Docket Item #4
BAR #2018-00352

BAR Meeting
December 19, 2018

**ISSUE:** New construction

**APPLICANT:** CIA Colony Inn, LLC

**LOCATION:** 1101 North Washington Street

**ZONE:** CD / Commercial

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**STAFF RECOMMENDATION**

Staff recommends approval with the following conditions:

1. Work with staff on final approval of all window and door light configurations and final approval of all window, door and lighting specifications to confirm their compliance with the Board's adopted policies. Arched windows must return to originally proposed arched window scheme.
2. Provide large scale wall sections and profile details for the enclosed porch elements, bay windows and roof forms to show how these elements will return at the sides, with final details to be approved by staff as part of the permitting process.
3. Revise the west wall of the loft level to minimize its appearance from Washington Street, including but not limited to: lowering the ceiling height and roof framing, increasing the glass area, minimizing the cornice and painting it a soft neutral color.
4. Work with staff on final approval of rooftop mechanical equipment location and screening to ensure that the proposed material is appropriate and to ensure that the rooftop screening and height is limited to only that necessary.

## GENERAL NOTES TO THE APPLICANT

1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.

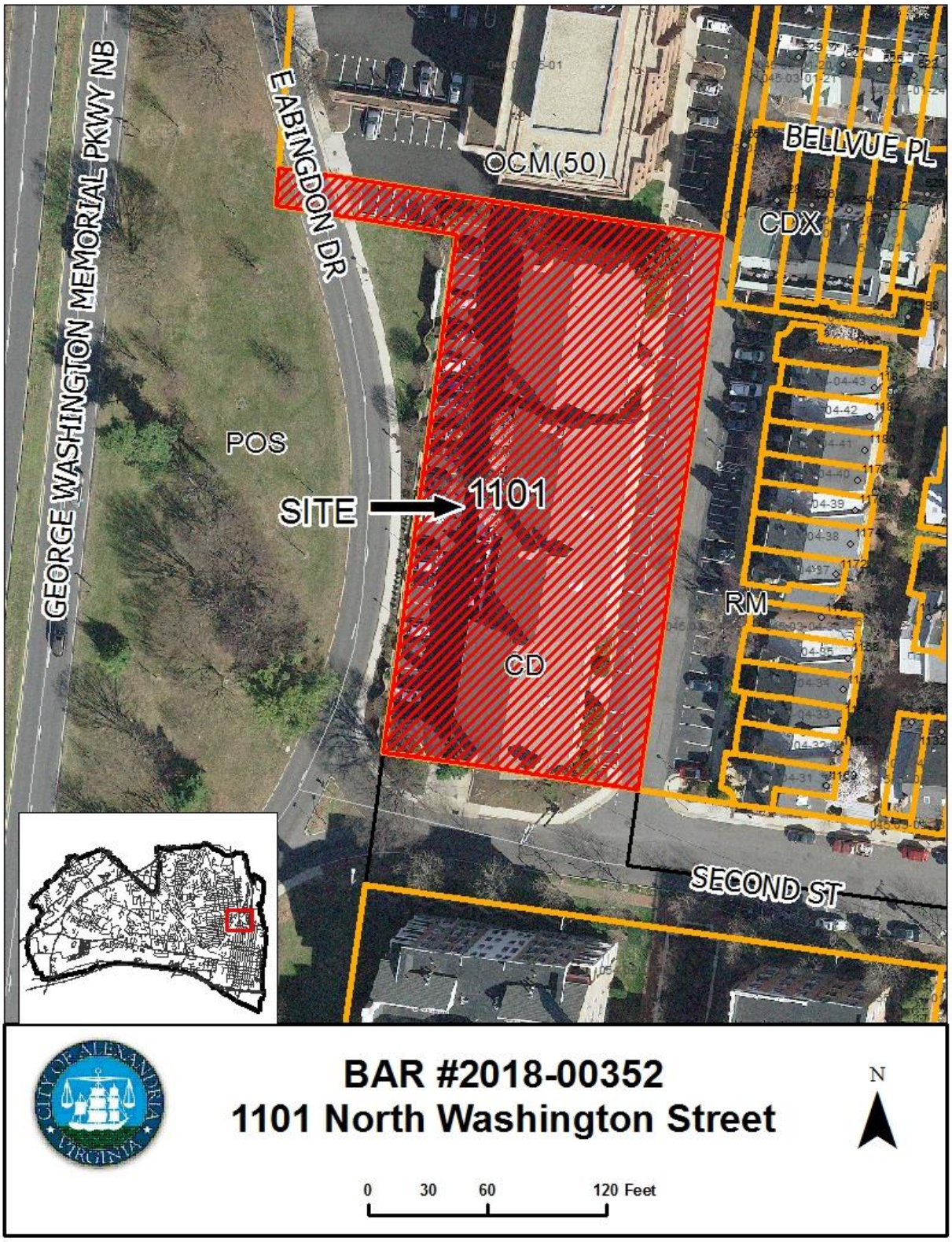
2. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.

3. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

4. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 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.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BAR #2018-00352
1101 North Washington Street
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## I. ISSUE

The applicant is requesting a Certificate of Appropriateness for the construction of 19 townhouses on the lot bounded by North Washington Street (along the curvature of East Abingdon Drive) at the west, Second Street at the south, a private drive to the east and a commercial office building at the north.

The site will be arranged as follows:

- Two rows (six units and five units) of red brick three-story townhouses with recessed loft levels and Neo-Victorian detailing on North Washington Street
- One row of three four-story red brick townhouses on Second Street
- Two rows (two units and three units) of 3½ frame or brick townhouses with Neo-Colonial Revival detailing on the private alley drive

The proposed materials include brick (four red shades and one sanded ochre color) with complementary mortar colors, fiber cement panels and synthetic wood. In addition, the rooftop mechanical units will be screened and there will be wood sided enclosures at ground level for utility screening. The applicant has provided a materials board which will be presented at the hearing or may be reviewed in the Planning & Zoning office prior to the hearing.

## II. HISTORY

On October 4, 2017, the OHAD BAR approved a Permit to Demolish for the existing 1967 motel building. On November 15, 2017, the OHAD BAR endorsed the project in concept, finding the proposed height, scale, mass and general architectural character to be appropriate and consistent with the Design Guidelines and Washington Street Standards. On May 1, 2018, the Planning Commission approved a Development Site Plan with modifications for the project (DSP #2017-0014).

The applicant is now requesting a final Certificate of Appropriateness for the project including all design details and material selections.

## III. ANALYSIS

*General Analysis of Plans*

Staff finds that the applicant's proposed scheme responded to comments during the concept review phase. The increased roof height variety, the refinement of the projecting bays, the additional detailing of the brickwork and the refinement of the townhouse at the southwest corner are all improvements. On the Washington Street elevation, where the earlier schemes were four stories on the west side at all units, the applicant has added roof height variety by only having four-story units at the ends of the rows. The projecting bays also contribute to the roof form variety with different roofs including pediments and pyramidal roofs. The brick color has been refined and the townhouse rows logically use two complementary brick colors to visually enhance the articulation. Additional discussion of these elements is found in the Washington Street Standards section.

The interior townhouses now read as three-story townhouses with a roof deck and a recessed fourth-story element. The Neo-Colonial Revival style on the interior townhouse units on the east side of the site, while stylistically very different from the Washington Street townhouses, responds to the existing late-20$^{th}$-century townhouses to the east.

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style but that the building should not slavishly replicate any particular building in the district. The Washington Street Standards further dictate that "…the design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street." In addition, it is noted in the Standards and *Guidelines* that "new buildings…shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings." The applicant has chosen a late Victorian period design with mostly historically appropriate Queen Anne window, corner and bay details. The townhouses are clearly individual units but are grouped to provide a unifying urban scale street wall to frame the rectangle around the Memorial Circle of the GW Parkway.

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries at different scales. From 18th-century Georgian and 19th-century Italianate style buildings to 20th-century Art Deco to Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural museum, the building styles clearly show the long history and evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to the Christ Church campus, to the freestanding 4½-story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel by nationally prominent hotel designer William Lee Stoddart in 1926.

This section of North Washington Street is far removed from the landmark core around King Street and so what may be appropriate here would not necessarily be appropriate in other sections of Washington Street. The proposed height, scale and mass are generally appropriate for this location, which has a four-story office building to the north, four-story multifamily condo buildings to the south and 3½-story townhouses across the private street to the east. There are no nearby buildings of historic merit, so the design's focus must be on compatibility with the district overall as well as protection of the memorial character of the George Washington Memorial Parkway. Therefore, many architectural styles would be appropriate at this location.

The site is within the Pendleton Street to Bashford Lane sector in the Washington Street chapter of the BAR's Design Guidelines. The Scale and Character description states:

> *This section is predominantly commercial with a number of modern office buildings and highway-oriented uses. New buildings in this area should be oriented to the street, create an attractive pedestrian environment and foster a sense of place, arrival and community. (p.8)*

While there are not historic buildings immediately adjacent, the nearest historic buildings are the garden apartment complexes that were predominantly constructed in the Colonial Revival style. The nearest historic feature, and major urban design element, is the adjacent Memorial Circle which is seen in a 1957 aerial image (Figure 1). Perhaps more important than the design of the buildings themselves, the project should enhance and revive the urban design of the adjacent Memorial Circle that previously existed in this location as the northern gateway to the city. The

circle was part of the original 1932 GWMP design and was meant to calm traffic as it entered the City and marked a formal transition from the pastoral to the urban portion of the Parkway as it passed through Washington's home town of Alexandria. Despite the removal of the traffic circle roadway in the early 1960s, it is still referenced with the curvature of the Abingdon Drive service roads. The building design and adopted but not fully implemented planting program have the ability to further enhance this important Parkway element.

However, some of the surrounding buildings, all constructed since the Memorial Circle was removed, do not adequately embrace it. For example, the Nethergate development on the west side effectively turns its back to the space. As the circle had been degraded by the late 20th-century, the City conceived of a new concept plan to return to the character of the original design intent without reinstalling the actual traffic circle. It was envisioned that the adjacent buildings, including the Brandt townhouse project southwest of the circle, and the Liberty Row condos at the southeast quadrant of the circle, would further enforce this plan for this gateway location by framing the park space and trees of the circle within a roughly rectangular, urban scale building walls (Figure 2). This would allow the curvature, which recalls the former Memorial Circle, to be framed by the rectangular open space. This substantial setback is also a visual cue for this location that recalls its different form. It is intended that future tree plantings will be made to visually represent the location and form of the Memorial Circle. This gateway plan was adopted by the NPS and included as a revision to the National Register of Historic Places listing in 1998. In response to this feature, the applicant maintains the existing building setback/street wall on the east side.


**Figure 1. 1957 aerial view of Memorial Circle showing open space adjacent to circle. Source: historicaerials.com.**


**Figure 2. Aerial of current Memorial Circle area. Former Memorial Circle outlined in green. The existing building wall on three sides forms a rectangle to frame the former Memorial Circle, shown in solid red line. The dashed red line at the northwest corner shows anomaly to framing of open space around circle.**

*Areas of Further Refinement*

Refinement of Window and Doors

The applicant should continue to work out the details and light configurations related to the doors and windows. During concept review, the plan endorsed by the BAR featured several units on Washington Street and Second Street with arched windows at the second floor. These harmonious windows added visual interest and variety. Since that time, the applicant has removed the arched windows at all locations except for the corner townhouse unit (Figures 3 and 4). Staff finds such a modification to not be an improvement and recommends that the arched windows at the second floor be returned where previously proposed on Washington Street and also, preferably, on Second Street. Additionally, the applicant has instead moved from a double-sash with the top sash arched to a standard double-hung window with an arched transom. While staff's preference would be to return to the original arched sash design, staff finds the arched transom to be acceptable as a compromise provided the other arched windows are reincorporated into the design.

SUBMITTED FOR BAR CONCEPT II (10/24/18)

**Figure 3. Comparison of design endorsed at Concept Review (top) and Current Proposed scheme (bottom).**

SUBMITTED FOR BAR CONCEPT II (10/24/18)

CURRENT PROPOSED

**Figure 4. Comparison of design endorsed at Concept Review (top) and Current Proposed scheme (bottom) with arched windows removed.**

In addition, staff recommends that the applicant continue to study overall light and window configuration and work out refined details with staff as part of the permit approval process. For example on the east side townhouses, Unit 15 features 2/2 windows throughout but has multi-light French doors and transoms at the second floor in the strip elevations but a different configuration

in the details. Once full-scale drawings are prepared for each unit, the supplicant can work with staff to resolve any inconsistencies related to fenestration.

First Floor Entrances on Washington Street

A significant change since the previous submission has been the removal of front stoops for the Washington Street elevations. This change has emerged to meet building code requirements for access to multi-family buildings for persons with disabilities (while designed to look like townhouses, they are not actually separate townhouse units) related to the installation of elevators in each unit. An at-grade entrance is required. Unfortunately, it is challenging to design a Victorian townhouse at this scale without some sort of foundation or plinth to ground the overall building. The applicant has studied several iterations and raised the height of the first-floor windows and doors to adjust the overall proportions. Staff finds this to be an acceptable modification.

Architectural Detailing

The success of the project will rest in ensuring that all details are well-executed and true representations of the intent. While the concept scheme featured a masonry door surround Washington Street, either of architectural CMU or brick, this material has been changed and is now a synthetic wood surround in a Classical style. Often, Victorian architecture features a stylistic and material dialogue between the cornice and the door surround. While there are examples of wood door surrounds on Victorian townhouses, they typically only occur when the cornice is also wood or painted metal. While staff and the BAR certainly wants to avoid a historicist reproduction and does not expect the level of ornamentation found on some of the city's best Victorian townhouses, it is preferable to be compatible and continue to maintain the relationship between the cornice and door surround. Staff recommends that the applicant return to the scheme where the door surrounds are integrated into the masonry such as with decorative brick or ACMU in a complementary color, similar to what the applicant proposes on the Second Street elevation.

**Figure 5. Examples of historic Victorian townhouses with brick surrounds.**

While the Washington Street elevation features interesting, varied and ornate roof forms, the applicant must provide perspectives and elevations of all roof forms and bays. For example, what will be the return material on the side of the proposed mansard roofs as they face the roof decks of the adjacent townhouse? Historically, these party walls would be red brick, and staff strongly recommends that over a synthetic siding material.

The use of enclosed porch elements is used in this project to provide both architectural variety and to provide smooth transitions at key locations. While a traditional enclosed porch features substantial depth and texture from the recesses of panels and projections of the entablature and columns, it is unclear whether such depth and texture will be achieved here. Staff certainly supports the concept of these historic elements but recommends a condition that the porch hyphens be set back a minimum of 12" and that large-scale sections and profiles demonstrating that the projections and recesses of the cornices and moldings are set back and return into the brick side walls be confirmed by staff prior to building permit approval.

Loft Level

During the concept review, one of the key concerns raised by the BAR and the community related to the visibility of the fourth-floor loft level. The BAR asked for additional information about this feature and the applicant has provided site sections on Page 19 and 19A that indicate that the majority of the fourth-floor loft will be screened from Washington Street by the roof terrace parapet/guardrail, but the upper portion of the windows and the cornice will be visible. The detailing of these loft levels and roof decks requires sensitivity, and there are both good and poor examples in the historic districts. At previous hearings, the BAR members suggested pushing the loft wall further from the building façade, lowering the ceiling/roof framing as much as possible, making the loft wall visually open and delicate, and painting the loft wall a light color to blend with the sky.

With appropriate detailing and a visual lightness, these loft levels can be interesting architectural elements that are appropriate and accommodate modern lifestyles. The current design features a mostly glass façade with four 1/1 windows and a single-light door. Staff recommends that a "disappearing" paint color be employed instead of the cream/yellow proposed and suggests something similar to a soft dove grey to better recede against the often-grey Virginia sky. Finally, the cornice at the loft level needs to be minimized and reduced; again, to visually lighten this element so that it does not compete with or distract from the thoughtful architectural design of the main body of the townhouses. Staff recommends that the applicant revise the recessed loft levels based on the BAR's discussion at the hearing, with final approval by staff as part of the building permit process.

Mechanical screen

The BAR is very concerned about the visual impact of rooftop mechanical equipment as well as rooftop equipment screening, shown in the site sections on Page 19 and 19A. The units are shown to be set well back from the Washington Street facades. There is little information regarding the screening and staff notes that the material must be high-quality but also function minimize the visual impact. Per the zoning ordinance, the screening should be equal in quality to the primary wall material and the minimum size necessary to screen necessary mechanical equipment.

Therefore, staff recommends that all final details of the screening be worked out as part of the permit approval process.

## IV. WASHINGTON STREET STANDARDS

*Standards to Consider for a Certificate of Appropriateness on Washington Street*
In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 Memorandum of Agreement with the federal government. Staff notes that there is no definition of memorial character in the 1929 agreement and that this document does not reference architectural style, building size or use but the NPS staff did participate in the work group that developed the additional standards for Washington Street Standards in Sec. 10-105(A)(3) of the zoning ordinance in 2000. The most comprehensive analysis of the term to date is found in the late Peter Smith's article in the Summer 1999 Historic Alexandria Quarterly.

Staff has included the additional standards for Washington Street below. Staff's comments as to how the Standards are satisfied are inserted in bold text.

*Washington Street Standards*

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

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

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

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

**The proposed design intention recalls the late 19th-century Victorian period townhouses found on Washington Street without replicating specific buildings. These townhouses were typically of a larger and grander scale than those found in other parts of the historic district due to the importance of Washington Street.**

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

**There are no nearby historic buildings, and the style, size and location of the proposed buildings do not detract from or overwhelm any historic buildings found on Washington Street.**

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

**A Neo-Victorian architectural character has the ability to complement historic buildings along the street, many of which are constructed in that particular style over a number of years. The revised design represents improvements to the first scheme and the second scheme presented at the BAR hearing. The projecting bay windows, fenestration and roof forms all appropriately derive from Victorian architecture found on Washington Street and in the historic district.**

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

**There are no adjacent historic buildings. The proposed massing is consistent with nearby late 20th century buildings, many of which are four, five and six stories in height and substantial in scale and massing.**

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

**The northern row has a footprint of six townhouses with the southern row having four units with a unique end unit at the corner location. Each row of six and four units is designed with a sense of symmetry and balance while allowing a clear differentiation between units. The design reads as an intentional composition balanced by variation in roof lines and façade variation. The two rows are separated by a mid-block pedestrian alley.**

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

**During the BAR concept review, the applicant included digital massing models of the surrounding blocks illustrating that the proposed massing was generally consistent with the context of this area of North Washington Street.**

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

**The proposed massing of the building appropriately uses proper proportions for this style.**

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

**Alexandria has a strong tradition of 19th-century building traditions throughout the historic district and on Washington Street. The design shows consistent use of the Italianate and Queen Anne styles with respect to scale, massing and architectural details.**

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

**The building features townhouse bay widths approximately 20 feet in width.**

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

**The materials proposed include high-quality, historically-appropriate materials generally found in the district such as red brick and metal. As new construction, the BAR's policy also permits high-quality modern materials, such as the proposed synthetic slate roof**.

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

**The proposed fenestration generally utilizes traditional solid-void relationships of "punched" windows within what appears to be a traditional load-bearing masonry construction form.**

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

*proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

**The Board's final approval of a Certificate of Appropriateness requires that high-quality materials and appropriate detailing be used consistently throughout the project. With the staff recommended conditions above, staff finds that this will be satisfied.**

*(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*

*(c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*

*(d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*

(e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*

*(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*

*(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*

*(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*

*(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

**STAFF**

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## V. CITY DEPARTMENT COMMENTS

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

**Planning & Zoning/Development**

F-1 Project must comply with all requirements, approved plans and conditions of DSP2017-00014

F-2 The City will have to reconfirm FAR calculations with the next submission based on the future removal of the added elevators.

**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 [DSP2017-00014] (T&ES)

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

**Alexandria Archaeology**

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

## VI. ATTACHMENTS

*1 – Supplemental Materials*
*2 – Application for BAR 2018-00352: 1101 North Washington Street*
*3 – Comment Letter from National Park Service, September 4, 2018*

**BAR Case #** _____

**ADDRESS OF PROJECT:** 1101 North Washington Street

**TAX MAP AND PARCEL:** 044.04-05-02 **ZONING:** CD

**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: CIA Colony Inn, LLC.

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail : sbannister@capinvestad.com

**Authorized Agent** *(if applicable)*: ☐ Attorney ■ Architect ☐ _____

Name: John Rust, Rust Orling Architecture Phone: 703-836-3205

E-mail: jrust@rustorling.com

**Legal Property Owner:**

Name: CIA Colony Inn, LLC.

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@capinvestad.com

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

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

**BAR Case # _____**

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ■ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
  - ☐ awning
  - ☐ doors
  - ☐ lighting
  - ☐ fence, gate or garden wall
  - ☐ windows
  - ☐ pergola/trellis
  - ☐ HVAC equipment
  - ☐ siding
  - ☐ painting unpainted masonry
  - ☐ shutters
  - ☐ shed
  - ☐ other _____
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

The proposed work consists of the construction of 19 townhouse-style, four story condominium units.

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. |

**BAR Case # _____**

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

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

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

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

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

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

**BAR Case # _____**

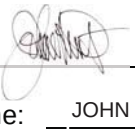
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ■ 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 RUST

Date: ~~July 23, 2018~~

October 31, 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. Stephen A. Bannister | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |
| 2. Rebecca J. Pelino | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |
| 3. S. Mehdi Falsafi | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 N. Washington St. (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. Stephen A. Bannister | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |
| 2. Rebecca J. Pelino | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |
| 3. S. Mehdi Falsafi | 3147 Woodland Dr<br>Alexandria, VA 22309 | 1/3 |

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 the12-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. None | | |
| 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.

10/31/16 — Date
[signature] — Printed Name
Stephen Bannister — Signature

EXISTING SERPENTINE WALL

EXISTING OFFICE BUILDING

PROPERTY LINE

EXISTING BUILDING AT
1101 N. WASHINGTON ST.

CANAL WAY EXISTING
TOWNHOUSE

EXISTING SERPENTINE WALL

EAST ABINGDON ST.

