

BAR Meeting
November 11, 2015

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition and Alterations

APPLICANT: 211 West Street, LLLP by Gaver Nichols, Architect

LOCATION: 211 North West Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the conditions that:

1. The applicant continues to work with BAR staff to refine the design details and materials prior to submission of the building permit.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2015-00164 & BAR2015-00165



****Note:** The two reports for 211 North West Street BAR #2015-0164 (Permit to Demolish/Capsulate) and BAR #2015-0165 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

BACKGROUND

On July 22, 2015, the BAR evaluated Concept Review submission for a rooftop addition and alterations to the subject apartment building. At this hearing, the majority of the Board members expressed conceptual support for the project but objected to the scale and mass of the addition relative to the block face. The Board requested that prior to a Certificate of Appropriateness submission the applicant:

- Work to reduce the building's visual mass. The Board suggestions included lowering the addition's roof height or relocation of the addition's front setback to reduce its visual bulk;
- Provide the proposed modern design vocabulary for the building and include material specifications and details for the Board's consideration.

The attached submittal includes the applicant's revised design in response to the BAR comments at the July 22, 2015 Concept Review hearing. The changes to the original design include:

- An increase to the rooftop addition's setback from the front building wall from four feet (4') to fifteen feet (15');
- A reduction of the apparent height of the rooftop addition by two feet. This visual reduction was accomplished by changing the original shed roof form to a flat roof structure with a glazed, roof monitor. (The monitor is set back 22' from the front building wall.)
- Elimination of the small, fourth floor balcony on the front and rear elevation.
- Per citizen request at the Concept Review hearing, on the North elevation clerestory windows have been utilized to minimize views from the addition to the north.
- Refinement of the details and materials.



Concept Review Submission



Current Submission

I. ISSUE:

The applicant requests a Permit to Demolish/Capsulate and a Certificate of Appropriateness to undertake a substantial renovation to the building at 211 North West Street. The applicant is proposing to renovate the existing building by constructing a rooftop addition with terrace, along with individual balconies for each apartment. The addition is proposing to utilize a modern architectural vocabulary to add desired details and features to the building.

The materials for the project include “Nichiha” fiber cement panels in a *vintage cedar* color with mounting hardware in a clear anodized finish; a brushed metal fascia with PVC soffits, anodized aluminum storefront windows and doors and square, brushed metal balustrades.



Examples of Nichiha Vintage Cedar Siding



Example of a square aluminum balustrade.

II. HISTORY:

Site History

The site includes a c1964, three-story; seven-course common bond brick apartment building and an approximately 2,500 sq. ft. asphalt parking lot.

The building first appears on the Sanborn Fire Insurance Maps in 1965. The building has had some renovations, which was the result of a fire in 1989. Most of these were internal, according to building permit records.

The building is a non-contributing resource within the Upton-Parker Gray National Register Historic District.

Site Context

The project site is surrounded by a variety of residential and institutional uses. These include two and three bay, two-story historic townhouses and a c1960s garden apartment building located two buildings to the south. The City's new Jefferson Houston Elementary school also faces the project site across North West Street.

III. ANALYSIS:

Permit to Demolish/Capsulate

The proposed project requires the partial demolition/capsulation of the roof structure and parts of the wall surface. In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

- (1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (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?
- (4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (5) 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 to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

The Board regularly approves demolition and capsulation of elevations and surfaces in order to construct new additions because they either do not contribute to the significance of the building or they have been altered many times in the past. Because the building was constructed after the period of significance of the historic district and the rooftop addition is compatible with the existing structure and the streetscape, staff supports the Permit to Demolish/Capsulation as submitted.

Addition

According to the BAR's *Design Guidelines* "The guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach..." "As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance..." and "designs that are respectful of the existing structure and...which echo the design elements of the existing structure."

The architect has submitted renderings to more accurately depict the design and the proposed materials proposed for the building renovation and its new addition to address the Board's comments at the previous work session.

The design of the rooftop addition is visually delineated from the building with the introduction of a wood composite horizontal siding providing a clear separation from the main mass of the building. The composite siding is the same architectural vocabulary paneling below the windows on the front facade. In addition, the top floor balcony on the front and rear elevations have been eliminated and the design has been simplified. The fenestration on the north elevation of the addition has been changed to clerestory windows to reduce the visibility into the adjacent neighbor's rear yard. Finally, the proposed soffit projections and overhangs beyond the sideyard setbacks have been eliminated, which previously required a variance from the Board of Zoning Appeals.

One area previously identified by the BAR as problematic was the placement and height of the rooftop addition. Several BAR members noted concern with the design and its overall visual bulk. The applicant's response in this current submission is to make the addition a more integral part of the building by reducing its apparent height as viewed from the street by two feet, changing the roof structure from a shed to a flat roof and recessing the addition fifteen feet back from the front building wall. These details significantly improve the integration of the rooftop addition with the rest of the building.

