

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Waterford Place Homeowners Association

**LOCATION:** Old and Historic Alexandria District  
150 Waterford Place

**ZONE:** RM/Residential Townhouse zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the landscape lattices be painted to match the brick wall they are mounted on.

**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](mailto: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.



**I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness to remove the existing multi mailbox structure and replace it with two mailbox structures to be screened by a new brick wall with planters, as well as the after-the-fact installation of two lighting poles and three landscape lattices, at 150 Waterford Place.

**Certificate of Appropriateness**

- Replace the existing mailbox structure with two Florence Cluster mailbox model: 15-70-13, Bronze with Classic Pedestal and Cap, overall dimensions 62"H x 30 ½ W x 18" D each
- Build a 124" long brick wall with three different heights that will decrease from 69" at the south portion, to 46" at the middle section, and 23" at the north end. The wall/planter will be adjacent to the South Union Street sidewalk at the south side of the complex entrance; the northern 72" of the wall will have planters 36" long by 32" wide each
- Approval of the after-the-fact installation of two lighting poles in the parking area of the complex visible from the public right-of-way. The Philips HADCO, model: TVLN - LED poles are approximately 120" in height, including the Luminaire
- Approval of the after-the-fact installation of three white landscape lattice panels on portion of the brick wall bounding the south elevation of the property at 315 Waterford Place. This brick wall is at the entrance to the community. The panels measure approximately 60" x 48.5" each (Figure 1)





Figure 1 - Landscape lattices

#### Site context

The entrance to the Waterford Place complex of townhouses is on the west side of South Union Street. Most of the complex is not visible from a public right-of-way, thus not under BAR purview. However, the items before the Board today were deemed visible and require BAR approval.

## **II. HISTORY**

The Waterford Development was approved as a Cluster Plan pursuant to SUP1258 in January 2008. The complex consists of 24 townhouses located on the west side of South Union Street, between Duke and Wolfe streets. Staff could not locate the BAR approval for the development.

#### *Previous BAR Approvals*

No previous BAR application was located.

## **III. ANALYSIS**

#### Certificate of Appropriateness

Even though the proposed wall is not considered a garden wall but a screening landscape feature that will block the new mailbox structures and parking from public view, the *Design Guidelines* states that “Masonry fences and walls of brick or stone are generally appropriate throughout the historic districts.” Moreover, there are several brick walls screening parking lots of townhouse

complexes within the Old and Historic Alexandria District. Currently, the unattractive existing mailbox structure faces South Union Street (Figure 2). Staff finds the proposed planter/wall to be appropriate and an enhancement to the Waterford Place complex.



Figure 2

The *Guidelines* state that “Lighting fixtures should be sympathetic to the style of the building and not detract from the architectural character of the building.” Staff has no objection to the installation of lighting poles since they are appropriate in scale and design to the townhouses within the complex and practically not visible from the public right-of-way.

The BAR considers landscape lattices to be accessory structures which require BAR approval. The *Guidelines* state that “Exterior finishes for accessory structures should be selected to complement the main building. For example, accessory structures constructed of wood should be painted to match the color of the main structure.” Therefore, staff recommends the landscape lattices be painted to match the brick wall on which they are mounted.

With the conditions above, staff recommends approval of the Certificate of Appropriateness for alterations.

#### **STAFF**

Marina Novaes, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Development**

- F-1 A minor site plan amendment (SUP1258) is not necessary to replace mailboxes and construct a brick planter and wall, provided the work is on private property and will otherwise meet zoning requirements (ie, obtain the waiver for not having an open fence).

##### **Zoning**

- F-1 Waterford Place was developed as a Cluster Plan pursuant to SUP1258. Consult with Development staff to determine if proposed alterations (light poles, mailbox, planter wall and regrading and rebricking) require an amendment to this plan.
- C-1 Proposed mailbox and brick wall/planter must be located on private property. Submit a site plan that shows the location of these features on private property.

##### **Code Administration**

- C-1 Please provide wall heights and location of proposed light fixtures.

##### **Transportation and Environmental Services**

- F-1 It appears that the improvements (other than sidewalk replacement) are on private property. An encroachment request will be required for projections into the public right of way. (T&ES)
- F-2 Comply with all requirements of SUP1258. (T&ES)
- F-3 A minor amendment to the Site Plan must be approved and released and a copy of that plan must be attached to the permit application. No permit will be issued in advance unless the minor amendment includes a demolition plan which clearly represents the demolished condition. (T&ES)

##### **Alexandria Archaeology**

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

#### **V. ATTACHMENTS**

- 1 – Supplemental Materials*  
*2 – Application for BAR 2020-00052: 150 Waterford Place*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 150 Waterford Place

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: HOA

ZONING: \_\_\_\_\_

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: WATERFORD PLACE HOMEOWNERS ASSN

Address: 150 WATERFORD PLACE

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 625-5243 E-mail: DIANES620@GMAIL.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect

☒ VP, HOA

Name: DIANE GUERRA

Phone: 703 625-5243

E-mail: DIANE 5620@GMAIL.COM

Legal Property Owner:

Name: WPHOA

Address: 150 Waterford Place

City: SAME State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations?        |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Is there a homeowner's association for this property?                      |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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 type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors            | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting         | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other | MAKBOXES + BRICK WALL                               |   |                                   |
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

UPDHA WISHES TO REPLACE 35 YR OLD MALBOXES  
 w/ UPDATED CLUSTER BOXES. THE NEW DESIGN  
 HAS A BRICK WALL/PLASTER ON OUTSIDE FACING  
 MONST. MALBOXES WILL BE ON INSIDE FACING  
 PARKING LOT. RESULTS IN BETTER MOVEMENT ON  
 PUBLIC SIDEWALK + MORE PRIVACY FOR UPDHA  
 RESIDENTS. NOT TO MENTION SO MUCH MORE  
 PLEASANT TO LOOK AT.

**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.

**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.

ADDITION: OF 2 POLY LAMPS ON EXISTING POLES  
 WHICH HAVE BEEN LOWERED BY 36" TO ENABLE PERIODIC  
 CLEANING. 1 BOLLARD ON ISLAND TO REPLACE OLD ONE  
 AND 3 TRELLISES AT ENTRANCE WHICH WILL  
 BLOOM WITH VINE-LIKE FLOWERS IN SPRING.  
 ALLOWS FOR BETTER SIGHT LINES FROM  
 DRIVWAY -



**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 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: *Diane Guernat*Printed Name: DIANE GUERNAT, U.P., W.P.L.T.A.Date: 2/5/20

# 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. WPHOA	160 WATERFORD	HOA
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 \_\_\_\_\_ (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. DIANE GUERRA	112 WATERBURY AVE	HOA
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. Diane Guerra	N/A	HOA
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.

