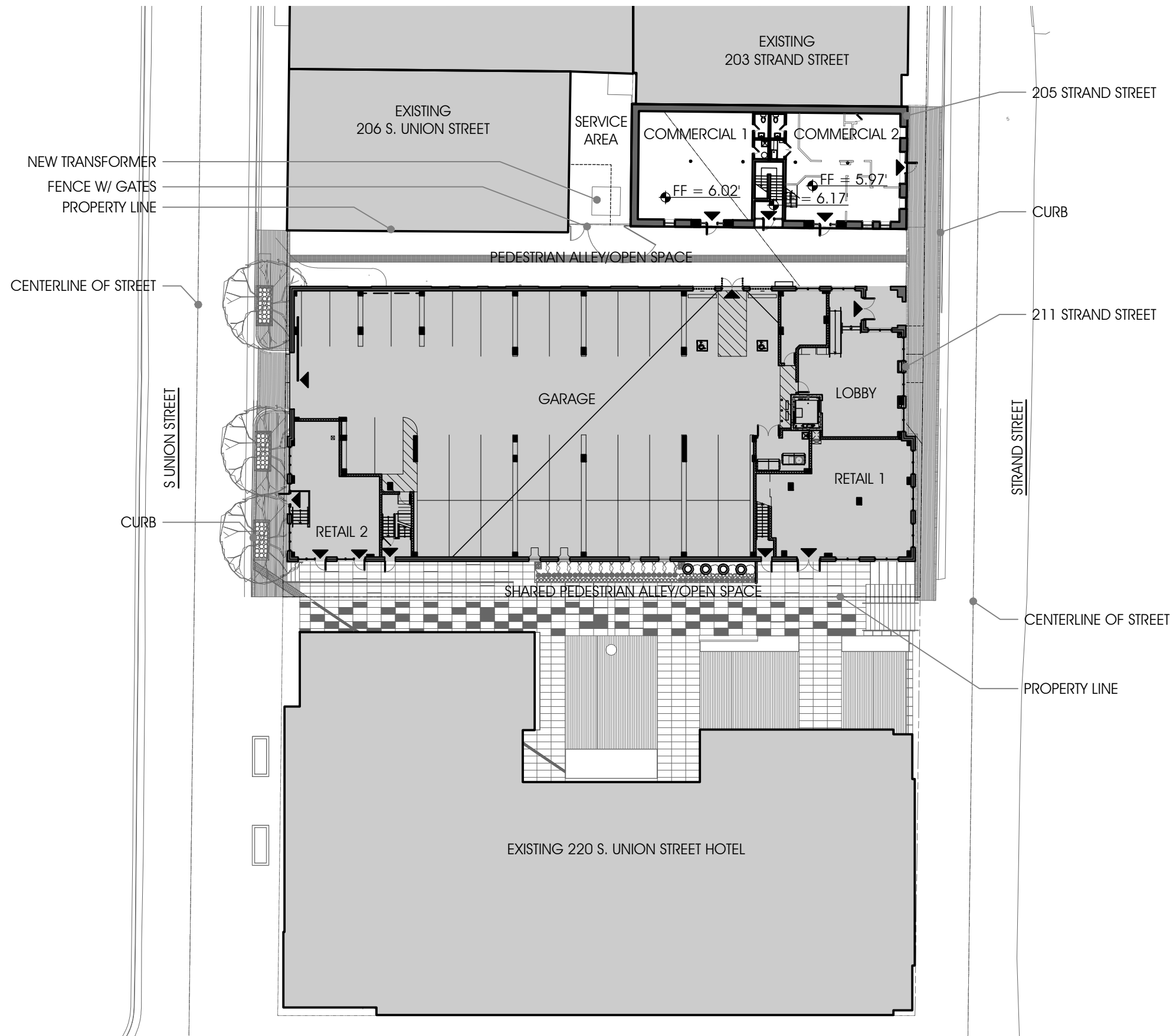
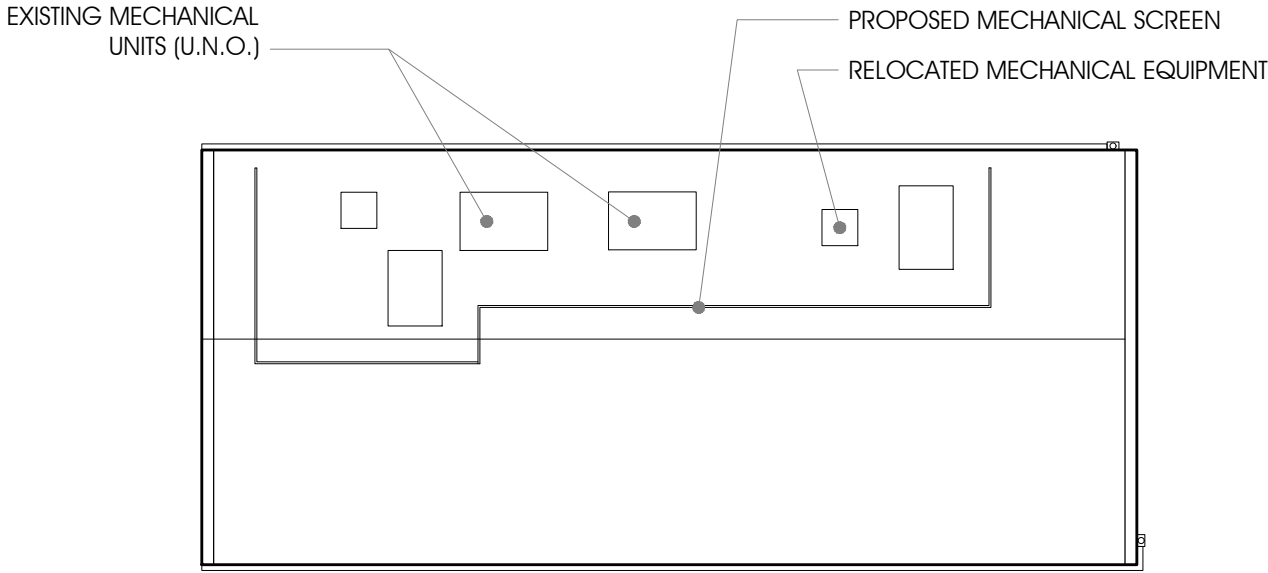


Figure 26: 211, 205, and 203 Strand Street View to the Northwest 1976  
(Creegan Collection, Barrett Branch of the Alexandria Library Special Collections)

