Board of Architectural Review

DATE:	July 17, 2013
TO:	Board of Architectural Review (BAR) Chair and Members
THROUGH:	Jack Blevins, Community Development Division Chief
FROM:	Mike Jaskiewicz, AICP, BAR Liaison
SUBJECT:	**10635 West Drive**

ATTACHMENTS:
1. Relevant Code Sections
2. Plans and Materials

Nature of Request

1.	Case Number:	BAR A-969-12-2 (No. 12080139)
2.	Address:	10635 West Drive
3.	Applicant:	Fairfax County Board of Supervisors
4.	Applicant's Representative:	Eric Forbes, Project Manager
5.	Status of Representative:	Agent
7.	Zoning:	R-1 Residential District

Request: Proposed exterior façade modifications (added fenestration and exterior building skin material change) and other minor building changes on an existing two-story administrative office building located on a site owned by the County of Fairfax that serves their Department of Public Works and Environmental Services' Maintenance and Stormwater Management Division as a property yard and associated facilities.

Staff Comments

Site Background:

The subject 2.136 acre site, with a street address of 10635 West Drive, are two parcels in the R-1 Residential District, owned by the County of Fairfax and used for public purposes as the property yard of the Fairfax County Department of Public Works and Environmental Services' (DPWES's) Maintenance and Stormwater Management Division facilities. Surrounding and adjacent land uses include multifamily residential developments, single family detached homes, and City-owned public parkland (Providence Park). The property yard site contains several buildings and vast impervious surface parking lots and equipment storage areas.

1.

The site's administration building that is the subject of this BAR request is located on West Drive immediately adjacent to a gated driveway that provides the main truck access into and out of the property yard.

The specific building that is the focus of this BAR request measures 40 feet in width and 60 feet in depth and has a height of approximately 22.75 feet. It is a simple two-story building with a flat roof and with an exterior of concrete masonry block with fixed-glass windows with some projecting and thus defined lintels and brick sills. Aside from fixed wall-pak style security lights affixed to the building's facades this building offers no significant architectural embellishments or any architectural detailing of the facades, which are simply finished with paint in a white color and with grey-colored awnings over each of the building's three exterior doors. This building serves as offices for administrative staff.

Last year Fairfax County embarked on a comprehensive modernization of the building to include increasing its energy efficiency, and started with updates to the building's interior. This BAR request is to allow for the continuation of this comprehensive modernization on the exterior of this building.

Request

The applicant's BAR submission includes the following proposed direct-replacement building upgrades and proposed new additions to the subject building:

- New proposed 'Tru-Brix' brand brick veneer siding (with a backing of rigid insulation) and associated 'Tru-Brix' brand jack arch detailing for each window's lintel;
- A new proposed single fixed-glass window to be added and installed at the second floor level in the building's north-facing façade;
- New proposed compact-fluorescent lights to be added beneath each of the building's existing awnings located above each of the building's three exterior doorways; and
- New proposed high-efficiency high-pressure-sodium (HPS) light fixtures of the same type, configuration, and location so as to directly replace existing exterior security light fixtures.

BAR approval of these proposed building changes would allow the applicant to continue towards completion of their modernization of this specific structure by making exterior façade upgrades and modifications.

The applicant's request seeks to allow the application of *Tru-Brix* – brand brick veneer siding product in a running-bond pattern to cover the entirety of the outside of the subject building, the addition of a single fixed-glass window in the building's north-facing façade, and the replacement of existing exterior lights with new fixtures. The submittal includes product specification sheets and product samples of the proposed *Tru-Brix* veneer siding upgrade and specification sheets for the proposed window and security light fixtures, as well as the required plan and elevation graphics that show the full effect of these requested building upgrades and changes.

Analysis

Listed below are excerpts from the City's Comprehensive Plan that apply to the entirety of the County of Fairfax site and to this particular building for DPWES's Maintenance and Stormwater Management Division. The Community Appearance Plan, while addressing various site and building design issues to ensure neighborhood compatibility, is limited to the City's downtown and transition areas and the two primary vehicular corridors (Main Street and Fairfax Boulevard), and does not contain recommendations in regards to the subject site.

Land Use—Goal, Objectives & Strategies

Goal: Promote attractive, well-conceived land uses that preserve and enhance the City's unique character.

Strategies

LU-2.4 Encourage relocation outside the City of Fairfax County-owned property yards. "Fairfax County property yards on Jermantown Road, West Drive and Burke Station Road/Main Street are inappropriate land uses. No expansion of these facilities should be permitted. The City should strongly encourage the County to relocate these facilities into Fairfax County and should seek ways to facilitate appropriate new development on these sites." (pg 156)

Land Use Plan

Future Land Use

4. Chain Bridge Gateway:

> ***c. West Drive Property Yard***
>
> "The County's property yard on the south side of West Drive is an inappropriate use at this location. With residential uses on three sides and a City park on the fourth, the County's property is designated medium density residential on the Future Land Use Map to encourage its redevelopment." (pg 173)

The applicant's proposal to modernize and update a particular existing building is located within a site identified in the City's Comprehensive Plan as an inappropriate land use given its location surrounded by a public park and residential uses. A BAR approval of the requested building changes that would allow the continuation of the applicant's process to modernize and increase the energy efficiency of this particular structure is technically not a request that would allow an expansion of the physical shell of this building and thus would not further expand the building's or the site's uses, an action that would directly conflict with the intent of the City's Comprehensive Plan. The City's Comprehensive Plan recommends the relocation of the entire property yard use to a location outside of the City.

Staff believes that the applicant's willingness to include an exterior façade material change to add the proposed '*Tru-Brix*' brick veneer siding in a running-bond pattern is a commendable first

step toward allowing this particular building and the building's associated site to better fit in with the surrounding neighborhood. Additional detailing of the subject building's existing architectural features is needed so as to further allow this building to fit into the surrounding neighborhood by evoking a more-residential and less-industrial outward appearance. Analysis of the applicant's proposed *Tru-Brix* product reveals that it is offered and can be configured in ways other than the proposed running-bond pattern that, taken together, will adequately address staff's concerns regarding additional needed detailing.

For example, the *Tru-Brix* product allows one to install limited portions of available distinctly-shaped and colored bricks to create the appearance of separate and distinct fenestration lintels and sills that could contrast with whatever color is chosen for the running-bond façade brick pattern. *Tru-Brix* also carries purposeful bricks designed to demarcate the uppermost course of dark-colored bricks between finished grade and the fifth brick course that together create the visual effect of a water-table building base. *Tru-Brix* also allows bricks to be installed in a soldier course pattern either separately or sandwiched between upper and lower running bond patterns. Such soldier course patterns, when created using different-colored bricks, can create the appearance of building cornices and banding or fenestration surrounds. In summary, all of these aforementioned various applications of the available *Tru-Brix* products are ways to both add increased detailing while also highlighting a building's architectural elements, with the overall net effect of increasing the visual appeal of the resultant building that would be reskinned with proposed *Tru-Brix* brick veneer that thereby further allows it to better fit into the surrounding neighborhood that consists of residential and public park/recreation uses.

Staff, however, is neither implying nor suggesting that such detailing be restricted to the use of the proposed *Tru-Brix* product, only that the *Tru-Brix* product seems flexible enough so as to allow its use in a variety of applications that taken together can be used to achieve the desired added detailing.

Staff has no issues with the proposed new window, as it is designed to match the other existing windows, or with the replacement lighting fixtures. Lastly, staff notes that the existing building's roof is flat and is devoid of the usual roof-top mounted mechanical HVAC components found on most commercial buildings that require rooftop screening measures, so no rooftop changes have been proposed.

With the aforementioned additional changes to create additional building façade detailing, staff finds that the overall requested improvements to this particular existing building and to the site to be in conformance with the provisions cited earlier in this report from the Comprehensive Plan and will therefore allow this particular building to better fit into the existing surrounding neighborhood.

Recommendation

Staff believes that the application to modernize and increase this particular building's energy efficiency is only partially consistent with the goals and recommendations of the Community

Appearance Plan and it is only partially consistent with the provisions cited previously from the Comprehensive Plan. Staff believes that the applicant needs to further detail the proposed exterior changes to the building's exterior by detailing window lintels and sills, a watertable to help 'ground' the building, and a cornice – all methods that can utilize the proposed *Tru-Brix* brick veneer product, will help the resultant updated structure better fit into the site's surrounding residential and public park neighborhood.

Staff continues to recommend that the applicant seek a new location outside of the City for this entire property yard facility that currently serves and is occupied by DPWES's Maintenance and Stormwater Management Division.

Staff recommends that the BAR approve the applicant's requests subject to the following conditions

1. All construction shall conform to the attached plans and specifications, except as may be modified by the Board of Architectural Review or the Director of Community Development and Planning, and as modified by these conditions.

2. The applicant shall modify the proposed design to provide a cornice, lintels, sills, and a water table to be approved by the Director of Community Development and Planning.

5.

Relevant Regulations

Attachment 1

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

Attachment 2

AUG 28 2012

Dept. of Community Development & Planning

BAR No: A-969-12-2 Pentamation No: 12080139

CITY OF FAIRFAX
BOARD OF ARCHITECUTRAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROVAL

Applicant: Maintenance and Stormwater Management Division Phone: 7038772800

Applicant's Address: 10635 West Drive, Fairfax, VA

Applicant's Representative: Eric Forbes Phone: 7038772879

Representative's Address: 10635 West Drive, Fairfax, VA

Property Owner: Fairfax County Board of Supervisors

Owner's Address: 12000 Government Center Parkway, Fairfax, VA

I hereby certify that the representative named above has the authority vested by me to commit to design changes, and otherwise represent me as property owner to the Board of Architectural Review. The information provided on this application is accurate to the best of my knowledge. I understand that I must comply with all conditions of the Certificate of Approval as well as all other zoning requirements.

Paul Shay
Property Owner's Signature

8/20/12
Date

Project Name: Administration Building Exterior Hardy Board Siding

Project Location: 10635 West Drive, Fairfax, VA; Administration Building

Project Description: Installation of Hardy Board siding to match existing condition of the Blair Building on the property.

Lot Area: 75000 Structure Sq. Ft. (existing) 2155 (proposed) 2155

----------**Office Use Only**----------

Tax Map Number: 57-3-02-013 Fee Paid: 35- Receipt Number: 34965

Rev. 03/09

RECEIVED
AUG 3 0 2012
Dept. of Community Development & Planning

AFFIDAVIT

I, Paul Shirey, do hereby make oath or affirmation that I am an applicant in Application Number 12080139 and that to the best of my knowledge and belief, the following information is true: A-969-12-2

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
Paul Shirey	10635 West Drive, Fairfax, VA 22030	Applicant

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders:

Name	Address	Relationship

(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship

RECEIVED
AUG 22 2012
Dept. of Community Development & Plan

2. That no member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state.)

None

3. That within five (5) years prior to the filing of this application, no member of the City Council, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of $100 from any person or entity listed in paragraph one.

EXCEPT AS FOLLOWS: (If none, so state.)

None

4. That I understand that I or a designated representative must be present at the meeting or this application will be deferred by the Board of Architectural Review.

WITNESS the following signature:

Applicant

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 20th day of August, 2012, in the State of Virginia
My commission expires 11-30-2012

BRANDY L. DYER COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Brandy L. Dyer
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7167086
My Commission Expires
November 30, 2012

#7167086
Notary Public Registration No.