2/5/00      DIANE GUERRA        
Date      Printed Name      Signature



**WATERFORD PLACE HOMEOWNERS ASSOCIATION**  
Architectural Change Request Application  
Change Request Form

Date Received:

10-30-19

Homeowner: UPHOA Date: \_\_\_\_\_

Property Address: 318 S. UNION ST

Mailing Address: SAME

Contact Phone Number(s): 703 635-5243

Start Date: NEW APPROXIMATELY 5/18 Completion Date: \_\_\_\_\_

I hereby request approval of the construction and /or installation of the following:

REPLACE OLD MAILBOXES ON S. UNION ST W/ NEW PEDESTAL  
BOXES W/ BRICK ON UNION ST SIDE

This improvement must comply with all city, county, and state building ordinances and may require a building permit. It is the homeowner's sole responsibility to research and obtain all applicable documents prior to the commencement of the project. Work cannot commence until an approved letter is received from the Waterford Place Homeowners Association and, if required, the city of Alexandria ARC must also approve before work can begin and proof of that approval should be provided to the HOA ARC.

[Signature]  
Homeowner signature

\_\_\_\_\_  
Homeowner Signature

Send your completed application request to: E.Sandoval HOA AC Chair  
309 South Union St. Alexandria, VA 22314  
Phone: 703.859.6144  
Email: [eronlsandoval@gmail.com](mailto:eronlsandoval@gmail.com)

DO NOT WRITE BELOW THIS LINE

APPROVED X DECLINED \_\_\_\_\_ for the following reason(s):

Comments: \_\_\_\_\_

Waterford Place Homeowners Association Architectural Committee:

Signature: [Signature] Date: 11-6-19

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application Routing:

Date Received by AC: 10-30-19

Date Returned to Management: \_\_\_\_\_

Date Homeowner Notified: \_\_\_\_\_ (E-mail / Letter)

Other Activity: \_\_\_\_\_ Date: \_\_\_\_\_

Other Activity: \_\_\_\_\_ Date: \_\_\_\_\_

Other Activity: \_\_\_\_\_ Date: \_\_\_\_\_

Other Activity: \_\_\_\_\_ Date: \_\_\_\_\_



**WATERFORD PLACE HOMEOWNERS ASSOCIATION**  
Architectural Review Committee  
Project Completion Form

Date Received:

Dear Homeowner:

The Architectural Committee is required to make a final inspection of your project. Please complete this form and return to E.Sandoval HOA AC Chair so he can notify the Committee that you are ready for inspection.

Inspections can be performed in one of three ways:

- 1) Drive-By: If your Project can be seen from the street, the Committee will simply drive by your home. You will not be contacted for this inspection.
- 2) Pictures: If your Project can or cannot be seen from the street, you have an option to submit detailed pictures of your Project. The pictures must show all aspects of the Project.
- 3) Property Visit: If the Improvement cannot be seen from the street and pictures were not provided, the Committee will contact you to schedule an inspection date and time.

We want to thank you for taking the time to complete your AC paperwork and hope that your experience was a pleasant one. If you have any suggestions in how we can improve the process please let us know. If we can be of any further assistance please feel free to contact us.

Sincerely,

Architectural Committee  
Waterford Place HOA

Name: DIANE GUERRA Date: \_\_\_\_\_

Property Address: 112 WATERFORD PL

Phone/Cell Number: 763 685-5343

Best time to contact you: DAYTIME

Brief Description of Improvement: REMOVE & REPLACE MAILBOXES ON COMMON AREA W/ S UNION ST FOR HOA

Homeowner Signature: Diane Guerra

DO NOT WRITE BELOW THIS LINE

Date Received By AC: \_\_\_\_\_

Inspection Performed by: ☐ Drive-By ☐ Submitted Pictures ☐ Property Visit

Improvements is: ☐ Completed ☐ Incomplete (See Comments)

Waterford Place Homeowners Association Architectural Committee:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

Date Returned to Management: \_\_\_\_\_

WOLFE STREET

MONUMENT LINE

33.0'

111.18'

25.0'

LOT  
23

2 STORY BRICK  
DWELLING  
#317

CHIM  
AC  
TRANS  
N 80°30'00" W  
53.33'

0.7 BRK WALL  
ON 0.1' BRICK SIDEWALK  
ON 0.1' ON 3.4'

0.5' CURB  
ON 3.4'

PARKING SPACE

PARKING SPACE

PARKING SPACE

CONC PAD  
ON 0.4' MAIL BOX  
ON 0.3' ON 0.1'

BRICK WALK  
ON 0.1' ON 0.2' ON 0.1' ON 0.1'

APRON

CONC DRIVEWAY

CRATE

0.5' CURB

BRICK SIDEWALK

ON 2.4' ON 3.6' ON 0.1'

TELEPHONE

ON 0.9' ON 0.9' ON 0.9'

0.7 BRK WALL

ONLINE

BRICK WALK

A=12.57  
R=8.00'

LOT  
24

2 STORY BRICK  
DWELLING  
#315

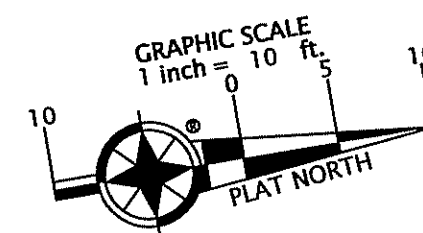
OUTLOT "A"

9,441 SF

S 09°30'00" W ~ 56.00'

SOUTH UNION STREET

MONUMENT LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°30'00" E	2.00
L2	N 80°30'00" W	6.67
L3	S 09°30'00" W	2.00
L4	N 80°30'00" W	4.67
L5	N 09°30'00" E	1.00
L6	N 80°30'00" W	9.33

PLAT  
SHOWING  
LOCATION SURVEY ON  
A PORTION OF  
OUTLOT "A"

**WATERFORD**

(DEED BOOK 964, PAGE 540)

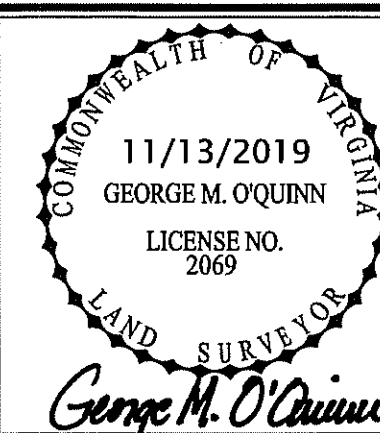
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'

NOVEMBER 13, 2019

CERTIFIED CORRECT:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:

WATERFORD PLACE  
HOMEOWNERS ASSOC.  
DIANE GUERRA

**DOMINION** Surveyors  
Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: WATERFORD PLACE HOMEOWNERS ASSOC.

#191031061





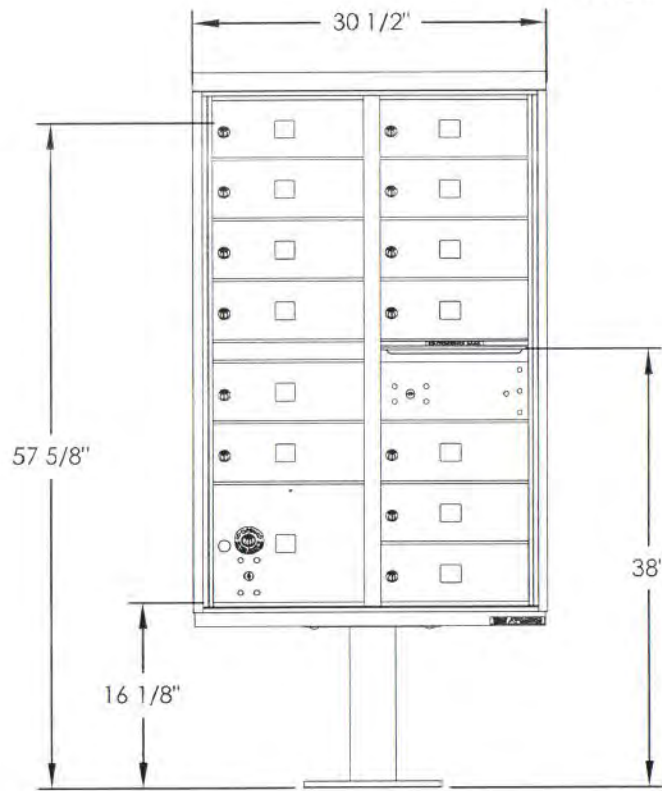




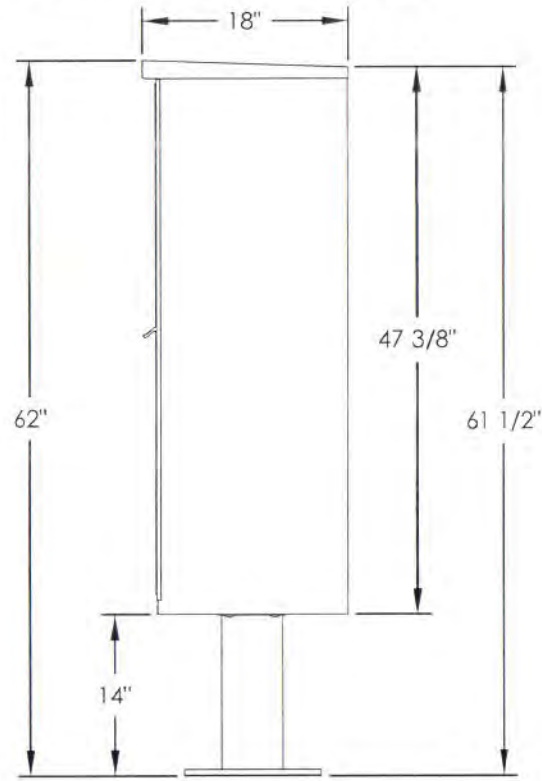
  
**Waterford Place**  
Resident & Visitor  
Parking Only  
24 Hours a Day  
Violators Will Be Towed  
and Stored at Own Expense  
If Towed, Ring 703.746.4444  



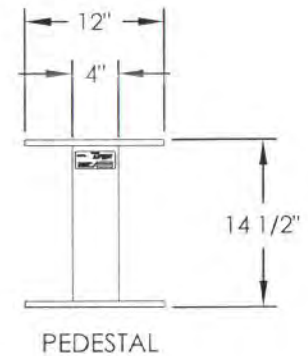

## vital™ Cluster Box Unit - Type IV



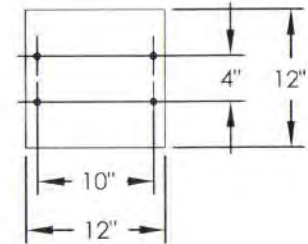
FRONT VIEW



SIDE VIEW



PEDESTAL



PEDESTAL BASE  
BOLT PATTERN

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5" x 12-13/16"
10" PARCEL	10-1/4" x 12-13/16"
OUTGOING SLOT	3/4" x 11-3/4"

### NOTES:

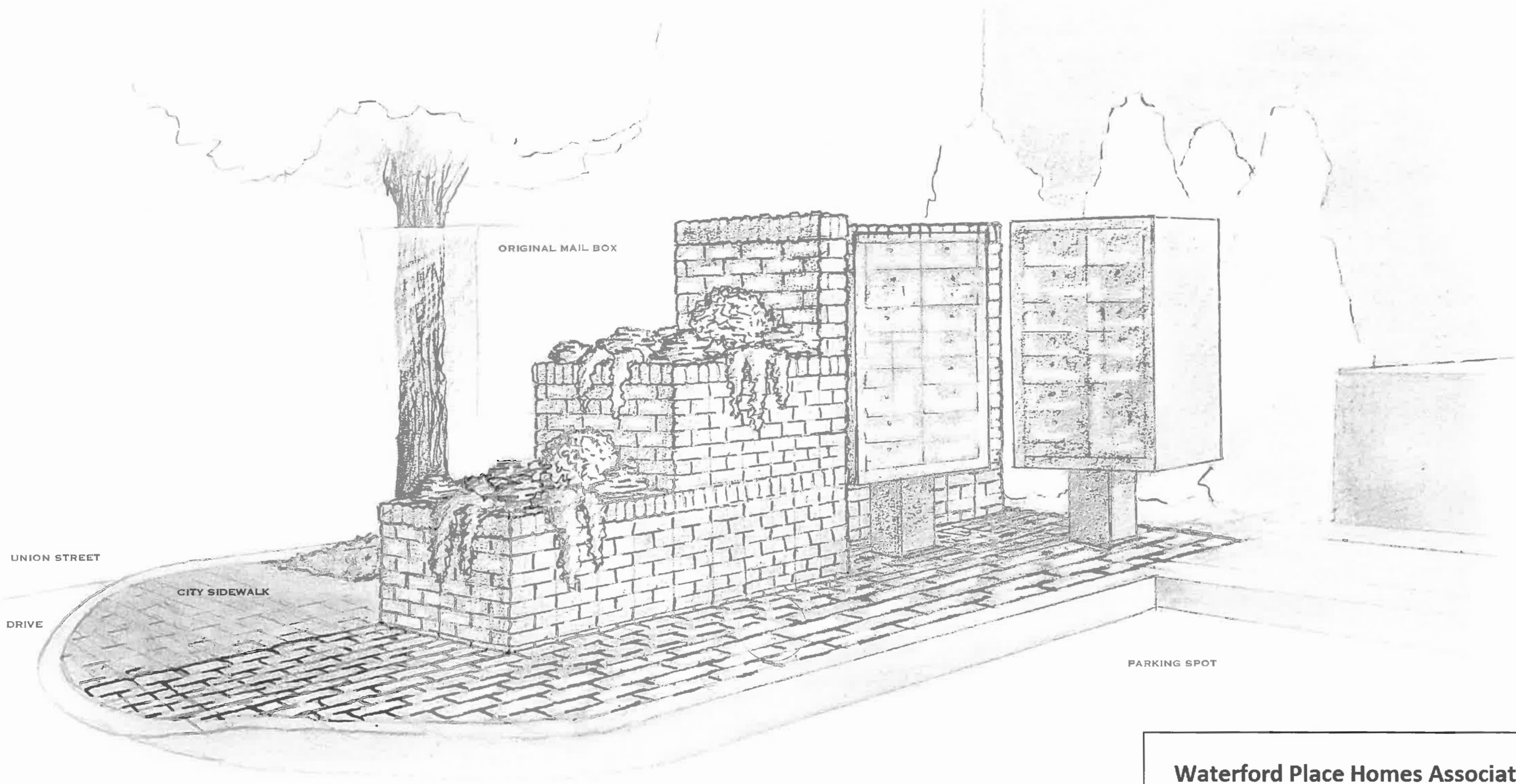
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. CBU pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendation.
4. Florence "F" series CBU is Officially Licensed by USPS.  
License#CDSEQ-08-B-0012