N. ST. ASAPH STREET

SECOND STREET

NORTH

EXISTING SITE

SCALE: 1"=50'

12.05.18



# 1101 N. Washington Street

17.024
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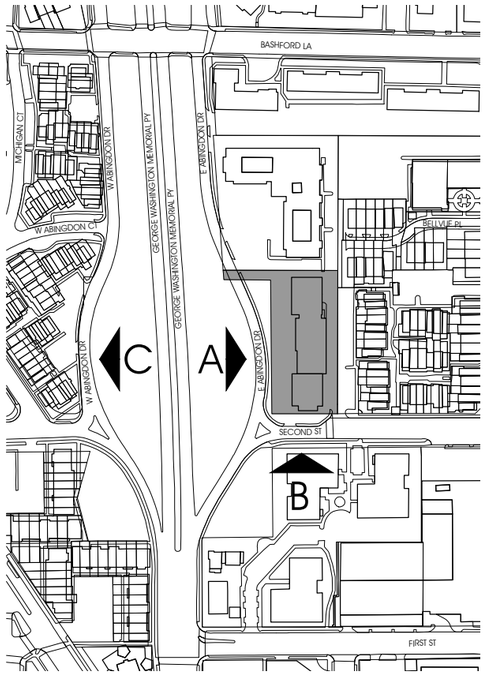
RUST | ORLING
ARCHITECTURE

WEST ABINGDON DRIVE (NORTH-SOUTH) C




VICINITY MAP

NORTH

PROJECT SITE

SECOND STREET (EAST-WEST) B

PROJECT SITE

EAST ABINGDON DRIVE (NORTH-SOUTH) A

12.05.18

Page 2

EXISTING CONDITIONS

# 1101 N. Washington Street

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RUST | ORLING ARCHITECTURE


CONTEXT PLAN



# 1101 N. Washington Street

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RUST | ORLING
ARCHITECTURE




ILLUSTRATIVE SITE PLAN & ROOF PLAN

# 1101 N. Washington Street

17,024

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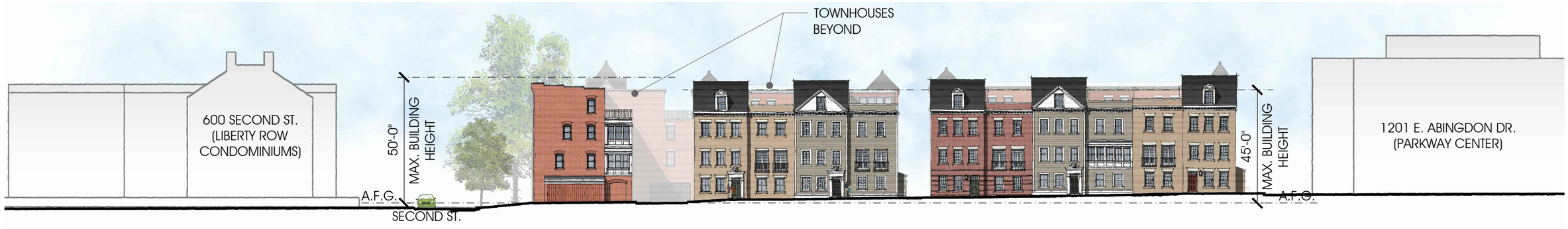
20' 10' 0 25' 50'

RUST | ORLING ARCHITECTURE


WEST ELEVATION (N. WASHINGTON ST. / EAST ABINGTON DR.)

SOUTH ELEVATION (SECOND ST.)




EAST ELEVATION (N. SAINT ASAPH ST.)

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.



PROPOSED DESIGN IN CONTEXT

1" = 40'

# 1101 N. Washington Street

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RUST | ORLING
ARCHITECTURE

SUBMITTED FOR BAR CONCEPT II (10/24/18)

SUBMITTED FOR BAR CONCEPT II (10/24/18)

CURRENT PROPOSED

WEST ELEVATION (N. WASHINGTON ST.)

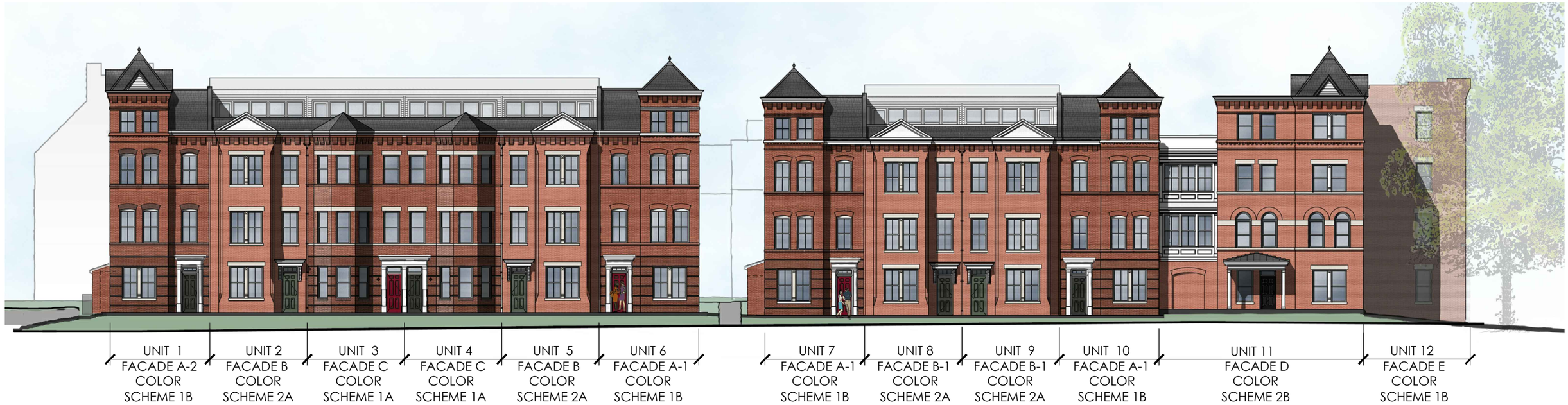
CURRENT PROPOSED

SOUTH ELEVATION (SECOND ST.)

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.



RUST | ORLING
ARCHITECTURE




WEST ELEVATION (N.WASHINGTON ST.)


SOUTH ELEVATION (SECOND ST.)

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.



# 1101 N. Washington Street

17.024



RUST | ORLING
ARCHITECTURE


EAST ELEVATION (N. SAINT ASAPH ST.)


SOUTH ELEVATION @ MID BLOCK PEDESTRIAN PATH

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.

12.05.18

PROPOSED EXTERIOR ELEVATIONS

1" = 20'



# 1101 N. Washington Street

17.024



RUST | ORLING ARCHITECTURE


EAST ELEVATION (ALLEY)


WEST ELEVATION (ALLEY)

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.

12.05.18

PROPOSED EXTERIOR ELEVATIONS

1" = 20'



# 1101 N. Washington Street

17.024

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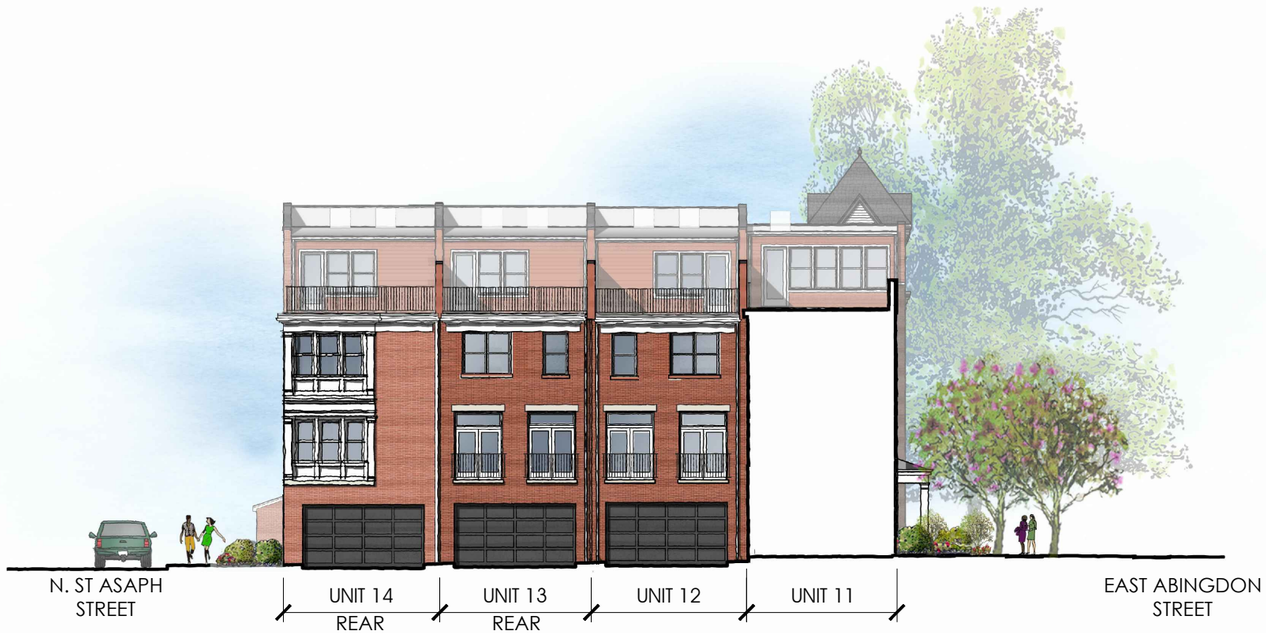
RUST | ORLING ARCHITECTURE




NORTH ELEVATION (ALLEY)

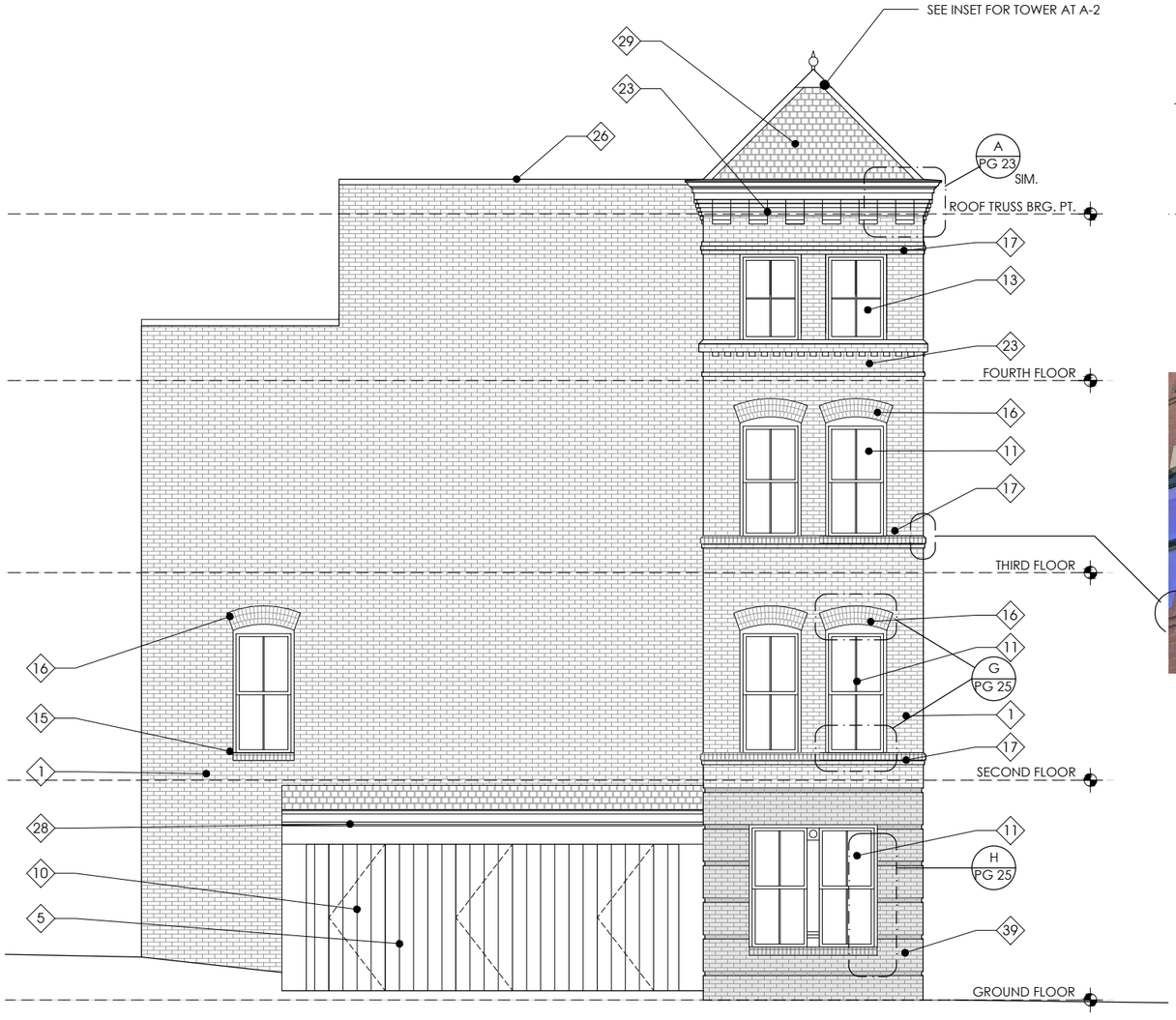

NORTH ELEVATION

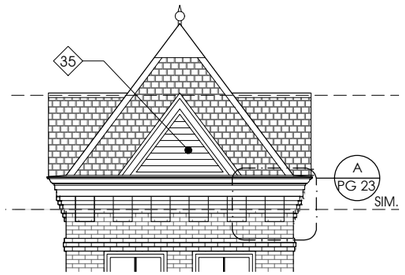
| COLOR SCHEMES | | | | | | | |
|---|---|---|---|---|---|---|---|
| **SCHEME** | **BRICK** | **MORTAR** | **ACMU** | **SHINGLES** | **SIDING** | **TRIM** | **MISC.** |
| COLOR SCHEME 1A | BRICK TYPE 1 | FRONT: MORTAR TYPE 1<br>SIDE: MORTAR TYPE 3 | | SYN. SLATE 1 | COLOR 1 | COLOR 1 | |
| COLOR SCHEME 1B | | | | | COLOR 6 | | |
| COLOR SCHEME 2A | BRICK TYPE 2 | FRONT: MORTAR TYPE 2<br>SIDE: MORTAR TYPE 3 | | SYN. SLATE 1 | COLOR 1 | COLOR 1 | |
| COLOR SCHEME 2B | | | | | COLOR 2 | | |
| COLOR SCHEME 3 | BRICK TYPE 3 | MORTAR TYPE 3 | | ASPHALT 1 | COLOR 3 | COLOR 1 | |
| COLOR SCHEME 4 | N/A | N/A | | ASPHALT 1 | COLOR 4 | COLOR 1 | |
| COLOR SCHEME 5 | BRICK TYPE 1 | MORTAR TYPE 3 | | ASPHALT 1 | COLOR 5 | COLOR 1 | |
| | BRICK TYPE 4 | | | | | | |

NOTE: Colored elevations are diagrammatic. Refer to enlarged elevations for elevation details. Refer to materials board for material color samples.

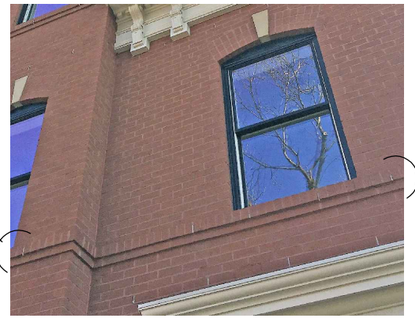
## KEYED NOTES

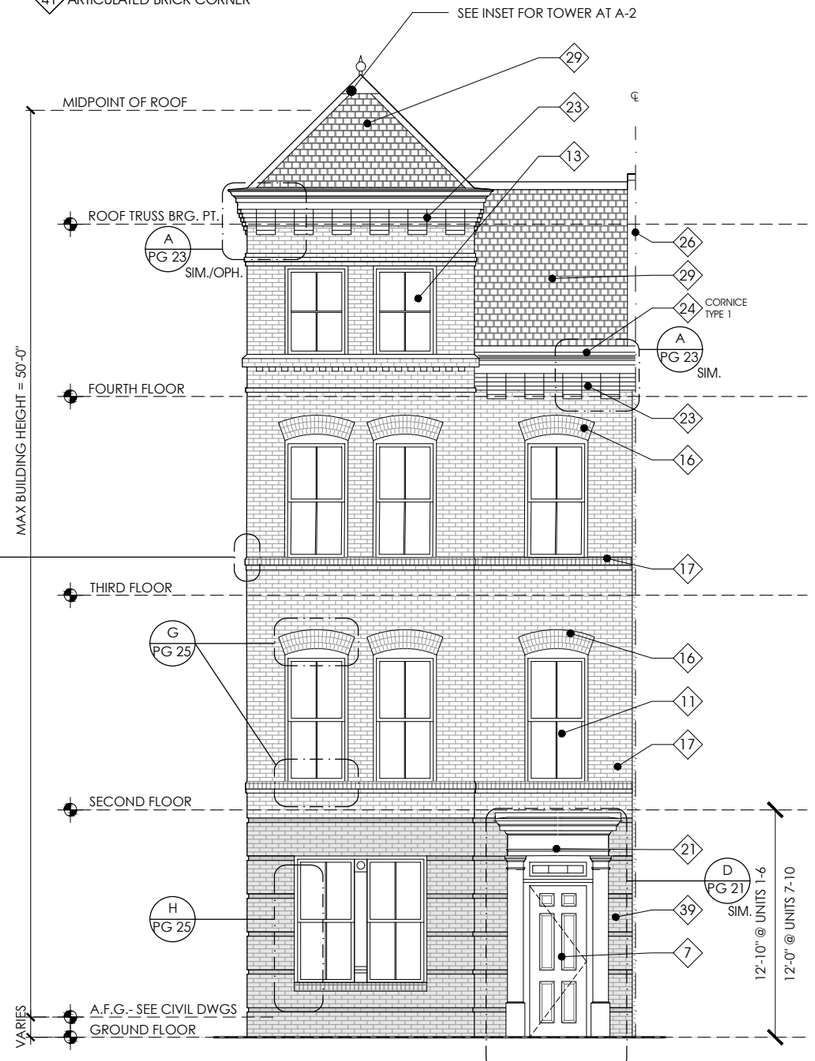
1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




TOWER @ A2
(FRONT & SIDE)






TYPE A-1
(A-2 SIMILAR,, SEE INSERT)

12.05.18

PROPOSED EXTERIOR ELEVATIONS (ALTERNATE WITH INTERNAL ELEVATOR)

1/8" = 1'-0"



# 1101 N. Washington Street

17.024

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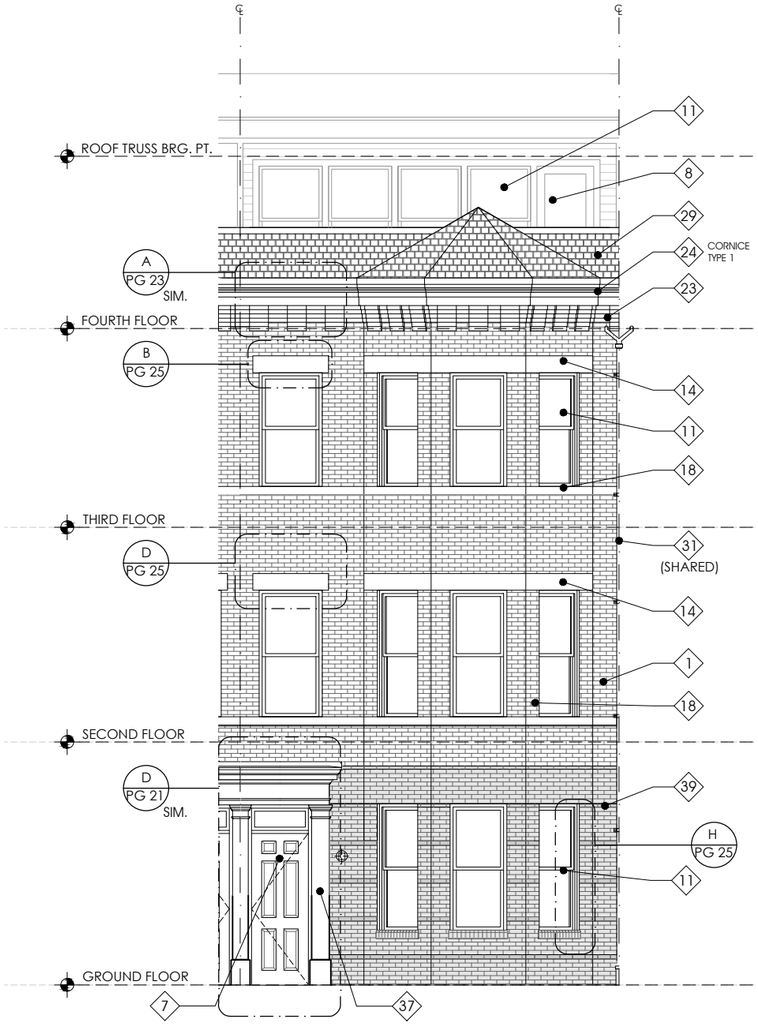
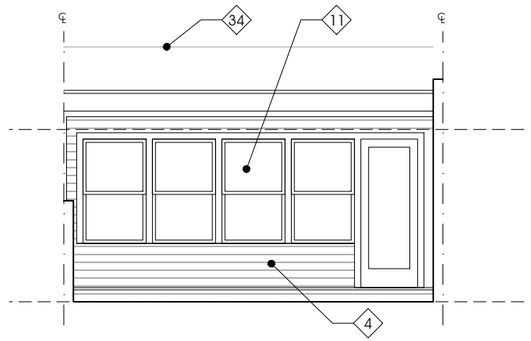
RUST | ORLING ARCHITECTURE

## KEYED NOTES

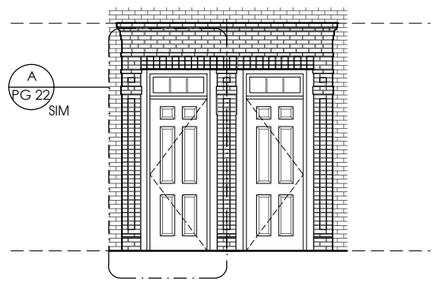
1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER



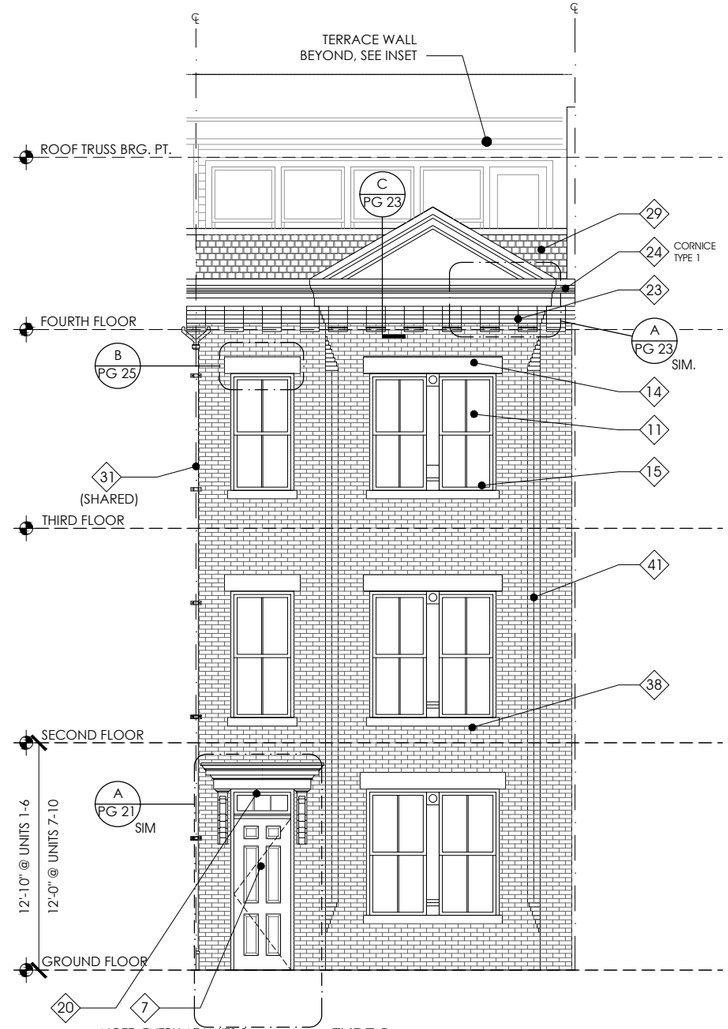

TYPE C




FRONT FACING TERRACE WALL




ENTRY @ UNITS 8&9 (B-1) AND UNITS 12&13




NOTE: ENTRY AT UNITS 2 + 5 SHOWN, SEE INSET FOR ENTRY @ B-1

TYPE B



# 1101 N. Washington Street

17.024

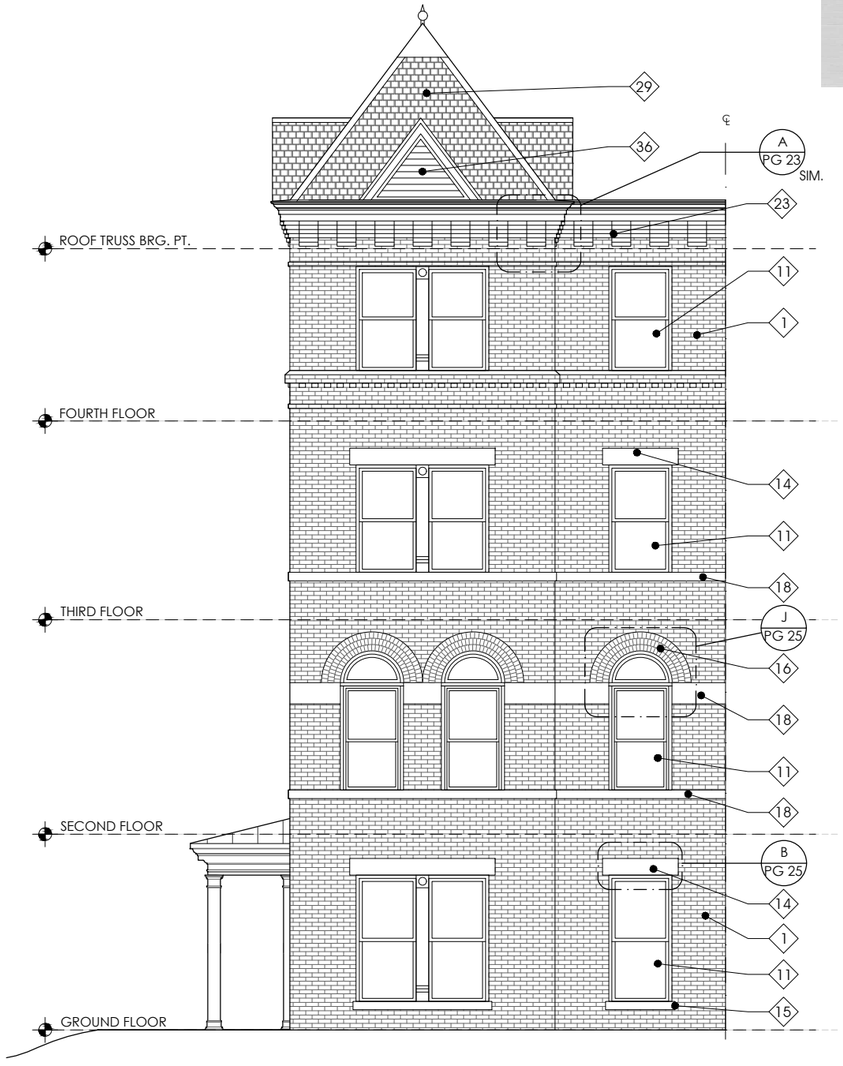
33

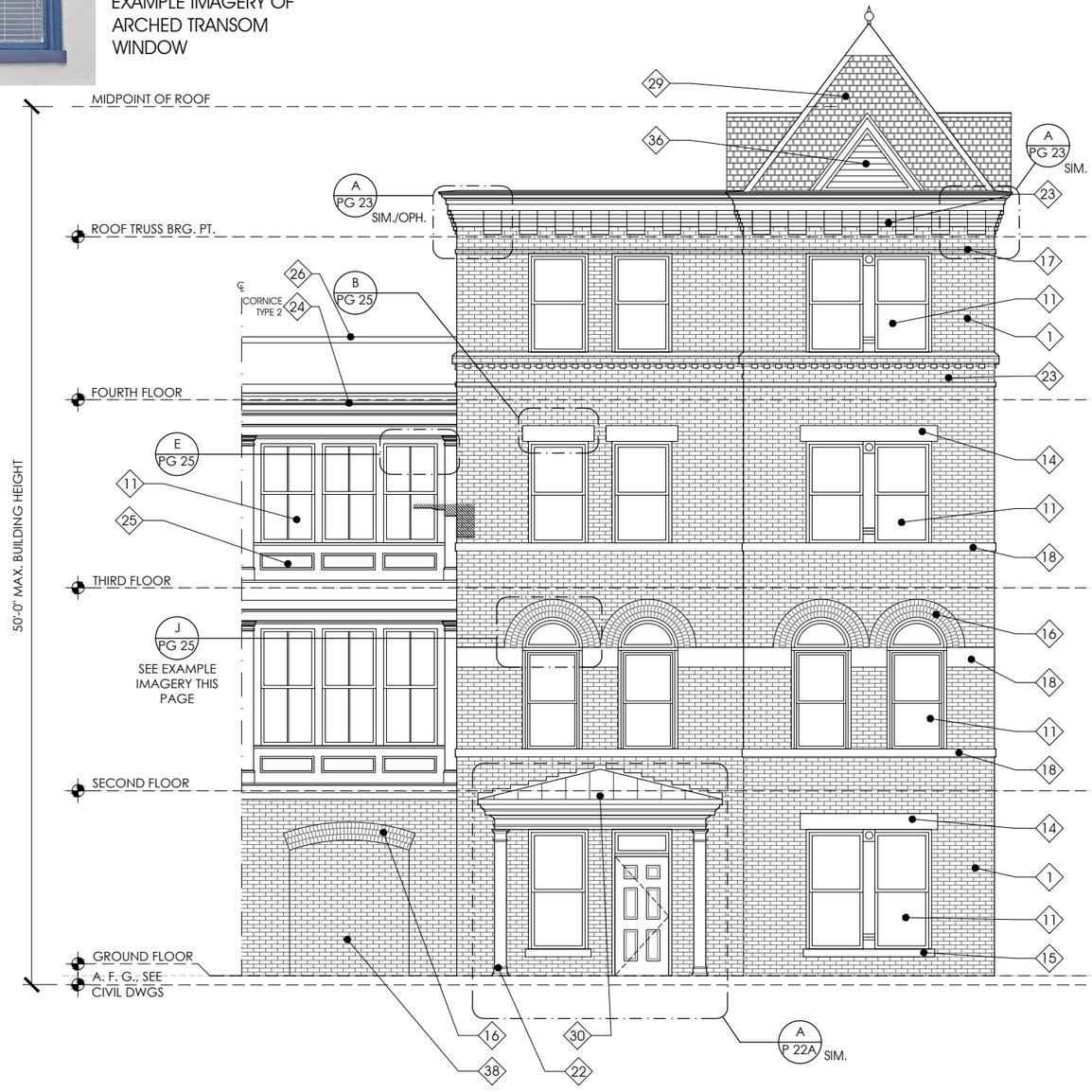
RUST | ORLING ARCHITECTURE

## KEYED NOTES

1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER

EXAMPLE IMAGERY OF ARCHED TRANSOM WINDOW




TYPE D

12.05.18

PROPOSED EXTERIOR ELEVATIONS (ALTERNATE WITH INTERNAL ELEVATOR)

1/8" = 1'-0"



# 1101 N. Washington Street

17.024
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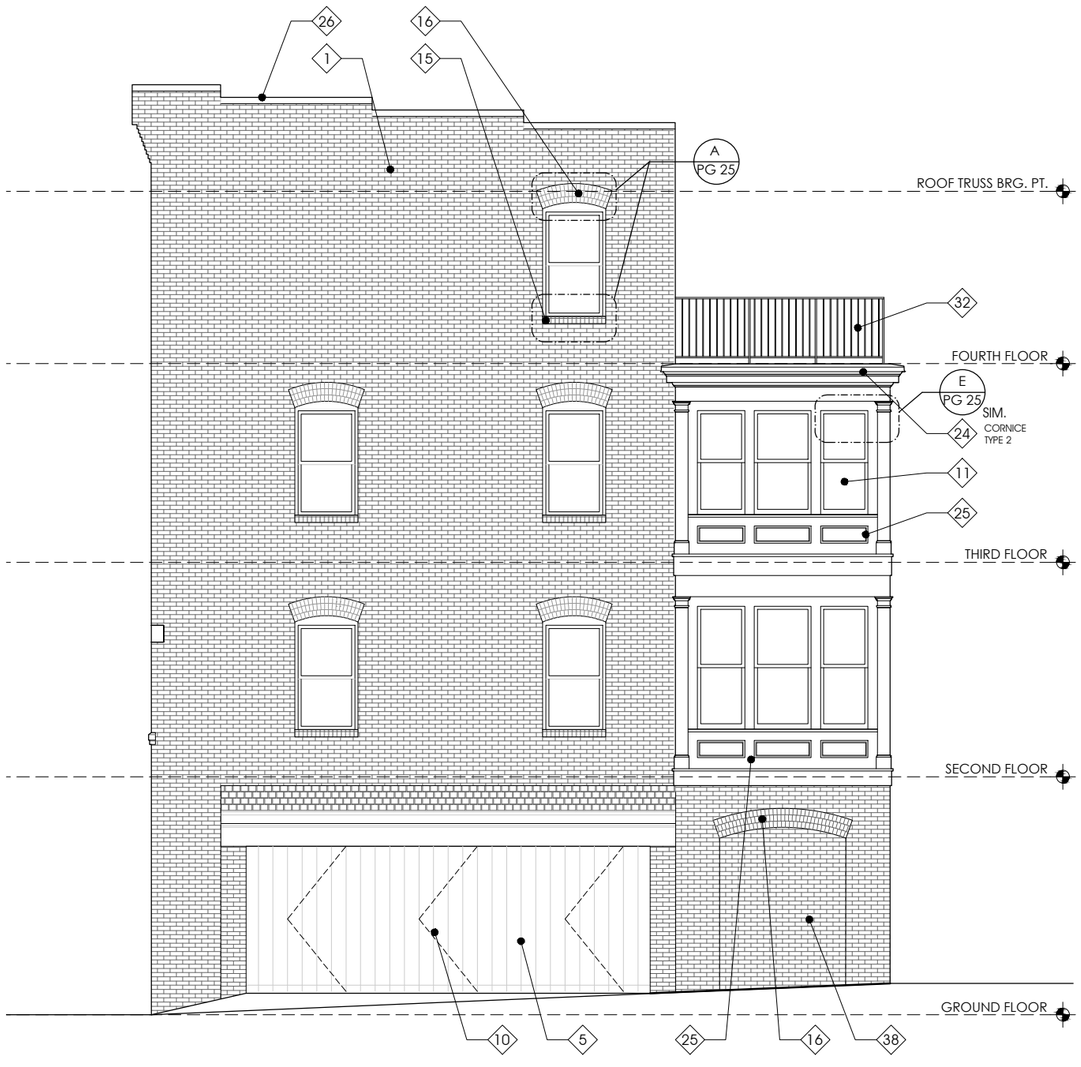
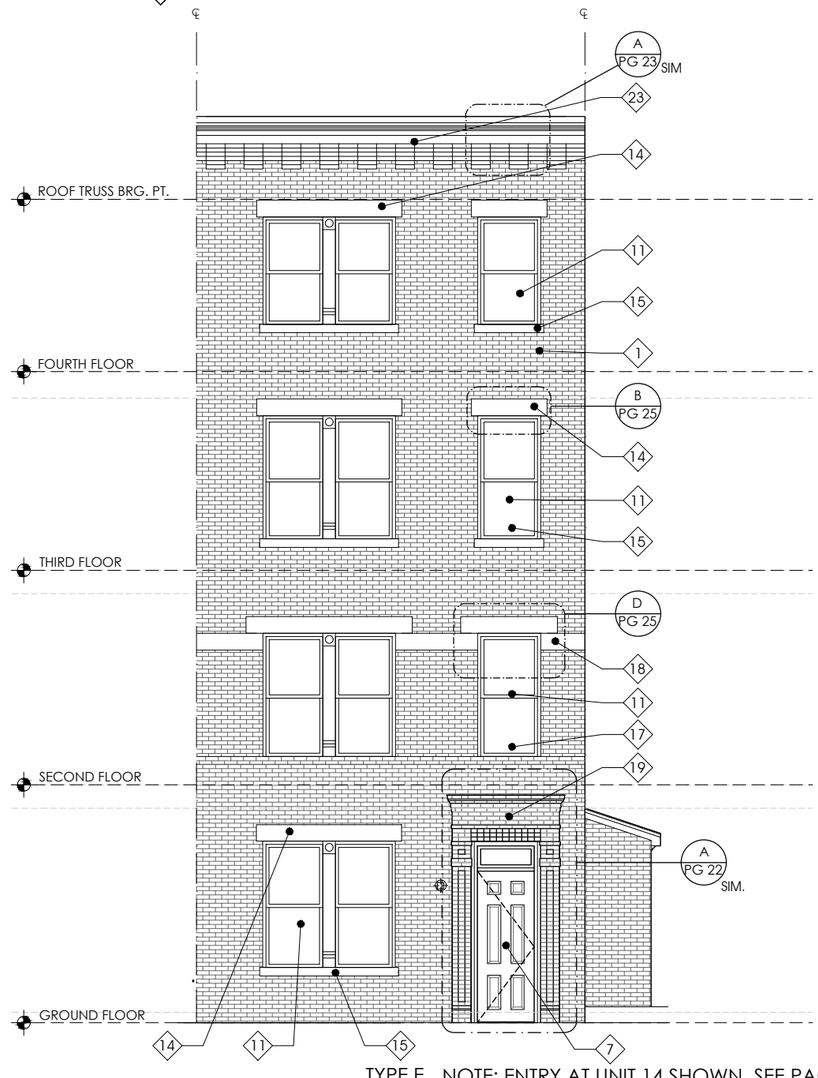
RUST | ORLING ARCHITECTURE

## KEYED NOTES

1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




TYPE E NOTE: ENTRY AT UNIT 14 SHOWN, SEE PAGE 11 FOR COMBINED ENTRY @ UNITS 12 +13 1/8" = 1'-0"

12.05.18

PROPOSED EXTERIOR ELEVATIONS (ALTERNATE EXTERIOR WITH INTERNAL ELEVATOR)



# 1101 N. Washington Street

17.024



RUST | ORLING ARCHITECTURE

KEYED NOTES

1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
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19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
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23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
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32. METAL RAILING
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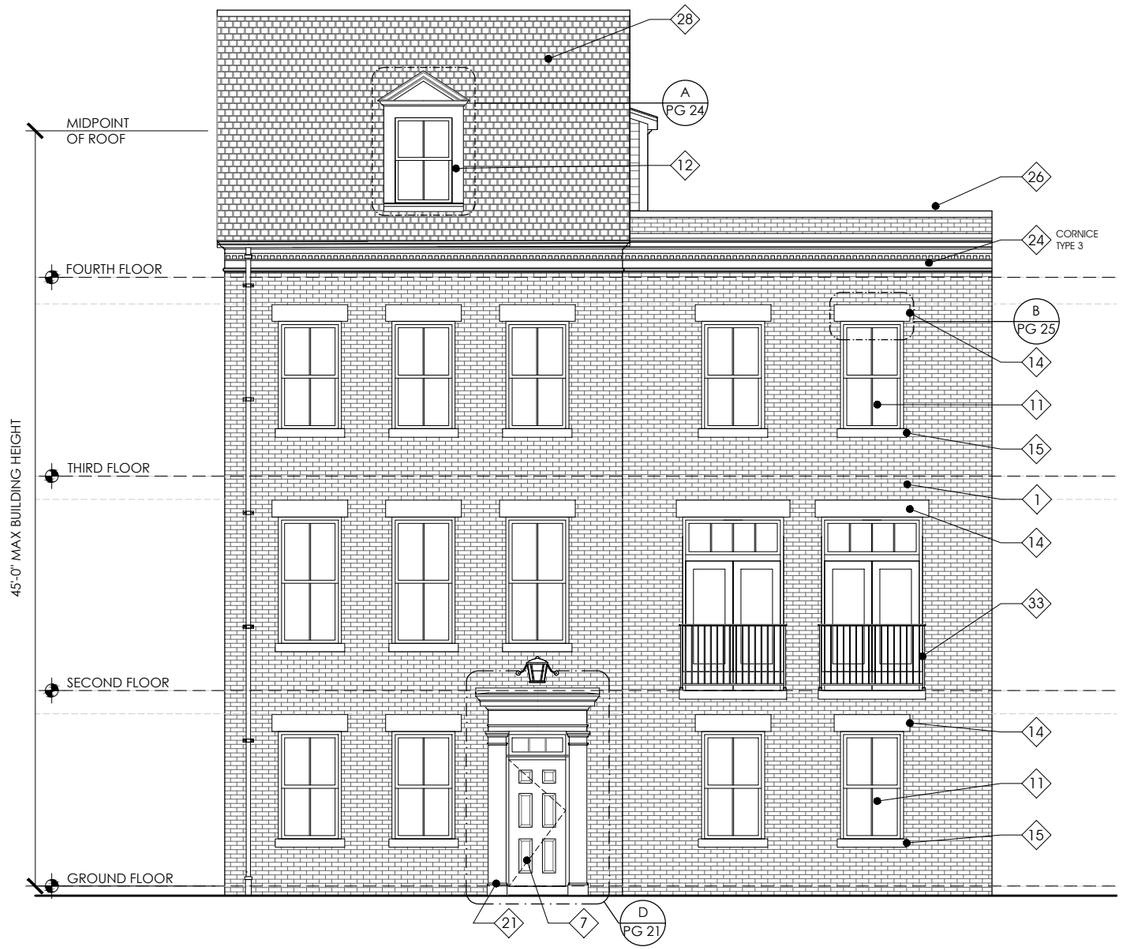
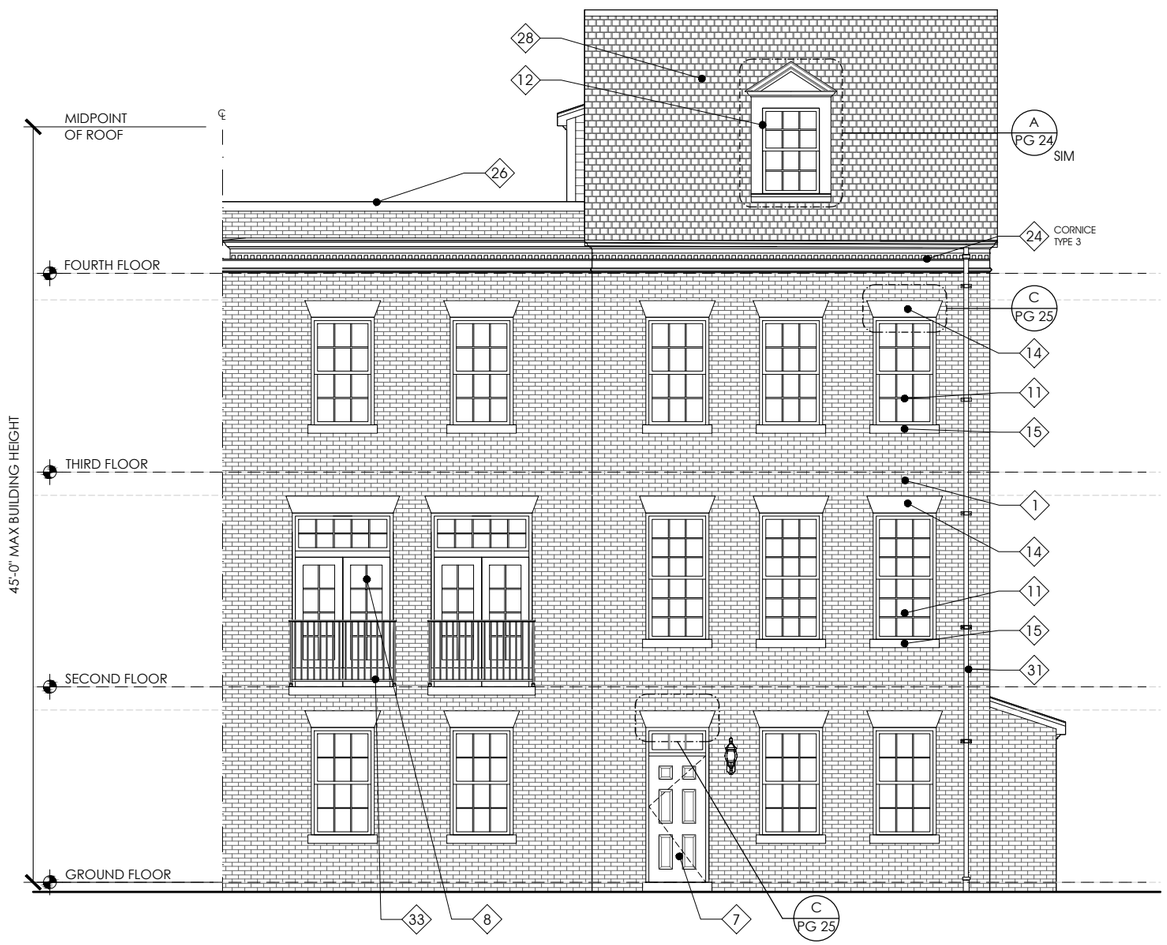
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




TYPE F1




TYPE F2

12.05.18

PROPOSED EXTERIOR ELEVATIONS

1/8" = 1'-0"