City of Fairfax
Department of Community Development and Planning
10455 Armstrong Street, Annex Room 207
Fairfax, VA 22030

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 4, 2013

Mike Jaskiewicz
City of Fairfax, Department of Community Development and Planning
10455 Armstrong Street, Annex Room 207
Fairfax, VA 22030

Subject: Design Intent for the Administration Building Tru-Brix Siding Project

Reference: 10635 West Drive, Administration Building

Dear Mr. Jaskiewicz:

The Fairfax County Maintenance and Stormwater Management Division (MSMD) recently conducted an interior renovation project on the Administration building located at 10635 West Drive. As part of the renovation the HVAC system was being retrofit to improve the air quality for employees who work in the building and to improve energy efficiency. In order to improve the building envelope for the new HVAC system, MSMD is submitting this Board of Architectural Review application to install Tru-Brix brick veneer siding on the building's exterior.

The project will include installation of 1" think rigid foam insulation on the exterior of the building. Tru-Brix moisture barrier fabric will be installed over the foam insulation. Once wrapped with the moisture barrier, Tru-Brix thin brick veneer in #350 HM Virginia Blend color will be attached (see sample provided). Additionally, MSMD plans to replace existing lighting fixtures for better night lighting and energy efficiency (see specifications provided). The project also entails installation of one 2'6"x4' fixed window on the North side second floor (see specification). Photographs of the existing condition and proposed condition are provided for your review.

The existing condition of the building is a faded white/beige color painted concrete masonry block wall. By installing the Tru-Brix thin brick veneer siding there will be benefits to the energy efficiency, water proofing, and the aesthetics of the building.

Sincerely,

Eric Forbes
Project Manager II

Department of Public Works and Environmental Services
Maintenance and Stormwater Management Division
10635 West Drive
Fairfax, VA 22030-4229
Phone: 703-877-2800, TTY: 711, Fax: 703-877-2805
www.fairfaxcounty.gov

10-

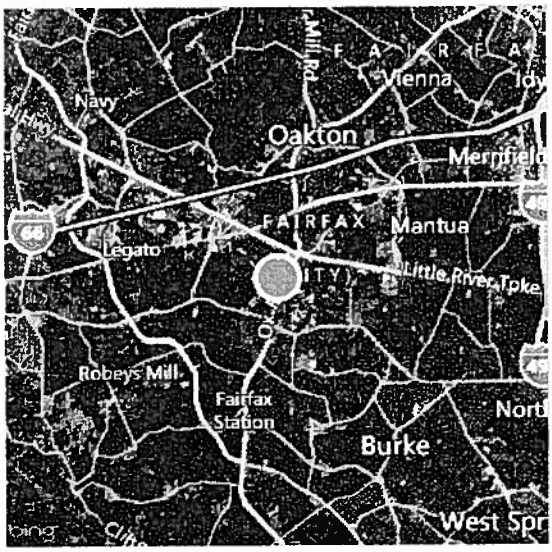
Print

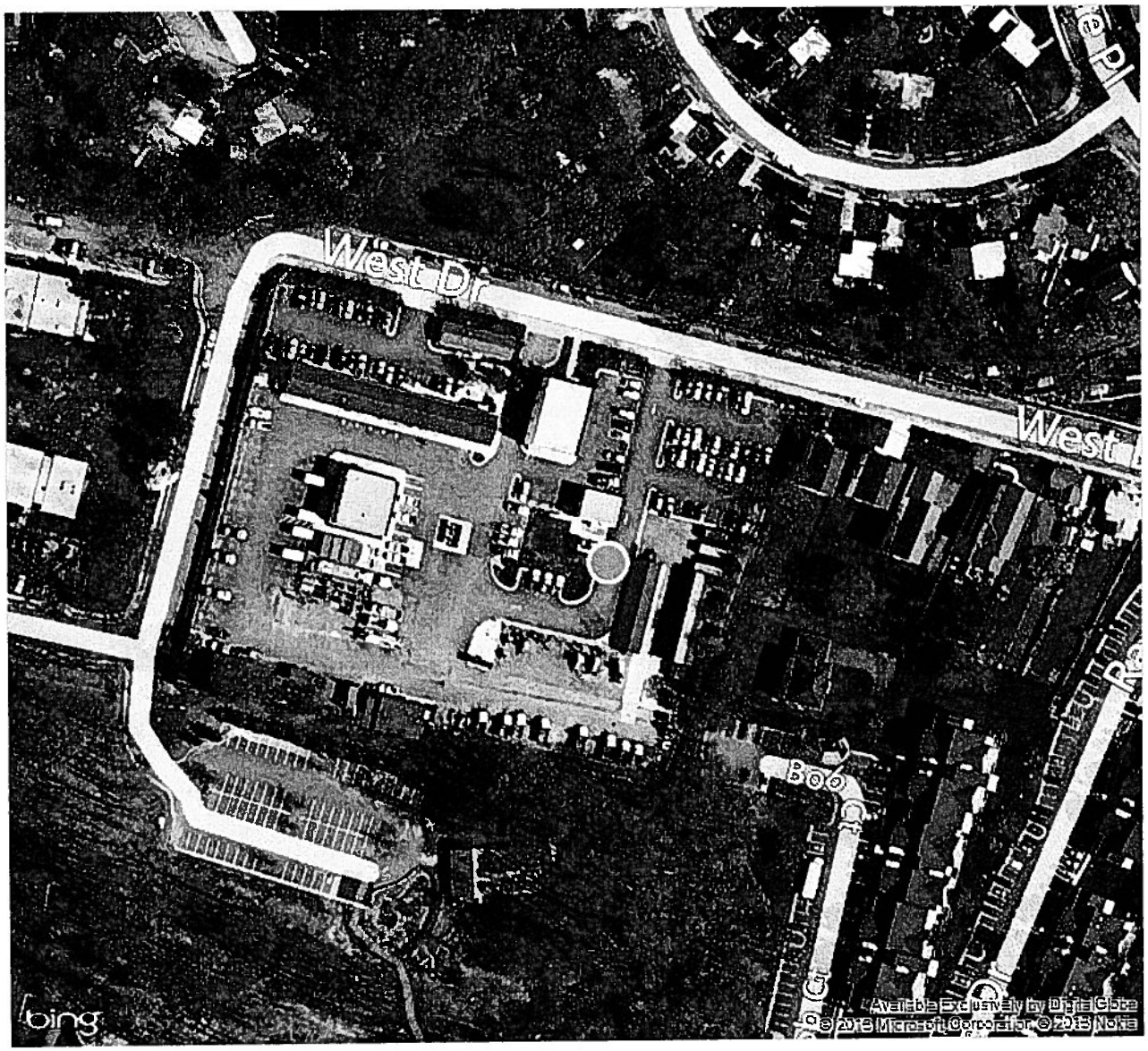
bing Maps

10635 West Dr, Fairfax, VA 22030

Type your route notes here (up to 120 characters).

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





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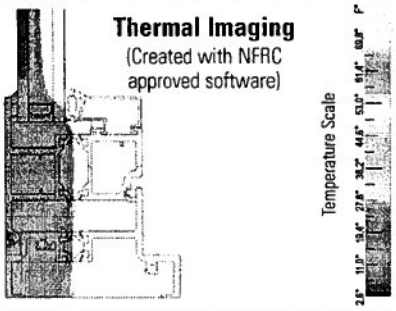
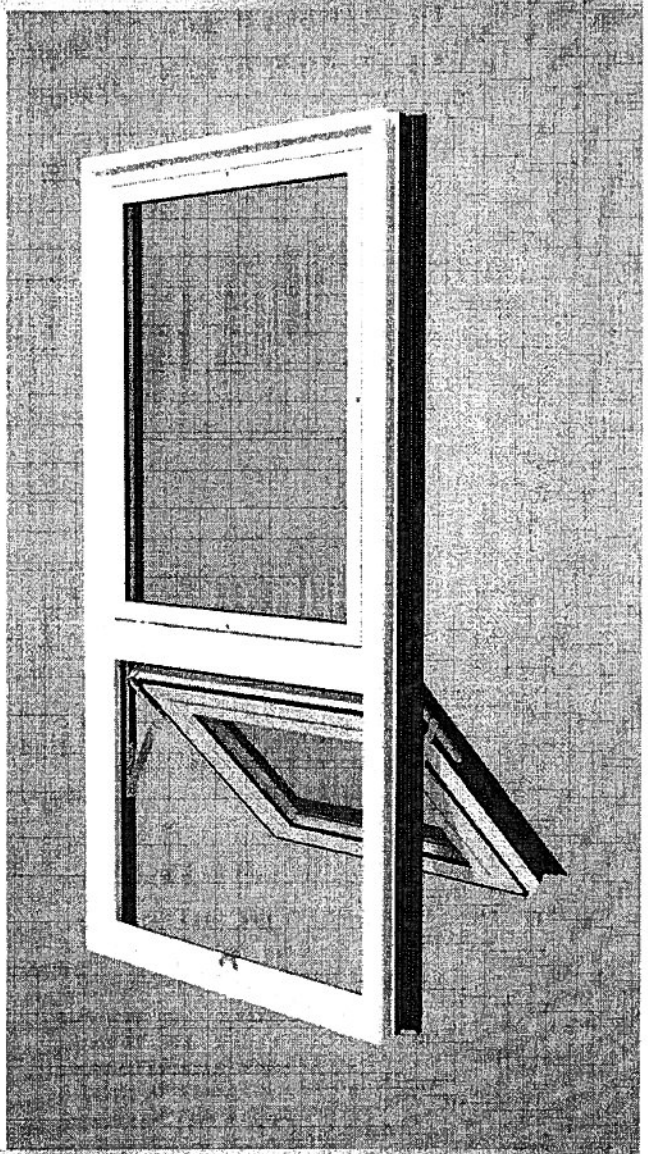


> YOW 350 T

Thermally Broken Heavy Wall Window System for Insulating Glass

facade



Flexibility for Institutional Applications

YOW 350 T windows have been designed and engineered to provide the highest level of performance. They have an overall depth of 3-1/2", the strength of 1/8" wall thickness, and are thermally broken by means of MegaTherm® technology to conserve energy, reduce operating costs, and allow for a dual finish option to fit design needs. This system, when coupled with its mullion options and full line of accessories, can be used as a factory glazed window wall system.

Product Benefits

- AAMA/WDMA/CSA 101/I.S. 2/A 440-05
  - AW-80 (Operable), AW-100 (Fixed)
- Air Infiltration: 0.10 CFM/FT²
- Water Infiltration: 15 PSF
- Thermal Performance:
  - Standard Glazing – U Value: 0.53 (Casement), 0.51 (Project), 0.37 (Fixed)
  - Triple Glazing – U Value: 0.45 (Casement), 0.44 (Project), 0.32 (Fixed)*
- Heavy Duty Hardware
  - YKK AP Four Bar Hinges
  - 4" NYC Approved Limit Device
- Multiple Glazing Combinations (See Reverse)
  - Dual Glazed – Optional 1" Blinds
  - Insulating Glass Triple Glazed – Optional 5/8" Blinds
  - 1" Insulating Glass
- Factory Glazing and Screens
- Head/Jamb Receptors and Sill Flashing
- Applied Muntins, Panning, Trim, and Accessories

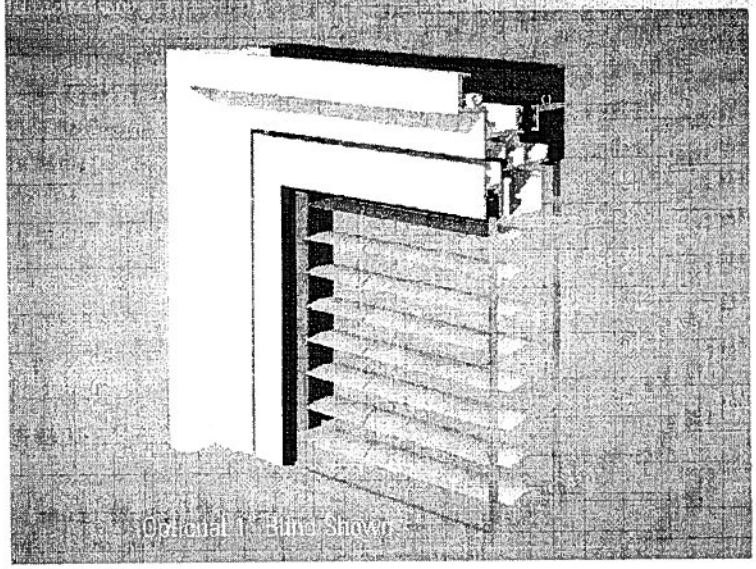
*Thermal performance simulated using software recognized by NFRC.

