

ISSUE: Certificate of Appropriateness for alterations and Waiver of Vision Clearance

APPLICANT: NOVA Petroleum Realty, LLC

LOCATION: Old and Historic Alexandria District
801 North Washington Street

ZONE: CDX/Commercial Downtown Zone (Old Town North)

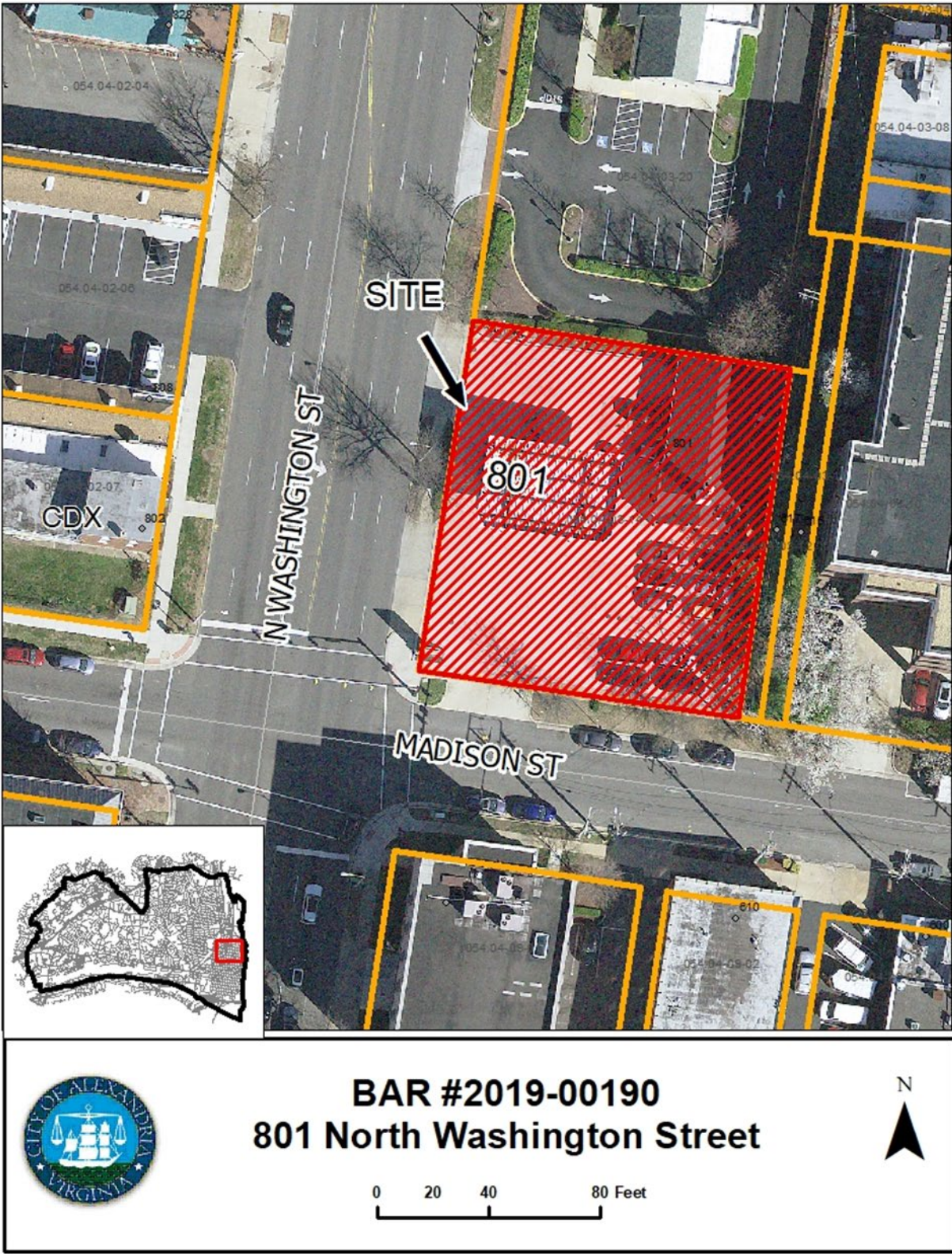
STAFF RECOMMENDATION

Staff recommends that the Certificate of Appropriateness for alterations and Waiver of Vision Clearance be approved with the following conditions:

1. No signs on the site may be internally illuminated except for the price numerals on the monument sign, whose intensity is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



UPDATE

This case was deferred at the BAR hearing on June 5, 2019 because of a concern over illumination, the number of additional signs proposed and a lack of coordination with similar alterations being simultaneously proposed at other gasoline service stations on Washington Street. The BAR asked that all of the cases for the stations be brought forward for consideration at the same time. The proposed sign master plan closely mirrors that of the Exxon stations at 703 North Washington Street and 501 South Washington Street and much of the information below is repeated from those staff reports.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to reface the existing canopy over the fuel pumps with a new non-illuminated fascia and to replace the existing pole-mounted fuel price sign with a new monument style sign, as well as a Waiver of Vision Clearance at the Shell gasoline station at 801 North Washington Street.

Certificate of Appropriateness

- Reface the existing canopy with a non-illuminated, Level 2 aluminum fascia painted yellow and red; and
- Replace the existing pole mounted freestanding price sign with a 4' wide by 4' tall monument sign placed on a 1' tall brick foundation (5' overall height). The proposed sign will have LED illuminated numerals.

Waiver of Vision Clearance

The applicant is requesting a vision clearance waiver for the new monument style sign that will replace the existing pole mounted sign on the northeast corner of the North Washington and Madison streets intersection.

Site context

This gasoline station is located on Washington Street, which is part of the George Washington Memorial Parkway (Parkway) as it passes through Alexandria on its way from Washington, DC to the shrine at Mount Vernon. The gas station is located at the northeast corner of the intersection of North Washington and Madison streets.

II. HISTORY

This vernacular Mid-Century/Colonial Revival style, red brick gasoline service station with a side gable roof and cupola was built **ca. 1958**. The canopy above the pump islands was added in 1996. The station is constructed of red brick with a black shingle roof containing a cupola in a nod to maintenance of the memorial character of the George Washington Memorial Parkway. As there are no precedents for a Colonial Revival style canopy over the fuel pumps, the BAR reluctantly

accepted the functional need for this modern structure and asked that it be as visually minimal as possible when it was approved.