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

**AF FLORENCE**  
manufacturing company

5935 Corporate Drive • Manhattan, KS 66503  
www.florencemailboxes.com • (800) 275-1747  
A GIBRALTAR INDUSTRIES COMPANY

MODEL 1570-13	REV A
SCALE NONE	LAST REV DATE 9/26/2012
DRAWING NUMBER 1570-13CS	DRAWN BY AFD

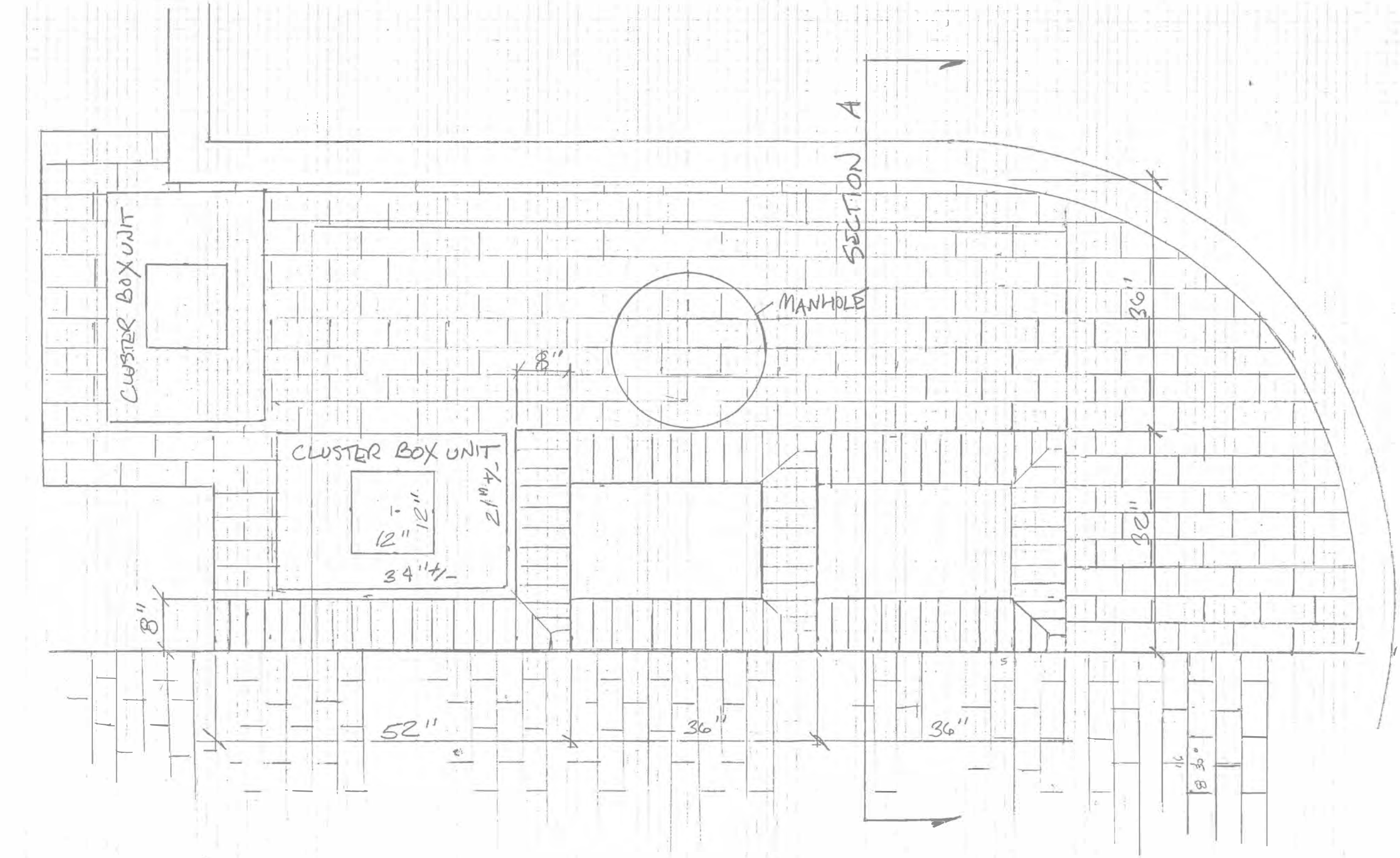


**Waterford Place Homes Association  
Entrance and Mailbox Improvements**

Scale 1 to 20

11/9/19

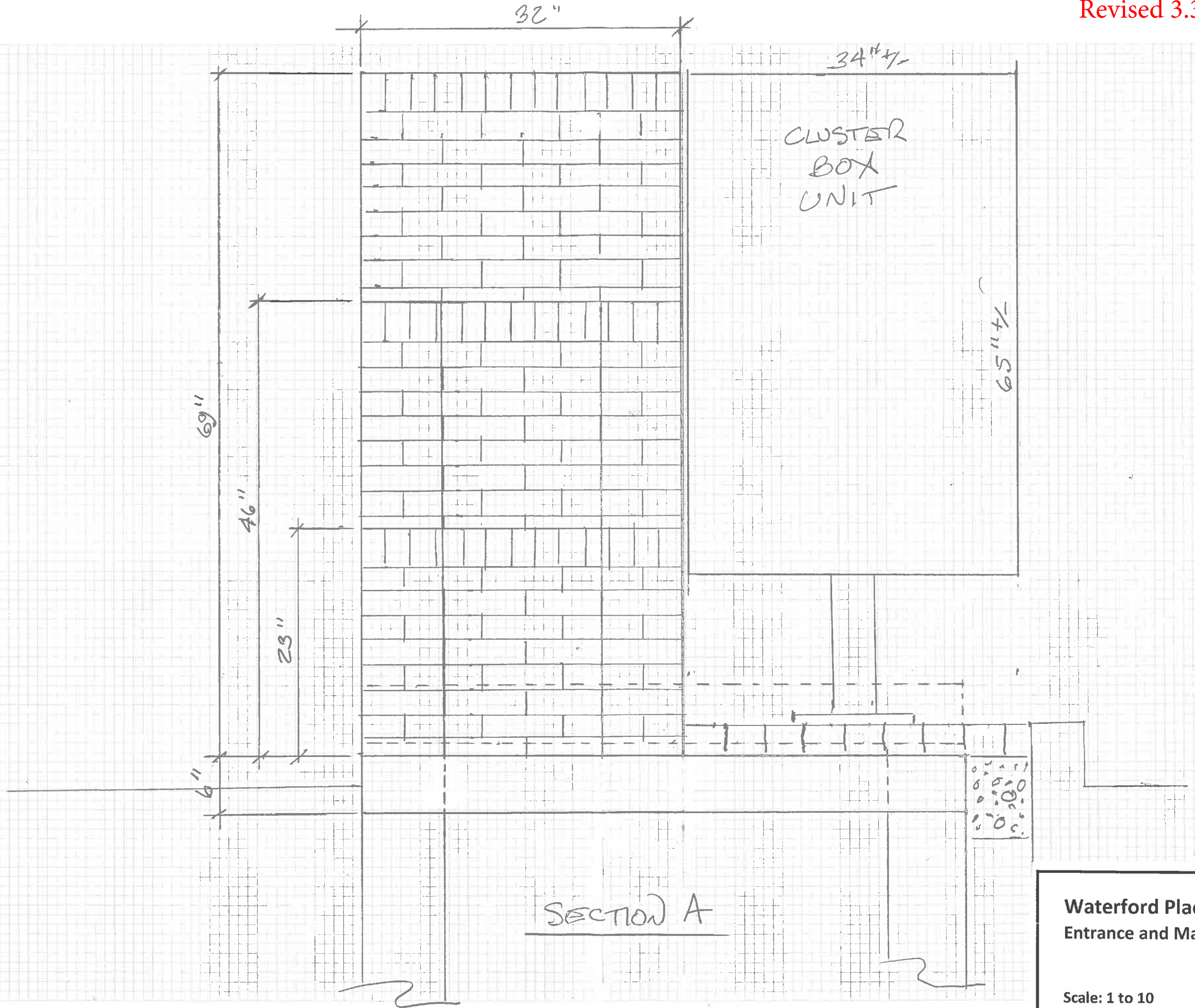




Waterford Place Homes Association  