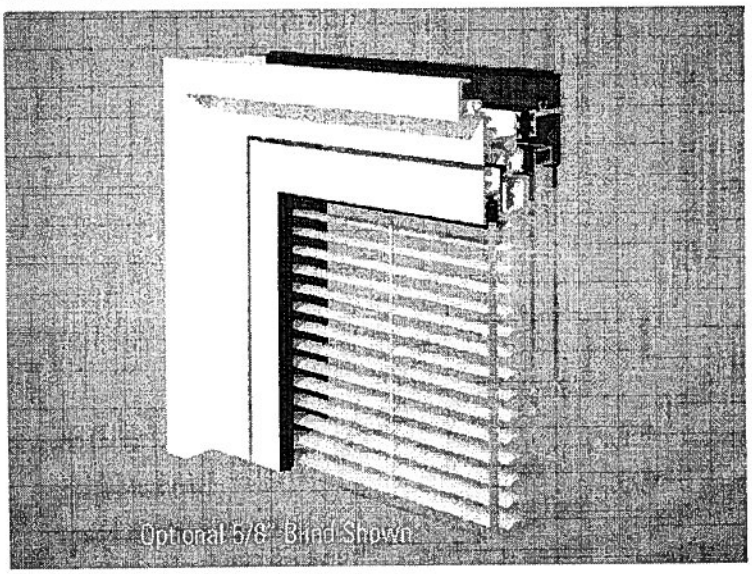
Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

YKK ap® Quality inspires®

> YOW 350 T

Thermally Broken Heavy Wall Window System for Insulating Glass





Dual Glazing

This option gives improved acoustical performance through the use of increased air space and the addition of laminated glass in the exterior lite.

Benefits of Between-the-Glass Blinds:

Custodial access to the blinds provides consistent performance across the building and eliminates the "checkerboard effect" on the building's exterior.

Blinds stay virtually dust-free, eliminating the need for cleaning.

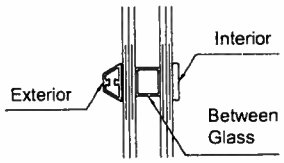
Allows for variable control of solar heat gain.

Light colored blinds provide a "light shelf" effect during most of the daylight hours.

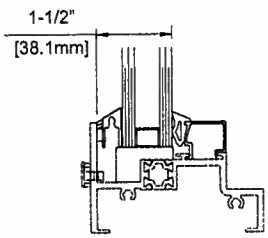
Triple Glazing

This option replaces the monolithic exterior lite of the dual glazed window with a one inch insulating unit – providing improved thermal efficiency.

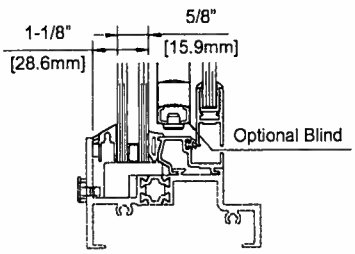
Muntin Options



Simulated Divided Lite
(Only With 1" Insulating Glass)



1" Insulating Glass
With Applied Muntin



Triple Glazing
With Applied Muntin

Additional product information including CAD details, CSI formatted specifications, and installation instructions are available online at ykkap.com under the Products category. Please contact your local branch office if you do not have internet access.

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LITHONIA LIGHTING®

Catalog Number	
Notes	Lts under the Awning
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

Finish: Standard finish is textured dark bronze (DDBT) polyester powder finish, with other architectural colors available.

OPTICS — Hydroformed reflector for superior uniformity and control. Vertical lamp orientation for improved lamp output and life.

ELECTRICAL — Compact fluorescent utilizes an electronic high-frequency ballast. Quick-disconnect plugs easily disconnect reflector from ballast and fixture from supply wires. Socket is four-pin positive latching thermoplastic.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation.

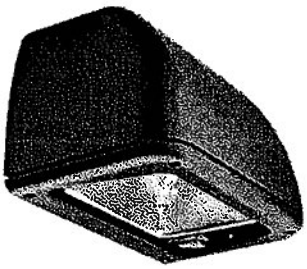
LISTINGS — CSA Certified to U.S. and Canadian standards. Down orientation only. NOM Certified (see Options). **IP65 rated.** 2/42 wattages and below are listed to 30°C ambient. 57W and 70W are listed to 25°C ambient. Emergency options (all wattages) are listed to 25°C ambient. ELED: U.S. Patent No. 7,737,640.

Note: Specifications subject to change without notice.

Wall-Mounted Luminaire

TWF1

FLUORESCENT: 26DTT - 70TRT



Specifications

Width: 16 (40.6)

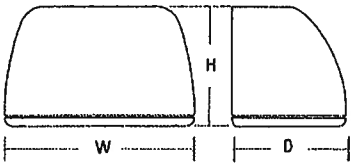
Height: 10 1/16 (25.6)

Depth: 9-5/8 (24.4)

*Weight: 24 lbs (10.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.



NIGHTTIME FRIENDLY

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** TWF1 32TRT MVOLT LPI

TWF1					
Series	**Wattage**	**Voltage**	**Ballast**	**Mounting**	**Options**
TWF1	26DTT 2/26DTT 26TRT 2/26TRT 32TRT 2/32TRT 42TRT 2/42TRT 57TRT 70TRT	120 277 347 MVOLT[1]	(blank) Electronic 0° F CW20 Cold-weather ballast[2] DS Dual switching[3] 2/1 Two one-lamp ballasts[4]	(blank) Surface mount Shipped separately BBW Surface mounted back box[5,6]	Shipped installed in fixture GMF Internal slow-blow fusing (n/a with MVOLT) EC Emergency circuit[7,8] ELDW Emergency battery pack (32°F min. operating temperature)[8,9,10,11,12] ELDWC Emergency battery pack (0°F min. operating temperature)[7,8,10,11,12] ELDWR Fixture wired ready for Bodine® B30 battery pack (battery pack not included; 32°F min. operating temperature)[8,11,13] ELDWRPS Fixture wired ready for PS1400 or PSDL3 remote battery pack (battery pack not included; 32°F min. operating temperature)[8,11,14,15] ELED Emergency LED secondary source battery pack (-4°F min. operating temperature)[8,11] 2ELED Emergency LED secondary source (two modules) battery pack (-4°F min. operating temperature)[8,13]

Options (continued)				Finish[17]		Lamp[18]	
DC12	Emergency circuit 12-volt (35W lamp included)[8,16]	Shipped separately[5]		(blank)	Dark bronze, textured	LPI	Lamp included
2DC12	Emergency circuit 12-volt (two 35W lamp included)[8,16]	WG	Wire guard	DSST	Sandstone, textured	L/LP	Less lamp
DC2012	Emergency circuit 12-volt (20W lamp included)[8,16]	VG	Vandal guard	DNAT	Natural aluminum, textured		
2DC2012	Emergency circuit 12-volt (two 20W lamp included)[8,16]			DWHG	White, textured		
PE	Photoelectric cell-button type[11]			DBLB	Black, textured		
CSA	CSA certified			CR	Corrosion-resistant finish		
NOM	NOM certified			CRT	Non-stick protective coating (black only)		

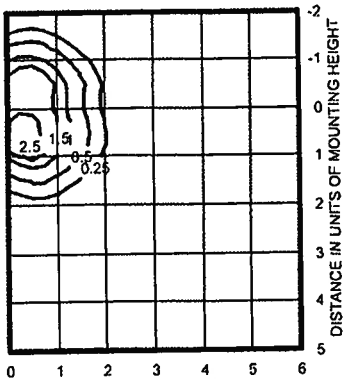
Notes

1. Optional multi-volt electronic ballast capable of operating any line voltage from 120V-277V.
2. Not available with 57TRT or 70TRT. CW20 and ELDWC cannot be ordered together.
3. Available with 2/26DTT, 2/26TRT, 2/32TRT and 2/42TRT only. Not available with EC, DCS, ELDWS, 2/1 or PE.
4. Available with 2/26DTT, 2/26TRT, 2/32TRT and 2/42TRT only. Not available with EC, DCS, ELDWS or DS.
5. May be ordered as an accessory. Prefix with TWF1.
6. Must specify finish when ordered as an accessory. Not available with ELED or 2ELED.
7. Maximum allowable wattage lamp included.
8. Cannot be ordered with any other emergency option.
9. Not available with 2/32TRT, 2/42TRT, 57TRT or 70TRT.
10. ELDW and ELDWC with compact fluorescent do not satisfy North Carolina code criteria for state owned buildings per 2012 NC Building Code: 1006.3 and 1006.4.
11. Must be ordered with fixture; cannot be field installed. Not available with MVOLT.
12. For two-lamp configurations, only one lamp operates in emergency backup mode.
13. Not available with 57TRT or 70TRT.
14. Pilot/test switch mounting plate included.
15. Not available with 2/42TRT, 57TRT or 70TRT.
16. Not available with GMF.
17. See www.lithonia.com/archcolors for additional color options.
18. Must be specified. 35K lamp with LPI.

TWF1 Compact Fluorescent, Wall Mounted

TWF1 2/26TRT TEST NO: LTL18189

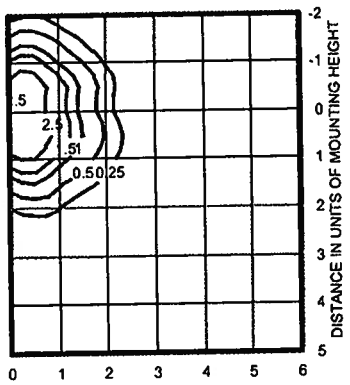
ISOILLUMINANCE PLOT (Footcandle)



26W triple-tube lamps.
Footcandle values based on
12' mounting height, 1800 rated lumens.
Luminaire Efficiency: 57.5%

TWF1 2/32TRT TEST NO: LTL18188

ISOILLUMINANCE PLOT (Footcandle)



32W triple-tube lamps.
Footcandle values based on
12' mounting height, 2400 rated lumens.
Luminaire Efficiency: 66.0%

LITHONIA LIGHTING®
An AcuityBrands Company
OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-279-8041 Fax: 770-918-1209 www.lithonia.com
c. 2006-2013 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/25/13

TRACE LITE

TL203

DIE-CAST ALUMINUM, LOW PROFILE FLOOD LIGHTING

Model Number: TL203150HPSMTDB

Accessories:

Type:

Job:

Approvals:

PRODUCT SPECIFICATIONS

CONSTRUCTION

The Trace-lite TL203 Series features a durable, corrosion-resistant, die-cast aluminum enclosure with an architectural bronze powder coated finish. Enclosure is fully sealed and gasketed, and is Wet Location Listed for outdoor use and includes corrosion-resistant hardware. The TL203 features an internal, anodized aluminum reflector which provides 7H X 7V light distribution, and the lamp is protected by a high-impact, heat-resistant tempered glass lens.