Previous BAR Approvals

BAR CASE # 96-00106 – approval for signage and canopy (10/03/1996)

BAR CASE # 97-00128 – approval for signage (9/17/1997)

BAR CASE # 97-00167 – approval for canopy (8/20/1997)

BAR CASE # 2003-00232 – approval of signage (11/19/2003)

BAR CASE # 2015-00212 – approval for gas tank vent replacement (7/10/2015)

III. ANALYSIS

Certificate of Appropriateness

The BAR and the National Park Service (NPS) are jointly concerned with the maintenance of the memorial character of the Parkway within the City limits under a 1929 agreement between the City of Alexandria and the Federal government. Therefore, all requests for signs and new construction or alterations on Washington Street are routed to the NPS for advisory comment, as are all cases on the Potomac River waterfront. The NPS submitted comments appreciating “the reduction in size of the monument sign” shown in the previous application (deferred at the June 5 hearing) and “the use of a brick base to provide continuity within the historic character of the parkway.” However, the NPS still finds that the illumination “is not appropriate” and recommends that the applicant reconsider.

Title 9, Chapter 7 of the Code of the City of Alexandria, Virginia regulates gas station signs, in accordance with the Code of Virginia Secs. 59-41 to 59-60. The requirement for and the size of the price numerals portion of the monument sign are set by these codes, as is the requirement that each pump be branded by the fuel company. Regarding size for a gasoline station price ID sign, the City Code states: “The sign shall be no less than three feet in width and no less than four feet in height, shall be no greater than four feet in width and five feet in height, and shall be only square or rectangular in shape.” The applicant has substantially reduced the previous size of the monument sign to the maximum allowed by City Code to display prices and eliminated the internally illuminated Shell logo.

Staff notes the zoning staff comments alerting the applicant that freestanding signs must comply with the new sign requirements of the zoning ordinance within seven years of notification of all businesses in the city that have these signs. The proposed monument sign complies with the new zoning ordinance provision except for front yard setback. The revised ordinance requires that freestanding signs to be set back 10’ from the front lot lines. This is not possible in many locations throughout the City without reconstructing curb cuts that provide access to the business and may conflict with fuel deliveries at gasoline stations, so it is possible that this portion of the ordinance will be amended by the City before the seven-year deadline. Staff supports reconstruction of this freestanding monument style sign in the same location as the previous sign with the applicant’s acknowledgement that they will have to comply with whatever the freestanding sign regulations are in effect are at the end of the seven year sunset provision and that approval of this sign by the BAR does not grandfather any noncompliance with regard to setback.



Figure 1: LED price sign at 442 N Henry

The price numbers are proposed to be LEDs, which is the now the industry standard, and these have been installed on stations throughout Alexandria, including the Shell station that was approved several years ago by the PG BAR for 442 North Henry (Figure 1). Staff has not received any objections from the community about these lights. However, the present applicant has agreed to install dimmers on the LEDs and to work with staff in the field at night to reduce their intensity if they are found to be incompatible with the illumination levels of the surrounding streetscape on Washington Street, as is the BAR's standard condition for lighting.

According to the BAR's 1993 *Design Guidelines*, "The Board is particularly concerned about the extensive proliferation of exterior signs at gasoline service stations. The Zoning Ordinance provides specific limitations on the number of exterior signs permitted for any building depending on its size. In addition, the Zoning Ordinance specifically prohibits a number of sign types that are commonly associated with gasoline service stations." The BAR's rationale was that 20th century gasoline service stations with freestanding canopies were an iconic building type that did not need excessive signs to inform the public of their purpose.

Staff appreciates the removal of the internally illuminated Shell logo from the canopy and the monument sign in the previous application and supports the simple refacing of the existing canopy with the brand's colors instead of the illuminated, three-dimensional plastic ribbon. Staff notes that all of the window signs were removed prior to submitting this application and that only the two wall-mounted signs describing state inspection requirements remain. Any future window or wall signs not included with this package would be subject to another sign permit submission and BAR review/approval.

Therefore, staff recommends approval of the proposed sign plan, with only the price numerals themselves on the monument sign internally illuminated, and with the intensity of the sign lighting to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape as is the BAR's standard condition.

Waiver of Vision Clearance

Section 7-800 of the *Zoning Ordinance* states that corner lots must provide vision clearance for safety of travel on streets that precludes "structure, fences, shrubbery or other obstruction to vision more than three and one-half feet above the curb level." Section 7-802 of the *Zoning Ordinance* gives the BAR the authority to waive the vision clearance requirement "where to do so would be consistent with the historic character of the district." Staff supports the proposed Vision Clearance

Waiver and the maximum size permitted by the City Code for a price ID sign, on a one-foot tall masonry base.

With the condition discussed above, staff recommends approval of the Certificate of Appropriateness for signage and Waiver of Vision Clearance.

STAFF

Marina Novaes, 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

F-1 Any noncomplying freestanding sign shall be removed within seven years of this approval, pursuant to the dimensions as shown within the approved plans prepared by TPS in October 2019 and erected in accordance with the setback provisions of the zoning ordinance.

Code Administration

No comments received.

Transportation and Environmental Services

F-1 Comply with all requirements of SIT70-0026. (T&ES)

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

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00190: 801 North Washington Street

3 – National Park Service comments

ADDRESS OF PROJECT: 801 N WASHINGTON STREET, ALEXANDRIA, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 054.04-03-14 ZONING: CDXAPPLICATION 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: NOVA PETROLEUM REALTY, LLCAddress: 6820B COMMERCIAL DRCity: SPRINGFIELD State: VA Zip: 22151Phone: 703-750-6810 E-mail: monty@capitolpetro.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ENGINEERName: BHOOPENDRA PRAKASH Phone: (571) 249-3448E-mail: bprakash@plan-source.com**Legal Property Owner:**Name: ANDROUS FAMILY LIMITED PARTNERSHIP THEAddress: 68 BUSH AVECity: GREENWICH State: CT Zip: 06830

Phone: _____ E-mail: _____

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

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

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

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

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

1. THIS PLAN PROPOSES TO REFACE THE EXISTING CANOPY FASCIA WITH NEW CANOPY FASCIA.
2. THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).

