

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Miguel Burger/DBL2M Prince LLC

LOCATION: 707 Prince Street
Old & Historic Alexandria District

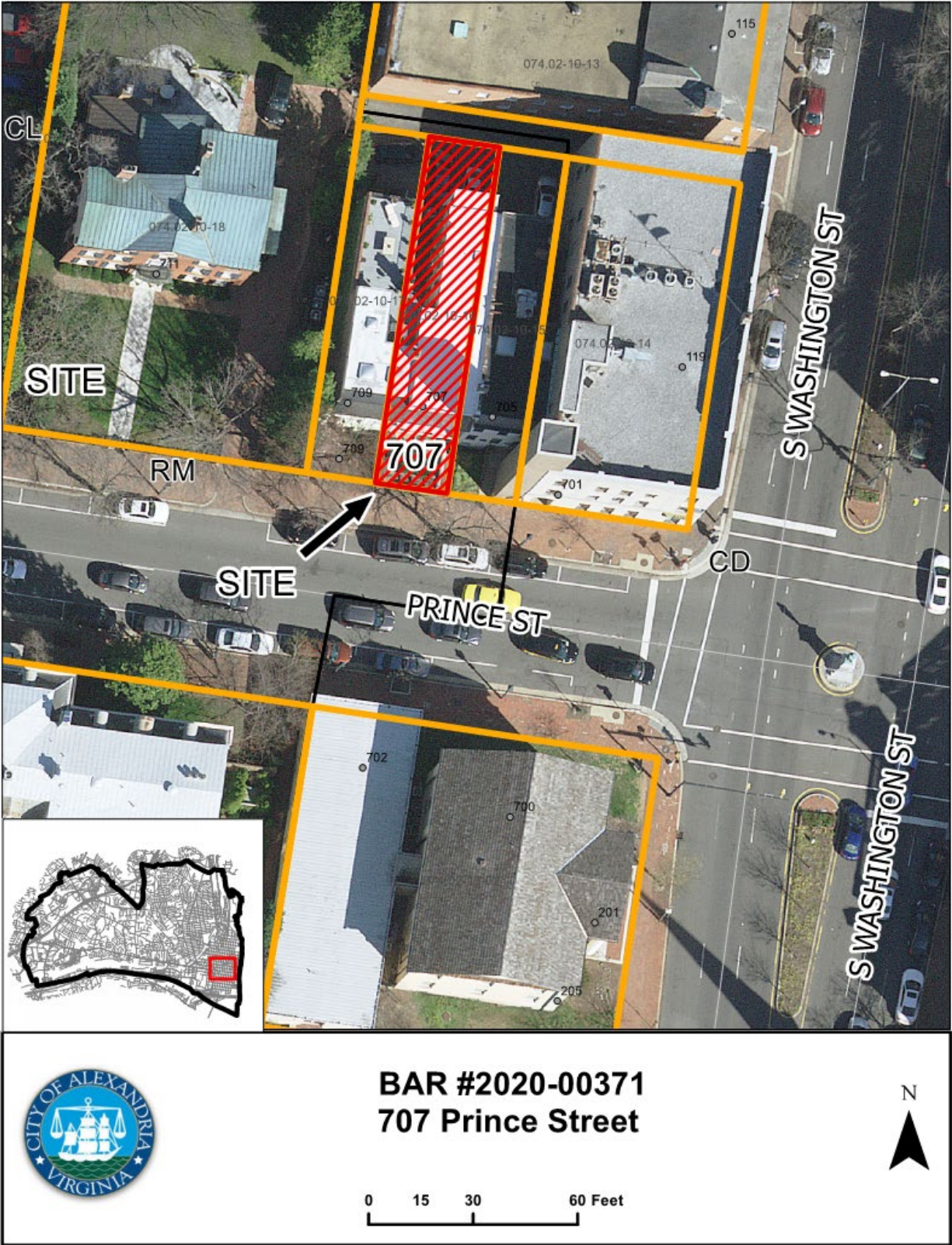
ZONE: RM/Residential Townhouse

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to make alterations to the front retaining wall and stairs, and to install a light fixture at 707 Prince Street.

The proposal includes the removal of the L-shaped steps (maintaining the steps to the front door) in order to reconfigure the front yard to accommodate a larger patio and create of a planter box at the front of the property along the sidewalk. The new walls will be constructed of brick to match the height of the existing walls. All retaining walls will then be painted.

A black carriage style light fixture will be added on the front façade adjacent to the building entrance.

Site context

The townhouse has frontage on a public street and is visible from the intersection of Prince and S. Washington Streets. The alley behind the subject property is private.

II. HISTORY

707 Prince Street is a two-story, three-bay brick rowhouse constructed **by 1912**, according to Sanborn Fire Insurance Maps. The rowhouse was constructed as one in a row of three, all of which were altered in the mid-20th century. Between 1957 and 1983 the BAR approved 10 requests for alterations at the subject property, unfortunately including the removal of the front porch – a character defining feature of what was a Wardman-style townhouse. From 1948 to 1976, the use of the property changed between residential and commercial several times. Since 1976, the property's use has been commercial. A photo of the Lyceum from 1968 shows the current façade with applied window moldings and fake Juliet balconies, which is quite different from its original appearance.

Previous BAR Approvals

On November 28, 2018 the BAR approved the demolition of a rear porch (BAR#2018-00467).

III. ANALYSIS

The *Design Guidelines* state that exterior alterations to buildings in the historic districts "...should not hide, obscure or cause the removal of important historic architectural details." As the history section above describes, the front of the three townhouses at 705-709 Prince Street have been modified since their construction and the existing retaining walls are not historic. As a result, staff has no objection to the removal and reconfiguration of the front yard to provide a larger patio for the building tenant and a planter at the front of the property. Staff also supports the installation of the black light fixture next to the front door.

Staff recommends approval of the project, as submitted.

STAFF

Stephanie Sample, 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

Zoning

C-1 Alterations comply with zoning.

Code Administration

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

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 Previously reviewed under [BAR2018-00467] (T&ES)

F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property

- line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight required.