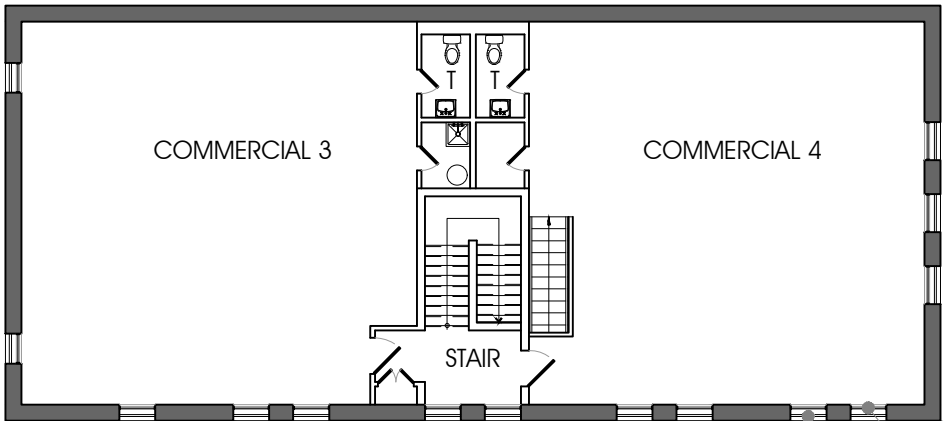




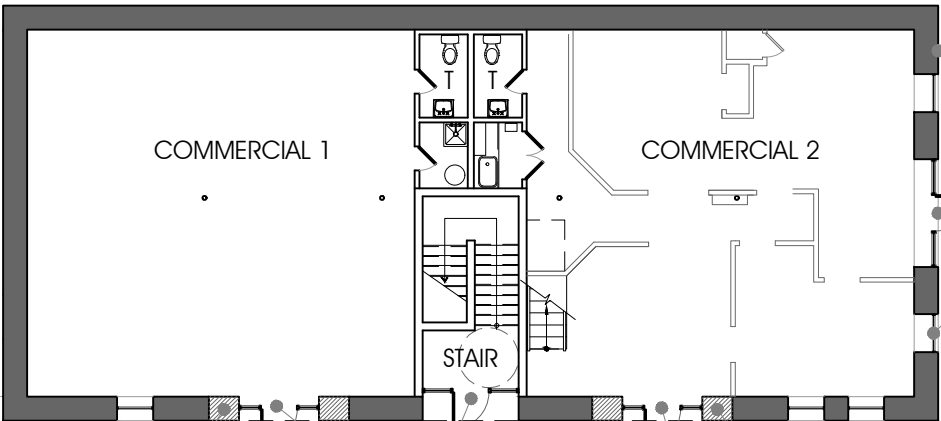




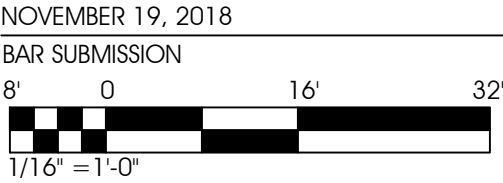
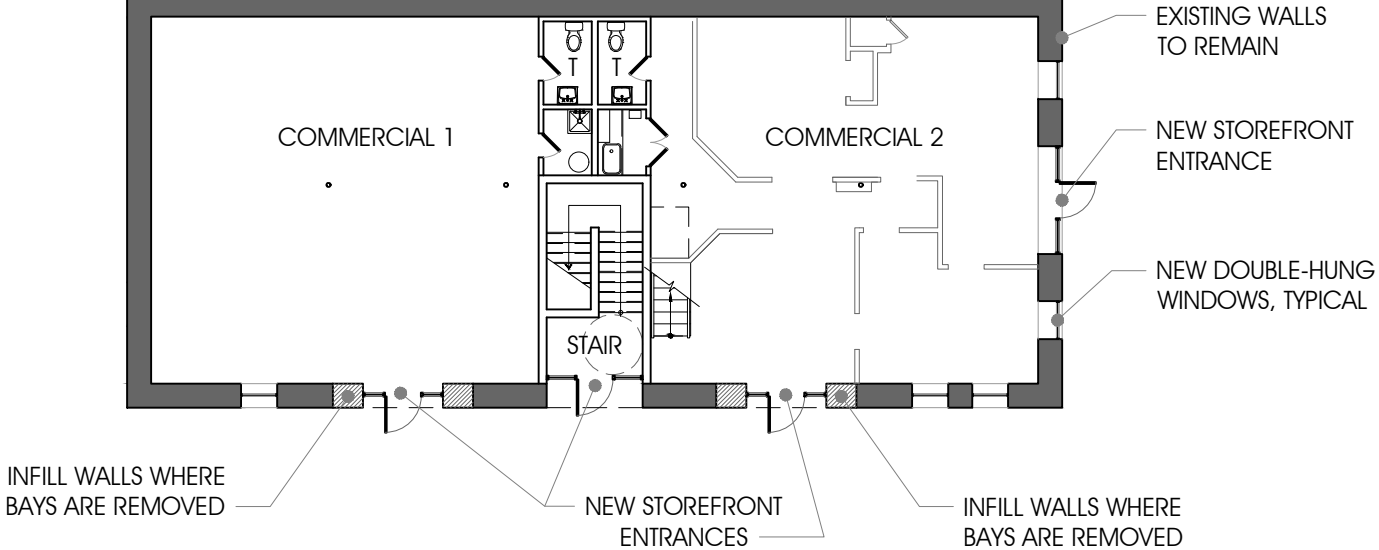
EXISTING ROOF MODIFICATIONS