Entrance and Mailbox Improvements

Scale: 1 to 15

11/9/19

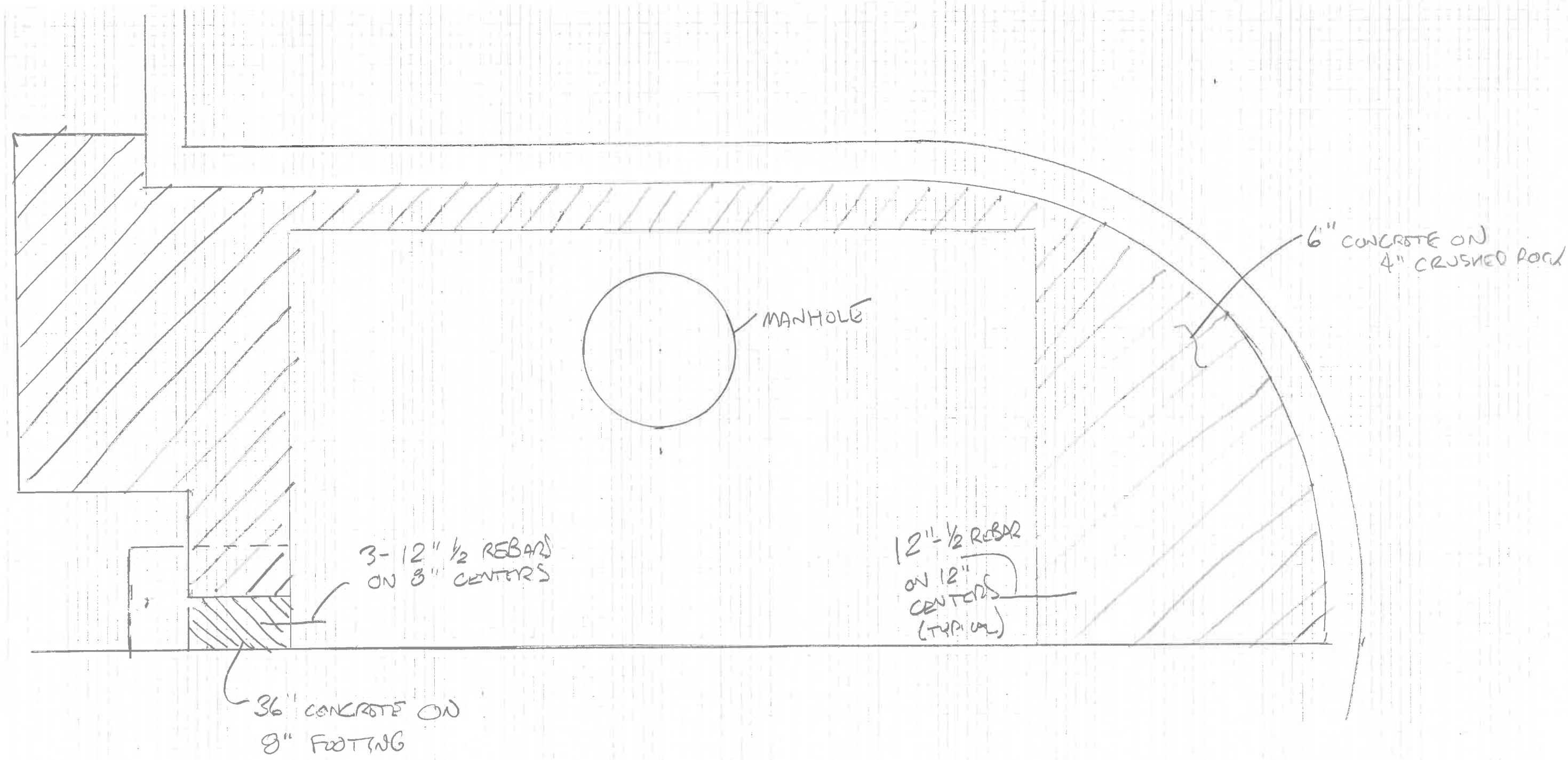


Waterford Place Homes Association  
Entrance and Mailbox Improvements

Scale: 1 to 10

11/9/19

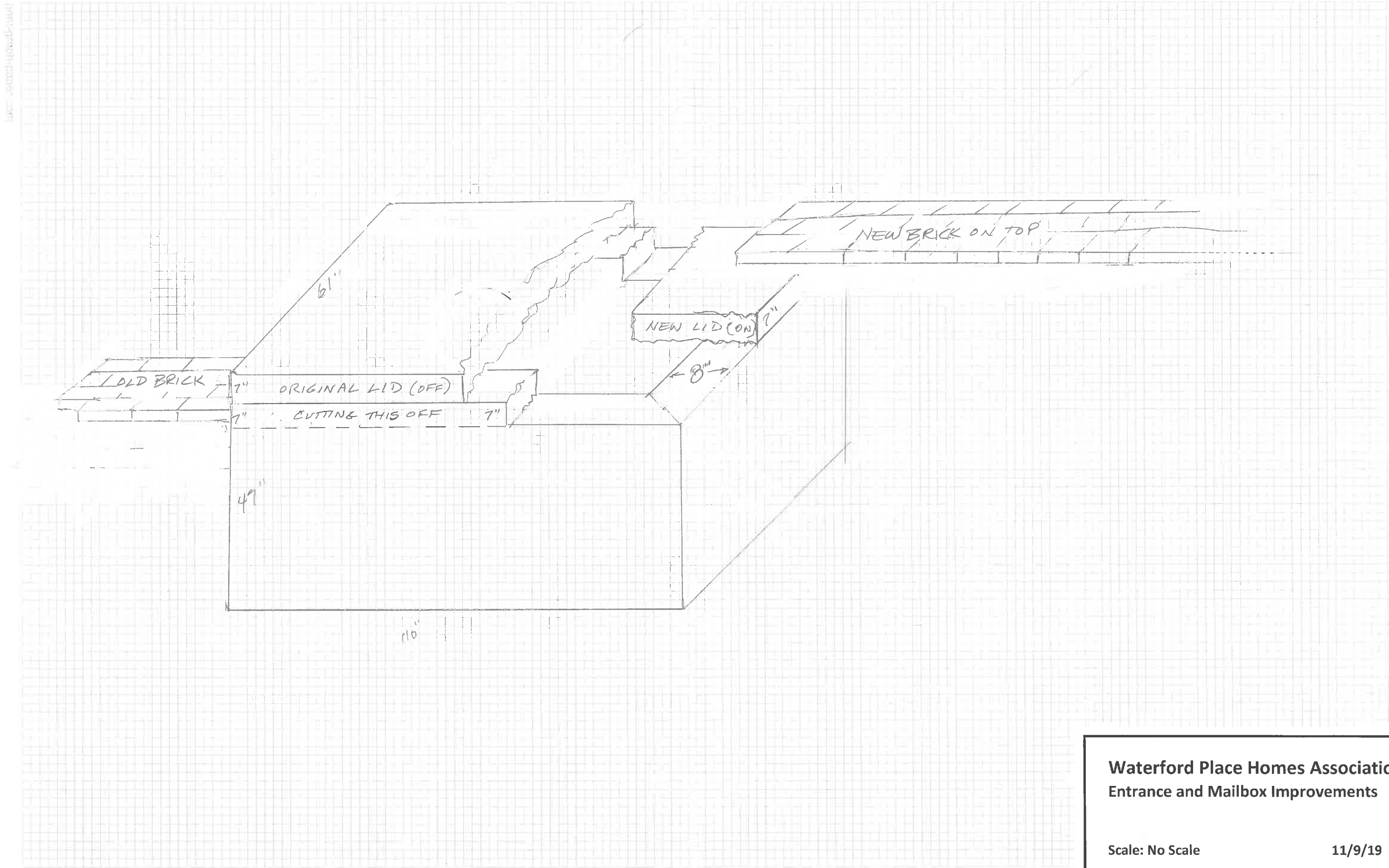




**Waterford Place Homes Association  
Entrance and Mailbox Improvements**

Scale: 1 to 15

11/9/19



Waterford Place Homes Association  
Entrance and Mailbox Improvements

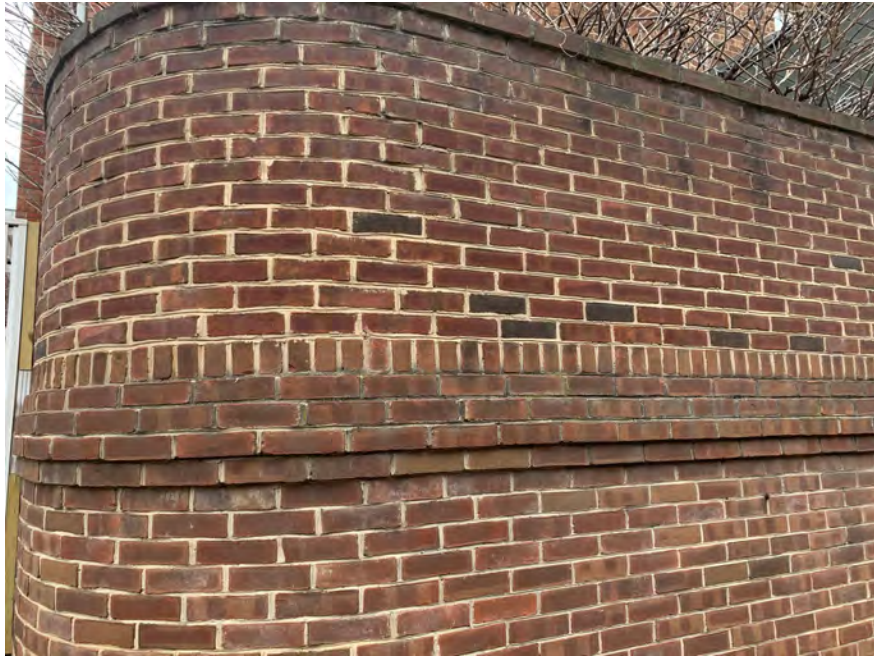
Scale: No Scale

11/9/19



