

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Cambridge Property Group LLC

LOCATION: Old and Historic Alexandria District
411 King Street (Tavern Square)

ZONE: KR/King Street Retail

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The brightness of the lighting at the entrances and breezeways is subject to field inspection by staff to ensure that the lighting levels do not overwhelm the building or its neighbors.
2. The final color/temperature of all lighting must be warm (not cool/blue) and no greater than 3000 Kelvin.
3. Deferral of the rooftop deck until additional information is provided.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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 Department of 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.



9 N

0 30 60 120 Feet

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-00017) and Certificate of Appropriateness (BAR #2019-00019) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to alter the three main entrances at Tavern Square. Although the parcel address for Tavern Square is 411 King Street, the entrance improvements will take place at 421 King Street, 123 North Pitt Street and 110 North Royal Street. The request for alterations also includes a rooftop deck on the low roof facing King Street and ceiling lighting at each entrance and each breezeway.

Permit to Demolish/Capsulate

Demolition is limited to the removal of three existing entrance canopies and the capsulation of a portion of the masonry wall and columns adjacent to each identified entrance.

Certificate of Appropriateness

Tavern Square was recently purchased by a different entity and they have developed a new branding scheme which includes updating the entrances to include new lighting and illuminating the low light breezeways which provide access to the interior courtyard.

Entrance improvements

The proposal for each entrance extends the new interior lobby wall panels to the exterior of the building. High pressure laminate (HPL) Trespa Phenolic panels at each entrance will be smooth (white) and graffiti resistant. Each entrance is accented by a color stripe of the same HPL material along with a new identity number graphic. At each entrance two exterior columns and the modified canopy will be capsulated with the identical white and color accented HPL material.

Lighting

New LED lighting is proposed for all canopies and existing breezeways. The improved lighting addresses evening safety concerns at the property. Each renovated canopy will incorporate six LED downlights. Each existing breezeway groups numerous 5' square LED illuminated acrylic panels. Final lighting levels can be adjusted on site and field inspected by staff, as typically required by the BAR.

Roof deck (terrace)

The proposed roof deck terrace will provide an exterior outdoor space above the King Street hyphen. The terrace is nestled between the existing rooftop mechanical equipment and existing King Street parapet wall. The addition of this exterior space will add a festive refuge from the second-floor office space. Bounded by a glazed perimeter railing and shaded by a wood pergola this new outdoor area is designed to be minimally visible from street level. The roof deck railing

will not be visible due to the existing parapet height, A small portion of the pergola will likely be visible from King Street.

II. HISTORY

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

- 1999-2000 – Redesign of the courtyard and alterations to retail spaces at former Pat Troy's restaurant on North Pitt Street and Weichert Realtors space on North Royal Street (BAR Case #99-0028, 9/20/00 and 11/1/00 BAR Case #2001-0176, 7/18/01)
- 2001 – Storefront alterations at 401 King Street (BAR Case # 2008-0233 & BAR Case #2001-0137, 1/16/02)
- 2002 – Storefront alterations at 110 North Royal Street to match adjacent alterations from 2001 (BAR Case #2002-0312, 1/15/02)
- 2005 – Replacement of storefronts/entrances located throughout the building (BAR Case #2005-0261, 12/7/05)
- 2008 - Replacement of the storefronts/lobby entrances located at 421 King Street, 123 North Pitt Street, and 130/132 North Royal Street to match those approved in 2002.
- 2009 – Replacement garage doors on Cameron Street elevation (BAR Case #2009-00030, April 1, 2009)
- 2011 – Storefront replacement on North Pitt Street elevation (BAR Case #2011-00150, 7/6/11)
- 2015 – Alterations (awnings, storefront, signage for BurgerFi) at 111 North Pitt Street (BAR Case #2015-00299, 10/7/15)
- 2018 – Storefront alterations at 417 King Street for Taco Bell (BAR Case #2017-0435 and #2010-0156 4/18/18)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

The area of demolition/capsulation is minimal, does not exhibit a high level of design or architectural detail and uses modern materials that could be reproduced easily. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

Staff is supportive of the alterations to the building, noting the need for appropriate lighting temperature/color and intensity levels. Staff has concerns about the visibility of the pergola on the roof deck and will need additional information to be provided. At this time Staff recommends approval of the entrance improvements and breezeway lighting with deferral of the roof deck until the additional requested documentation can be reviewed.

Storefront entrance improvements

When the Old and Historic Alexandria District was established in 1946, 20 years before Tavern Square was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and insure that background projects were compatible with nearby buildings of historic merit. Unfortunately, many historic buildings were demolished to construct Tavern Square, and the building was likely designed to recall some of the historic architectural styles in Old Town, albeit at a much exaggerated and enlarged scale. The BAR's Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR's adopted *Design Guidelines* note that the "guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as

prohibiting a particular design approach.” With the exception of retail storefront updates in the 2000’s, the original late 1960’s era Tavern Square buildings remain largely intact. While it could be argued the urban renewal projects of the late 1960’s deserve protection in their own right, no local movement has gained traction to do so. In general, the 60’s urban renewal period of architecture is widely considered having done more harm than good to the urban social, architectural and cultural environment. Given this, the Tavern Square development does allow for a wide latitude of design improvements. Staff believes that the entrance improvements will be a modest but welcome addition and update to the King, North Royal and North Pitt Street facades.



Figure 1: King Street entrance



Figure 2: Pitt Street entrance



Figure 3: Royal Street entrance
Lighting

The BAR's general direction to staff in recent years regarding architectural, or building lighting is that the quantity of fixtures, the color of the light, the cumulative number of fixtures and overall brightness should not overwhelm the building or its neighbors on the block and that the brightness of the lighting should not be used as a *sign* for the business.

New lighting is included in both the entrance canopies and the breezeways. The canopy entrance lighting will be like the existing downlighting but updated with modern LED technology. While the proposed breezeway lighting as indicated at night has the potential to overwhelm the covered spaces, staff believes coordination on this issue could easily mitigate any overwhelming lighting issues. Modern LED lighting is dimmable. To achieve this, the on-site lighting levels should be field adjusted as necessary, in consultation with staff.

The issue of the color, or temperature, of LED lights has also been discussed by the BAR in the past few years as these energy efficient bulbs have become more popular and the consensus has been that the color of the LED lighting should be warmer (yellow) rather than cooler (blue) and have a temperature measuring no greater than 4000 Kelvin, with 3000 Kelvin strongly preferred. Based on staff's recent experience with the replacement Gadsby street lights, the warmer light colors are now more widely available than they were several years ago, and all the new City street lights are expected to be 3000K, as requested by the BAR.

Roof Deck (Terrace)

The *Design Guidelines* state that "roof decks should be constructed so that they do not interfere with the historic roofline of a building" and "material should not be used on a roof deck that detracts from the historic architecture of a structure". Given that the terrace will be constructed on the King Street hyphen and will be behind a significant parapet, only a portion of the pergola will be visible from King Street. Staff believes that the pergola should not be visible at all from King Street and recommends that the projection of the canopy be reduced so that it is not visible. This can likely be achieved by reducing the projection by approximately 2 feet. To mitigate the loss of projection, staff has no objection to extending the pergola the full width of the roof deck or making the pergola solid – both alterations would help to screen the outdoor space from the unsightly rooftop mechanical units. Along with missing information on the pergola materials and details, the size and type of exit egress and doors required for the terrace is not documented. The *Design Guidelines* state removal of 25 or more square feet of exterior wall area requires a separate Permit to Demolish. Due to insufficient information provided on the terrace staff recommends deferral for the roof deck terrace portion of the submission until more information is provided.

As noted in the zoning comments below, the applicant must seek approval of a Minor Site Plan amendment prior to issuance of a building permit for the proposed roof deck.

Staff generally supports the application, with deferral of the roof deck and the additional conditions noted above.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed alterations will require a minor site plan amendment. (SIT65-0035)
- C-2 Applicant should clarify the exact location of the roof deck and include elevations of roof deck to include overall height from grade. Pergola must be 80% open or it must be included in FAR. Indicate the height of the proposed “wood slat screen”.
- C-3 Applicant must submit FAR calculations and existing and proposed drawings to scale to show the dimensions of the existing and proposed covered entry areas. FAR

Code Administration

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

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 A minor site plan amendment (SIT65-0035) will be required for the rooftop deck. T&ES)
- C-1 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:
City of Alexandria
T&ES
Attn: Heather Diez
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00017& 00019: 411 King Street

ADDRESS OF PROJECT: 411 KING ST.TAX MAP AND PARCEL: 074.02-05-01 ZONING: KR**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: CAMBRIDGE PROPERTY GROUP LLCAddress: 8391 OLD COURTHOUSE RD, STE 210City: VIENNA State: VA Zip: 22182Phone: 703.709.8866 E-mail: b.eldridge@cambridgeus.com**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☐ _____Name: GABRIELA KATUSAK Phone: 571.424.1907E-mail: katusak@powersbrown.com**Legal Property Owner:**Name: WG TAVERN SQUARE VENTURE LLCAddress: 8391 OLD COURTHOUSE RD, STE 210City: VIENNA State: VA Zip: 22182Phone: 703.709.8866 E-mail: b.eldridge@cambridgeus.com

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

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

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: Please check all that apply.
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☒ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☒ other ENTRANCE CANOPY RECONFIGURATION & RE CLADDING
☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

INTERIOR LOBBY RENOVATION MAINTAINING EXISTING STOREFRONT
 REMOVAL OF EXISTING CANOPY FINISHES; RECONFIGURATION
 & RECLADDING OF ENTRANCE SOTTIE/CANOPY
 REMOVAL OF EXISTING BREEZEWAY LIGHTING AND REPLACEMENT
 WITH NEW ILLUMINATED PANEL SYSTEM
 EXTERIOR TERRACE ADDITION AT 3RD FLOOR ROOF LEVEL

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:Signature: Gabriela KatusakPrinted Name: Gabriela KatusakDate: 01/22/19

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. Tavern Alexandria Tavern Square LLC	257 Riverside Ave #2, Westport, CT 06880	80%
2. Galaxy Tavern Square LLC	8391 Old Courthouse Rd, Suite 210, Vienna, VA 22182	20%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at & see below (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. Alexandria Tavern Square LLC	257 Riverside Ave #2, Westport, CT 06880	80%
2. Galaxy Tavern Square LLC	8391 Old Courthouse Rd, Suite 210, Vienna, VA 22182	20%
3.		

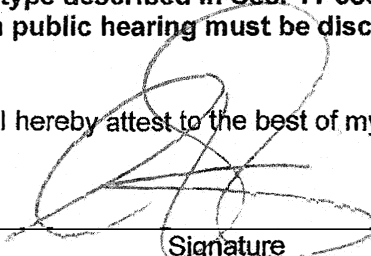
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Tavern Square LLC	257 Riverside Ave #2, Westport, CT 06880	n/a
2. Galaxy Tavern Square LLC	8391 Old Courthouse Rd, Suite 210, Vienna, VA 22182	n/a
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.

1/21/19 Date
ANDREW J. Czekaj Printed Name


Signature

* 123 N Pitt Street
* 421 King Street
* 110 N Royal Street



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 411 King Street, Alexandria, VA
Street Address

CL

Zone

A2. 79,713.00

x 2.50

= 199,282.50

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 71,450.00

First Floor 58,176.00

Second Floor 56,762.00

Third Floor 26,030.00

Attic 0.00

Porches 0.00

Balcony/Deck 0.00

Lavatory***

Other**

Allowable Exclusions**

Basement** 71,450.00

Stairways** 6,055.00

Mechanical** 226.00

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory*** 2,951.00

Other**

Other**

B1. 212,418.00 Sq. Ft.
Existing Gross Floor Area*

B2. 80,682.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 131,736.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

212,418.00

B2. **Total Exclusions**

80,682.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic 0.00

Porches 0.00

Balcony/Deck 690.00

Lavatory***

Other 79.00

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 769.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 769.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

769.00

C2. **Total Exclusions**

0.00

D. Total Floor Area

D1. 132,505.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 199,282.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 21,537.00 Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 690.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: _____

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2/14/2019 4:55:06 PM



EXISTING PHOTOGRAPHS - MAIN ENTRANCE



DESCRIPTION OF THE REASON FOR DEMOLITION:

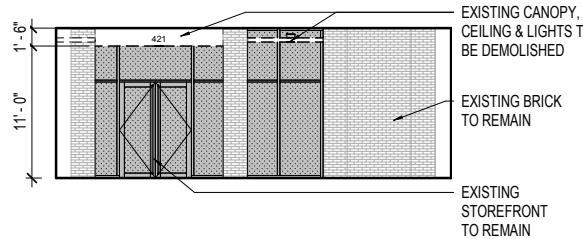
FINISH UPGRADES ON EXTERIOR ENTRANCE, INCLUDING CANOPY AND ASSOCIATED LIGHTING. THE ADDRESS DOWN THE FACADE OF BUILDING AND COLOR BAND WILL HELP ESTABLISH A VISUAL ENTRY INTO BUILDING AND IMPROVE WAYFINDING FROM THE PARKING GARAGE. MATERIALS ARE GRAFFITI RESISTANT. NEW ENTRY LIGHTING WILL PROVIDE SAFETY.



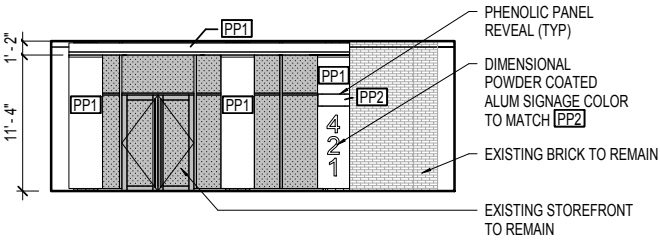
PROPOSED RENDERINGS - MAIN ENTRANCE



EXISTING PHOTOGRAPHS - SITE



B1 EXISTING ELEVATION - ELEMENTS PROPOSED FOR DEMO
SCALE: 1/16" = 1'-0"



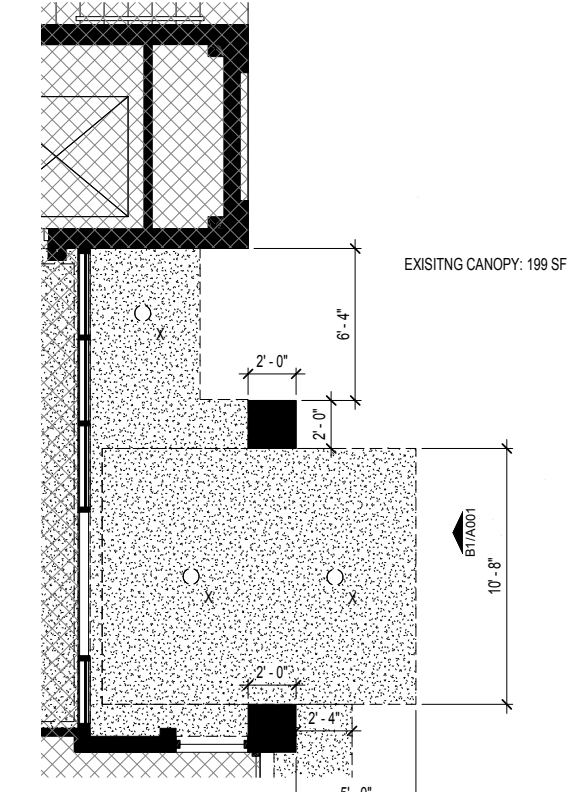
B2 ELEVATION - PROPOSED CONSTRUCTION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	DEALER	REP NAME	CONTACT NO	REMARKS
PP1	WALL PANEL	TRESPA	METEON LUMEN PENOLIC WALL PANELS IN SPECULAR FINISH; L05.0.0	ATHENS WHITE	TRESPA	CHRISTIAN COLE	919.356.7082	
PP2	WALL PANEL	TRESPA	METEON EXTERIOR PENOLIC PANELS IN SPECULAR FINISH; A12.1.8/ST	PASSION RED	TRESPA	CHRISTIAN COLE	919.356.7082	ACCENT BAND

