

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: American Group Medical Association

LOCATION: Old and Historic Alexandria District
1 Prince Street

ZONE: CD/Commercial downtown zone

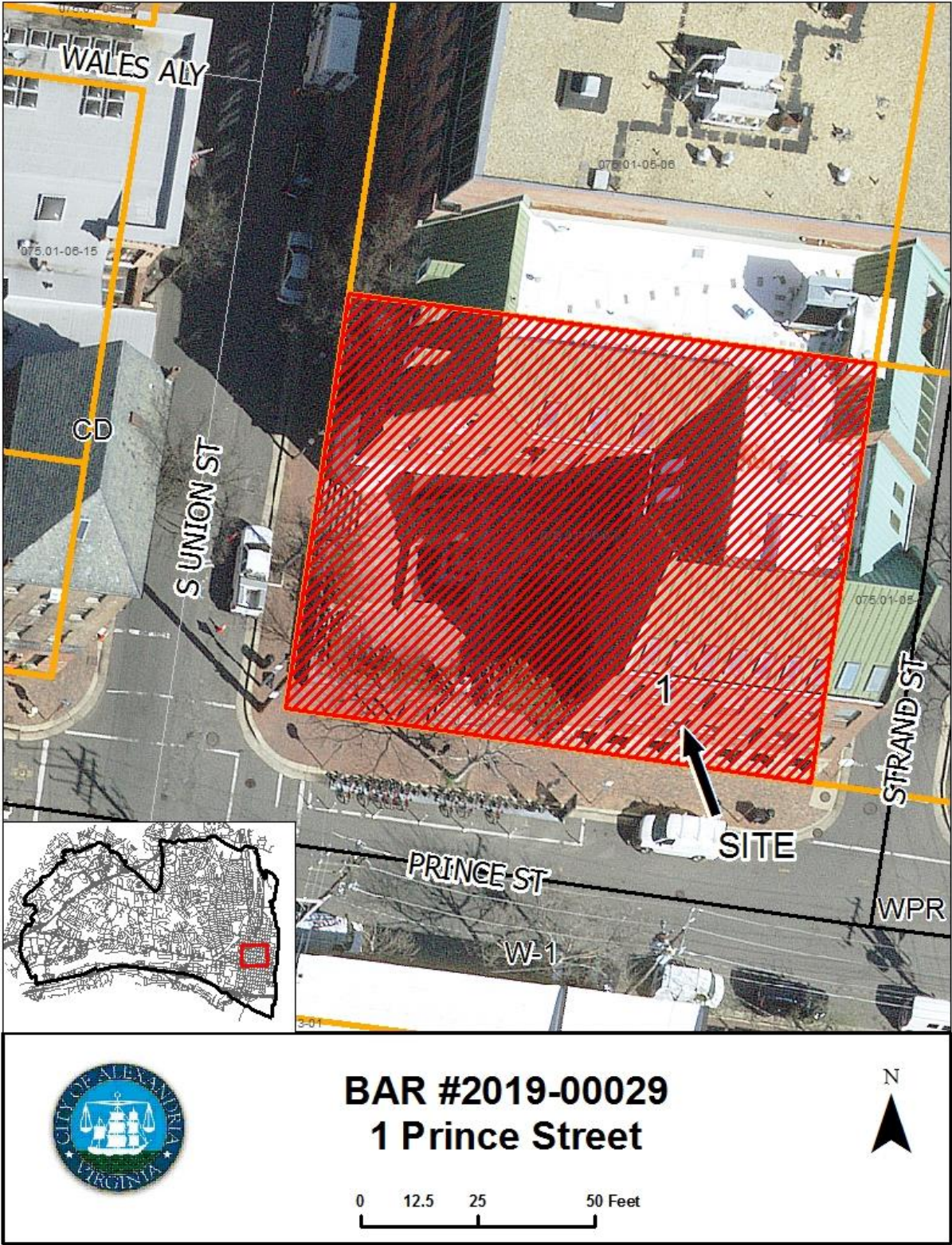
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Submit window specifications prior to applying for building permit to confirm compliance with the BAR's adopted window policy;
2. The maximum height of all mechanical screening must not exceed six feet;
3. Confirm the intensity of the exterior lighting is appropriate for the site and is not the brightest lighting on the block-face; and,
4. As noted in the zoning comments in Section IV, the applicant must confirm whether a Minor Site Plan amendment is required prior to issuance of a building permit.

