

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** 720 St. Asaph Partners, LLC

**LOCATION:** Old and Historic Alexandria District  
720 North Saint Asaph Street

**ZONE:** CDX/Commercial Downtown Zone

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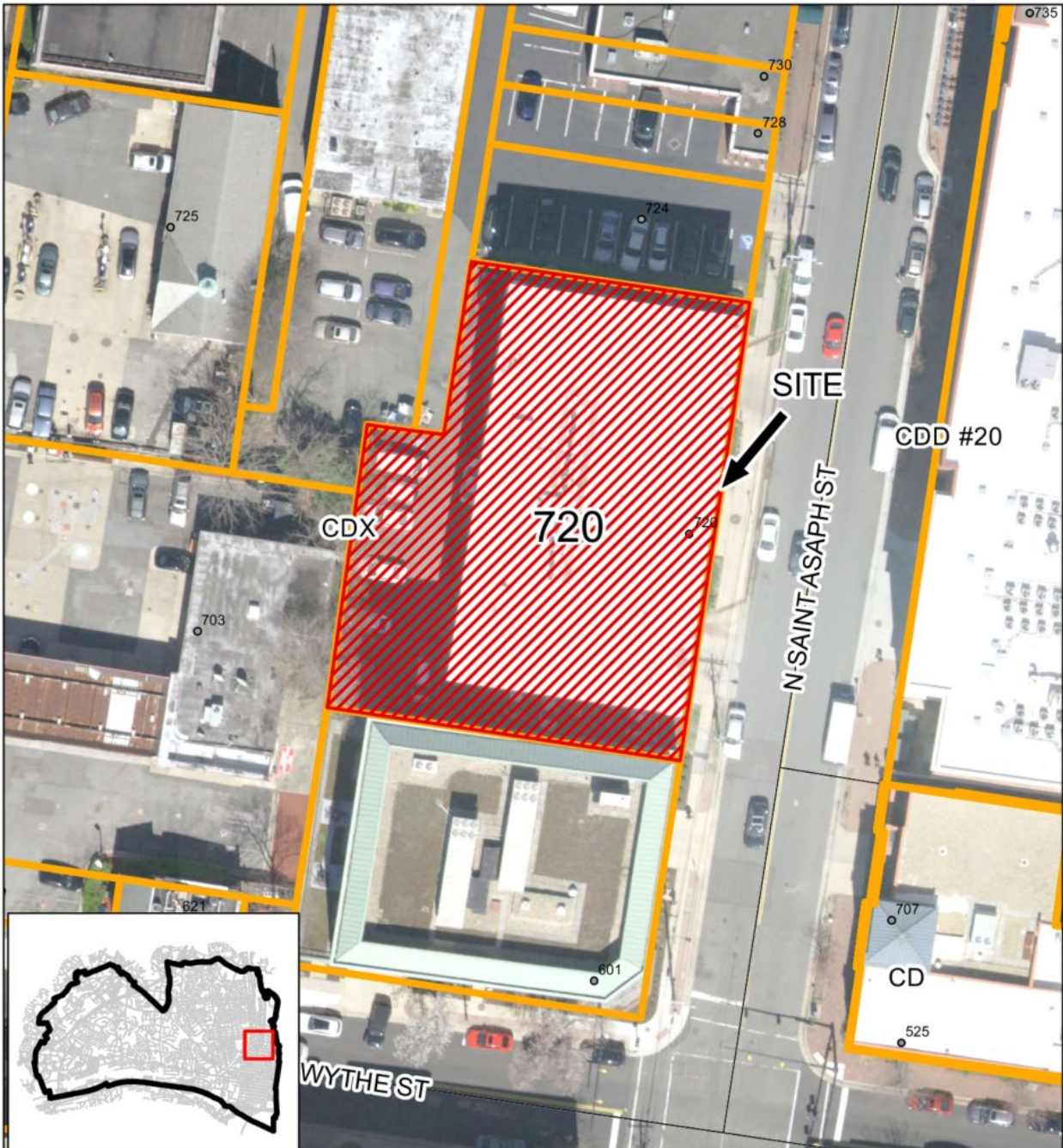
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

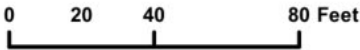
1. Work with staff to create a distinction between the residential entrance and the other ground floor entrances.
2. Where exterior building elements such as vents or surface mounted equipment are required, these elements do not bridge from one material to another and are integrated into the elevation.

**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.



**BAR#2024-00093 & BAR#2024-00094  
720 N Saint Asaph Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2024-00093) and Certificate of Appropriateness (BAR #2024-00094) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to make various exterior modifications to the existing building in order to convert its use from commercial office to multi-unit residential.

### Permit to Demolish/Capsulate

- Remove glazed enclosure at first floor lobby
- At the second, third, and fourth floors, remove the existing exterior finish system at the horizontal and vertical structure and remove the storefront enclosure at all sides.

### Certificate of Appropriateness

- Construct new first floor retail space enclosed by metal panels and storefront.
- Install new trash enclosure at southeast corner of site using brick piers and a false wood batten system.
- At all levels, replace the original exterior finish system at horizontal and vertical structural elements with new reinforced exterior finish system to match the original exterior elements.
- At the second, third, and fourth floors, install new exterior wall at all sides of the building using glazing, metal panels, and false wood batten system.
- Install horizontal cable railings at perimeter of new exterior balconies.

### Site Context

The building sits in the middle of the west side of the 700 block of North Saint Asaph Street, adjacent to a restaurant and commercial office buildings. The location of nearby ground floor surface parking adjacent to the property allows for a view of all sides of the building.

## **II. HISTORY**

The west side of the 700 block of North Saint Asaph Street first appears in detail on the 1912 Sanborn Map. Prior to this time, the maps indicated the presence of frame dwellings and a railroad spur line that extended from nearby industrial sites to the north down the middle of Saint Asaph Street. Between 1912 and 1959, buildings at the north and south ends of the block began to appear however the middle of the block remained vacant.

Per Permit # 8373, issued on August 29, **1966**, the subject building was constructed as a three-story commercial office building. On August 8, 1968, Permit # 25614 was issued to modify the existing building by adding a fourth story to the structure. It should be noted that per the original construction drawings, the horizontal and vertical elements at the perimeter of the building were intended to be precast concrete. Field investigation has revealed that at some point this was modified to be the exterior finish system over fiberglass or metal mesh that is found there today.

### III. ANALYSIS

#### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The storefront glazing system at the perimeter of the existing office space is of a typical design found throughout commercial buildings of a similar age. As noted above, the horizontal and vertical elements of the building consist of a finish system on top of a reinforcing mesh in lieu of the precast concrete as originally designed (Figure 1). This construction technique is not particularly unique and is showing signs of failure. The replacement of this material with a more stable modern version will preserve the design intent while allowing for a more functional building.



**Figure 1: Existing exterior finish system at vertical and horizontal building components**

### Certificate of Appropriateness

The applicant is proposing to convert the existing four-story office building into a multi-unit residential building with a ground floor retail component. When considering the conversion of this building, the applicant sought to retain those building components that are character defining features. This is a mid-twentieth century brutalist style building, defined by the stark detailing and strong horizontal proportions. While there are a variety of different architectural styles within the two historic districts in Alexandria, there are few structures in this brutalist style.

The applicant has identified the horizontal and vertical superstructure as the building components that are key to maintaining the brutalist architectural style of the original design. Using a combination of metal panels, full height glazing, and a false wood batten system, the proposed design creates residential units within these key building components (Figures 2-5). As the chief proportion of the building is horizontal, the proposed design includes only a limited number of vertical components, namely the false wood batten system. These are being installed in key locations such as the center of the east, north and south elevations and in two central locations on the west elevation. The strategic location of these elements is meant to draw attention to the symmetry of the elevation and reinforce the brutalist aesthetic.

The proposed color scheme for the building includes mostly grey components between the light-colored strong horizontal elements. This includes metal panels that frame the large glazing areas and minimal cable railings at the edges of new balconies. The inclusion of floor to ceiling storefront at the ground floor retail space fits into this overall aesthetic and enlivens the currently barren streetscape.



**Figure 2: East elevation**



**Figure 3: View of northeast corner of building**



**Figure 4: View of southeast corner of building**



**Figure 5: View of northwest corner of building**

## Ground Floor

As part of the renovation of this building, the applicant is proposing to include a ground floor retail space at the north side of the building (Figure 6). In the current configuration, the ground floor of the building consists of at grade parking and a small entry lobby. The proposed modification will increase the size of the usable area on the ground floor and will give the building a more significant presence on the adjacent sidewalk.

The façade will feature three entrances facing North Saint Asaph Street. Double storefront doors will provide access to the retail space and to the residential entrance lobby and a single storefront door will provide access to the grade level parking area. The storefront adjacent to the parking area will be open on both sides and will serve to screen the parking from the sidewalk and to balance the overall composition. At the south end of the site will be located a trash enclosure made from brick piers and the false wood batten system that is used on the central vertical element on each of the elevations.

Staff supports the proposed design for the ground floor, finding that the location of a retail space adjacent to the sidewalk and the screening of grade level parking will help to create a pedestrian friendly environment in place of the car-centered design of the existing building. Staff finds the design of the ground floor to successfully engage the public right of way while contributing to the overall building composition. Staff recommends that the applicant explore ways in which a greater level of distinction could be made between the residential entrance and the other entrances. As the primary function of the building, this element should create a focal point for the elevation that is distinctive from the other functions.

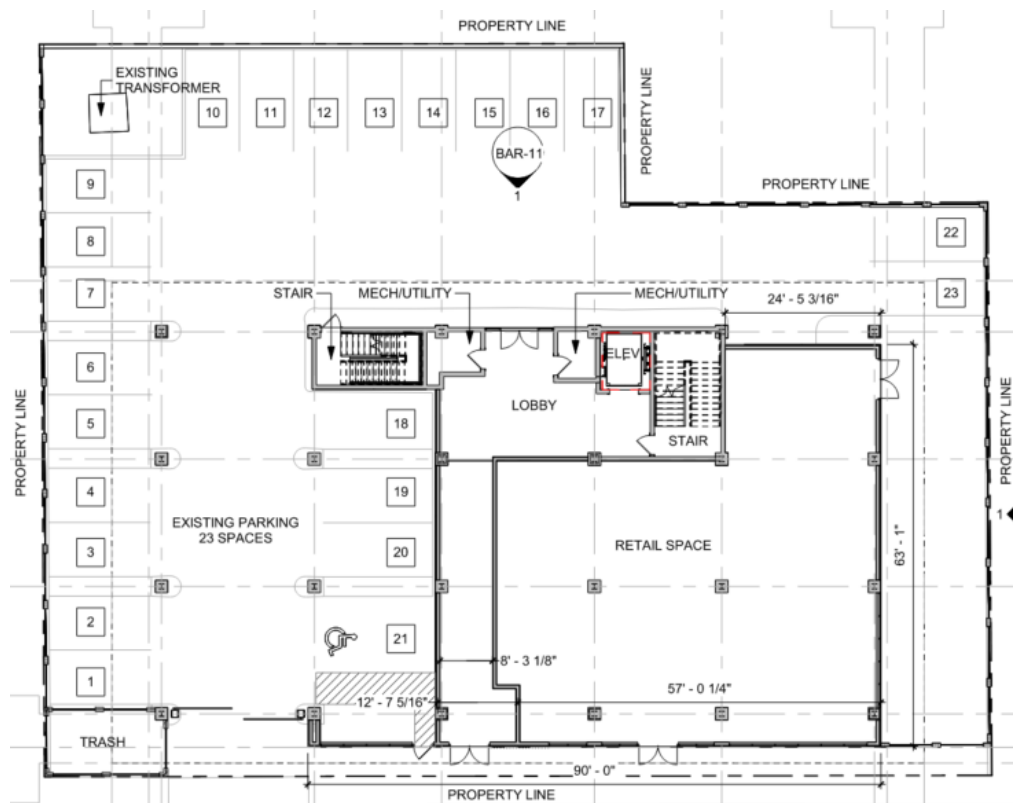


Figure 6: Ground floor plan showing new retail space and grade level parking



### Second, Third & Fourth Floors

As part of the conversion of the building from commercial office use to multi-unit residential, the applicant will be removing the existing exterior walls at the second, third, and fourth floors. In place of the simple rectangular form currently in place on these floors, the applicant is proposing a more complex shape with projecting bays and exterior balconies. The balcony enclosures extend to the edge of the structure, but all enclosed areas are held back from the building edge (Figure 7).

Currently these exterior walls consist of floor to ceiling glazing without vertical breaks or much articulation. While this configuration may be appropriate for a commercial office use, it is not appropriate for a residential use. In order to keep the dominance of the horizontal floor structure enclosure and the overall brutalist aesthetic while allowing for a more appropriate residential enclosure, the proposed design utilizes a combination of full height glazing, metal panels, and accents of false wood battens. The organization of these elements places a balcony at each bay except for the central bay at the west elevation which features a section of false wood vertical battens. At the north and south elevations, the balcony is located at the center bay with metal panels and glazing at the flanking bays. At the west elevation, which is more private, each bay features a balcony.

Staff supports the proposed design for the second, third, and fourth floors. The design maintains the existing architectural character of the building while allowing for the change in use. The composition of each level is symmetrical with a nice combination of metal panels, glazing, and cable railings. The vertical false wood batten material represents the only vertical proportion on the building but is bound by the strong horizontal elements. As such, this becomes a subtle focal point which helps to organize the symmetry of the design.

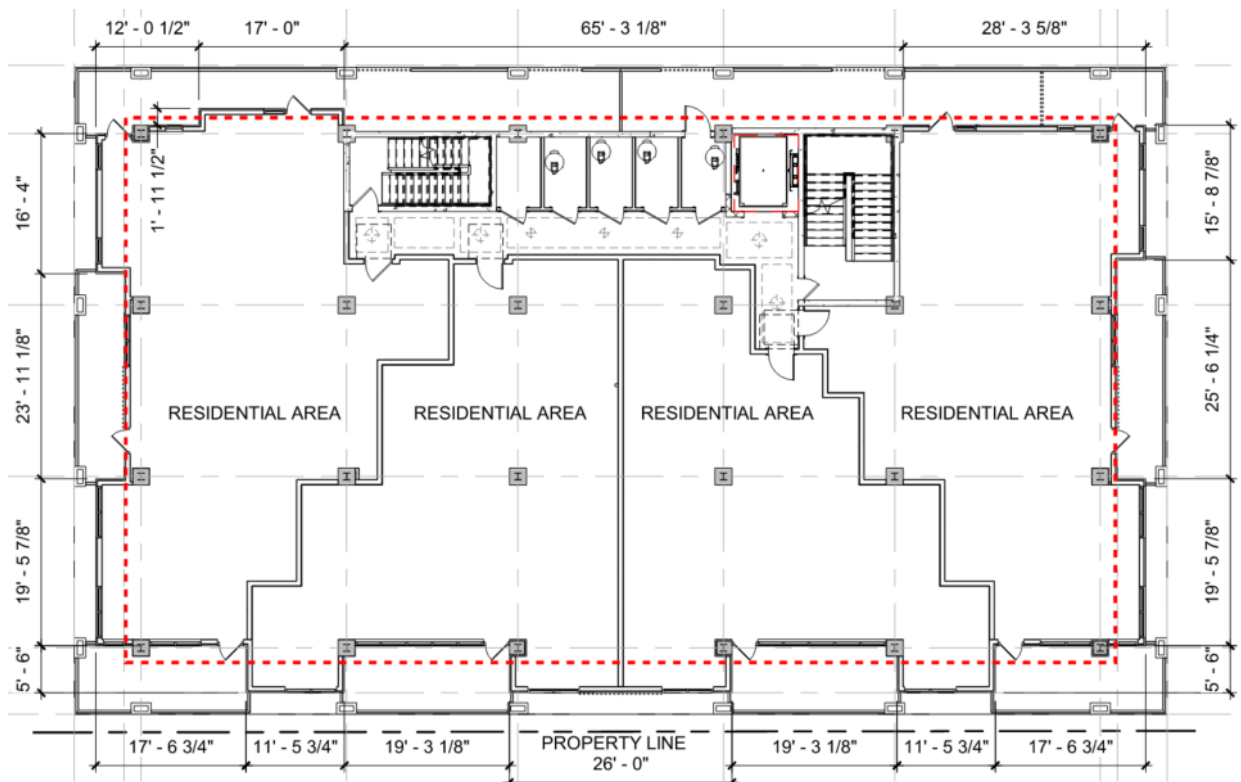
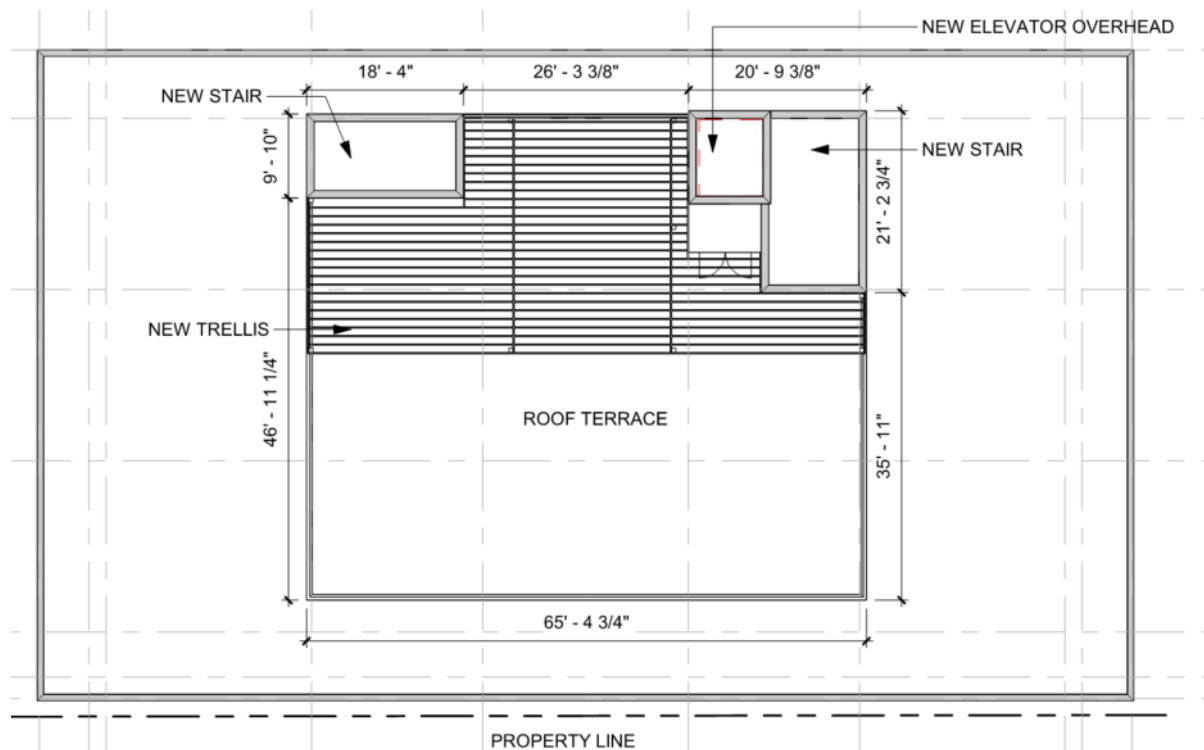


Figure 7: Second, third, and fourth floor plan, dashed red line showing previous location of exterior wall

## Roof

Currently the roof is not used by the building occupants and the only structure is the elevator overrun. The applicant is proposing to use the central portion of the roof as an occupiable roof deck. This will include extending both stairs and the elevator to the roof level along with the creation of an elevator lobby and a trellis (Figure 8). The roof structures will be clad in metal panels to match the panels on the residential levels. The overall occupiable roof area will be enclosed with a cable railing to match the railings at the balconies on the second, third, and fourth floors.