EXISTING SECOND FLOOR MODIFICATIONS



EXISTING GROUND FLOOR MODIFICATIONS

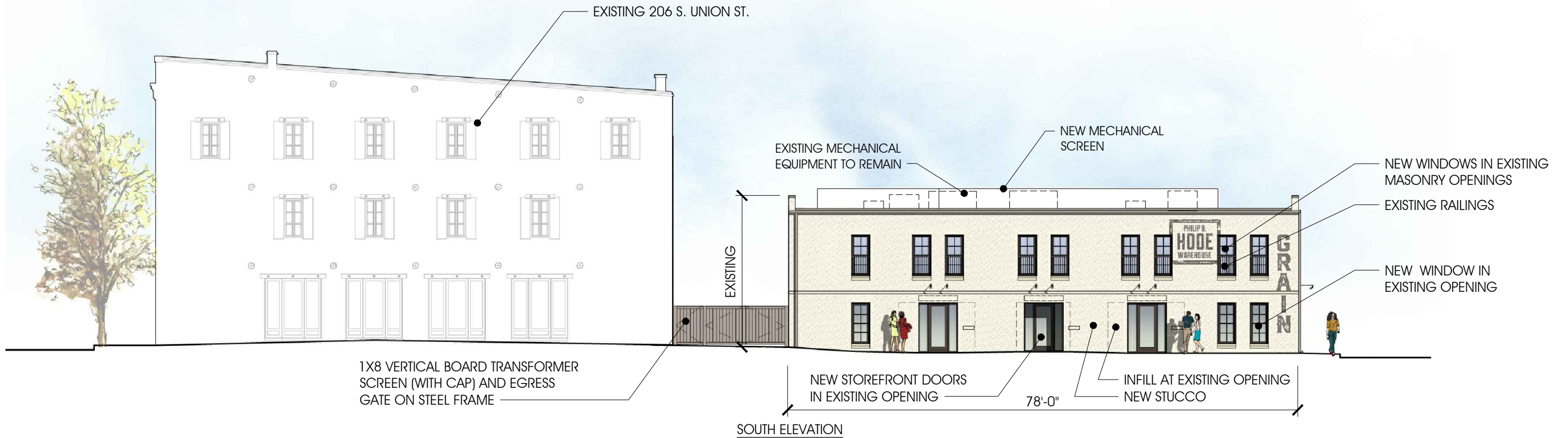
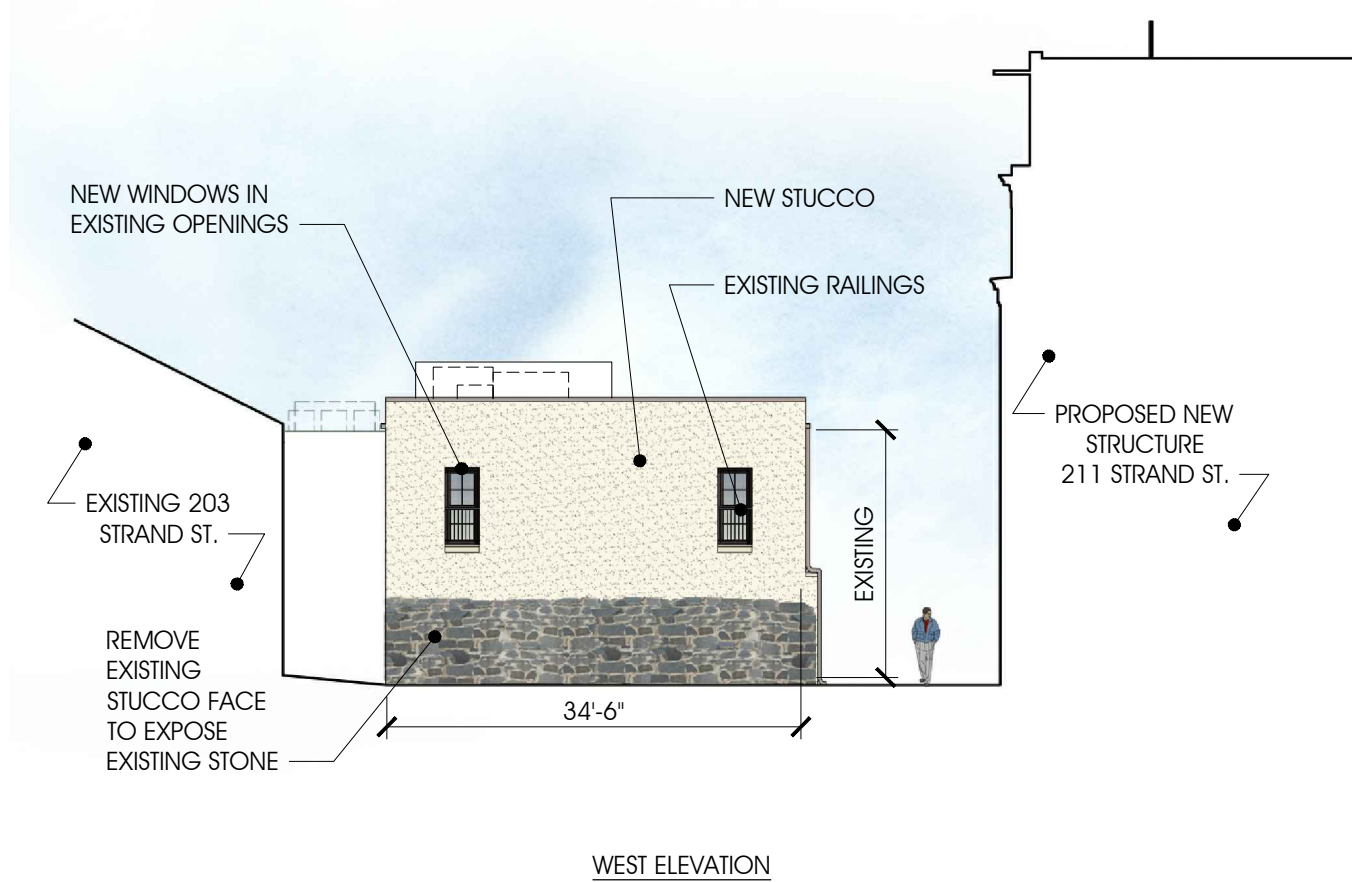
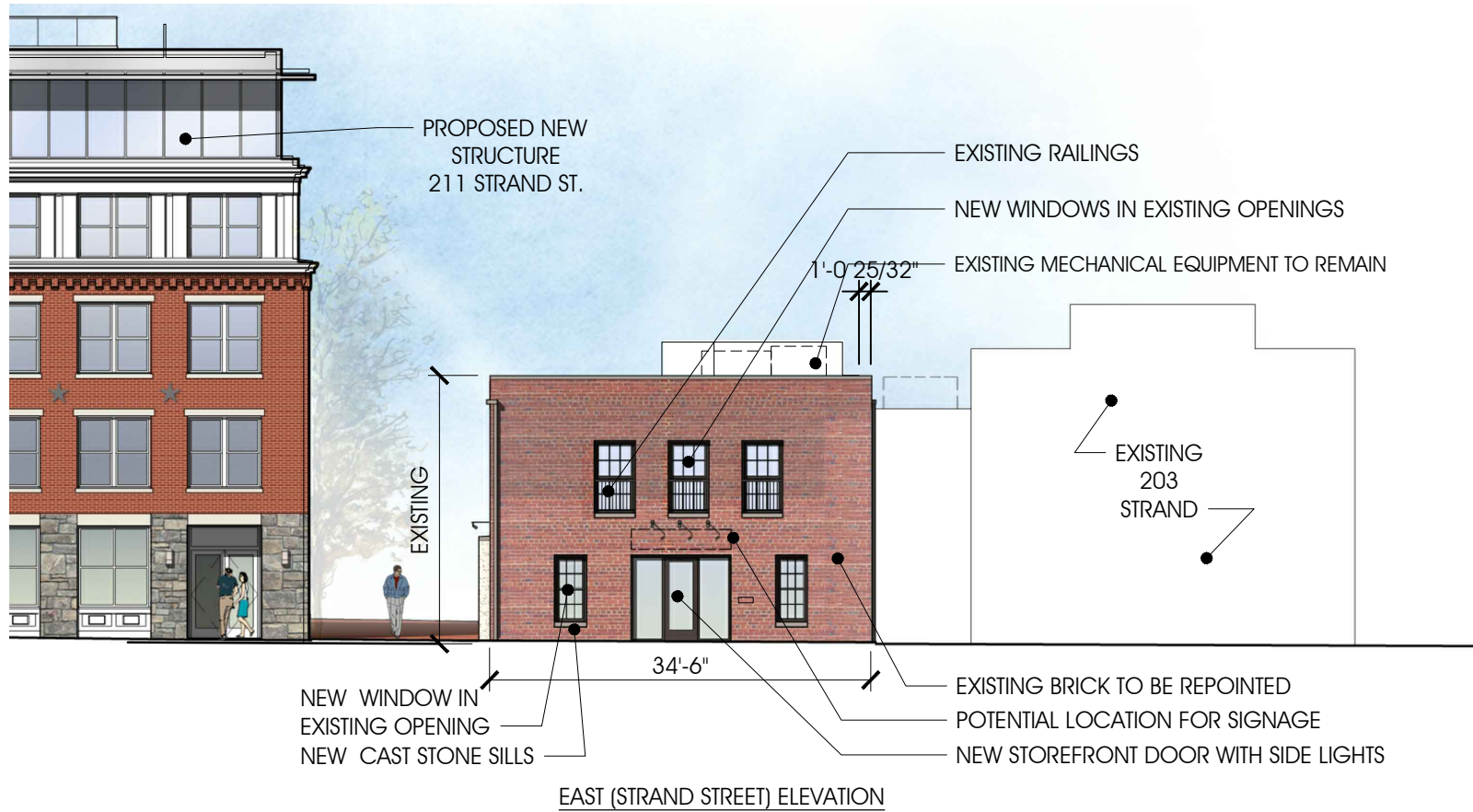