V. ATTACHMENTS

- 1— Application for BAR 2020-00371: 707 Prince Street*
2 – Supplemental Materials

ADDRESS OF PROJECT: 707 Prince St.DISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.02-10-16 ZONING: RMAPPLICATION 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: Miguel BurgeAddress: 4600 S. Four Mile RdCity: Alexandria State: VA Zip: 22204Phone: 703.473.8141 E-mail: miguelosito@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: DBL2M Prince LLCAddress: 6733 Fairfax RdCity: Chevy Chase State: MD Zip: 20815Phone: 202.438.1542 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 type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input 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*

- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> NEW CONSTRUCTION | | | |
| <input type="checkbox"/> EXTERIOR ALTERATION: <i>Please check all that apply.</i> | | | |
| <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 checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Retaining Wall/Patio</u> | | | |
| <input type="checkbox"/> ADDITION | | | |
| <input type="checkbox"/> DEMOLITION/ENCAPSULATION | | | |
| <input type="checkbox"/> SIGNAGE | | | |

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

- Exterior retaining wall/steps to be remodeled. Plans/rendering of project attached.
- Brick pavers to be used for stairs/patio
- Coach lamp lighting to be installed where previous business signage used to be (sample picture and manufacturer's specs included).

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.*

- | | |
|--|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/>
<input type="checkbox"/> <input checked="" type="checkbox"/> | <div style="text-align: right; margin-right: 10px;">N/A</div> <input checked="" type="checkbox"/> Survey plat showing the extent of the proposed demolition/encapsulation.
<input checked="" type="checkbox"/> Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
<input checked="" type="checkbox"/> Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
<input checked="" type="checkbox"/> Description of the reason for demolition/encapsulation.
<input checked="" type="checkbox"/> 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. 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: _____

Printed Name: Miguel BurgoDate: 08/02/20

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. N/A		
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. Paul Maysak	3267 P St. NW Washington DC 20007	22.5%
2. Dave Marchick	2942 Ordway St. NW Washington DC 20007	22.5%
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		
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.

8/3/2020
Date

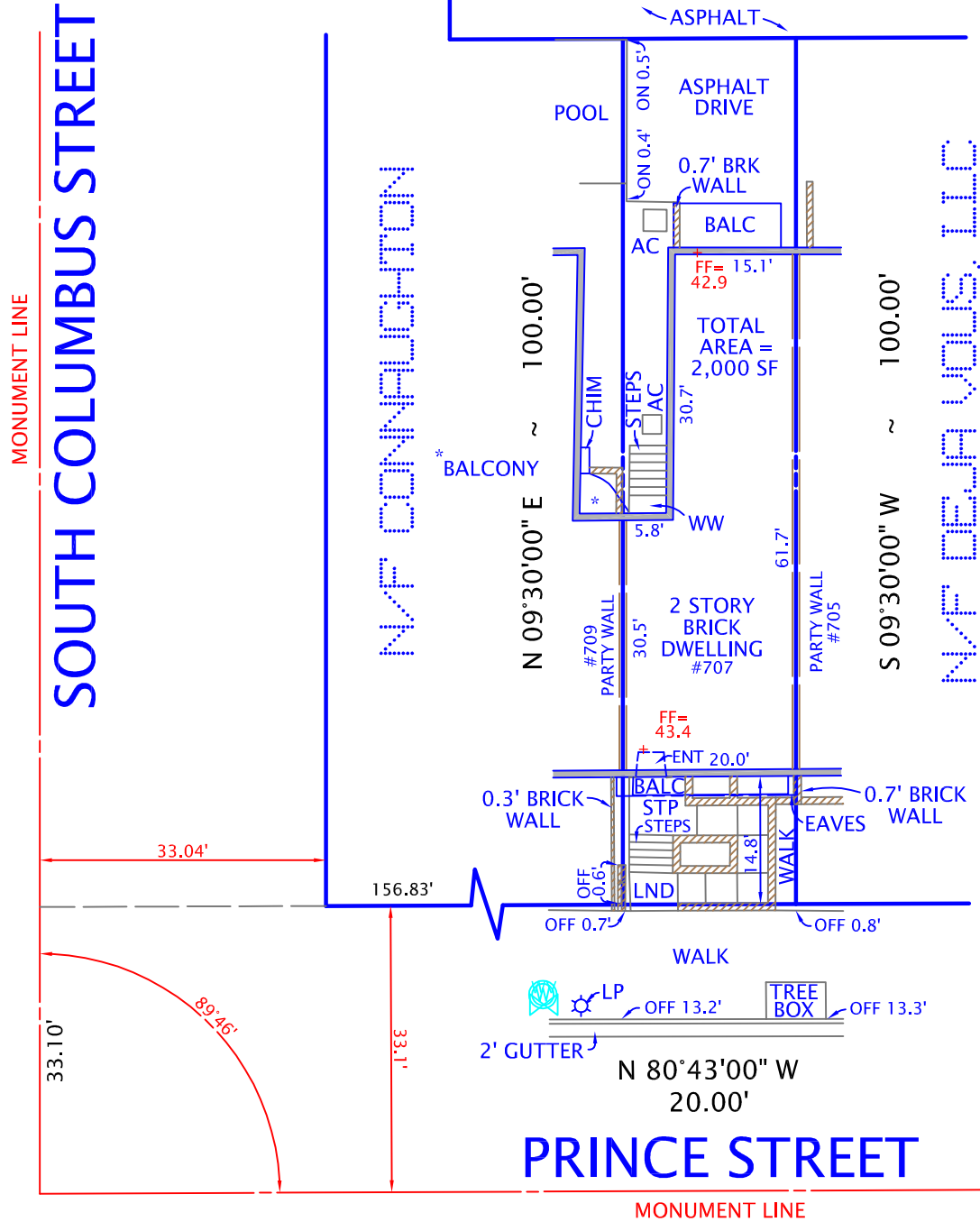
Miguel Buzca
Printed Name


Signature

NOTES: 1. WALLS ARE 0.8' BRICK UNLESS NOTED. 2. ELEVATIONS ARE BASED ON NAVD. 1988 DATUM.

3. UTILITIES ARE UNDERGROUND.

4. ELEVATIONS
REAR BALCONY = 53.2
FRONT BALCONY = 53.3
EAVE = 63.6
ROOF = 72.0



PLAT
SHOWING BUILDING LOCATION ON
THE PROPERTY LOCATED AT
#707 PRINCE STREET
(INSTRUMENT NO. 160001948)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
JUNE 6, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:

707 PRINCE STREET LLC
AND JUD STOKES



DOMINION

Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

GENERAL DATA

ADDRESS:	707 PRINCE ST. ALEXANDRIA, VA 22314
MAP/BLOCK/LOT:	MAP 074.02/ BLOCK 10/ LOT 16
LOT AREA:	2,000 SQ. FT.
ZONING:	RM
FRONT YARD:	N/A FEET
SIDE YARD:	N/A FEET
REAR YARD:	16 FEET

AREA CALCULATIONS

EXISTING CONDITIONED:	2,100 SQ. FT.	EXISTING LOT COVERATE:	1,050 SQ. FT.
NEW CONDITIONED:	0 SQ. FT.	NEW LOT COVERAVE	0 SQ. FT.
TOTAL CONDITIONED GROSS AREA: (NEW & EXISTING)	2,100 SQ. FT.	TOTAL LOT COVERAGE:	1,050 SQ. FT.