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.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for alterations at 1 Prince Street. The proposed alterations include the following:

- Replace 43 existing, fixed, single-light windows with single-light aluminum frame windows with an awning window on the bottom portion.
- Convert the existing water fountain to a planter.
- Replace the existing steps and plaza paving with new porcelain pavers.
- Install new exterior lighting, four bollards (38" high and 6" in diameter) and two uplights.
- Install two 4' wide and two 6' wide benches anchored to the plaza paving.
- Screen existing mechanical units with 6' tall Greenscreen steel panels and a wood access door on the west elevation and an 8' tall Greenscreen on the north elevation of the utility yard.

II. HISTORY

The brick office building at 1 Prince Street, known as The Strand Building, was approved by the BAR on two occasions in **1983**. The large, L-shaped commercial building plan is visually broken into two side-gable masses connected by a hyphen, framing an open, private plaza on the northeast corner of Prince and South Union streets. The architectural character of the building is a Post-Modern(ish) waterfront warehouse vernacular that has aged better than most Old Town office buildings from this period.



Photo 1: Existing conditions of the plaza at 1 Prince Street.

Previous BAR Approvals

BAR2019-00028 – staff administratively approved repointing, replacement handrails, step lighting, and wall mounted lighting.

BAR2016-00169 – staff administratively approved signage.

BAR2013-00090/00091 – the Board approved a Permit to Demolish and Certificate of Appropriateness for alterations.

BAR2011-00038 – staff administratively approved signage.

BAR2010-00225 – staff administratively approved the installation of a rooftop HVAC unit.

BAR96-00147 – staff administratively approved signage.

III. ANALYSIS

Staff finds the proposed exterior alterations to be appropriate for this modern commercial building.

Windows

The *Design Guidelines* state that windows are principal character defining features of a building and serve both functional and aesthetic purposes. The applicant is proposing to replace the 43 fixed, single-light, aluminum framed windows on the building. The multi-light windows on the west, south and east elevations will not be replaced. The proposed replacement windows will be installed within the existing window openings, maintaining the size and location but the design and operation of the replacement windows will differ from the existing windows. The proposed window design includes a fixed pane over an operable awning unit in the bottom of the existing opening with an insect screen in order to provide fresh air for the building tenants. Staff supports the proposed design change because it will not have a negative impact on the architectural style of the modern commercial building and was a common window design during the period when this building was constructed.

However, staff does not support the bronze tint and slight reflectivity of the proposed windows because it does not comply with the BAR's adopted policy that glazing on all windows should be clear, non-reflective and without tint. Low-E glazing is encouraged for energy conservation, but the glass must have a minimum 72% visible light transmission, Low-E 272 generally meets the criteria.

Utility Yard Screening

The applicant is proposing to screen the existing utility yard in the elevated plaza with a freestanding Greenscreen with vines and an access wood door. A Greenscreen is the trade name of a brand of open or woven metal installed as a vertical trellis/fence intended to support plant material. The existing utility equipment is visible from the public right-of-way and the *Design Guidelines* state that utilities located in a visually prominent area of a building should be screened. Staff supports the proposed screening, however, the proposed 8' Greenscreen on the north elevation of the utility yard is visually unsupported and unrelated to the height of surrounding fences and masonry piers. Staff believes this one segment of Greenscreen should be reduced to 6' to match the screening on the west elevation. Six feet of Greenscreen will sufficiently screen the utility yard.

Site Features

The applicant proposes conversion of the existing water fountain to a planter feature, install fixed benches and exterior lighting. While the fountain was a central design feature of the original plaza, planters can also contribute to a friendly and inviting streetscape, providing color and variety and softening the hard edges of a building. Staff, therefore, supports the conversion of the existing water fountain to a planter. The size, location and, design of the existing fountain walls will not be altered. The proposed planter will also include a 2' Greenscreen attached to the fountain.

The proposed benches are compatible with the site features and similar to the City's standards. They are only being reviewed by the BAR in this case because they are bolted to the pavement, making them "permanent" features. Loose furniture and plant materials are not reviewed by the BAR.