Finally, although not included within this application, the applicant will bring detail drawings and a materials board to the hearing to illustrate the details and finishes being shown in the submitted renderings for the wall cladding, brick parapet extension, and balustrade details. Staff finds conceptually that the proposed "Nichiha" *Vintage Cedar* cement fiber siding could be appropriate and compatible with this building and help to articulate and differentiate the addition and reduce the visual scale of the building. Additionally, the use of siding and the variety of windows will also provide visual interest. Although staff finds that the applicant has delved more deeply and addressing issues and refined the project's design details based on the Board's previous comments and on the rendered drawings, staff is not able to provide specific comments on the detail drawings and materials since they are being provided at the hearing. It is therefore staff's recommendation that the applicant continue to work with BAR staff to refine these design details and materials prior to submission of the building permit.

In conclusion, it should also be noted that since this is a post 1932 building, the Board's *Adopted Residential Reference Guide* supports the utilization of modern materials such as fiber cement siding and PVC trim. Being located over 30 feet from the front property line the *Reference Guide* also supports any material, operation or configuration for the proposed new windows.

Therefore, staff finds that conceptually the proposed materials do not adversely impact character-defining architectural details of the building.

STAFF

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

CITY DEPARTMENT COMMENTS

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

Zoning:

Subject property is a grandfathered multifamily dwelling complex allowed to continue in the RB zone as long as the number of units are not expanded, improvements do not exceed 33 1/3 percent of the assessed value of the building thereby triggered more off-street parking, the amount of ground level open space continues to be provided.

General

- Clarify the “office condo” use on the 1st floor. Will this be an office for the condo building or rented to another office tenant?

Response: office condo space. Complies

FAR

- Incorrect FAR sheet was completed but the applicant. Submit correct form for properties not subject to the infill regulations.

Response: Corrected

- Applicant will need to submit floor plans with areas to be excluded from FAR shown.

Response: Applicant still needs to indicate the ceiling heights of the bathrooms and closets to be excluded.

- Areas under the eaves will need to be included in the FAR.

Response: added as part of floor area. Corrected.

- It appears that a new façade is being installed and may increase the dimensions of the exterior wall to exterior wall calculation.

Response: All exterior wall improvements now comply.

Parking

- Applicant must submit the cost of the proposed improvements so that compliance with section 8-200(F) can be determined. If the cost of the improvements exceeds 33 1/3% of the cost of the assessed value of the building, then today’s parking requirements are triggered. As proposed the 5, 2bdrm and 1, 3bdrm units will require a total of 11 parking spaces.

Response: Need documentation submitted with BAR application that the cost will not exceed 33 1/3 percent of the assessed value of the building. No additional parking required.

Open Space

- Applicant will need to submit an open space plan. Only open space areas at least 8’ by 8’ in dimension can be included.

Response: Open space plan still required. Proposed open space on the form and under zoning data is different. Calculations must consistent and supported by open space plan.

Setbacks

- There appear to be several encroachments into the required 5' north and south side yard setbacks that do not comply with zoning:
 - Front and rear decks/balconies
 - 4th floor overhang
 - Applied architectural feature on the north elevation

Response: Now complies.

New Comment:

Applicant must show the location of all proposed exterior HVAC units. If ground mounted the units will detract from open space and if roof mounted the units must be screened or received a waiver of screening from the BAR.

Code Enforcement

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. A plan that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,
- C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.

- C-7 Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of the building code.
- C-8 The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages in the current edition of the building code.
- C-9 Openings are not allowed in an exterior wall when the distance to the property line is less than 3 feet.
- C-10 Construction type shall be code complaint

Archaeology

Archaeology Finding

1. According to tax records, this block was part of an African American neighborhood beginning in the late 19th century with a free African American household on the corner with Queen Street in 1850. The 1877 G.M. Hopkins Insurance Atlas shows structures on the street face. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.

Archaeology Recommendations

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Transportation and Environmental Services:

No comments received.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0164 & BAR2015-0165 at 211 North West Street



SITE OVERLAY

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910

+1 202.417.8061

brian@shophousedc.com

October 4, 2015



REETSIDE VIEW B

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910

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brian@shophousedc.com

October 4, 2015



REETSIDE VIEW A

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



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REETSIDE VIEW C

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



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WARSIDE VIEW A

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



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REAR SIDE VIEW B

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



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WARSIDE VIEW C

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015



1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910
+1 202.417.8061
brian@shophousedc.com