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO ALL CODES AND REGULATIONS HAVING JURISDICTION IN THE DISTRICT OF COLUMBIA
2. DRAWINGS ATTACHED ARE FOR INTERIOR FRAMING OF EXISTING STRUCTURE ONLY. NO ADDITION OR WORK OUTSIDE OF THE BUILDING ENVELOPE UNDER THIS BUILDING PERMIT DRAWING SET.

SCOPE OF WORK

DEMOLITION OF EXISTING ENTRY STAIR. EXISTING RETAINING WALLS,
EXISTING TO REMAIN, WITH NEW PLANTING BEDS AND PATIO AT ENTRANCE
EXTENDED TO LIMIT OF EXISTING RETAINING WALL.

APPLICABLE CODES

ZONING	ZONING ORDINANCE OF THE CITY OF ALEXANDRIA, VA, ZONING SUPPLEMENT 85
BUILDING	2015 VIRGINIA RESIDENTIAL CODE 2015 VIRGINIA EXISTING BUILDING CODE
MECHANICAL	2015 VIRGINIA MECHANICAL CODE
PLUMBING	2015 VIRGINIA PLUMBING CODE
FIRE	2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE 4 ICC / IFC-2015
ENERGY	2015 VIRGINIA ENERGY CONSERVATION CODE
FUEL GAS	2015 VIRGINIA FUEL GAS CODE

FULL DRAWING INDEX

CO-	COVER SHEET
A9.1	SITE PLAN
A3.1	ENTRY DEMOLITION & PROPOSED PLANS
A4.1	EXTERIOR WALL & SECTIONS
A5.1	RETAINING WALL DETAILS

707 PRINCE ST.
RESIDENCE

707 PRINCE ST.
ALEXANDRIA, VA 22314

DESIGNER OF RECORD:
EDUARDO SARDINA

SARDIÑA
DESIGN ASSOC.
202-256-2432

DRAWING: COVER SHEET

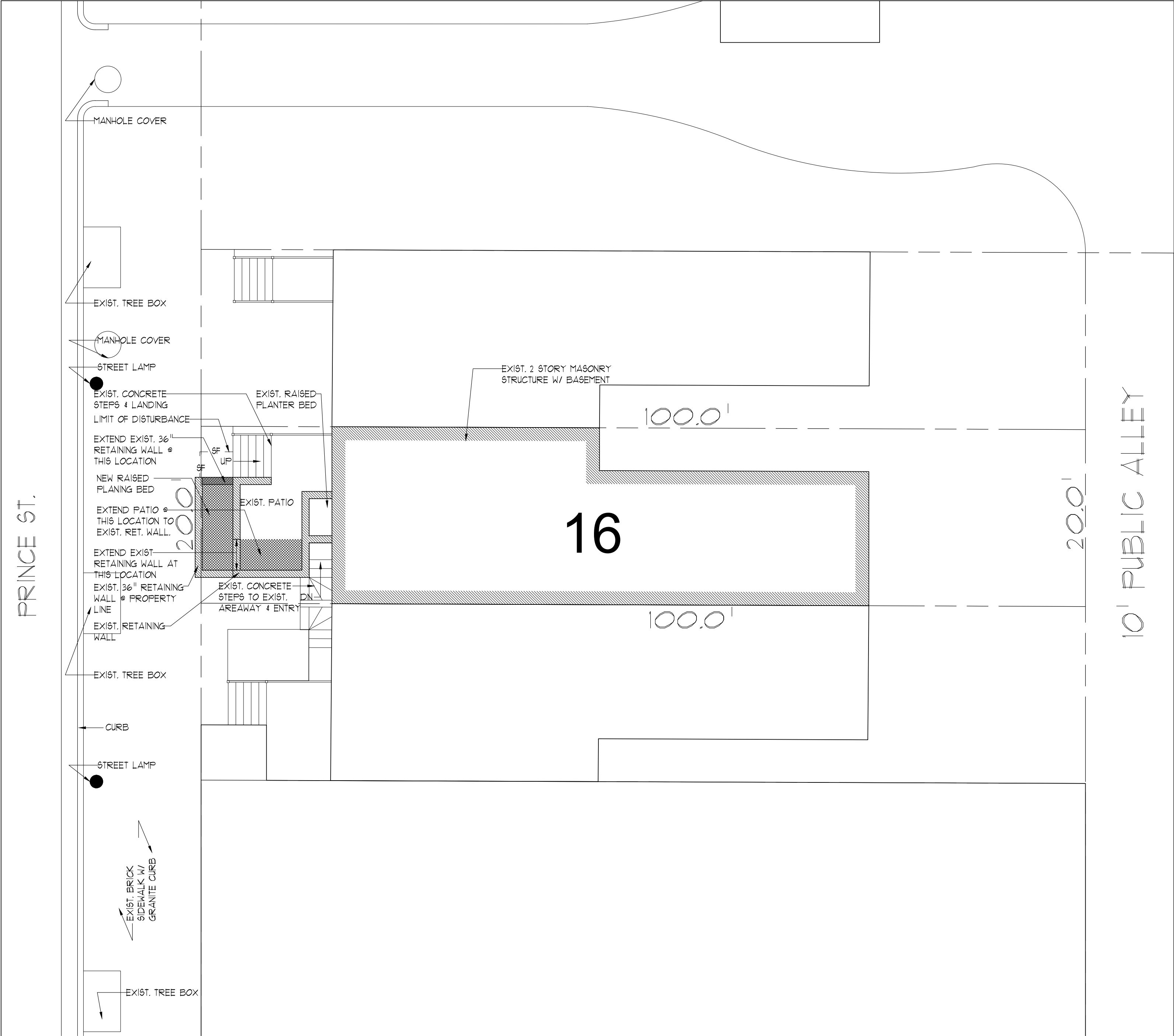
ISSUED:	05/24/2020
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707 PRINCE ST RESIDENCE

**707 PRINCE ST.
ALEXANDRIA, VA 22314**

DRAWING:

ISSUED:



LEGEND:		
	LIMIT OF DISTURBANCE	
707 PRINCE ST. ALEXANDRIA, VA		
MAP:		74.02
BLOCK:		10
LOT:		16
A.	TOTAL DISTURBED AREA:	64 SqFt.
B.	VOLUME OF EXCAVATION:	3.7 CuYds.
C.	VOLUME OF FILL:	15.3 CuYds.