LIGHT FIXTURE SCHEDULE

CODE	TYPE	MANUFACTURER	SPECIFICATION	REMARKS
K	SQUARE LED DOWNLIGHT	PATHWAY LIGHTING	MODEL: 504KE2LDANF-SCL	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
L	LINEAR RECESSED	PEERLESS	MODEL: OPRS GB LOP CANT SEE PLAN 90CRI 40K 800LMF DARK ZT 277 SCT C041 CFG	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
M	LED STRIP	FILUX	MODEL: LI 20 CONTINUOUS L 40RGB 120 24 DIM	SPACE EVERY 10" O.C. TO PROVIDE CONTINUOUS PATTERN OF LIGHT

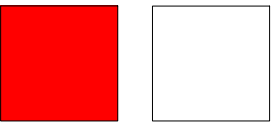


DEMOLITION REFLECTED CEILING PLAN - EXTERIOR LOBBY
SCALE: 1/8" = 1'-0"

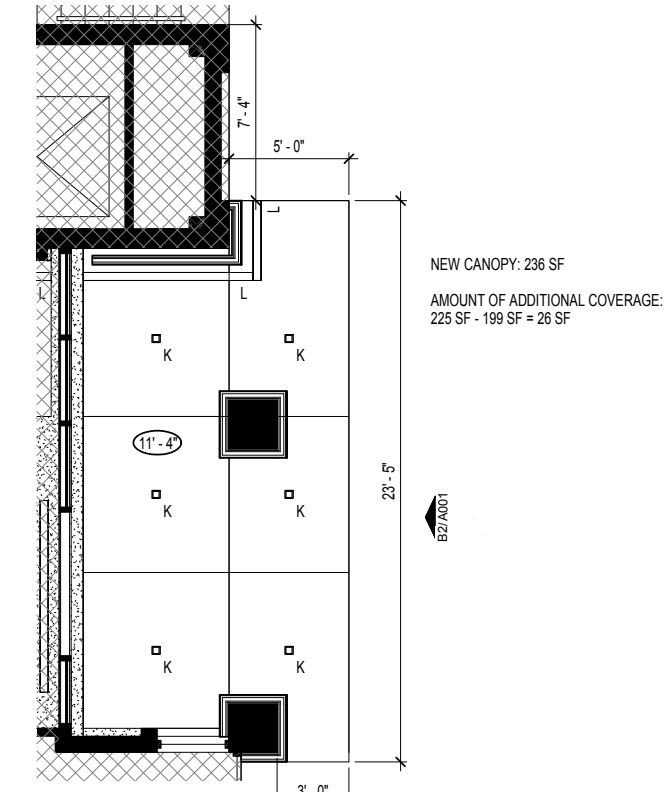
TRESPA PHENOLIC INSTALL



TRESPA PHENOLIC COLORS

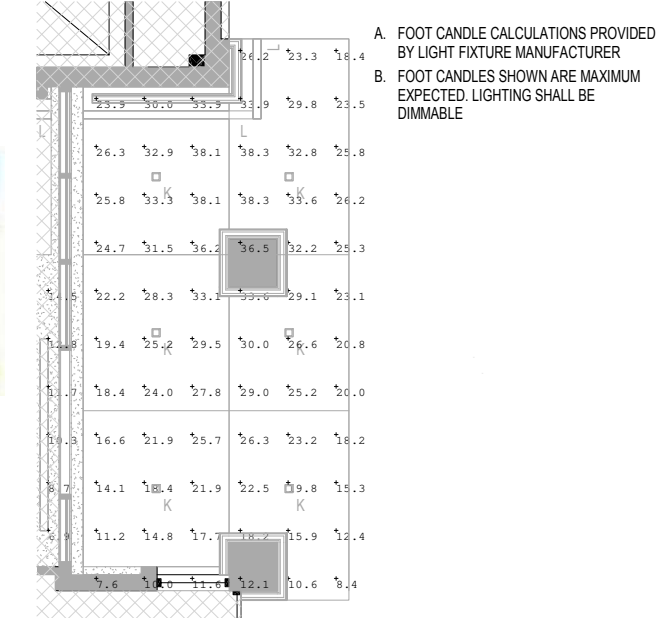


17
MATERIALS AND COLORS



REFLECTED CEILING PLAN - EXTERIOR LOBBY

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



REFLECTED CEILING PLAN - PHOTOMETRICS

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

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PROJECT TITLE

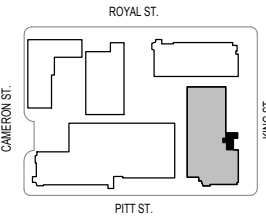
Tavern Square - Lobby

421 King Street
Alexandria, VA 22314

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Cambridge Property Group
LLC

GENERAL NOTES

KEY PLAN



DATE	REVISION
201-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182032

DRAWN BY: GK

CHECKED BY: ES

SHEET TITLE

ARCHITECTURAL
REVIEW

SEAL SHEET NUMBER

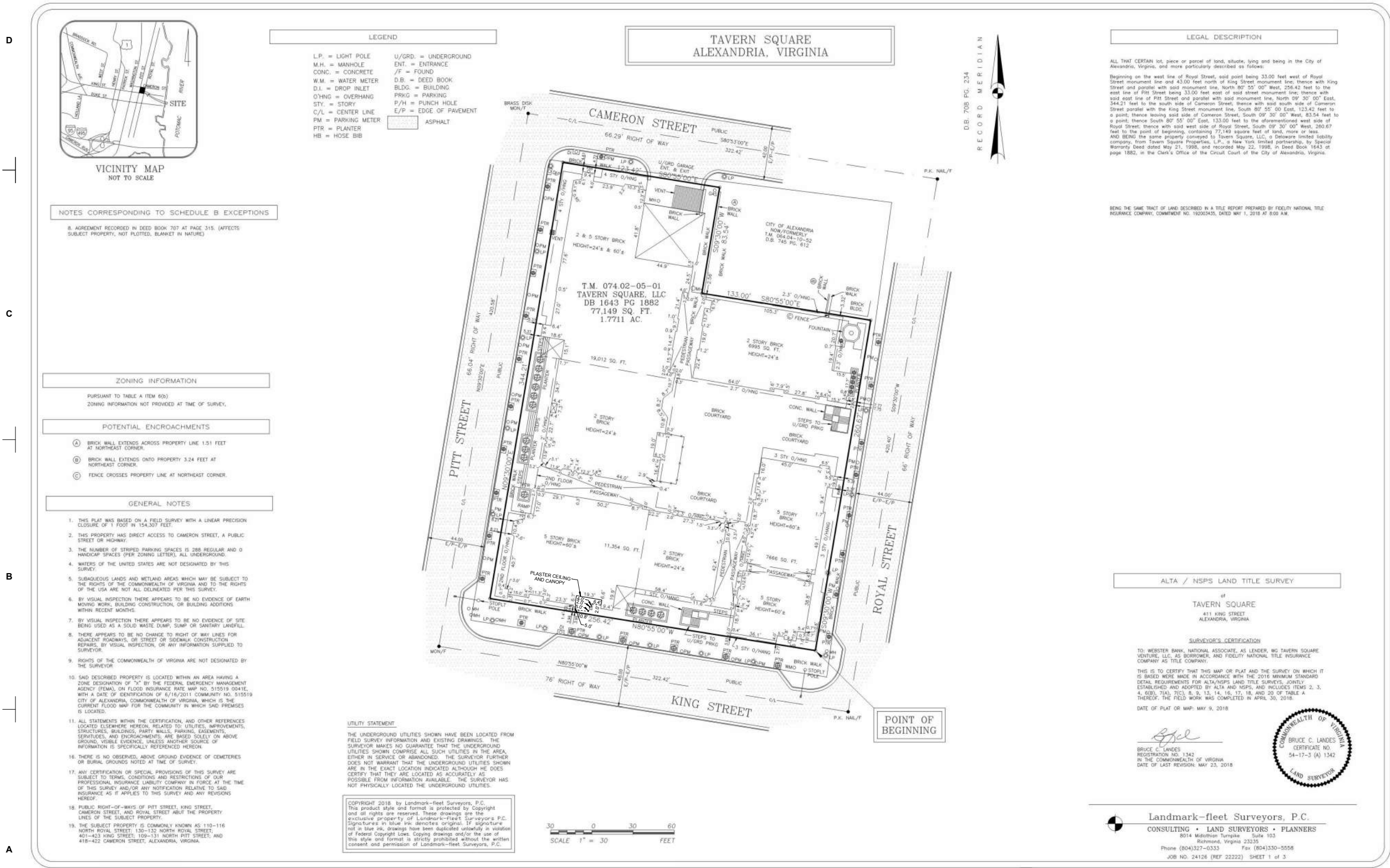
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A001

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SURVEY PLAT - EXISTING

SCALE: 3/4" = 1'-0"



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PROJECT TITLE

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GENERAL NOTES

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ARCHITECTURAL REVIEW

SEAL

SHEET NUMBER

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REGISTRATION #401014513

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SURVEY PLAT - NEW CONSTRUCTION

SCALE: 3/4" = 1'-0"

D

C

B

A



VICINITY MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

8. AGREEMENT RECORDED IN DEED BOOK 707 AT PAGE 315. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

ZONING INFORMATION

PURSUANT TO TABLE A ITEM 6(b)
ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY.

POTENTIAL ENCROACHMENTS

- (A) BRICK WALL EXTENDS ACROSS PROPERTY LINE 1.51 FEET AT NORTHEAST CORNER.
(B) BRICK WALL EXTENDS ONTO PROPERTY 3.24 FEET AT NORTHEAST CORNER.
(C) FENCE CROSSES PROPERTY LINE AT NORTHEAST CORNER.

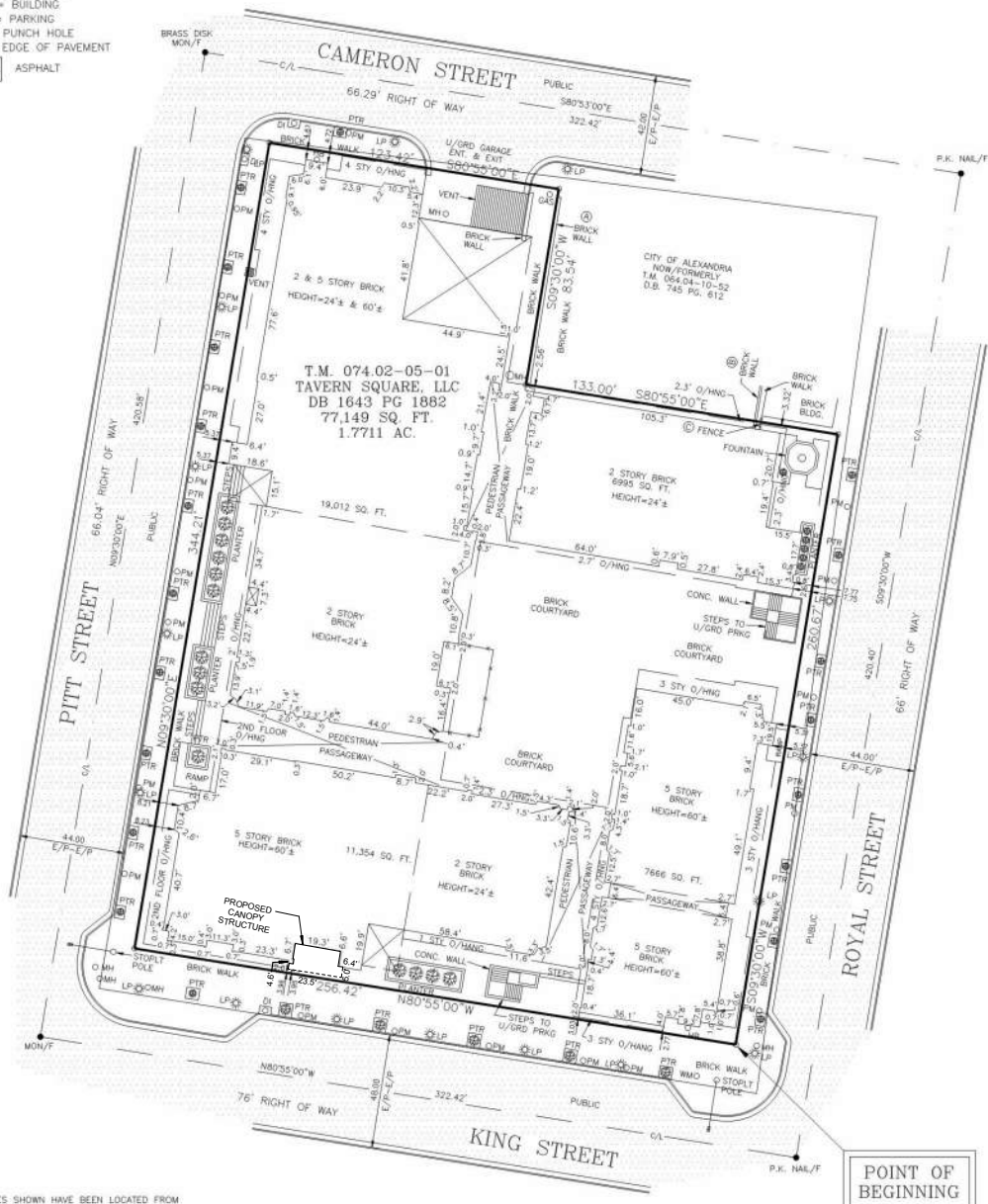
GENERAL NOTES

- THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 154,307 FEET.
- THIS PROPERTY HAS DIRECT ACCESS TO CAMERON STREET, A PUBLIC STREET OR HIGHWAY.
- THE NUMBER OF STRIPED PARKING SPACES IS 288 REGULAR AND 0 HANDICAP SPACES (PER ZONING LETTER). ALL UNDERGROUND.
- WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
- SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
- RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THE SURVEYOR.
- SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 515519 0041C, WITH A DATE OF IDENTIFICATION OF 6/16/2011. COMMUNITY NO. 515519. CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAD PREMISES IS LOCATED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.
- ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAD INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREOF.
- PUBLIC RIGHT-OF-WAYS OF PITT STREET, KING STREET, CAMERON STREET, AND ROYAL STREET ABUT THE PROPERTY LINES OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS COMMONLY KNOWN AS 110-116 NORTH ROYAL STREET, 120-122 NORTH ROYAL STREET, 401-423 KING STREET, 109-131 NORTH PITT STREET, AND 418-422 CAMERON STREET, ALEXANDRIA, VIRGINIA.

LEGEND

- L.P. = LIGHT POLE
M.H. = MANHOLE
CONC. = CONCRETE
W.M. = WATER METER
D.I. = DROP INLET
O/HNG = OVERHANG
STY = STORY
C/L = CENTER LINE
PM = PARKING METER
PTR = PLANTER
HB = HOSE BIB
- U/GRD. = UNDERGROUND
ENT. = ENTRANCE
/F = FOUND
D.B. = DEED BOOK
BLDG. = BUILDING
PRKG = PARKING
P/H = PUNCH HOLE
E/P = EDGE OF PAVEMENT
- ASPHALT

TAVERN SQUARE
ALEXANDRIA, VIRGINIA



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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SCALE 1" = 30' FEET



LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the City of Alexandria, Virginia, and more particularly described as follows:
Beginning on the west line of Royal Street, said point being 33.00 feet west of King Street monument line and 43.00 feet north of King Street monument line, thence with King Street monument line and parallel with said monument line, North 80° 55' 00" West, 256.42 feet to the east line of Pitt Street being 33.00 feet east of said street monument line, thence with said east line of Pitt Street and parallel with said monument line, North 09° 30' 00" East, 344.21 feet to the south side of Cameron Street, thence with said south side of Cameron Street parallel with the King Street monument line, South 80° 55' 00" East, 123.42 feet to a point, thence leaving said side of Cameron Street, South 09° 30' 00" West, 83.54 feet to a point, thence South 80° 55' 00" East, 133.00 feet to the aforementioned west side of Royal Street, thence with said west side of Royal Street, South 09° 30' 00" West, 260.67 feet to the point of beginning, containing 77,149 square feet of land, more or less.
AND BEING the same property conveyed to Tavern Square, LLC, a Delaware limited liability company, from Tavern Square Properties, L.P., a New York limited partnership, by Special Warranty Deed dated May 21, 1986, and recorded May 22, 1986, in Deed Book 1643 at page 1882, in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192003435, DATED MAY 1, 2018 AT 8:00 A.M.