**Florence Cluster Mailbox 1570-13  
Bronze with Classic Pedestal and  
Cap**





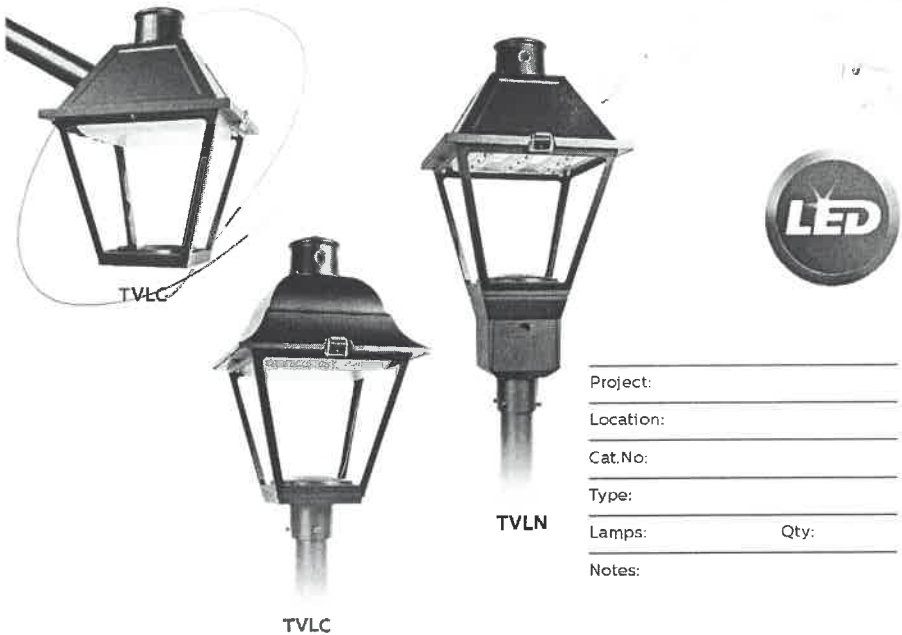
**Wall outside entrance to Waterford Place. This is type and color of brick we would like to use for wall on opposite entrance to Waterford Place**



Urban

TownView

TVLC and TVLN LED  
Post Top and Arm Mount



Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Cat.No: \_\_\_\_\_  
Type: \_\_\_\_\_  
Lamps: \_\_\_\_\_ Qty: \_\_\_\_\_  
Notes: \_\_\_\_\_

The Philips Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.