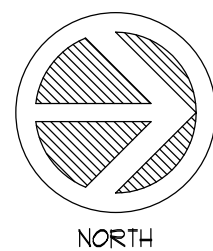
CI SITE PLAN
AS1.2 1/8" = 1'-0"

<div>SARDIÑA</div> <div>DESIGN ASSOC.</div> <div>202-256-2432</div>	DRAWING: SEDIMENT & EROSION SITE PLAN	
	ISSUED: 05/20/2020	

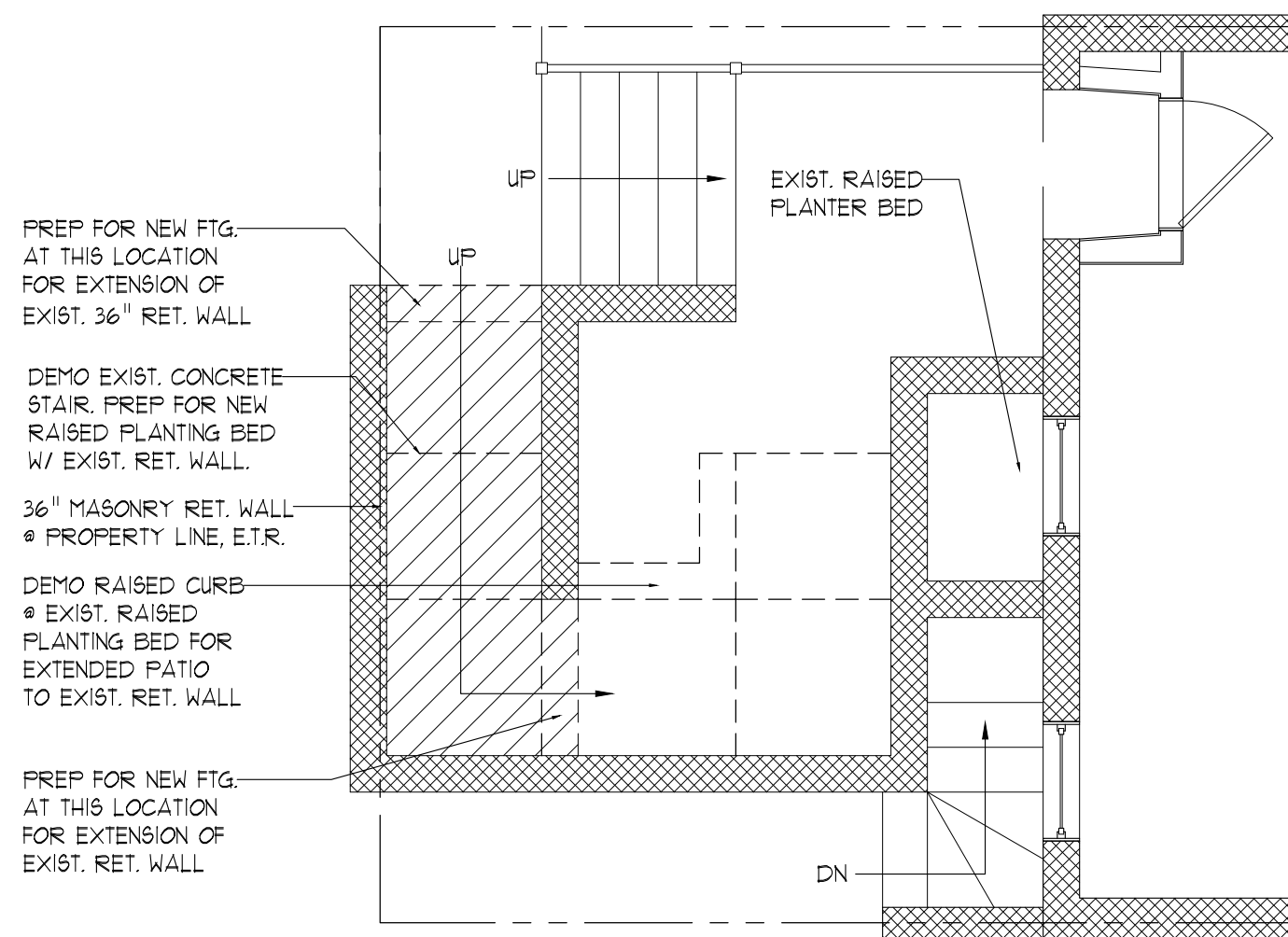
707 PRINCE ST
RESIDENCE
707 PRINCE ST.
ALEXANDRIA, VA 22314

DRAWING:	
ISSUED:	