Staff supports the proposed design for the occupiable roof deck. The material for the structures are similar to the materials used elsewhere on the building and the location of the structures at the center of the roof limits their visibility from a public right of way.



**Figure 8: Proposed roof plan showing new occupiable roof deck**

Staff finds the proposed design for the conversion of the building at 720 N Saint Asaph Street to be compatible with the nearby buildings and consistent with the Zoning Ordinance standard which notes the importance of work in “which distinguishing original qualities or character of a building, structure, or site are retained.” Staff notes that the applicant discovered during pre-construction exploration that the horizontal and vertical structural elements which were presumed to be concrete are in fact an exterior finish material on a supporting mesh. This material is in poor condition in some locations and the proposed replacement of those elements with a modern version of the original construction type will ensure that these character defining features will remain intact. Staff appreciates the effort to which the applicant is going to maintain the unique architectural quality of this building while transitioning it from a commercial office use to a residential use. Staff also appreciates the modifications that help to reduce the extent of grade level parking or to obscure it from the public right of way.

With these comments staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

1. Work with staff to create a distinction between the residential entrance and the other ground floor entrances.
2. Where exterior building elements such as vents or surface mounted equipment are required, these elements do not bridge from one material to another and are integrated into the elevation.

**STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**I. CITY DEPARTMENT COMMENTS**

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

**Zoning** (format all comments like the below two)

C-1 Proposed commercial to residential conversion will comply with zoning.

C-2 Plans and design to follow what was approved under SUP 2023-00080

**Code Administration**

C-1 A building permit is required. The exterior wall fire ratings and opening sizes shall comply with VCC 2021, Chapter 7.

**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 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-2 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 is required for this project.

## **V. ATTACHMENTS**

### 1 – Application Materials

- Completed application, demolition and C of A.
- Plans, demolition and C of A
- Material specifications
- Scaled survey plat if applicable
- Photographs

### 2 – Supplemental Materials

- Public comment if provided
- Any other supporting documentation

**BAR CASE#** \_\_\_\_\_

(OFFICE USE ONLY)

**ADDRESS OF PROJECT:** 720 N Saint Asaph St, Alexandria, Virginia, 22314

**DISTRICT:**  **Old & Historic Alexandria**  **Parker – Gray**  **100 Year Old Building**

**TAX MAP AND PARCEL:** Map: 054.04, Parcel: 054.04-09-07 **ZONING:** CDX

**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: 720 St. Asaph Partners, LLC

Address: 1605 King Street, Suite #3

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: teddy.kim@me.com

**Authorized Agent** *(if applicable):*  **Attorney**  **Architect**  \_\_\_\_\_

Name: Gozde Tanyeri, AIA

Phone: 703-288-9488

E-mail: gozde@designadg.com

**Legal Property Owner:**

Name: 720 St. Asaph Partners, LLC

Address: 1605 King Street, Suite #3

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: teddy.kim@me.co

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

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

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

Renovation of existing office building and change of use to R-2 residential, consistent with SUP approved by City Council on 12/16/23. Removal of existing pebble stucco over fiberglass mesh finish enclosing existing steel framed structure and replacement with in-kind stucco finish. Removal of existing storefront window systems and replacement with new storefront windows and insulated exterior walls supporting new residential use. See attached floor plans and elevations showing new window and wall locations, and tags for exterior finish materials. Ground floor parking to be partially removed, new enclosed retail space and residential entrance at sidewalk added. Rooftop mechanical, stair, and elevator penthouse added, new open space with trellis for residential use added. Exterior HVAC units relocated from back of building to roof.

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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.

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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: Gozde Tanyeri, AIA

Date: 2024-03-06





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address  Zone

A2.  Total Lot Area  $\times$   Floor Area Ratio Allowed by Zone  $=$   Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="1,427.00"/>	Basement**	<input type="text" value="1,427.00"/>	B1. <input type="text" value="39,966.00"/> Sq. Ft.
Ground Floor	<input type="text" value="9,634.00"/>	Stairways**	<input type="text" value="1,682.00"/>	Existing Gross Floor Area*
First Floor	<input type="text" value="9,635.00"/>	Mechanical**	<input type="text" value="819.00"/>	B2. <input type="text" value="8,451.00"/> Sq. Ft.
Second Floor	<input type="text" value="9,635.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Third Floor	<input type="text" value="9,635.00"/>	Porches**	<input type="text"/>	B3. <input type="text" value="31,515.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text" value="4,523.00"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; padding: 5px; margin-top: 5px;">                     Other Exclusions: Elevators, Lavatories, and Overhangs 30" or less                 </div>
Other***	<input type="text"/>	Other***	<input type="text"/>	
<b>B1. Total Gross</b>	<input type="text" value="39,966.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="8,451.00"/>	

#### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="1,427.00"/>	Basement**	<input type="text" value="1,427.00"/>	C1. <input type="text" value="40,507.00"/> Sq. Ft.
Ground Floor	<input type="text" value="9,634.00"/>	Stairways**	<input type="text" value="1,682.00"/>	Proposed Gross Floor Area*
First Floor	<input type="text" value="9,632.00"/>	Mechanical**	<input type="text" value="891.00"/>	C2. <input type="text" value="14,892.00"/> Sq. Ft.
Second Floor	<input type="text" value="9,632.00"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Third Floor	<input type="text" value="9,632.00"/>	Porches**	<input type="text"/>	C3. <input type="text" value="25,615.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	<input type="text"/>	Other***	<input type="text" value="10,342.00"/>	Other Exclusions: Elevators, Lavatories, Overhangs 30" or less, and Balconies 8' or less
Penthouse Lvl.	<input type="text" value="550.00"/>	Penthouse Lvl.	<input type="text" value="550.00"/>	
<b>C1. Total Gross</b>	<input type="text" value="40,507.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="14,892.00"/>	

#### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (~~add B3 and C3~~)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

PLEASE NOTE TOTAL FAR GOES DOWN IN PROPOSED WORK BY 5,900 SF AND IS BELOW ALLOWED.

#### E. Open Space (CDX ZONE)

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

#### Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date:

720 St. Asaph Partners, LLC  
1605 King Street, Suite #3  
Alexandria, Virginia 22314

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit, Permit to Demolish,  
Certificate of Appropriateness, and Related Requests  
720 N. Saint Asaph Street, Tax Map ID 054.04-09-07 (the "Property")

Dear Mr. Moritz:

720 St. Asaph Partners, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests to permit reduced parking and setback requirements and architectural modifications for the Property.

Very truly yours,

720 ST. ASAPH PARTNERS, LLC

By:  \_\_\_\_\_

Its: Authorized Signer

Date: 08/11/23

# 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. See attached	see attached	see attached
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. See attached	see attached	see attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. See attached	see attached	see attached
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.

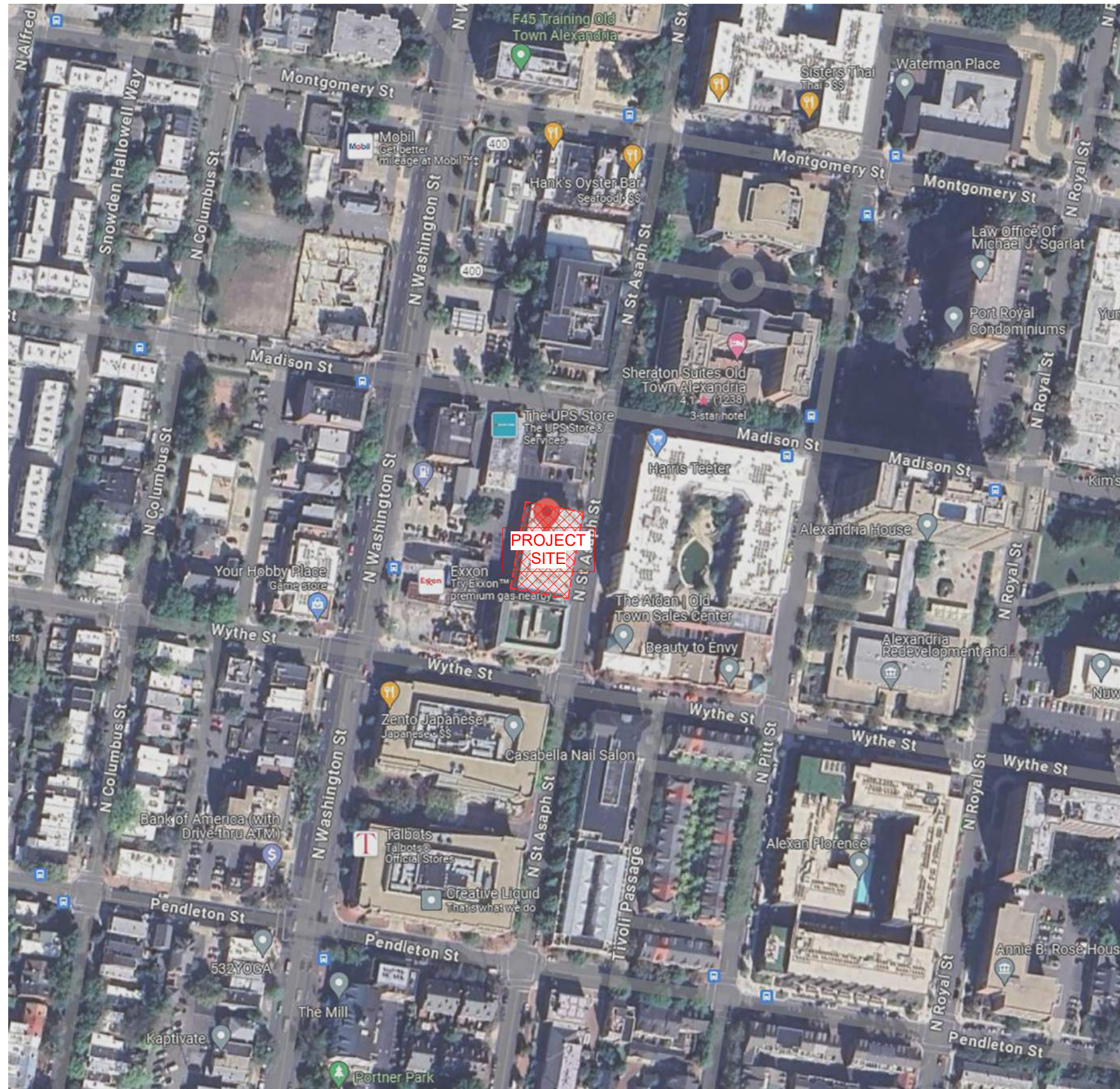
03-04-2024      Joseph "Teddy" Kim  
 Date                      Printed Name

  
 \_\_\_\_\_  
 Signature

**720 N ST. ASAPH STREET  
ALEXANDRIA, VA 22314**

APRIL 17th, 2024

ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW HEARING





**VIEW @ INTERSECTION OF MADISON ST. & N ST. ASAPH**



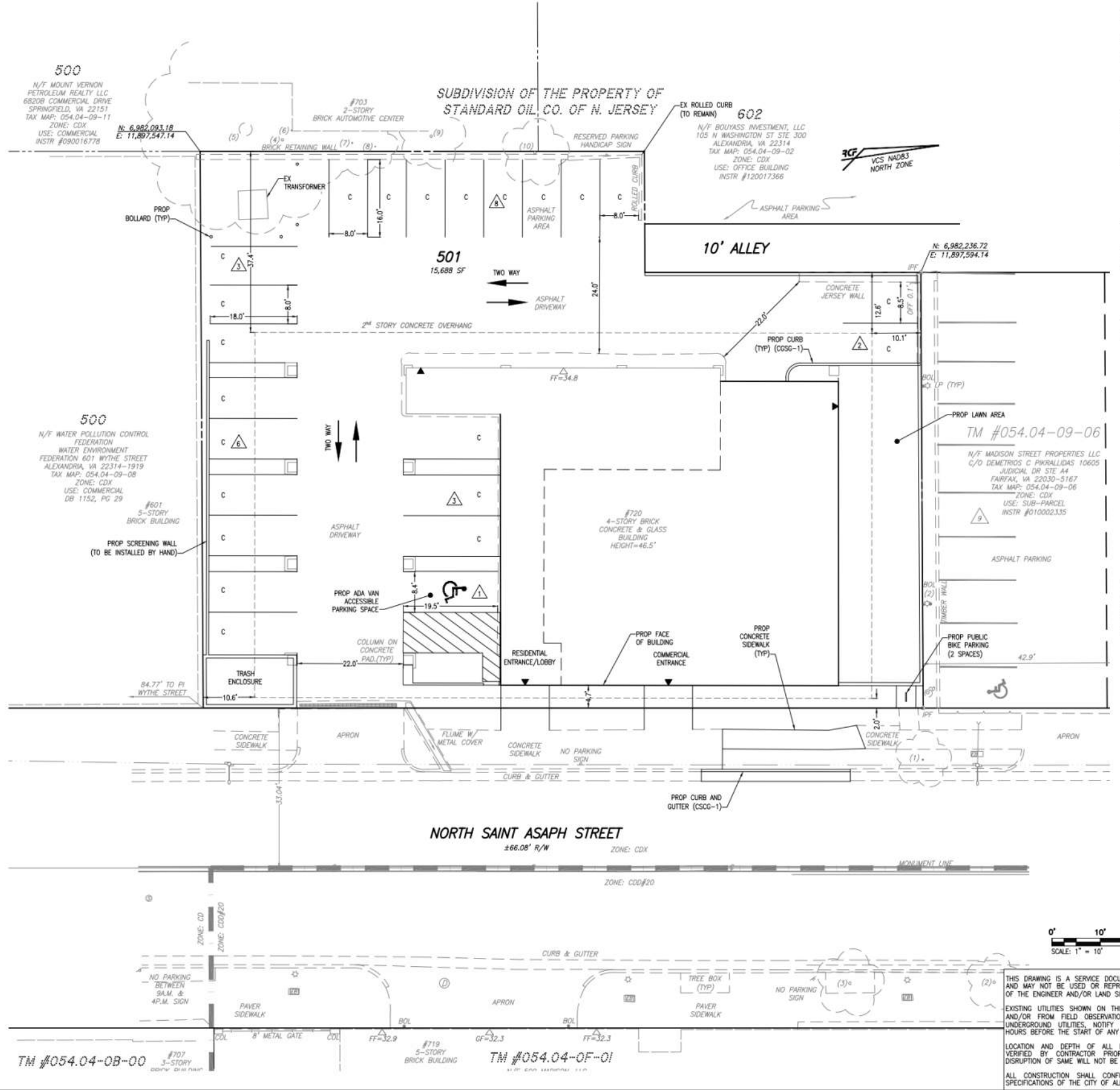
**VIEW @ INTERSECTION OF WYTHE ST. & N ST. ASAPH**



**VIEW FROM INTERSECTION OF MADISON ST. & N. ST ASAPH  
HEADING TOWARD PROJECT SITE**



**VIEW FROM INTERSECTION OF WYTHE ST. & N. ST ASAPH  
HEADING TOWARD PROJECT SITE**

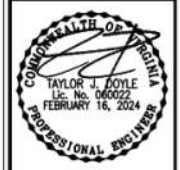


**ZONING TABULATION:**

- ZONE OF SITE: CD-X (COMMERCIAL DOWNTOWN ZONE, OLD TOWN NORTH)
- USE: EXISTING OFFICE PROPOSED COMMERCIAL(GROUND) & RESIDENTIAL(FLR 1-3)
- TOTAL LOT AREA: 15,688 S.F. MINIMUM LOT AREA: 1,245 S.F./UNIT  
REQUIRED LOT AREA: 14,940 S.F.
- NUMBER OF DWELLING UNITS:  
2-BEDROOM: 9  
3-BEDROOM: 3  
TOTAL: 12
- UNITS PER ACRE: ALLOWED: 35.0 UNITS/ACRE PROPOSED: 33.3 UNITS/ACRE
- FLOOR AREA: SEE ARCHITECTURAL PLANS
- FLOOR AREA RATIO: SEE ARCHITECTURAL PLANS
- OPEN SPACE (RESIDENTIAL):  
REQUIRED: 3,922 S.F. (25.0%)  
PROPOSED: 702 S.F. (4.5% GROUND LEVEL)  
3,220 S.F. (20.5% ABOVE GRADE)  
TOTAL: 3,922 S.F. (25.0%)
- HEIGHT:  
PERMITTED: 66.0'  
PROVIDED: 46.5'
- AVERAGE FINISHED GRADE: 33.7
- YARDS: REQUIRED (RESIDENTIAL):  
FRONT: N/A  
SIDE (NORTH): 1-2 HEIGHT RATIO (16.0')  
SIDE (SOUTH): 1-2 HEIGHT RATIO (16.0')  
REAR: 1-2 HEIGHT RATIO (16.0')
- FRONTAGE: REQUIRED: 50.0' PROVIDED: 148.8'
13. PARKING TABULATION:  
RESIDENTIAL:  
REQUIRED:  
MAX: 1.0 SPACE/BEDROOM = 1.0 X 24: 24 SPACES  
MIN: 0.75 SPACE/BEDROOM = 0.75 X 24: 18 SPACES  
25% REDUCTION PER 8-200(A)(2)(a)(i)(A,B,C)  
PROVIDED:  
COMPACT PARKING SPACES (MIN. 8' X 16.0'): 13 SPACES (100.0%)  
RESIDENTIAL SUBTOTAL: 13 SPACES  
COMMERCIAL:  
REQUIRED:  
MIN: 0.25 SPACES/1,000 SF = 0.25(3,266/1,000) = 0.8  
PER 8-100(A)(9) <2 SPACES  
MAX: 3.00 SPACES/1,000 SF = 3.00(3,266/1,000) = 10 SPACES  
PROVIDED:  
COMPACT PARKING SPACES (MIN. 8' X 16.0'): 9 SPACES  
COMMERCIAL SUBTOTAL: 9 SPACES  
ACCESSIBLE:  
REQUIRED:  
1-25 SPACES IN PARKING LOT 1 SPACE  
PROVIDED:  
VAN ACCESSIBLE PARKING SPACES: 1 SPACE  
TOTAL PARKING SPACES PROVIDED: 23 SPACES  
14. LOADING SPACES: REQUIRED: 1 PROVIDED: 0

**PARKING SPACE LEGEND:**  
C - COMPACT CAR PARKING SPACE  
♿ - HANDICAP PARKING SPACE

**R.C. FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314  
(703) 549-6422



MINOR SITE PLAN  
**ROUTH ROBBINS INVESTMENT CORP**  
#720 N SAINT ASAPH STREET  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO  
CHECKED: TD  
SCALE: 1"=10'  
DATE: FEB 2024

SITE PLAN

SHEET 3 OF 5  
FILE: 23-117

**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. **SP#1965-00086**

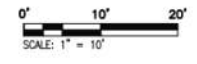
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

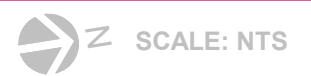
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2024 R.C. FIELDS & ASSOCIATES, INC.