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: 58.90 FT Secondary front (if corner lot): 37.80 FT.
- ☒ ☒ Square feet of existing signs to remain: 18.66 SF.
- ☒ ☒ 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 or bracket if applicable).
- ☒ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Bhoopendra Prakash

Date: 10/21/2019

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 three 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. NOVA PETROLEUM REALTY, LLC	6820 B Commercial Dr, Springfield, VA 22151	100 %
2. EYOB MAMO	7312 Braddock Rd, Annandale, VA 22003	85.15 %
3. GERALD SCHAEFFER	1928 24th St., NW, Washington, DC	14.85 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 801 N WASHINGTON STREET, ALEXANDRIA, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.		
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. N/A	N/A	N/A
2. N/A	N/A	N/A
3. N/A	N/A	N/A

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.

04/26/2019
Date

Bhoopendra Prakash
Printed Name

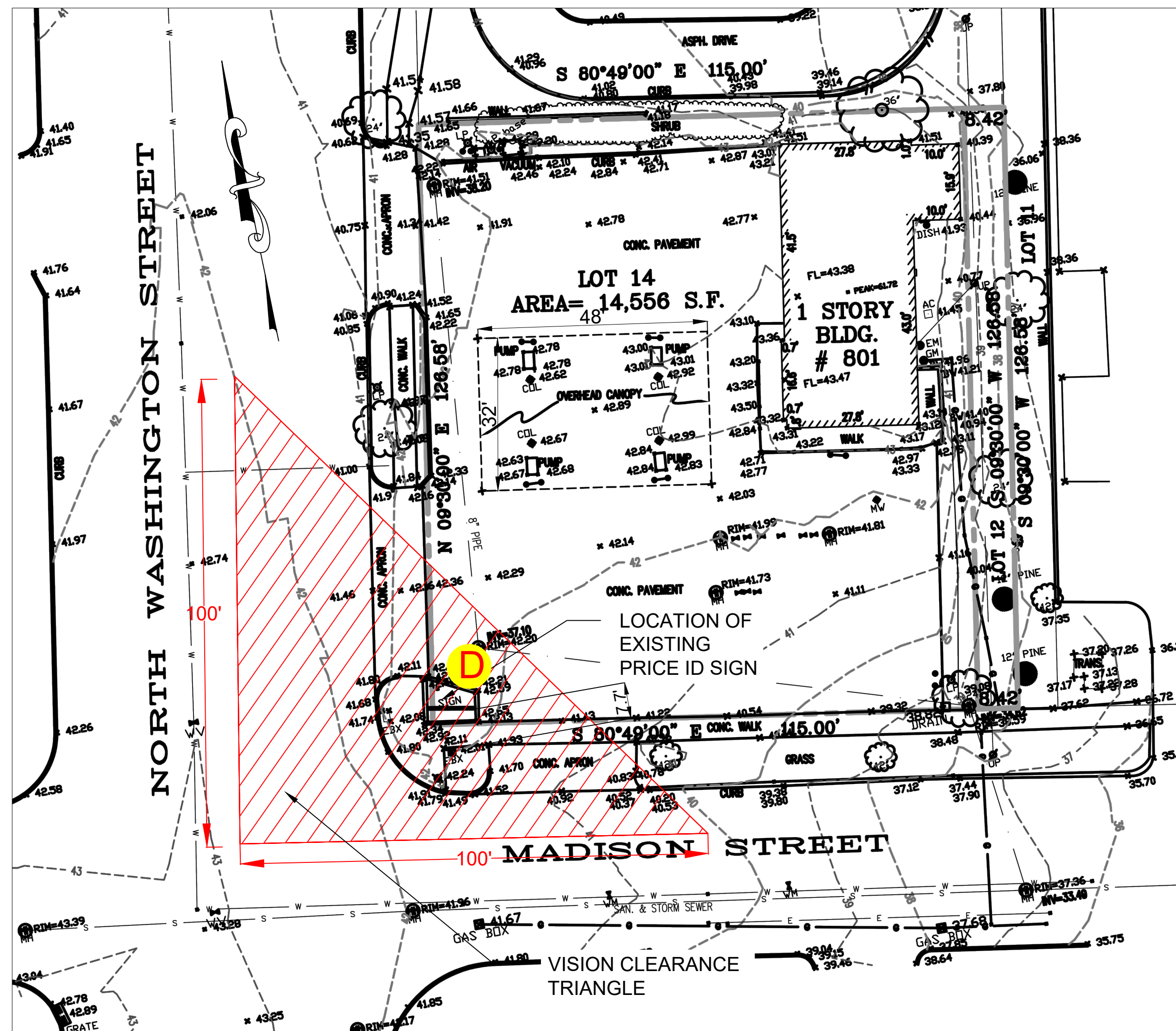

Signature



EXISTING CANOPY FASCIA



PROPOSED CANOPY FASCIA



EXISTING SITE PLAN

SCALE - 1:20

PROJECT SCOPE:

1. THIS PLAN PROPOSES TO REFACE THE EXISTING CANOPY FASCIA WITH NEW CANOPY FASCIA.
2. THE PLAN PROPOSES TO REMOVE THE EXISTING POLE MOUNTED SIGN AND INSTALL NEW MONUMENT SIGN(VISION CLEARANCE WAIVER HAS BEEN APPLIED).
3. ELECTRICAL CONTRACTOR TO USE THE EXISTING FEED TO ILLUMINATE THE PRICE ID SIGN, NEW SHELL LOGO AND THE ASSOCIATED RED BAND.
4. NATIONAL ELECTRIC CODE 2011 TO BE ENFORCED

BUILDING SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA:

ALLOWABLE SIGNAGE AREA = 1 SF/ LF OF THE BUILDING FRONTAGE(FRONTAGE ALONG BOTH THE ROADS)

ALONG N WASHINGTON ST = 58.90 SF
ALONG MADISON ST = 37.8 SF
TOTAL = 96.70 SF

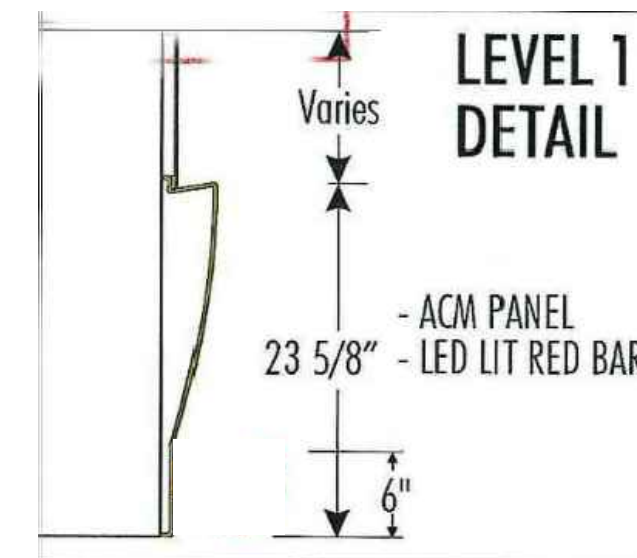
EXISTING SIGNAGE AREA:

DECALS ON PUMPS = 4(2.16 x 2.16) = 18.66 SF
TOTAL EXISTING SIGNAGE AREA = 18.66 SF

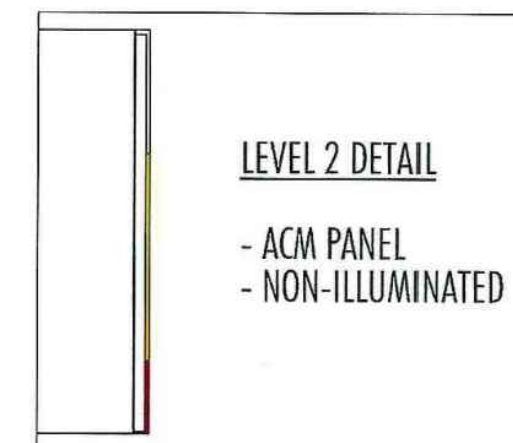
PROPOSED SIGNAGE AREA:

NO PROPOSED SIGNS

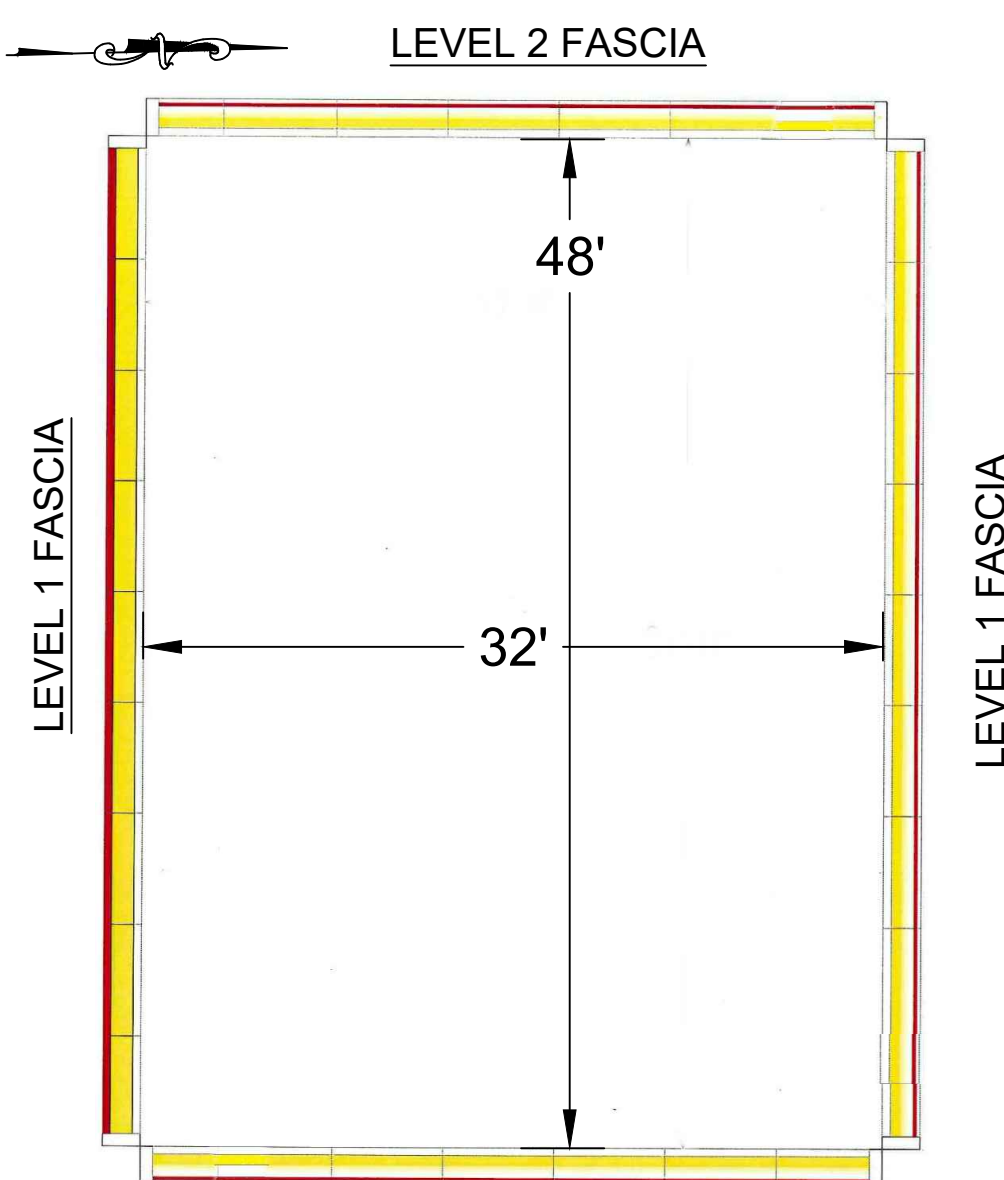
TOTAL BUILDING SIGNAGE = 18.66 SF



NON ILLUMINATED
FASCIA BAR
LEVEL 1 FASCIA



NON-ILLUMINATED FASCIA
LEVEL 2 FASCIA



LEVEL 2 FASCIA

SHEET INDEX	
DWG NO.	TITLE
1	SIGN PLAN
2	LATEST SITE PHOTOS
3	LED SIGN PLAN

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



No.	DATE:	REVISIONS

No.	DATE:	SUBMISSIONS
PROJECT INFORMATION:		
801 N WASHINGTON ST		
ALEXANDRIA, VA 22314		
OWNER'S NAME:		
ANDROUS FAMILY LIMITED PARTNERSHIP THE		
68 BUSH AVE		
GREENWICH, CT 06830		

DRAWING TITLE:	
SIGN PLAN NEW RVle UPGRADE I	
AREA:	14,553 SF 0.334 AC
SCALE:	NTS
PROJECT MANAGER:	
BP	
DRAWN BY:	DATE:
PR	OCT 2019
CHECKED BY:	TAX MAP NO:
PR	054.04-03-14
THIS DESIGN IS COPYRIGHTED AND DRAWING NO. PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OF THE DOCUMENT WITHOUT WRITTEN CONSENT OF THE PLAN SOURCE,	
DRAWING NO. 1 OF 3	