LAMPS & BALLASTS

High Pressure Sodium: E28 type lamps from 250 to 400 watts, utilizing a mogul base, glazed porcelain socket pulse rated for 4KV with a CWA type ballast rated for a minimum operating temperature of -30°C (-22°F) and Multi-tap (120/208/240/277VAC) or 480VAC input.

Metal Halide: ED28 type lamps from 70 to 100 watts, utilizing a mogul base, glazed porcelain socket pulse rated for 4KV with an HX-HPF ballast rated for a minimum operating temperature of -30°C (-22°F) and Multi-tap (120/208/240/277VAC) or 480VAC input.

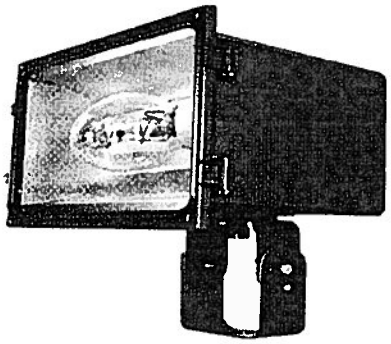
Pulse Start Metal Halide: ED28 type lamps from 150 to 400 watts, utilizing a mogul base, glazed porcelain socket pulse rated for 4KV with a CWA ballast rated for a minimum operating temperature of -30°C (-22°F) and Multi-tap (120/208/240/277VAC) or 480VAC input.

INSTALLATION

The Trace-lite TL203 Series is ideal for mounting to any surface and includes a swivel bracket mount. Cover is hinged for easy access to lamp and internal components.

WARRANTY

Any housing component that fails due to manufacturer's defect is guaranteed for two years from time of shipment. Ballasts, Capacitors, and Ignitors are warrantied for one year from time of shipment. Warranty does not apply to damages caused by improper installation, abuse, fire or acts of God. Lamp is not covered by manufacturer's warranty.



The Trace-lite TL203 Series is ideal for buildings, backyards, parks, sports fields, sign illumination, and other areas where general floodlighting is necessary. Available with either Metal Halide, Pulse Start Metal Halide or High Pressure Sodium lamps for any application.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

ORDERING INFORMATION

TL203 150 MT DB - --

SERIES: TL203

LAMP:
- MH = Metal Halide
- PSMH = Pulse Start Metal Halide
- HPS = High Pressure Sodium

WATTS:

Metal Halide	Pulse Start Metal Halide
70 = 70W	150 = 150W
100 = 100W	175 = 175W
	200 = 200W
High Pressure Sodium	250 = 250W
100 = 100W	320 = 320W
150 = 150W	350 = 350W
250 = 250W	400 = 400W
400 = 400W	

VOLTS:
- MT = 120/208/240/277V
- 480[1] = 480V

OPTIONS (Factory Installed):
- QR150 = 150W Quartz Restrike
- SZXXX[2] = Single Line Side Fuse (Specify 120 or 277V)
- DZXXX[2] = Double Line Side Fuse (Specify 208, 240, or 480V)
- SF = Slip Fitter Mount (Shipped I/O Swivel)
- USA = Meets Buy America Requirements

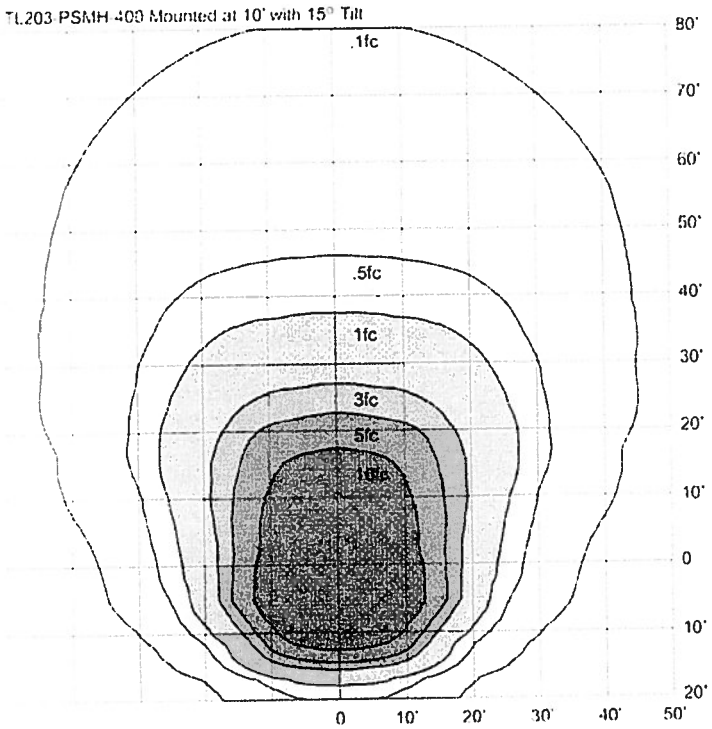
ACCESSORIES[3] (Field Installed):
- PC1 = 120V Photocontrol
- PC2 = 208-277V Photocontrol
- PG203 = Polycarbonate Guard
- WG203 = Wire Guard
- GS203 = Glare Shield
- SFG = Slip Fitter Mount
- FRM/GL203 = Replacement Frame and Lens Kit

[1] Not Available on 70W Units
[2] Specify Voltage
[3] Order as Separate Line Item

10810024 03/11

16.

SAMPLE PHOTOMETRICS

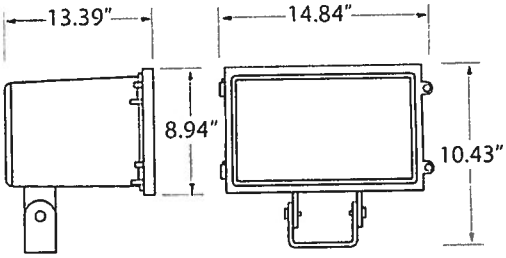


Footcandle Correction

Multiply factors times the footcandle values for changes in lamp type.

Lamps	150W PSMH	250W PSMH	250W HPS	**400W PSMH**	400W HPS
Factor	.32	.56	.68	**1.00**	1.24

DIMENSIONS



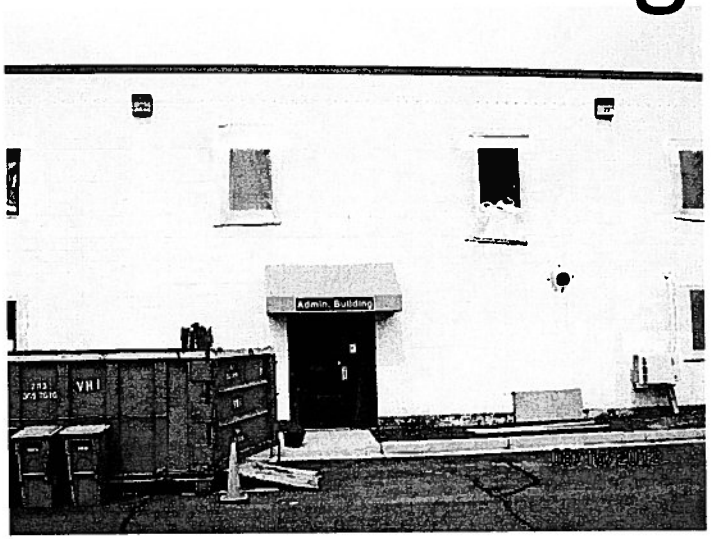
Approximate Weight: 19 lbs.