The proposed bollard lighting will be 38" inches high and approximately 6" in diameter. The bollards will be located on the west and south elevation of the plaza. The uplights will be located in the proposed planter feature. The *Design Guidelines* state that the Board is primarily concerned with the intensity of the light and discourages lighting which detracts from the appearance of the historic district. The proposed lighting will accentuate the landscape elements of the plaza and provide illumination for safety reasons after dark. Staff supports the proposed exterior lighting. The applicant should work with staff to confirm the intensity of the exterior lighting, so that it is not the brightest feature in the area and does not overwhelm the nearby historic buildings.

The application also includes the replacement of at-grade paving and existing steps. Based on the *BAR Policies for Administrative Approval*, no BAR approval is required to replace at-grade paving not used for alleys, drives or parking. The replacement of the existing steps meets the criteria for administrative approval. Staff has no objection to the replacement of the steps with porcelain pavers. Staff recommends approval of the Certificate of Appropriateness, as amended with the noted conditions.

STAFF

Amirah Lane, 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 comply with zoning but may require an amendment to the released site plan, SIT83-00030. Refer plans to development.

Code Administration

C-1 A building permit is not required based on the scope of work listed in application material.

Transportation and Environmental Services

1. Comply with all requirements of [SIT83-0030](T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00029: 1 Prince Street

BAR Case # _____

ADDRESS OF PROJECT: One Prince Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 75.01, Parcel 7 ZONING: CD

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

☒ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: American Medical Group Association

Address: One Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703.838.0033 E-mail: wmorris@amga.org

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

Name: Michael Patton, AIA Phone: 703.787.0882

E-mail: mpatton@dbia.com

Legal Property Owner:

Name: American Group Medical Association

Address: One Prince Street

City: Arlington State: VA Zip: 22314

Phone: 703.838.0033 E-mail: wmorris@amga.org

- ☐ 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.*
- | | | | |
|---|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>convert fountain to planter, replace paving and steps materials, add benches</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

1. Replace leaking windows with energy efficient 1" insulating glass with low-E coating with bottom operable awning unit with screen and fixed unit above.
2. Convert leaking and antiquated water fountain to a planter feature.
3. Remove and replace rusted and failing plaza slab structure where required to match existing condition.
4. Replace existing paving and steps with new materials.
5. Add bollard lighting.
6. Add fixed benches.
7. Add screen wall with gate at transformer.

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: Michael Patton

Printed Name: Michael Patton, AIA

Date: 01.29.19

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. <u>AMGA</u>	<u>1 Prince ST</u>	<u>100 %</u>
2.		
3.		

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

Name	Address	Percent of Ownership
1. <u>N/A</u>	<u>No partners</u>	
2.		
3.		