ALTA / NSPS LAND TITLE SURVEY

TAVERN SQUARE
411 KING STREET
ALEXANDRIA, VIRGINIA

SURVEYOR'S CERTIFICATION

TO: WEBSTER BANK, NATIONAL ASSOCIATE, AS LENDER, WG TAVERN SQUARE VENTURE, LLC, AS BORROWER, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AS TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL 30, 2018.

DATE OF PLAT OR MAP: MAY 9, 2018

BRUCE C. LANDES
REGISTRATION NO. 1342
IN THE COMMONWEALTH OF VIRGINIA
DATE OF LAST REVISION: MAY 23, 2018



Landmark-fleet Surveyors, P.C.

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Richmond, Virginia 23235
Phone (804)327-0333 Fax (804)330-5558
JOB NO. 24126 (REF 22222) SHEET 1 of 3

PROJECT TITLE

Tavern Square - Lobby

421 King Street
Alexandria, VA 22314

A PROJECT FOR
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LLC

GENERAL NOTES

DATE	REVISION
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SHEET TITLE

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PROJECT TITLE

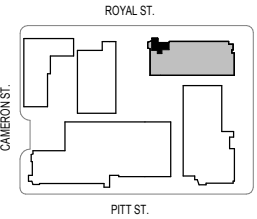
Tavern Square - Lobby

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GENERAL NOTES

KEY PLAN



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EXISTING PHOTOGRAPHS - MAIN ENTRANCE



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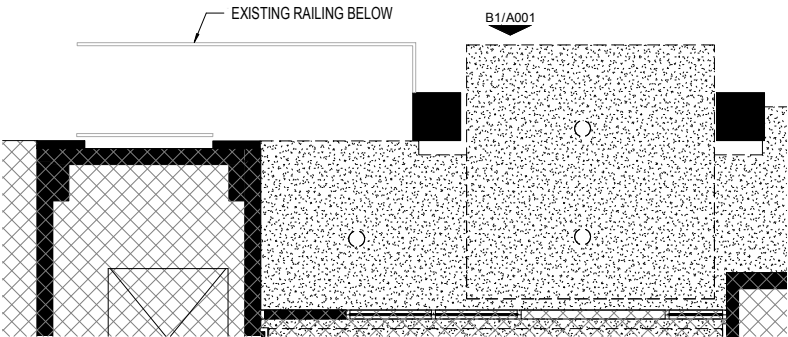
FINISH UPGRADES ON
EXTERIOR ENTRANCE,
INCLUDING CANOPY
AND ASSOCIATED
LIGHTING.
THE ADDRESS DOWN
THE FACADE OF
BUILDING AND COLOR
BAND WILL HELP
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THE PARKING
GARAGE. MATERIALS
ARE GRAFFITI
RESISTANT. NEW
ENTRY LIGHTING
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SAFETY.



PROPOSED RENDERING - MAIN ENTRANCE

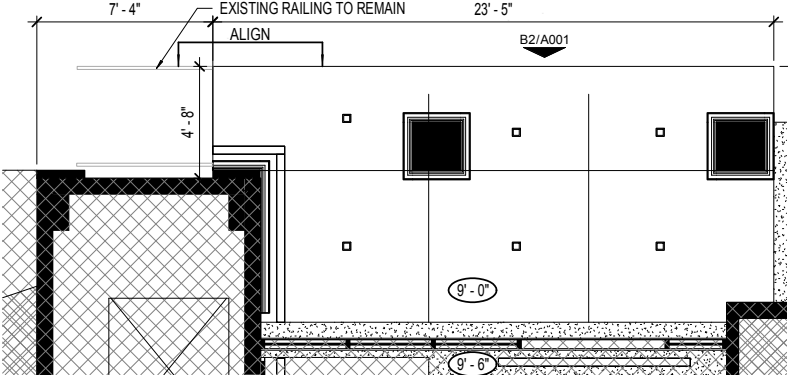


EXISTING PHOTOGRAPHS - SITE



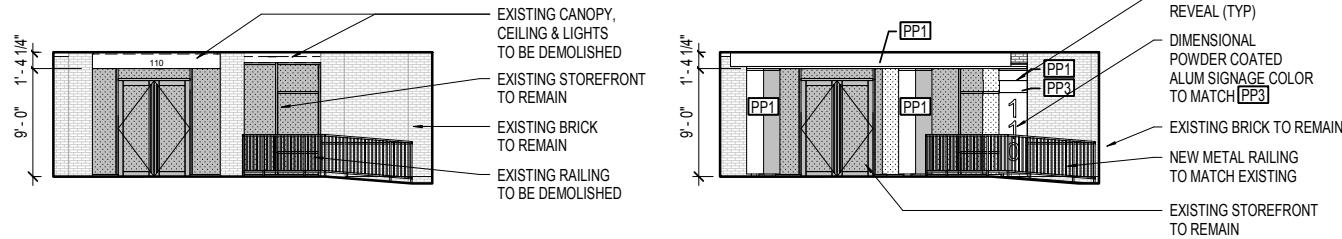
DEMOLITION REFLECTED CEILING PLAN - EXTERIOR LOBBY

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



REFLECTED CEILING PLAN - EXTERIOR LOBBY

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



B1 EXISTING ELEVATION - ELEMENTS PROPOSED FOR DEMO
SCALE: 1/16" = 1'-0"

B2 ELEVATION - PROPOSED CONSTRUCTION
SCALE: 1/16" = 1'-0"

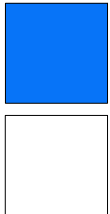
LIGHT FIXTURE SCHEDULE

CODE	TYPE	MANUFACTURER	SPECIFICATION	REMARKS
K	SQUARE DOWNLIGHT	PATHWAY LIGHTING	MODEL: 504KE2LDANF-SCL	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
L	LINEAR RECESSED	PEERLESS	MODEL: OPRS GB LOP CANT SEE PLAN 90CRI 40K 800LMF DARK ZT 277 SCT C041 CFG	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
M	LED STRIP	FILIX	MODEL: LI 20 CONTINUOUS L 40RGB 120 24 DIM	SPACE EVERY 10" O.C. TO PROVIDE CONTINUOUS PATTERN OF LIGHT

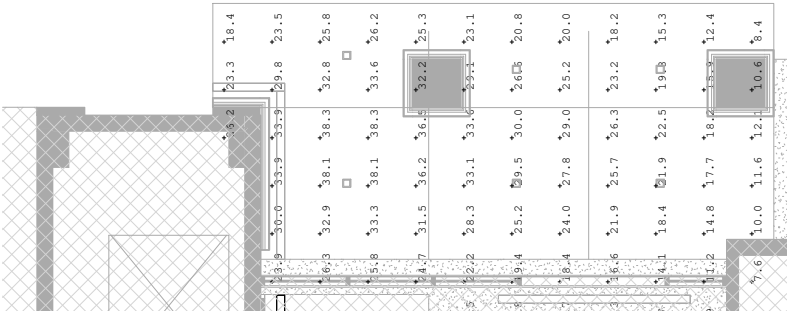
EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	DEALER	REP NAME	CONTACT NO	REMARKS
PP1	WALL PANEL	TRESPA	METEON LUMEN PENOLIC WALL PANELS IN SPECULAR FINISH; L05.0.0	ATHENS WHITE	TRESPA	CHRISTIAN COLE	919.356.7082	
PP3	WALL PANEL	TRESPA	METEON EXTERIOR PENOLIC WALL PANELS IN SPECULAR FINISH; A12.1.8/ST	ROYAL BLUE	TRESPA	CHRISTIAN COLE	919.356.7082	ACCENT BAND

TRESPA PHENOLIC INSTALL



MATERIALS AND COLORS



REFLECTED CEILING PLAN - PHOTOMETRICS

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

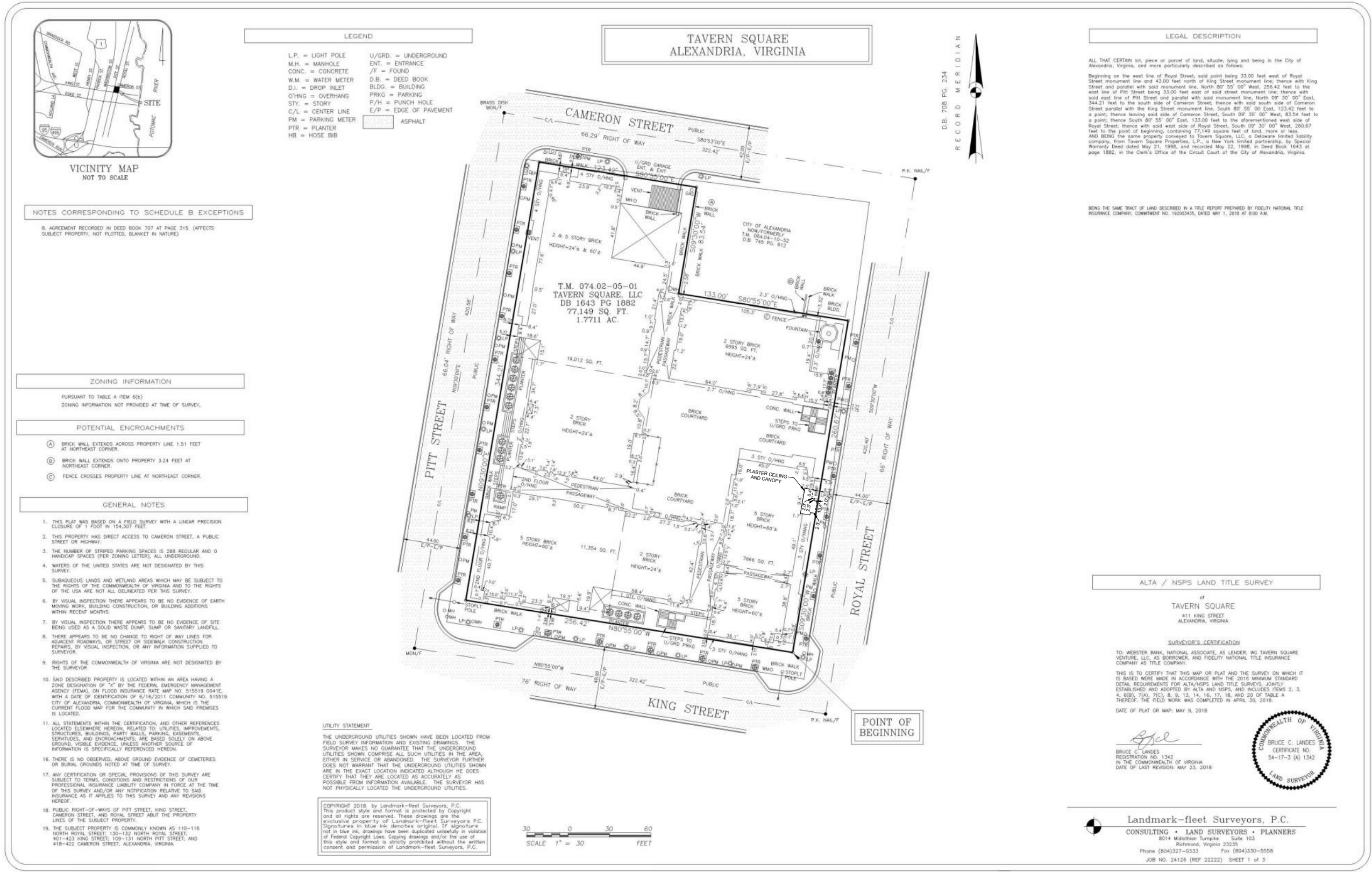
- A. FOOT CANDLE CALCULATIONS PROVIDED BY LIGHT
FIXTURE MANUFACTURER
B. FOOT CANDLES SHOWN ARE MAXIMUM EXPECTED.
LIGHTING SHALL BE DIMMABLE

C:\Users\katusak\Documents\182033_Central_R18_LOBBY_katusak@powersbrown.com.rvt

2/14/2019 4:58:52 PM

SURVEY PLAT - EXISTING

SCALE: 3/4"=1'-0"



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703.962.6643
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PROJECT TITLE

Tavern Square - Lobby

110 N Royal Street
Alexandria, VA 22314

A PROJECT FOR

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SURVEY PLAT - NEW CONSTRUCTION

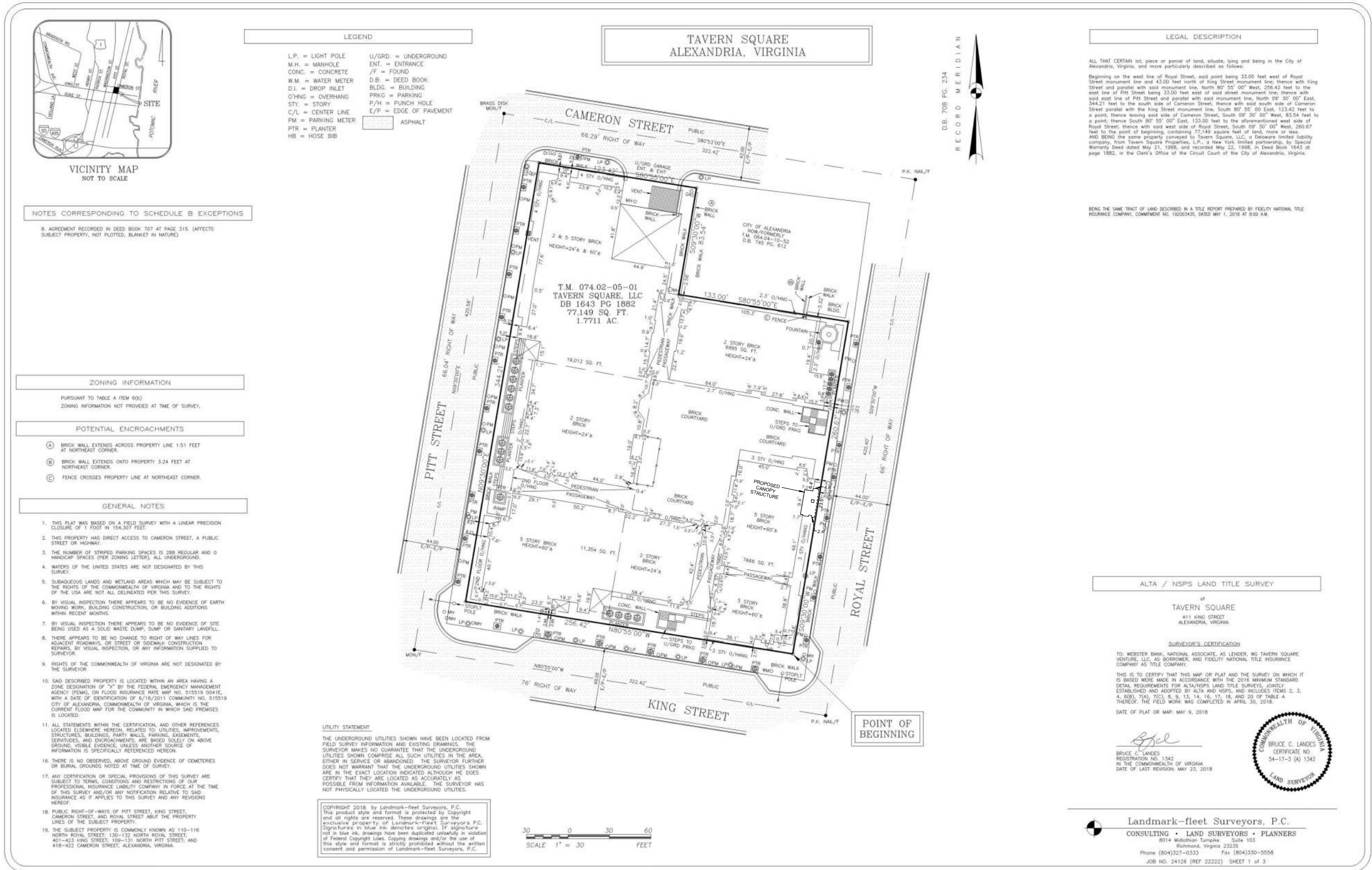
SCALE: 3/4" = 1'-0"