SITE PLAN







**EXISTING EXTERIOR FINISH**

- 1 METAL STOREFRONT SYSTEM
- 2 BRICK VENEER FINISH
- 3 EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH



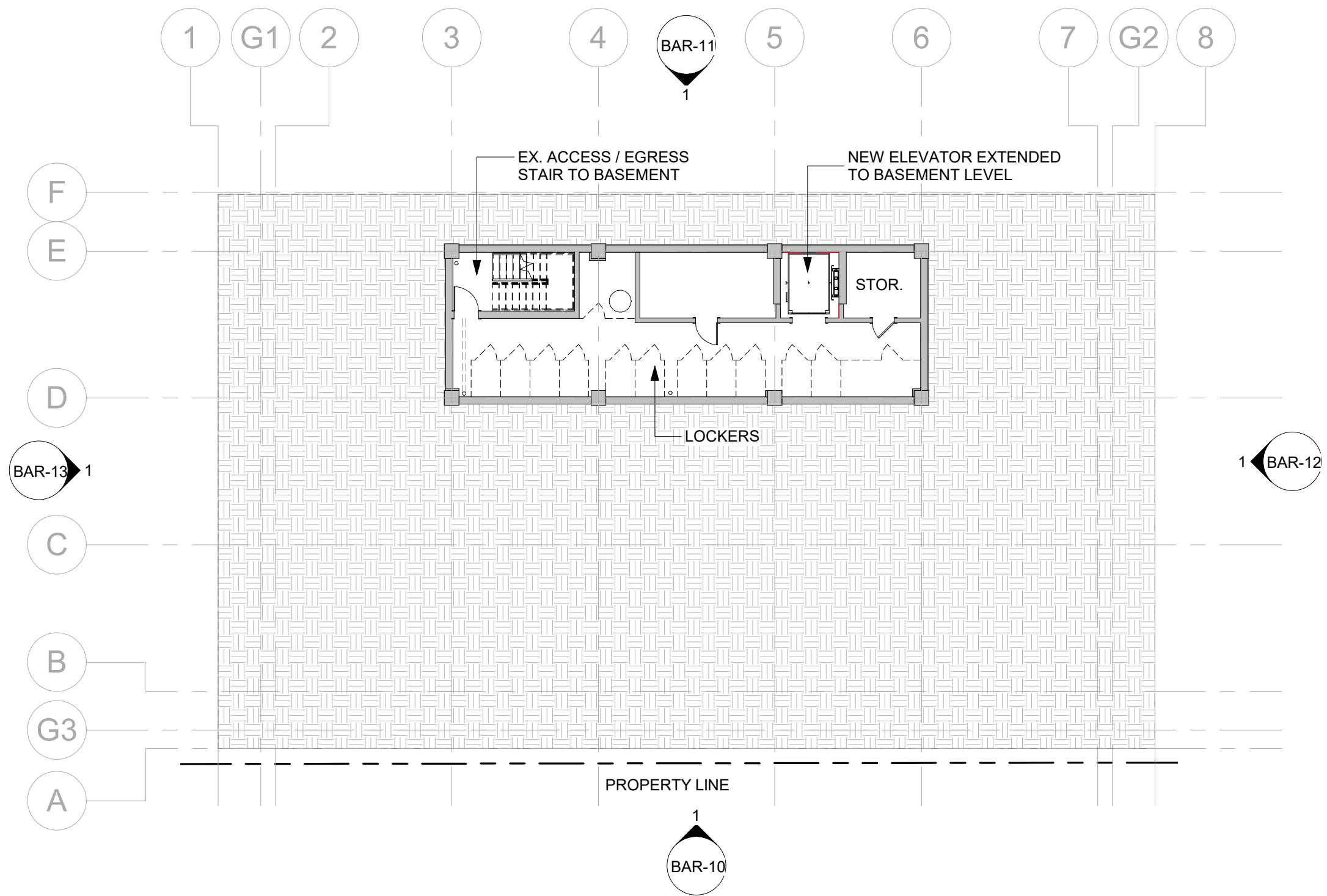
**EXISTING EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH**



**EXISTING STOREFRONT SYSTEM**



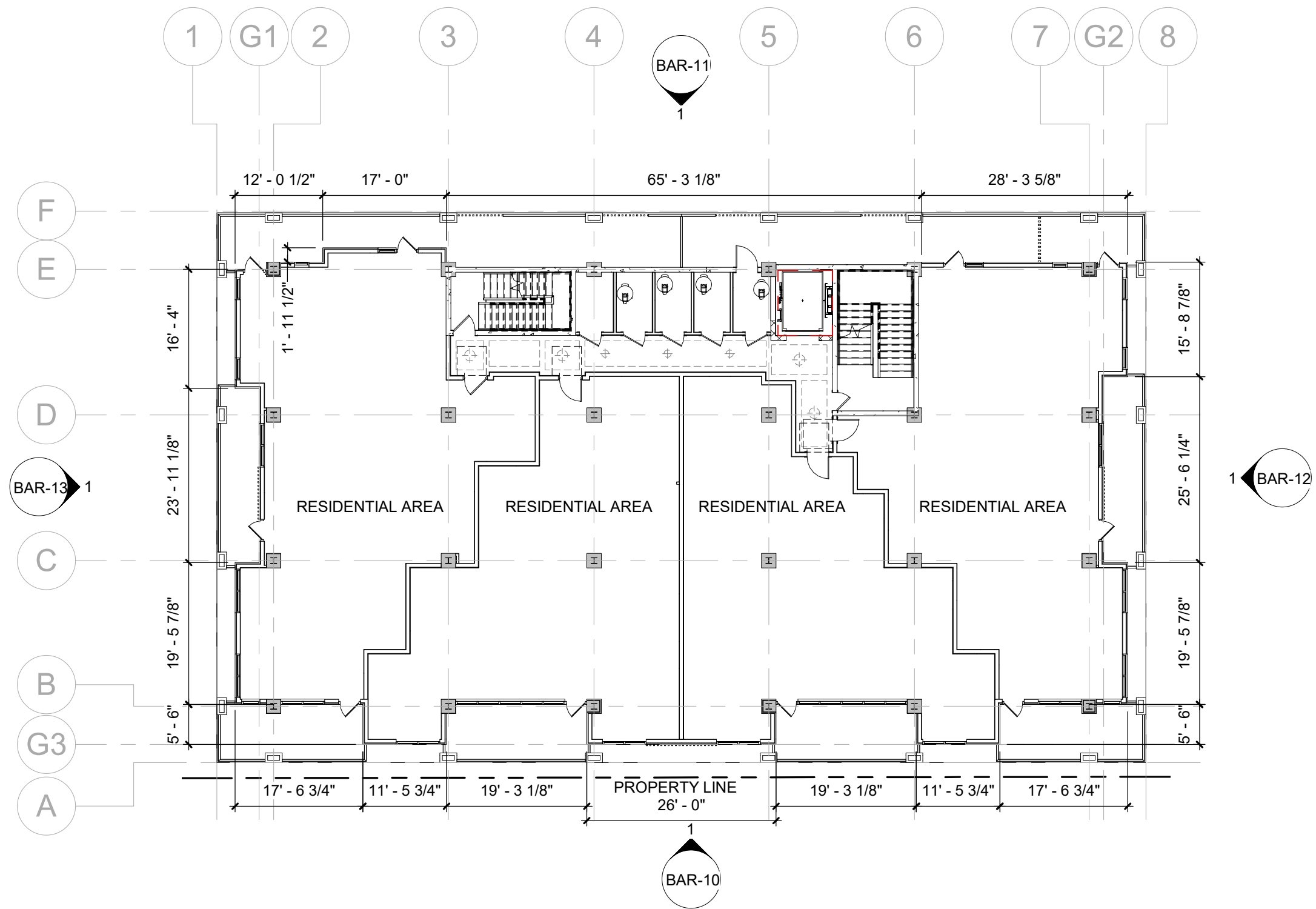
**EXISTING BRICK FINISH**



PROPOSED FLOOR PLAN - BASEMENT

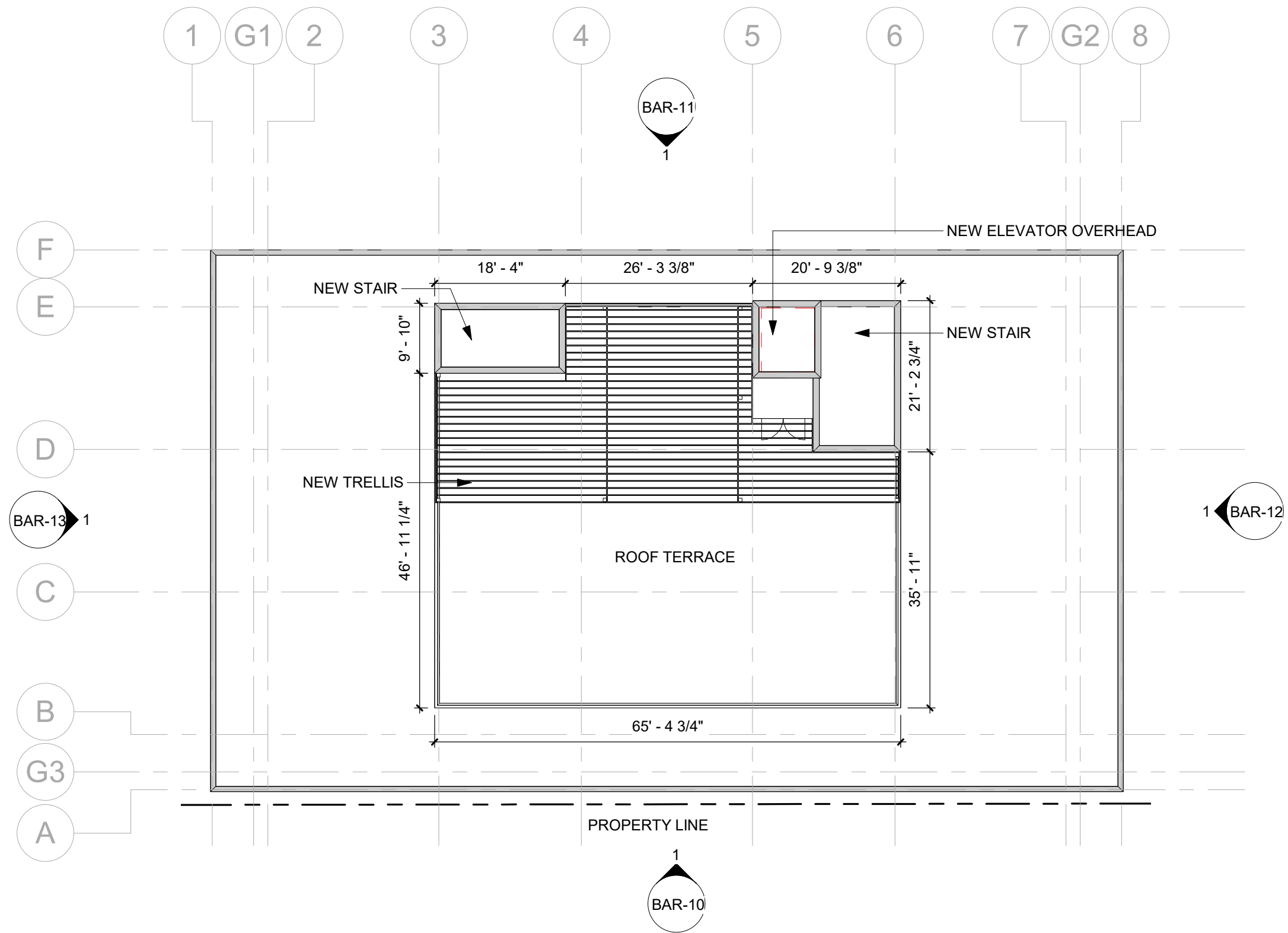
BAR-06





PROPOSED FLOOR PLAN - TYPICAL FL. (1ST, 2ND & 3RD)

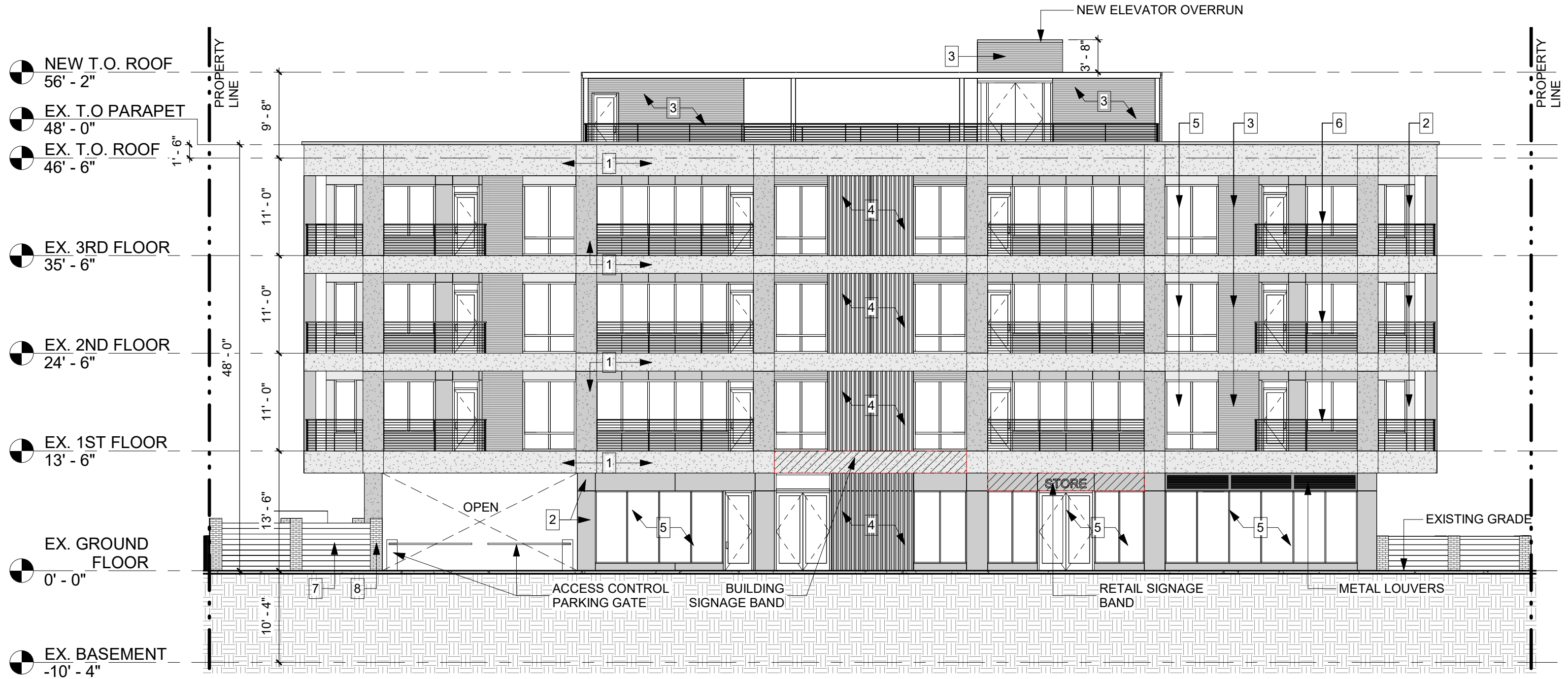
BAR-08



**PROPOSED EXTERIOR FINISHES:**

- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
- 4 KNOTWOOD BATTEN SYSTEM
- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 8 PAINTED BRICK PIER. COLOR - TBD