LATEST SITE PHOTOS - ALL WINDOW SIGNS REMOVED



LATEST SITE PHOTOS



EXISTING DISPENSER

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com



No.	DATE:	REVISIONS

No.	DATE:	SUBMISSIONS
PROJECT INFORMATION:		
801 N WASHINGTON ST		
ALEXANDRIA, VA 22314		

OWNER'S NAME:
ANDROUS FAMILY LIMITED PARTNERSHIP THE
68 BUSH AVE
GREENWICH, CT 06830

DRAWING TITLE:
LATEST SITE PHOTOS

AREA:	14,553 SF 0.334 AC
-------	-----------------------

SCALE:	NTS
--------	-----

PROJECT MANAGER:
BP

DRAWN BY:	DATE:
PR	OCT 2019

CHECKED BY:	TAX MAP NO:
PR	054.04-03-14

THIS DESIGN IS COPYRIGHTED AND DRAWING NO. PROTECTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. ANY UNAUTHORIZED USE OF THE DOCUMENT WITHOUT WRITTEN CONSENT OF THE PLAN SOURCE,	DRAWING NO. 2 OF 3
---	-----------------------

600W with PFC and Parallel Function

PSP-600 series



- Features :
 - * Universal AC input / Full range
 - * Built-in active PFC function
 - * Protections: Short circuit / Overload / Over voltage / Over temperature
 - * Forced air cooling by built-in DC fan
 - * With DC OK Signal output
 - * Current sharing up to 2400W(3+1)
 - * Built-in remote ON-OFF control
 - * Built-in remote sense function
 - * Fixed switching frequency at PFC:88KHz PWM:100KHz
 - * Operating altitude up to 3000 meters (Note.6)
 - * 3 years warranty