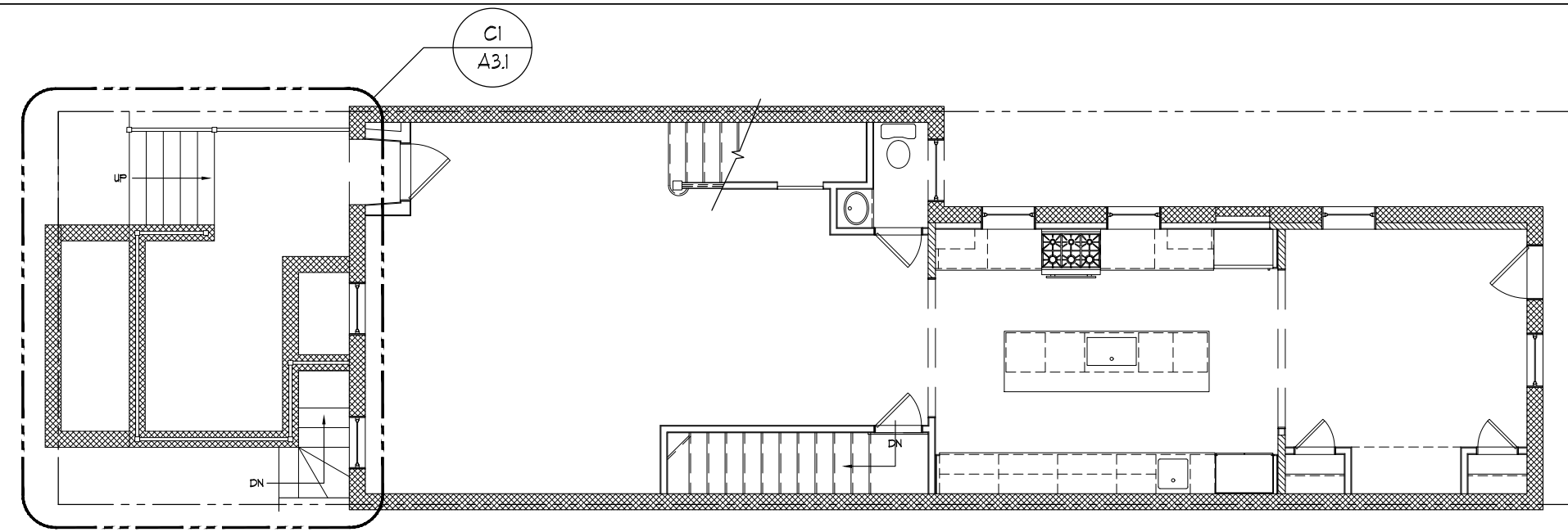
AS1.1



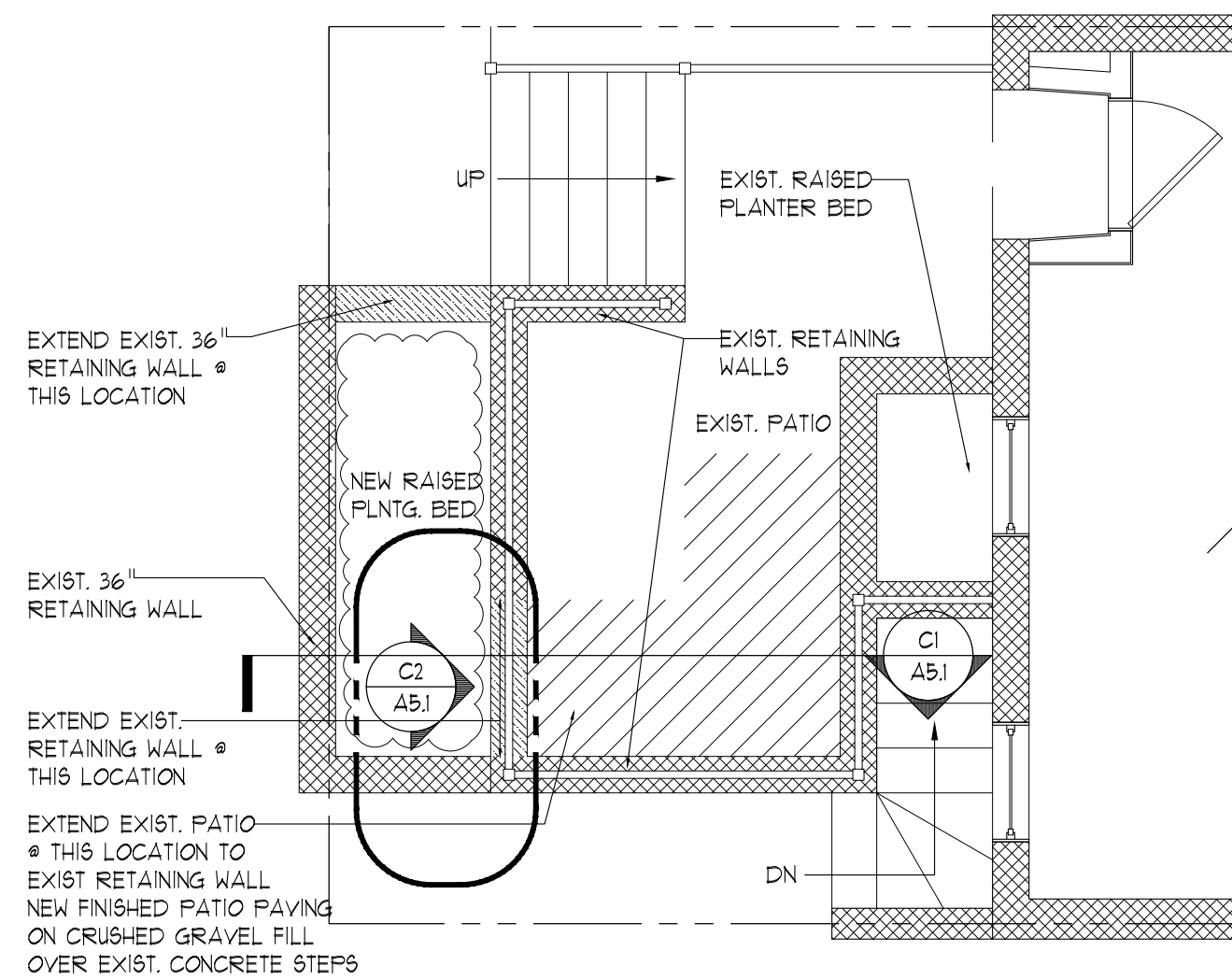
NORTH



C1
A3.1 ENTRY DEMOLITION PLAN
1/4" = 1'-0"



A3
A3.1 KEY PLAN
N.T.S.