> YES 45 TU

Thermally Broken Storefront System

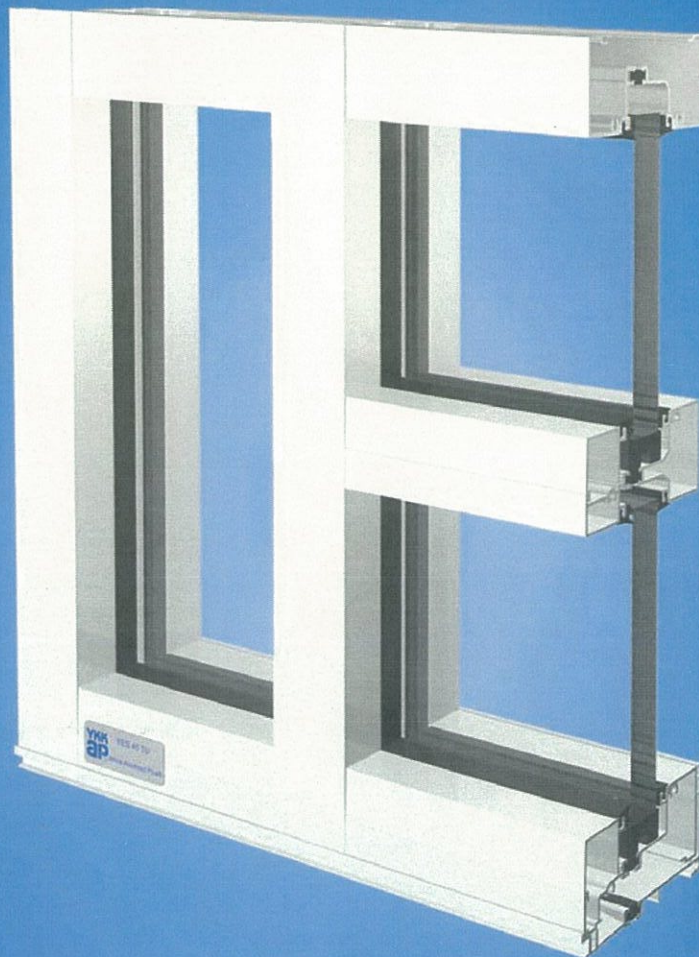


SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermaBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors
up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs
up to 8'-0" x 8'-0"



APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

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



Quality
inspires®

> YES 45 TU

Thermally Broken Storefront System Specifications

APPLICATION
MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

1.01 SUMMARY

- A. Section Includes: Aluminum Storefront Systems.
 - 1. YKK AP Series YES 45 TU Aluminum Storefront System.
- B. Related Sections:
 - 1. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
 - 1. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
 - a. Exterior Walls:
 - 1) Positive Pressure:
 - 2) Negative Pressure:
 - b. Interior Walls (Pressure Acting in Either Direction):
 - 2. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures L/175 or 3/4" (19.1mm).
 - 3. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
 - 4. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT² (1.10 m³/h-m²) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
 - 5. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of: 10 PSF (479 Pa), (or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
 - 6. Thermal Performance: When tested in accordance with AAMA 507:
 - a. Condensation Resistance Factor (CRF): A minimum of 60.
 - b. Thermal Transmittance U Value: 0.43 BTU/HR/FT²/°F or less.
- Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified.

2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America, Inc.
 - 1. Storefront System: YKK AP YES 45 TU Storefront System.
- B. Storefront Framing System:
 - 1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery or shear block attachment.
 - 2. Components: Manufacturer's standard extruded aluminum mullions, 90 degree corner posts, entrance door framing, and indicated shapes.
 - 3. Thermal Barrier: Provide continuous thermal barrier by means of a poured and debridged pocket consisting of a two-part, chemically cured high density polyurethane which is bonded to the aluminum by YKK AP ThermaBond Plus®. Systems employing non structural thermal barriers are not acceptable.

2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

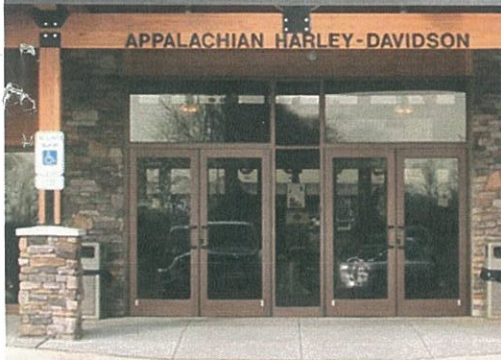
2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
 - 1. Fasteners: Zinc plated steel concealed fasteners: Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
 - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.
 - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.



> Model 20D/35D/50D Standard Entrances

Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the **Smart Series** Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.



APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

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

**YKK
ap**

Quality
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> Model 20D/35D/50D

Standard Entrances

Smart Series Push/Pull

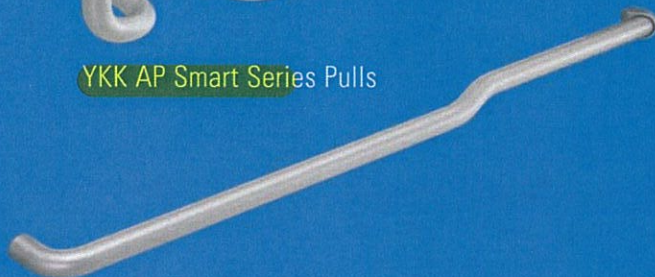
YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



YKK AP Smart Series Pulls



YKK AP Smart Series Push Bar



Dor-O-Matic® 1690 Series
Concealed Vertical Rod Exit Device



Dor-O-Matic® 1790 Series Rim Exit Device

Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware



Contact YKK AP for a copy of the warranty and its limitations

APPLICATION MATERIALS

BAR2015-00164-00165

211 N West St.

10/13/2015

For more information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.