SPECIFICATION

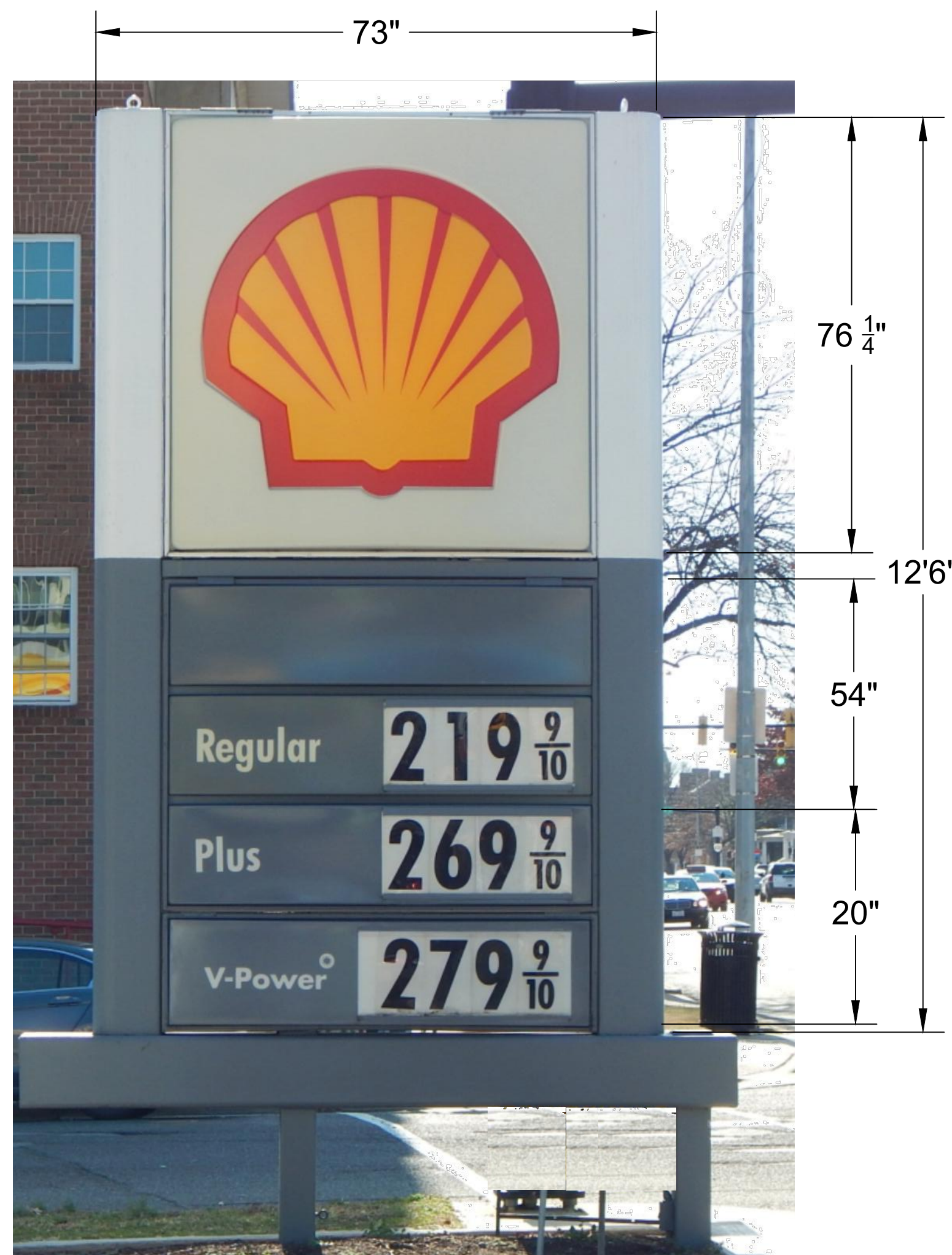
MODEL	PSP-400-5	PSP-400-12	PSP-400-15.5	PSP-600-15	PSP-600-24	PSP-600-27	PSP-600-48
OUTPUT	DC VOLTAGE	5V	12V	13.5V	15V	24V	27V
	RATED CURRENT	80A	50A	44.5A	40A	25A	22.2A
	CURRENT RANGE	0~80A	0~50A	0~44.5A	0~40A	0~25A	0~22.2A
	POWER	400W	600W	607.5W	600W	600W	594.6W
	RIPPLE & NOISE [mVrms]	180mV/pk	240mV/pk	240mV/pk	240mV/pk	240mV/pk	300mV/pk
	VOLTAGE ΔΔ RANGE	4.75~5.5V	10~13.2V	12~15V	13.5~18V	20~24V	24~41V
	VOLTAGE TOLERANCE [mV]	±2.0%	±1.0%	±1.0%	±1.6%	±1.0%	±1.0%
	LINE REGULATION	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%
	LOAD REGULATION	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%	±0.5%
	SETUP RISE TIME	1500ms, 50ms at full load					
INPUT	HOLD UP TIME (Typ.)	20ms at full load					
	VOLTAGE RANGE	85~264VAC 124~270VDC					
	FREQUENCY RANGE	47~63Hz					
	POWER FACTOR (Typ.)	0.95/230VAC 0.99/110VAC at full load					
	EFFICIENCY (Typ.)	79%	84%	85%	85%	88%	88%
	AC CURRENT (Typ.)	8.8A/110VAC 3.4A/230VAC					
	INRUSH CURRENT (Typ.)	200A/110VAC 40A/230VAC					
	LEAKAGE CURRENT	1.3mA/240VAC					
	OVERLOAD	105~135% rated output power Protection type: Constant current limiting, reverts automatically after fault condition is removed					
	PROTECTION	OVER VOLTAGE	5.75~6.75V 13.8~21.6V 15.5~18.2V 18~21V 27~32.4V 31~36.5V 57.8~67.2V				
OVER TEMPERATURE		Protection type: Shut down of voltage, power-on to recover Shut-down of voltage, no power-on to recover R.R.C.R.: Short = power on / Open = power off					
FUNCTION	REMOTE CONTROL	PU button on 3.3V~5.0V / PSU turn off: 0V~1V					
	WORKING TEMP	20~46°C (Refer to "Derating Curve")					
ENVIRONMENT	WORKING HUMIDITY	20~90% RH non-condensing					
	STORAGE TEMP., HUMIDITY	0~+85°C / 10~90% RH non-condensing					
SAFETY	TEMP. COEFFICIENT	±0.03%/°C (0~50°C)					
	VERIFICATION	10~500Hz, 20 Ohm Impedance, period for 60min, each along X, Y, Z axes					
EMI/EMC	SAFETY STANDARDS	UL950-1, TUV EN50178-1, IEC 60947-1, IEC 60947-2, IEC 60947-3, IEC 60947-4, IEC 60947-5-1, IEC 60947-5-2, IEC 60947-5-3, IEC 60947-5-4, IEC 60947-5-5, IEC 60947-5-6, IEC 60947-5-7, IEC 60947-5-8, IEC 60947-5-9, IEC 60947-5-10, IEC 60947-5-11, IEC 60947-5-12, IEC 60947-5-13, IEC 60947-5-14, IEC 60947-5-15, IEC 60947-5-16, IEC 60947-5-17, IEC 60947-5-18, IEC 60947-5-19, IEC 60947-5-20, IEC 60947-5-21, IEC 60947-5-22, IEC 60947-5-23, IEC 60947-5-24, IEC 60947-5-25, IEC 60947-5-26, IEC 60947-5-27, IEC 60947-5-28, IEC 60947-5-29, IEC 60947-5-30, IEC 60947-5-31, IEC 60947-5-32, IEC 60947-5-33, IEC 60947-5-34, IEC 60947-5-35, IEC 60947-5-36, IEC 60947-5-37, IEC 60947-5-38, IEC 60947-5-39, IEC 60947-5-40, IEC 60947-5-41, IEC 60947-5-42, IEC 60947-5-43, IEC 60947-5-44, IEC 60947-5-45, IEC 60947-5-46, IEC 60947-5-47, IEC 60947-5-48, IEC 60947-5-49, IEC 60947-5-50, IEC 60947-5-51, IEC 60947-5-52, IEC 60947-5-53, IEC 60947-5-54, IEC 60947-5-55, IEC 60947-5-56, IEC 60947-5-57, IEC 60947-5-58, IEC 60947-5-59, IEC 60947-5-60, IEC 60947-5-61, IEC 60947-5-62, IEC 60947-5-63, IEC 60947-5-64, IEC 60947-5-65, IEC 60947-5-66, IEC 60947-5-67, IEC 60947-5-68, IEC 60947-5-69, IEC 60947-5-70, IEC 60947-5-71, IEC 60947-5-72, IEC 60947-5-73, IEC 60947-5-74, IEC 60947-5-75, IEC 60947-5-76, IEC 60947-5-77, IEC 60947-5-78, IEC 60947-5-79, IEC 60947-5-80, IEC 60947-5-81, IEC 60947-5-82, IEC 60947-5-83, IEC 60947-5-84, IEC 60947-5-85, IEC 60947-5-86, IEC 60947-5-87, IEC 60947-5-88, IEC 60947-5-89, IEC 60947-5-90, IEC 60947-5-91, IEC 60947-5-92, IEC 60947-5-93, IEC 60947-5-94, IEC 60947-5-95, IEC 60947-5-96, IEC 60947-5-97, IEC 60947-5-98, IEC 60947-5-99, IEC 60947-60000					
	WITHSTAND VOLTAGE	UL-950 30kVAC, IEC 60947-5-10kVAC, IEC 60947-5-10kVAC					
EMI/EMC	ISOLATION RESISTANCE	UL-950 10MΩ, IEC 60947-5-10MΩ, IEC 60947-5-10MΩ					