PROPOSED FLOOR PLANS

205 Strand Street

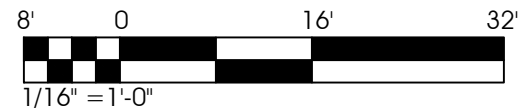
16002

18



NOVEMBER 19, 2018

BAR SUBMISSION



PROPOSED EXTERIOR ELEVATIONS

205 Strand Street

16002

19

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

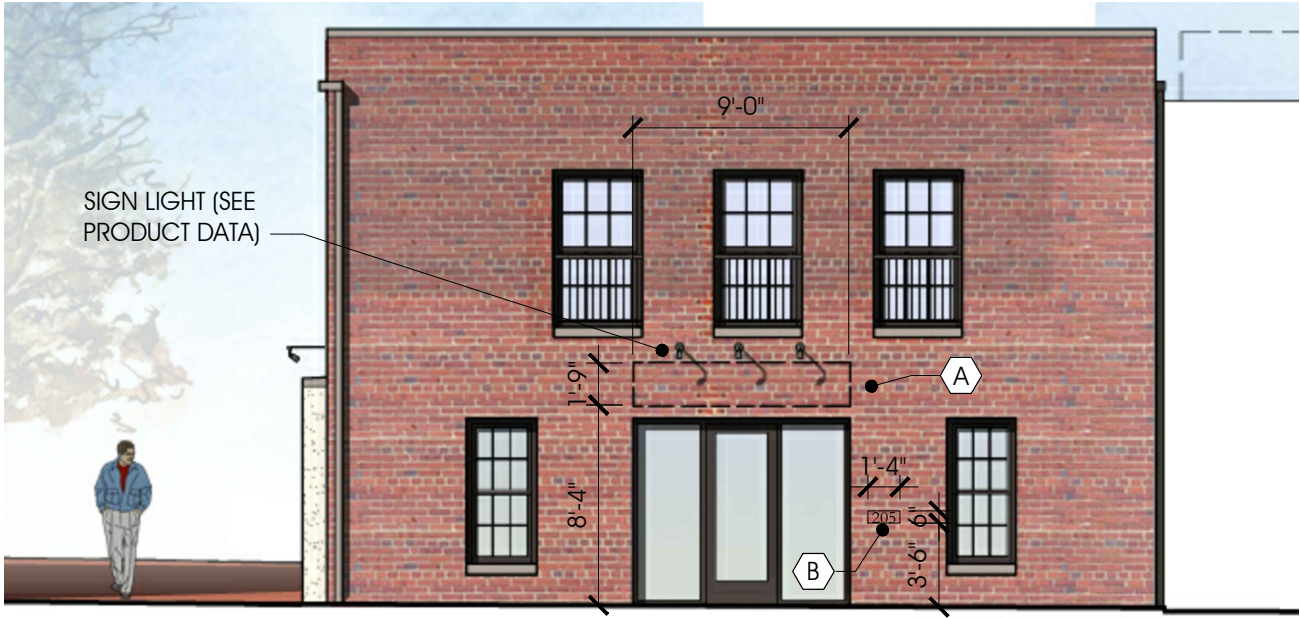
PAGE 5

**RUST | ORLING**  
ARCHITECTURE





SOUTH ELEVATION - ALLEY



EAST ELEVATION - STRAND STREET

EXTERIOR SIGNAGE SCHEDULE:	
PROPOSED SIGN TYPES:	
A - SIGN BOARD	
B - ADDRESS NUMBERS MOUNTED TO BRICK MORTAR JOINTS	
C - HANGING SIGN	
D - ADDRESS NUMBERS MOUNTED TO STUCCO OR MORTAR JOINTS	
NOTE: ALL ADDRESS NUMBERS SHALL BE CONFIRMED.	

EXTERIOR SIGNAGE CALCULATIONS:		
FRONTAGES:		
STREET	LF	SF OF ALLOWED SIGNAGE
STRAND ST.	34'-6"	34.5sf
SOUTH ALLEY	78'-0"	78.0sf
TOTAL ALLOWED SIGNAGE		112.5sf
PROPOSED SIGNAGE:		
STREET		SF
STRAND STREET		
A - COMMERCIAL SIGNAGE		15.8sf
B - COMMERCIAL ADDRESS		00.7sf
SOUTH ALLEY		
D - COMMERCIAL SIGNAGE		15.0sf
E - COMMERCIAL ADDRESS		02.5sf
F - DECORATIVE SIGNAGE		30.0sf
G - DECORATIVE SIGNAGE		47.7sf
TOTAL PROPOSED SIGNAGE		111.7sf
		(99.3% OF ALLOWED SIGNAGE)

NOVEMBER 19, 2018  
BAR SUBMISSION



PROPOSED SIGNAGE  
205 Strand Street  
16002  
20

SCALE: 1/8" = 1'-0"  
PAGE 6



PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address	203/205/211 Strand Street			Zone	W-1
A2.	26,944	x	3.0	=	80,832
	Total Lot Area		Floor Area Ratio Allowed by Zone		Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions (Note 1)	
Basement		Basement**	0
First Floor	11,360	Stairways**	0
Second Floor	5,852	Mechanical**	0
Third Floor		Other**	0
Porches/Other		Total Exclusions	0
Total Gross*	17,212	Note 1: Existing exclusions were not surveyed and have been omitted.	