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PROJECT TITLE

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EXISTING PHOTOGRAPHS - MAIN ENTRANCE



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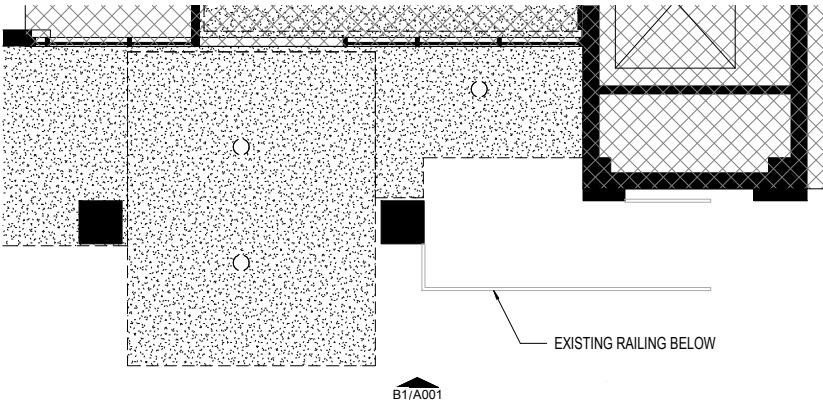
FINISH UPGRADES ON EXTERIOR ENTRANCE, INCLUDING CANOPY AND ASSOCIATED LIGHTING. THE ADDRESS DOWN THE FACADE OF BUILDING AND COLOR BAND WILL HELP ESTABLISH A VISUAL ENTRY INTO BUILDING AND IMPROVE WAYFINDING FROM THE PARKING GARAGE. MATERIALS ARE GRAFFITI RESISTANT. NEW ENTRY LIGHTING WILL PROVIDE SAFETY.



PROPOSED RENDERINGS - MAIN ENTRANCE



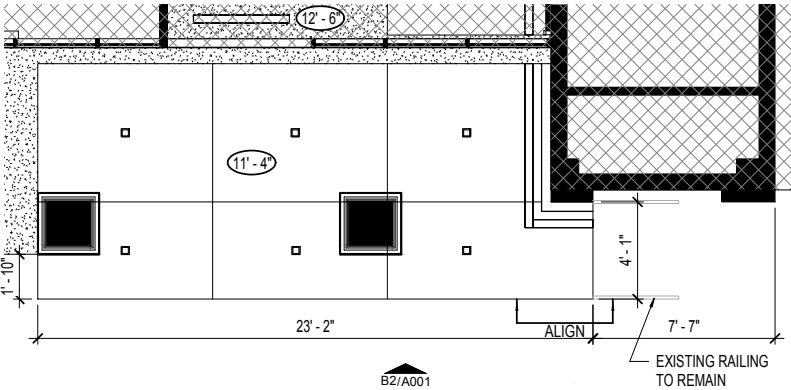
EXISTING PHOTOGRAPHS - SITE



EXISTING CANOPY: 181 SF

DEMOLITION REFLECTED CEILING PLAN - EXTERIOR LOBBY

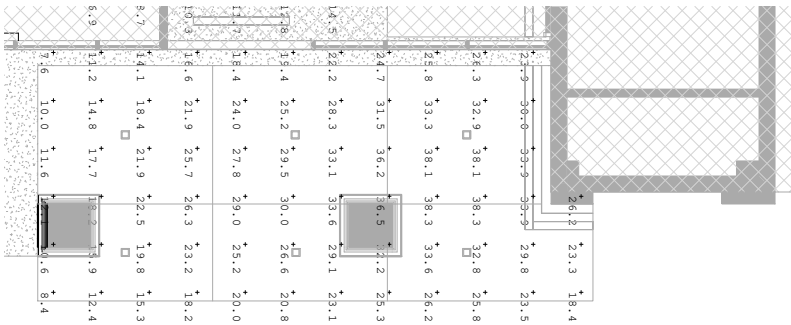
SCALE: 1/8" = 1'-0"



NEW CANOPY: 218 SF
AMOUNT OF ADDITIONAL COVERAGE:
218 SF - 181 SF = 37 SF

REFLECTED CEILING PLAN - EXTERIOR LOBBY

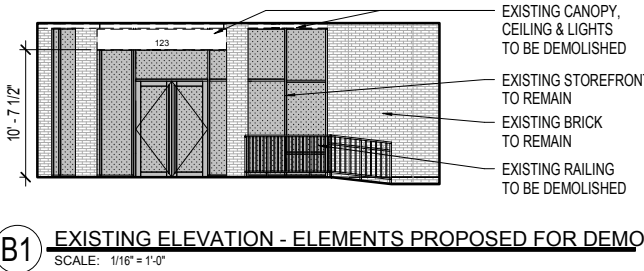
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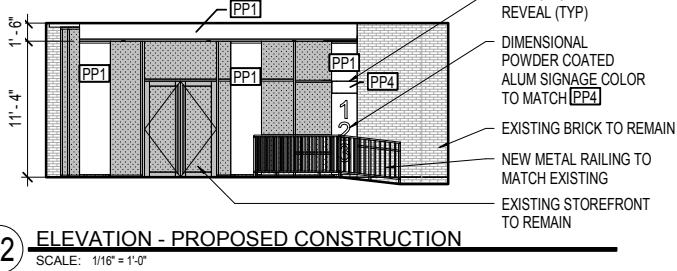
A. FOOT CANDLE CALCULATIONS PROVIDED BY LIGHT FIXTURE MANUFACTURER
B. FOOT CANDLES SHOWN ARE MAXIMUM EXPECTED. LIGHTING SHALL BE DIMMABLE

REFLECTED CEILING PLAN - PHOTOMETRICS

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



B1 EXISTING ELEVATION - ELEMENTS PROPOSED FOR DEMO
SCALE: 1/16" = 1'-0"



B2 ELEVATION - PROPOSED CONSTRUCTION
SCALE: 1/16" = 1'-0"

LIGHT FIXTURE SCHEDULE

CODE	TYPE	MANUFACTURER	SPECIFICATION	REMARKS
K	SQUARE DOWNLIGHT	PATHWAY LIGHTING	MODEL: 504KE2LDANF-SCL	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
L	LINEAR RECESSED	PEERLESS	MODEL: OPRS GB LOP CANT SEE PLAN 90CRI 40K 800LMF DARK ZT 277 SCT C041 CFG	PROVIDE WET RATED VERSION FOR ALL EXTERIOR FIXTURES
M	LED STRIP	FILIX	MODEL: LI 20 CONTINUOUS L 40RGB 120 24 DIM	SPACE EVERY 10" O.C. TO PROVIDE CONTINUOUS PATTERN OF LIGHT

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	DEALER	REP NAME	CONTACT NO	REMARKS
PP1	WALL PANEL	TRESPA	METEON LUMEN PENOLIC WALL PANELS IN SPECULAR FINISH; L05.0.0	ATHENS WHITE	TRESPA	CHRISTIAN COLE	919.356.7082	
PP4	WALL PANEL	TRESPA	METEON EXTERIOR PENOLIC WALL PANELS IN SPECULAR FINISH; A12.1.8/ST	LIME GREEN	TRESPA	CHRISTIAN COLE	919.356.7082	ACCENT BAND

TRESPA PHENOLIC INSTALL



TRESPA PHENOLIC COLORS

MATERIALS AND COLORS

Revised 2.15.2019

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ecture

150 S. Washington St.,
Suite 300
Falls Church, VA 22046
703.962.6643
703.962.6644 fax
www.powersbrown.com

PROJECT TITLE

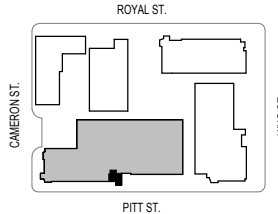
Tavern Square - Lobby

123 N Pitt Street
Alexandria, VA 22314

A PROJECT FOR
Cambridge Property Group
LLC

GENERAL NOTES

KEY PLAN



DATE	REVISION
2019-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182034

DRAWN BY: GK

CHECKED BY: ES

SHEET TITLE

ARCHITECTURAL
REVIEW

SEAL

JEFFREY BLAKE BROWN
REGISTRATION #440104513
PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT
CURRENT AS OF:
2/14/2019
5:00:21 PM

SHEET NUMBER

A001

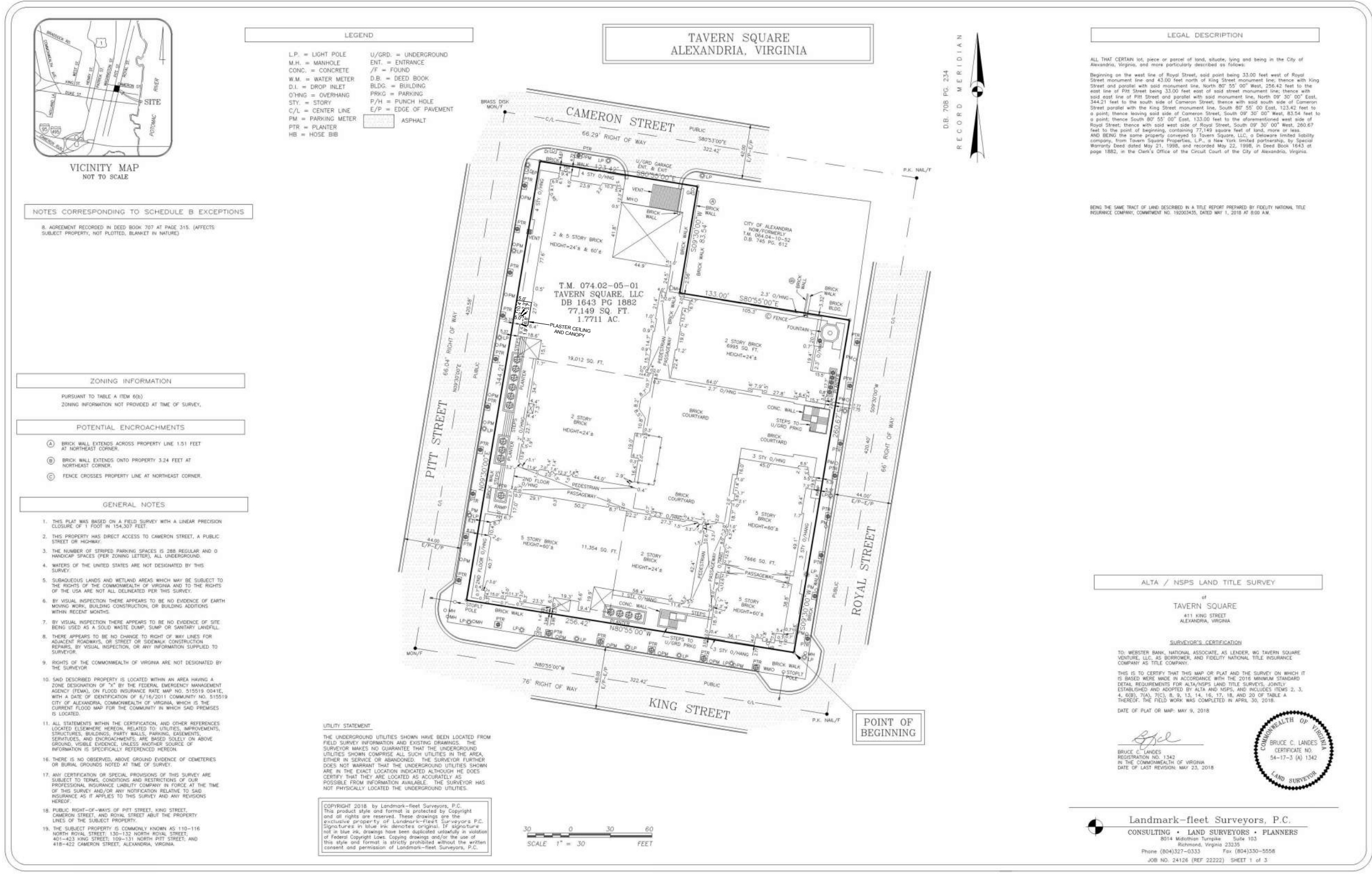
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C:\Users\katusak\Documents\182034_Central_R18_LOBBY_katusak@powersbrown.com.rvt

2/14/2019 5:00:22 PM

SURVEY PLAT - EXISITNG

SCALE: 3/4" = 1'-0"



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GENERAL NOTES

DATE	REVISION
2019-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182034
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ARCHITECTURAL
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SEAL	SHEET NUMBER
<p>JEFFREY BLAKE BROWN REGISTRATION #401014613 PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT OR REGULATORY APPROVAL CURRENT AS OF: 2/14/2019 5:00:22 PM</p>	A002

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SURVEY PLAT - NEW CONSTRUCTION

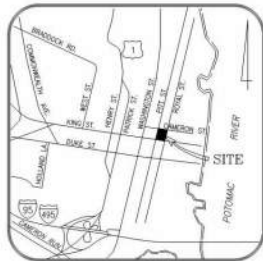
SCALE: 3/4" = 1'-0"

D

C

B

A



VICINITY MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

8. AGREEMENT RECORDED IN DEED BOOK 797 AT PAGE 315. (AFFECTS SUBJECT PROPERTY, NOT PLOTTED, BLANKET IN NATURE)

ZONING INFORMATION

PURSUANT TO TABLE A ITEM 5(b)
ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY.

POTENTIAL ENCROACHMENTS

- A BRICK WALL EXTENDS ACROSS PROPERTY LINE 1.51 FEET AT NORTHEAST CORNER.
- B BRICK WALL EXTENDS ONTO PROPERTY 3.24 FEET AT NORTHEAST CORNER.
- C FENCE CROSSES PROPERTY LINE AT NORTHEAST CORNER.