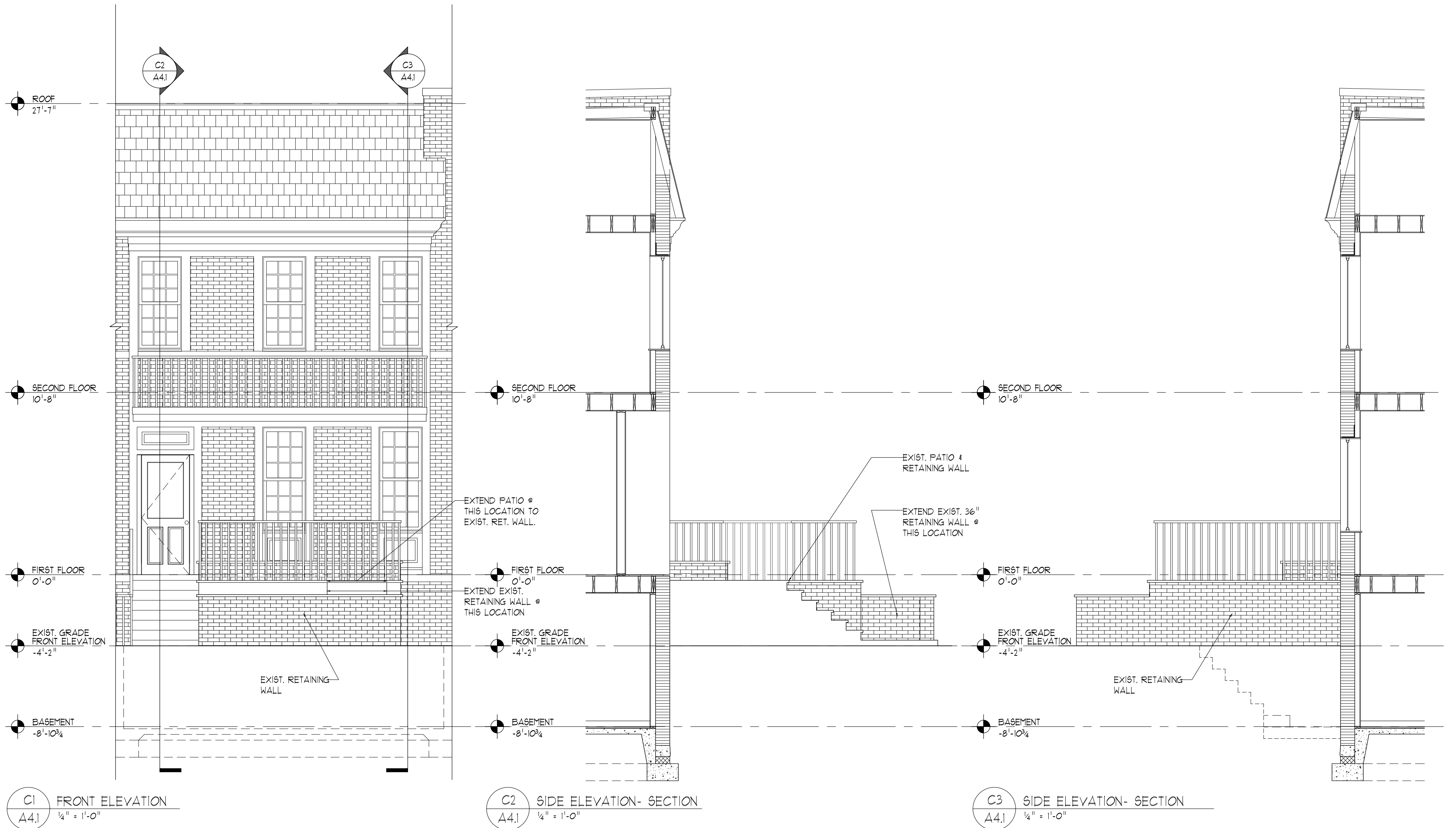
C3
A3.1 ENTRY PLAN
1/4" = 1'-0"

SARDIÑA DESIGN ASSOC. 202-256-2432	DRAWING: FIRST FLOOR PROPOSED PLAN	
	ISSUED:	05/20/2020

**707 PRINCE ST
RESIDENCE**
707 PRINCE ST.
ALEXANDRIA, VA 22314

DRAWING:	
ISSUED:	