EPA: 1.37

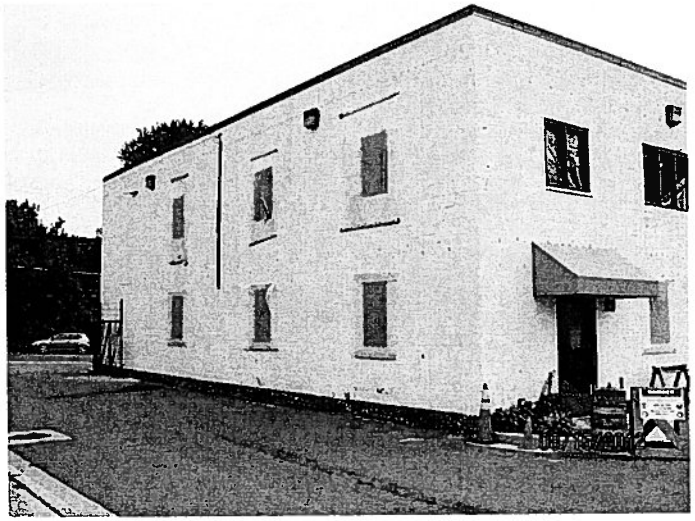
BARRON lighting group

1911 West Parkside Lane • Phoenix, AZ 85027
888.533.3948 • 623.580.3948 • Fax: 623.580.8948
www.barronltg.com

Existing Condition



East Side of Building



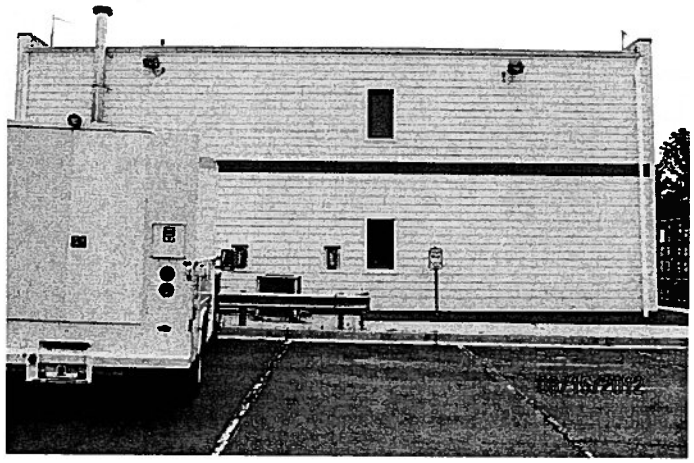
West Side of Building

South Side of Building

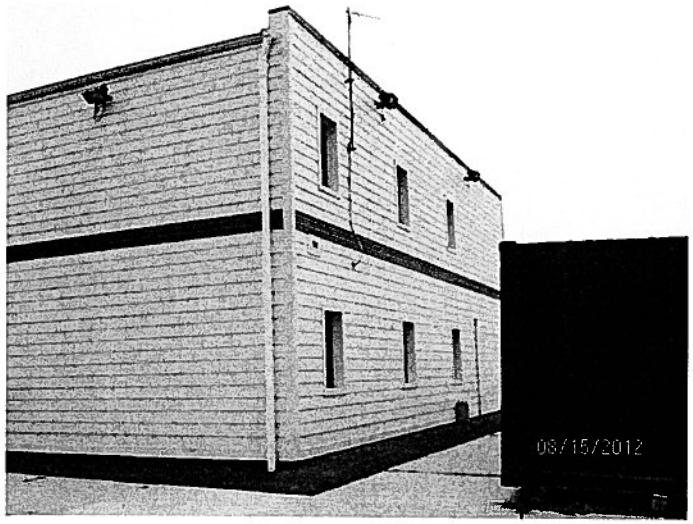
North Side of Building

Proposed Condition with Hardy Board

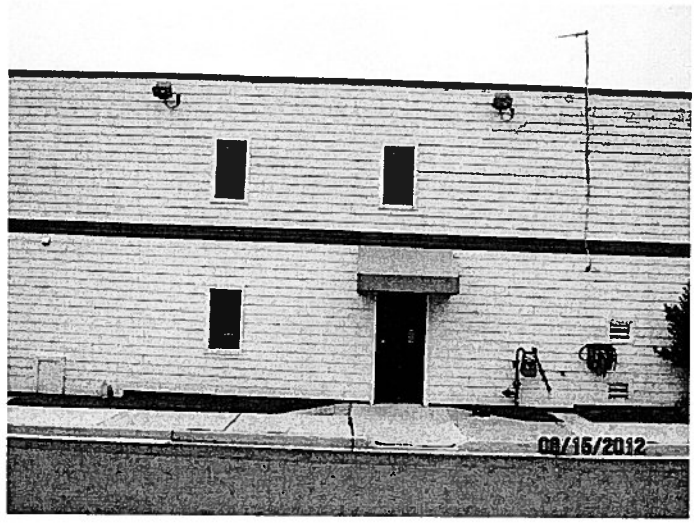
East Side of Building



West Side of Building

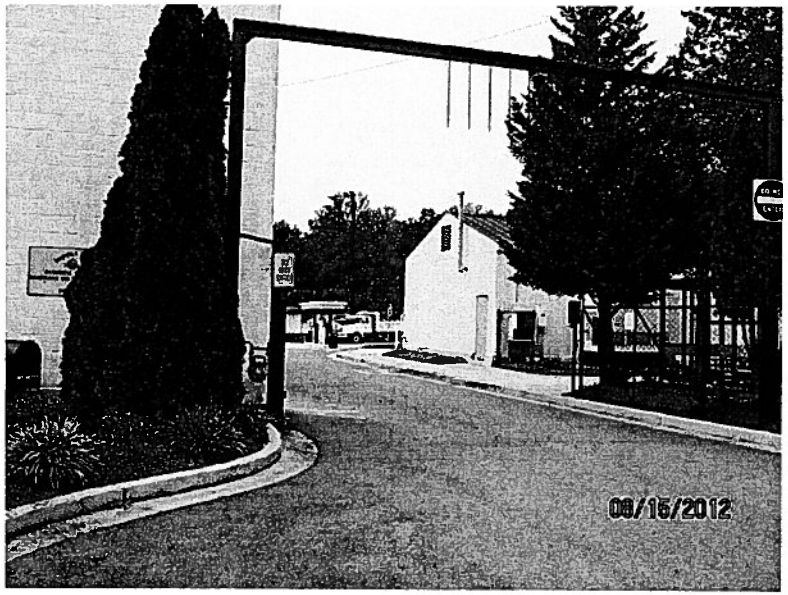


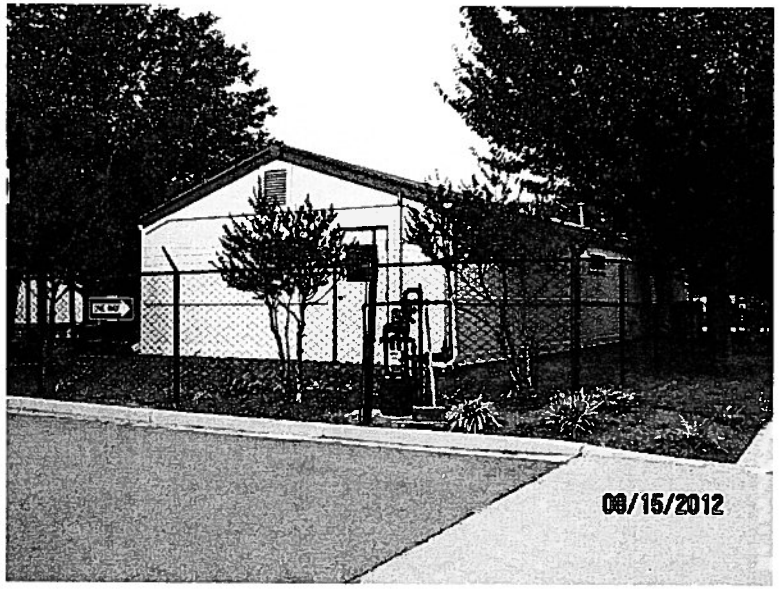
South West Side of Building



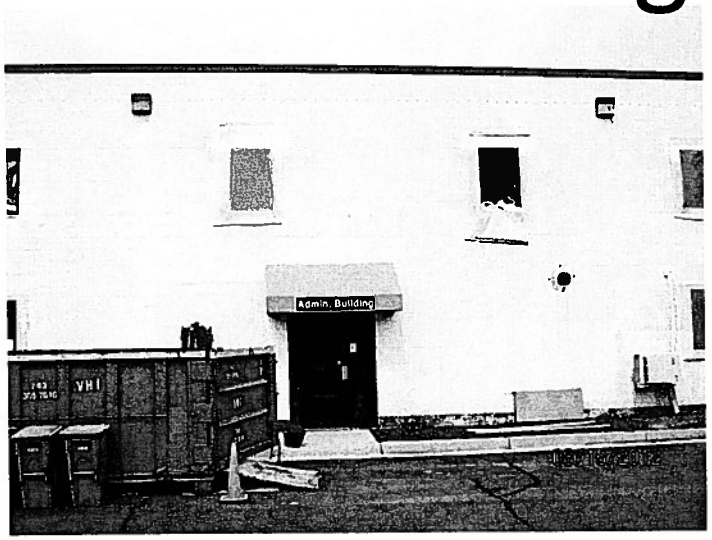
North Side of Building

Similar Exterior Finishes on buildings visible from West Drive

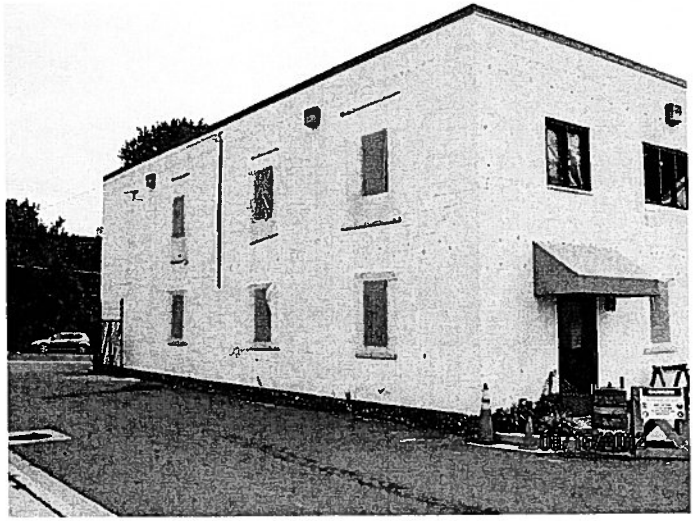




Existing Condition



East Side of Building



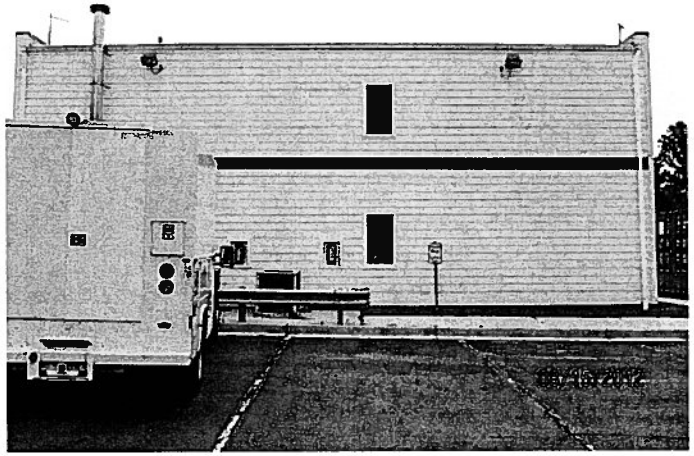
West Side of Building

South Side of Building

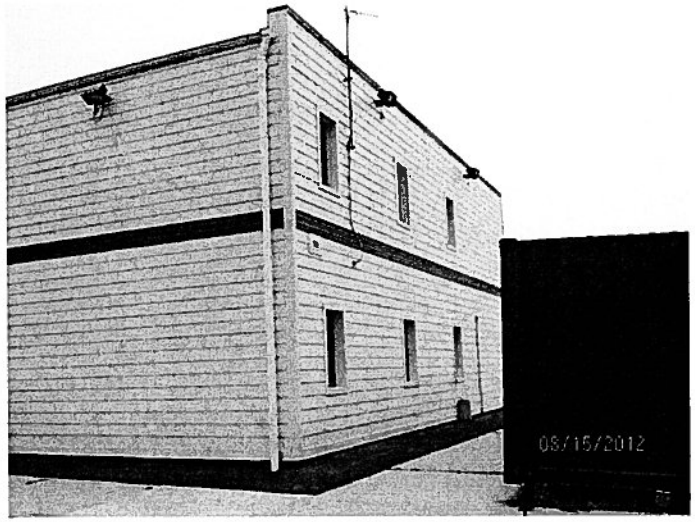
North Side of Building

Proposed Condition with Hardy Board

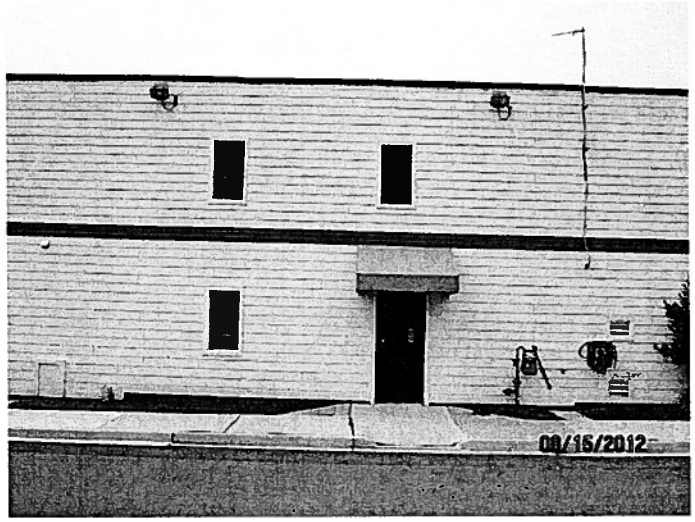
East Side of Building



West Side of Building

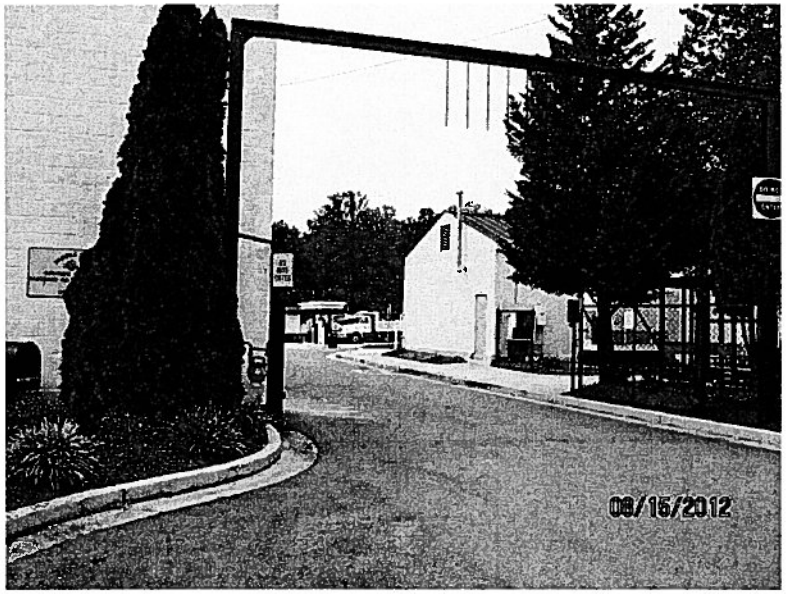


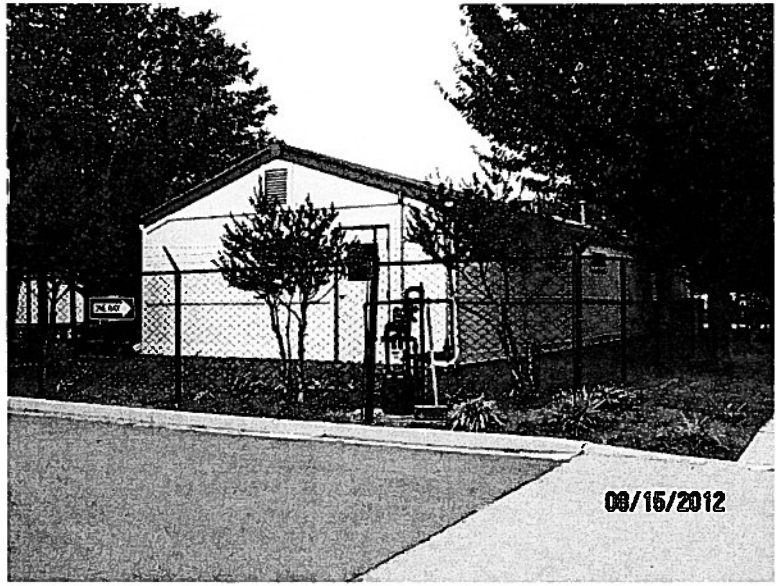
South West Side of Building



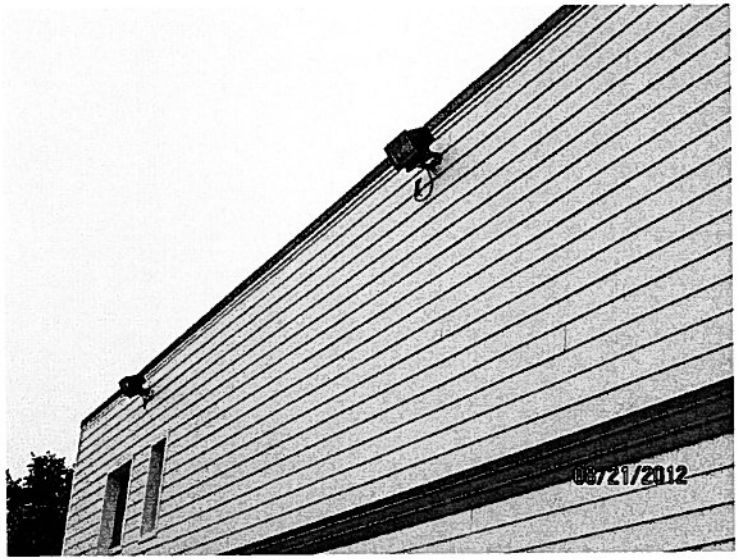
North Side of Building

Similar Exterior Finishes on buildings visible from West Drive



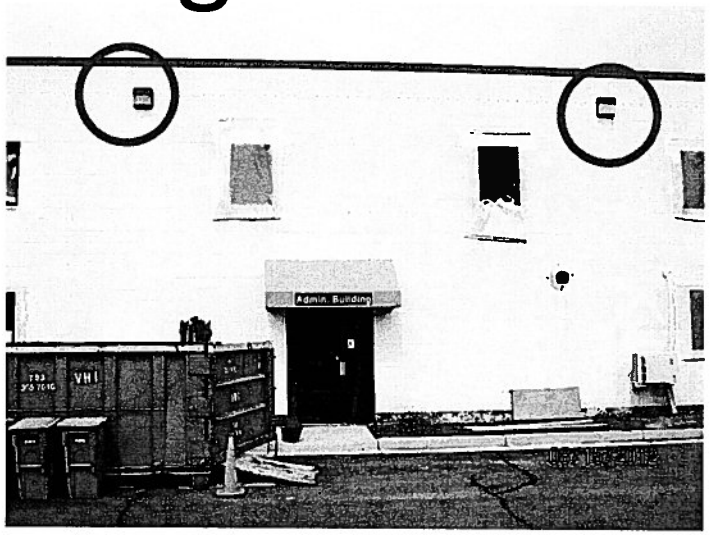


Light Fixtures- Replacing old fixtures with the one below. 2 on the East, 2 on the West,1 on North and 1 on South

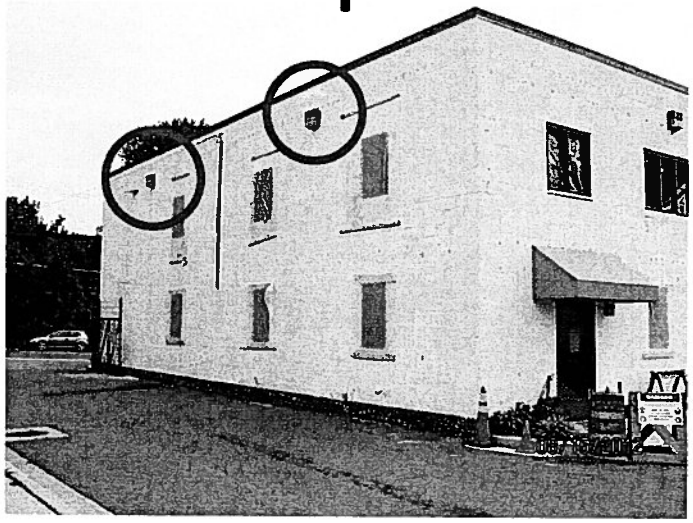


24.

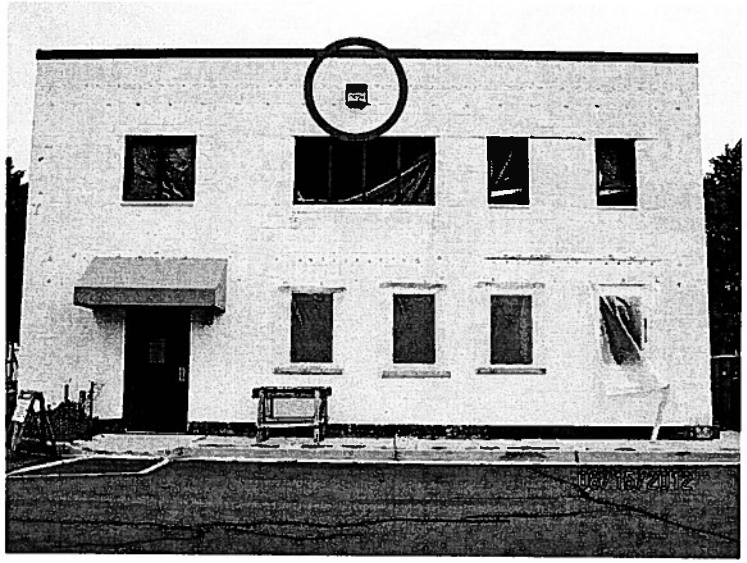
Light Fixtures to be Replaced



East Side of Building



West Side of Building



South Side of Building

North Side of Building

25.

Exterior Siding Installation
Fairfax County - Stormwater Maintenance

10635 West Drive Fairfax, VA
Magisterial District:_____

OTJ ARCHITECTS PROJECT NUMBER : 4675.19

Contract Number CN:_____

ISSUED FOR PERMIT-PRICING

Department of Public Works and Environmental Services

QUALITY CONTROL SIGN-OFF		
(for all submittals with the exception of Bid Set)		
NAME	DISCIPLINE	HOURS
	ARCHITECT	
	CIVIL	
	STRUCTURAL	
	MECHANICAL/PLUMBING	

Architect:
OTJ Architects, Inc.