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

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

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

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

1/15/19 Clyde L. Morris, Jr [Signature]
Date Printed Name Signature



PROPOSED PLAZA IMPROVEMENTS & WINDOW REPLACEMENT PROJECT

BAR PUBLIC HEARING SUBMISSION
JANUARY 29, 2019

AMGA AT ONE PRINCE STREET

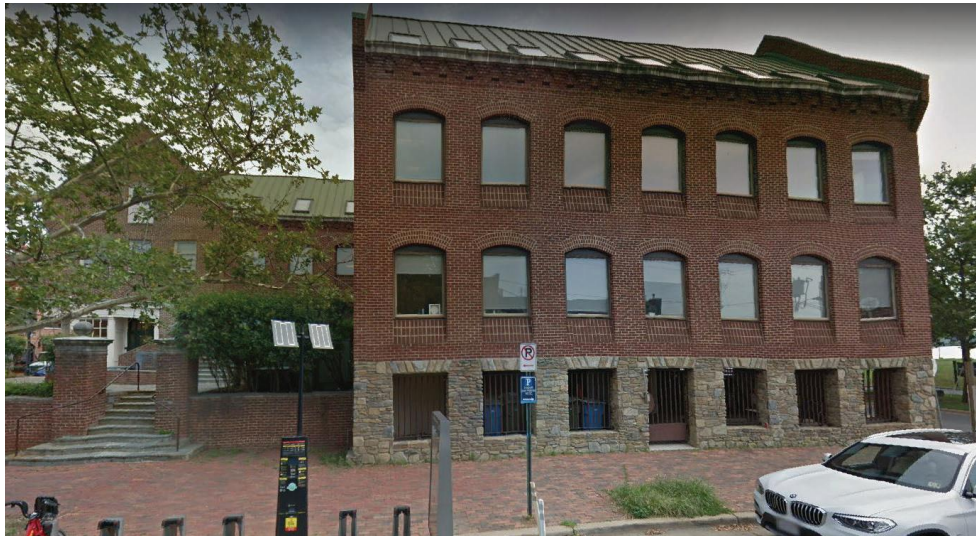


PHOTO 1 - EXISTING WINDOW - SINGLE FIXED UNIT WITH BRONZE ANODIZED FRAME AND TINTED GLASS



PHOTO 2 - PROPOSED WINDOW REPLACEMENT - SINGLE FIXED UNIT ABOVE AWNING UNIT WITH BRONZE ANODIZED FRAME AND INKIND REPLACEMENT GLASS

WINDOW REPLACEMENT-
REPLACE LEAKING WIN-
DOWS WITH ENERGY EF-
FICIENT 1" INSULATING
GLASS UNITS WITH LOW-E
COATING WITH BOTTOM
OPERABLE AWNING UNIT
AND FIXED UNIT ABOVE.

THIS WORK APPLIES TO
THE 43 FIXED WINDOW
UNITS AND EXCLUDES THE
EXISTING WINDOWS WITH
DIVIDED LITES.

THE EXISTING GLASS IS A
1" INSULATING GLASS UNIT
WITH A BRONZE TINT AND
SLIGHT REFLECTIVITY.

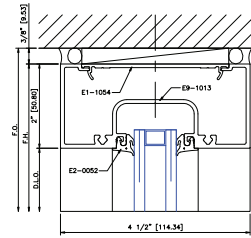
THE PROPOSED REPLACE-
MENT GLASS WILL BE
AESTHETICALLY EQUAL
(IN KIND) WITH THE EXIST-
ING GLASS IN TERMS OF
COLOR, LIGHT TRANSMIT-
TANCE, AND REFLECTIVITY.



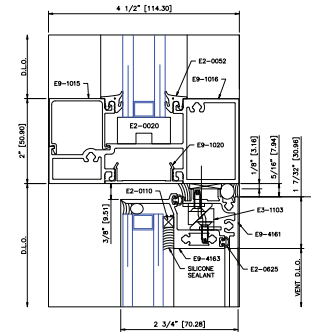
PHOTO 1 - EXISTING WINDOWS - SINGLE FIXED UNIT WITH BRONZE ANODIZED FRAME AND TINTED GLASS



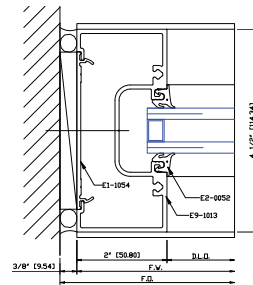
PHOTO 2 - PROPOSED WINDOW REPLACEMENT WITH DARK BRONZE AND ANODIZED ALUMINUM FRAME WITH AWNING UNIT ON BOTTOM PORTION