	EMI EMISSION	Compliance to EN55032 (CISPR) EN61000-3-2, EN61000-3-3, EN61000-3-11, EN61000-3-12, EN61000-3-13, EN61000-3-14, EN61000-3-15, EN61000-3-16, EN61000-3-17, EN61000-3-18, EN61000-3-19, EN61000-3-20, EN61000-3-21, EN61000-3-22, EN61000-3-23, EN61000-3-24, EN61000-3-25, EN61000-3-26, EN61000-3-27, EN61000-3-28, EN61000-3-29, EN61000-3-30, EN61000-3-31, EN61000-3-32, EN61000-3-33, EN61000-3-34, EN61000-3-35, EN61000-3-36, EN61000-3-37, EN61000-3-38, EN61000-3-39, EN61000-3-40, EN61000-3-41, EN61000-3-42, EN61000-3-43, EN61000-3-44, EN61000-3-45, EN61000-3-46, EN61000-3-47, EN61000-3-48, EN61000-3-49, EN61000-3-50, EN61000-3-51, EN61000-3-52, EN61000-3-53, EN61000-3-54, EN61000-3-55, EN61000-3-56, EN61000-3-57, EN61000-3-58, EN61000-3-59, EN61000-3-60, EN61000-3-61, EN61000-3-62, EN61000-3-63, EN61000-3-64, EN61000-3-65, EN61000-3-66, EN61000-3-67, EN61000-3-68, EN61000-3-69, EN61000-3-70, EN61000-3-71, EN61000-3-72, EN61000-3-73, EN61000-3-74, EN61000-3-75, EN61000-3-76, EN61000-3-77, EN61000-3-78, EN61000-3-79, EN61000-3-80, EN61000-3-81, EN61000-3-82, EN61000-3-83, EN61000-3-84, EN61000-3-85, EN61000-3-86, EN61000-3-87, EN61000-3-88, EN61000-3-89, EN61000-3-90, EN61000-3-91, EN61000-3-92, EN61000-3-93, EN61000-3-94, EN61000-3-95, EN61000-3-96, EN61000-3-97, EN61000-3-98, EN61000-3-99, EN61000-40000					
EMI/EMC	EMI IMMUNITY	Compliance to EN61000-4 2.4.5.3.5.8.11, IEC 61000-4-2, IEC 61000-4-3, IEC 61000-4-4, IEC 61000-4-5, IEC 61000-4-6, IEC 61000-4-7, IEC 61000-4-8, IEC 61000-4-9, IEC 61000-4-10, IEC 61000-4-11, IEC 61000-4-12, IEC 61000-4-13, IEC 61000-4-14, IEC 61000-4-15, IEC 61000-4-16, IEC 61000-4-17, IEC 61000-4-18, IEC 61000-4-19, IEC 61000-4-20, IEC 61000-4-21, IEC 61000-4-22, IEC 61000-4-23, IEC 61000-4-24, IEC 61000-4-25, IEC 61000-4-26, IEC 61000-4-27, IEC 61000-4-28, IEC 61000-4-29, IEC 61000-4-30, IEC 61000-4-31, IEC 61000-4-32, IEC 61000-4-33, IEC 61000-4-34, IEC 61000-4-35, IEC 61000-4-36, IEC 61000-4-37, IEC 61000-4-38, IEC 61000-4-39, IEC 61000-4-40, IEC 61000-4-41, IEC 61000-4-42, IEC 61000-4-43, IEC 61000-4-44, IEC 61000-4-45, IEC 61000-4-46, IEC 61000-4-47, IEC 61000-4-48, IEC 61000-4-49, IEC 61000-4-50, IEC 61000-4-51, IEC 61000-4-52, IEC 61000-4-53, IEC 61000-4-54, IEC 61000-4-55, IEC 61000-4-56, IEC 61000-4-57, IEC 61000-4-58, IEC 61000-4-59, IEC 61000-4-60, IEC 61000-4-61, IEC 61000-4-62, IEC 61000-4-63, IEC 61000-4-64, IEC 61000-4-65, IEC 61000-4-66, IEC 61000-4-67, IEC 61000-4-68, IEC 61000-4-69, IEC 61000-4-70, IEC 61000-4-71, IEC 61000-4-72, IEC 61000-4-73, IEC 61000-4-74, IEC 61000-4-75, IEC 61000-4-76, IEC 61000-4-77, IEC 61000-4-78, IEC 61000-4-79, IEC 61000-4-80, IEC 61000-4-81, IEC 61000-4-82, IEC 61000-4-83, IEC 61000-4-84, IEC 61000-4-85, IEC 61000-4-86, IEC 61000-4-87, IEC 61000-4-88, IEC 61000-4-89, IEC 61000-4-90, IEC 61000-4-91, IEC 61000-4-92, IEC 61000-4-93, IEC 61000-4-94, IEC 61000-4-95, IEC 61000-4-96, IEC 61000-4-97, IEC 61000-4-98, IEC 61000-4-99, IEC 61000-50000					
	MTBF	116K Hrs. min. MIL-883C-217F (25°C)					
OTHERS	DIMENSION	120x120x38mm (L*W*H)					
	PACKING	1.9kg, 8pc/s13.5kg, 100PCS/CTN					
NOTE	1	All parameters NOT specified normally measured at 230VAC input, rated load and 25°C of ambient temperature.					
	2	All data are measured at 2000Hz of bandwidth by using a 12" shielded pair-wire terminated with a 1k Ω & V of parallel capacitor. Test points: includes test up tolerance, line regulation and load regulation.					
NOTE	3	The power supply is considered as a constant voltage which will be installed into a final application. All the EMC tests are based on avocation by grounding the unit on a 300mm×300mm metal plate with 1mm of thickness. The final application must be pre-confirmed that it meets EMC directives. For mounting on the wall, please refer to EMC tests, please refer to EMC application power supplies. (see available on www.morssworld.com)					
	4	Desiring may be needed under low input voltages. Please check for derating curve for more details.					
NOTE	5	The operating altitude is 2000 meters for this product, 3000 meters for the UL-ULTY. The ambient temperature derating of 5°C/1000m is needed for operating altitude above 2000m.					
	6	Per 2000m (6560ft)					