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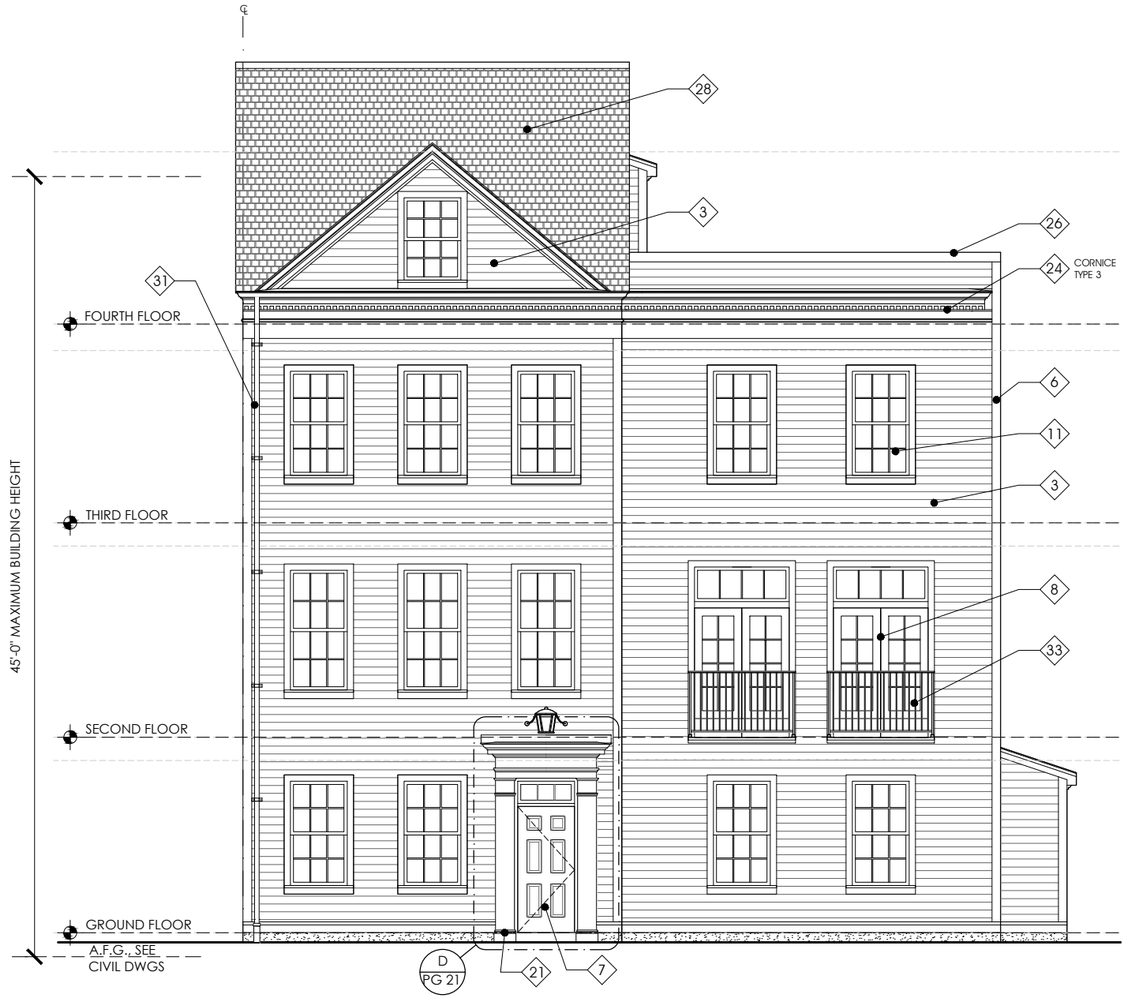
RUST | ORLING ARCHITECTURE

## KEYED NOTES

1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




TYPE G1


TYPE G2



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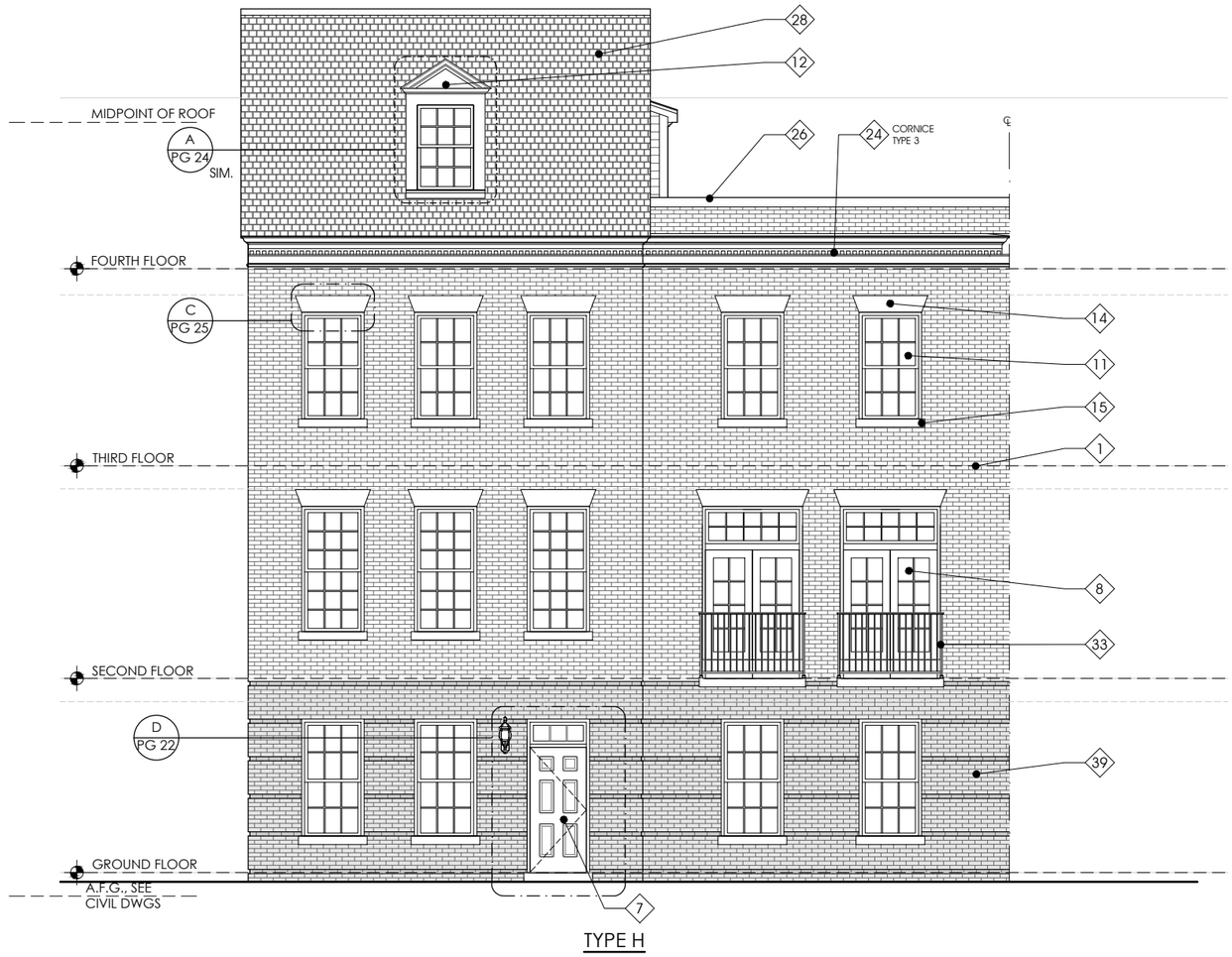
## KEYED NOTES

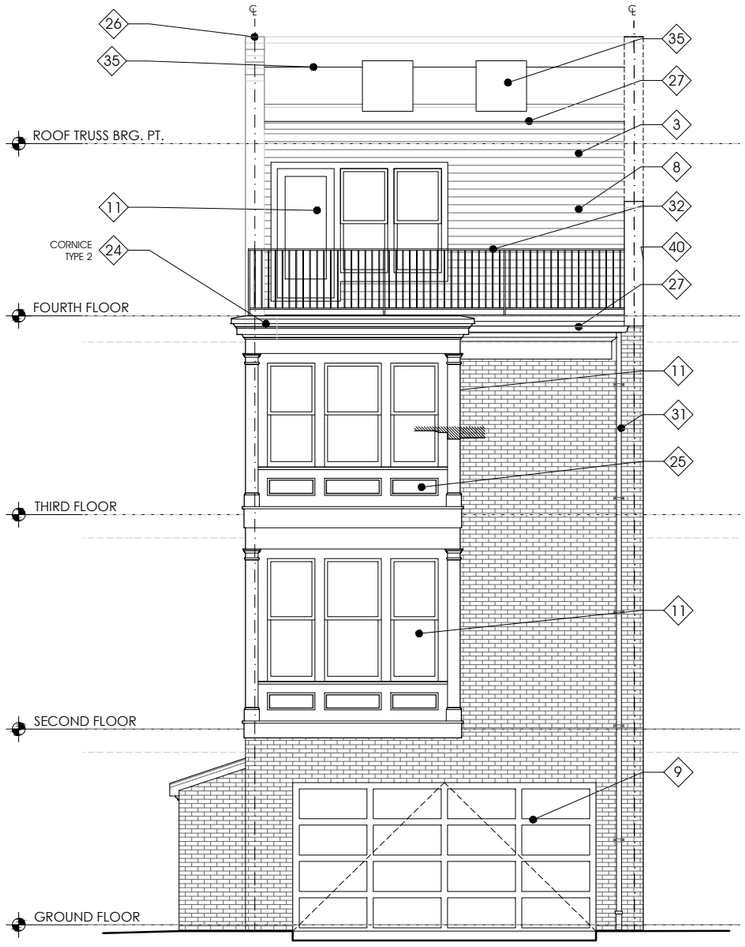
1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER



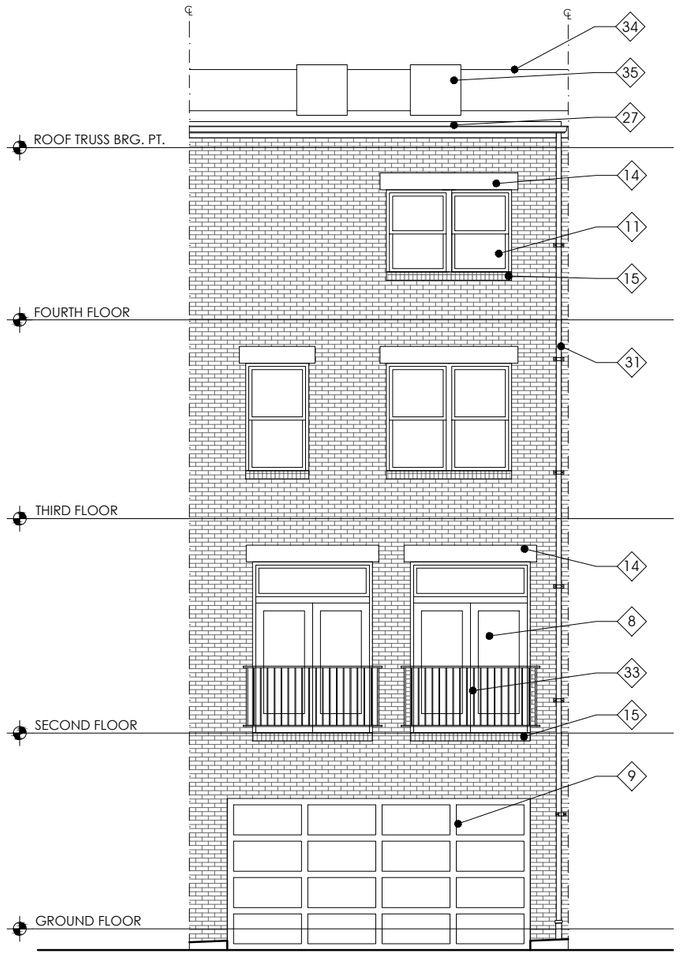

TYPE H

## KEYED NOTES

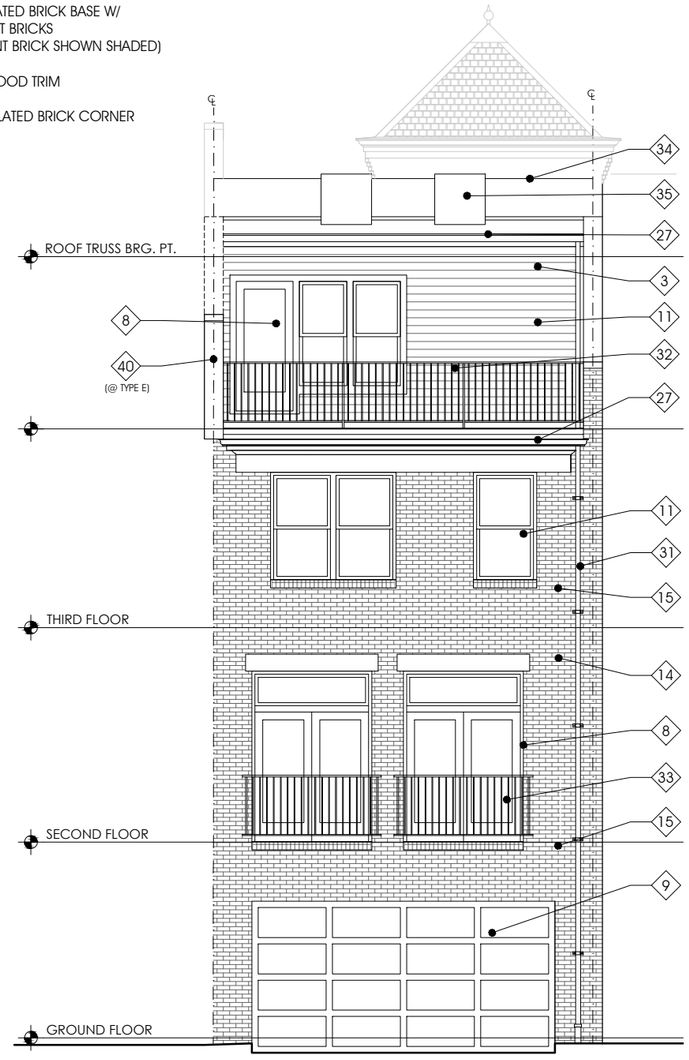
1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




UNIT TYPE E (UNIT 14) REAR ELEVATION




UNIT TYPE B & C REAR ELEVATION




UNIT TYPE A REAR ELEVATION



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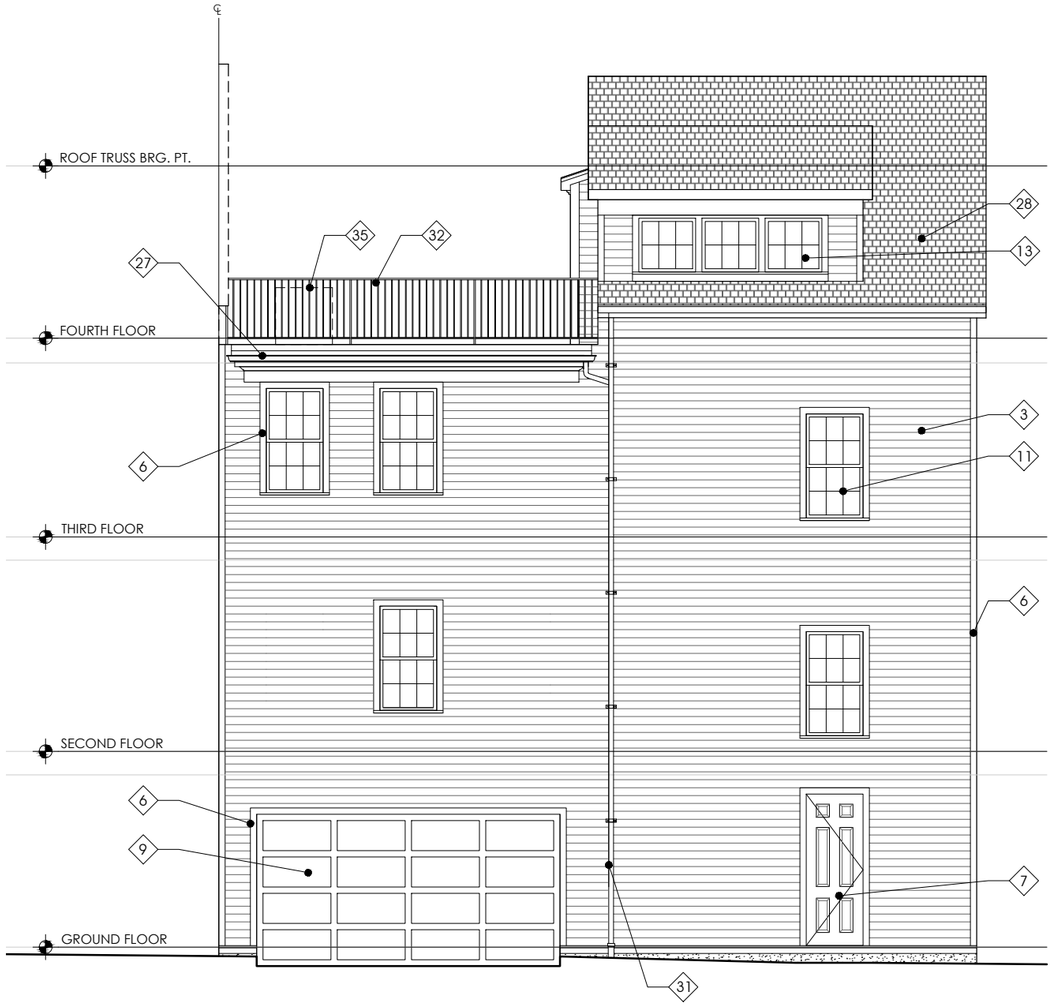
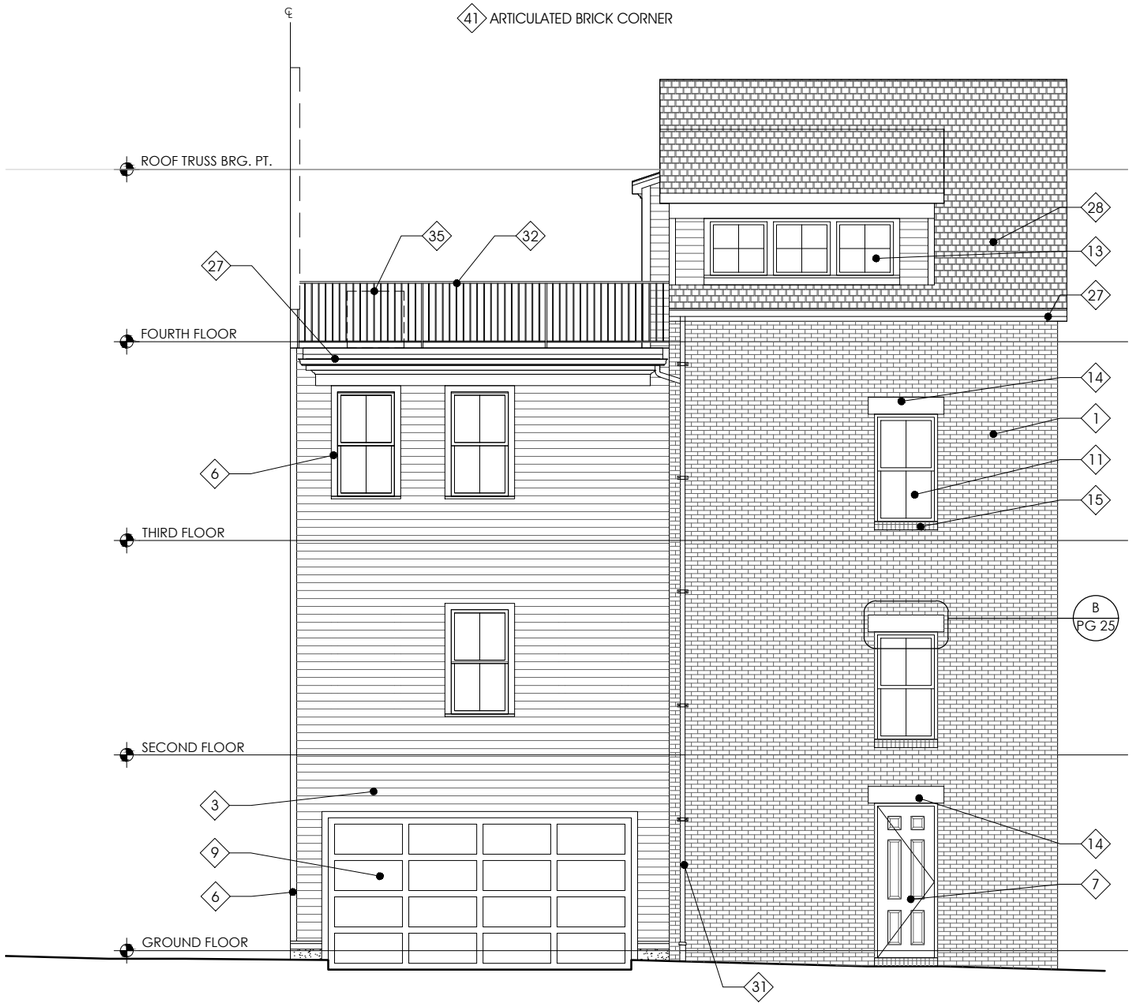
## KEYED NOTES

1. FACE BRICK
2. ACMU BASE
3. CLAPBOARD SIDING
4. SHIPLAP SIDING
5. VERTICAL BOARD SIDING
6. 4" CORNER BOARDS/TRIM
7. FIBERGLASS DOOR
8. GLASS DOOR
9. GARAGE DOOR
10. BOARD & BATTEN DOORS
11. DOUBLE HUNG OR SINGLE HUNG WINDOW
12. DORMER
13. FIXED OR CASEMENT WINDOWS
14. CAST STONE LINTEL
15. CAST STONE OR BRICK ROWLOCK SILL (PER ELEVATION)
16. BRICK ROWLOCK ARCH
17. PROJECTED BRICK BELT COURSE
18. CAST STONE BELT COURSE
19. ARTICULATED BRICK ENTRY SURROUND
20. SYN. WOOD CANOPY
21. SYN. WOOD ENTRY SURROUND
22. SYN. WOOD ENTRY PORCH
23. ARTICULATED BRICK CORNICE
24. SYN. WOOD CORNICE
25. SYN. WOOD MILLWORK
26. METAL COPING
27. OGEE ALUM. GUTTER
28. ASPHALT SHINGLES
29. SYN. SLATE SHINGLES
30. STANDING SEAM METAL ROOFING
31. ALUM. DOWN SPOUT
32. METAL RAILING
33. METAL BALCONY
34. MECHANICAL SCREEN
35. MECHANICAL UNIT
36. SYN. WOOD LOUVERS
37. SYN. WOOD ENTRY SURROUND
38. RECESSED BRICK PANEL
39. RUSTICATED BRICK BASE W/ ACCENT BRICKS (ACCENT BRICK SHOWN SHADED)
40. SYN. WOOD TRIM
41. ARTICULATED BRICK CORNER




UNIT TYPE G REAR ELEVATION




TYPE F & H REAR ELEVATION



PROPOSED EXTERIOR REAR ELEVATIONS

1/8" = 1'-0"