B1. Existing Gross Floor Area \*  
17,212 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
17,212 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	8,288	Stairways**	2,606
Second Floor	11,400	Mechanical**	536
Third Floor	13,604	Other**	1,650
Fourth Floor	13,448	Total Exclusions	4,792
Fifth Floor	12,570		
Porches/Other			
Total Gross*	59,310		

C1. Proposed Gross Floor Area \*  
59,310 Sq. Ft.  
C2. Proposed Floor Exclusions\*\*  
4,792 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
54,518 Sq. Ft.  
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)	71,730	Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2)	80,832	Sq. Ft.

E. Open Space Calculations

Existing Open Space	0
Required Open Space	Note 2
Proposed Open Space	Note 2

Note 2: See Final Site Plan

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.  
\*\* Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information regarding allowable exclusions.  
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## PRODUCT DATA

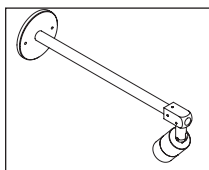


November 19, 2018  
BAR SUBMISSION

RUST | ORLING  
ARCHITECTURE

1215 CAMERON STREET | ALEXANDRIA, VA 22314  
T 703 836 3205 F 703 548 4779 RUSTORLING.COM

EXTERIOR LIGHT FIXTURE SCHEDULE					
MARK	TYPE	MANUFACTURER	MODEL NUMBER	LAMP	NOTES
A	SIGN LIGHT	B-K LIGHTING	SN-24-C-LED-e65-MFL-A9-BLP-12-11-A	LED; 3000K	SIGN STAR™ STYLE C; BLACK



the power of  
dimming



with **adjust-e-lume®**  
TECHNOLOGY

# LIGHT FIXTURE TYPE E

## SIGN STAR™ STYLE C

<b>PROJECT:</b>	
<b>TYPE:</b>	
<b>CATALOG NUMBER:</b>	
<b>SOURCE:</b>	
<b>NOTES:</b>	

### CATALOG NUMBER LOGIC

**Example:** **SN** - **24** - **C** - **LED** - **e64** - **NSP** - **A9** - **WHW** - **12** - **11** - **A**

Series **SN** - Sign Star™

Stem Length (Specify in inches)  
18" **24"** 30", 36", 42", or 48"

Style **C** - Straight Mount

Source **LED** - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)  
Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type  
**e64** - 7WLED/2.7K **e66** - 7WLED/4K  
**e65** - 7WLED/3K **e74** - 7WLED/Amber

Optics\*  
**NSP** - Narrow Spot (Red Indicator) **MFL** - Medium Flood (Yellow Indicator)  
**SP** - Spot (Green Indicator) **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity (Choose factory setting)  
**A9** (Standard), **A8**, **A7**, **A6**, **A5**, **A4**, **A3**, **A2**, **A1**

Finish

#### Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	<b>BZP</b>	<b>BZW</b>
Black	<b>BLP</b>	<b>BLW</b>
White (Gloss)	<b>WHP</b>	<b>WHW</b>
Aluminum	<b>SAP</b>	—
Verde	—	<b>VER</b>

#### Premium Finish

<b>ABP</b> Antique Brass Powder	<b>CMG</b> Cascade Mountain Granite	<b>RMG</b> Rocky Mountain Granite
<b>AMG</b> Aleutian Mountain Granite	<b>CRI</b> Cracked Ice	<b>SDS</b> Sonoran Desert Sandstone
<b>AQW</b> Antique White	<b>CRM</b> Cream	<b>SMG</b> Sierra Mountain Granite
<b>BCM</b> Black Chrome	<b>HUG</b> Hunter Green	<b>TXF</b> Textured Forest
<b>BGE</b> Beige	<b>MDS</b> Mojave Desert Sandstone	<b>WCP</b> Weathered Copper
<b>BPP</b> Brown Patina Powder	<b>NBP</b> Natural Brass Powder	<b>WIR</b> Weathered Iron
<b>CAP</b> Clear Anodized Powder	<b>OCP</b> Old Copper	Also available in RAL Finishes See submittal SUB-1439-00

Lens Type **12** - Soft Focus Lens

**13** - Rectilinear Lens

Shielding **11** - Honeycomb Baffle

Cap Style **A** - 45° **B** - 90° **C** - Flush **D** - 45° less Weep Hole (Interior Use Only) **E** - 90° less Weep Hole (Interior Use Only) **F** - 90° cutoff with Flush Lens

# B-K LIGHTING

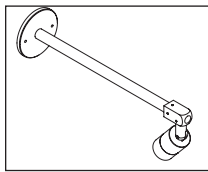
40422 **24** Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
www.bklighting.com • info@bklighting.com

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05-17-17

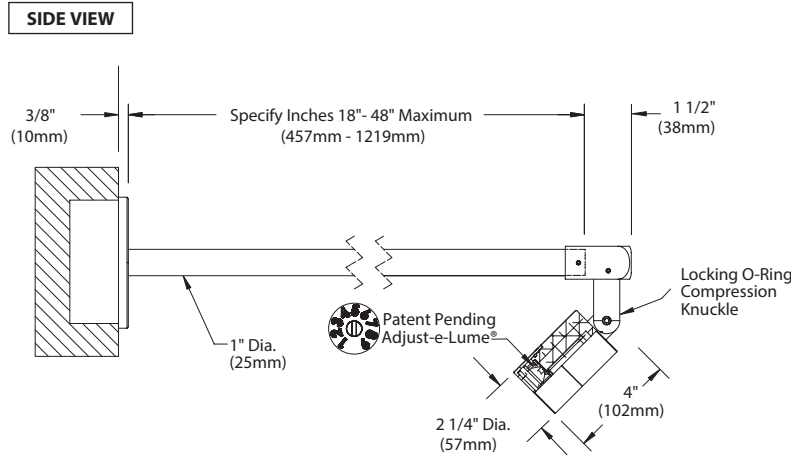
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SUB-2270-00