ELECTRICAL NOTES:

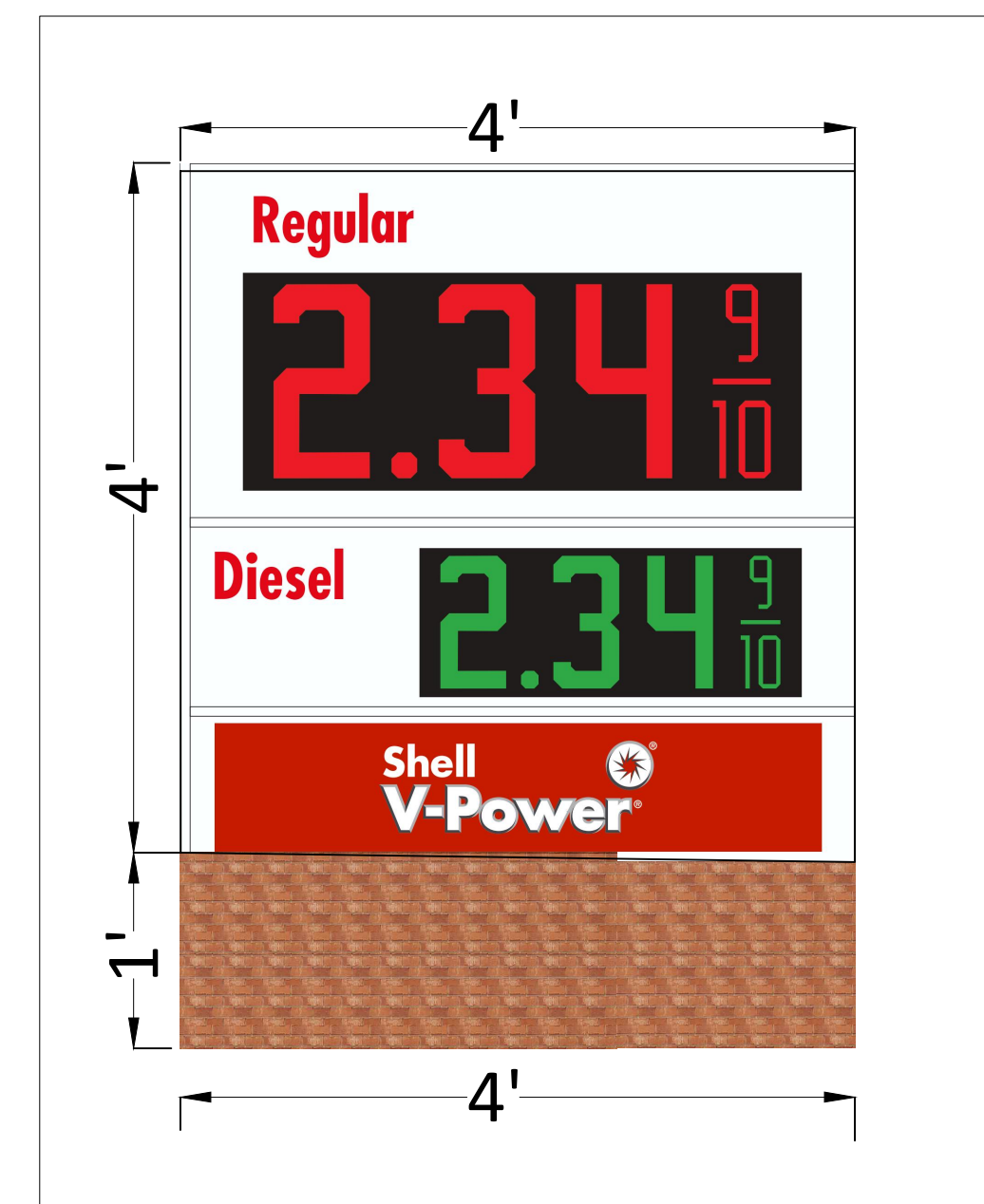
PRICE ID SIGNS IS POWERED BY LOW VOLTAGE CURRENT WHICH UTILIZES A TRANSFORMER THAT STEPS DOWN A VOLTAGE OF 120 VOLTS TO 5 VOLTS. SEE SPECIFICATION FOR POWER SUPPLY TO PRICE ID SIGN PANELS.



EXISTING SITE PLAN



D EXISTING PRICE ID SIGN



D PROPOSED PRICE ID SIGN

MONUMENT SIGN DETAIL

ILLUMINATED - LED

ALLOWABLE MONUMENT SIGNAGE AREA = 20 SF

EXISTING POLE MOUNTED PRICE ID SIGN AREA = 76 SF

PROPOSED MONUMENT SIGNAGE AREA = 20 SF

SIGN AREA = (4' x 5') = 20 SF

NOTE: THE BASE OF THE MONUMENT SIGN IS 1' ABOVE GROUND

CIVIL ENGINEERS:



9506B LEE HWY.
FAIRFAX, VA 22031
Phone: (571) 249-3448
Fax : (703) 940-2280
www.plan-source.com
bprakash@plan-source.com

[illegible]

No.	DATE:	SUBMISSIONS
-----	-------	-------------

PROJECT INFORMATION:

801 N WASHINGTON ST
ALEXANDRIA, VA 22314

OWNER'S NAME:
ANDROUS FAMILY LIMITED
PARTNERSHIP THE
68 BUSH AVE
GREENWICH, CT 06830

DRAWING TITLE:

LED SIGN PLAN

AREA:	14,553 SF 0.334 AC
-------	-----------------------

SCALE:	NTS
--------	-----

PROJECT MANAGER:

BP

DRAWN BY:
PR

CHECKED BY:
PR

THIS DESIGN IS COPYRIGHTED
AND DRAWING NO. PROTECTED
UNDER THE LAWS OF THE
UNITED STATES OF AMERICA.
ANY UNAUTHORIZED USE OF THE
DOCUMENT WITHOUT WRITTEN
CONSENT OF THE PLAN SOURCE,

DRAWING NO.

3 OF 3



United States Department of the Interior

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

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

Reference:

BAR Case: BAR2019-00190 (801 N. Washington Street)
BAR Case: BAR2019-00191 (501 S. Washington Street)
BAR Case: BAR2019-00192 (703 N. Washington Street)

November 6, 2019

Dear Sir/Madam:

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

BAR 2019 - 00190 (801 N. Washington Street)

- The site is located within the North Washington Street area from Bashford Lane to Pendleton Street. The proposal is for new signage at an existing petroleum station.
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination.

BAR 2019 - 00191 (501 S. Washington Street)

- The site is located within the South Washington Street area from Wilkes Street to the southern city limit at Hunting Creek. This particular location also borders the historic core. The proposal is for new signage at an existing petroleum station.

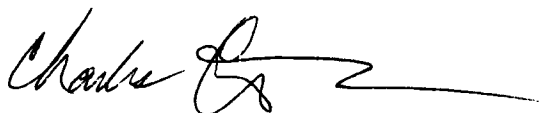
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination. We would also ask to reconsider the addition of the "Snacks" signage and have that removed from the ID sign.

BAR 2019 - 00192 (703 N. Washington Street)

- The site is located within the North Washington Street area from Bashford Lane to Pendleton Street. The proposal is for new signage at an existing petroleum station.
- The proposed price ID sign as we appreciate the scale of the sign being reduced significantly and the use of a brick base to provide continuity within the historical character of the parkway the illumination of the sign is not appropriate and we would ask you to reconsider the illumination.

Thank you for the opportunity to comment on the architecture that affects the Parkway. If you have any questions, please contact Susan Wong, Chief of Professional Services at 703-289-2515.

Sincerely,



Charles Cuvelier
Superintendent