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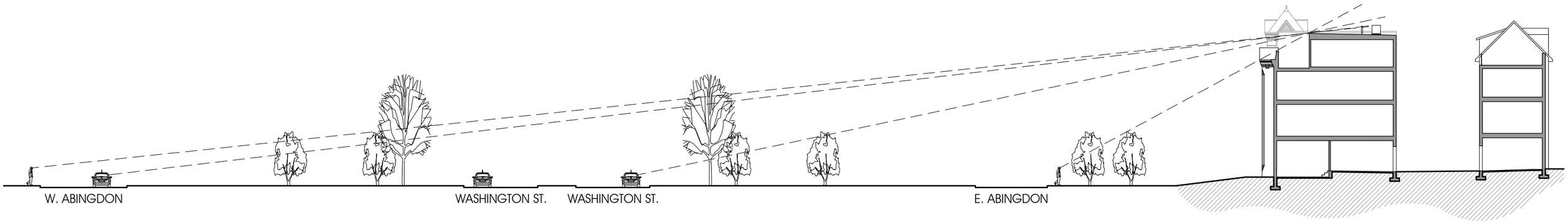
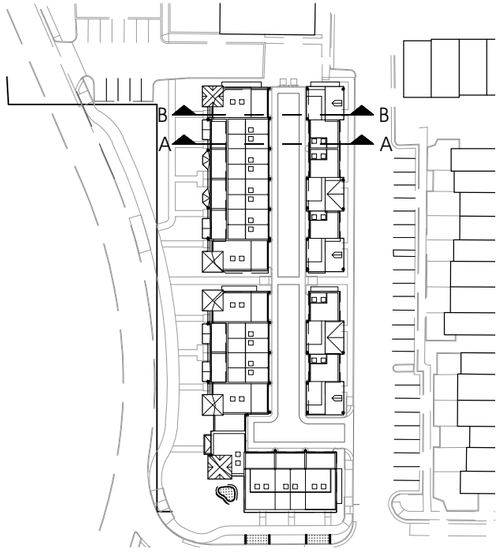



VIEWS FROM WEST ABINGTON

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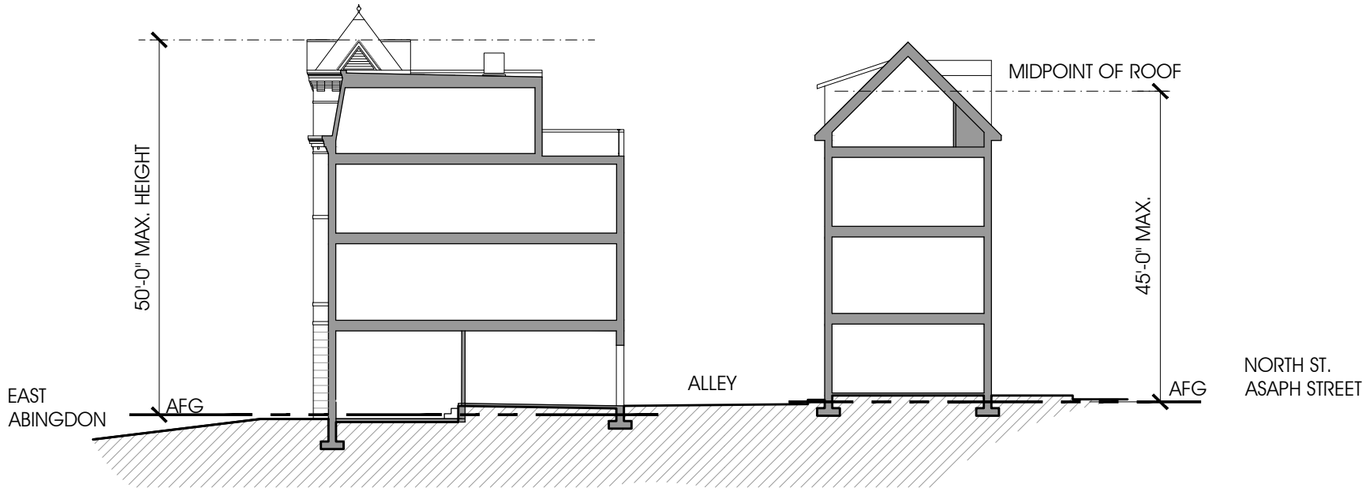


SECTION B (ALTERNATE WITH INTERAL ELEVATOR)



BUILDING SECTIONS

1" = 20'

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# PRELIMINARY FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**

A1. Street Address: 1101 North Washington Street — Zone: CD

A2. 42,746 *Total Lot Area* x 1.25 *Floor Area Ratio Allowed by Zone* = 53,433 *Maximum Allowable Floor Area*

**B. Existing Gross Floor Area**

| Existing Gross Area* (See Note 2) | | Allowable Exclusions (See Note 3) | |
|---|---|---|---|
| Basement | | Basement** | 857 |
| First Floor | 14,107 | Stairways** | |
| Second Floor | 14,107 | Mechanical** | |
| Third Floor | | Other** | |
| Porches/Other | | Total Exclusions | 27,357 |
| **Total Gross*** | 28,214 | | |

B1. Existing Gross Floor Area *
28,214 Sq. Ft.
B2. Allowable Floor Exclusions**
857 Sq. Ft.
B3. Existing Floor Area minus Exclusions
27,357 Sq. Ft.
(subtract B2 from B1)

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

| Proposed Gross Area* | | Allowable Exclusions (Estimated) | |
|---|---|---|---|
| Basement | | Basement** | 4,680 |
| First Floor | 16,288 | Stairways** | |
| Second Floor | 15,911 | Mechanical** | |
| Third Floor | 15,911 | Other** | |
| Fourth Floor | 10,002 | Total Exclusions | 4,680 |
| Porches/Other | | | |
| **Total Gross*** | 58,112 | | |

C1. Proposed Gross Floor Area *
58,112 Sq. Ft.
C2. Proposed Floor Exclusions**
4,680 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
53,433 Sq. Ft.
(subtract C2 from C1)

**D. Existing + Proposed Floor Area**

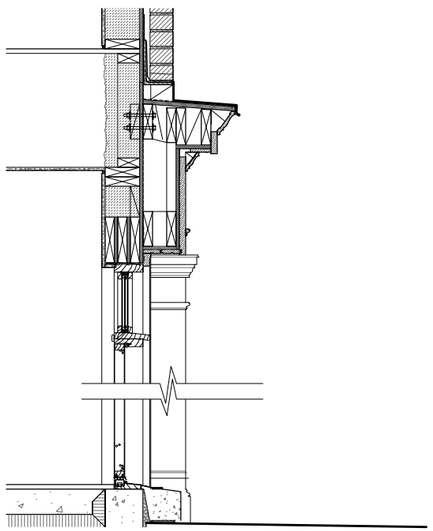
D1. Total Floor Area ~~(add B3 and C3)~~ 53,433 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 53,433 Sq. Ft.

**E. Open Space Calculations**

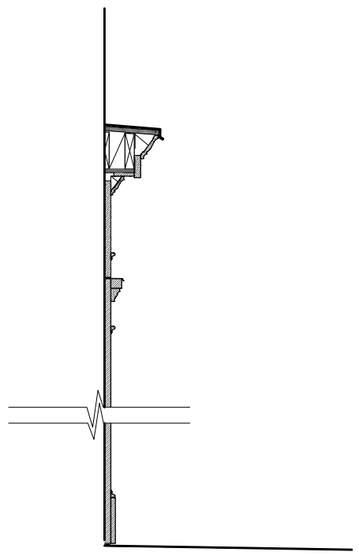
| | |
|---|---|
| Existing Open Space | |
| Required Open Space | 13,240 (NOTE 1) |
| Proposed Open Space | 13,240 |

Note 1: based on DSP 2017-0014
Note 2: based on tax records
Note 3: deductions estimated

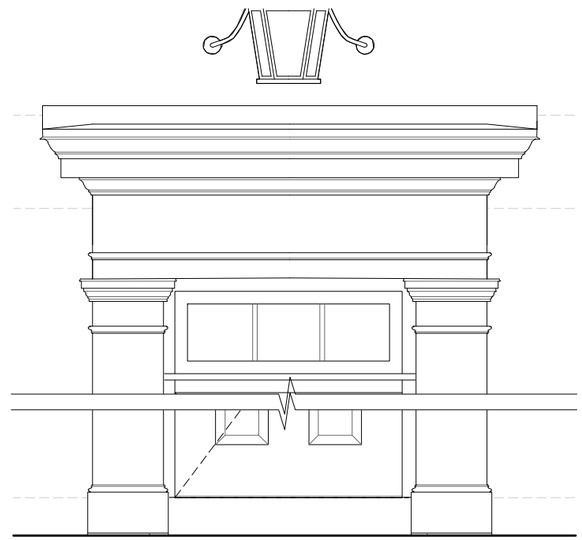
**Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*
*** Refer to the zoning ordinance (Section2-145(B)) and consult with zoning staff for information 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.*



F ENTRY DOOR SECTION DETAIL (TYPES A1, C, & F1 ELEVATION)
1/2"=1'-0"

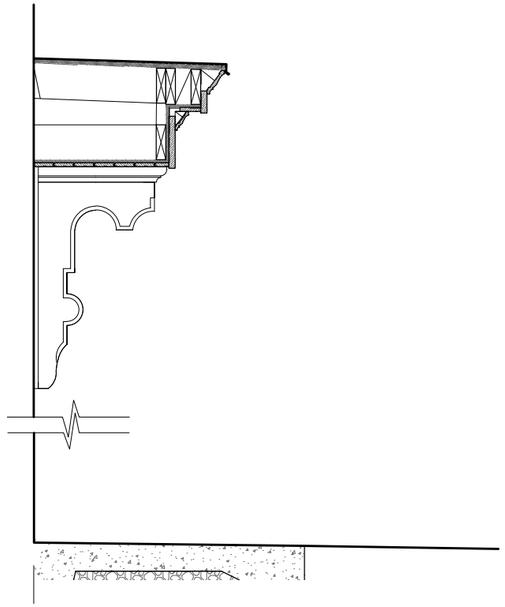


E ENTRY DOOR SECTION DETAIL (TYPES A1, C, & F1 ELEVATION)
1/2"=1'-0"

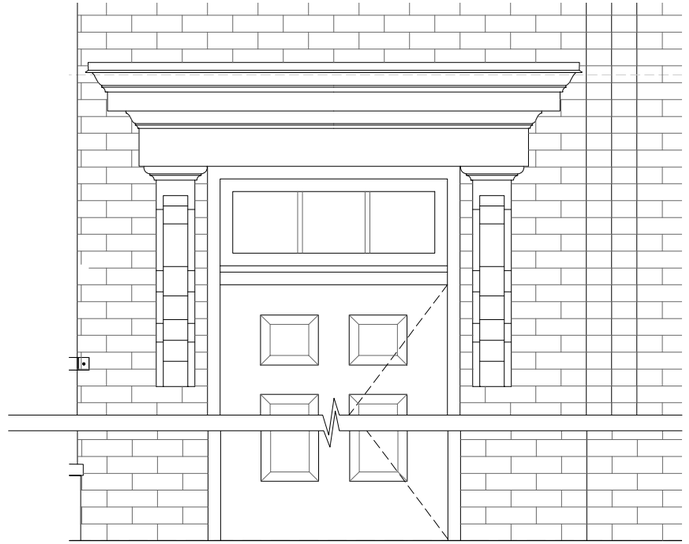


NOTE: STEP AT TYPE F1 ONLY

D ENTRY DOOR ELEVATION DETAIL (TYPES A1, C, & F1 ELEVATION)
1/2"=1'-0"



B ENTRY DOOR SECTION DETAIL (TYPE B ELEVATION)
1/2"=1'-0"



A ENTRY DOOR ELEVATION DETAIL (TYPE B ELEVATION)
1/2"=1'-0"

TYPICAL ENTRY DOOR DETAILS



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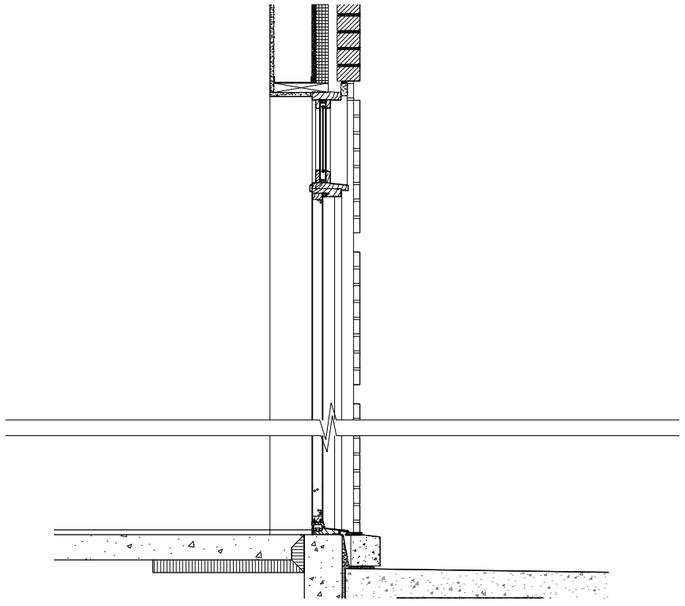
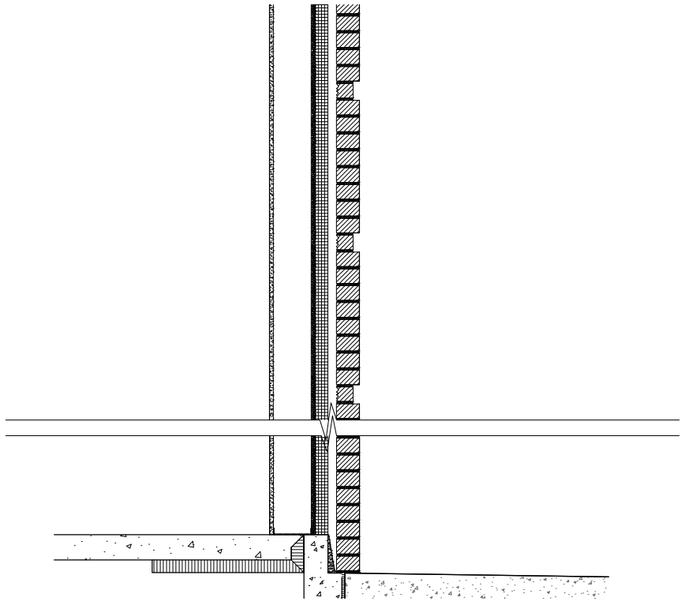
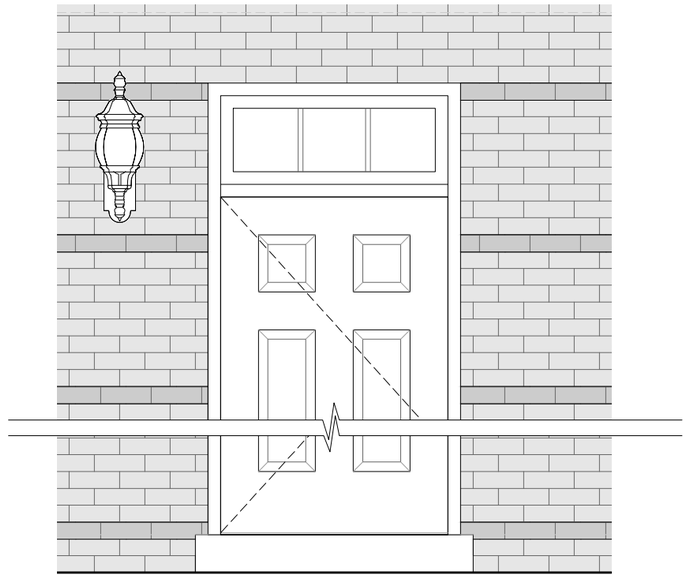


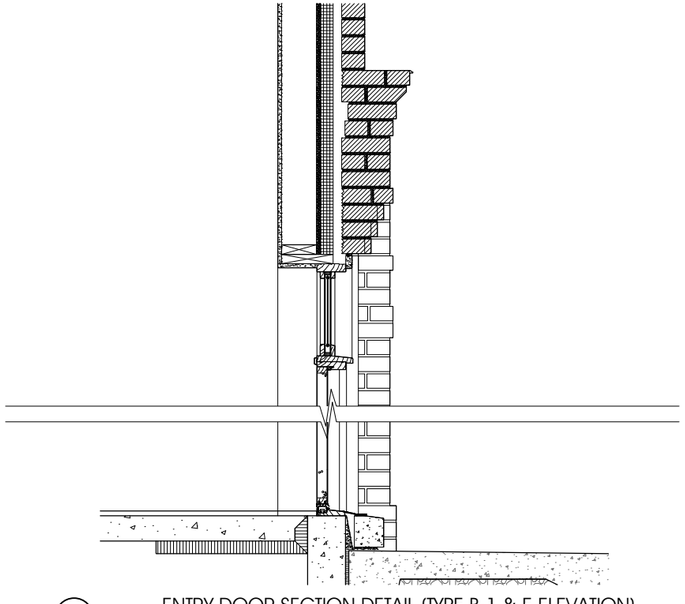
F ENTRY DOOR SECTION DETAIL (TYPE H ELEVATION)
1/2"=1'-0"



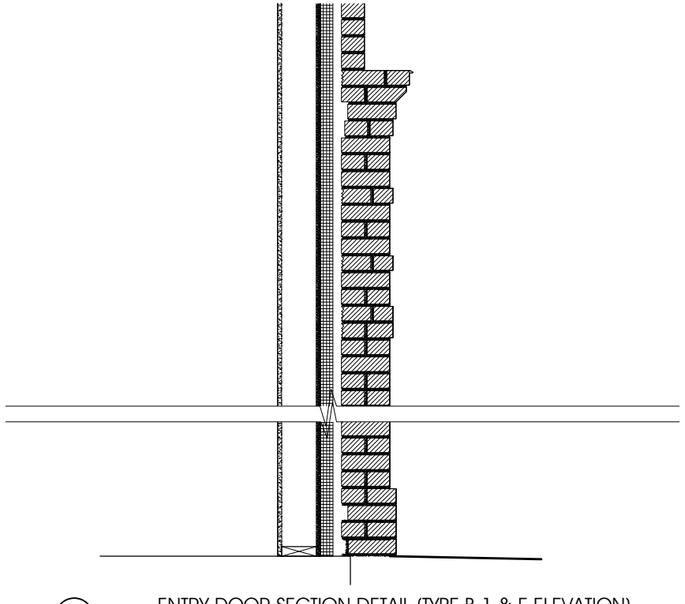
E ENTRY DOOR SECTION DETAIL (TYPE H ELEVATION)
1/2"=1'-0"



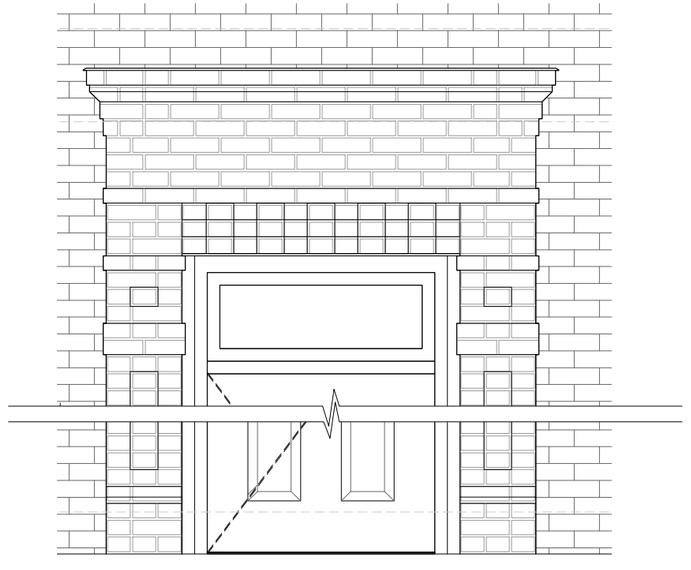
D ENTRY DOOR ELEVATION DETAIL (TYPE H ELEVATION)
1/2"=1'-0"



C ENTRY DOOR SECTION DETAIL (TYPE B-1 & E ELEVATION)
1/2"=1'-0"



B ENTRY DOOR SECTION DETAIL (TYPE B-1 & E ELEVATION)
1/2"=1'-0"



A ENTRY DOOR ELEVATION DETAIL (TYPE B-1 & E ELEVATION)
1/2"=1'-0"

TYPICAL ENTRY DOOR DETAILS



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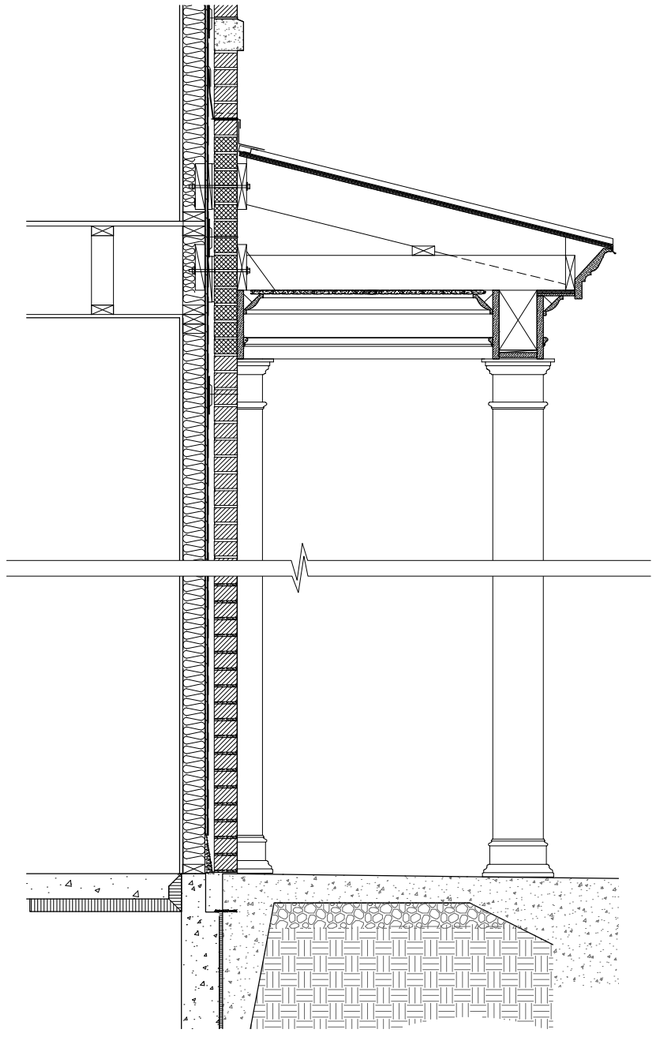
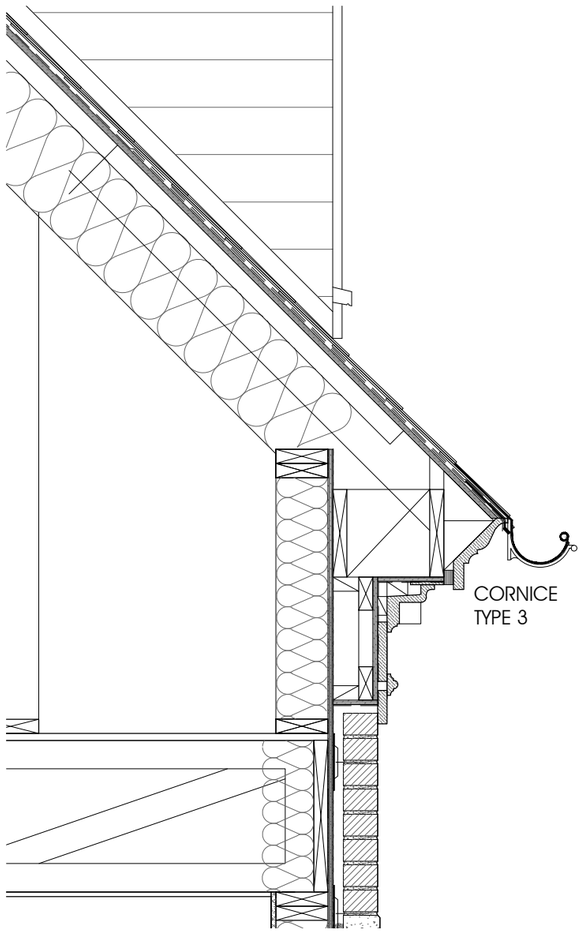
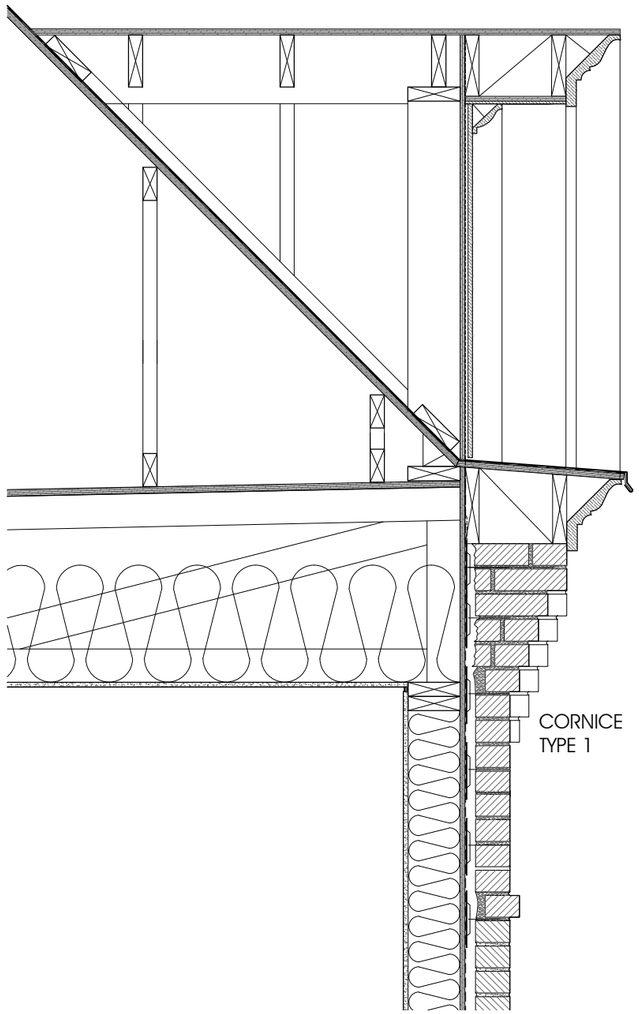