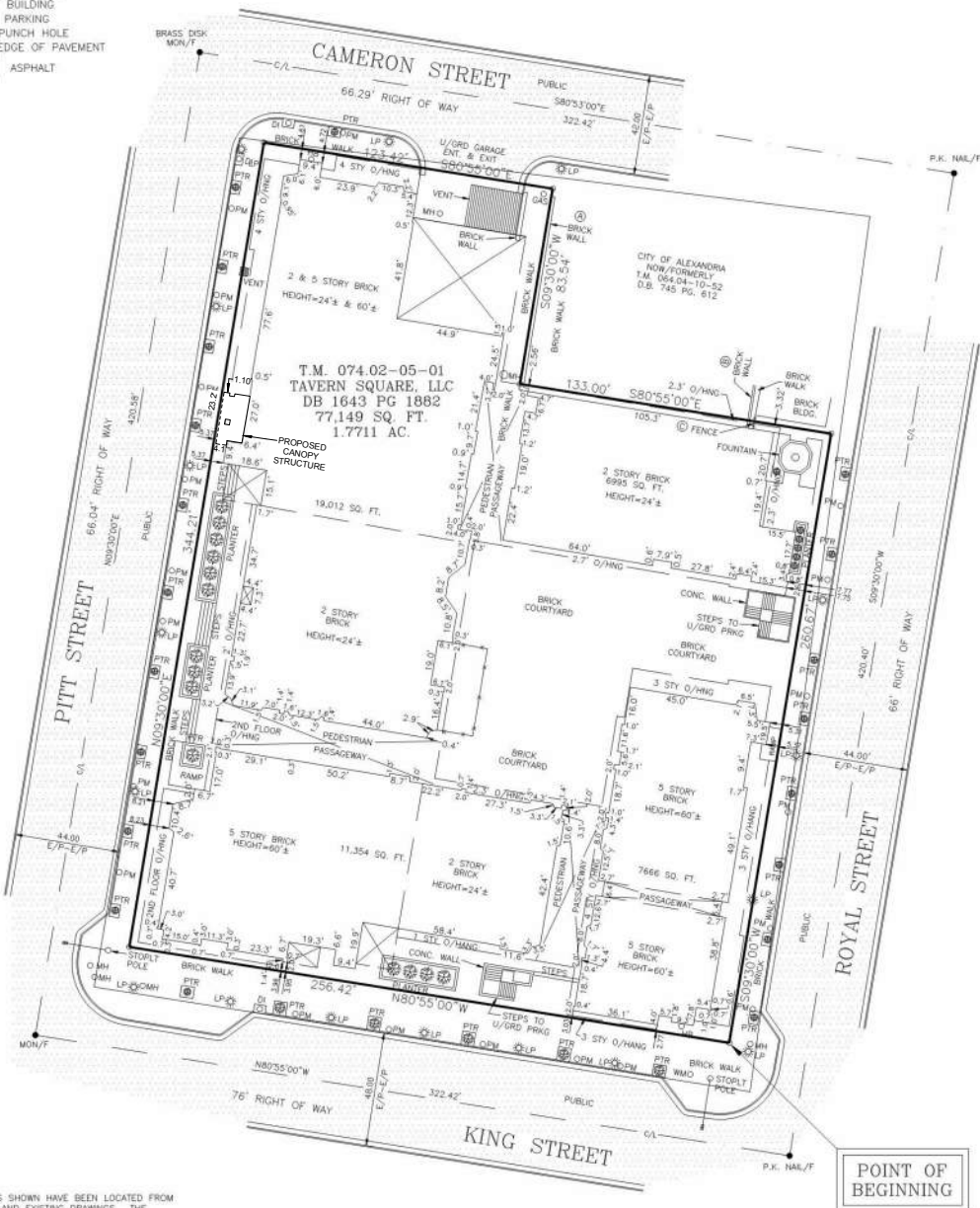
GENERAL NOTES

- THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 154,307 FEET.
- THIS PROPERTY HAS DIRECT ACCESS TO CAMERON STREET, A PUBLIC STREET OR HIGHWAY.
- THE NUMBER OF STRIPED PARKING SPACES IS 288 REGULAR AND 0 HANDICAP SPACES (PER ZONING LETTERS). ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
- SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE U.S.A. ARE NOT ALL DELINEATED FOR THIS SURVEY.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
- RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THE SURVEYOR.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), OR FLOOD INSURANCE RATE MAP NO. 515019 0041E, WITH A DATE OF IDENTIFICATION OF 6/16/2011. COMMUNITY NO. 515519 CITY OF ALEXANDRIA, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.
- ANY CERTIFICATION OR SPECIAL PROVISIONS OF THIS SURVEY ARE SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS OF OUR PROFESSIONAL INSURANCE LIABILITY COMPANY IN FORCE AT THE TIME OF THIS SURVEY AND/OR ANY NOTIFICATION RELATIVE TO SAID INSURANCE AS IT APPLIES TO THIS SURVEY AND ANY REVISIONS HEREON.
- PUBLIC RIGHT-OF-WAYS OF PITT STREET, KING STREET, CAMERON STREET, AND ROYAL STREET ABOUT THE PROPERTY LINES OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS COMMONLY KNOWN AS 110-116 NORTH ROYAL STREET, 130-132 NORTH ROYAL STREET, 401-423 KING STREET, 109-131 NORTH PITT STREET, AND 418-422 CAMERON STREET, ALEXANDRIA, VIRGINIA.

LEGEND

L.P. = LIGHT POLE
M.H. = MANHOLE
CONC. = CONCRETE
W.M. = WATER METER
D.I. = DROP INLET
O'HNG = OVERHANG
STY. = STORY
C/L = CENTER LINE
PM = PARKING METER
PTR = PLANTER
HB = HOSE BIB
U/GRD. = UNDERGROUND
ENT. = ENTRANCE
/F = FOUND
D.B. = DEED BOOK
BLDG. = BUILDING
PRKG = PARKING
P/H = PUNCH HOLE
E/P = EDGE OF PAVEMENT
ASPHALT

TAVERN SQUARE
ALEXANDRIA, VIRGINIA



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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30 0 30 60
SCALE 1" = 30' FEET



LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the City of Alexandria, Virginia, and more particularly described as follows:
Beginning on the west line of Royal Street, said point being 33.00 feet west of Royal Street monument line and 43.00 feet north of King Street monument line; thence with King Street and parallel with said monument line, North 80° 55' 00" West, 255.42 feet to the east line of Pitt Street being 33.00 feet east of said street monument line; thence with said east line of Pitt Street and parallel with said monument line, North 09° 30' 00" East, 344.21 feet to the south side of Cameron Street; thence with said south side of Cameron Street parallel with the King Street monument line, South 80° 55' 00" East, 123.42 feet to a point; thence leaving said side of Cameron Street, South 09° 30' 00" West, 63.54 feet to a point; thence South 80° 55' 00" East, 133.00 feet to the aforementioned west side of Royal Street; thence with said west side of Royal Street, South 09° 30' 00" West, 250.67 feet to the point of beginning, containing 77,149 square feet of land, more or less, AND BEING the same property conveyed to Tavern Square, LLC, a Delaware limited liability company, from Tavern Square Properties, L.P., a New York limited partnership, by Special Warranty Deed dated May 21, 1998, and recorded May 22, 1998, in Deed Book 1643 at page 1882, in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia.

BEING THE SAME TRACT OF LAND DESCRIBED IN A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 192050435, DATED MAY 1, 2018 AT 8:00 A.M.

ALTA / NSPS LAND TITLE SURVEY

of
TAVERN SQUARE
411 KING STREET
ALEXANDRIA, VIRGINIA

SURVEYOR'S CERTIFICATION

TO: WEBSTER BANK, NATIONAL ASSOCIATE, AS LENDER, WQ TAVERN SQUARE VENTURE, LLC, AS BORROWER, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY AS TITLE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL 30, 2018.
DATE OF PLAT OR MAP: MAY 9, 2018

BRUCE C. LANDES
REGISTRATION NO. 1342
IN THE COMMONWEALTH OF VIRGINIA
DATE OF LAST REVISION: MAY 23, 2018



Landmark-fleet Surveyors, P.C.
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8014 Madison Turnpike Suite 103
Richmond, Virginia 23235
Phone (804)327-0333 Fax (804)330-5558
JOB NO. 24126 (REF 22222) SHEET 1 of 3

PROJECT TITLE

Tavern Square - Lobby

123 N Pitt Street
Alexandria, VA 22314

A PROJECT FOR
Cambridge Property Group
LLC

GENERAL NOTES

DATE	REVISION
2019-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182034

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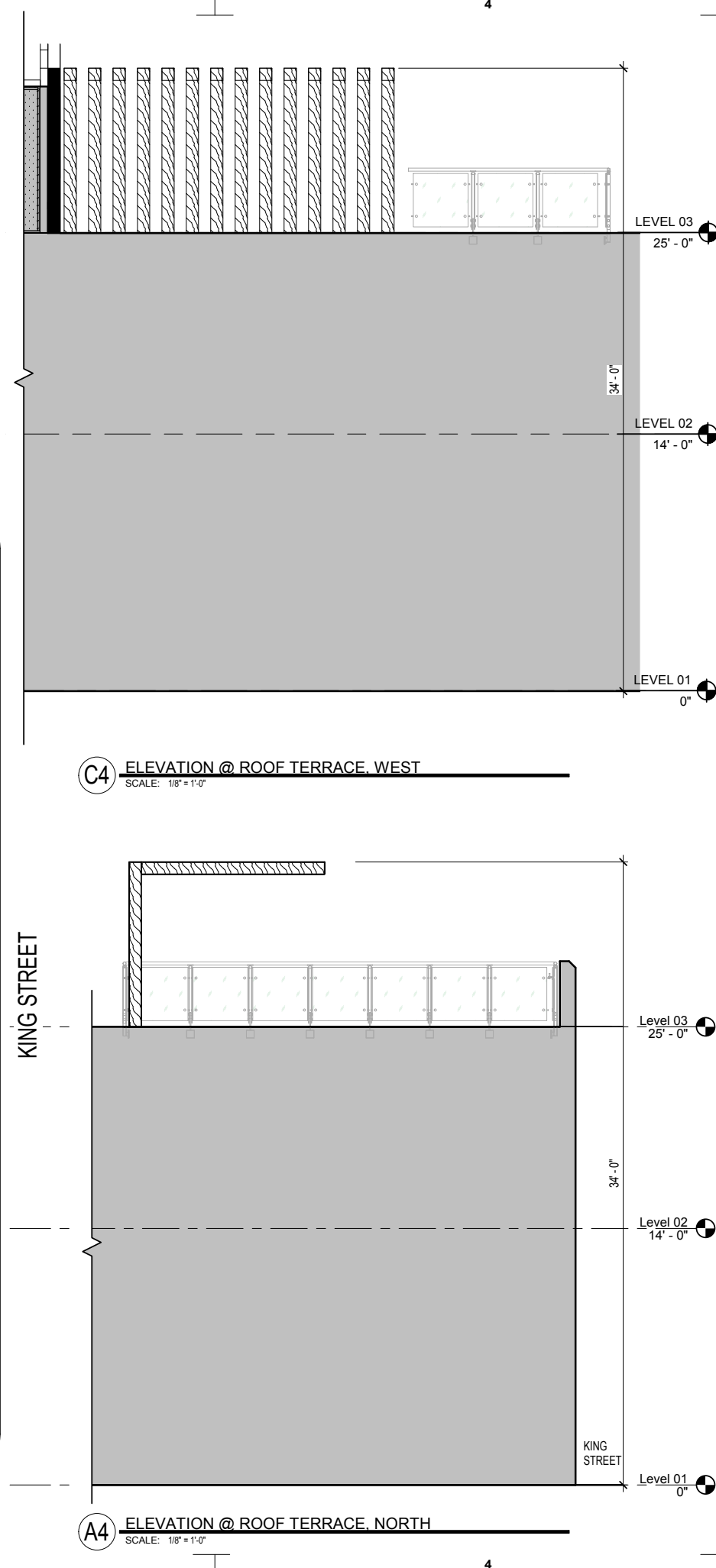
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A003

2/14/2019 5:03:29 PM C:\Users\katusak\Documents\182032.05_Central_R18_katusak@powersbrown.com.rvt



powers brown architecture

150 S. Washington St., Suite 300
Falls Church, VA 22046
703.962.6643
703.962.6644 fax
www.powersbrown.com

PROJECT TITLE

Tavern Square - 3rd Floor Roof Terrace
421 King Street
Alexandria, VA 22314

A PROJECT FOR
Cambridge Property Group LLC

GENERAL NOTES

- EXISTING ROOF TOP UNITS
- EXISTING BUILDING
- ROOF TERRACE

DATE	REVISION
2019-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182032.05

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SHEET TITLE

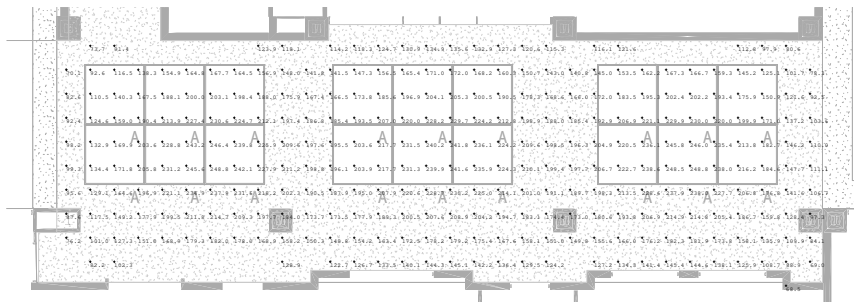
ARCHITECTURAL REVIEW

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JEFFREY BLAKE BROWN PRELIMINARY NOT FOR CONSTRUCTION PERMIT REGISTRATION #440104513 CURRENT AS OF: 2/14/2019 5:03:29 PM	A002

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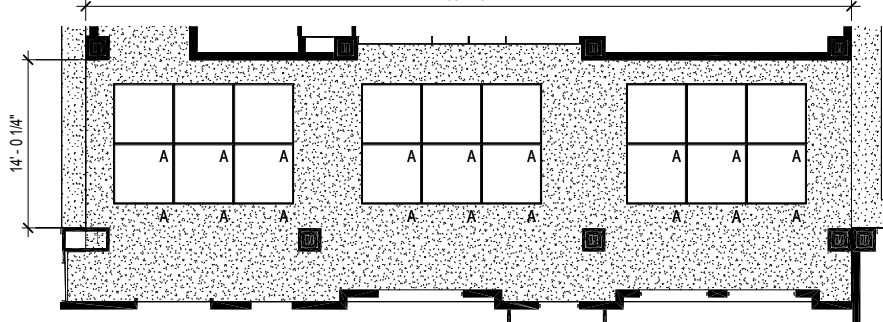
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D



FOOT CANDLE CALCULATION - CAMERON STREET BREEZEWAY

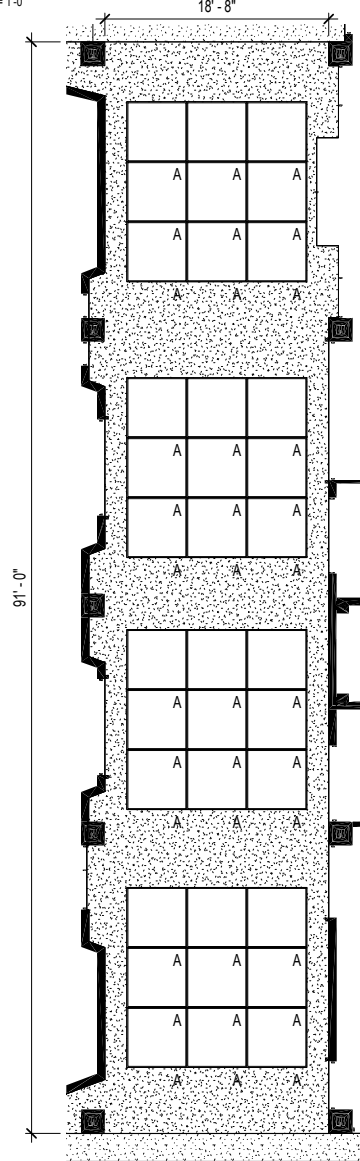
SCALE: 1/16\"/>



REFLECTED CEILING PLAN - CAMERON STREET BREEZEWAY

SCALE: 1/16\"/>

C



REFLECTED CEILING PLAN - PITT STREET BREEZEWAY

SCALE: 1/16\"/>

A

B



FOOT CANDLE CALCULATION - PITT STREET BREEZEWAY

SCALE: 1/16\"/>

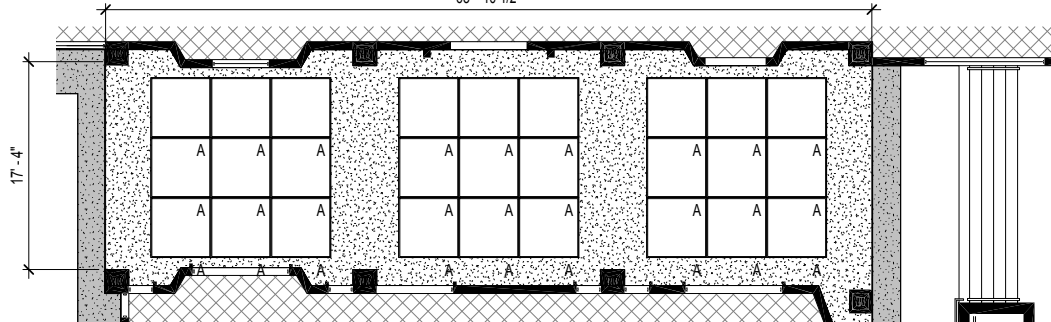
2

E



FOOT CANDLE CALCULATION - KING STREET BREEZEWAY

SCALE: 1/16\"/>



REFLECTED CEILING PLAN - KING STREET BREEZEWAY

SCALE: 1/16\"/>



PROPOSED RENDERING - BREEZEWAY



EXISTING PHOTOGRAPHS - BREEZEWAYS @ KING, PITT & CAMERON STREET

28

3

F



4

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ecture

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Falls Church, VA 22046
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703.962.6644 fax
www.powersbrown.com

PROJECT TITLE

Tavern Square - King Street
Breezeway
421 King Street
Alexandria, VA 22314

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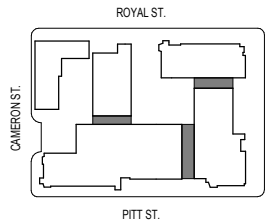
GENERAL NOTES

- A. FOOT CANDLE CALCULATIONS PROVIDED BY
LIGHT FIXTURE MANUFACTURER
B. FOOT CANDLES SHOWN ARE MAXIMUM
EXPECTED. LIGHTING SHALL BE DIMMABLE

DESCRIPTION OF THE REASON FOR WORK:

REPLACEMENT OF EXISTING BREEZEWAY LIGHTING WITH
AN ILLUMINATED PANEL SYSTEM TO PROVIDE
ADDITIONAL LIGHTING. THE ILLUMINATED PANEL
APPROACH WOULD PROVIDE A CONTINUOUS EVEN LEVEL
OF LIGHTING. THE PLANE ILLUMINATION DESIGN AIMS TO
COMPENSATE FOR THE DARK TUNNEL EFFECT CREATED
BY THE LENGTH AND LOW CEILING CONDITION OF THE
BREEZEWAY. THIS WILL CREATE A SAFER SPACE FOR
PEDESTRIANS TRAVERSING THE BUILDINGS AS WELL AS
CREATING AN INVITING OPENING TO ENCOURAGE THE
USE OF THE PLAZA AS A PUBLIC SPACE.