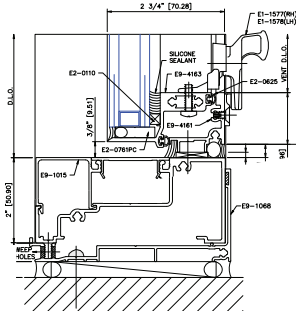
WINDOW HEAD SECTION



WINDOW SILL SECTION



WINDOW JAMB SECTION



WINDOW SILL SECTION

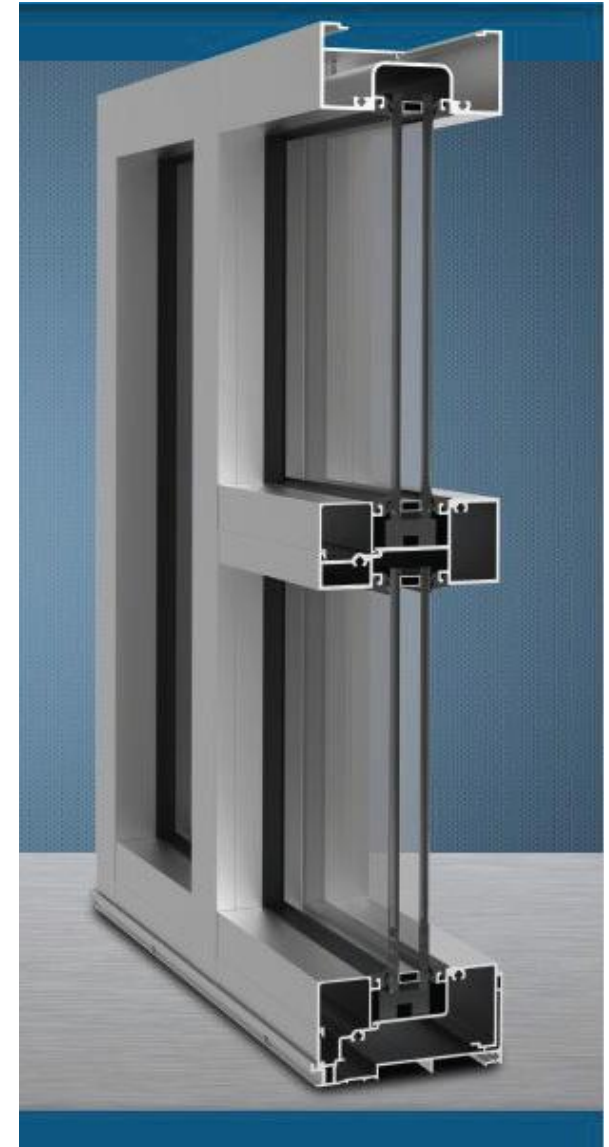




PHOTO 1 - EXISTING FOUNTAIN, WALLS, AND PAVING

FOUNTAIN CONVERSION
- CONVERT LEAKING AND ANTIQUATED WATER FOUNTAIN TO A PLANTER FEATURE, REFER TO SHEET 6

PAVING REPLACEMENT
- REPLACE EXISTING PAVING AND STEPS WITH NEW MATERIALS INCLUDING TREAD AND RISERS AT THE STEPS, REFER TO SHEET 6

PLAZA LIGHTING - ADD BOLLARD LIGHTING, REFER TO SHEET 7

PLAZA SEATING - ADD FIXED BENCH SEATING, REFER TO SHEET 7

SCREENWALL - ADD SCREEN WALL WITH GATE AT TRANSFORMER, REFER TO SHEET 6



PHOTO 3 - EXISTING LOWER LEVEL PLAZA



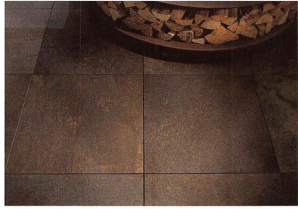
PHOTO 2 - EXISTING STEPS



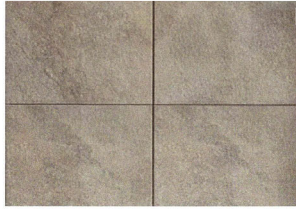
PHOTO 4 - VIEW OF LOWER PLAZA LOOKING TOWARDS TRANSFORMER