B ENTRY DOOR SECTION DETAIL (TYPE D ELEVATION)
1/2"=1'-0"

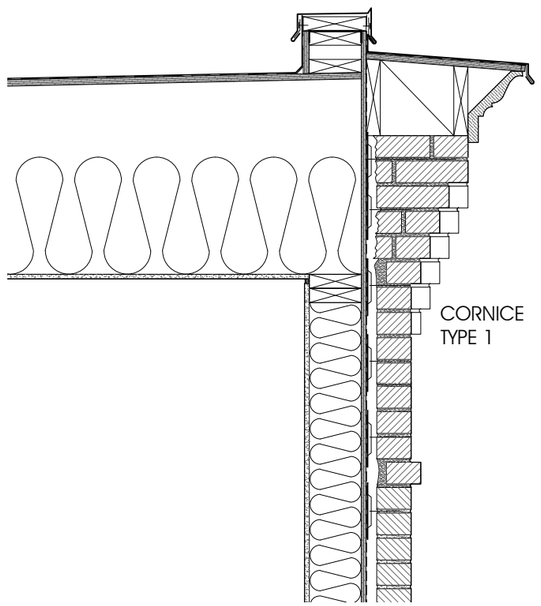
A ENTRY DOOR ELEVATION DETAIL (TYPE D ELEVATION)
1/2"=1'-0"



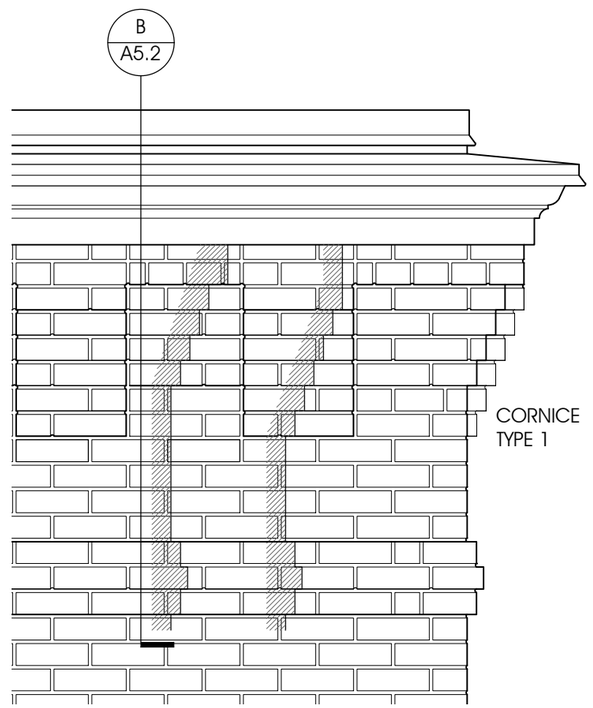

D CORNICE SECTION DETAIL
3/4"=1'-0"



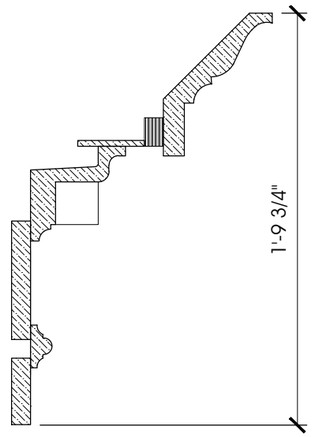

C CORNICE SECTION DETAIL
3/4"=1'-0"



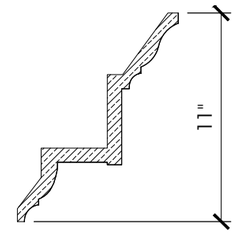

B CORNICE SECTION DETAIL
3/4"=1'-0"



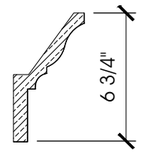

A CORNICE ELEVATION DETAIL
3/4"=1'-0"




G CORNICE PROFILE TYPE 3
1 1/2"=1'-0"




F CORNICE PROFILE TYPE 2
1 1/2"=1'-0"




E CORNICE PROFILE TYPE 1
1 1/2"=1'-0"



CORNICE DETAILS

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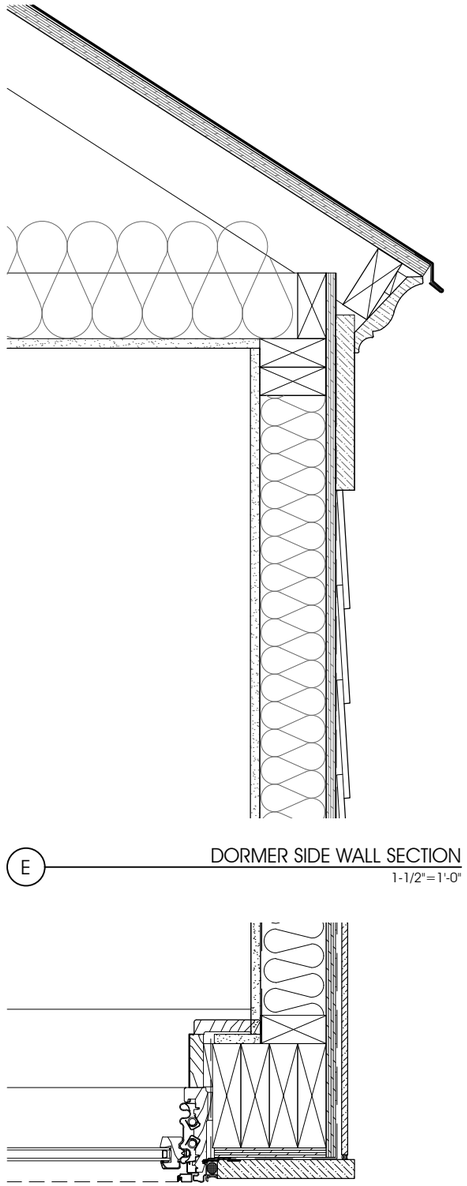
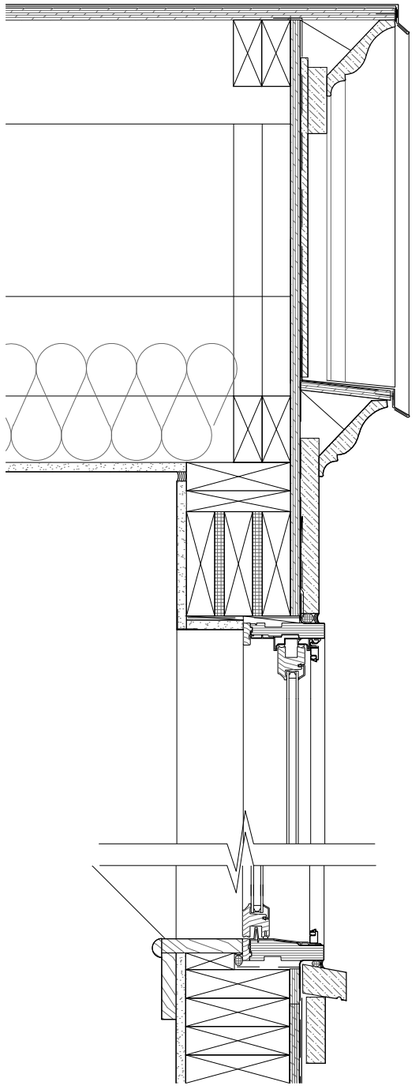
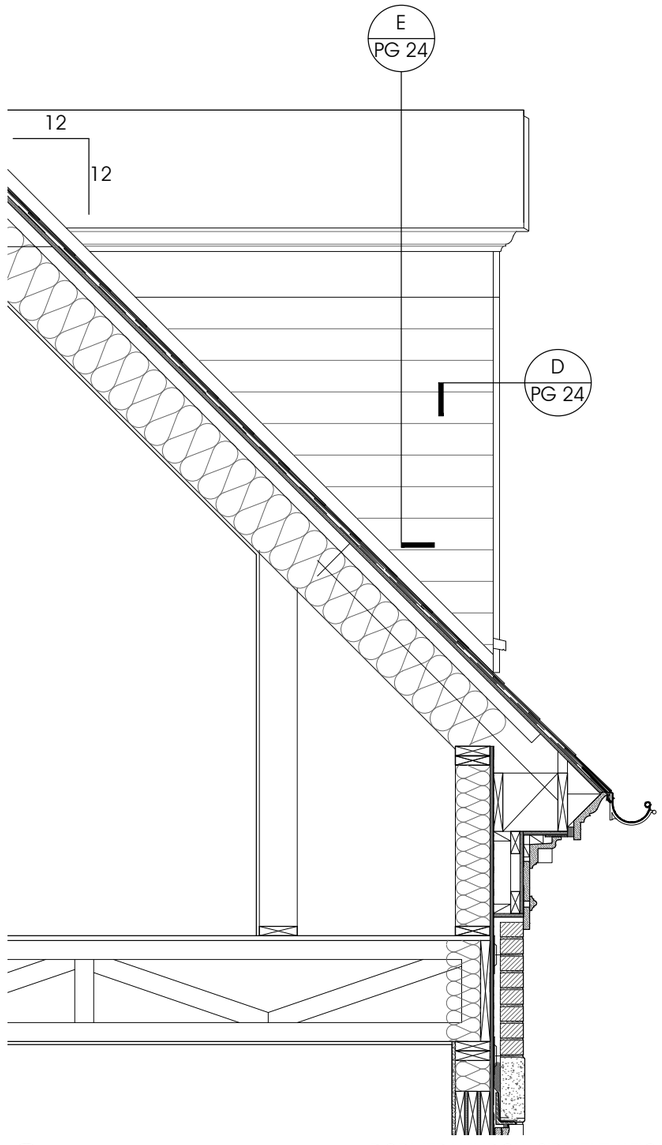
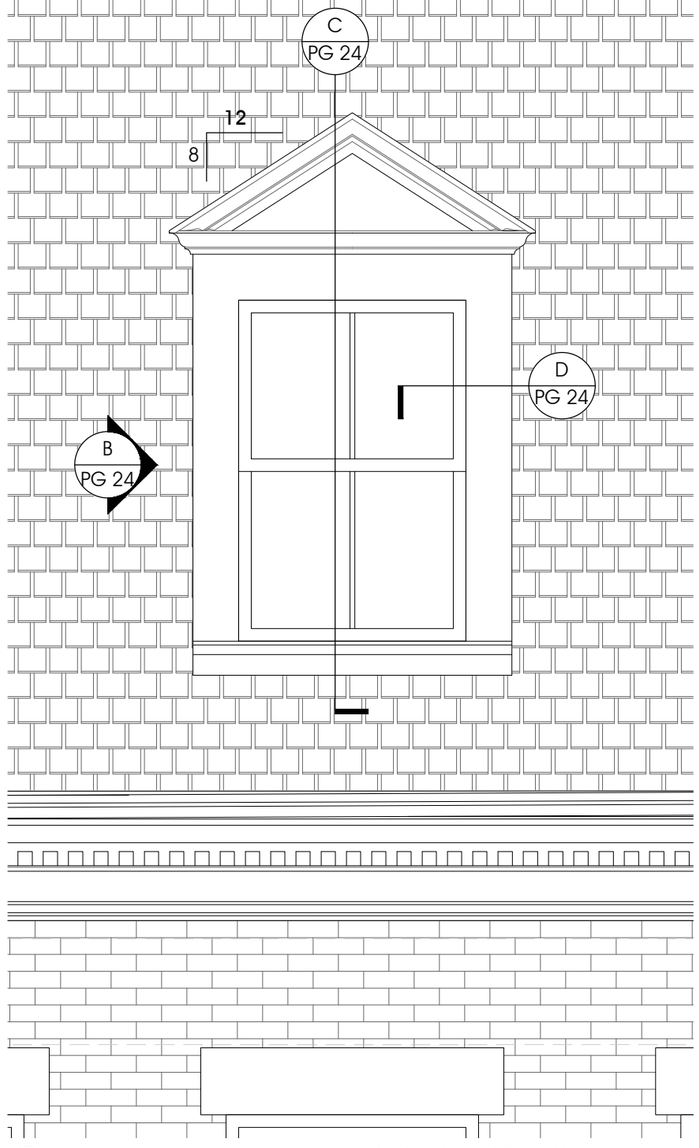


E DORMER SIDE WALL SECTION
1-1/2"=1'-0"






B DORMER WINDOW SIDE ELEVATION
1/2"=1'-0"




A DORMER WINDOW FRONT ELEVATION
1/2"=1'-0"



D WINDOW JAMB DETAIL AT DORMER
1-1/2"=1'-0"

C DORMER WINDOW SILL DETAIL
1-1/2"=1'-0"

12.05.18

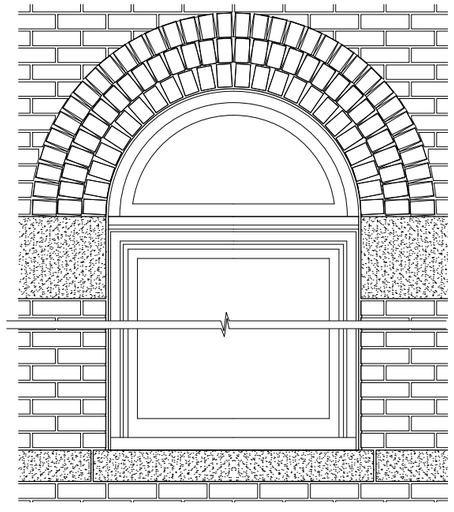


DORMER DETAILS

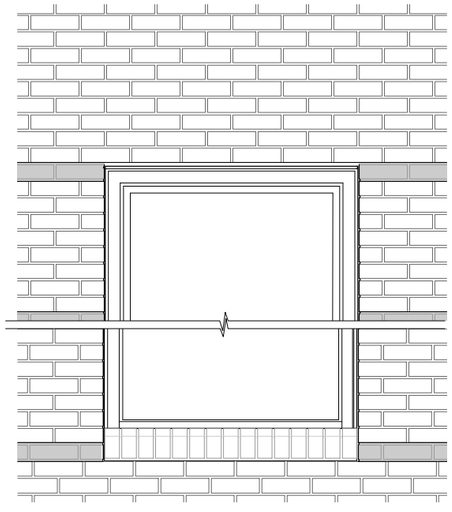
# 1101 N. Washington Street

17.024
47

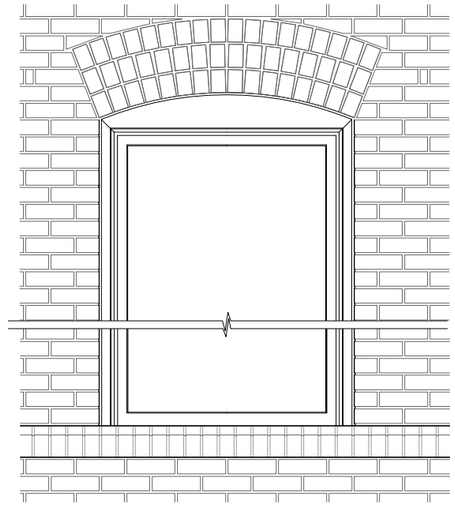
RUST | ORLING
ARCHITECTURE



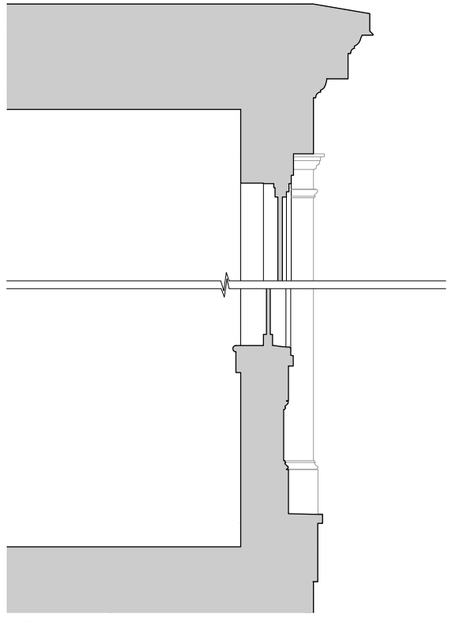
J WINDOW ELEVATION
1/2"=1'-0"



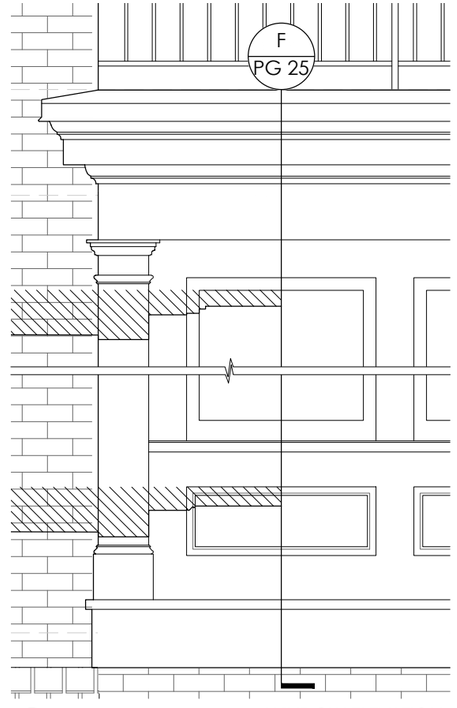
H WINDOW ELEVATION
1/2"=1'-0"



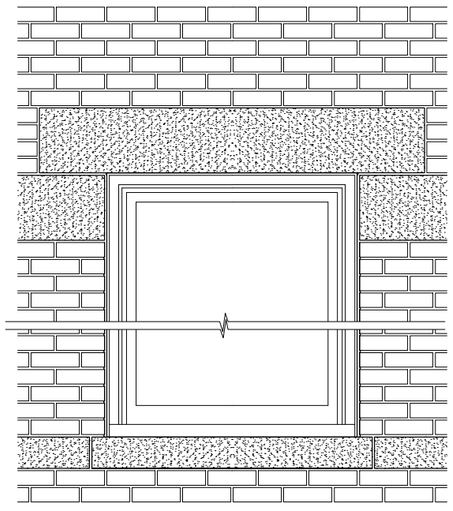
G WINDOW ELEVATION
1/2"=1'-0"



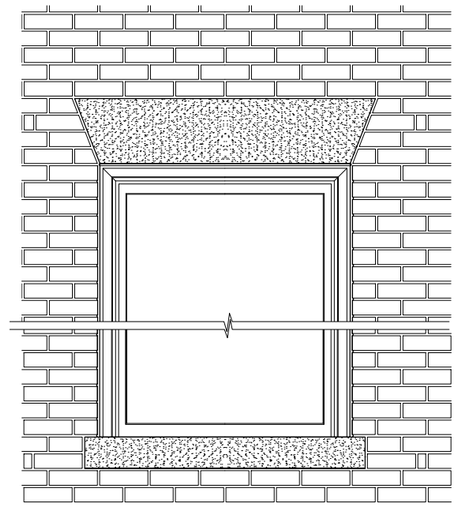
F WINDOW SECTION
1/2"=1'-0"



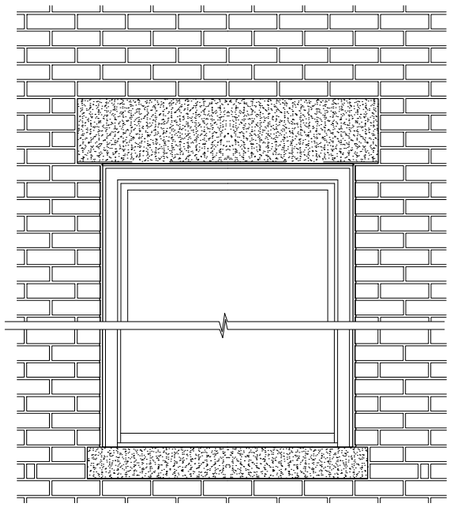

E WINDOW ELEVATION
1/2"=1'-0"



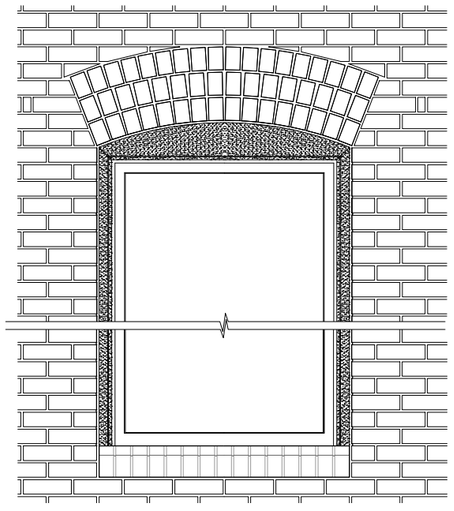
D WINDOW ELEVATION
1/2"=1'-0"