1412 Eye Street, NW
Washington, DC 20005
P: 202.621.1000
F: 202.621.1001

APPROVALS
RECOMMENDATION FOR APPROVAL OF CONSTRUCTION

Director - Planning and Design Division, DPWES Date

Director - Construction Management Division, DPWES Date

Using Agency Director (show agency name) Date

Deputy Director- Date
Department of Public Works and Environmental Services

PROJECT NAME/NUMBER: Fairfax Stormwater/4675.19
ISSUED FOR PERMIT-PRICING

26

BUILDING CODE AND FIRE ANALYSIS

Building Code and Fire Analysis Jurisdiction:

Name of Jurisdiction: Fairfax City, VA

Project Name:	FAIRFAX STORMWATER EXTERIOR SIDING INSTALLATION
Building:	2006 INTERNATIONAL BUILDING CODE 2006 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
Electrical:	2005 NFPA 70-NATIONAL ELECTRICAL CODE 2006 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
Mechanical:	2006 INTERNATIONAL MECHANICAL CODE 2006 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
Plumbing:	2006 INTERNATIONAL PLUMBING CODE 2006 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
Fire:	2007 NATIONAL FIRE PROTECTION ASSOC. 13, 13D, 13R & 72 2006 VIRGINIA UNIFORM STATEWIDE FIRE PROTECTION CODE
Energy:	2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
Handicapped:	2006 INTERNATIONAL BUILDING CODE 2003 EDITION / ICC/ANSI A117.1-2003
Scope of Work:	EXTERIOR RENOVATION AND WINDOW INSTALLATION

Building Information:

Use Group of Building:	B
Use Group of Tenant:	B
Type of Construction (Building):	VB
Type of Construction (Tenant):	VB

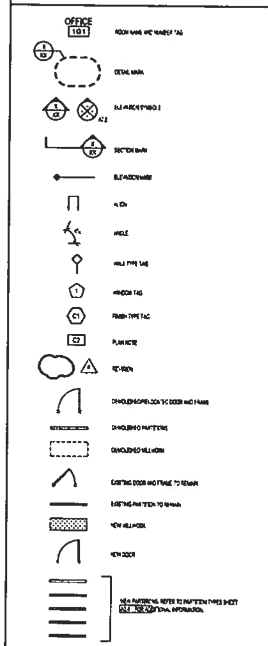
Fire Resistance Rating Requirements:	Based Upon Table 601
Structural Frame: (Including Columns, Girders, Trusses)	0 HOURS REQUIRED
Bearing Walls: Exterior:	0 HOURS REQUIRED
Interior:	0 HOURS REQUIRED
Non-Bearing Walls: Exterior:	0 HOURS REQUIRED
Interior:	0 HOURS REQUIRED
Floor Construction: (Including Supporting Beams & Joists)	0 HOURS REQUIRED
Roof Construction: (Including Supporting Beams & Joists)	0 HOURS REQUIRED
High Rise:	NO
Height of Stories:	22'-8" TO MAIN ROOF; /2 STORIES
Building Sprinkler:	YES, FULLY
Floor Location:	1ST AND 2ND
Covered Mall:	NO

Note: Drinking Fountain calculations include filtration units to be added to the tenant space.