Door Handle Styles



Katy



Rafaella

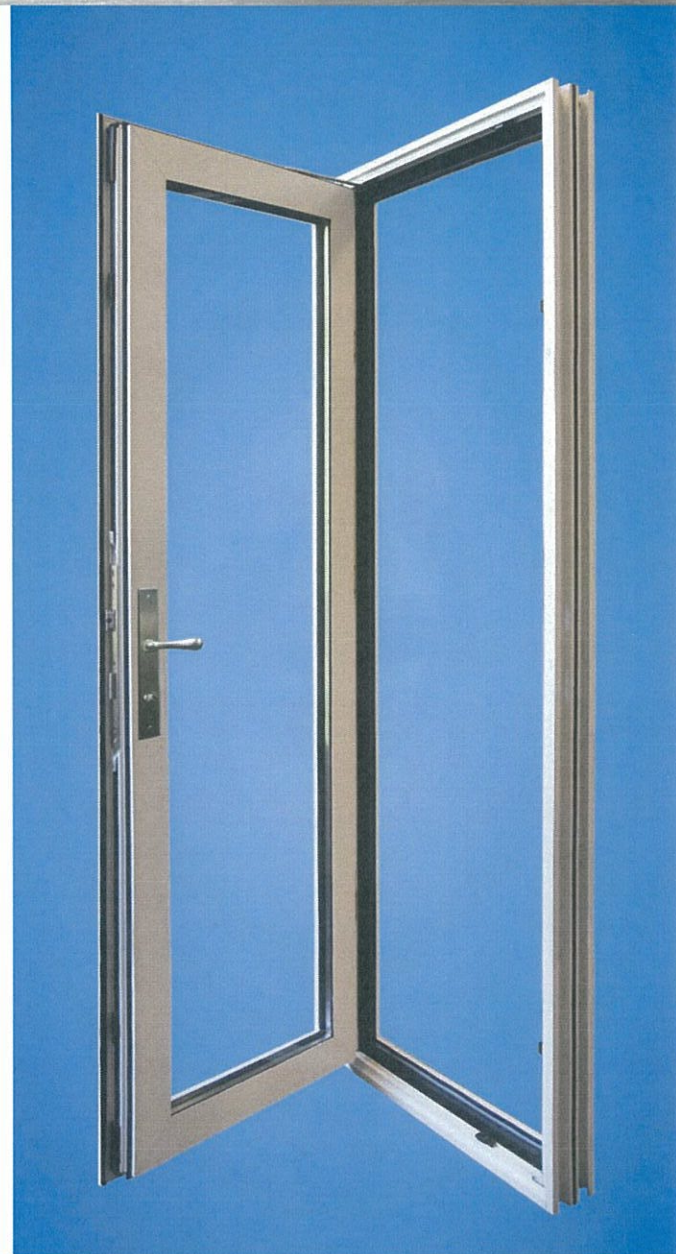
> YTD 350 T

Thermally Broken
Architectural Terrace Door



A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
 - ◆ Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
 - ◆ Single Doors up to 4'-0" x 8'-0" – frame size
 - ◆ Pairs up to 8'-0" x 8'-0" – frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/I.S.2/A440-05
 - ◆ Outswing
 - ATD AW-80 for Single Doors
 - ATD AW-65 for Pair Doors
 - Allowable Air Infiltration: 0.10 cfm/ft²
 - Water Performance: 15 psf
 - ◆ Inswing
 - ATD AW-40 for Single and Pair Doors
 - Allowable Air Infiltration: 0.10 cfm/ft²
 - Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
 - ◆ Vertical adjustment to raise or lower door
 - ◆ Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish



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



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> YTD 350 T

Thermally Broken Architectural Terrace Door Specifications

1.01 SUMMARY

- A. Section includes: Aluminum Doors and Frames, including:
 - 1. YKK AP Series YTD 350 T Architectural Terrace Doors.
 - 2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 TEST AND PERFORMANCE REQUIREMENTS