C WINDOW ELEVATION
1/2"=1'-0"



B WINDOW ELEVATION
1/2"=1'-0"



A WINDOW ELEVATION
1/2"=1'-0"

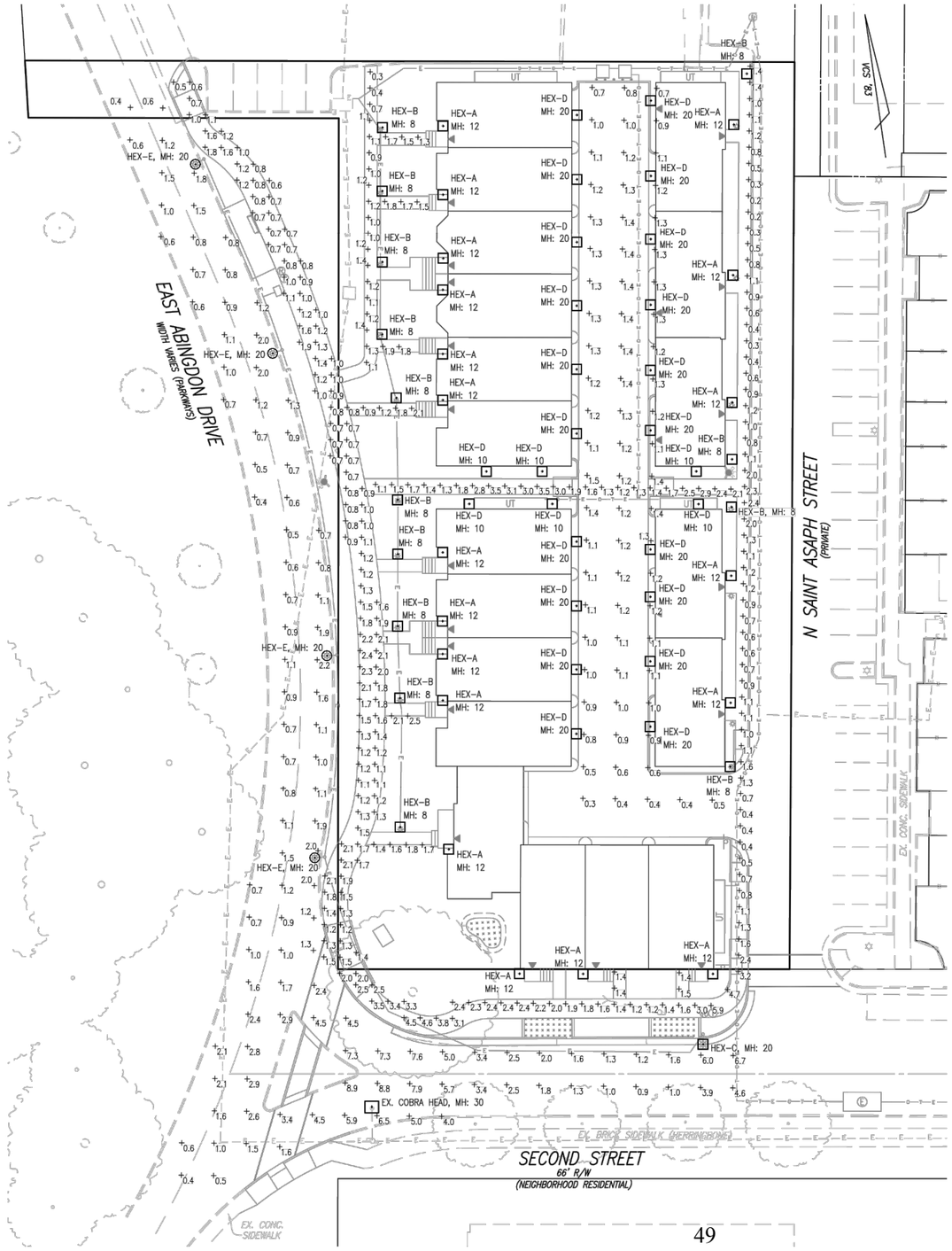


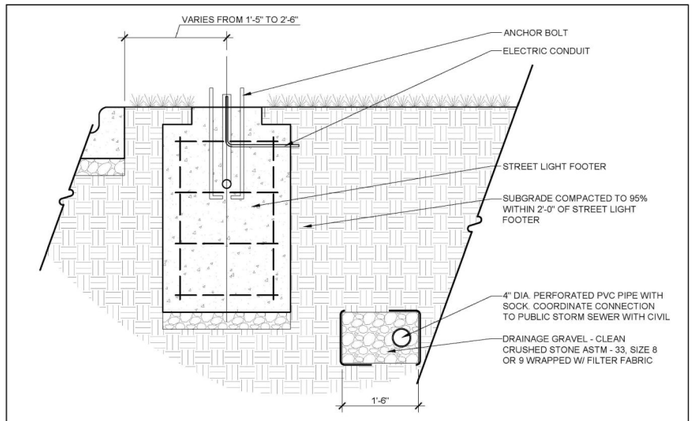
TYPICAL WINDOW DETAILS

# 1101 N. Washington Street

17.024
48

RUST | ORLING
ARCHITECTURE




4 L2.01 LIGHT FOOTER AT CONTIUNOUS SOIL PANEL PLAN/SECTION
Scale: 3/4" = 1'-0"
DESIGN TO BE CONFIRMED BY STRUCTURAL ENGINEER

| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description |
| | 1 | EX COBRA HEAD | SINGLE | 50000 | 0.900 | 115 40S R3 DG |
| | 19 | HEX-A | SINGLE | 1271 | 0.900 | 97965 10A19DIM830_IESNA |
| | 14 | HEX-B | SINGLE | 928.9 | 0.900 | A19 8_5A19DIM840R |
| | 1 | HEX-C | SINGLE | N.A. | 0.900 | TXF964-G2-GF3W7-H-16 |
| | 26 | HEX-D | SINGLE | 1271 | 0.900 | 97965 10A19DIM830_ |
| | 4 | HEX-E | SINGLE | 16000 | 0.900 | NL96-157-B3-Y2 |

NOTE: MH REPRESENTS THE MOUNTING HEIGHT OF THE PROPOSED LIGHT FIXTURE

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| 2ND STREET SIDEWALK | Illuminance | Fc | 2.46 | 5.9 | 1.2 | 2.05 | 4.92 |
| NORTHWEST LEADWALK | Illuminance | Fc | 1.22 | 1.9 | 0.3 | 4.07 | 6.33 |
| PRIVATE DRIVE AISLE | Illuminance | Fc | 1.09 | 1.5 | 0.3 | 3.63 | 5.00 |
| EAST ABINGDON DRIVE SIDEWALK | Illuminance | Fc | 1.29 | 2.5 | 0.5 | 2.58 | 5.00 |
| 2ND STREET ROADWAY | Illuminance | Fc | 4.10 | 8.9 | 0.9 | 4.56 | 9.89 |
| EAST ABINGDON DRIVE ROADWAY | Illuminance | Fc | 1.20 | 2.9 | 0.4 | 3.00 | 7.25 |
| N SAINT ASAPH STREET SIDEWALK | Illuminance | Fc | 1.01 | 3.2 | 0.2 | 5.05 | 16.00 |
| MIDDLE PARCEL CUT THROUGH SIDEWALK | Illuminance | Fc | 2.10 | 3.5 | 1.1 | 1.91 | 3.18 |

**PHOTOVOLTAIC NOTE**
ALL LIGHTS INCLUDED IN THE PHOTOMETRIC PLAN THAT COMPLY WITH CITY'S LIGHTING STANDARDS SHALL BE PUT ON PHOTOVOLTAIC SWITCHES.

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ _____
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2017-0014
_____ _____
DIRECTOR DATE
_____ _____
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
_____ _____ _____
INSTRUMENT NO. DEED BOOK NO. DATE

Hartranft Lighting Design

ABINGDON PLACE
1101 N. WASHINGTON STREET
Alexandria, Virginia

0' 20' 40'

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047063
JULY 6, 2018
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |
| | |

FINAL SITE PLAN
07.06.2018

EXTERIOR LIGHTING - LAYOUT & CALCULATIONS

SHEET NO.
LP01



17.024

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

*Small Scale Specifications*

# BUILDING A PART NUMBER

## POST & ARM FIXTURES

| ARM MOUNTED FIXTURE NO. OF ARMS | FIXTURE/POSTARM | CENTER POST TOP FIXTURE (PT) FIXTURE | POST (See Post Section) | POST CAP | LIGHT SOURCE BALLAST WATTS/TYPE/VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 6930/78PM | 6930PT | 3412FP5 | FCC | 100HPS120 | RE3G-SM | HPS100/MED | CA | BKT |

## WALL FIXTURES

| FIXTURE/WALL BRACKET | LIGHT SOURCE BALLAST WATTS/TYPE/VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|
| 6912/78BB | 100 HPS120 | FHC | HPS100/MED | CTA | BKT |

PIER FIXTURES
Uses same information boxes as wall fixture
6935/FC
FIXTURE/PIER BASE

## HANGING FIXTURES

| FIXTURE/HANGING BRACKET | OVERALL DROP IN INCHES | LIGHT SOURCE BALLAST WATTS/TYPE/VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|---|
| 6927BB/CH128 | 36 INCHES | 100 HPS120 | RE3G-SM | HPS100/MED | CA | BKT |

## PART NUMBER SELECTIONS

**FIXTURES**[1]
- 6912
- 6913
- 6916
- 6918
- 6927
- 6930
- 6935

**OPTICS**
- RE3G-SM
- RE5G-SM
- FHC
- MED
- 3L
- PL

**LENSES**
- BG
- CSA
- CTA
- CA
- WA

**OPTIONS**
- LAMPS
  Select from List
- BES - Brass
- Eagle Small
- BP - Brass Package

**LAMPS**[5]
- HPS35/MED
- HPS50/MED
- HPS70/MED
- HPS100/MED
- HPS150/MED
- MHP50/MED
- MHP70/MED
- MHP100/MED
- MHP150/MED
- PLT26
- PLT32
- PLT42
- PLT57

**BALLASTS**[1,4]
- 35HPS[5]
- 50HPS
- 70HPS
- 100HPS
- 150HPS
- 50MHP
- 70MHP
- 100MHP
- 150MHP
- 26PLT
- 32PLT
- 42PLT
- 57PLT
- INCAND (150 watt max.)

**BB - BALLAST BOX**
- 78BB - Large Scale for up to 150 watt ballasts
- 28BB - Hanging or Pier for up to 150 watt ballasts
- 27BB - Hanging or Pier for up to 100 watt ballasts

**STANDARD FINISHES***
- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth Finishes are available upon request

**CUSTOM FINISHES**
- CI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

**STERNBERG SELECT FINISHES**
- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

**NOTES:**
1 Pole mounted fixtures - requires ballast to be mounted in pole base.
2 Wall mounted fixtures - requires wall bracket arms with ballast box.
3 Pier mounted fixtures - require PB35BB or PB27BB if ballasted.
4 Hanging fixtures - require CH15H28BB or CH15H27BB if ballasted.
5 35HPS is 100 volt only.
6 Medium base socket only when used to house lamp.
7 Medium base sockets standard with HID ballasts. 4-pin for PL.
8 Metal halide systems arequpise start.

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED
555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440
www.sternberglighting.com Email: info@sternberglighting.com


TYPE HEX-C

PHILIPS HADCO
Urban
Teardrop
TXF9 Pendant luminaire

LED

Project
Location:
Cat.No.
Type
Lamps Qty
Notes

Philips Hadco's Teardrop LED pendant seamlessly replaces HID technology while maintaining that traditional "teardrop" look. The Teardrop uses latest LED technology which maximizes energy savings and lowered maintenance cost to reduce your total cost of ownership. By combining modern LED technology and traditional design, the Teardrop LED luminaires are perfectly suited for several applications including residential streets, city streets, campuses, parking lots and retail centers.

## Ordering guide

example: TXF9#G2NAGF2WA50DASTNNSP1H

| Series | LEDs | Gen. | Mountings | Finishes | Lenses | Optics |
|---|---|---|---|---|---|---|
| TXF9 Teardrop LED pendant | 32 32[1]<br>48 48<br>64 64<br>80 80 | G2 Gen2 | N Cast Neck<br>P Threaded Pipe | A Black<br>B White<br>G Verde<br>H Bronze<br>J Green | GF Flat Glass<br>KL Acrylic Long Globe | 2 Type II<br>3 Type III<br>4 Type IV<br>5 Type V |

Ordering guide continued

Optional programmes

| Color Temps | Voltages | Currents | Optional dimming[3] | 1st option[2] | 2nd option[2] | 3rd option[2] | Surge protection | Options |
|---|---|---|---|---|---|---|---|---|
| W 3000K<br>N 4000K | A 120-277 VAC<br>B 347-480 VAC[2,3] | 3 350 mA<br>5 530 mA<br>7 700mA[1] | DA 4hrs 25% reduction<br>DB 4hrs 50% reduction<br>DC 4hrs 75% reduction<br>DD 6hrs 25% reduction<br>DE 6hrs 50% reduction<br>DF 6hrs 75% reduction<br>DG 8hrs 25% reduction<br>DH 8hrs 50% reduction<br>DJ 8hrs 75% reduction<br>DALI Compatible with DALI<br>N No dimming | AST Adjustable Start Up<br>N No 1st option | CLO Constant Light Output<br>N No 2nd option | OTL Over The Life<br>N No 3rd option | SP1 10kV/10kA (standard)<br>SP2 20kV/20kA (optional) | H HSS<br>N No options |

1. Configurations with 80 (B0) LED assy board are not compatible with the 700mA (7) drive current (consult factory for this option as a custom solution).
2. Configurations with 347-480VAC (B) voltage are not compatible with optional dimming or optional programming.
3. Configurations with 32 (32) LEDs at 350mA (3) and 530mA (5) currents are not compatible with 347-480 VAC (B) voltage.



# TXF9 Teardrop LED pendant

Urban

## Lumen Charts

| LED Module: N - 4000K | LED qty | System current | Color Temp. | Avg. System Watts* | Type 2 Lumen Output | Type 2 BUG Rating | Type 2 Efficacy | Type 3 Lumen Output | Type 3 BUG Rating | Type 3 Efficacy | Type 4 Lumen Output | Type 4 BUG Rating | Type 4 Efficacy | Type 5 Lumen Output | Type 5 BUG Rating | Type 5 Efficacy |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TXF932-G2-KLN3-16 | 32 | 350mA | 4000K | 35 | 5006 | B1-U2-G1 | 141 | 4958 | B1-U2-G1 | 140 | 4971 | B1-U2-G2 | 140 | 4880 | B3-U2-G1 | 138 |
| TXF932-G2-KLN5-16 | 32 | 530mA | 4000K | 52 | 7095 | B2-U3-G2 | 137 | 7028 | B2-U3-G2 | 136 | 7046 | B1-U2-G2 | 136 | 6917 | B3-U2-G2 | 134 |
| TXF932-G2-KLN7-16 | 32 | 700mA | 4000K | 71 | 9243 | B2-U3-G2 | 130 | 9155 | B2-U3-G2 | 129 | 9179 | B2-U3-G2 | 129 | 9011 | B4-U2-G2 | 127 |
| TXF948-G2-KLN3-16 | 48 | 350mA | 4000K | 51 | 7439 | B3-U3-G2 | 145 | 7368 | B2-U3-G2 | 143 | 7387 | B2-U3-G2 | 144 | 7252 | B3-U2-G2 | 141 |
| TXF948-G2-KLN5-16 | 48 | 530mA | 4000K | 76 | 10500 | B2-U3-G2 | 139 | 10400 | B2-U3-G2 | 138 | 10427 | B2-U3-G2 | 138 | 10236 | B4-U3-G2 | 136 |
| TXF948-G2-KLN7-16 | 48 | 700mA | 4000K | 104 | 13646 | B3-U3-G3 | 132 | 13516 | B3-U3-G3 | 130 | 13551 | B3-U3-G3 | 131 | 13303 | B4-U3-G2 | 128 |
| TXF964-G2-KLN3-16 | 64 | 350mA | 4000K | 70 | 9931 | B2-U3-G2 | 142 | 9705 | B2-U3-G2 | 139 | 9645 | B2-U3-G2 | 138 | 9563 | B4-U3-G2 | 137 |
| TXF964-G2-KLN5-16 | 64 | 530mA | 4000K | 105 | 14635 | B3-U3-G3 | 139 | 14302 | B3-U3-G3 | 136 | 14234 | B2-U3-G3 | 135 | 14093 | B4-U3-G2 | 134 |
| TXF964-G2-KLN7-16 | 64 | 700mA | 4000K | 137 | 18114 | B3-U3-G3 | 132 | 17722 | B3-U3-G3 | 129 | 17613 | B3-U3-G3 | 128 | 17463 | B5-U3-G3 | 127 |
| TXF980-G2-KLN3-16 | 80 | 350mA | 4000K | 86 | 12218 | B2-U3-G2 | 142 | 11933 | B2-U3-G2 | 139 | 11860 | B2-U3-G2 | 138 | 11759 | B4-U3-G2 | 137 |
| TXF980-G2-KLN5-16 | 80 | 530mA | 4000K | 130 | 17881 | B3-U3-G3 | 138 | 17474 | B3-U3-G3 | 134 | 17364 | B3-U3-G3 | 134 | 17219 | B5-U3-G3 | 132 |
| LED Module: N - 4000K - w. HSS | | | | | Type 2 | | | Type 3 | | | Type 4 | | | | | |
| TXF932-G2-KLN3-16 | 32 | 350 mA | 4000K | 35 | 4179 | B1-U2-G1 | 118 | 4155 | B1-U2-G1 | 117 | 4093 | B1-U2-G1 | 116 | | | |
| TXF932-G2-KLN5-16 | 32 | 530 mA | 4000K | 52 | 5923 | B1-U2-G1 | 114 | 5889 | B1-U2-G1 | 114 | 5802 | B1-U2-G2 | 112 | | | |
| TXF932-G2-KLN7-16 | 32 | 700 mA | 4000K | 71 | 7716 | B1-U3-G2 | 108 | 7672 | B1-U3-G2 | 108 | 7558 | B1-U3-G2 | 106 | | | |
| TXF948-G2-KLN3-16 | 48 | 350 mA | 4000K | 51 | 6210 | B1-U2-G1 | 121 | 6173 | B1-U2-G2 | 120 | 6083 | B1-U2-G2 | 118 | | | |
| TXF948-G2-KLN5-16 | 48 | 530 mA | 4000K | 76 | 8765 | B2-U3-G2 | 116 | 8716 | B1-U3-G2 | 115 | 8589 | B2-U3-G2 | 114 | | | |
| TXF948-G2-KLN7-16 | 48 | 700 mA | 4000K | 104 | 11991 | B2-U3-G2 | 110 | 11927 | B2-U3-G2 | 109 | 11758 | B2-U3-G2 | 108 | | | |
| TXF964-G2-KLN3-16 | 64 | 350 mA | 4000K | 70 | 8189 | B1-U3-G2 | 117 | 8142 | B1-U3-G2 | 117 | 8021 | B1-U3-G2 | 115 | | | |
| TXF964-G2-KLN5-16 | 64 | 530 mA | 4000K | 103 | 12067 | B2-U3-G2 | 115 | 11999 | B2-U3-G2 | 114 | 11820 | B2-U3-G2 | 112 | | | |
| TXF964-G2-KLN7-16 | 64 | 700 mA | 4000K | 137 | 14953 | B2-U3-G2 | 109 | 14869 | B2-U3-G2 | 108 | 14647 | B2-U3-G2 | 107 | | | |
| TXF980-G2-KLN3-16 | 80 | 350 mA | 4000K | 86 | 10069 | B2-U3-G2 | 117 | 10012 | B2-U3-G2 | 117 | 9863 | B2-U3-G2 | 115 | | | |
| TXF980-G2-KLN5-16 | 80 | 530 mA | 4000K | 130 | 14744 | B2-U3-G2 | 113 | 14661 | B2-U3-G2 | 113 | 14442 | B2-U3-G3 | 111 | | | |

| LED Module: N - 3000K | LED qty | System current | Color Temp. | Avg. System Watts* | Type 2 Lumen Output | Type 2 BUG Rating | Type 2 Efficacy | Type 3 Lumen Output | Type 3 BUG Rating | Type 3 Efficacy | Type 4 Lumen Output | Type 4 BUG Rating | Type 4 Efficacy | Type 5 Lumen Output | Type 5 BUG Rating | Type 5 Efficacy |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TXF932-G2-KLW3-16 | 32 | 350 mA | 3000K | 35 | 4390 | B1-U2-G1 | 124 | 4348 | B1-U2-G1 | 123 | 4359 | B1-U2-G1 | 123 | 4380 | B3-U2-G1 | 124 |
| TXF932-G2-KLW5-16 | 32 | 530 mA | 3000K | 52 | 6222 | B2-U2-G2 | 120 | 6163 | B1-U2-G2 | 119 | 6179 | B1-U2-G2 | 119 | 6066 | B3-U2-G2 | 117 |
| TXF932-G2-KLW7-16 | 32 | 700 mA | 3000K | 71 | 8106 | B2-U3-G2 | 114 | 8028 | B2-U3-G2 | 113 | 8049 | B2-U3-G2 | 113 | 7902 | B4-U2-G2 | 111 |
| TXF948-G2-KLW3-16 | 48 | 350 mA | 3000K | 51 | 6523 | B2-U2-G2 | 127 | 6461 | B2-U2-G2 | 126 | 6478 | B1-U2-G2 | 126 | 6360 | B3-U2-G2 | 124 |
| TXF948-G2-KLW5-16 | 48 | 530 mA | 3000K | 76 | 9208 | B2-U3-G2 | 122 | 9120 | B2-U3-G2 | 121 | 9143 | B2-U3-G2 | 121 | 8976 | B4-U2-G2 | 119 |
| TXF948-G2-KLW7-16 | 48 | 700 mA | 3000K | 104 | 11967 | B2-U3-G3 | 115 | 11852 | B2-U3-G2 | 114 | 11883 | B2-U3-G2 | 115 | 11665 | B4-U3-G2 | 112 |
| TXF964-G2-KLW3-16 | 64 | 350 mA | 3000K | 70 | 8708 | B2-U3-G2 | 125 | 8590 | B2-U3-G2 | 122 | 8458 | B2-U3-G2 | 121 | 8386 | B4-U2-G2 | 120 |
| TXF964-G2-KLW5-16 | 64 | 530 mA | 3000K | 105 | 12883 | B3-U3-G3 | 122 | 12541 | B2-U3-G2 | 119 | 12464 | B2-U3-G2 | 118 | 12359 | B4-U3-G2 | 117 |
| TXF964-G2-KLW7-16 | 64 | 700 mA | 3000K | 137 | 15902 | B3-U3-G3 | 116 | 15541 | B3-U3-G3 | 113 | 15445 | B3-U3-G3 | 113 | 15314 | B4-U3-G2 | 112 |
| TXF980-G2-KLW3-16 | 80 | 350 mA | 3000K | 86 | 10708 | B2-U3-G2 | 125 | 10465 | B2-U3-G2 | 122 | 10400 | B2-U3-G2 | 121 | 10311 | B4-U3-G2 | 120 |
| TXF980-G2-KLW5-16 | 80 | 530 mA | 3000K | 130 | 15680 | B3-U3-G3 | 121 | 15323 | B3-U3-G3 | 118 | 15227 | B3-U3-G3 | 117 | 15100 | B4-U3-G2 | 116 |
| LED Module: N - 3000K - w. HSS | | | | | Type 2 | | | Type 3 | | | Type 4 | | | | | |
| TXF932-G2-KLW3-16 | 32 | 350 mA | 3000K | 35 | 3664 | B1-U2-G1 | 104 | 3644 | B1-U2-G1 | 103 | 3589 | B1-U2-G1 | 101 | | | |
| TXF932-G2-KLW5-16 | 32 | 530 mA | 3000K | 52 | 5194 | B1-U2-G1 | 100 | 5165 | B1-U2-G1 | 100 | 5088 | B1-U2-G2 | 98 | | | |
| TXF932-G2-KLW7-16 | 32 | 700 mA | 3000K | 71 | 6766 | B1-U3-G2 | 95 | 6728 | B1-U3-G2 | 94 | 6628 | B1-U2-G2 | 93 | | | |
| TXF948-G2-KLW3-16 | 48 | 350 mA | 3000K | 51 | 5445 | B1-U2-G1 | 106 | 5415 | B1-U2-G1 | 105 | 5334 | B1-U2-G2 | 104 | | | |
| TXF948-G2-KLW5-16 | 48 | 530 mA | 3000K | 76 | 7686 | B1-U3-G2 | 102 | 7643 | B1-U3-G2 | 101 | 7529 | B1-U3-G2 | 100 | | | |
| TXF948-G2-KLW7-16 | 48 | 700 mA | 3000K | 104 | 9989 | B2-U3-G2 | 96 | 9933 | B2-U3-G2 | 96 | 9785 | B2-U3-G2 | 94 | | | |
| TXF964-G2-KLW3-16 | 64 | 350 mA | 3000K | 70 | 7181 | B1-U3-G2 | 103 | 7140 | B1-U3-G2 | 102 | 7034 | B1-U3-G2 | 101 | | | |
| TXF964-G2-KLW5-16 | 64 | 530 mA | 3000K | 105 | 10582 | B2-U3-G2 | 101 | 10523 | B2-U3-G2 | 100 | 10366 | B2-U3-G2 | 99 | | | |
| TXF964-G2-KLW7-16 | 64 | 700 mA | 3000K | 137 | 13113 | B2-U3-G2 | 96 | 13039 | B2-U3-G2 | 95 | 12844 | B2-U3-G2 | 94 | | | |
| TXF980-G2-KLW3-16 | 80 | 350 mA | 3000K | 86 | 8830 | B2-U3-G2 | 103 | 8780 | B2-U3-G2 | 102 | 8649 | B2-U3-G2 | 101 | | | |
| TXF980-G2-KLW5-16 | 80 | 530 mA | 3000K | 130 | 12930 | B2-U3-G2 | 99 | 12857 | B2-U3-G2 | 99 | 12665 | B2-U3-G2 | 97 | | | |

* System wattage or total luminaire wattage includes the LED module and the LED driver.
**Note:** Equivalence should always be confirmed by a photometric layout.
Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Philips.