A3.1



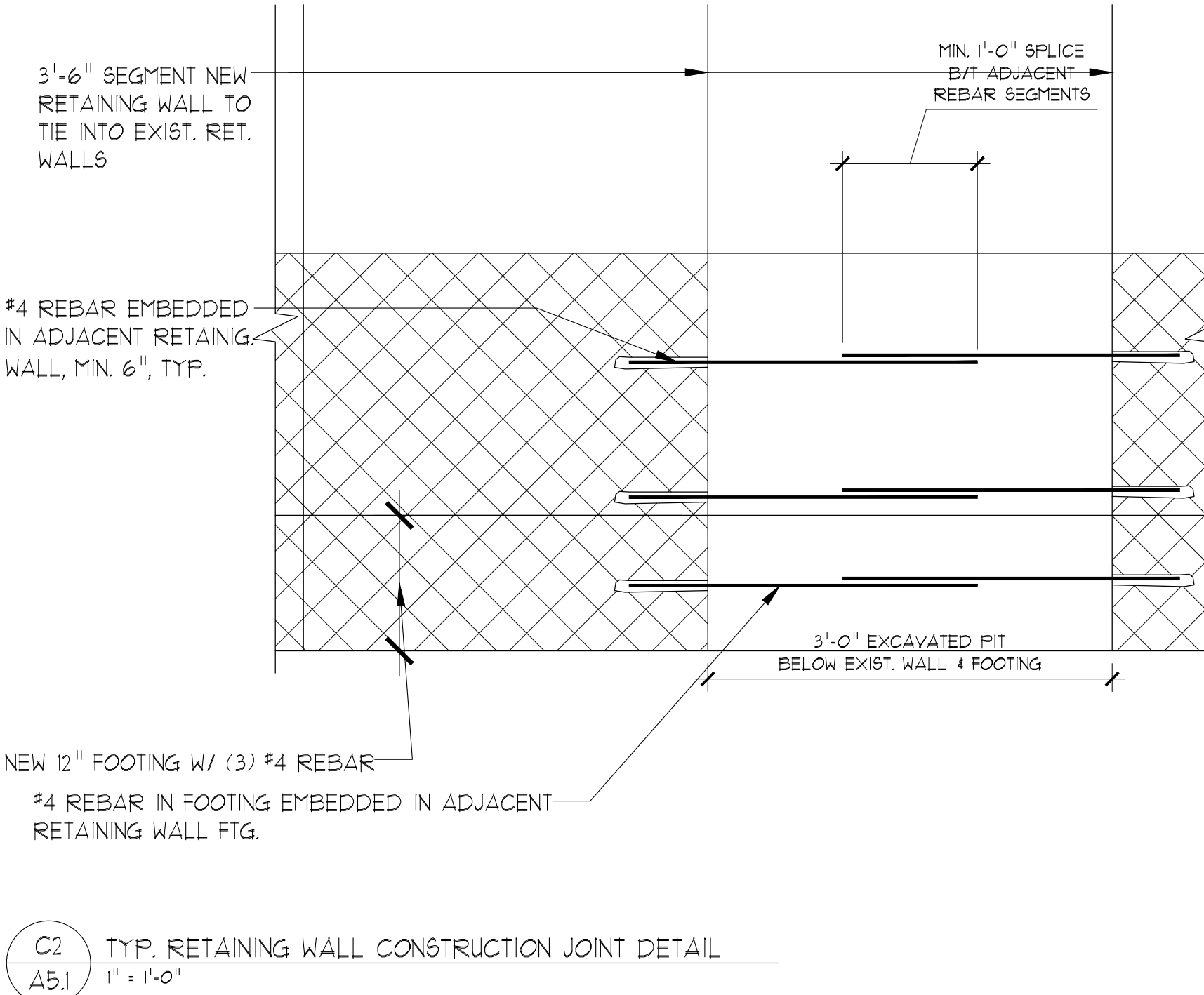
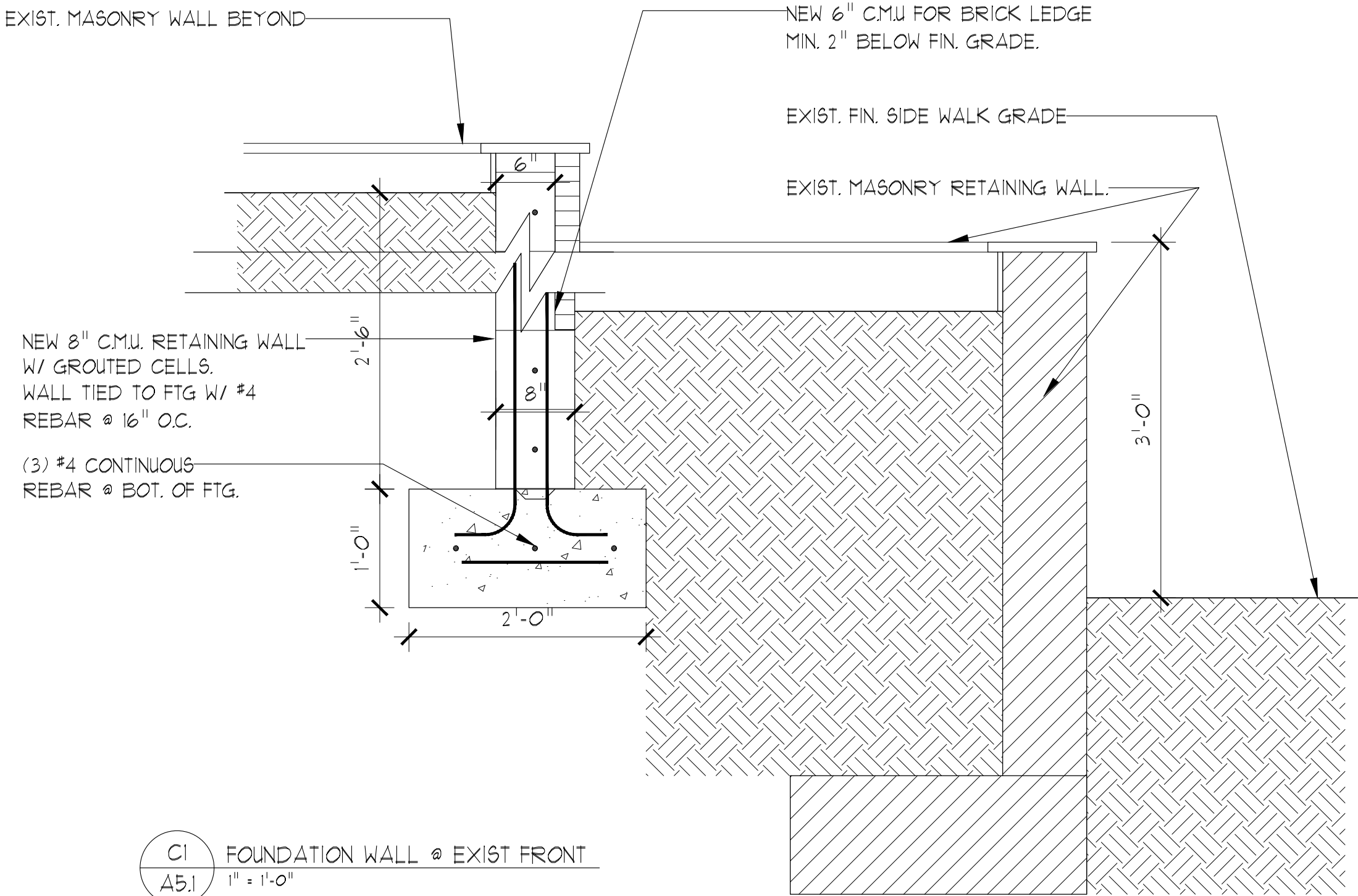
SARDIÑA DESIGN ASSOC. 202-256-2432	DRAWING: PATIO ELEVATIONS
	ISSUED: 02/24/2020

**707 PRINCE ST
RESIDENCE**

707 PRINCE ST.
ALEXANDRIA, VA 22314

	DRAWING:
	ISSUED:

A4.1





Seven-O-Seven

707

705

SANDLER
INNOCENTI









Description

Features

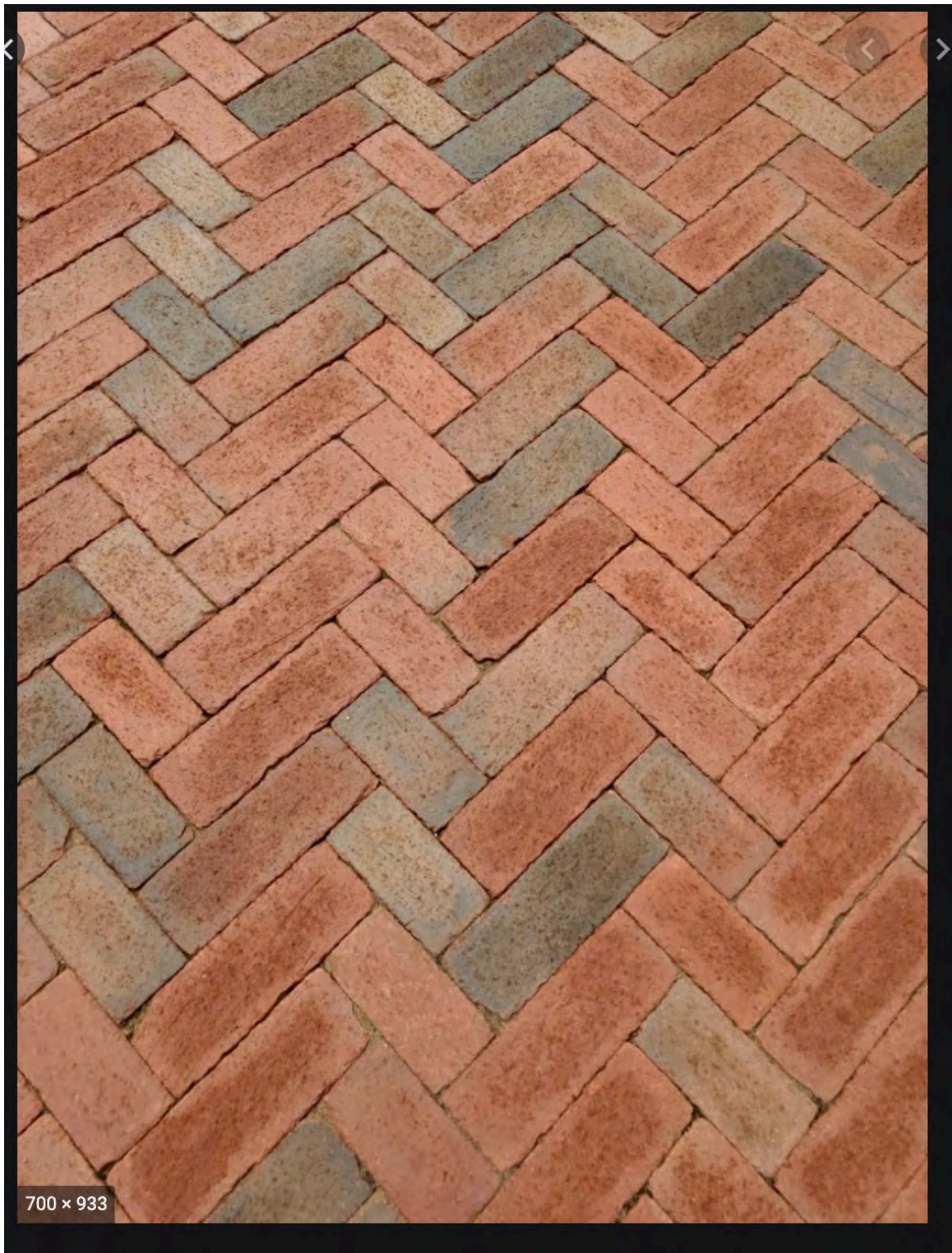
- Cast aluminum construction
- Accommodates (3) 40W medium base bulbs