- A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/CSA/101 I.S.2/A440-05.
- B. Performance Requirements: Architectural terrace doors shall conform to all AAMA/WDMA/CSA/101 I.S.2/A440-05 requirements for the door type and comply with the following specific performance requirements indicated.
 - 1. Operating Force: Architectural Terrace Doors shall conform to AAMA 101 (5.3.1.2) for both Latch and Deadbolt "Force to Latch" requirements.
 - 2. Air Infiltration: Architectural terrace doors shall have 0.10 CFM/FT² maximum allowable infiltration when tested in accordance with ASTM E 283 and AAMA 101 (5.3.2) at a differential static pressure of 6.24 psf (300 Pa).
 - 3. Water Infiltration: There shall be no uncontrolled water leakage when tested in accordance with ASTM E 331, ASTM E 547 and AAMA 101 (5.3.3) at a static pressure of 15 psf (720 Pa) for out-swing, 8 psf (383 Pa) for in-swing.
 - 4. Uniform Load Deflection: There shall be no deflection of any framing member in excess of L/175 of the span when tested in accordance with ASTM E 330 and AAMA 101 (5.3.4.2) at a differential static pressure of 80.0 psf (3830 Pa) for outswing single door, 65.0 psf (3112 Pa) for outswing pair doors, 40.0 psf (1915 Pa) for inswing single and pair doors, positive and negative.
 - 5. Uniform Load Structural: When tested in accordance with ASTM E 330 and AAMA 101(5.3.4.3) there shall be no permanent deformation of any mainframe, sash, sash member, leaf, or sill in excess of 0.2% of its span at a differential static pressure of 120 psf (5745 Pa) for out-swing single door, 75.0 psf (3588 Pa) for out-swing pair doors, 120 psf (5745 Pa) for inswing single door, 60.0 psf (2872 Pa) for inswing pair doors, positive and negative. In addition, there shall be no permanent damage to fasteners, hardware parts, accessories, or any other damage, which causes the specimen to be inoperable.
 - 6. Forced Entry Resistance: Architectural terrace doors shall be tested in accordance with AAMA 1304.
 - 7a. Thermal Transmittance (U-factor) using NFRC 100: When tested in accordance with NFRC 100, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.42 BTU/hr/SF/°F.
 - 7b. Thermal Transmittance (U-factor) using AAMA 1503: When tested in accordance with AAMA 1503, the conductive thermal transmittance (U-factor) of the overall system shall be not more than 0.45 BTU/hr/SF/°F.
 - 8a. Condensation Resistance Factor (CRF_f): When tested in accordance with AAMA 1503, the CRF_f shall not be less than 53 for the frame.
 - 8b. Condensation Resistance rating (CR): When calculated in accordance with NFRC 500, the CR shall not be less than 44.
 - 9. Solar Heat Gain Coefficient (SHGC) using NFRC 200: When tested in accordance with NFRC 200, the SHGC of the overall system shall not be more than 0.34.
 - 10. AAMA 507 Certificate of Compliance shall be submitted to show compliance with NFRC thermal transmittance performance and the solar heat gain coefficient for this product in accordance with Section 1.03.F.1 Submittals.
 - 11. Life Cycle Testing: When tested in accordance with AAMA 910, there shall be no damage to fasteners, hardware parts, or any other damage that would cause the specimen to be inoperable. Resistance to air leakage and water penetration resistance test results shall not exceed the gateway performance.

2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
- B. Aluminum Architectural Terrace Doors and Frames
 - 1. AAMA Designation:
 - Outswing - ATD AW-80 for single doors, and ATD AW-65 for pair doors.
 - Inswing - ATD AW-40 for single and pair doors.
 - 2. Description: YKK AP Series YTD 350T Thermally Broken Architectural Terrace Doors shall be extruded aluminum with an overall frame depth of 3-1/2" (88.9mm); Door Frame members shall be square cut, and notched, factory sealed and assembled, Door Panel members to be mitered cut, factory sealed, and assembled.
 - 3. Configuration: The YTD 350 T to be outswing single or pair, or inswing single or pair.
 - 4. Thermal Barrier: Provide continuous thermal barrier by means of 6/6 nylon polyamide glass fiber reinforced pressure extruded bars. Systems employing non-structural thermal barriers are not accepted.

2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5, 6063-T6 Aluminum Alloy.

2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
 - 1. Standard Entrance Hardware: Provide heavy-duty hardware units indicated in sizes, number and type recommended by manufacturer for doors indicated. Finish exposed parts to match door finish, unless otherwise indicated.
 - 2. Hinges: Provide manufacturer's standard fully adjustable hinges as specified in approved shop drawings.
 - 2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling which are to be AISI 400 series) stainless steel.
 - 3. Sealant: Non-skinning type, AAMA 803.3.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.



> YES SSG Vent

Vent Window for Storefront
and Window Wall

Bring the Outside In

The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

Product Benefits

- Available configurations; Casement Outswing or Project Out
- AAMA/WDMA/LSI-97
 - ◆ HC-60 rated
- Accepts 1" insulating glass
- Standard heavy-duty hardware
- ~~Screens available~~



APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

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

YKK
ap

Quality
inspires®

> YES SSG Vent

Vent Window for Storefront and Window Wall Specifications

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

1.01 SUMMARY

- A. Section Includes: Operable Aluminum Window Systems
 - 1. YKK AP Series YES SSG Vent Operable Aluminum Window System.
- B. Related Sections:
 - 1. Sealants: Refer to Division 7 Joint Treatment Section for sealant requirements.
 - 2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 TEST AND PERFORMANCE REQUIREMENTS