KEY PLAN



DATE	REVISION
2019-01-21	ISSUE FOR BOARD REVIEW

PROJECT NO: 182023.01

DRAWN BY: GK

CHECKED BY: ES

SHEET TITLE

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HIGHLIGHTS

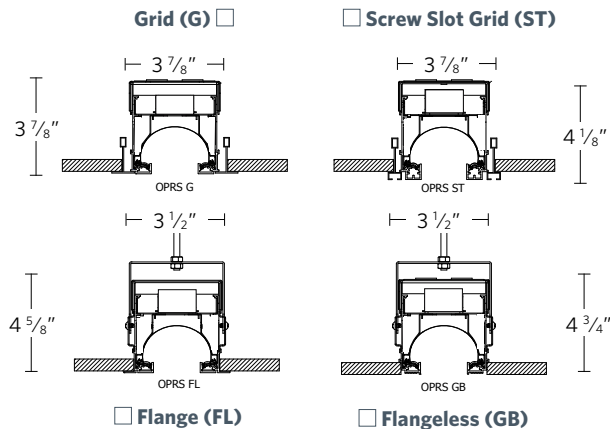
- 5-year limited warranty by Acuity Brands covering all components and construction
- 2', 3', 4', 5, 6' and 8' sections
- Up to 91 lm/W
- Two outputs available
- Seam eraser technology provides continuous illumination for long runs
- Flicker-free dimming to dark powered by eldoLED® driver
- Integrated nLight® module for system networking (optional)
- Modular light engine to allow for easy upgrades and replacement



eldoLED



DIMENSIONS



LUMEN PACKAGES

Direct LED Output	500LMF	800LMF
Delivered Lumens Per Foot	503	736
Input Watts Per Foot	5.5	8.5
Lumens Per Watt	91	87

STANDARD DISTRIBUTION

100% Down

OPTIONS



☐ Inside Corner



☐ Outside Corner

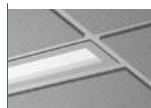
COMPANION LUMINAIRE(S)



OPM4 Open I/D



OPMW 5 Open Direct
Wall Wash Surface



OPRW Open
Recessed Wall Wash

CUSTOMIZATION

Ask us about the following possibilities: alternate section lengths, additional CCTs for LED boards, custom colors and other modifications.

SPECIFICATIONS

Housing

Extruded aluminum housing.

Luminaire Length

2', 3', 4', 5', 6' and 8' lengths in a single section. Longer rows are comprised of starter, joiner and ender sections.

Source

Two LED lumen packages and three available color temperature options (3000K, 3500K and 4000K) in 80+ CRI and 90+ CRI options — all within 2.5 MacAdam ellipses.

Optics

Optical system consists of high performance film.

Dimming Driver

eldoLED® driver (see page 3) provides "natural dimming" with smooth, continuous and flicker-free dimming to dark. Syncing for controls: 2mA max. THD: < 20%. Insignificant inrush current at 120 and 277VAC. FCC Class A tested for EMI and RFI. When Control Input of 0-10V is specified driver will be set for linear dimming curve, if NLIGHT is specified driver will be set for logarithmic dimming curve.

For 0-10V and DALI details go to: PeerlessLighting.com/SOLOdrive

Controls and System Networking Options

For wired networking via Cat-5e, choose an integrated nLight® module.

One control module per 4' section or 40' maximum row.

Electrical

LED light engine — consisting of modular LED boards and eldoLED® dimming driver — is rated for 60,000 hours (L90) at 25° C ambient temperature. Specify 120V, 277V or 347V.

Environment

Ambient operating temperature between 0° C and 25° C. Suitable for dry and damp locations.

Validation

cCSAus listed. LM-79 tested. Individual sections meet FCC Part 15 requirements.

Packaging

Recycled cardboard box and inserts. Biodegradable, protective luminaire bag. Recycled kraft paper tape.

Warranty

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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

All values are design or typical values, measured under laboratory conditions at 25°C.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

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

*See ordering tree for details



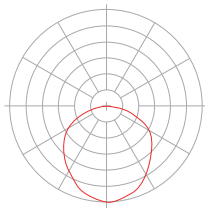
A+ Capable options indicated by this color background.

MODEL NUMBER Example: OPRS G LOP 10FT 80CRI 35K 500LMF DARK ZT 120 SCT C041

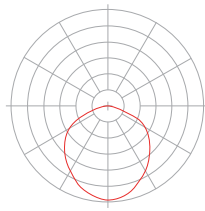
Luminaire	Mounting Type	Linear Length Plan	Total Run Length	LED Color Rendering	LED Color Temperature	Direct LED Output
OPRS	G T-Grid ST Screw Slot Grid FL Flange (hard ceiling) GB Flangeless (hard ceiling)	LOP Linear optimized plan	_FT Indicate luminaire row length in 2' increments. Ex: 10FT	80CRI 80+ CRI 90CRI 90+ CRI	30K 3000K 35K 3500K 40K 4000K	500LMF 500 nominal direct lumens per foot 800LMF 800 nominal direct lumens per foot

Minimum Dimming Level	Control Input	Voltage	Wiring Option	Emergency Options	Color	Options
DARK Constant current, dimming to < 1% MIN1 Constant current, dimming to 1%	ZT* 0-10V DALI** DALI enabled NLIGHT** nLight enabled	120 120V 277 277V 347* 347V	SCT Single circuit	(Blank) None 1EC (1) Emergency circuit module 2EC (2) Emergency circuit module _EC Emergency circuit modules RE10W** 10-watt emergency pack (900 lumens) Emergency type is installed in last 4' of luminaire sections.	C041 White white (low gloss) C099 Custom color	CSA Manufactured to Canadian Standards CP*** Chicago Plenum GLR Fast blow GMF Slow blow HCF Healthcare facility cover CFG**** Corner configurations *Not available with nlight nor mounting types FL and GB. **RE10W is not available with mounting types FL nor GB. ***Available with individual fixture only. ****Consult factory for details.

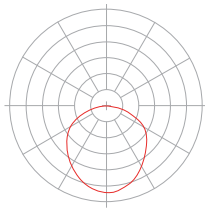
PHOTOMETRICS



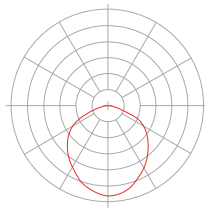
G 500LMF 80CRI 35K
91 lm/W
2029 delivered lumens per 4'
section
100% down



ST 500LMF 80CRI 35K
90 lm/W
2020 delivered lumens per 4'
section
100% down



G 800LMF 80CRI 35K
87 lm/W
2943 delivered lumens per 4'
section
100% down



ST 800LMF 80CRI 35K
86 lm/W
2930 delivered lumens per 4'
section
100% down

COMPATIBLE nLIGHT COMPONENTS WITH INTEGRATED CONTROLS



nPODM DX WH nPODM 2P DX WH nPODM 4P DX WH

SensorSwitch.com/DataSheets/nPODM.pdf



nPODM 2L WH

SensorSwitch.com/DataSheets/nPODM-xL.pdf



nPOD GFX WH

SensorSwitch.com/DataSheets/nPOD-GFX.pdf

eldoLED COMPATIBILITY Additional control options with eldoLED 0-10V driver(s).

PeerlessLighting.com/eldoLED-compatibility

T SQ - TYPE K 504KE2LDANF - SCL

CALIBER PLUS ARCHITECTURAL

APPLICATION

Square-aperture, high-lumen medium distribution downlight is suitable for commercial, retail and institutional applications that require an energy saving, long life LED lamp source, high lumen output, excellent color rendering characteristics and a flush mount micro flange.

PRODUCT DATA

REFLECTOR: Dual-optic system includes upper cone which determines the beam distribution and lower reflector to finish the ceiling without glare. Narrow (1/8") trim flange is flush with ceiling line for a clean appearance and smooth transition between the ceiling and fixture aperture. Standard finish is soft clear Alzak. Optional finishes available.

MECHANICAL: The housing is fabricated heavy-gauge steel with galvanized finish and ventilated for heat dissipation. Integral plaster ring allows drywall compound to be applied up to edge of aperture. Trim flange rests in a flush mount position with drywall compound. Housing can be mechanically fastened to drywall to prevent movement and eliminate cracking or chipping. Universal mounting brackets adjust vertically and accept a variety of hanger bars. Ballast is accessible through aperture.

HOUSING: Heavy-gauge galvanized steel housing provides a secure mounting platform for the electrical components and protects the optical assembly. Standard plaster flange allows up to one-inch ceiling thickness. LED module is accessible from below.

MOUNTING: Universal mounting brackets adjust vertically and accept L-BAR interlocking, expandable c-channel hanger bars which are supplied standard. L-BARS are suitable for T-bar, wood joist and metal joist ceiling styles. Additional features on last page.

ELECTRICAL: 120 or 277 VAC, 50-60 Hz.

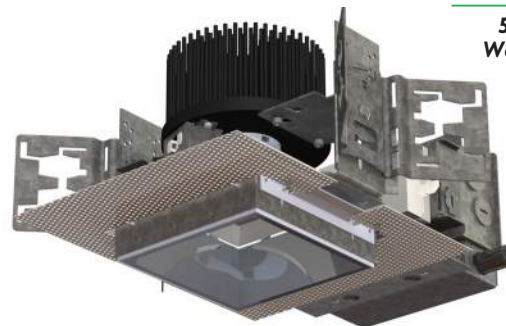
JUNCTION BOX: Heavy-gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

LED MODULE: Bridgelux LED module. CRI = 80. Available in 90 CRI.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of the LED engine.

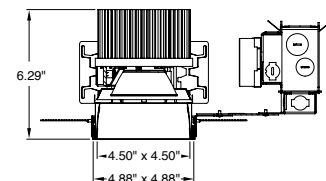
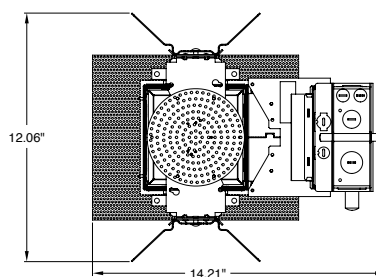
DIMMING: Standard product is compatible with 0-10 volt dimming controls. Additional options available.

• Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.



Flush Mount
Micro-Flange

5 Year
Warranty



Rough Opening 5.13" x 5.13"

Catalog #:

4SQLBV

Example: 4SQLBV404KE1M40DANF

4SQLBV

Example: 4SQLBVHAZ

Fixture Series	Delivered Lumens	Color Temp.	Input Voltage	Beam Dist.	Dimming	Trim	Trim Finish
4SQLBV	10= (774L - 897L, 9W) 20= (1852L - 2145L, 21W) 30= (2533L - 2935L, 29W) 40= (3480L - 4032L, 42W) 50= (4080L - 4727L, 50W) 60= (4926L - 5707L, 64W) 70= (5585L - 6470L, 75W) 80= (5985L - 6934L, 83W) 90= (7418L - 8594L, 84W) 100 = (8095L - 9378L, 93W) C9 = 90 CRI See next page for details on delivered lumens.	5K = 5000K 4K = 4000K 35K = 3500K 3K = 3000K 27K = 2700K	E1 120 Volt E2 277 Volt E3 347 Volt**	L = Primary reflector for lensed trim	DA = Xitanium 1% 0-10V (linear) is standard. More options on next page.	4SQLBV – Open Downlight Reflector L3 – C73 Prismatic Glass Lens L5 – Frosted Glass Lens L6 – Frosted Acrylic Lens Option L7 – Solite Micro-Prismatic Glass Lens L8 – Clear Poly Carbonate Lens Option L9 – Clear Tempered Glass Lens Option SCL – Soft Specular Clear Alzak HAZ – Haze Alzak NF – Flush Mount Flange	For other finishes, consult reflector section.

** 347V limited to 10-60 lumen designations and DS dimming option.



For Damp Location

Fixture:	Type:
Project:	

Options

☐ EM[^] = Emergency Power Pack

☐ NF = Flush Mount Flange

[^] DMX and Pathwave options are not compatible with emergency battery options.

Manufactured and tested to UL#1598, UL#8750 and CSA standards. Note: Suitable for damp location.

Fixtures are not designed for direct contact with insulation.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LDBV1.5
CDUAUN

Dimming Options:

Specify option by suffix (shown in bold-face type)

Our White Paper regarding Linear vs. Logarithmic Operating Characteristics is available in our 'Downloads' section of our website, or you may request one by emailing Sales@PathwayLighting.com

0-10V Dimming Options	Lutron Dimming Options	DALI Dimming Options
DA = Xitanium 1% 0-10V (linear) DB = Xitanium 1% 0-10V (logarithmic) DC = EldoLED 0-10V 0% (logarithmic)* DD = EldoLED 0-10V 1% (logarithmic)* DE = EldoLED 0-10V 0% (linear)* DF = EldoLED 0-10V 1% (linear)* DN = Lumastream 0-10V .3% (log.) lumen designation 100 only DR = ERP 01-10V 1% (linear) lumen designation 100 only DS = Sage 0-10V 1% (linear) 347V only, max lumen designation 50	Max Lumen Designation of 40 DG = Lutron Eco 1% (linear) DH = Lutron 3 wire 1% (linear) DJ = Lutron 2 wire 1% (linear)	Max Lumen Designation of 50 DK = EldoLED DALI 0% (logarithmic) DL = EldoLED DALI 1% (logarithmic)
DMX Dimming Options	Misc. Dimming Options	
Max Lumen Designation of 40 RDM COMPLIANT XG = DMX EldoLED 0% (logarithmic) XH = DMX EldoLED 0% (linear)	DM = 2-Wire Forward/Reverse Phase (120V, max lumen designation 30) DP = ERP 2-Wire Forward/Reverse Phase (120V, lumen designation 100 only)	
DMX [^] Dimming Options (interfaced through 0-10V driver)	PathWave [^] Wireless Dimming Options (interfaced through 0-10V driver)	
XA = DMX Xitanium 1% (linear) [^] XB = DMX Xitanium 1% (logarithmic) [^] XC = DMX EldoLED 0% (logarithmic)* [^] XD = DMX EldoLED 1% (logarithmic)* [^] XE = DMX EldoLED 0% (linear)* [^] XF = DMX EldoLED 1% (linear)* [^] XN = DMX/LumaStream .3% (logarithmic) lumen desig. 100 only [^]	PA = PathWave/Xitanium 1% 0-10V (linear) [^] PB = PathWave/Xitanium 1% 0-10V (logarithmic) [^] PC = PathWave/EldoLED 0% (logarithmic) * [^] PD = PathWave/EldoLED 1% (logarithmic) * [^] PE = PathWave/EldoLED 0% (linear) * [^] PF = PathWave/EldoLED 1% (linear) * [^] PN = PathWave/LumaStream .3% (logarithmic) 8000L & 10,000L only [^]	

* EldoLED options are only available on models with lumen designations 10-50.