Ordering guide: Luminaire

*replace when he put the B&B*  
example: TVLN-S3-S-16-G1-5-2S-740-A-N-R7-N-SP1-T-N-B-BK

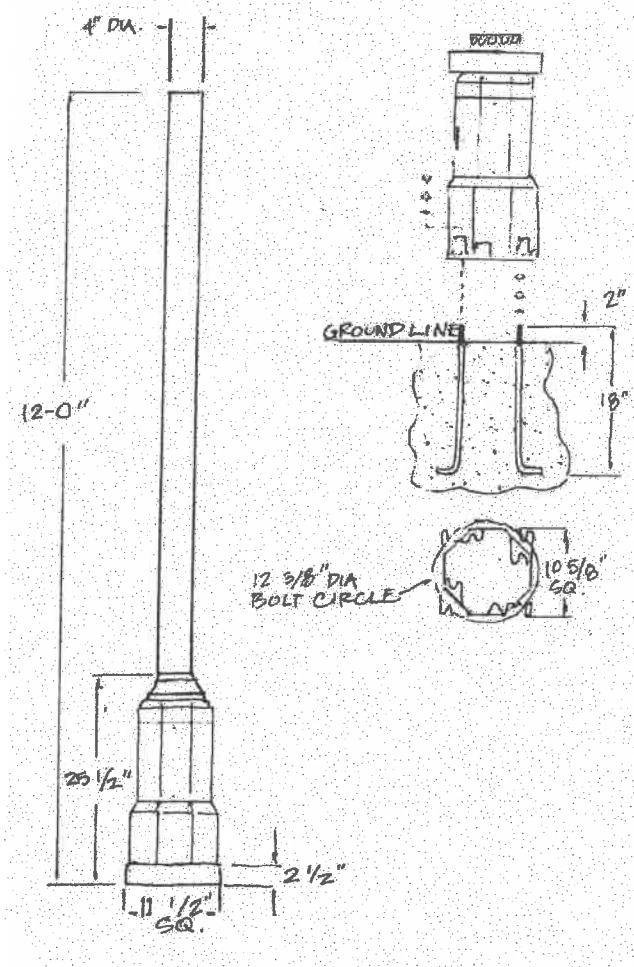
Series	Mounting	Roof option	LED module	Generation	Drive current	Distribution	Color temp.	Voltage	Integral Controls <sup>3</sup>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TVLN	TownView with no lens	A' Arm Mt	16 16 LEDs	G1 Gen1	5 530 mA 7 700 mA	2S Type 2 Short 3S Type 3 Short	730 3000K (70 CRI)	A 120-277V	DA <sup>5</sup> 4 Hrs 25% Reduction DB <sup>5</sup> 4 Hrs 50% Reduction
TVLC	TownView with comfort lens	L1 Top Fitter 4" (tool less entry) L3 Large Post Top Fitter 3" (tool less entry) S2 Small Post Fitter 2-3/8" S3 Small Post Fitter 3" S4 Small Post Fitter 4"	32 32 LEDs 48 48 LEDs	G1 Gen1	9 900 mA 1 1050 mA 5 530 mA 7 700 mA 8 800 mA 1 1050 mA	3W Type 3 Wide 2H Type 2 House-side shield 3SH Type 3 Short House-side shield 3WH Type 3 Wide House-side shield	740 4000K (70 CRI) 827 2700K (80 CRI)	J 480V K 347V	DC <sup>5</sup> 4 Hrs 75% Reduction DD <sup>5</sup> 6 Hrs 25% Reduction DE <sup>5</sup> 6 Hrs 50% Reduction DF <sup>5</sup> 6 Hrs 75% Reduction DG <sup>5</sup> 8 Hrs 25% Reduction DH <sup>5</sup> 8 Hrs 50% Reduction DJ <sup>5</sup> 8 Hrs 75% Reduction DL <sup>4,5</sup> DALI (default: logarithmic) SRD <sup>4,5</sup> SR Driver CLO <sup>5</sup> Constant light output AST <sup>5</sup> Adjustable startup time OTL <sup>5</sup> Over the life (default: L70 hrs) S <sup>10</sup> FAWS Field adjustable wattage selector N None

Ordering guide (continued)

Receptacle	Sensor Receptacle <sup>4</sup>	Surge Protection	Term Block	Decorative Option	Bird Guard	Finish <sup>6</sup>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R7 7 Pin toolless rotatable standard - no photocell PH8 7 Pin toolless rotatable standard - with photocell PH9 7 Pin toolless rotatable standard - with shorting cap PHX <sup>9</sup> 7 Pin toolless rotatable standard - with long life photocell	N None SP1 Sensor Receptacle	SP1 Parallel 10KV standard SP2 Parallel 20KV	T Terminal Block N None	L <sup>6</sup> Ladder Rest N None	B Bird guard N None	BKS Black Smooth WHS White Smooth BZS Bronze Smooth GNS Green Smooth BK Black Texture WH White Texture BZ Bronze Texture GN Green Texture

Footnotes see page 2.

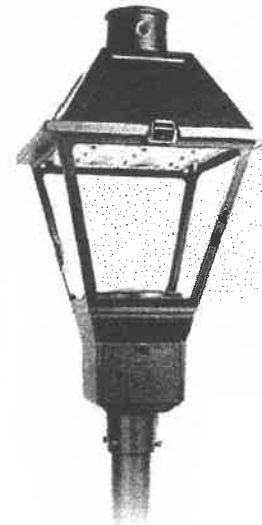




**A** LIGHT POST DETAIL  
SCALE: N.T.S.

HADCO URBAN ANCHOR BASE POST  
MODEL #: 319-12-BLK  
QTY.: 3

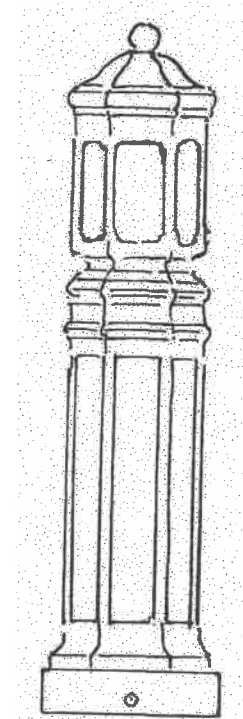
SUPPLIER: HADCO  
[www.signify.com/en-us/brands/hadco](http://www.signify.com/en-us/brands/hadco)



HADCO FIXTURE URBAN TOWN VIEW  
MODEL #:  
TVLN-L4-S-16-G1-9-5-730-A-N-PH8-SR-SP1-N-N-N-BKS  
QTY.: 3

SUPPLIER: HADCO  
[www.signify.com/en-us/brands/hadco](http://www.signify.com/en-us/brands/hadco)