ABBREVIATIONS

∠	ANGLE
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPR	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASB	ASBESTOS
ATTEN	ATTENUATION
AUTO	AUTOMATIC
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
BBD	BULLETIN BOARD
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BOT	BOTTOM
BRK	BRICK
BSMT	BASEMENT
BTWN	BETWEEN
C	CARPET
CAB	CABINET
CBD	CHALKBOARD
CCTV	CLOSED CIRCUIT TELEVISION
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
℄	CENTERLINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CORR	CORRIDOR
CTL	CARPET TILES
CT	CERAMIC TILE
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DG	DOOR GRILLE
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DT	DRAIN TILE
DTL	DETAIL
DW	DRYWALL
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EPBD	ELECTRICAL PANELBOARD
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXP C	EXPOSED CONSTRUCTION
EXT	EXTERIOR
FB	FACE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHVC	FIRE HOSE VALVE CABINET
FIN	FINISH(ED)
FIX	FIXTURE
FLSHG	FLASHING
FLR	FLOOR
FLUR	FLUORESCENT
FND	FOUNDATION
FR	FIRE RATED
FRMG	FRAMING
FRT	FIBER RETARDANT TREATED
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FVC	FIRE VALVE CABINET
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFI	GROUND FAULT CIRC. INTERUP.
GL	GLASS
GR	GRADE
GS	GALVANIZED STEEL
GWT	GLAZED WALL TILE
GYP	GYPSUM
HBD	HARDBOARD
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INST	INSTALL(ATION)
INSUL	INSULATE(ION)
INT	INTERIOR
JAN	JANITOR
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LKR	LOCKER
LT	LIGHT
LVR	LOUVER
LW	LIGHTWEIGHT
M	METER(S)
MACH	MACHINE
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MT	MOUNT
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
PC	PRECAST
PERF	PERFORATE(D)
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PR	PAIR
PREFAB	PREFABRICATE(D)
PREFIN	PREFINISHED
PREP	PREPARE
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RECP	RECEPTACLE
REF	REFERENCE
REFG	REFRIGERATOR
REINF	REINFORCE(D)(ING)
REQD	REQUIRED
REQMT	REQUIREMENT
RES	RESILIENT
RET	RETURN
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RT	RUBBER TILE
RTU	ROOFTOP UNIT
RW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCH	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SD	STORM DRAIN
SHLVG	SHELVING
SHT	SHEET
SHTH	SHEATHING
SFP	SPRAY FIREPROOFING
SPEC	SPECIFICATION
SPK	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STC	SOUND TRANSMISSION COEF.
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUBFLR	SUBFLOOR
SUSP	SUSPENSION
SYM	SYMMETRY(RICAL)
T	TREAD
TB	TACKBOARD
TBD	TO BE DETERMINED
T&B	TOP & BOTTOM
TOC	TOP OF CURB
TEL	TELEPHONE
T&G	TONGUE & GROOVE
THHD	THRESHOLD
THK	THICK(NESS)
THRU	THROUGH
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPT	TEXTURED PAINT
TRT	TREAT(ED)
TOS	TOP OF SLAB
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCUT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	VINYL
VAC	VACUUM
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VT	VINYL TILE
VWB	VINYL WALL BASE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD BASE
WDW	WINDOW
WGL	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

COMMON SYMBOLS



GREEN DESIGN PRACTICES:

ALTHOUGH THE CLIENT IS NOT PURSUING LEED CERTIFICATION, THE FOLLOWING GREEN DESIGN REGULATIONS/PRACTICES SHALL BE FOLLOWED:

** PLEASE CLEARLY DELINEATE IN YOUR PRICING WHAT ADDITIONAL COSTS, IF ANY, WILL BE INCURRED BY ADHERING TO THE FOLLOWING GREEN PRACTICES:

1.) ALL METAL STUDS ARE TO BE DIETRICH OR MARINOWARE BRAND STUDS, OR AN APPROVED EQUAL PRODUCT WHICH IS MANUFACTURED WITHIN 500 MILES OF THE PROJECT SITE.

2.) ALL SPECIFIED CEILING PRODUCTS ARE TO BE PURCHASED FROM MANUFACTURING FACILITIES WITHIN 500 MILES OF THE PROJECT SITE. (ARMSTRONG PRODUCTS MEET THIS CRITERIA)

3.) ALL DOOR FRAMES ARE TO BE PIONEER BRAND DOOR FRAMES, OR ANOTHER APPROVED EQUAL PRODUCT WHICH IS MANUFACTURED WITHIN 500 MILES OF THE PROJECT SITE.

4.) ALL DOORS ARE TO BE PIONEER OR MOHAWK BRAND DOORS, OR ANOTHER APPROVED EQUAL PRODUCT WHICH IS MANUFACTURED WITHIN 500 MILES OF THE PROJECT SITE.

5.) USE THE MAXIMUM LEVEL OF HVAC FILTERS PERMISSABLE AND PRACTICAL DURING CONSTRUCTION, AND REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY BY THE TENANT.

6.) ALL PAINTS MUST BE LOW OR NO VOC (DEFINED AS NOT EXCEEDING THE SCAQMD RULE #1113 REQUIREMENTS, OR THE GREEN SEAL GS-11 STANDARD—AS EXPLAINED IN LEED-CI V2.0 MR4.2).

7.) ALL PARTITION AND CURTAIN WALL INSULATION IS TO BE ROXUL AFB MINERAL WOOL INSULATION, OR AN APPROVED EQUAL MINERAL WOOL TYPE INSULATION WHICH IS EXTRACTED AND MANUFACTURED WITHIN 500 MILES OF THE PROJECT SITE.

8.) FOLLOW HOUSEKEEPING PROCEDURES DURING CONSTRUCTION AS FOLLOWS:

- Suppress dust during construction and/or demolition activities with wetting agents or sweeping compounds.
- Broom clean and vacuum the floors to keep dust from accumulating during construction and/or demolition.
- Ensure that food and food packaging are not left on the jobsite.
- Give preference to low-toxic pest control chemicals, if needed.
- Remove spills or excess application of solvent-containing products as soon as possible.
- Use low-emitting cleaning agents.

9.) ALL ADHESIVES (INCLUDING THOSE ADHESIVES USED IN THE CONSTRUCTION OF ALL MILLWORK COMPONENTS) MUST BE LOW OR NO VOC (DEFINED AS NOT EXCEEDING THE SCAQMD RULE #1168 REQUIREMENTS – AS OUTLINED IN LEED-CI V2.0 MR 4.1).

- Adhesives shall comply with the current VOC Content limits, as expressed in grams per liter, of SCAQMD Rule 1168 "Adhesive and Sealant Applications" amended January 7, 2005, and Green Seal Standard GS-36 as follows:
  - Indoor Carpet & Pad Adhesives: 50
  - Wood Flooring Adhesive: 100
  - Rubber Floor Adhesives: 60
  - Subfloor Adhesives: 50
  - Ceramic Tile Adhesives: 65
  - VCT and Asphalt Tile (& Underlay) Adhesives: 50
  - Dry Wall and Panel Adhesives: 50
  - Cove Base Adhesives: 50
  - Multipurpose Construction Adhesives: 70
  - PVC Welding: 510
  - CPVC Welding: 490
  - ABS Welding: 325
  - Plastic Cement Welding: 250
  - Adhesive Primer for Plastic: 550
  - All Other Welding & Installation Adhesives 250
  - Metal to metal substrates: 30
  - Plastic foam substrates: 50
  - Porous substrate except wood: 50
  - Wood substrate: 30
  - Fiberglass substrate: 80
  - Structural Glazing Adhesives : 100
  - General purpose mist spray aerosol adhesives : 65% VOCs by weight
  - General purpose web spray aerosol adhesives: 55% VOCs by weight
  - Special purpose aerosol adhesives (all types): 70% VOCs by weight

10.) RECYCLING OF DEMOLITION AND CONSTRUCTION WASTE IS REQUIRED.

MATERIALS WHICH MAY BE RECYCLED INCLUDE:

- Ceiling Tiles
- Ceiling Grid
- Cabling
- Doors
- Hollow Metal Door Frames
- Insulation
- Concrete and concrete pavers
- Bricks and brick pavers
- Concrete Masonry Units (CMUs)
- Ferrous and nonferrous metals
- Clean, untreated, unpainted dimensional wood, free of nails or other fasteners (wood pallets may be acceptable with paint and/or fasteners)
- Plywood, OSB, and particleboard
- Plastics
- Roofing materials
- Glass
- Gypsum board (unpainted)
- Carpet and pad
- Leftover paint (kept in its original container)
- Fluorescent light bulbs and tubes
- Beverage containers (plastic, glass and metal)
- Corrugated cardboard
- Mixed paper

REFERENCES FOR RECYCLING CONSTRUCTION WASTE INCLUDE:

- Metropolitan Washington Council of Governments "Builders' Guide to Reuse & Recycling". <http://www.mwcog.org/uploads/pub-documents/...pdf>
- "MACREDO: Mid-Atlantic Consortium of Recycling and Economic Development Officials" provides a recycling markets and sources directory for the Mid-Atlantic states. Website: <http://macredo.lbelyne.org/recy.html>

OTJ ARCHITECTS 2010

DRAWING INDEX

SHEET #	SHEET NAME
	ARCHITECTURAL DRAWINGS
	COVER SHEET
A0.0	DRAWING INDEX, SYMBOLS, & BUILDING CODE INFO
A0.2	GENERAL NOTES AND SPECIFICATIONS
A0.3	GENERAL NOTES AND SPECIFICATIONS
A1.0	ELEVATIONS
A2.0	ELEVATIONS AND DETAILS

ADD/DEDUCT ALTERNATES (BY REQUEST)

ADD ALTERNATES:

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Fairfax County MSMD

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Fairfax, VA

MEP Engineer:

5/14/13 ISSUED FOR PERMIT-PRICING
4/10/13 ISSUED FOR 100% REVIEW

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Drawing Index
Building Code Information
Key Plan

A0.0

AS NOTED

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DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 01 - GENERAL REQUIREMENTS

01 77 00 - CLOSEOUT PROCEDURES

DIVISION 02 - EXISTING CONDITIONS

02 41 00 - SELECTIVE DEMOLITION

DIVISION 03 - CONCRETE

03 54 00 - SELF LEVELING UNDERLAYMENT

DIVISION 04 - MASONRY

04720 - THIN BRICK SIDING

DIVISION 05 - METALS

05 40 00 - METAL FRAMING

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 10 00 - ROUGH CARPENTRY

06 20 00 - FINISH CARPENTRY

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 21 00 - INSULATION

07 92 00 - JOINT SEALERS

DIVISION 08 - OPENINGS

08 12 13 - HOLLOW METAL FRAMES

08 12 16 - INTERIOR ALUMINUM DOORS AND WINDOW FRAMES

08 14 00 - WOOD DOORS

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General Notes
and Specifications

As Noted

A0.2

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08 71 00 - FINISH HARDWARE

[illegible]

PRODUCTS

[illegible]

INSTALLATION

[illegible]

08 80 00 - GLASS AND GLAZING

[illegible]

DIVISION 09 - FINISHES

09 29 00 - PLASTER AND GYPSUM BOARD

[illegible]

09 51 00 - ACOUSTICAL CEILINGS

[illegible]

09 65 00 - RESILIENT FLOORING

[illegible]

09 68 00 - CARPETING

[illegible]

DIVISION 09 - FINISHES, CONTINUED

09 72 00 - WALL COVERINGS

[illegible]

09 90 00 - PAINTING

[illegible]

DIVISION 26 - ELECTRICAL

26 51 00 - INTERIOR LIGHTING

[illegible]

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General Notes and Specifications

A0.3

As Noted

Verify all dimensions and conditions at the site and report any discrepancies to OTJ Architects, Inc. before proceeding with the work.