[^] DMX and Pathwave options are not compatible with emergency battery options.

Delivered Lumen Data (3500K Color Temperature) - Clear Tempered Glass

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL3SCLNf	9	1000	850	60°	94.40
4SQLBV2035KLNf	4SQLBVL3SCLNf	21	2000	2032	60°	96.77
4SQLBV3035KLNf	4SQLBVL3SCLNf	29	3000	2780	60°	95.87
4SQLBV4035KLNf	4SQLBVL3SCLNf	42	4000	3820	60°	90.94
4SQLBV5035KLNf	4SQLBVL3SCLNf	50	5000	4478	60°	89.57
4SQLBV6035KLNf	4SQLBVL3SCLNf	64	6000	5406	60°	84.47
4SQLBV7035KLNf	4SQLBVL3SCLNf	75	7000	6130	60°	81.73
4SQLBV8035KLNf	4SQLBVL3SCLNf	83	8000	6569	60°	79.15
4SQLBV9035KLNf	4SQLBVL3SCLNf	84	9000	8141	60°	96.92
4SQLBV10035KLNf	4SQLBVL3SCLNf	93	10000	8885	60°	95.54

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Delivered Lumen Data (3500K Color Temperature) - Frosted Glass

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL5SCLNF	9	1000	774	60°	86.01
4SQLBV2035KLNf	4SQLBVL5SCLNF	21	2000	1852	60°	88.17
4SQLBV3035KLNf	4SQLBVL5SCLNF	29	3000	2533	60°	87.34
4SQLBV4035KLNf	4SQLBVL5SCLNF	42	4000	3480	60°	82.86
4SQLBV5035KLNf	4SQLBVL5SCLNF	50	5000	4080	60°	81.61
4SQLBV6035KLNf	4SQLBVL5SCLNF	64	6000	4926	60°	76.96
4SQLBV7035KLNf	4SQLBVL5SCLNF	75	7000	5585	60°	74.47
4SQLBV8035KLNf	4SQLBVL5SCLNF	83	8000	5985	60°	72.11
4SQLBV9035KLNf	4SQLBVL5SCLNF	84	9000	7418	60°	88.31
4SQLBV10035KLNf	4SQLBVL5SCLNF	93	10000	8095	60°	87.04

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Delivered Lumen Data (3500K Color Temperature) - Frosted Acrylic

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL6SCLNF	9	1000	821	65°	91.25
4SQLBV2035KLNf	4SQLBVL6SCLNF	21	2000	1964	65°	93.55
4SQLBV3035KLNf	4SQLBVL6SCLNF	29	3000	2687	65°	92.67
4SQLBV4035KLNf	4SQLBVL6SCLNF	42	4000	3692	65°	87.91
4SQLBV5035KLNf	4SQLBVL6SCLNF	50	5000	4329	65°	86.58
4SQLBV6035KLNf	4SQLBVL6SCLNF	64	6000	5226	65°	81.66
4SQLBV7035KLNf	4SQLBVL6SCLNF	75	7000	5926	65°	79.01
4SQLBV8035KLNf	4SQLBVL6SCLNF	83	8000	6350	65°	76.51
4SQLBV9035KLNf	4SQLBVL6SCLNF	84	9000	7870	65°	93.69
4SQLBV10035KLNf	4SQLBVL6SCLNF	93	10000	8589	65°	92.35

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Delivered Lumen Data (3500K Color Temperature) - Solite Micro-Prismatic Glass

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL7SCLNF	9	1000	878	55°	97.55
4SQLBV2035KLNf	4SQLBVL7SCLNF	21	2000	2100	55°	100.00
4SQLBV3035KLNf	4SQLBVL7SCLNF	29	3000	2873	55°	99.06
4SQLBV4035KLNf	4SQLBVL7SCLNF	42	4000	3947	55°	93.97
4SQLBV5035KLNf	4SQLBVL7SCLNF	50	5000	4628	55°	92.55
4SQLBV6035KLNf	4SQLBVL7SCLNF	64	6000	5587	55°	87.29
4SQLBV7035KLNf	4SQLBVL7SCLNF	75	7000	6334	55°	84.46
4SQLBV8035KLNf	4SQLBVL7SCLNF	83	8000	6788	55°	81.78
4SQLBV9035KLNf	4SQLBVL7SCLNF	84	9000	8413	55°	100.15
4SQLBV10035KLNf	4SQLBVL7SCLNF	93	10000	9181	55°	98.72

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Delivered Lumen Data (3500K Color Temperature) - Clear Poly Carbonate Glass

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL8SCLNF	9	1000	887	55°	98.60
4SQLBV2035KLNf	4SQLBVL8SCLNF	21	2000	2123	55°	101.07
4SQLBV3035KLNf	4SQLBVL8SCLNF	29	3000	2904	55°	100.13
4SQLBV4035KLNf	4SQLBVL8SCLNF	42	4000	3989	55°	94.98
4SQLBV5035KLNf	4SQLBVL8SCLNF	50	5000	4677	55°	93.55
4SQLBV6035KLNf	4SQLBVL8SCLNF	64	6000	5647	55°	88.23
4SQLBV7035KLNf	4SQLBVL8SCLNF	75	7000	6402	55°	85.36
4SQLBV8035KLNf	4SQLBVL8SCLNF	83	8000	6861	55°	82.66
4SQLBV9035KLNf	4SQLBVL8SCLNF	84	9000	8503	55°	101.23
4SQLBV10035KLNf	4SQLBVL8SCLNF	93	10000	9280	55°	99.78

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Delivered Lumen Data (3500K Color Temperature) - Clear Tempered Glass

FIXTURE	TRIM	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
4SQLBV1035KLNf	4SQLBVL9SCLNF	9	1000	897	55°	99.64
4SQLBV2035KLNf	4SQLBVL9SCLNF	21	2000	2145	55°	102.15
4SQLBV3035KLNf	4SQLBVL9SCLNF	29	3000	2935	55°	101.19
4SQLBV4035KLNf	4SQLBVL9SCLNF	42	4000	4032	55°	96.00
4SQLBV5035KLNf	4SQLBVL9SCLNF	50	5000	4727	55°	94.54
4SQLBV6035KLNf	4SQLBVL9SCLNF	64	6000	5707	55°	89.17
4SQLBV7035KLNf	4SQLBVL9SCLNF	75	7000	6470	55°	86.27
4SQLBV8035KLNf	4SQLBVL9SCLNF	83	8000	6934	55°	83.54
4SQLBV9035KLNf	4SQLBVL9SCLNF	84	9000	8594	55°	102.31
4SQLBV10035KLNf	4SQLBVL9SCLNF	93	10000	9378	55°	100.84

Above Values reflect 3500K color temperatures.

Scaling factors for other temperatures: 2700K = .92 ; 3000K = .97 ; 4000K = 1.01 ; 5000K = 1.04

90 CRI = .83

Available Reflector Finishes



Clear
Soft Specular **"SCL"**



Pewter
Diffused **"EPW"**
Soft Specular **"SPW"**



Haze
Diffused **"HAZ"**



Straw
Diffused **"EST"**
Soft Specular **"SST"**



Bronze
Diffused **"EBZ"**
Soft Specular **"SBZ"**



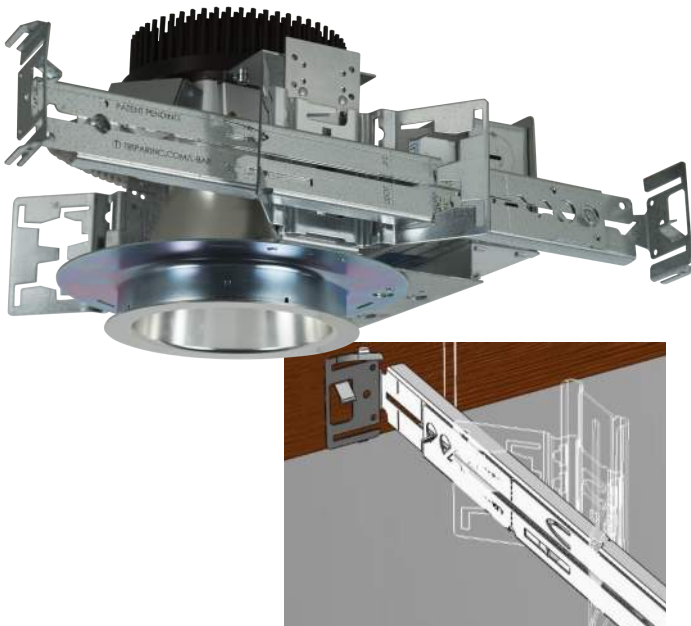
Wheat
Diffused **"EWT"**
Soft Specular **"SWT"**

Our standard reflector finish is soft specular clear Alzak (SCL). Additional hues are noted to left. Several of these are offered in both a soft specular and a diffused/matte finish. For colors not shown, contact our sales department for advice on custom anodized finishes.

Specified suffix of desired finish.

Example: 4VLEDSCL

Standard Hanger Bars



Interlocking L-Bar hanger bars are now standard with all recessed Coventry Architectural lighting fixtures. Installer friendly features include:

- L-Bars are fabricated from identical L-shaped cross sections that form a sturdy ½" by 1-½" C-channel profile for superior rigidity.
- Pre-marked with spacing locations for 24" T-bar; 16" and 24" joist ceilings (wood and metal).
- Extension locks with an easy-to-use integral twist tab. No separate fastener.
- Interlocking and expandable to 24". Can be increased to 36" or 48" with the use of one additional bars.
- Allows for offset mounting.
- Integral and barbed nail spike for wood joist ceilings.
- Fits into the c-channel notches on our butterfly mounting bracket.
- Complete details including video demonstration is available at www.pathwaylighting.com.

To increase the included L-Bar set to a 36" length, order two model #015-954 and use one per side. To increase to a 48" length, order one #LBAR which is a complete set of four bars and use two per side.



Artistic Light Panels

Figments of your Illumination™



LIGHTING
+GRAPHICS
+TECHNOLOGY

IMAGE



ILLUMINATED COLUMNS
EJE TRAVEL RETAIL
NEWARK LIBERTY INT'L AIRPORT
NEWARK, NJ

Artistic Light Panels

LSI's light panels are artistic Figments of Your Illumination™. They are slim, lightweight, quickly installable sheets of versatile, light-emitting material with specially-etched groove surfaces achieved through an exclusive 3D cutting process. The etched grooves allow LED light beams to travel uniformly across the panel surfaces, generating soft, even light with virtually no heat. Artistic light panels' slim profiles and low power draw suit them to numerous applications, including indoor, outdoor, display, accent and signage lighting.



10' X 5' BACKLIT IMAGE
KATSUYA SOUTH BEACH
MIAMI BEACH, FL

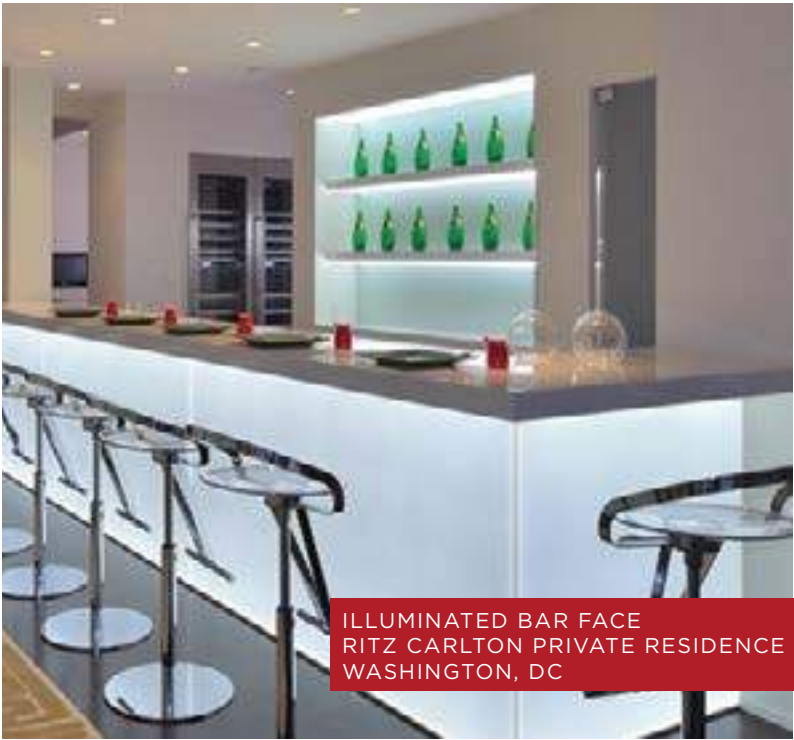
Leadership. Strength. Innovation.

Those were the key values upon which LSI Industries Inc. was established in 1976. Today, LSI continues to demonstrate these values through its dedication to integrated technology and design across all aspects of its manufacturing business. LSI is committed to advancing solid-state LED technology to produce affordable, high-performance, energy-efficient, IMAGE-enhancing lighting & graphic products that bring value to its customers. LSI has made significant investments in R&D and automation to ensure highest quality based on stringent requirements. LSI's vast offering of innovative solutions can serve virtually any lighting or graphics application. In addition, LSI can provide sophisticated lighting and energy management control solutions to help customers manage their energy performance. LSI's expertise also extends to design support, engineering, installation and project management for custom graphic installations in today's ever-changing retail environment.