Hartranft Lighting Design
Architectural Lighting Solutions

**HARTRANFT LIGHTING DESIGN, LLC**
Andrea Hartranft andrea@adhlighting.com
Kathleen Moser katy@adhlighting.com

## ARCHITECTURAL LIGHTING FIXTURE SCHEDULE

REVISION: REV. #1 06 26 2018 KM

PROJECT: Abingdon | PROJECT #: | DATE: 12 13 2017

NOTES

1 SHOULD THE CONTRACTOR WISH TO HAVE PRODUCTS OTHER THAN THOSE SPECIFIED CONSIDERED, THE ITEMS MUST BE SUBMITTED (14) DAYS IN ADVANCE OF THE BID. FAILURE TO SUBMIT WITHIN THAT DEADLINE CONSTITUTES A GUARANTEE THAT THE SPECIFIED PRODUCTS WILL BE SUPPLIED.

2 CONTRACTOR SHALL PROVIDE A COMPLETE LIST OF ALL LAMPS WHICH WILL BE FURNISHED ON THE PROJECT. THIS LIST SHALL BE ORGANIZED ALPHABETICALLY BY LUMINAIRE TYPE INDICATED ON THE LUMINAIRE SCHEDULE, AND INCLUDE THE MANUFACTURER AND EXACT MODEL ORDERING CODE OF EACH LAMP.

3 THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL 10% OF ALL LAMPS LISTED AT PROJECT TURN OVER. LAMPS ARE FOR SPARE REPLACEMENT LAMPS. LIST OF SPARE LAMPS TO BE INCLUDED IN SUBMITTAL DOCUMENTATION.

4 ALL EMERGENCY AND EXIT LIGHTING SHALL BE DESIGNED AND SPECIFIED BY THE ELECTRICAL ENGINEER

5 0-10V DIMMING REQUIRES 5 WIRES.

6 CONFIRM WITH ARCHITECT THE EXACT MOUNTING HEIGHT AFF

7 CONTRACTOR MUST PROVIDE UNIT PRICING TO THE ARCHITECT- FOR EACH FIXTURE TYPE COMPLETE WITH ALL ACCESSORIES AND LAMP.

| FIXTURE TYPE | DESCRIPTION | LAMP | MANUFACTURER | CATALOG NUMBER | POWER SUPPLY | SYSTEM WATTS | VOLTS | CONE | APER. SIZE | MOUNTING: SURFACE | MOUNTING: FINISH | MOUNTING: RECESS | MOUNTING: DEPTH | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HEX-A | SCONCE AT ENTRY | 1 - GC REPLACEMENT LED, 97965 10A19DIM/830; 1150 LUMENS, 3000K | STERNBERG LIGHTING | 6913 FHC HPS35MED | DIMMABLE | 10 | BY EE | N/A | N/A | X | | | | CONFIRM FINISH |
| HEX-B | POST LIGHT | 1 - GC REPLACEMENT LED, 97965 10A19DIM/830; 1150 LUMENS, 3000K | STERNBERG LIGHTING | 6935 FHC HPS35MED | DIMMABLE | 10 | BY EE | N/A | N/A | X | | | | CONFIRM FINISH. POLE HEIGHT: 8 FT |
| HEX-C | POLE LIGHT ON STREET | INTERGRAL LED, 9705 LUMENS, 3000K | PHILIPS HADCO | TXF9 64 G2 N GF 3 W | INTERGRAL, 0-10 V DIMMING | 70 | BY EE | N/A | N/A | X | | | | CONFIRM FINISH |
| HEX-D | SCONCE AT BACK ENTRY | 1 - GC REPLACEMENT LED, 97965 10A19DIM/830; 1150 LUMENS, 3000K | STERNBERG LIGHTING | 4016 MED HPS35MED | DIMMABLE | 10 | BY EE | N/A | N/A | X | | | | CONFIRM FINISH |
| HEX-E Rev. 06 26 2018 | NOSTLAGIA STREET LIGHT | 175 WATT PSMH 16000 LUMENS | UNION METAL CORPORATION | N5318-101-B1 | INTEGRAL, 0-10V DIM | 175W | BY EE | N/A | N/A | X | | | | FIXTURE AS APPROVED BY CITY OF ALEXANDRIA |



SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

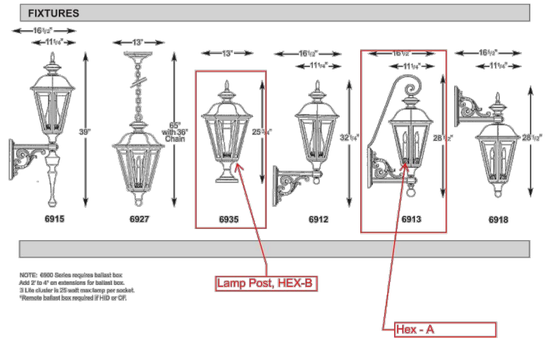
*Small Scale Commercial Fixtures*

# 6900 HERITAGE RESIDENTIAL SERIES SPECIFICATIONS

TYPE HEX-A AND B

| FIXTURES | SOCKET TYPE | OPTICAL SYSTEMS | BB BALLAST BOX |
|---|---|---|---|
| 6930 | MED Single Medium Base Socket<br>3L Three Light Cluster Candelabra Socket Assembly<br>PL Compact Fluorescent | FHC Frosted Hurricane Chimney<br>RE3G-SM RE5G-SM Refractor Type 3 and Type 5 | 78BB - Large Scale for up to 150 watt ballasts<br>28BB - Hanging or Pier for up to 150 watt ballasts<br>27BB - Hanging or Pier for up to 100 watt ballasts |

FIXTURES




NOTE: 6900 Series requires ballast box
Add 3" to 4" on extensions for ballast box.
3 Lite cluster is 25 watt max lamp per socket.
*Remote ballast box required if HID or CF.

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www.sternberglighting.com Email: info@sternberglighting.com


ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2017–0014
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. DATE

Hartranft Lighting Design

ABINGDON PLACE
1101 N. WASHINGTON STREET
Alexandria, Virginia

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
JULY 6, 2018
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |
| | |

FINAL SITE PLAN
07.06.2018

EXTERIOR LIGHTING - LAYOUT & CALCULATIONS

SHEET NO.
LP02

17.024

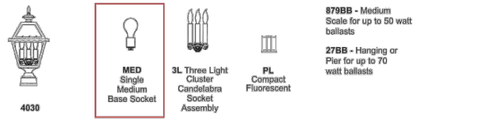
SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

*Small Scale Commercial Fixtures*

# 4000 COLONIAL RESIDENTIAL SERIES SPECIFICATIONS

TYPE HEX-D

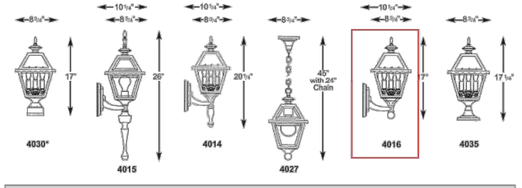
| FIXTURES | SOCKET TYPE | BB BALLAST BOX |
|---|---|---|




**879BB -** Medium Scale for up to 50 watt ballasts

**27BB -** Hanging or Pier for up to 70 watt ballasts

## FIXTURES




NOTE: 4000 Series requires ballast box.
Add 2" to 4" on extensions for ballast box.
3 Lite cluster is 25 watt max lamp per socket.
*Remote ballast box required if HID or CF.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1-14

SternbergLighting
ESTABLISHED 1923 / EMPLOYEE OWNED

*Small Scale Specifications*

# BUILDING A PART NUMBER

## POST & ARM FIXTURES

| ARM MOUNTED FIXTURE NO. OF ARMS | FIXTURE / POSTARM | CENTER POST TOP FIXTURE (PT) FIXTURE | POST (See Post Section) | POST CAP | LIGHT SOURCE BALLAST WATTS / TYPE / VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 4030/78PM | | 3412FP5 | FCC | 50HPS120 | | HPS50/MED | CSA | BKT |

## WALL FIXTURES

| FIXTURE / WALL BRACKET | LIGHT SOURCE BALLAST WATTS / TYPE / VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|
| 4014/879BB | 50HPS120 | | HPS50/MED | CTA | BKT |

PIER FIXTURES
Uses same information boxes as wall fixture

| FIXTURE / PIER BASE |
|---|
| 4035/3L |

## HANGING FIXTURES

| FIXTURE / HANGING BRACKET | OVERALL DROP IN INCHES | LIGHT SOURCE BALLAST WATTS / TYPE / VOLTS | OPTICS | OPTIONS | LENS | FINISH |
|---|---|---|---|---|---|---|
| 4027/CH27BB | 24 INCHES | 50HPS120 | | HPS50/MED | CSA | BKT |

## PART NUMBER SELECTIONS

**FIXTURES**[1]
- 4014
- 4015
- 4016
- 4027
- 4030
- 4035

**OPTICS**
- MED
- 3L
- PL

**LENSES**
- BG
- CSA
- CTA
- CA
- WA

**OPTIONS**
- LAMPS
  Select from List
- BES - Brass Eagle Small
- BP - Brass Package

**BALLASTS**[3,4]
- 35HPS[5,6]
- 50HPS
- 70HPS
- 50MHP
- 70MHP
- 26PLT
- 32PLT
- 42PLT
- INCAND (100 watt max.)

**BB - BALLAST BOX**
- 879BB - Medium Scale for up to 50 watt ballasts
- 27BB - Hanging or Pier for up to 70 watt ballasts

**LAMPS**[3]
- HPS35/MED
- HPS50/MED
- HPS70/MED
- MHP50/MED
- MHP70/MED
- PLT26
- PLT32
- PLT42

**STANDARD FINISHES***
- BKT Black Textured
- WHT White Textured
- PGT Park Green Textured
- ABZT Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

*Smooth finishes are available upon request

**CUSTOM FINISHES**
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

**STERNBERG SELECT FINISHES**
- VG Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

**NOTES:**
[1] Pole mounted fixtures - requires ballast to be mounted in pole base.
[2] Wall mounted fixtures - requires wall bracket arms with ballast box.
[3] Pier mounted fixtures - require PB27BB if ballasted.
[4] Hanging fixtures - require CHSI-27BB if ballasted.
[5] 35HPS is 120 volt only.
[6] Medium base socket only when used to house lamp.
[4] Medium base sockets standard with HID ballasts. 4-pin for PL.
[4] Metal halide systems are pulse start.


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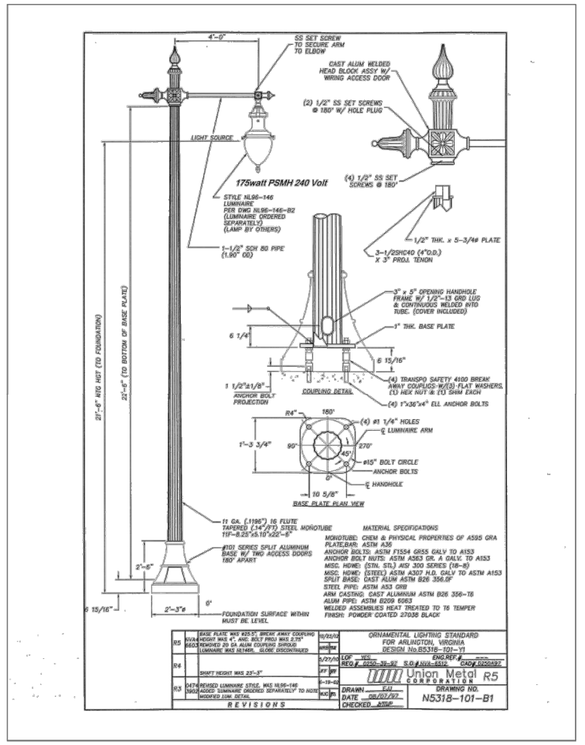
1-14








Hartranft Lighting Design

# ABINGDON PLACE

1101 N. WASHINGTON STREET
Alexandria, Virginia

FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047083
JULY 6, 2018
PROFESSIONAL ENGINEER

DESIGN BY OTHERS

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |
| | |
| | |
| | |
| | |

FINAL SITE PLAN
07.06.2018

EXTERIOR LIGHTING - LAYOUT & CALCULATIONS

SHEET NO.
LP03

ESI
PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
_____ DIRECTOR _____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. 2017-0014
_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
DATE RECORDED _____
_____ INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE

17.024

GAF

# ASPHALT SHINGLES

## *Charcoal*

*This dark, rich gray is a favorite thanks to its flexibility. Pairing well with both warm and cool colors, it makes a statement on a wide range of home styles.*


U.S. Only

***Note:*** *It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*



# Classic SLATE | Colors

Beautiful textured surfaces and edges that impart a controlled uniformity that epitomizes natural slate roofing enhance the natural color pallet of our Classic Slate.

ASH GREY | CR-731 — Cool Roof

A* CRRC: 1134-0011/Ref: .34/Emi: .90/SRI: 37
C* CRRC: 1134-0002/Ref: .32/Emi: .91/SRI: 35

SAGE GREEN | 815

MIST GREY | 803

GRANITE | CR-732 — Cool Roof

A* CRRC: 1134-0012/Ref: .30/Emi: .92/SRI: 33
C* CRRC: 1134-0003/Ref: .30/Emi: .87/SRI: 31

OLIVE | 814

STEEL GREY | 804 |

GRAPHITE | CR-733 — Cool Roof

A* CRRC: 1134-0013/Ref: .30/Emi: .90/SRI: 32
C* CRRC: 1134-0004/Ref: .29/ Emi: .88/SRI: 30

EVERGREEN | CR-730 — Cool Roof

A* CRRC: 1134-0010/Ref: .30/Emi: .92/SRI: 33
C* CRRC: 1134-0001/Ref: .29/Emi: .92/SRI: 31

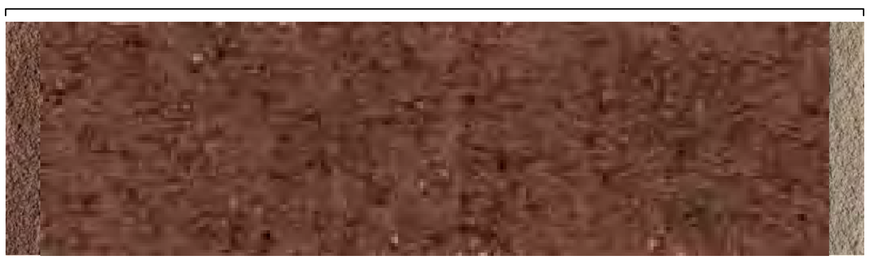
CHARCOAL BLACK | 801



*See details on page 22

SAMPLE
EXTERIOR
DOORS

## COLOR SCHEME 1A/1B



M1 BRICK TYPE 1 M3

CAST STONE / ACMU-1 →

COLOR 6

## COLOR SCHEME 2A/2B

M2 BRICK TYPE 2 M3



COLOR 1 (SMOOTH FINISH)

COLOR 2

## COLOR SCHEME 3

M3 BRICK TYPE 3

COLOR 3

## COLOR SCHEME 4

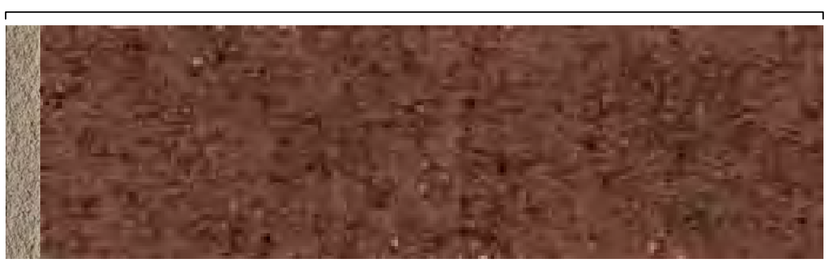
COLOR 4



## COLOR SCHEME 5

M3 BRICK TYPE 4

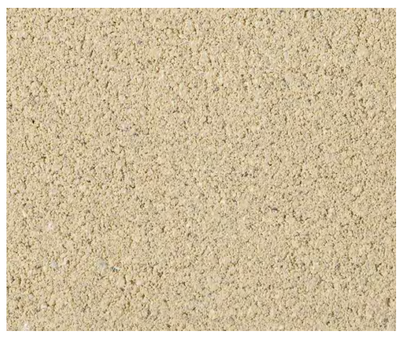
COLOR 5



M3 BRICK TYPE 1



TYPICAL TRIM



CAST STONE / ACMU-2

## COLOR SCHEME 1A/1B

M1 BRICK TYPE 1 M3

CAST STONE / ACMU-1

COLOR 6

COLOR 1 (SMOOTH FINISH)

## COLOR SCHEME 2A/2B

M2 BRICK TYPE 2 M3

COLOR 2

## COLOR SCHEME 3

COLOR 3

## COLOR SCHEME 4

## COLOR SCHEME 5

COLOR 5

TYPICAL TRIM

September 4, 2018

EXTERIOR FINISHES

1101 N. Washington Street

17.024

RUST | ORLING ARCHITECTURE

**From:** Al Cox
**To:** Lia Niebauer
**Cc:** Catherine Miliaras
**Subject:** FW: Architectural Drawings for 1101 N. Washington St. (Old Colony Site)
**Date:** Monday, October 22, 2018 10:26:04 AM

Please include these comments with this case.
al

**From:** Elizabeth Chimento <ecchimento@comcast.net>
**Sent:** Sunday, October 21, 2018 9:06 PM
**To:** Al Cox <Al.Cox@alexandriava.gov>
**Subject:** Architectural Drawings for 1101 N. Washington St. (Old Colony Site)

Good afternoon, Mr. Cox.

Yesterday, I viewed the architectural sample board for the above project with Catherine Miliaris and Michael Swidrak.

I was struck by the greater color intensity of the samples as shown both on the sample board and Rust Orling Architecture's drawing of the West Elevation on N. Washington St.,notated as 10.16.17, Page 6 compared

with drawing 9.17.18, Page 6 where the colors are more muted, lighter and more aesthetically pleasing. Further the sample board dark brick (Brick Type 1, Color Scheme 1A/1B)), reading as brown will not have

lighter colored mortar to offset its intensity. Instead, the mortar will be the same color as the brick.

Finally, Rust Orling's drawing 9.17.18, p. 6 (West Elevation, N. Washington St.) on my computer printout shows the colors as lighter than both the above cited Orling drawings. It, too, in demonstrating a less intense

color palette, brings in more light to the entire structure and emphasizes its variety within.

I also question using the color black around the windows.  In my opinion, far too much black has already been used in more recently built North Old Town structures.

Thank you for the opportunity to make these comments on the proposed architecture for 1101 N. Washington St.

Elizabeth Chimento

# United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, VA 22101

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

Reference:
BAR Case: 2018-00352 (1101 N. Washington Street)

September 4, 2018

Dear Sir/Madam:

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

**BAR 2018 - 00352 (115 S. Washington Street)**

- We had previously reviewed this project back in September 2017.
- In the Previous versus Proposed Elevations along N. Washington Street (west, page 11) – the previous iteration had exterior stairs from the sidewalk up to the first floor fronts doors, whereas the current proposals do not have stairs, with some likely grade adjustment for this change. The removal of the exterior stairs creates a more direct pedestrian pathway between the units and the street. However, the exterior stairs are still shown on LPO1 (Exterior Lighting Layout) – confirm that stairs have been removed from the design.
- Ensure that the existing large tree at the corner of Second Street and N. Washington Street/E. Abington Drive is protected during construction. Also, the planting on new trees in front of the N. Washington Street elevation will play a vital part in reinforcing a pedestrian scale along the street, and overall in the green space along N. Washington Street (parkway) and E. Abington Street.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Einar Olsen, Acting Chief of Lands, Planning and Design at 202-619-7068.

Sincerely,

Alexcy Romero
Superintendent