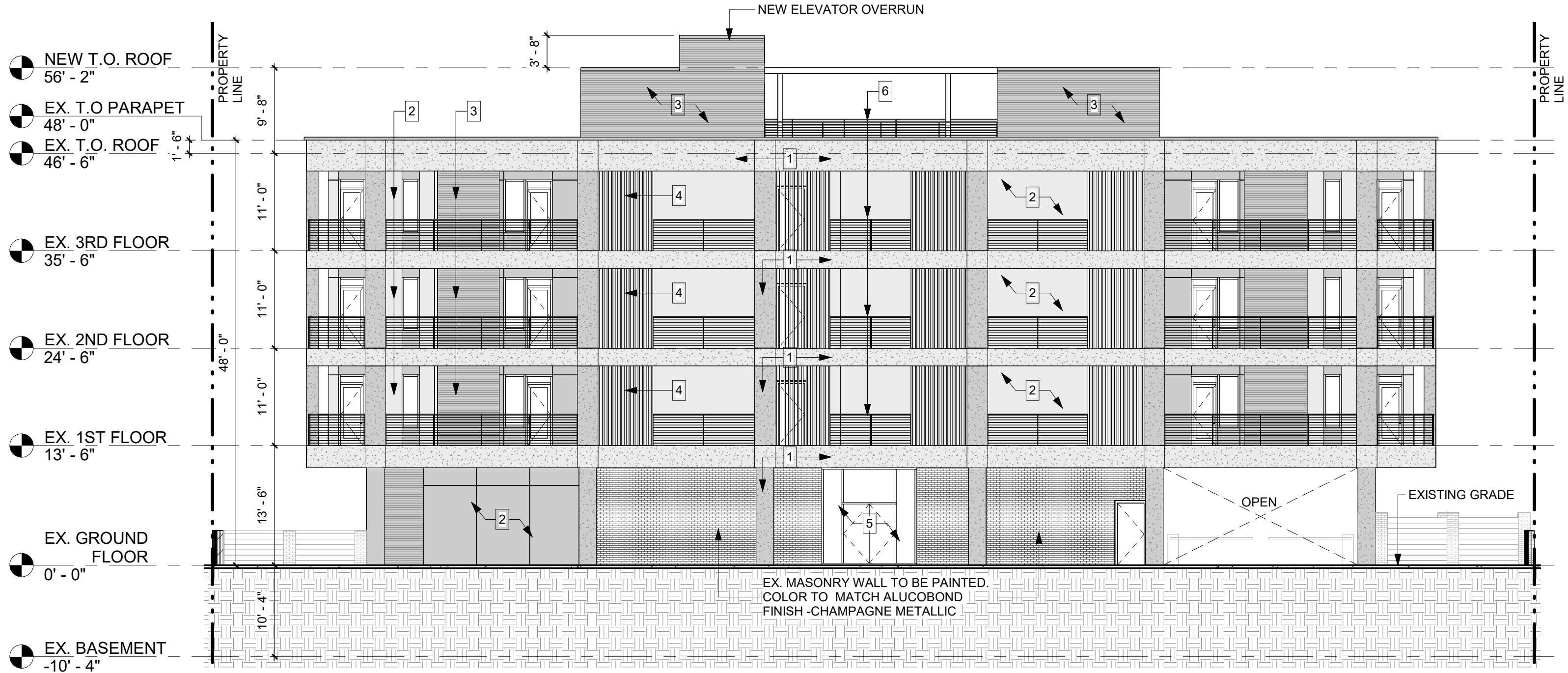
\* REFER TO SHEET BAR-14 & BAR-15 FOR MATERIAL FINISHES



**PROPOSED EXTERIOR FINISHES:**

- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
- 4 KNOTWOOD BATTEN SYSTEM
- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 8 PAINTED BRICK PIER. COLOR - TBD

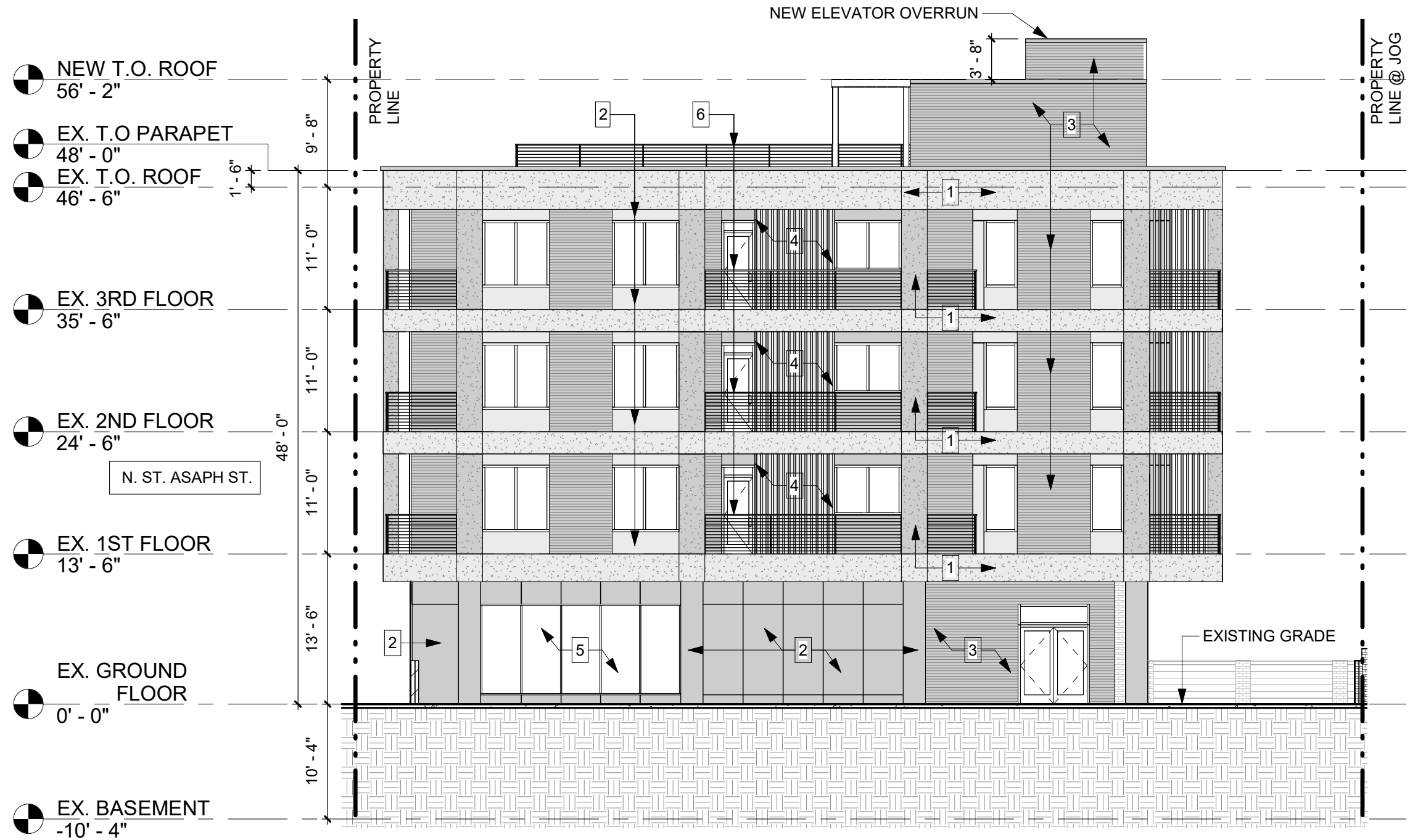
\* REFER TO SHEET BAR-14 & BAR-15 FOR MATERIAL FINISHES



**PROPOSED EXTERIOR FINISHES:**

- |   |  |   |                                   |
|---|--|---|-----------------------------------|
| 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH | 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM | 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM         | 7 KNOTWOOD FENCE SYSTEM           |
| 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM                      | 4 KNOTWOOD BATTEN SYSTEM                                   | 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL | 8 PAINTED BRICK PIER. COLOR - TBD |

\* REFER TO SHEET BAR-14 & BAR-15 FOR MATERIAL FINISHES



PROPOSED BUILDING ELEVATION - NORTH

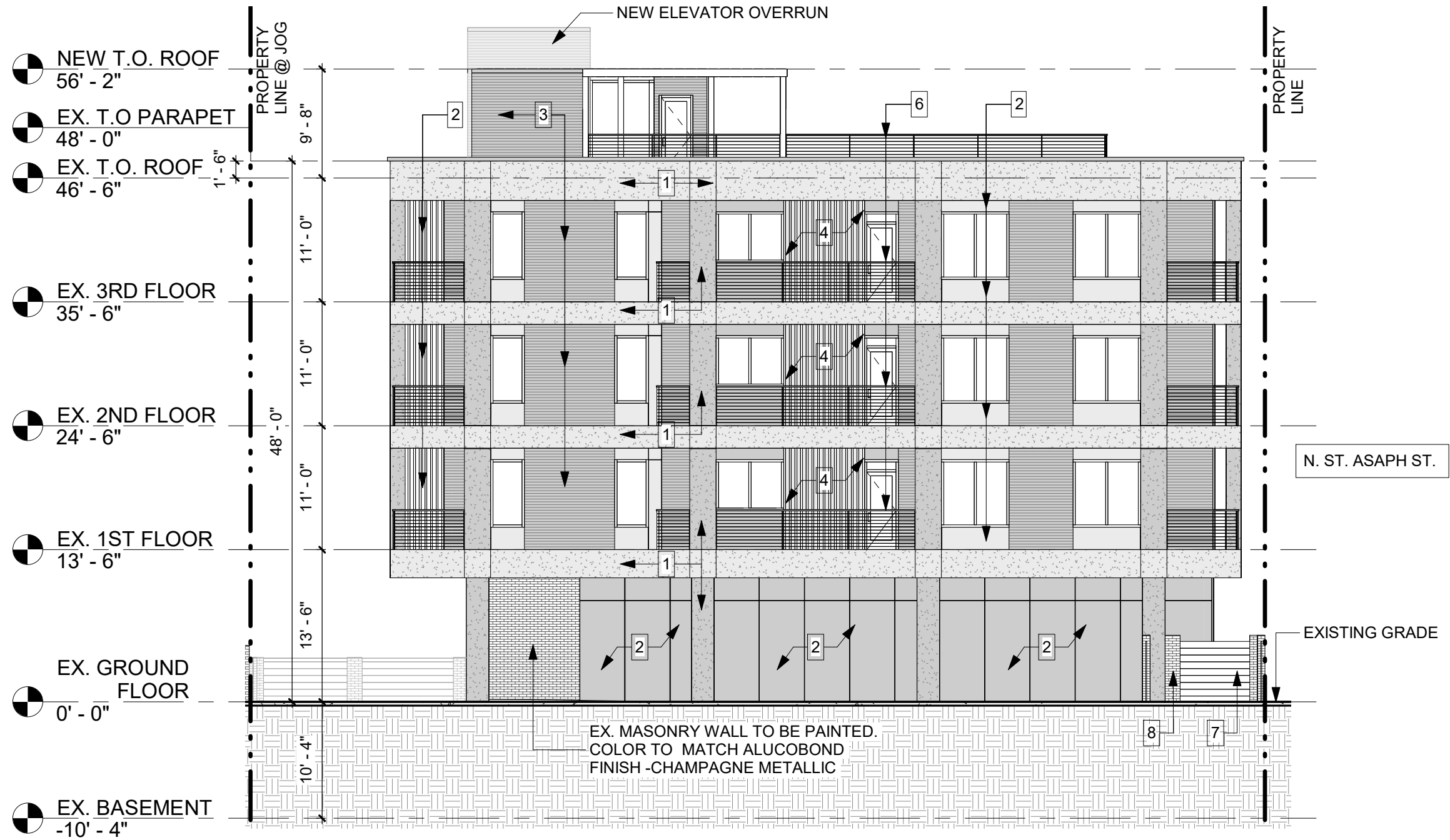
BAR-12



**PROPOSED EXTERIOR FINISHES:**

- |   |  |   |                                   |
|---|--|---|-----------------------------------|
| 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH | 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM | 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM         | 7 KNOTWOOD FENCE SYSTEM           |
| 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM                      | 4 KNOTWOOD BATTEN SYSTEM                                   | 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL | 8 PAINTED BRICK PIER. COLOR - TBD |

\* REFER TO SHEET BAR-14 & BAR-15 FOR MATERIAL FINISHES



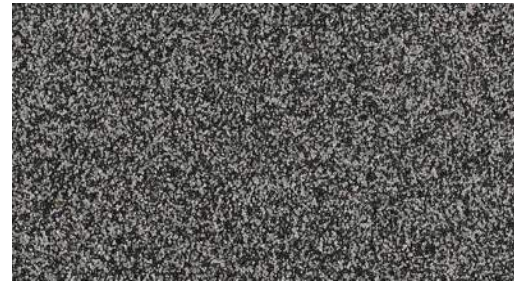
PROPOSED BUILDING ELEVATION - SOUTH

BAR-13





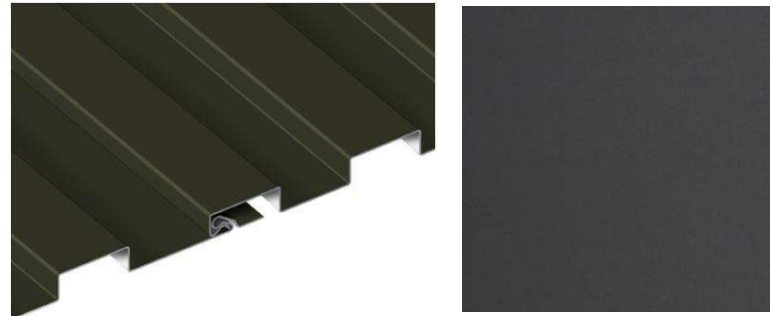
**1** STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT 50033 PALLADIUM FINISH



**2** STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT 50035 NOCTURNE FINISH



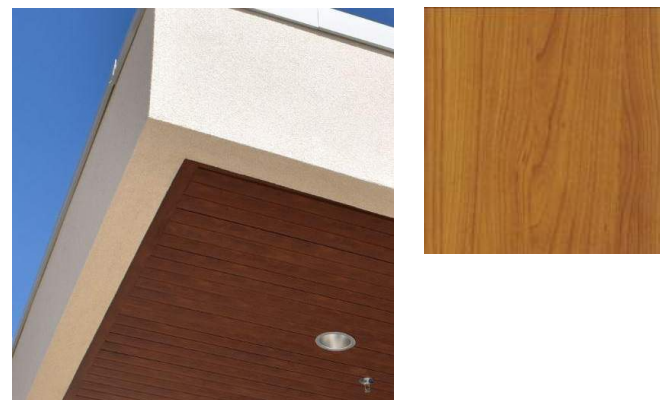
**3** ALUCOBOND EASYFIX METAL PANEL SYSTEM. FINISH - GRAPHITE MICA



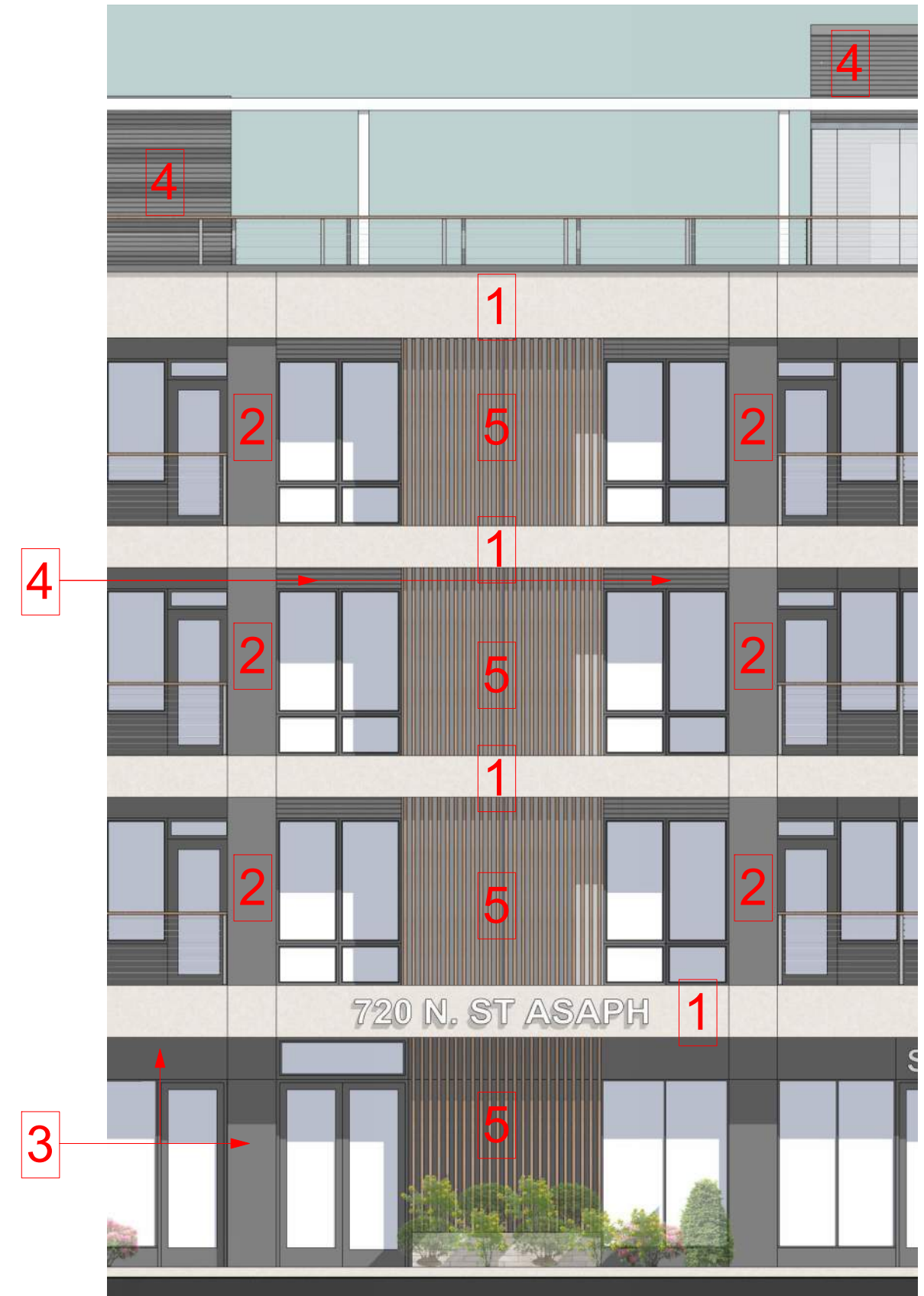
**4** ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM. (FINISH TO MATCH ALUCOBOND GRAPHITE MICA FINISH)