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Artistic Light Panel: RGB + Color Tuning	9-10

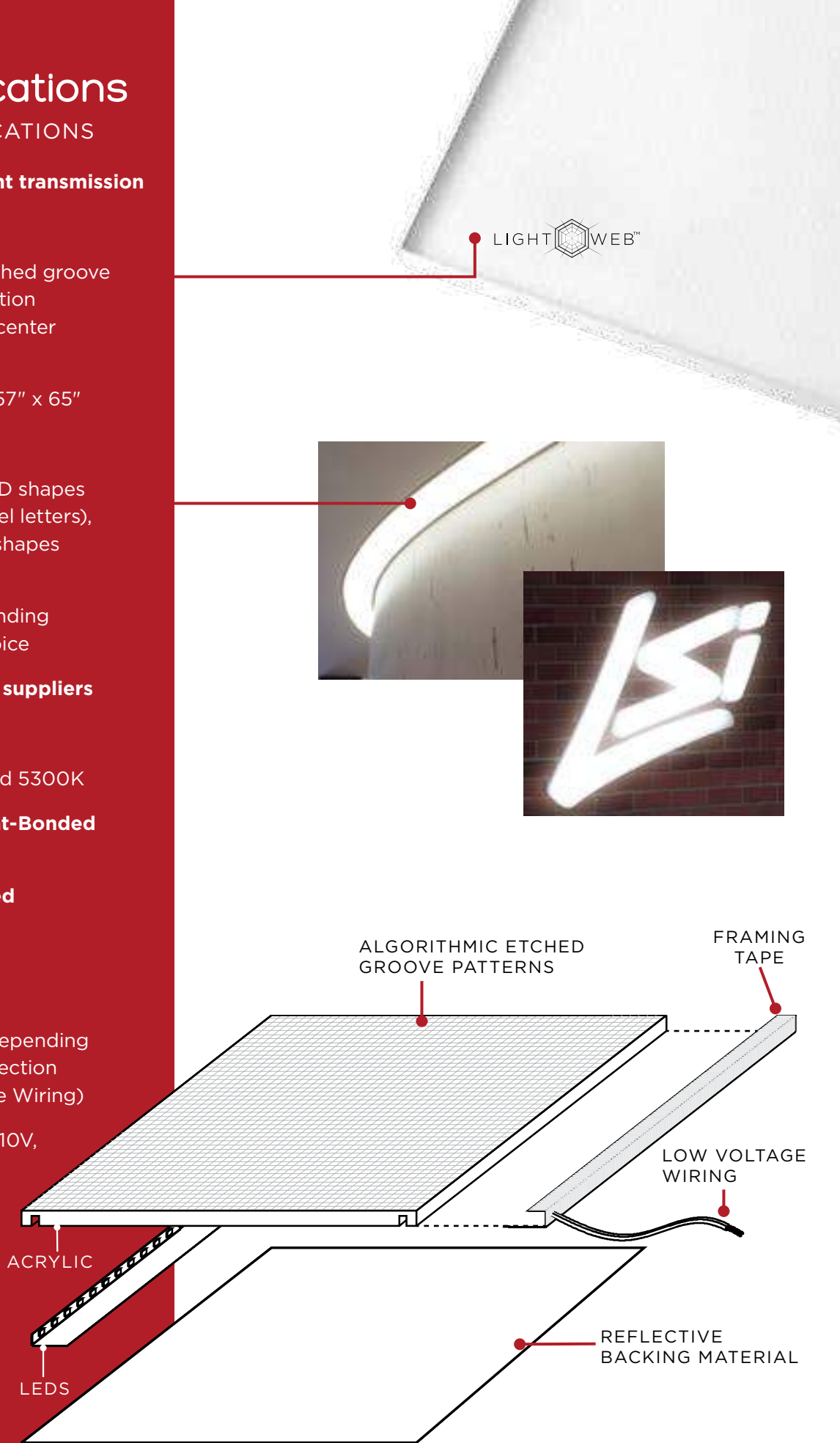


ILLUMINATED BAR FACE
RITZ CARLTON PRIVATE RESIDENCE
WASHINGTON, DC

General Specifications

FOR ALL FIXTURE APPLICATIONS

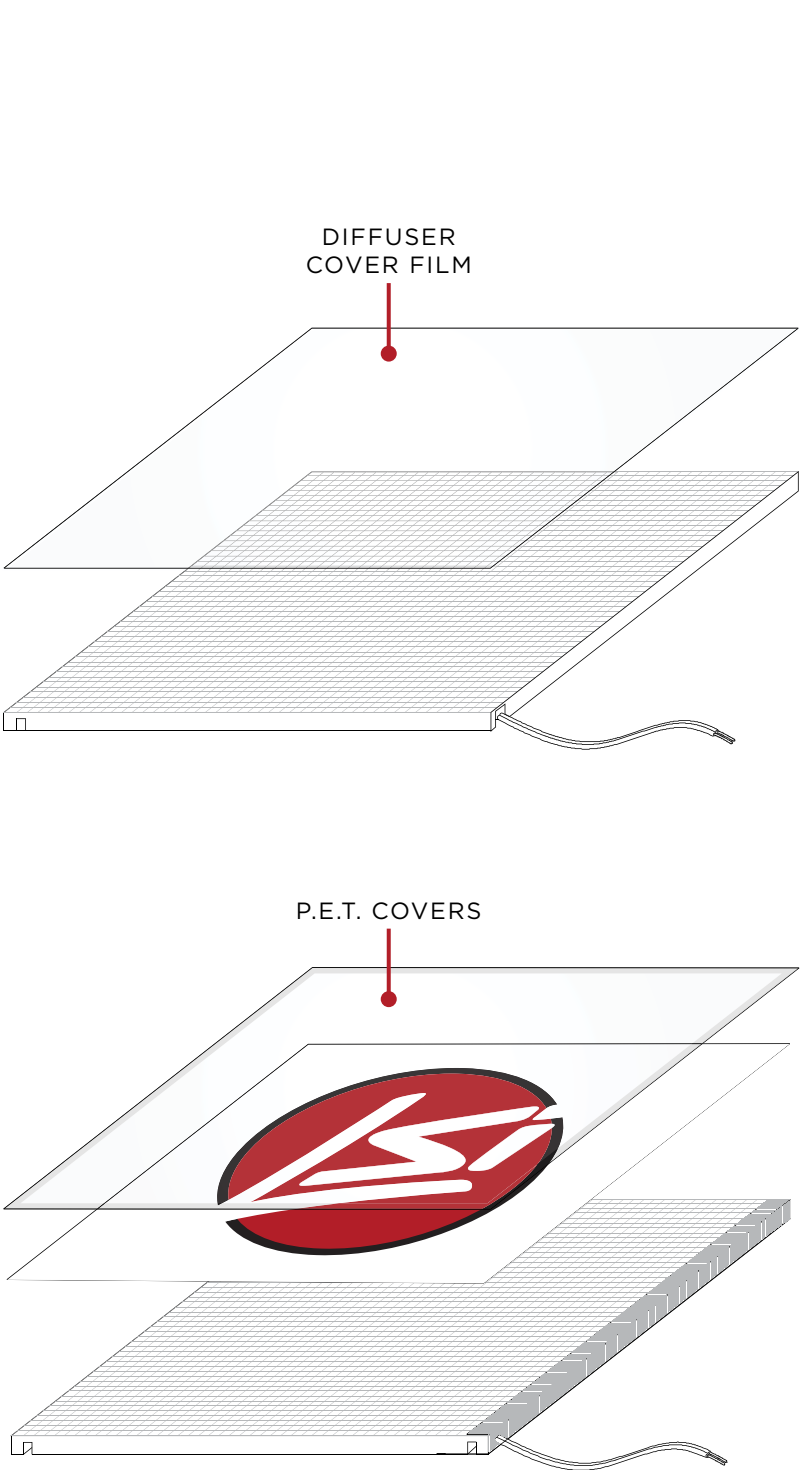
- **Optical grade acrylic 93% light transmission**
- **Glass polished edges**
- **LightWeb™** algorithmic 3D etched groove patterns for even light distribution (+/- 5% lux variance corner to center regardless of panel size)
- **Maximum size:** 120" x 78" or 157" x 65"
- **Minimum size:** 2" x 1"
- **Shapes available:** Flat panel 2D shapes (circles, ovals, triangles, channel letters), plus some custom 3D curved shapes (upon request)
- **Thickness:** 3/16" to 1/2", depending upon sheet size and frame choice
- **ANSI binned LEDS from tier 1 suppliers**
- **CRI: >80**
- **CRT available:** 2700, 4400 and 5300K
- **Industrial Mil Pearlescent Heat-Bonded Reflective Backing Material**
- **Moisture-Resistant Foil Backed Framing Tape**
- **Input Voltage:** 100V to 480V (Plug-In or Hardwire)
- **Output Voltage:** 12V or 24V, depending upon sheet size and power selection (with Concealable Low Voltage Wiring)
- **Dimmable** (hardwired MLV, 0-10V, or remote control plug in)
- **UL Recognized** 
- **Hospital and MRI Safe**
- **Field Serviceable**
- **Damp Location Rated when driven with a Class 2 Power Supply**



Optional Specifications

FOR ALL FIXTURE APPLICATIONS

- **High Output** for maximum panel size of 10 ft. x 5 ft.: 5W/linear ft., 360 lumens/ft.
- **Very High Output** for all panels over 10 ft. x 5 ft.: 10W/linear ft., 720 lumens/ft.
- **RGB Color Changing:** red, green, blue through DMX
- **Color Tuning:** 2700K to 5300K
- **Single or Dual Sided Illumination**
- **Special Purpose Frames & Enclosures**
 - a. Aluminum Protective Finish Frames
 - b. Aluminum Snap Frames removable for changing media material
 - c. Full Panel Acrylic Overlay Frames
 - d. Full Panel Glass Cover with Magnetic Removal Frame
- **Special Media Overlays**
 - a. P.E.T. covers for media protection in Snap Frames
 - b. Diffuser Cover Film for reduction of optical glare and groove concealment (max. size 157" x 60")
- **Multiple Panel Mounting Options**
 - a. Z Clips
 - b. Stand Offs
 - c. Pre-Drilled (all are drillable on site)
 - d. Key-Hole Frames
 - e. Mirror Clips
 - f. Pendant Cable Mounts
- **USB 5V Power System** available (max panel size 40" x 40")
- **Low Voltage Wire Color:** Black (standard) or White





BACKLIT ORANGE GLASS
BAR CENTRO AT THE BAZAAR BY JOSÉ ANDRÉS
SLS HOTEL, BEVERLY HILLS, CA

HIGH OUTPUT



UNDER-COUNTER LIGHTING
CENTRAL PARK RESIDENCE INN BY MARRIOTT
NEW YORK CITY



INTERNALLY ILLUMINATED RECEPTION DESK
NEW GOTHAM LUXURY RESIDENCES
NEW YORK CITY

Thin. Versatile. Seamless.

Built for seamless design integration at 1/4" thick, the frameless **High Output light panel system** becomes a tasteful, thin sheet of light. By integrating our highest grade 5W per linear foot LEDs into the optical grade acrylic etched with computer calculated groove patterns, we have delivered a light source that generates a soft & even background of light with virtually no heat. Suggested maximum fixture size for the level of lighting is 10 feet x 5 feet.

This design makes the system usable in many applications including indoor and outdoor display lighting, accents, signage, residential and commercial applications. See General Specifications on pages 4-5 for maximum/minimum size, power, color and controllability for this offering.



Specifications

MAXIMUM SIZE 10 ft x 5 ft

LIGHT OUTPUT 5W/Linear ft
360 Lumens/ft

APPLICATIONS Hospitality
Healthcare
Commercial Interior
Residential



BACKLIT LAMINATED GLASS
BRANDING + BLADE SIGN
JFK INT'L AIRPORT
NEW YORK CITY



BACKLIT GLASS AT ENTRANCES
MCCAIN MALL
NORTH LITTLE ROCK, AR

VERY HIGH OUTPUT



10' X 5' BACKLIT IMAGE
SLS SOUTH BEACH
MIAMI BEACH, FL



78" X 78" BACKLIT IMAGE ON GLASS
JFK INT'L AIRPORT
NEW YORK CITY

Very High Output. Virtually Limitless.

The **Very High Output light panel system** employs double the LED output, at 10W per linear foot, compared with the High Output light panel system. It is aimed at large applications of greater than 10 feet x 5 feet, including retail signage and high visibility areas. It is essential for backlighting dense media materials such as fabrics, stone, logos - or any size panel where you want to push light to the limit. Look to the General Specifications on pages 4-5 for maximum/minimum size, power, color and controllability for this offering.

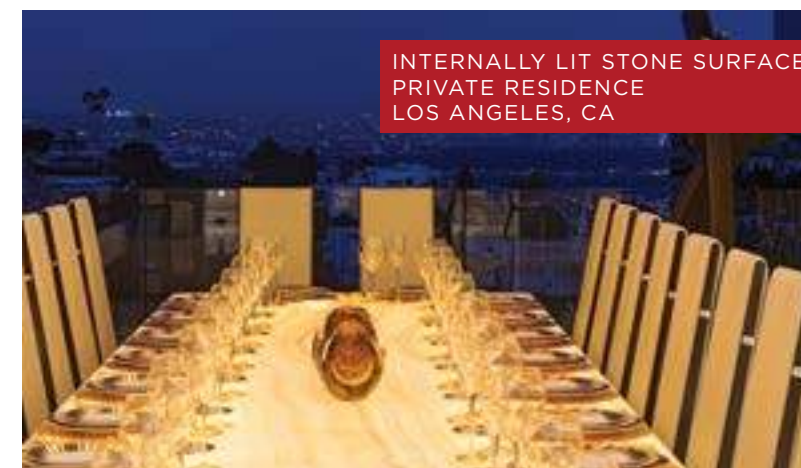


Specifications

MAXIMUM SIZE 120" x 78" or
157" x 65"

LIGHT OUTPUT 10W/Linear ft
720 Lumens/ft

APPLICATIONS Logos / Branding
Signage
Custom Fixtures
Retail



INTERNALLY LIT STONE SURFACE
PRIVATE RESIDENCE
LOS ANGELES, CA



RECEPTION DESK
RGB COLOR CHANGING BACKLIT GLASS
UNIVERSAL MUSIC GROUP
SANTA MONICA, CA



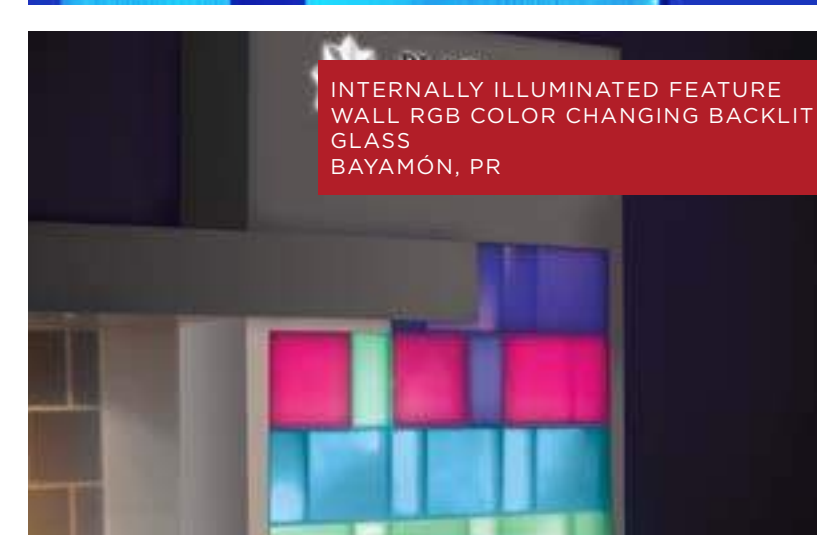
RGB & COLOR-TUNING



FEATURE WALL
7' X 7' BACKLIT WHITE ONYX
BEVERLY HILLS, CA



RGB COLOR CHANGING PANELS
PRIVATE VODKA BAR
BEVERLY HILLS, CA



INTERNALLY ILLUMINATED FEATURE
WALL RGB COLOR CHANGING BACKLIT
GLASS
BAYAMÓN, PR

Rich. Vibrant. Dynamic.

With Red, Green & Blue LEDs on the same chip you can design away. Our system of construction remains the same as in other panels, while the size and shape is left to your imagination. Colors come to play in this panel system: you can select from a spectrum of 16.4 million available colors, and adjust color transitions from 1/10 of a second to 3.4 seconds.

With Color-Tuning controllable panels, you have a color range of 2700K-5300K that spans day to evening, and warm to cool. You can adjust that range to suit your needs with either an automatic programmable DMX controller or a simple hand held device — both of which also control power and dimmability. With color-tuning ability, the opportunities for color customization in any environment are virtually limitless. See General and Optional Specifications on pages 4-5 for more details.



Specifications

MAXIMUM SIZE	120" x 78" or 157" x 65"
POWER CONSUMPTION	5W/Linear ft
APPLICATIONS	Retail Hospitality Healthcare Commercial Interior Residential





LSI Industries is a leading visual image company providing comprehensive lighting, graphic and technology solutions for commercial/industrial, petroleum/convenience store, multi-site retail, sports and entertainment markets.

Leveraging technology, design, manufacturing and program implementation capabilities, LSI advances customers brands with energy-efficient interior and exterior lighting fixtures and lighting controls, custom graphic elements and décor programs, integrated digital signage solutions and advanced retail technology.

LSI trades on the NASDAQ exchange under the symbol LYTS.

www.lsi-industries.com

LSI Graphic Solutions

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