Product Details

[See More](#)

Weights & Dimensions

Overall	18.5" H x 9.5" W x 9.5" D
Body	18.5" H
Back Plate	7" H x 4.5" W
Overall Product Weight	7 lb.



ASSEMBLING & INSTALLATION INSTRUCTIONS PRODUCT

OUTDOOR WALL MOUNT LIGHT FIXTURE

WARNING! SHUT POWER OFF AT FUSE OR CIRCUIT BREAKER .

MOUNTING THE FIXTURE

Installation (see fig.1)

1. Shut off the power at the circuit breaker and remove old fixture, including the cross bar.
2. Carefully unpack new fixture and lay all the parts on a clear surface. Take care not to lose any small parts necessary for installation.
3. Thread the two mounting screws about 1/4" into the pre-drilled holes in the mounting plate, spaced about the same distance apart as the holes in the fixture back plate. Attach the mounting plate to the junction box using two junction box screws. The side of the mounting plate marked "GND" must face out.
4. Follow wiring instructions carefully (see fig.2)
5. Put the candle sleeve(F) over the lamp holder. Attach the finial(H) to bottom screw hole of the lamp body(E) and lock it until tight.
6. Install the light bulbs in accordance with the fixture's specifications. **DO NOT EXCEED THE MAXIMUM WATTAGE RATING!**
7. Attach the back plate of the lamp body(E) onto the junction box, aligning the back plate's hole with mounting screw and lock it securely with the hex nuts(G).
8. Thread nipple of the finial(A) into cover (B) and lock it securely with the hex nut(D). Attach the cover(B) onto the lamp body(E) , aligning the cover's hole with the mounting screw and lock it securely with hex nut(C).
9. With silicone caulking compound, caulk completely around where back of cover meets with the wall surface to prevent water from seeping into outlet box.

Wiring (see fig.2)

1. Connect the electrical wires as follows. Connect the black wire from the fixture to the black house (hot) Wire. Connect the white wire from the fixture to the white (neutral) house wire. Make sure all wire nuts are secured. You may wrap the connections with electrical tape. If your outlet box has a ground wire (green or bare copper) connect fixture's ground wire to it. Otherwise attach the bare copper fixture wire to the green ground screw on the cross bar.
2. Tuck the wire connections neatly into the wall junction box.

Fig.1

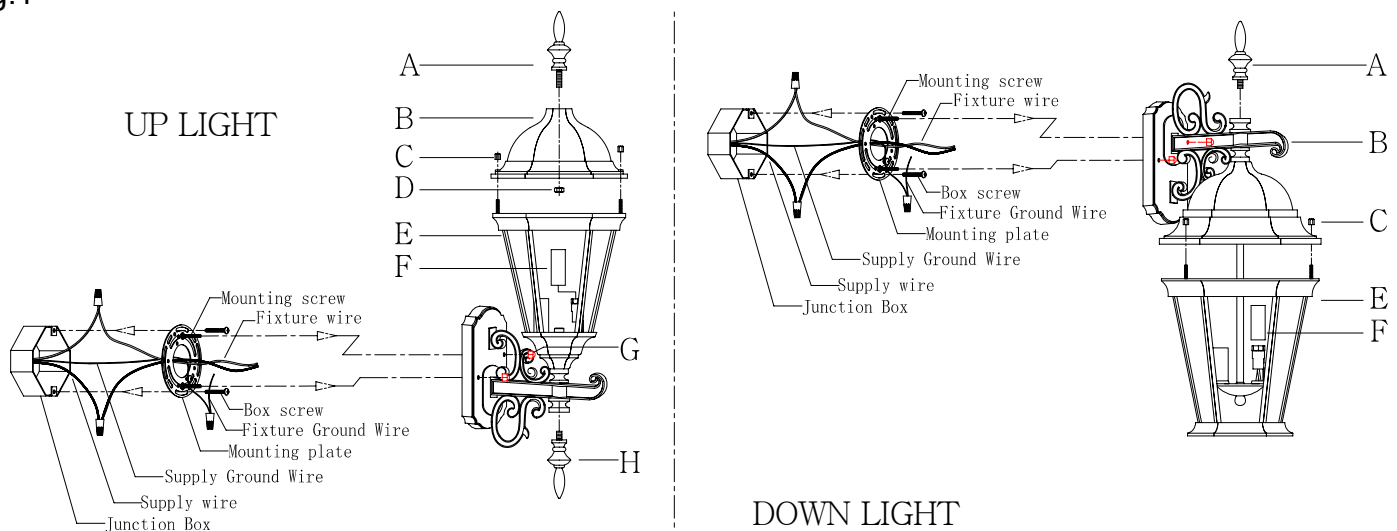


Fig.2

FIXTURE WIRES Black or Smooth		FIXTURE WIRES White or Ribbed		FIXTURE WIRES Bare Copper (Ground)	
HOUSE WIRES Black (Hot)		HOUSE WIRES White (Neutral)		HOUSE WIRES Green or Bare Copper (Ground)	