- A. All test unit sizes and configurations shall conform to the minimum sizes in accordance with AAMA/WDMA/LS2-97, with a performance class of HC, performance grade 60. Windows shall also comply with the following specific performance requirements indicated.
 - 1. Air Infiltration: Completed window systems shall have 0.10 CFM/FT² (1.83 m³/h·m²) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
 - 2. Water Infiltration: No uncontrolled water on indoor face of any component when tested in accordance with ASTM E 331 at a static pressure of 12 PSF (574 Pa).
 - 3. Uniform Load Structural Test: Provide aluminum window systems that comply with ANSI/WDMA 101/LS2-97, voluntary specifications for aluminum and polyvinylchloride (PVC) prime windows and glass doors, guidelines for specified HC rated product.
 - 4. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
 - 5. Thermal Performance: When tested in accordance with AAMA 1503.1-88:
 - a. Condensation Resistance Factor (CRF): A minimum of 59.
 - b. Thermal Transmittance U Value: 0.43 BTU/HR/FT²/°F or less.
 - 10. Acoustical Performance: When tested in accordance with ASTM E 90 and ASTM E 1332, the Sound Transmission Class (STC), and Outdoor-Indoor Transmission Class (OITC) shall not be less than 35 STC and 29 OITC.

Note: Performance based on lab testing and will vary by configuration and glass type; contact YKK AP engineering for job specific analysis at higher performance levels.

2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
 - 1. Operable Window System: YKK AP YES SSG Vent Operable Aluminum Window System.
- B. Window System:
 - 1. AAMA Designation: HC-60.
 - 2. Description: The windows shall be extruded aluminum; 2-1/2" frame depth for monolithic glazing or 2-7/8" frame depth for insulating units; Vents shall be flush with frame and have mitered corner construction; Factory-assembled.
 - 3. Configuration: The windows shall be Casement Outswing, or Project Out Ventilator.
 - 4. Glazing: Polypropylene/TPE exterior trim; 1/4" monolithic or 1" insulating units; Interior polyurethane foam spacer and structural silicone sealant; Factory or bench glazed.

2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
 - 1. Hardware: Standard concealed stainless steel 4 bar hinges for casement outswing and projected vents, white bronze cam handles and strikes, black nylon snubbers.
 - 2. Fasteners: All fasteners to be AISI 300 series (except for self-drilling, which are to be AISI 400 series) stainless steel.
 - 3. Sealant: Non-skinning type, AAMA 803.3
 - 4. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.

2.06 FINISHES

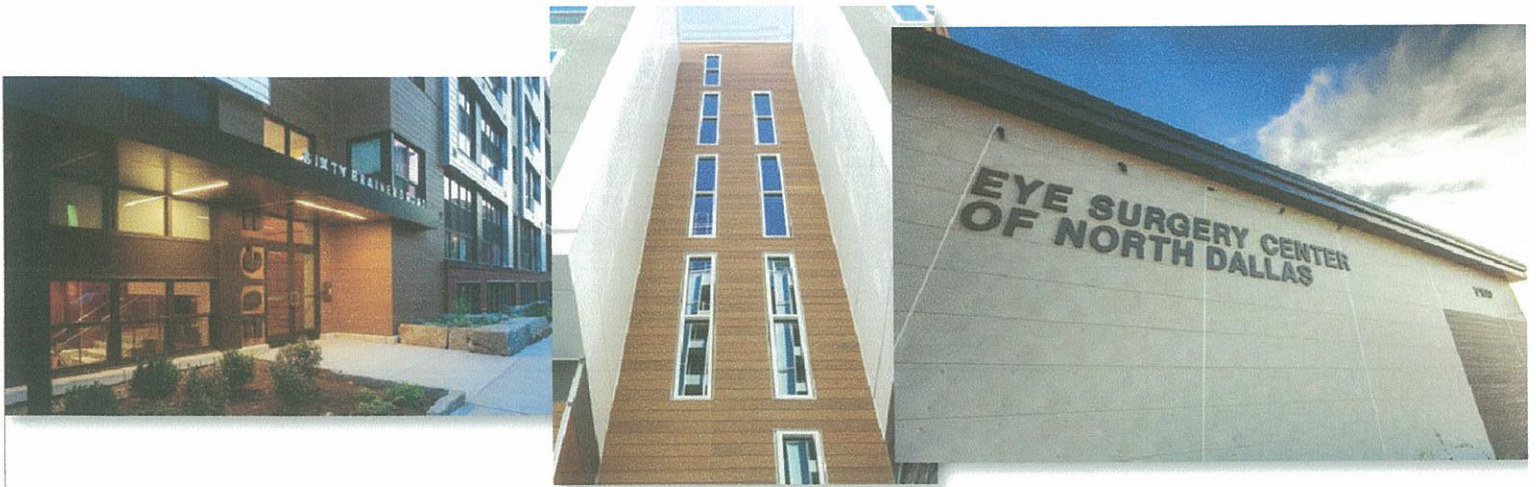
- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
 - 1. Fluoropolymer Type: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.

VintageWood and EmpireBlock are leading a brand new industrial revolution

A fresh new take on vintage thinking

When your project calls for something more than the ordinary, consider VintageWood™ and EmpireBlock™. Both offer singularly unique looks and the performance of fiber cement. EmpireBlock lets you infuse a touch of industrial chic to interiors and exteriors alike. VintageWood's warm colors can be interpreted as modern or vintage, depending on how you decide to use them. Both products install vertically or horizontally, giving you even more design flexibility.