**5** KNOTWOOD BATTEN SYSTEM. FINISH - LIGHT OAK



**6** KNOTWOOD SOFFIT SYSTEM. FINISH - LIGHT OAK





**7** ALUCOBOND EASYFIX METAL PANEL SYSTEM. FINISH - CHAMPAGNE METALLIC



**8** DELTA LIGHT - CARREE SQUARE EXTERIOR LIGHT W. WHITE TRIM



**9** THERMALLY BROKEN STOREFRONT SYSTEM. MULLION FINISH TO MATCH ALUCOBOND GRAPHITE MICA FINISH



**10** ALUMINUM WINDOWS. FINISH TO MATCH ALUCOBOND GRAPHITE MICA FINISH



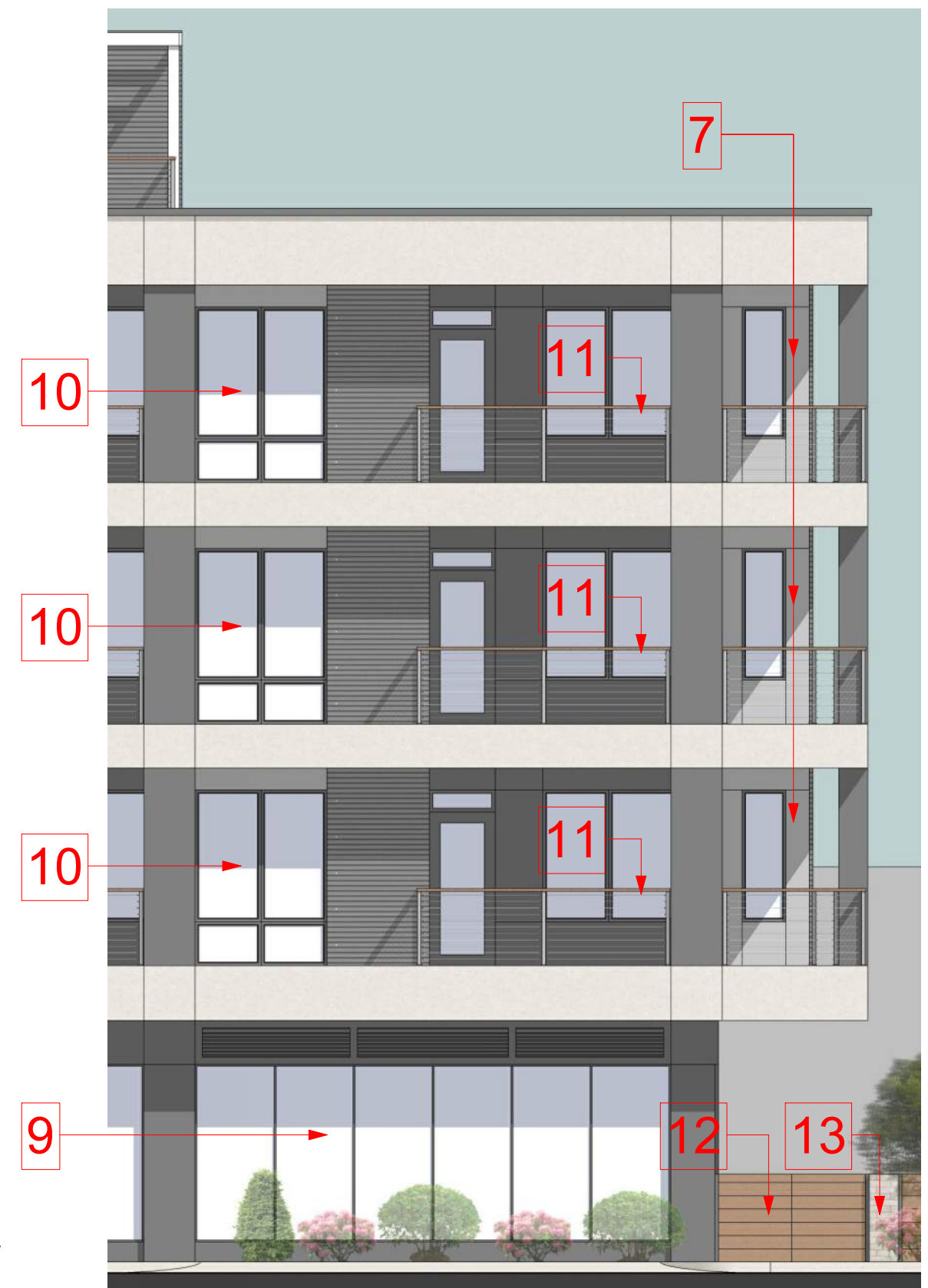
**11** VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL. FINISH - STAINLESS STEEL



**12** KNOTWOOD FENCE SYSTEM. FINISH - LIGHT OAK



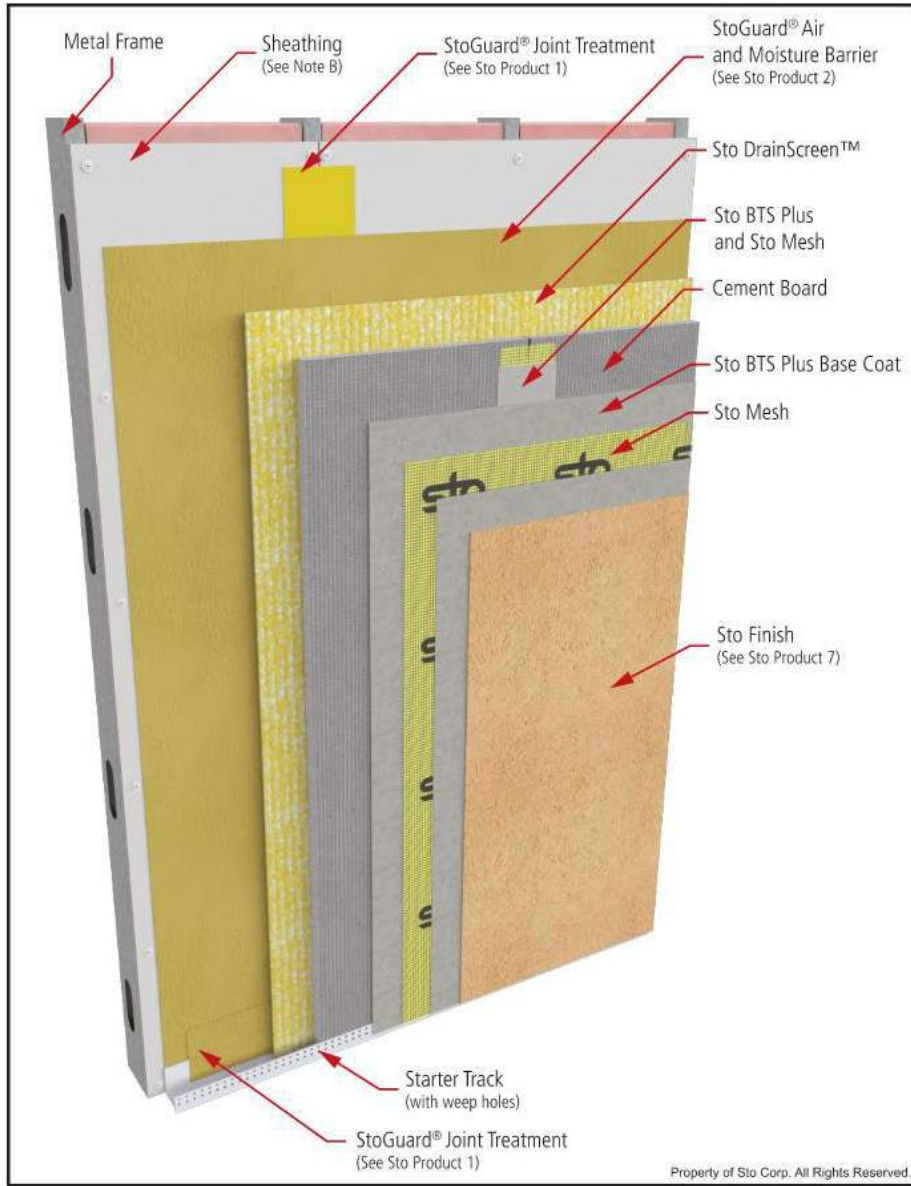
**13** PAINTED BRICK PIERS. COLOR - TBD





Detail No.: EPD 11s.00 DS  
Date: December 2019

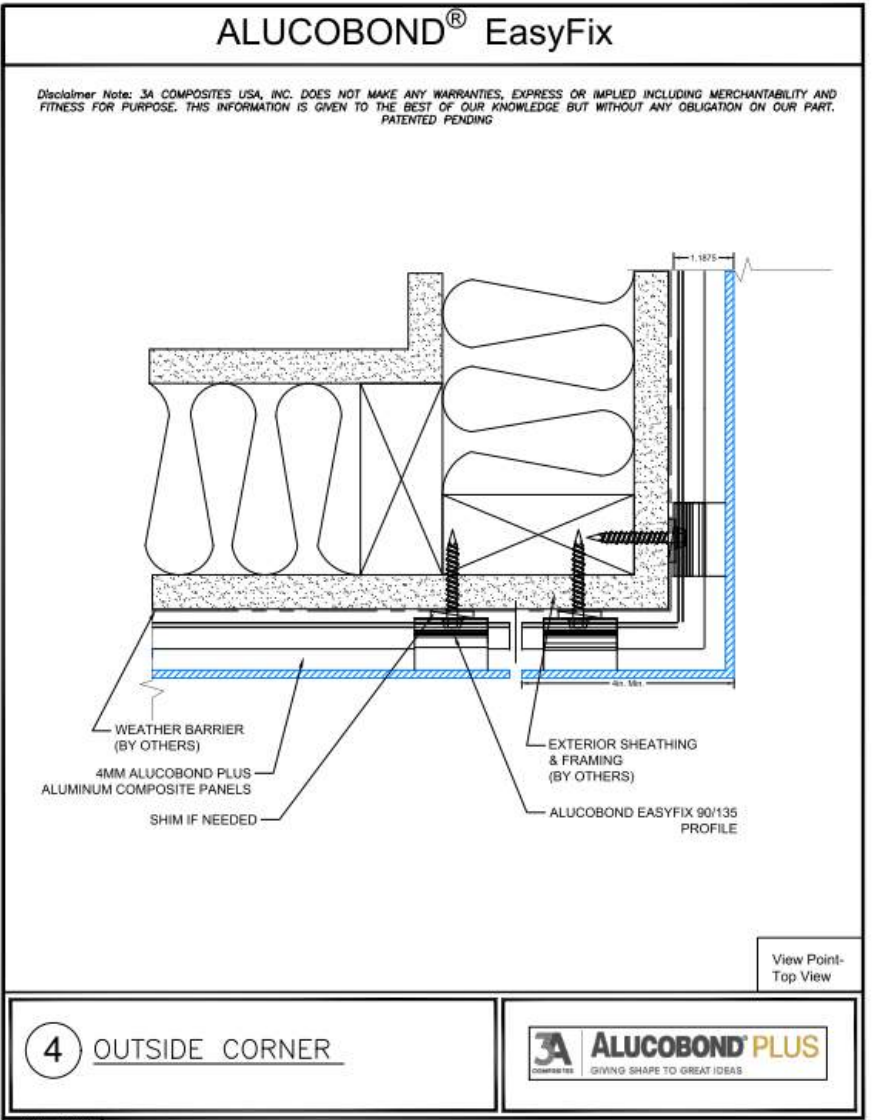
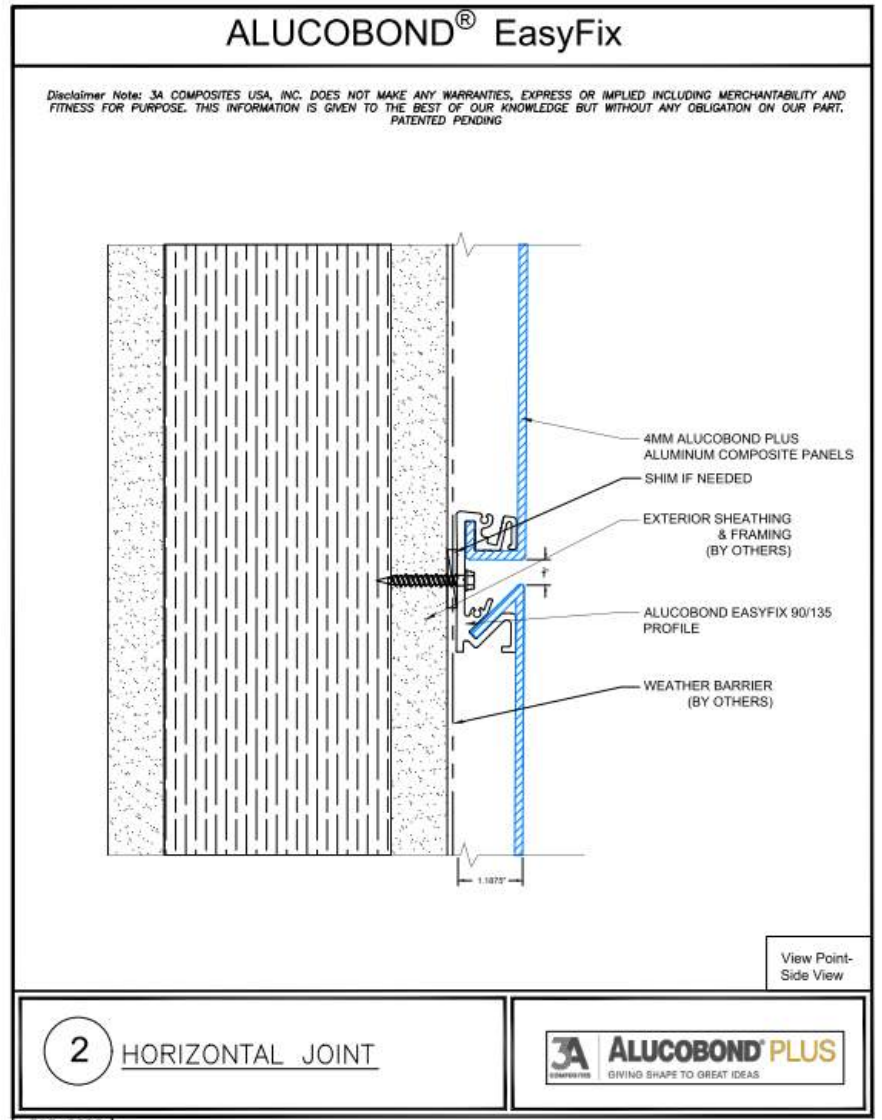
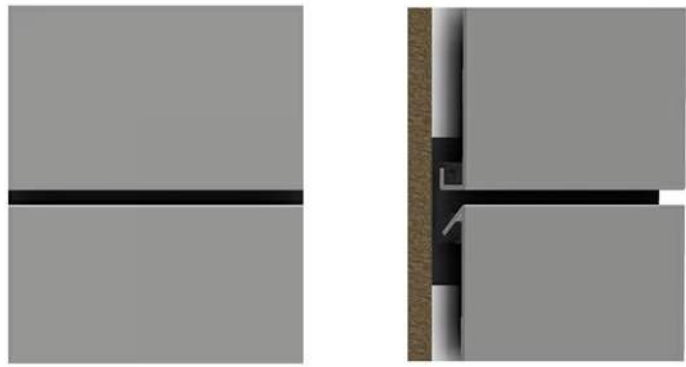
**StoQuik® Silver DrainScreen™ System Components**



**Notes:**  
 A. Details shows the installation of StoQuik Silver DrainScreen  
 B. Glass mat gypsum sheathing in compliance with ASTM C1177, exterior grade and Exposure 1 wood based sheathing, or cementitious sheathing in compliance with ASTM C1325.  
 C. Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install the Sto products. Refer to project specific contract documents.  
 D. There are no substitutions for the Sto products listed below.

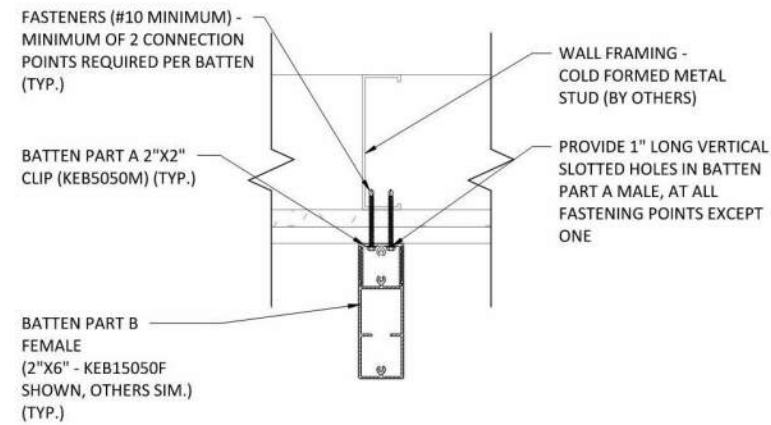
- Sto Products:**
- Sto Joint Treatment:
    - Sto Gold Coat and StoGuard® Fabric
    - Sto RapidGuard®
  - StoGuard® Air and Moisture Barrier options:
    - Sto Gold Coat® (vapor permeable)
  - Sto DrainScreen™
  - Cement Board
  - Sto Mesh
  - Sto BTS Plus Base Coat
  - Sto Finish Components:
    - Stolit® & Stolit® Dark Colors: 1.0, 1.5, R1.5 and Freeform
    - Stolit® Lotusan & Stolit® Lotusan Dark Colors: 1.0, 1.5, R1.5 and Freeform

**ATTENTION**  
 Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to Sto products, and to the structure of the building or its components.  
 STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