**B** LIGHT FIXTURE DETAIL  
SCALE: N.T.S.



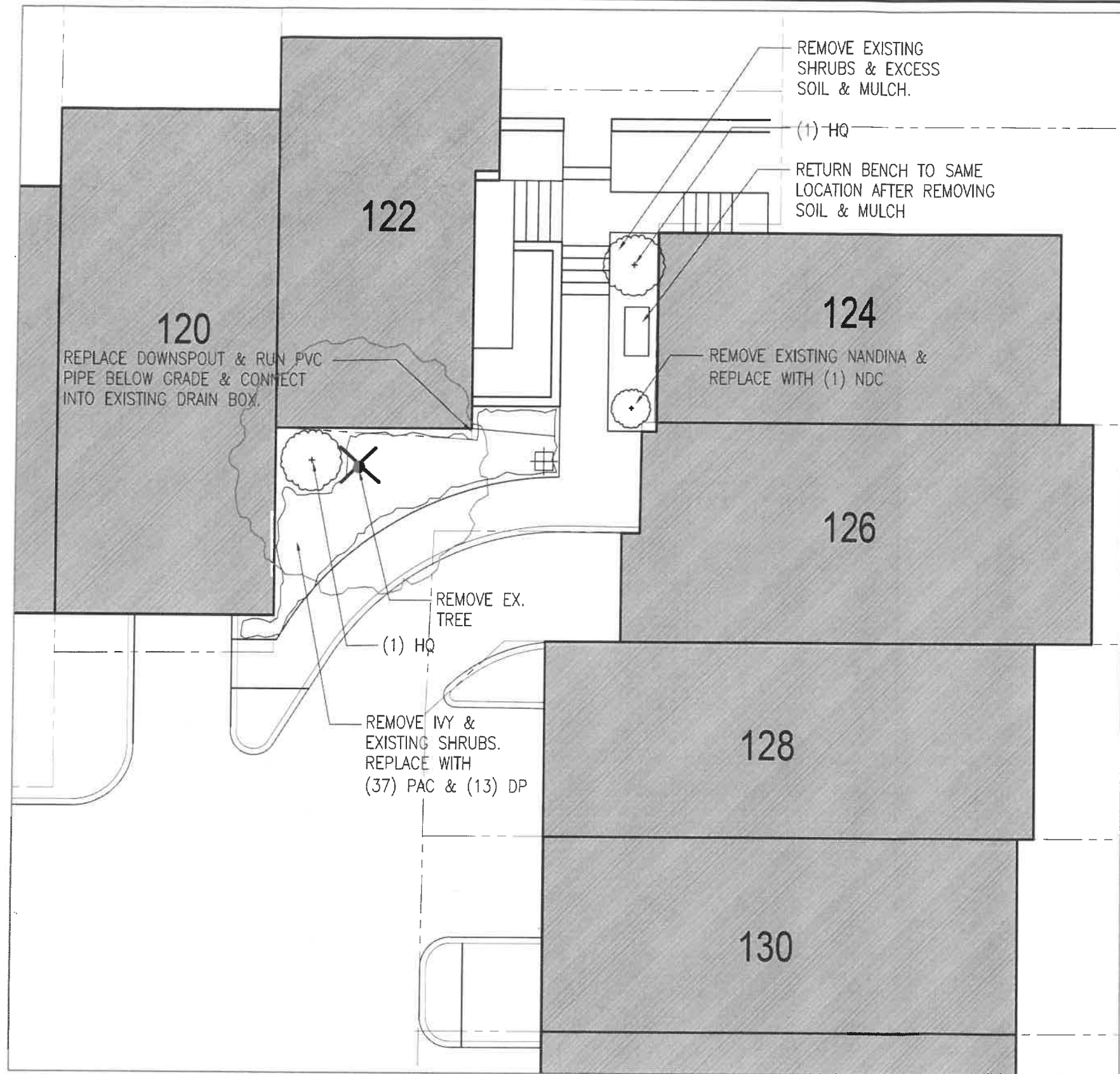
HADCO URBAN BOLLARD  
MODEL #:  
OB361 LED BOLLARD A B5 10 W A  
QTY.: 3

SUPPLIER: HADCO  
[www.signify.com/en-us/brands/hadco](http://www.signify.com/en-us/brands/hadco)

**C** BOLLARD LIGHT DETAIL  
SCALE: N.T.S.

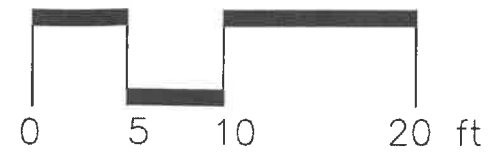






NORTH

SCALE: 1"= 10'-0"

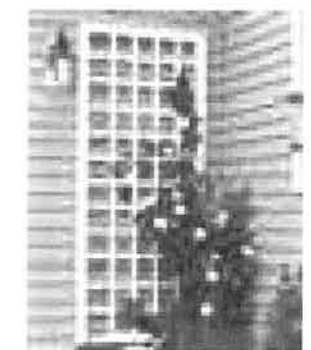


PLANT SCHEDULE

Qty	Key	Botanical Name	Common Name	Size	Spacing
TREES					
1	MGE	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia	15 gal	See Plan
SHRUBS/ WOODY VINES					
5	GS	<i>Gelsemium sempervirens</i>	Carolina Jessamine	3 gal	See Plan
3	HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	3 gal	See Plan
5	HQR	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Hydrangea	3 gal	See Plan
2	IAM	<i>Ilex x aquipernyi</i> 'Meshick'	Dragon Lady Holly	5 gal	See Plan
14	IVN	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	3 gal	See Plan
1	NDC	<i>Nandina domestica</i> 'compacta'	Dwarf Nandina	3 gal	See Plan
1	PJM	<i>Pieris japonica</i> 'Mt. Fire'	Mt. Fire Pieris	3 gal	See Plan
4	TON	<i>Thuja occidentalis</i> 'North Pole'	North Pole Arborvitae	5 gal	See Plan
GROUND COVER/ PERENNIALS/ GRASSES					
12	CVM	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	1 gal	24" o.c. spacing
43	DP	<i>Dennstaedtia punctilobula</i>	Hayscented Fern	1 gal	30" o.c. spacing
19	DG	<i>Dianthus gratianopolitanus</i>	Cheddar Pinks	1 gal	12" o.c. spacing
40	FGE	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 gal	8" o.c. spacing
6	LM	<i>Liriope muscari</i>	Lilyturf	1 qt	12" o.c. spacing
5	PVH	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	1 gal	18" o.c. spacing
11	PA	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gal	30" o.c. spacing
55	PAL	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	1 gal	18" o.c. spacing
121	PAC	<i>Polystichum acrostichoides</i>	Christmas Fern	1 gal	18" o.c. spacing



AZEX WOODBURY  
LATTICE  
PANEL, 60" W  
QTY.: 1



MANHASSET  
LATTICE PANEL,  
QTY.: 3



RECTANGULAR  
STANDARD LATTICE  
PANEL, 48.5"X 6'  
QTY.: 1

SUPPLIER: WALPOLE WOODWORKERS



WALPOLE LATTICE PANELS

SCALE: N.T.S.