VINTAGEWOOD™



BARK



CEDAR

EMPIREBLOCK™



INDUSTRIALBLOCK™



VINTAGEWOOD™*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

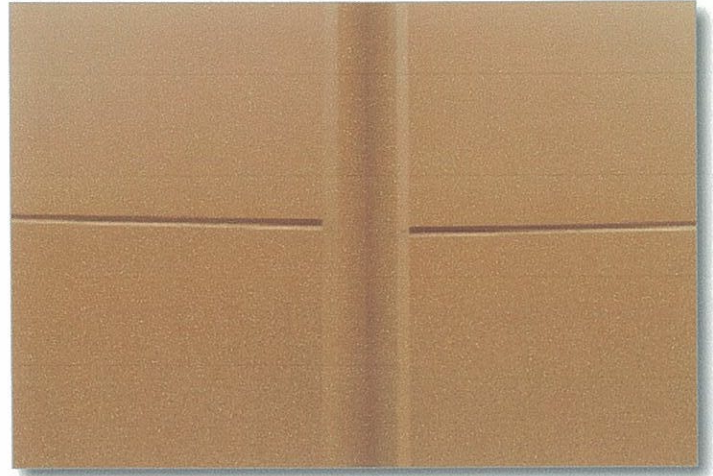
*Can be installed horizontal or vertical

EMPIREBLOCK™ AND INDUSTRIALBLOCK™*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

*Can be installed horizontal or vertical

Completing the system just became easier...

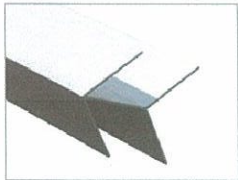


Like the perfect accessory, Nichiha's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels to create a durable yet handsome appearance.



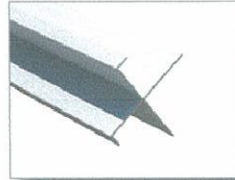
Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichiha provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a clear anodized finish or color matching your trim with nearly any color when you design with the Illumination Series — you're sure to make a statement. For our other popular panels we took it a step further by color matching all of our trim profiles for fast delivery. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichiha keeps getting easier.



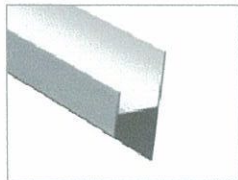
CORNER KEY

DIMENSIONS	3" x 10'
(NOM. FT. ~ ACTUAL MM)	(76.2MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	3.89
PACKAGING (LN. FT. PER PACK)	50



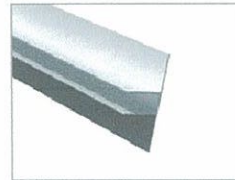
OPEN OUTSIDE CORNER

DIMENSIONS	2.96" x 10'
(NOM. FT. ~ ACTUAL MM)	(75MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.98
PACKAGING (LN. FT. PER PACK)	50



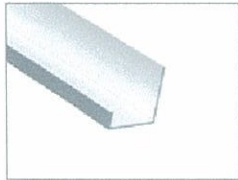
H-MOLD

DIMENSIONS	2" x 10'
(NOM. FT. ~ ACTUAL MM)	(50.8MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.42
PACKAGING (LN. FT. PER PACK)	50



BEAD REVEAL

DIMENSIONS	.5" x 10'
(NOM. FT. ~ ACTUAL MM)	(12.7MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	2.46
PACKAGING (LN. FT. PER PACK)	50



J-MOLD

DIMENSIONS	.375" x 10'
(NOM. FT. ~ ACTUAL MM)	(9.5MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	1.4
PACKAGING (LN. FT. PER PACK)	50

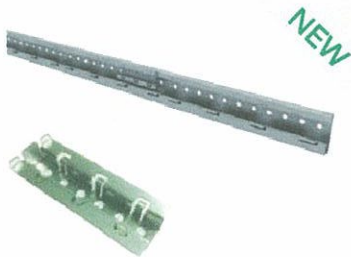


L-TRIM

DIMENSIONS	1" x 10'
(NOM. FT. ~ ACTUAL MM)	(25.4MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	1.2
PACKAGING (LN. FT. PER PACK)	50

Don't sweat the small stuff...we already have

Nichiha's unique installation hardware and accessories ensure that taking your vision from the drawing board to reality is a cinch.



ULTIMATE CLIP w/ JOINT TAB ATTACHMENT

10MM JEL 777

Compatible with 16mm (5/8") panels

10MM JEL 787
Compatible with 18 & 21mm (3/4" & 7/8") panels



ULTIMATE STARTER TRACK (10')

10MM FA 700



VERTICAL STARTER TRACK (6.6')

5MM FA 300 T



SINGLE FLANGE SEALANT BACKER (6.5')

5MM FHK 1110 R

10MM FHK 1017 R



DOUBLE FLANGE SEALANT BACKER (10')

5MM FH 1010 R

10MM FH 1020 R



CORRUGATED SHIM (4')

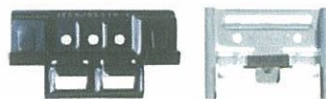
5MM FS 1005

10MM FS 1010



CORNERS

18" [H] x 3-1/2" [FACE] RETURNS



KURASTONE™ CLIP

5MM JE 602

10MM JE 720CA



FINISH CLIP

10MM JE 310



STREETSIDE VIEW B

PROJECT DESCRIPTION
 The design involves the renovation with additions
 To an existing brick apartment structure .
 Design goals are to create a more modern form
 And provide usable features including decks,
 rooftop terraces and a new owners unit .