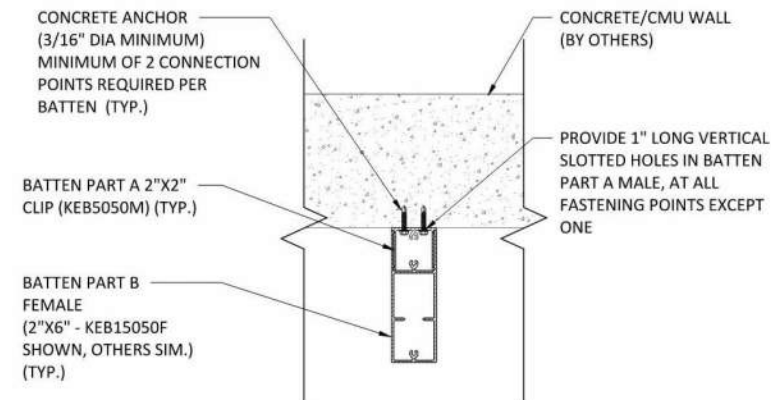


**STO-QUIK SYSTEM CEMENT BOARD STUCCO TYPICAL DETAIL:**

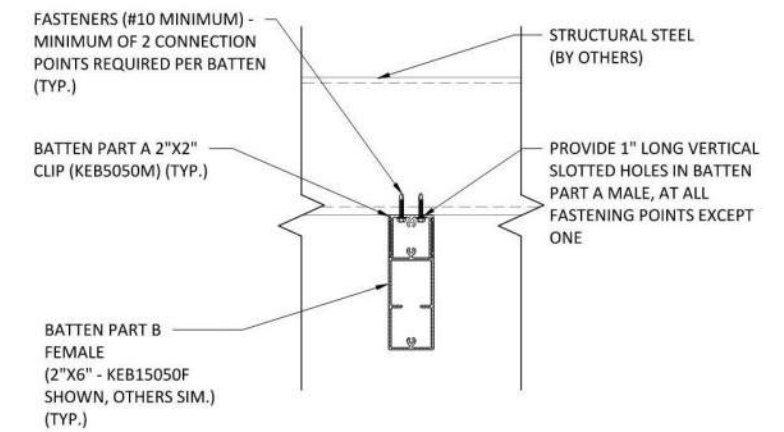
**ALUCOBOND EASYFIX METAL PANEL SYSTEM TYPICAL DETAIL:**



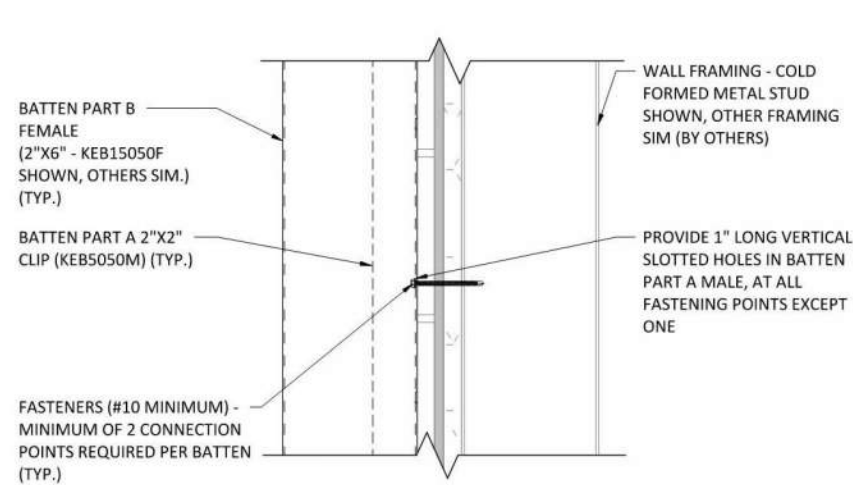
① TYPICAL VERTICAL BATTEN CONNECTION TO LIGHT GAUGE PLAN VIEW  
3" = 1'-0"



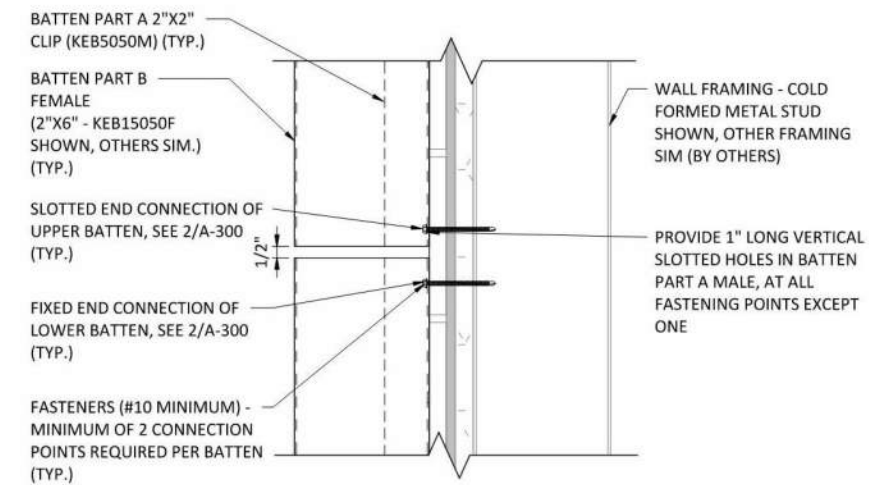
② TYPICAL VERTICAL BATTEN CONNECTION TO CONCRETE/CMU PLAN VIEW  
3" = 1'-0"



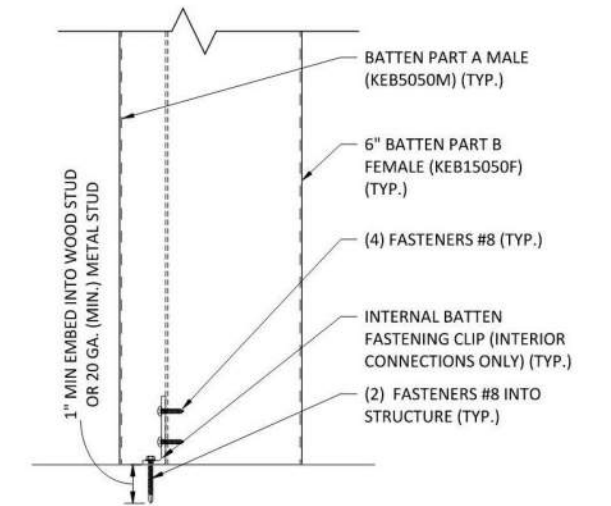
③ TYPICAL VERTICAL BATTEN CONNECTION TO STRUCTURAL STEEL PLAN VIEW  
3" = 1'-0"



④ TYPICAL VERTICAL BATTEN CONNECTION SECTION VIEW  
3" = 1'-0"

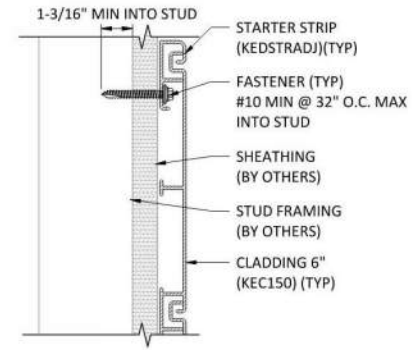
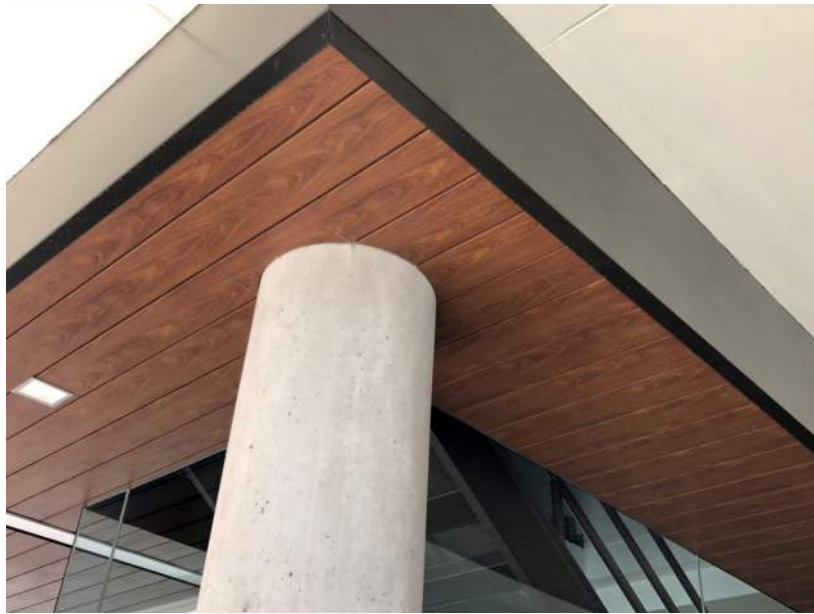


⑤ TYPICAL VERTICAL BATTEN SPLICE CONNECTION SECTION VIEW  
3" = 1'-0"

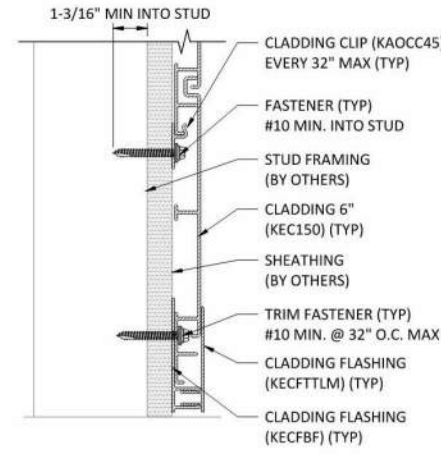


⑥ TYPICAL INTERIOR VERTICAL BATTEN END CONNECTION DETAIL  
3" = 1'-0"

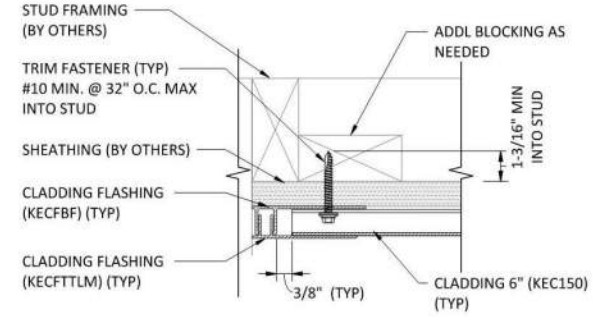
**KNOTWOOD BATTEN SYSTEM - DETAILS:**



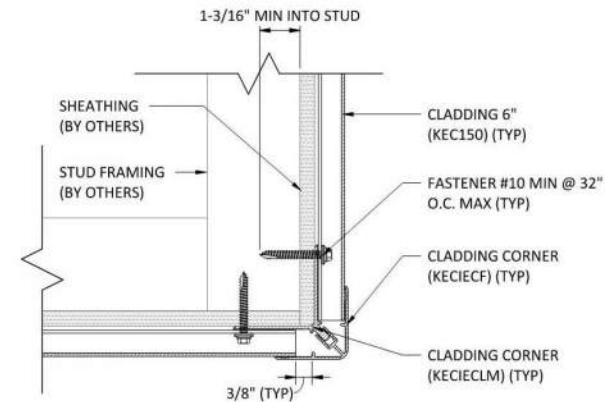
1 TYPICAL CLADDING TO WD EDGE STARTER DETAIL  
6" = 1'-0"



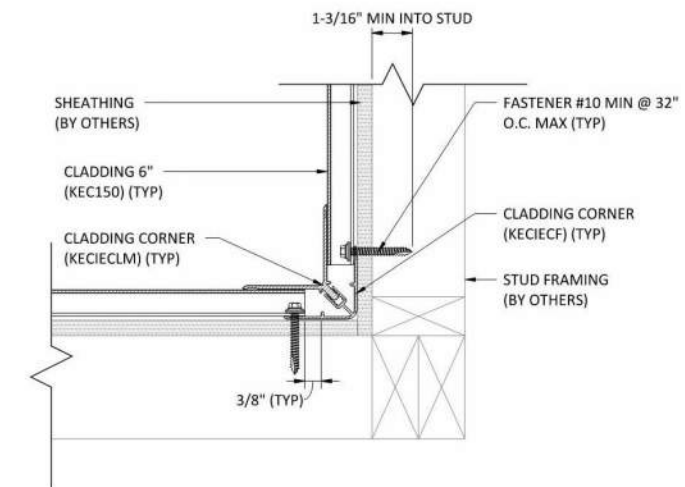
2 TYPICAL CLADDING TO WD EDGE DETAIL I  
6" = 1'-0"



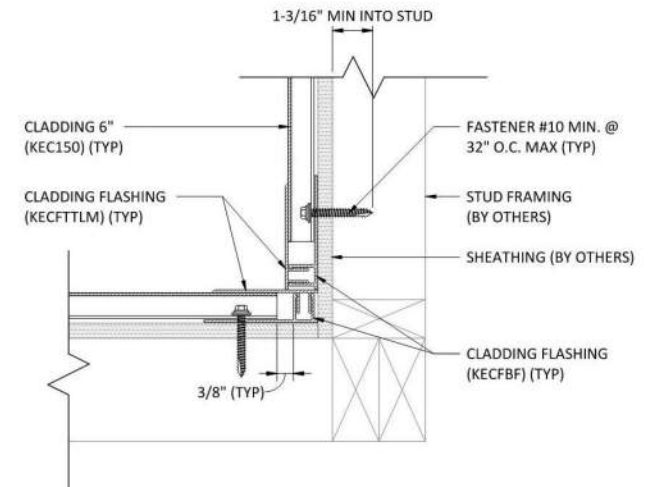
3 TYPICAL CLADDING TO WD EDGE DETAIL II  
6" = 1'-0"



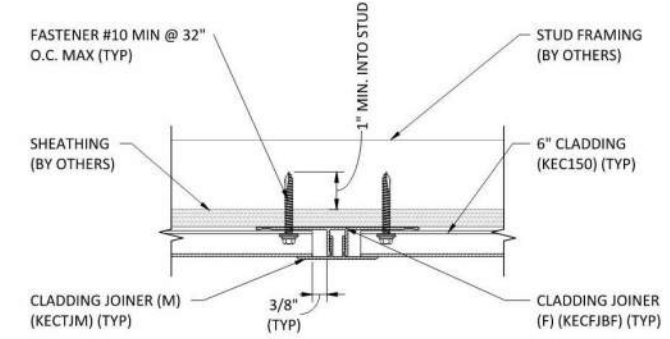
4 TYPICAL CLADDING TO WD OUTSIDE CORNER DETAIL  
6" = 1'-0"



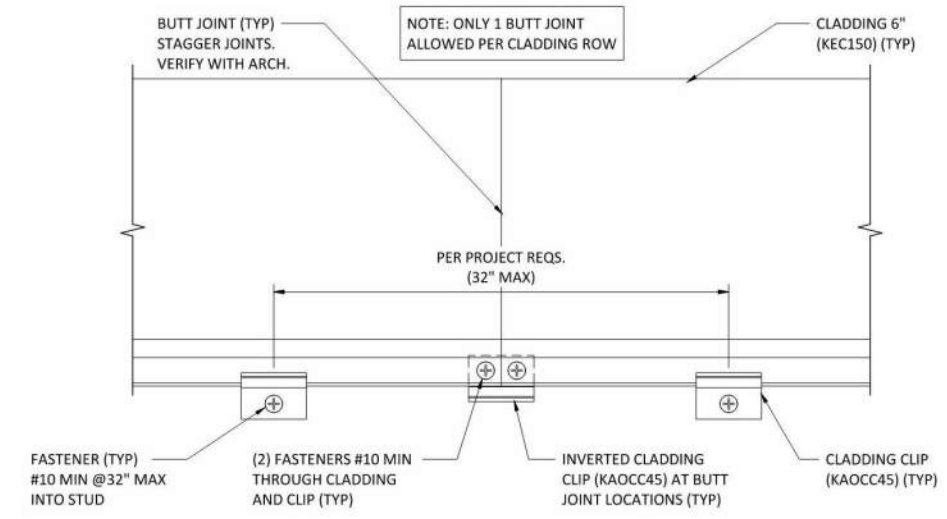
5 TYPICAL CLADDING TO WD INSIDE CORNER DETAIL  
6" = 1'-0"



6 OPTIONAL CLADDING TO WD INSIDE CORNER DETAIL W/ FLASHING  
6" = 1'-0"



7 TYPICAL CLADDING TO WD SPLICE DETAIL  
6" = 1'-0"



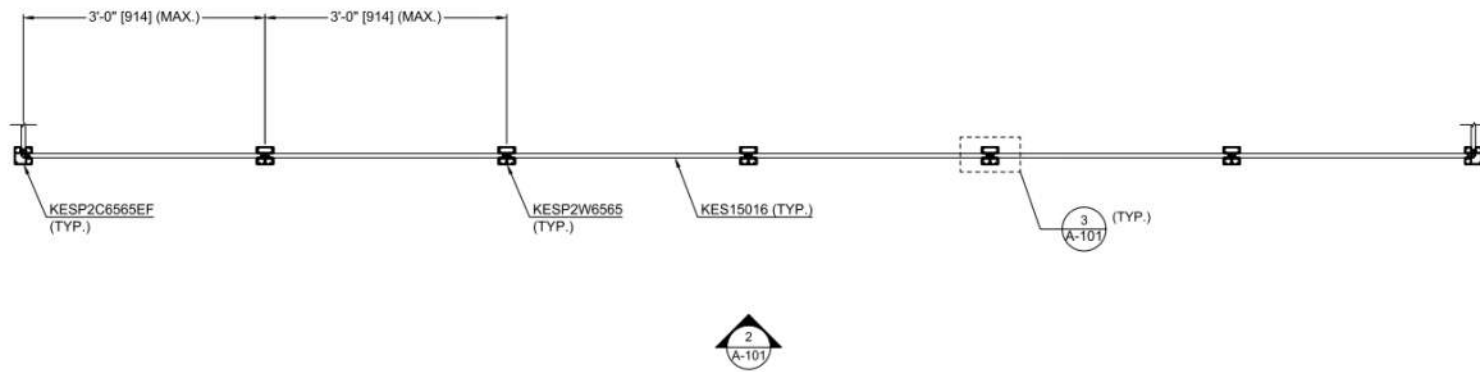
8 TYPICAL CLADDING TO WD BUTT JOINT DETAIL  
6" = 1'-0"