1 PORCELAIN PAVERS - Bands
(XT Bluestone color or Sim.)



2 PORCELAIN PAVERS - Accent Diamonds
(Kronos Rust or Sim.)



3 PORCELAIN PAVERS - Field Areas
(XT Titan color or Sim.)

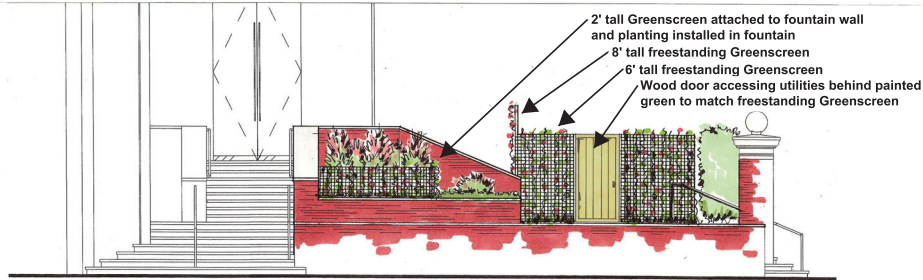


PORCELAIN PAVERS TECHNICAL CHARACTERISTICS

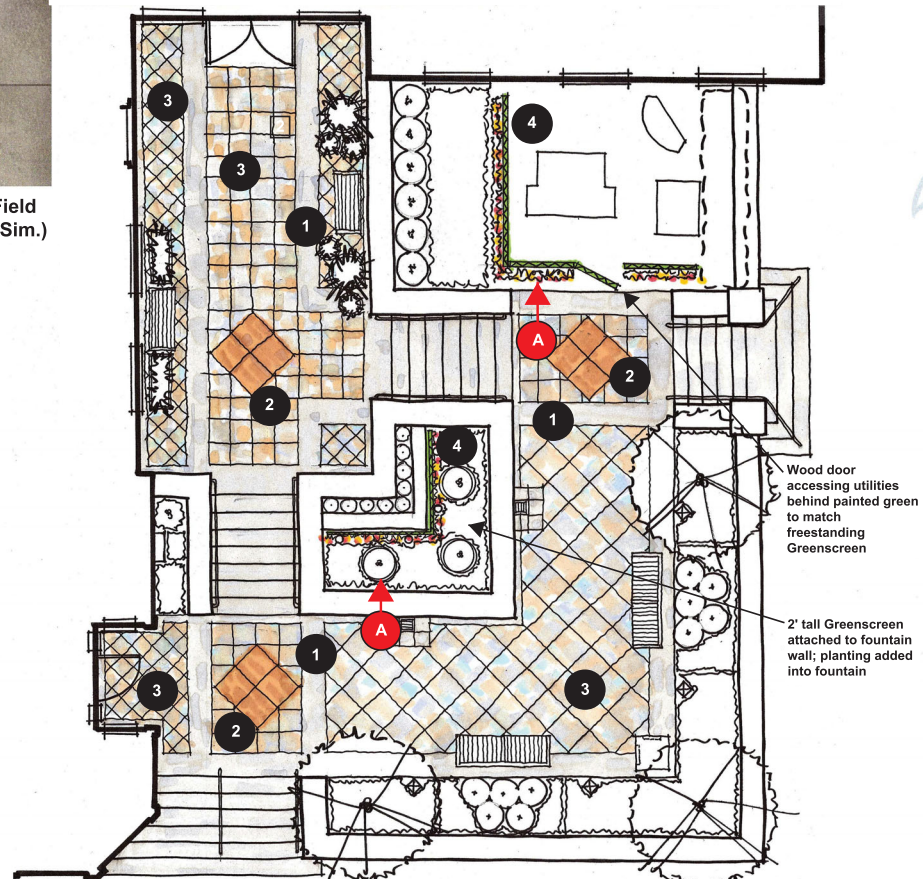
Characteristic	Test Method	Value*
Thickness		3/4"
Weight		9 lb/sq.ft
Water absorption	ISO10545-3	<0.1%
Breaking strength	ISO 10545-4	> 2200 lbf
Modulus of rupture	ISO 10545-4	> 7000 psi
Static load capacity *	center side center diagonal	>1700 lbf >1200 lbf >1500 lbf
Bending strength	EN1339	Class 34
Impact resistance	ISO 10545-5	>0.55
Resistance to abrasion	ISO 10545-6	conforms
Resistance to abrasion	ISO 10545-6	conforms
Frost resistant	ISO 10545-12	resistant
Resistance to thermal shock	ISO 10545-9	resistant
Resistance to chemicals	ISO 10545-13	UA
Resistance to acids & alkalis	ISO 10545-13	UA/UA
Resistance to staining	ISO 10545-14	Class 5
Fire resistance	EN13501-1	A1-A1 FL
Barfoot ramp test	DIN 51097	A+B+C
Shod ramp test	DIN 51130	R11
Static coefficient of friction	ASTM C1028-2007	>0.6 wet >0.6 dry
Slip resistance	DM236/89 B.C.R.A.	>0.40