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# SIGN STAR™ STYLE C

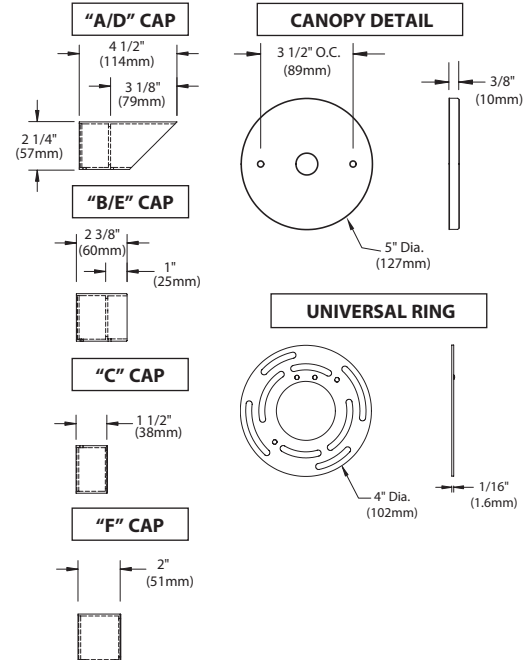
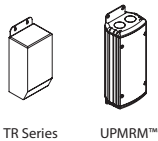


PROJECT:	
TYPE:	



Accessories (Configure separately)

## Remote Transformers:



All dimensions indicated on this submittal are nominal.  
Contact Technical Sales if you require more stringent specifications.

## SPECIFICATIONS

### GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult [www.bklighting.com/greensource](http://www.bklighting.com/greensource) for program requirements.

### Materials

Furnished in Copper-Free Aluminum (Type 6061-T6).

### Style

'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

### Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

### Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

### Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), flush lens ('C') cap styles, or 1" deep cutoff with flush mounted lens ('F'). 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

### Stem

Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum overall.

### Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

### BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

### Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

### Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

### Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

### Installation

5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).

### Remote transformer

For use with 12VAC BKSSL® remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

### Wiring

PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.

### Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw and canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

### Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

### Warranty

5 year limited warranty.

### Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP 66 Rated. Made in USA.



\*Energy Star is a registered trademark of the United States Environmental Protection Agency.

**B-K LIGHTING**

40429 Brickyard Drive • Madera, CA 93636 • USA  
559.438.5800 • FAX 559.438.5900  
[www.bklighting.com](http://www.bklighting.com) • [info@bklighting.com](mailto:info@bklighting.com)

RELEASED  
05-17-17

DRAWING NUMBER  
SUB-2270-00

# LAMP & DRIVER DATA

**e64, e65, e66, e74**

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA		
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L70)	Angle	CBCP	Delivered Lumens
e64	2700K	80	7	50,000	13°	5993	456
	2700K	80	7	50,000	16°	4546	445
	2700K	80	7	50,000	23°	1726	397
	2700K	80	7	50,000	31°	1131	399
e65	3000K	80	7	50,000	13°	6131	466
	3000K	80	7	50,000	16°	4650	455
	3000K	80	7	50,000	23	1766	406
	3000K	80	7	50,000	31°	1157	409
e66	4000K	80	7	50,000	13°	6889	524
	4000K	80	7	50,000	16°	5225	511
	4000K	80	7	50,000	23°	1984	456
	4000K	80	7	50,000	31°	1300	459
e74	Amber (590nm)	~	7	50,000	~	~	~

## OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°





RED		<b>Narrow Spot (NSP)</b>
GREEN		<b>Spot (SP)</b>
YELLOW		<b>Medium Flood (MFL)</b>
BLUE		<b>Wide Flood (WFL)</b>

**NOTE:**

Adjust-e-Lume® dial is set to the factory standard: 9

**NARROW SPOT : 13°**

Distance		Beam Dia.	Footcandles		
			e64 2700K	e65 3000K	e66 4000K
4'		1'	375	384	431
8'		2'	94	96	108
12'		3'	42	43	48
16'		4'	23	24	27
20'		5'	15	15	17

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

**SPOT : 15°**

Distance		Beam Dia.	Footcandles		
			e64 2700K	e65 3000K	e66 4000K
4'		1'	284	291	327
8'		2'	71	73	82
12'		3'	32	32	36
16'		4'	18	18	20
20'		5'	11	12	13

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

**MEDIUM FLOOD : 23°**

Distance		Beam Dia.	Footcandles		
			e64 2700K	e65 3000K	e66 4000K
4'		2'	108	110	124
8'		3'	27	28	31
12'		5'	12	12	14
16'		7'	7	7	8
20'		8'	4	4	5

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.

**WIDE FLOOD : 31°**

Distance		Beam Dia.	Footcandles		
			e64 2700K	e65 3000K	e66 4000K
4'		2'	71	72	81
8'		4'	18	18	20
12'		7'	8	8	9
16'		9'	4	5	5
20'		11'	3	3	3

If using No. 11 Honeycomb Baffle, multiply footcandle values by .80.



# SINGLE AND DOUBLE HUNG WINDOWS



We've updated this classic window design and turned it into an efficient, high performance product. Our single hung version features a fixed top sash and an easy-tilt bottom. On the double hung, both sash tilt in for easy cleaning.

They're a piece of artwork all by themselves. But when configured with other Sierra Pacific windows, they can turn an ordinary wall into an extraordinary vision.



Our single and double hung windows have a low maintenance clad exterior and a beautiful wood interior. Our concealed wood jambliner is a big upgrade over other manufacturers' vinyl version. Our double hung is also available in all-wood.



Standard lock.



Optional sash lift handle.

- Champagne (standard)
- White
- Bright Brass
- Bronze
- Brushed Chrome
- Oil-Rubbed Bronze-FB
- Matte Black



# SINGLE & DOUBLE HUNG WINDOWS



Our Monument single & double hung windows are designed and built for architectural and light commercial applications. True, they have superior structural performance, but it's their fine craftsmanship and attention to detail that homeowners appreciate.

With no unsightly jamb liners inside or out, Monument single & double hung windows frame your view with the natural beauty of real wood. They're ideal for historic renovations, but come in a wide assortment of options to fit any home style.



Monument single and double hung windows feature single or dual locks to ensure a secure, energy-efficient seal. Sash remove completely for safe, easy cleaning.

Monument hardware is available in these six beautiful finishes.



Oil-Rubbed Bronze-FB



Nickel Bronze



Antique Brass



Burnished Brass



White



Matte Black

Optional finger lifts



Other Monument styles.



Arched  
Single or Double Hung

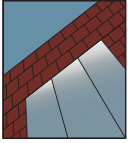


Springline  
Single Hung



# YES 45 TU Front

Thermally Broken, Front Set Storefront System



## STOREFRONT SYSTEM

### Product Description

YKK AP's family of storefront products is now more versatile with the addition of an energy efficient front set product. The YES 45 TU Front Set was designed for excellent thermal performance with standard\* Low E insulating glass. Hinged mullions coupled with 90° or 135° inside/outside corners allow creative freedom when curves and angles are part of the design.