**KNOTWOOD SOFFIT SYSTEM - DETAILS:**

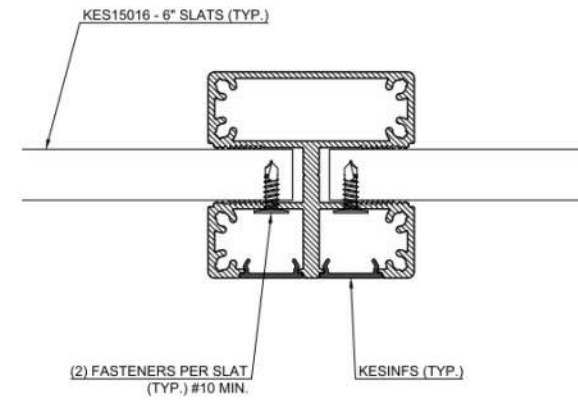


TYPICAL DETAILS FOR MATERIAL FINISHES

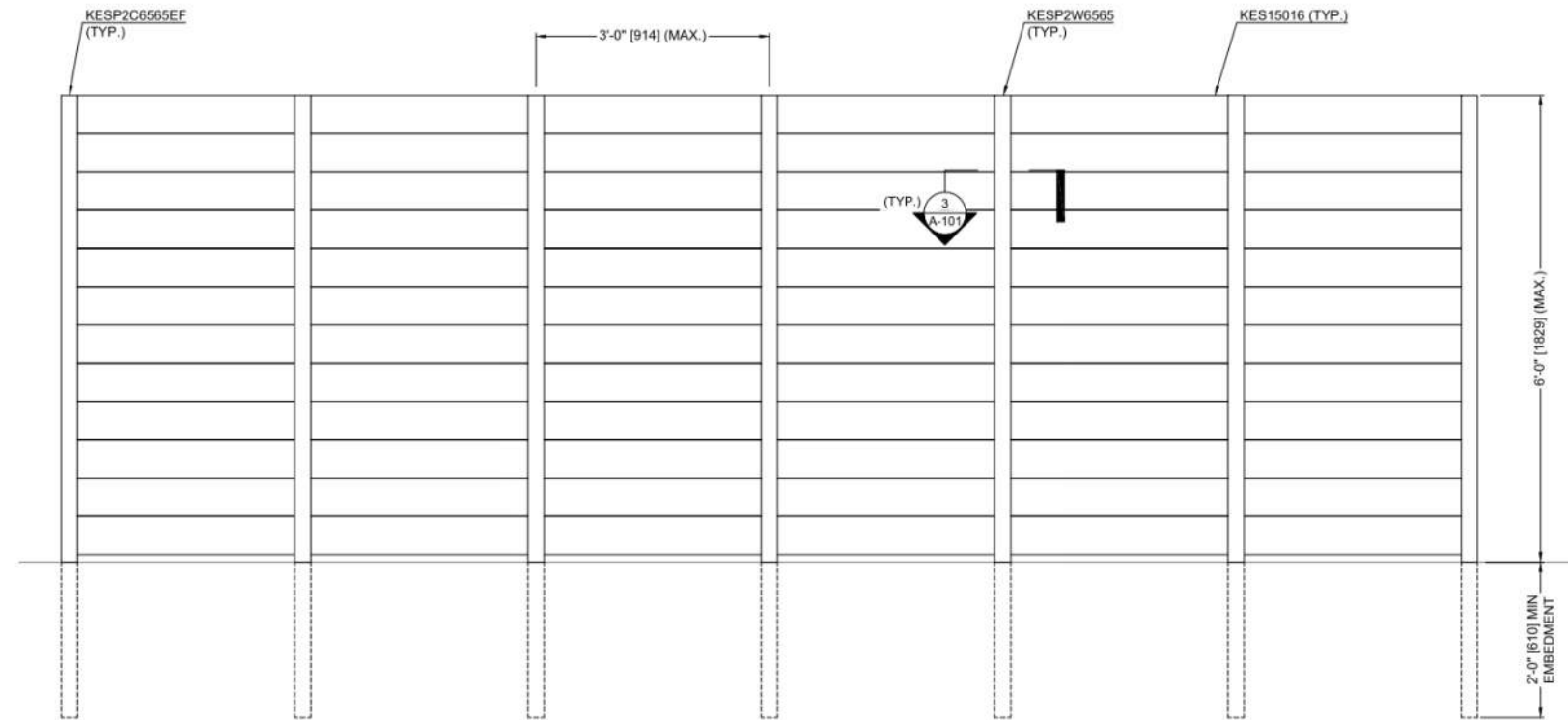
BAR-18



1 2-1/2X2-1/2 POST - 6' HIGH FENCING PLAN VIEW (SINGLE SIDE SHOWN)  
SCALE: 1/4" = 1'-0"



3 TYPICAL POST CONNECTION DETAIL  
SCALE: 1'-0" = 1'-0"



2 2-1/2X2-1/2 POST - 6' HIGH FENCING ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**KNOTWOOD FENCE SYSTEM - DETAILS:**















## **Ownership & Disclosure Attachment**

### **Title Owner of 720 N. Saint Asaph Street (TM 054.04-09-07)**

720 St. Asaph Partners, LLC  
1605 King Street, Suite #3  
Alexandria, Virginia 22314

720 GP Partners, LLC—24.24%  
1605 King Street, Unit 3  
Alexandria, Virginia 22314

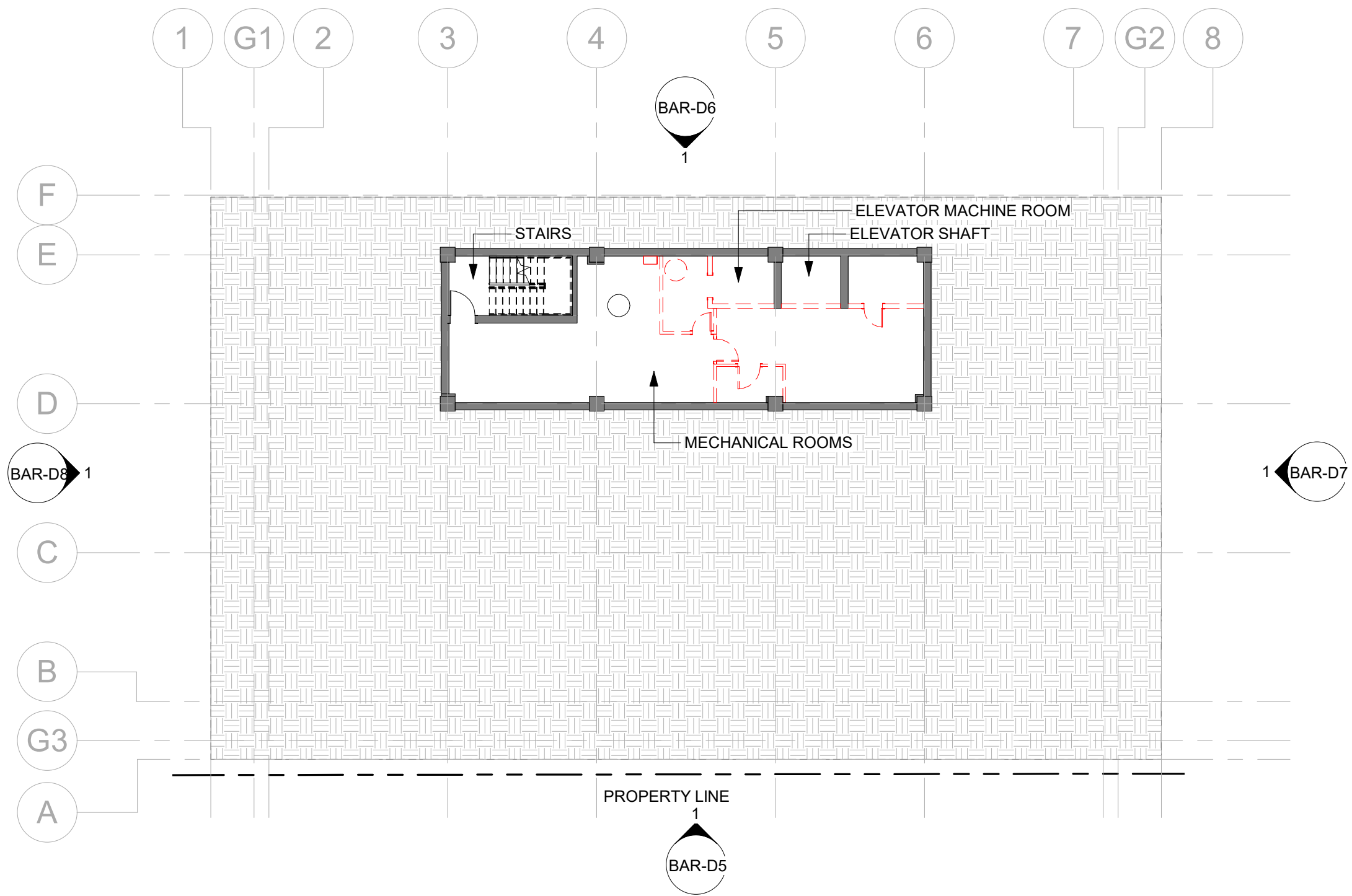
JB 720 St. Asaph, LLC—75.76%  
526 King Street, Suite 211  
Alexandria, Virginia 22314

\*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

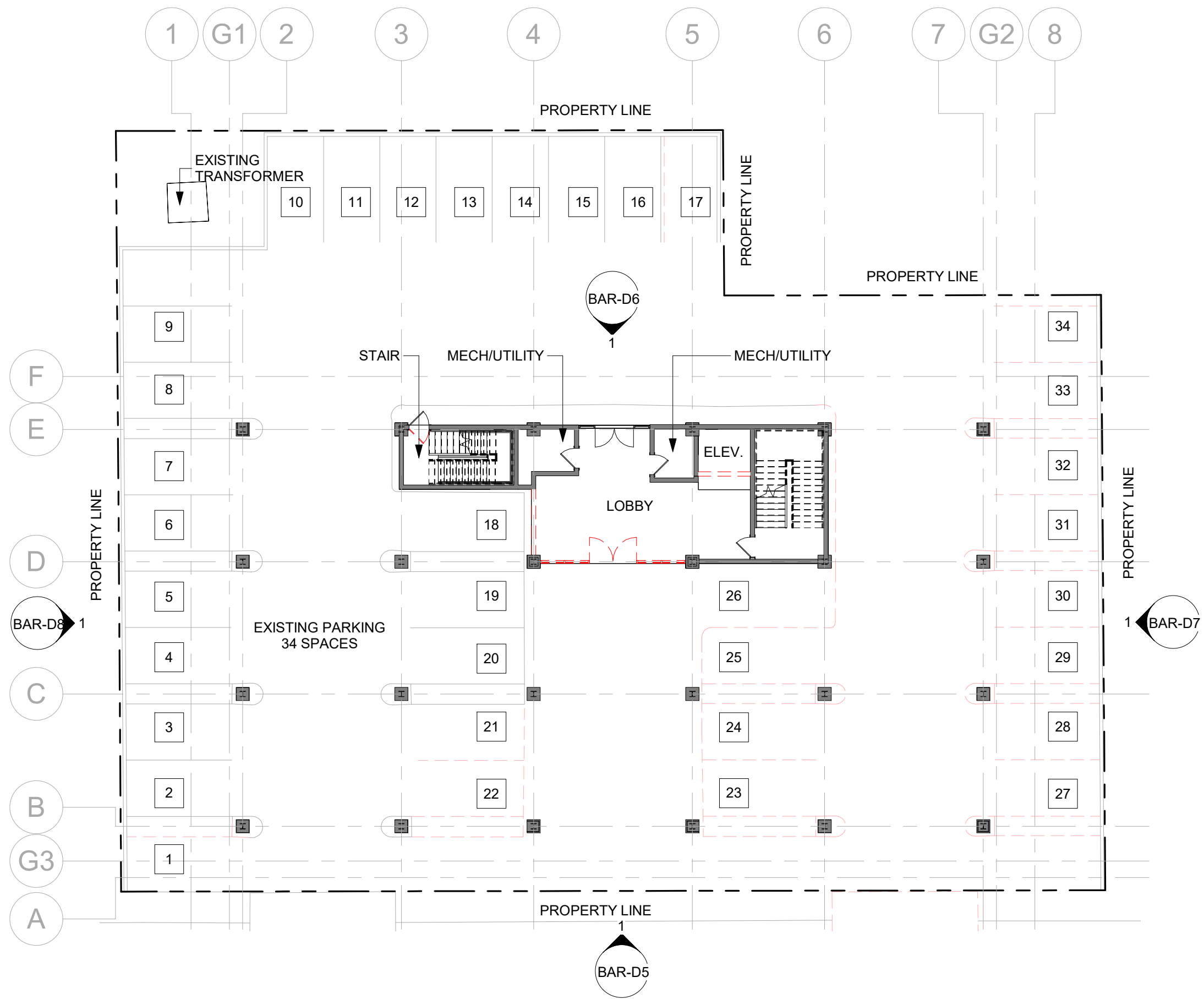
# 720 N ST. ASAPH STREET ALEXANDRIA, VA 22314

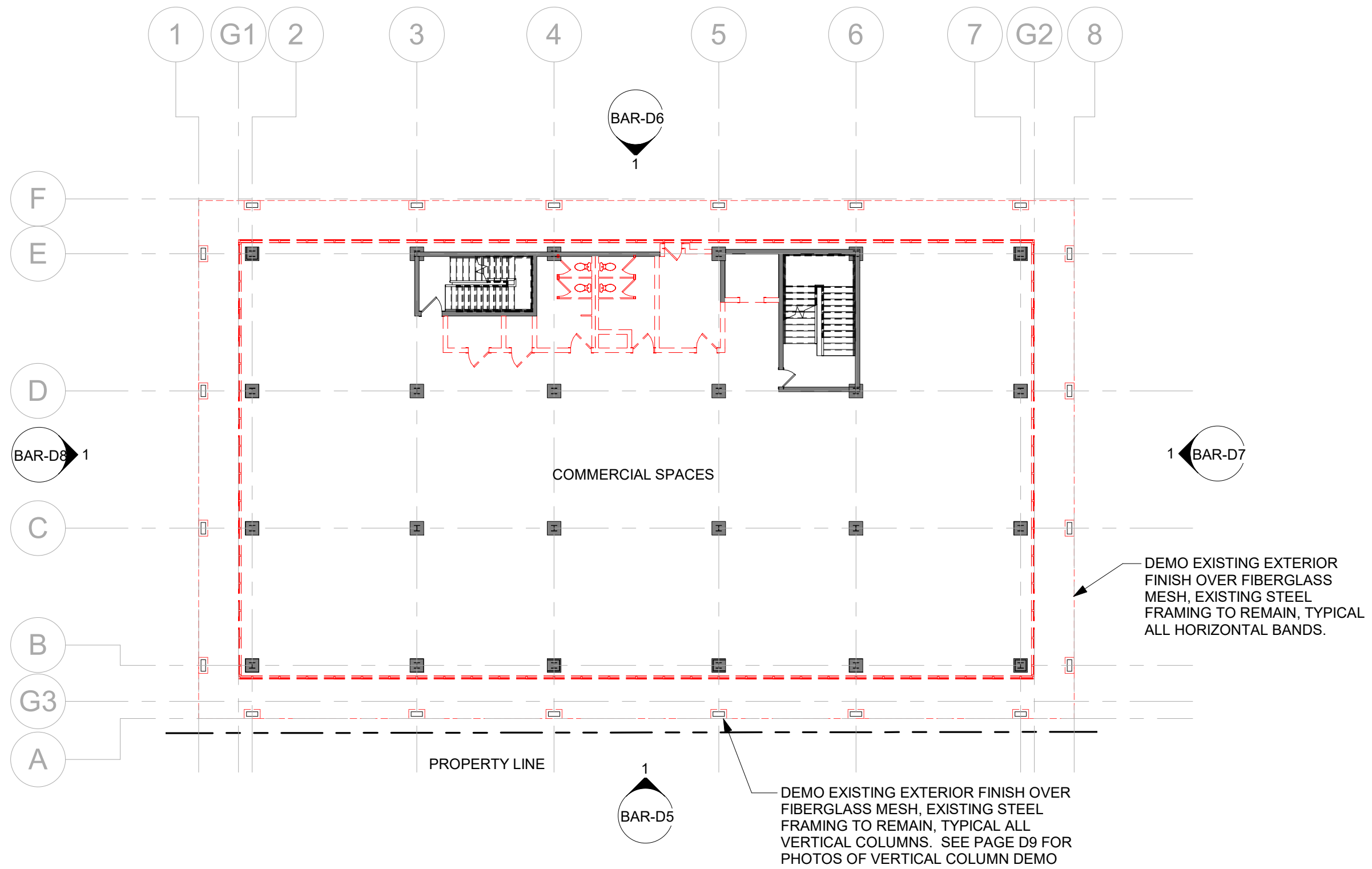
APRIL 17TH, 2024

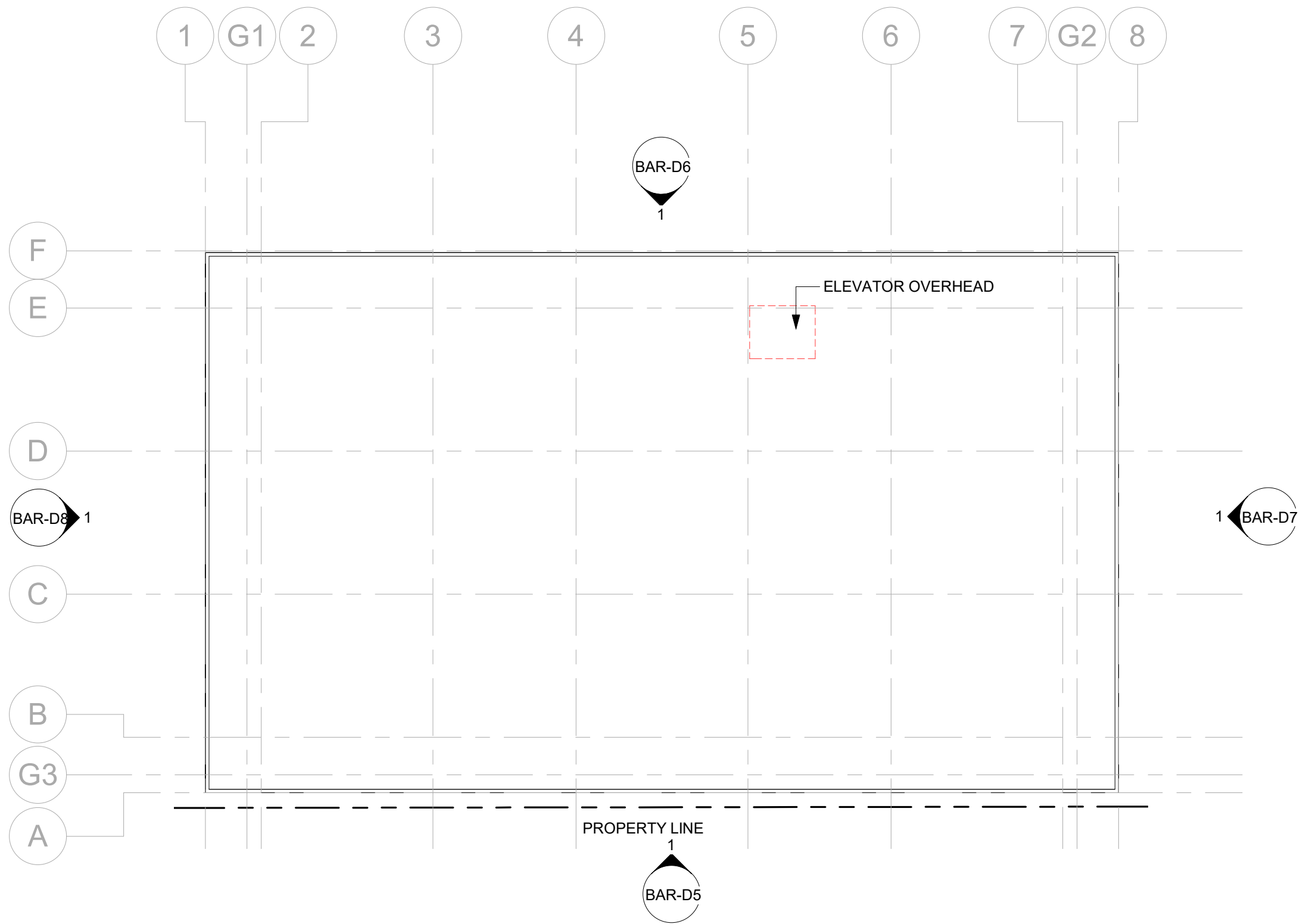
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW HEARING  
DEMO DRAWINGS