*Average values - compliant with relevant standard
** 24" x 34" pavers

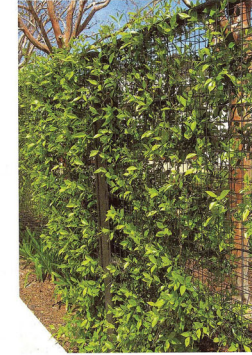
PORCELAIN PAVERS - Product Data Sheet



A ELEVATION - Green Screen at Fountain and Utility Yard
Scale: 1/4" = 1'-0"



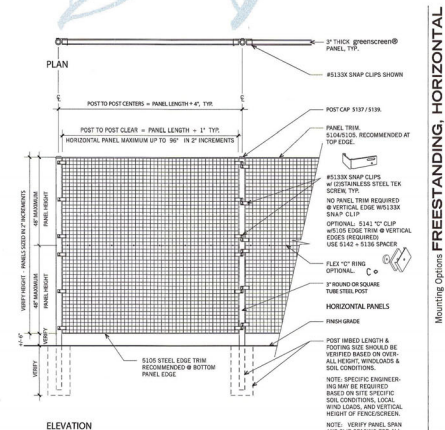
THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ACTUAL QUANTITIES, DIMENSIONS, MATERIALS, OR CONDITIONS.



4 GREENSCREEN w/ VINES (2', 6', and 8' tall)

mounting options

Freestanding, Horizontal
Shown below are typical installation details for horizontal freestanding panels.



greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

GREENSCREEN - Mounting Information

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

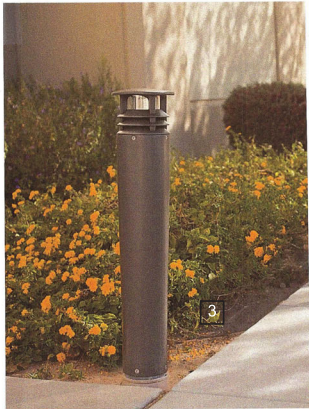


PROJECT NO. 1804
January 22, 2019



AMGA AT ONE PRINCE STREET CONCEPTUAL LANDSCAPE DESIGN





1 BOLLARD - Forms + Surfaces 'Cordia' Bollard



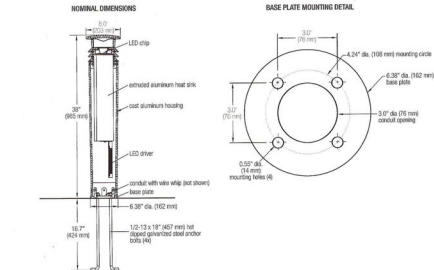
2 UPLIGHT - BK Lighting 'Denali' Series Uplight