The Glass is set to the front to maximize energy performance and blend with the aesthetics of curtain wall. The system can be glazed from either the interior or the exterior as required.

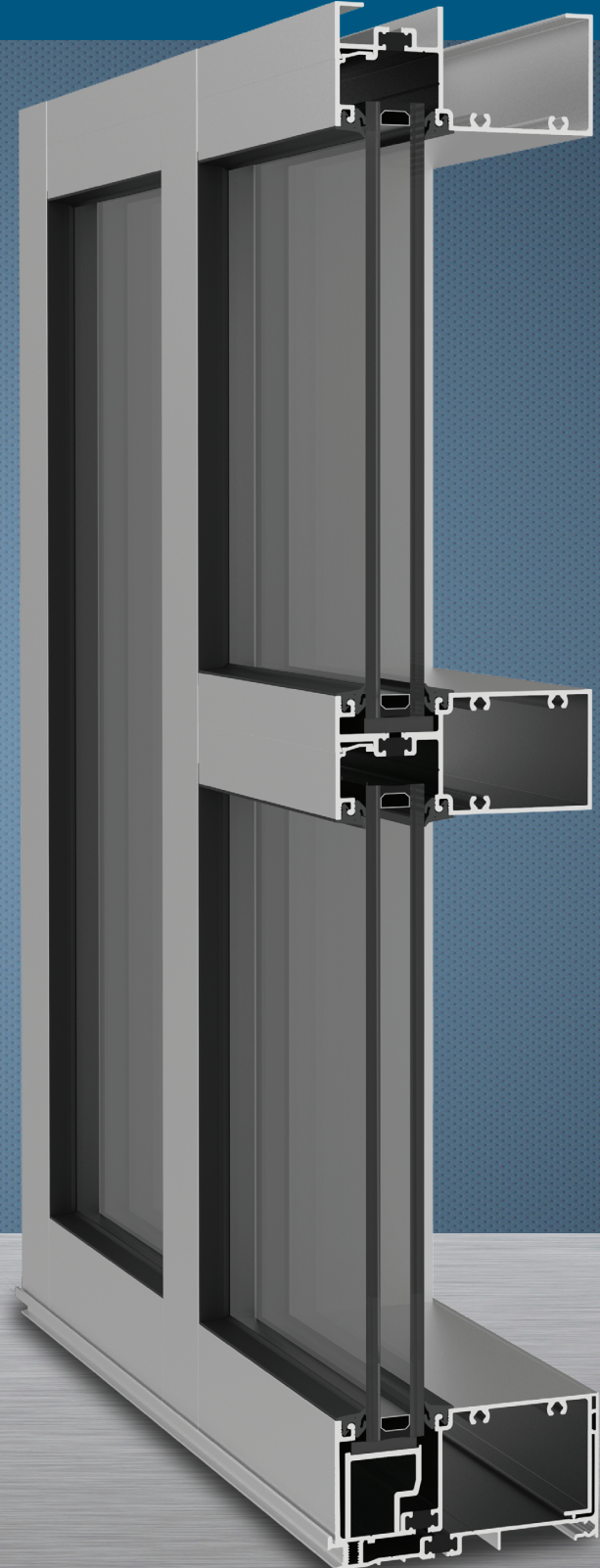
### Product Options & Features

- Excellent thermal performance utilizing standard 1" insulating glass
- Structural Silicone Glazed (SSG) Option
- Patented ThermaBond Plus® thermal break
- High Performance Sill Flashing
  - ◆ No Blind Seals
  - ◆ Tall back leg for enhanced water resistance
  - ◆ Patented 3-point attachment of end dam
- Patented Screw Spline Technology or using Shear Block Assembly



**YKK  
ap**®

Quality  
inspires®



# YES 45 TU FRONT

## SYSTEM SPECIFICATIONS

System Sightline	Base Depth	Glazing & Config	Glass	Air Infiltration	Water Infiltration	Thermal Performance	Acoustical Performance
2"	4-1/2"	SSG, Inside or Outside & Front Set	1" IGU with Low-E (C.O.G. U-factor: 0.29)	0.06 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h·m <sup>2</sup> ) @ 6.24 PSF (299 Pa)	Static: 12 PSF (574 Pa) Dynamic: 12 PSF (574 Pa)	U-factor: 0.40 BTU/HR·FT <sup>2</sup> ·°F* CRF: Minimum of 68 on frame**	Std STC: 32 Std OITC: 27
Testing Standards				ASTM E 283	ASTM E 331 & AAMA 501	* NFRC 100 & ** AAMA 1503	Lam STC: 36 Lam OITC: 30
							ASTM E 90 & 1425

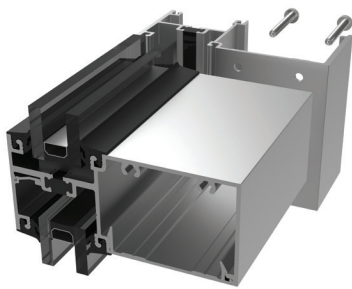
### Installation Options

Screw Spline or Shear Block with Monolithic or Insulating Glass

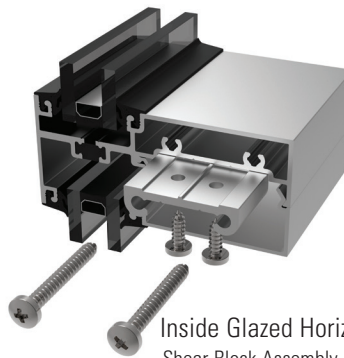
### Available Finishes

Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)

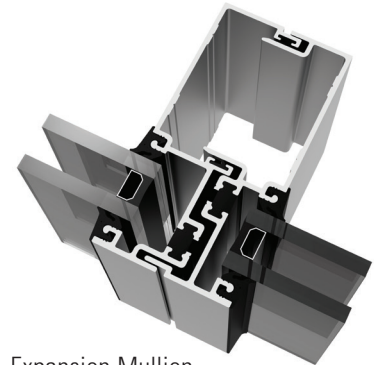
## MULLION OPTIONS



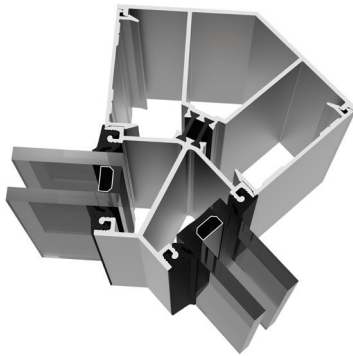
Outside Glazed Horizontal  
Screw Spline Assembly Shown