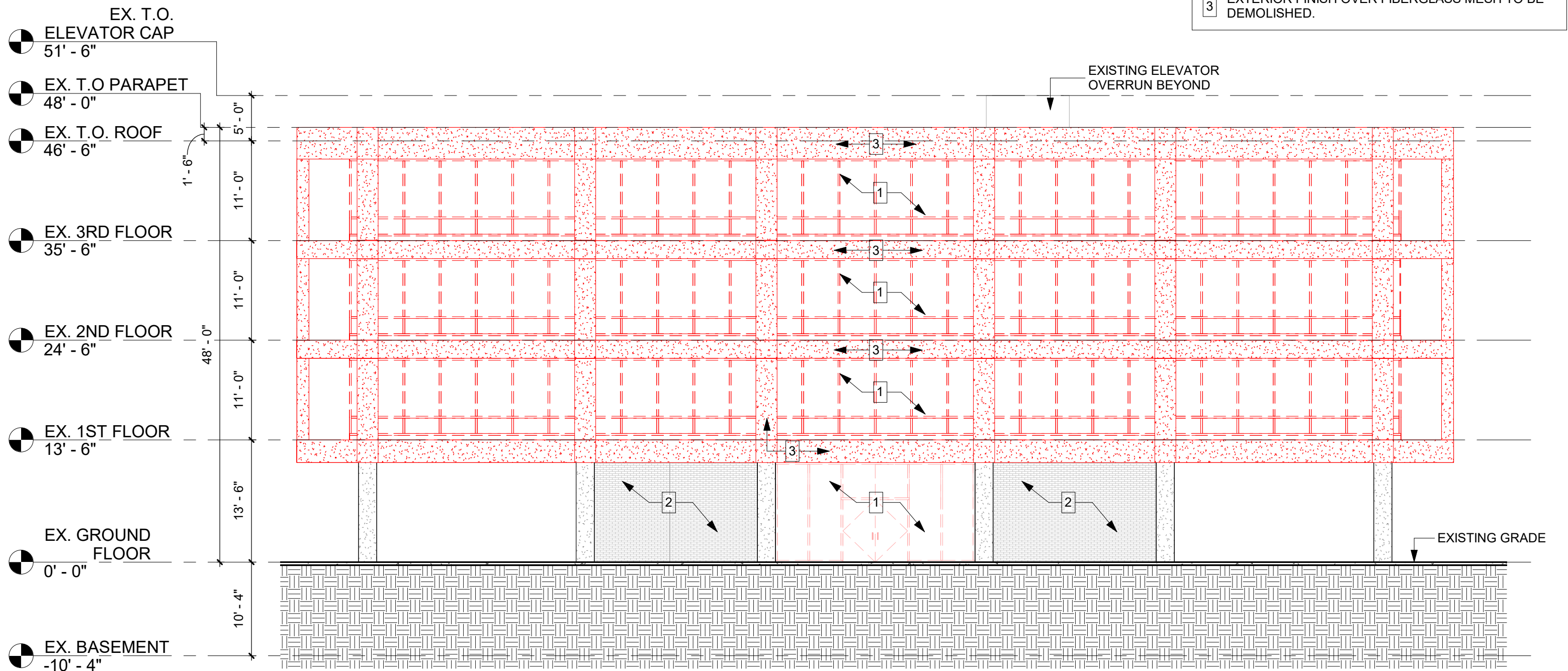




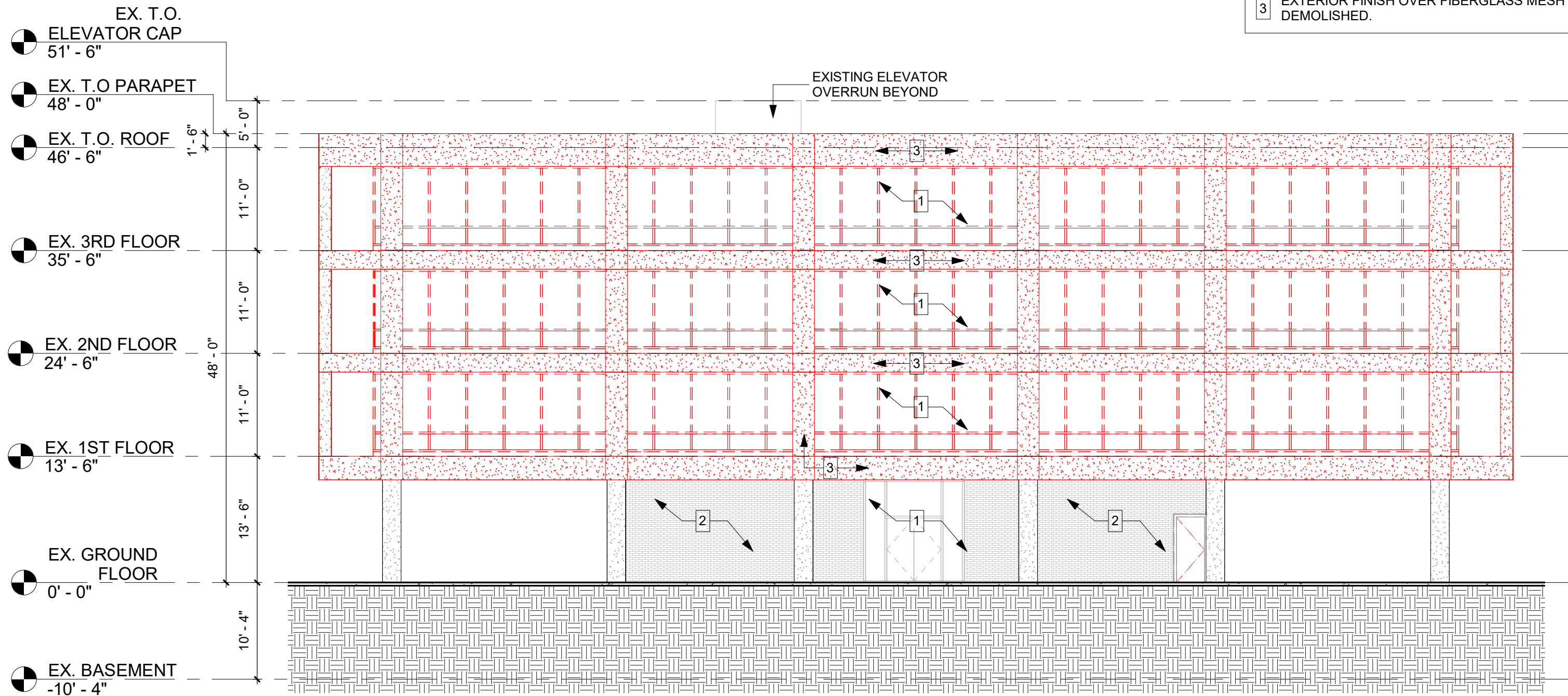


**EXISTING EXTERIOR FINISHES:**

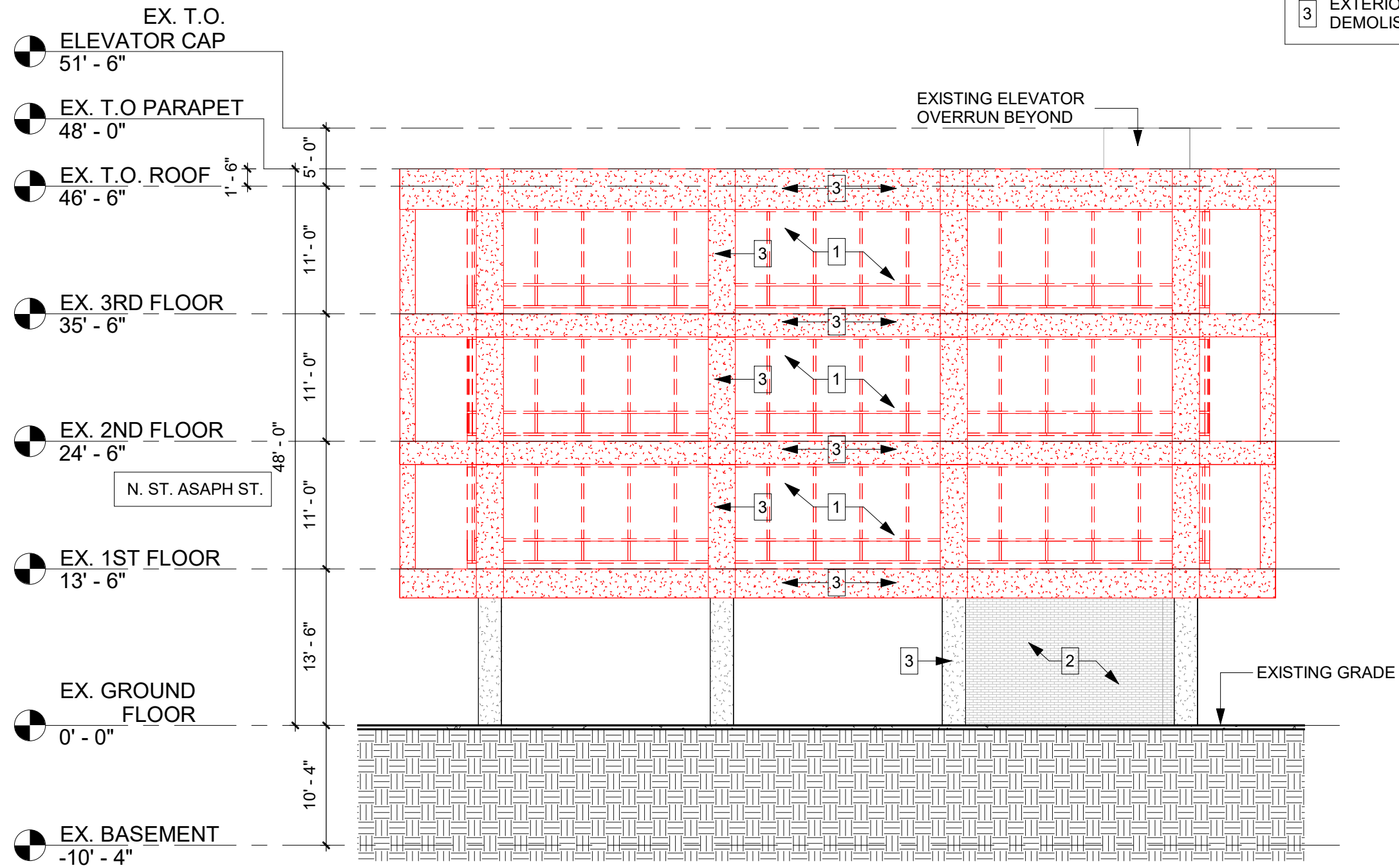
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
- 2 BRICK VENEER FINISH TO REMAIN
- 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.



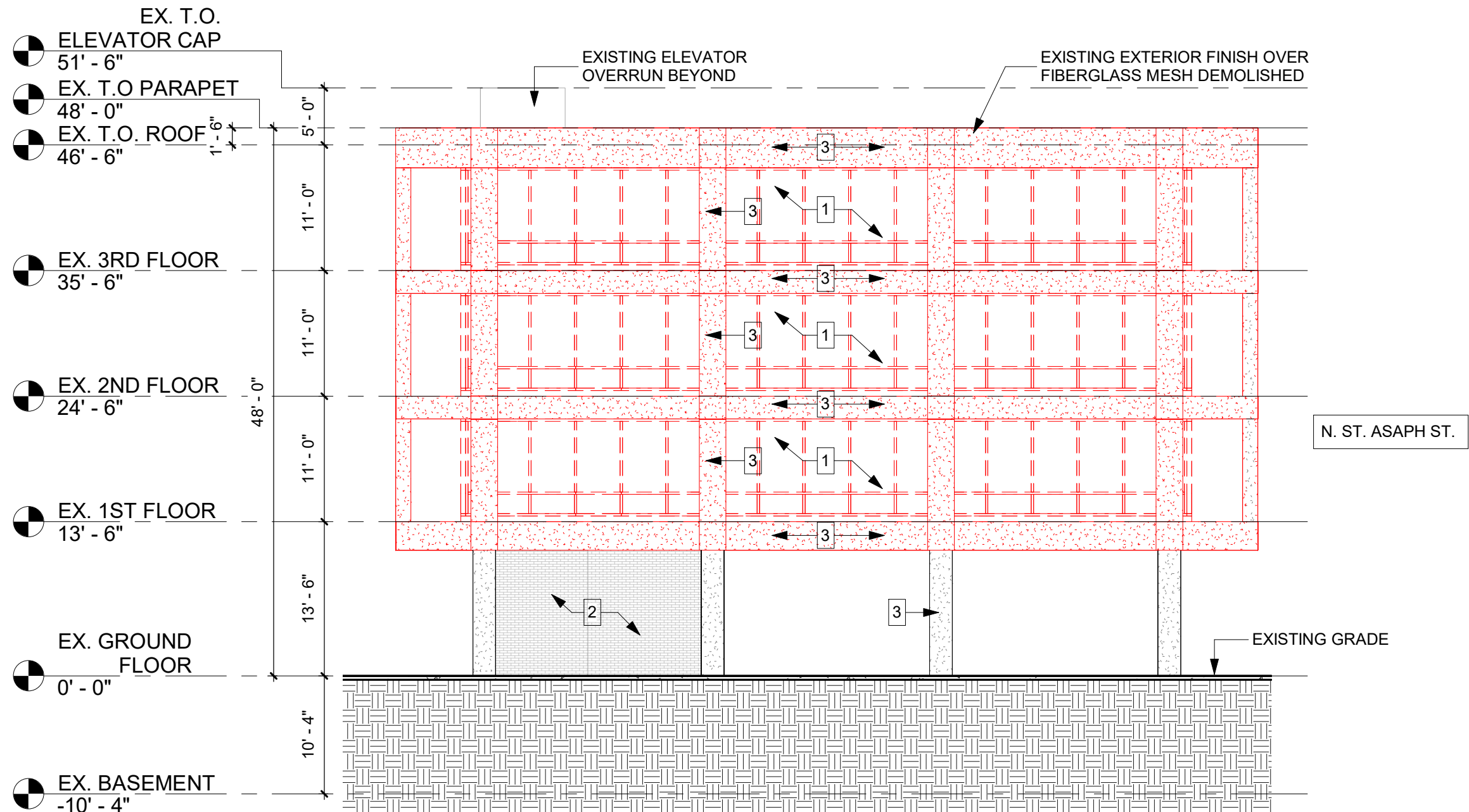
- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.



- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.

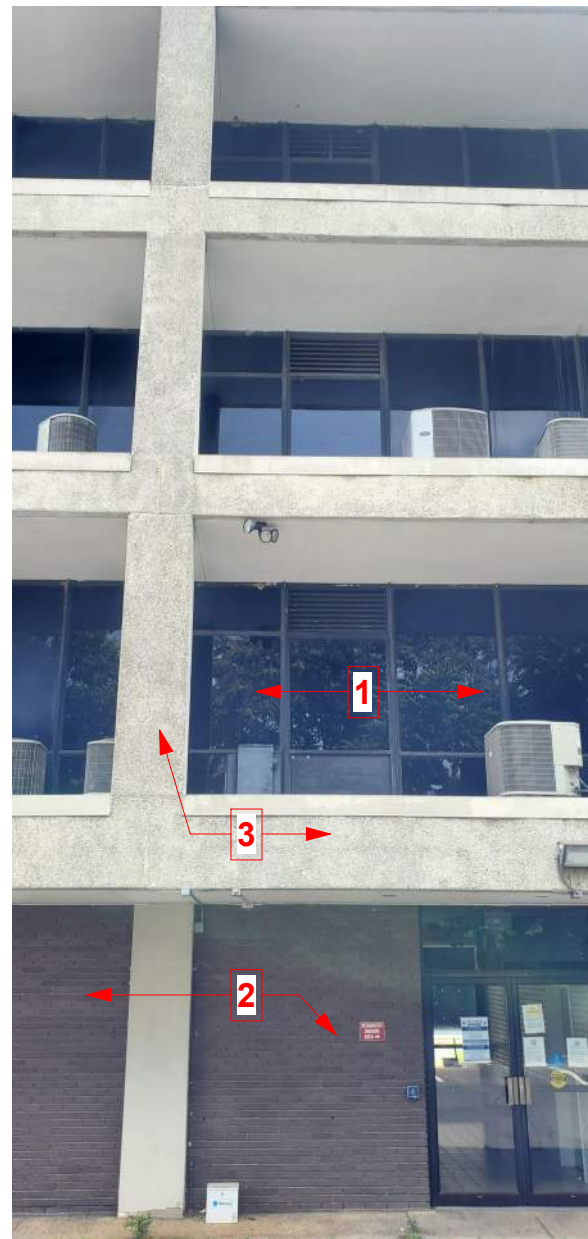


- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.



**EXISTING EXTERIOR FINISH**

- 1 METAL STOREFRONT SYSTEM
- 2 BRICK VENEER FINISH
- 3 EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH



**EXISTING EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH**



**EXISTING STOREFRONT SYSTEM**



**EXISTING BRICK FINISH**