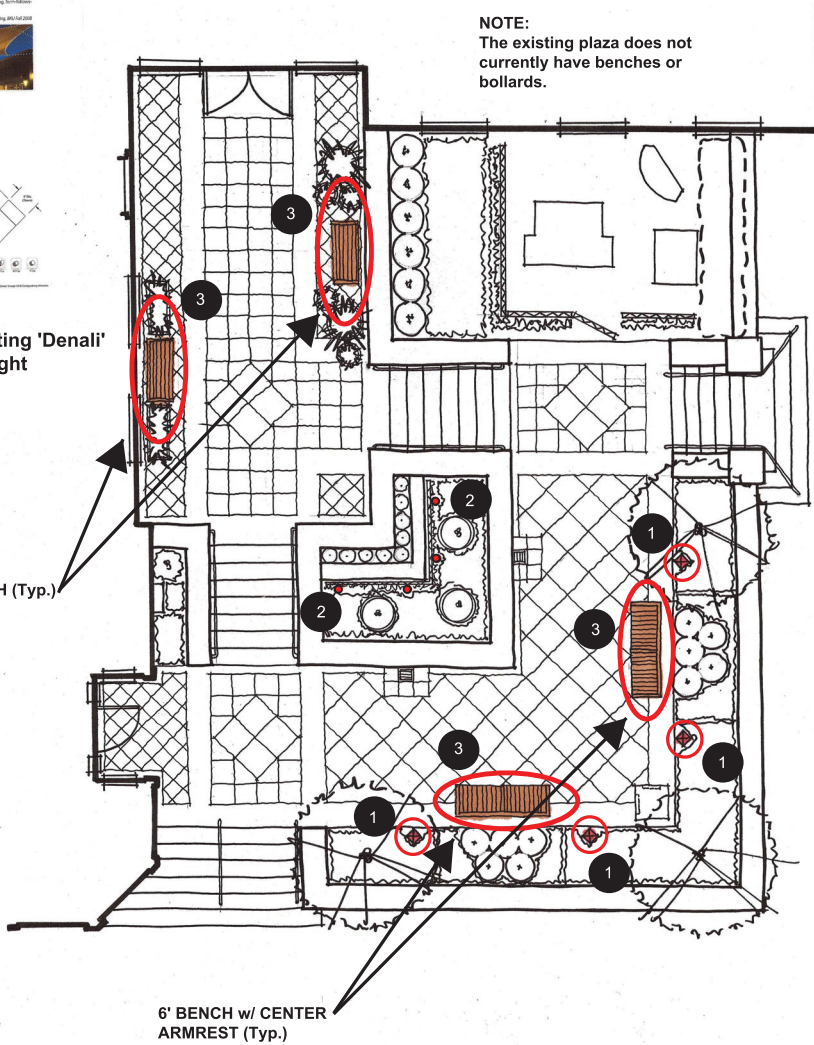
Cordia BOLLARD

Cordia Bollards have a dynamic design that transitions from circular at the base to square at the top, creating a unique sense of style while retaining optimal light output and LED performance. Bollard body and base are durable aluminum with a powdercoat finish. Cordia Bollards coordinate with Cordia Pedestrian Lighting and the rest of the Cordia line, and can be used to bring a contemporary twist to even the most traditional landscape settings.

MATERIAL & CONSTRUCTION DETAILS	INSTALLATION & MAINTENANCE
CONSTRUCTION <ul style="list-style-type: none"> Body consists of corrosion-resistant cast aluminum and a clear acrylic lens. Body is made from corrosion-resistant cast aluminum with a powdercoat finish. Base is made from corrosion-resistant aluminum with a powdercoat finish. 	LED LIGHT SOURCE & DRIVER <ul style="list-style-type: none"> Features advanced LED technology with 3200K, 4000K warm white and 4000K neutral white LEDs. LED chip is mounted on an internal aluminum heat sink. LED driver has power in 100-270VAC. Clear lens is 100% shatter resistant.
FINISH <ul style="list-style-type: none"> See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, grain protrusions are not offered for cast components. 	INSTALLATION <ul style="list-style-type: none"> Bollards must be surface mounted using four tamper-resistant bolts. Installation of a surge protector is part of each unit's wiring is recommended. Necessary hardware is included. Temporary installation upon request.
LENS, MOBILITY & SHIELDING OPTIONS <ul style="list-style-type: none"> Includes an optically clear acrylic lens. Bollard emits light with a 360° visibility. Optional shield is available with 180° coverage. 	MAINTENANCE <ul style="list-style-type: none"> Acrylic surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.



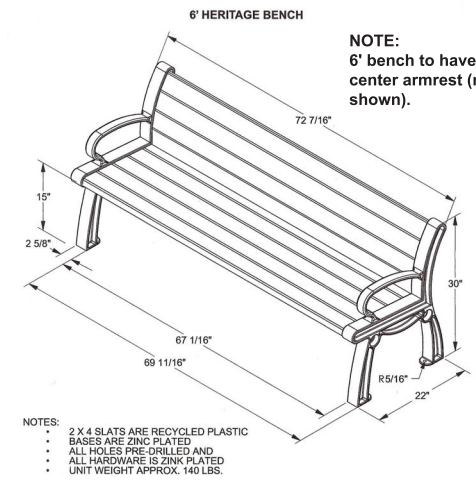
BOLLARD - Product Data Sheet



3 BENCH - Belson Heritage Bench (4' and 6')



Model # PB6-HER Dimension Sheet



BENCH - Product Data Sheet

PROJECT NO. 18004
January 22, 2019



AMGA AT ONE PRINCE STREET
CONCEPTUAL LANDSCAPE DESIGN