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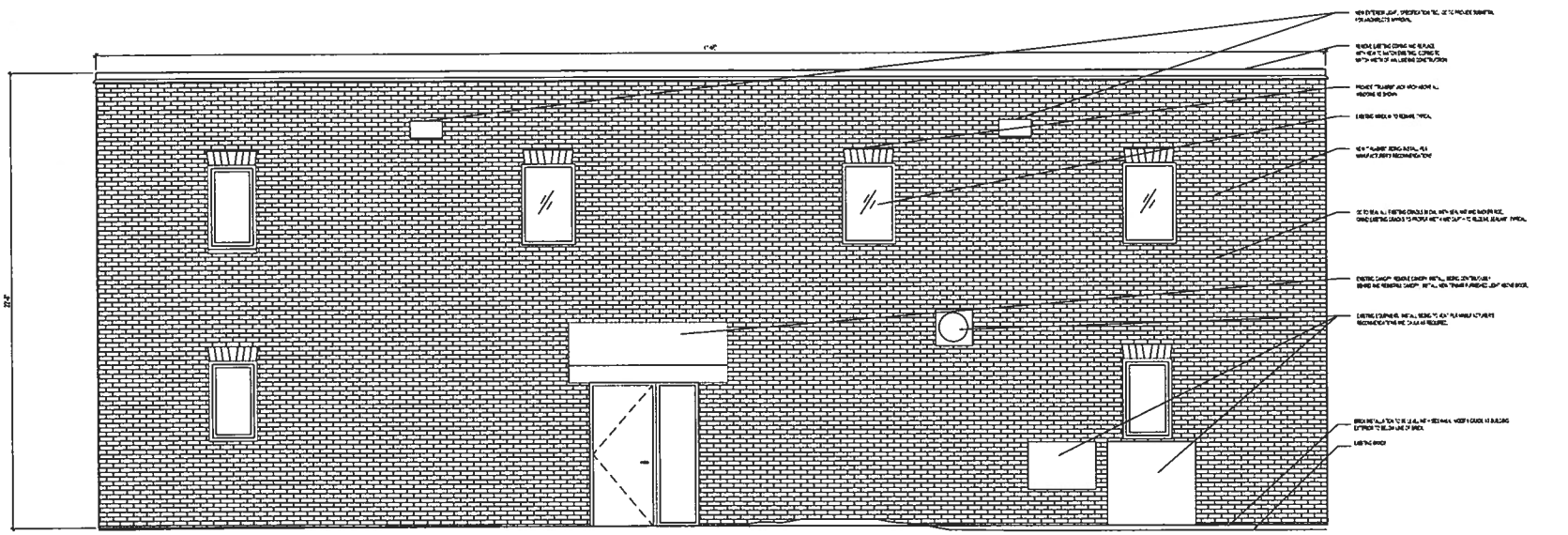
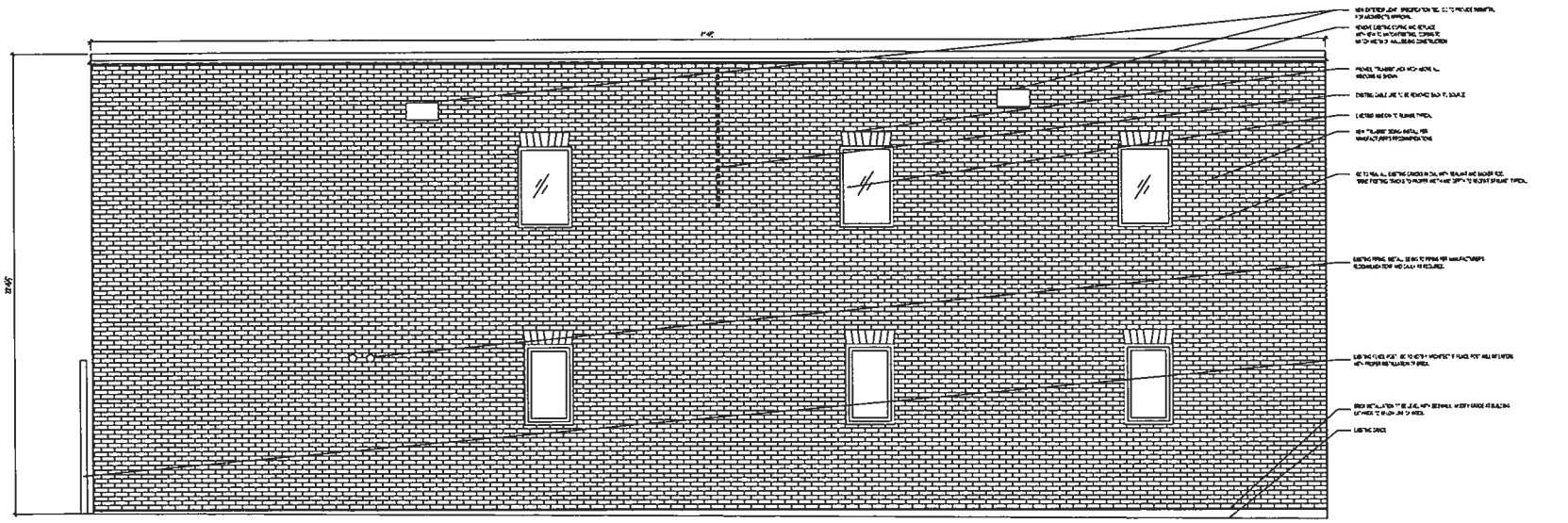


1 EAST ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION
3/8" = 1'-0"

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Elevations

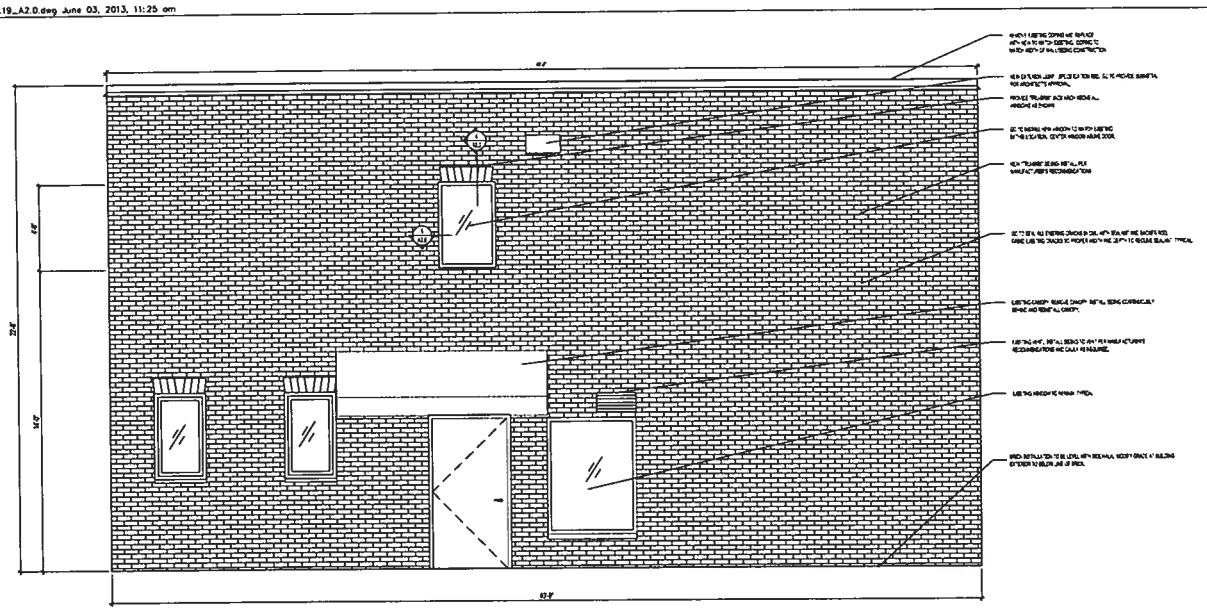
A1.0

3/8" = 1'-0"

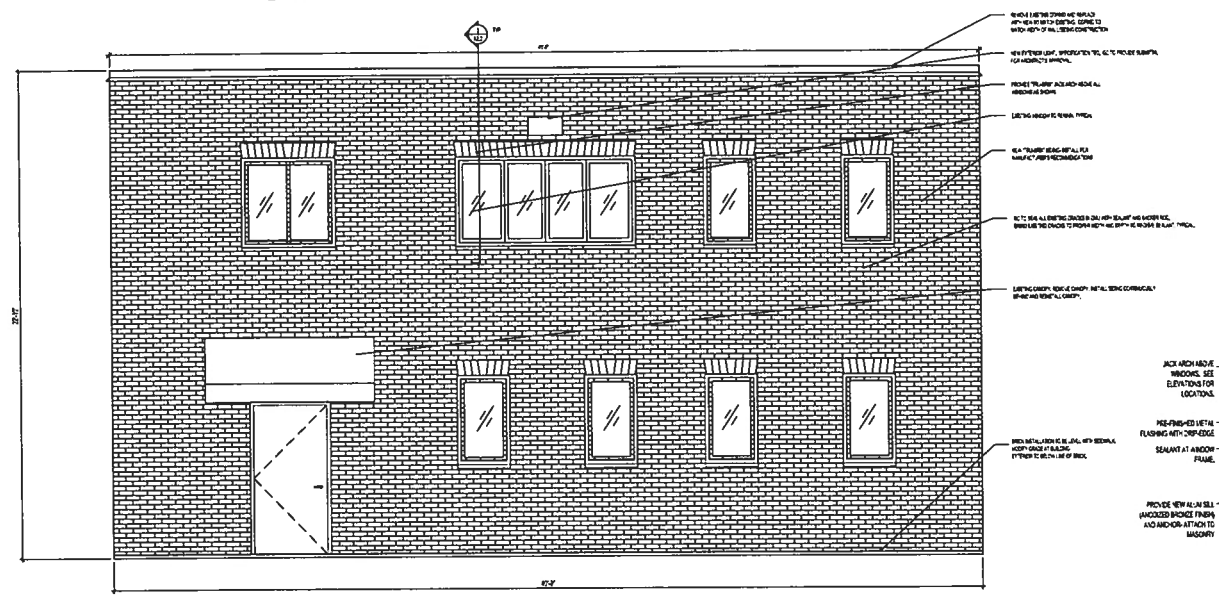
Verify all dimensions and conditions at the site and report any discrepancies to OTJ Architects, Inc. before proceeding with the work.

30.

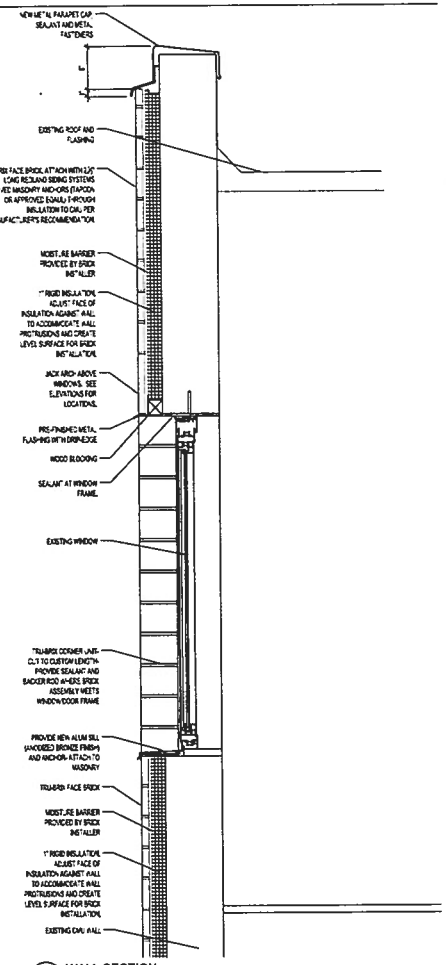
4875.19_A2.0.dwg June 03, 2013, 11:25 am



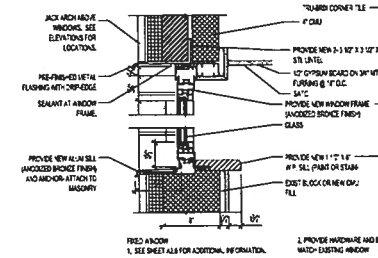
1 NORTH ELEVATION
3/8" = 1'-0"



2 SOUTH ELEVATION
3/8" = 1'-0"



3 WALL SECTION
1 1/2" = 1'-0"



4 WINDOW SILL AND HEADER
1 1/2" = 1'-0"

5 WINDOW JAMB
1 1/2" = 1'-0"

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Elevations and Sections

A2.0

SEE DRAWING

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31.