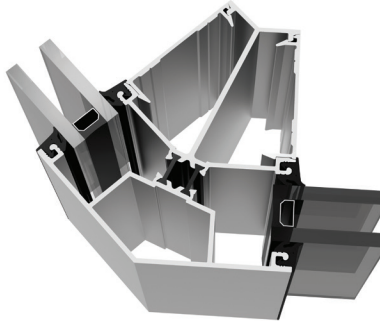
Inside Glazed Horizontal  
Shear Block Assembly Shown



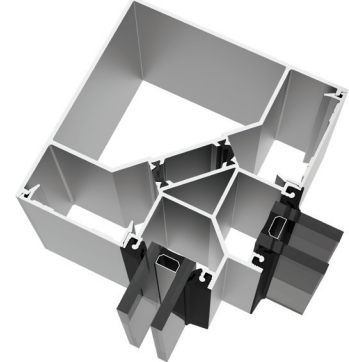
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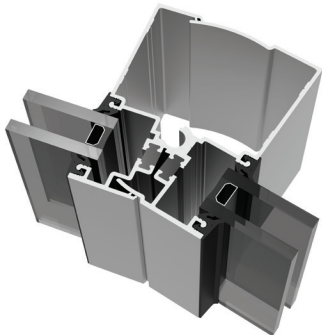
135° Inside Corner



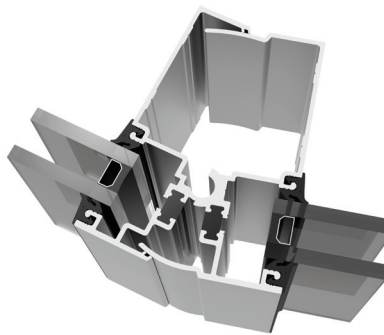
135° Outside Corner



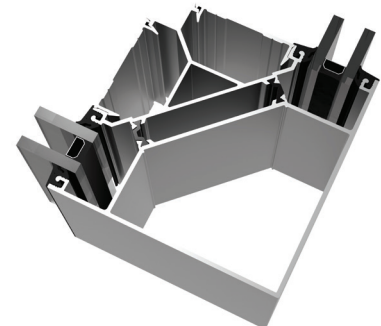
90° Inside Corner



0°–12.5° Inside Hinged Mullion



0°–15° Outside Hinged Mullion



90° Outside Corner

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:

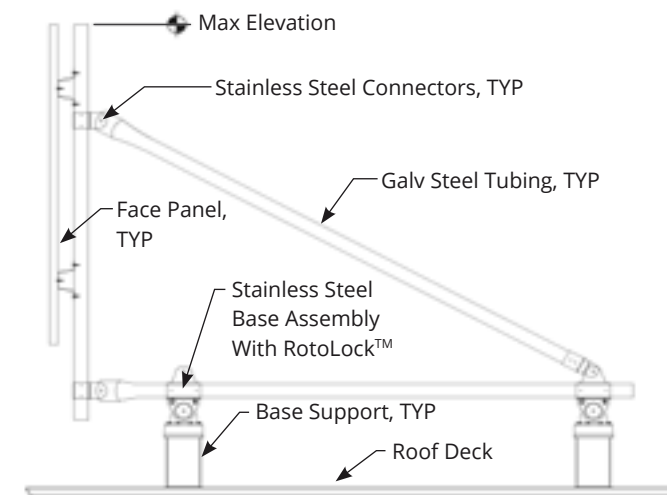
[www.ykkap.com/commercial/product/storefronts/yes-45-tu-front-set/](http://www.ykkap.com/commercial/product/storefronts/yes-45-tu-front-set/)





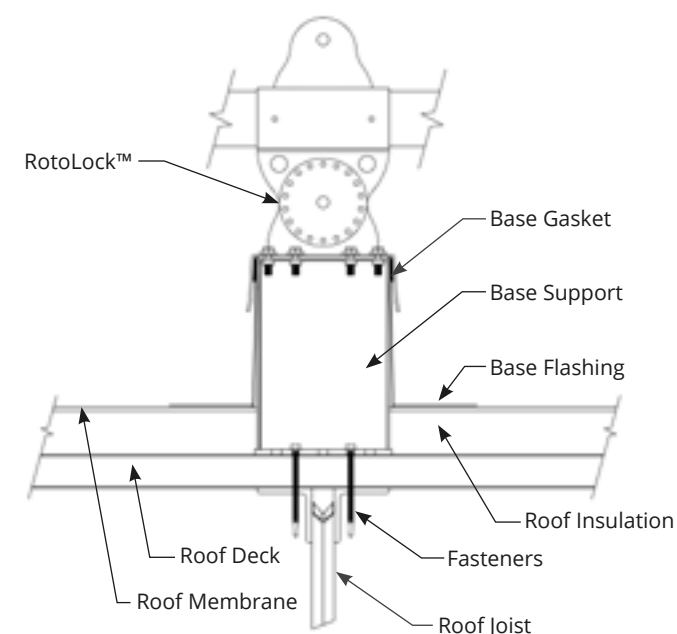
## RoofScreen® System

You don't need to design an equipment screen.  
We already did that.



## ROOF ATTACHMENTS YOU CAN TRUST

With the adjustable RotoLock™ feature, integral flashing design and a proven track record, you can have peace of mind using our attachment systems.



### ENGINEERED

Full site-specific engineering  
and shop drawings, with  
engineer's stamp for any state.



### WATERTIGHT

Our brilliantly designed  
attachments will work with any  
type of roofing system and will  
never leak.



### WARRANTY

Rest easy knowing you're  
covered by a 20-year warranty.  
We don't fool around.





# Panel Options

Make any project look the way you want.

The RoofScreen® System’s design is flexible. Choose one of our standard panels, or spec any material you want to make your project look stunning.



## FLAT PANELS

An excellent choice when the desired effect is to blend with other flat surfaces in the building’s architecture. Available in plain, textured and perforated finishes.



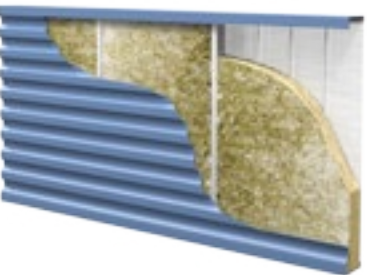
## RIBBED PANELS

Economical and very strong with good spanning capability. Available in many styles including perforated and can be oriented vertically or horizontally.



## ALUMINUM LOUVERS

Louvers provide dramatic visual appeal and can transform an otherwise plain looking building. Available in 3 attractive designs and unlimited colors.



## ACOUSTICAL PANELS

Our sound-deadening panel assembly is perfect for noisy rooftop equipment. The face panels can be any style, color and material desired.





ROOFSCREEN CONCEPT PHOTOS