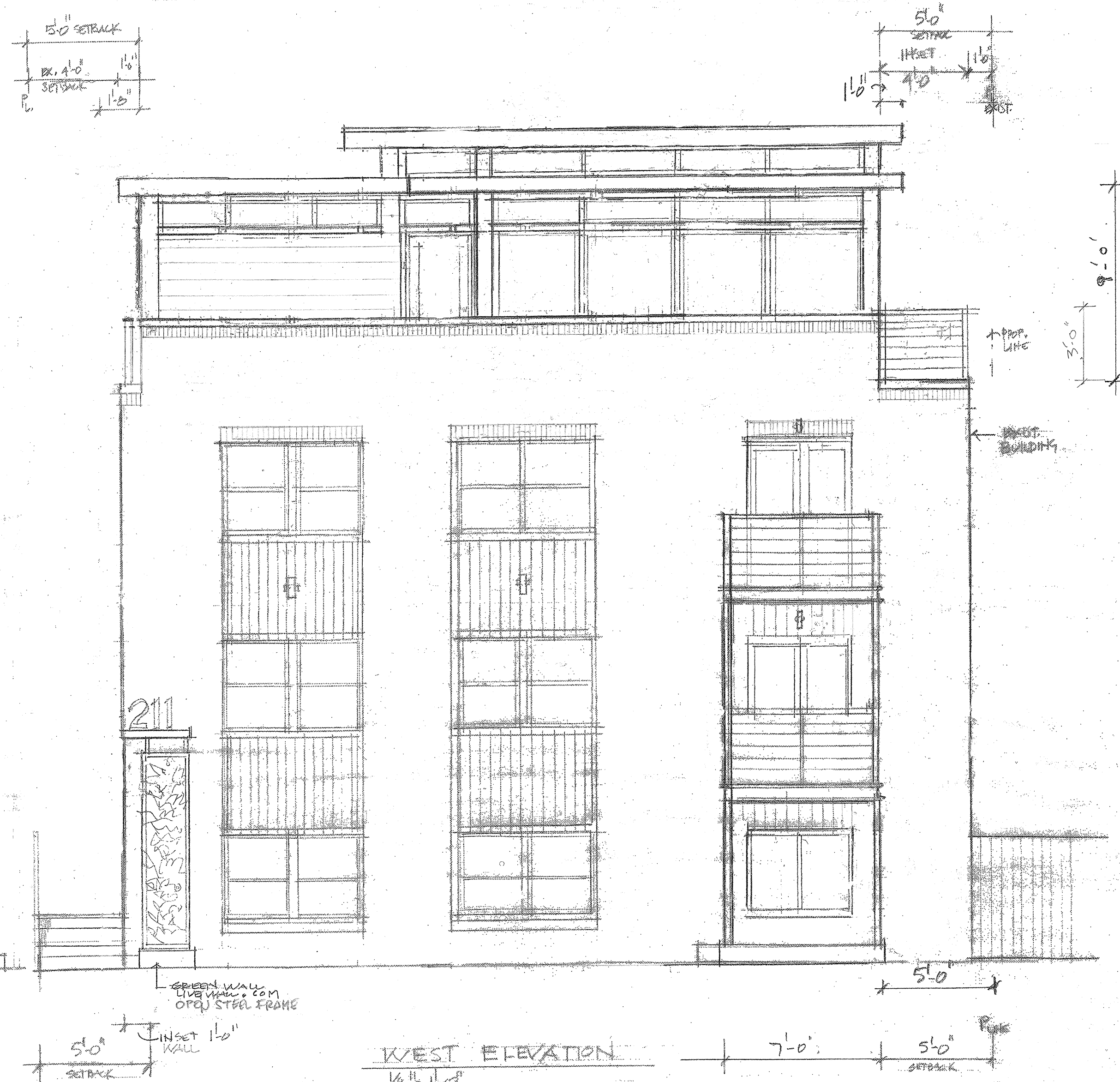
* REDESIGN PUSHES NEW TOP FLOOR
 ADDITION TO THE REAR OF THE
 BUILDING TO MINIMIZE VISUAL
 IMPACT TO EXIST. STRUCTURES
 ON WEST STREET.



SITE OVERLAY



NORTH ELEVATION
 1/4" = 1'-0"



WEST ELEVATION
 1/4" = 1'-0"

APPLICATION MATERIALS
 BAR2015-00164-00165
 211 N West St.
 10/13/2015

A1.1

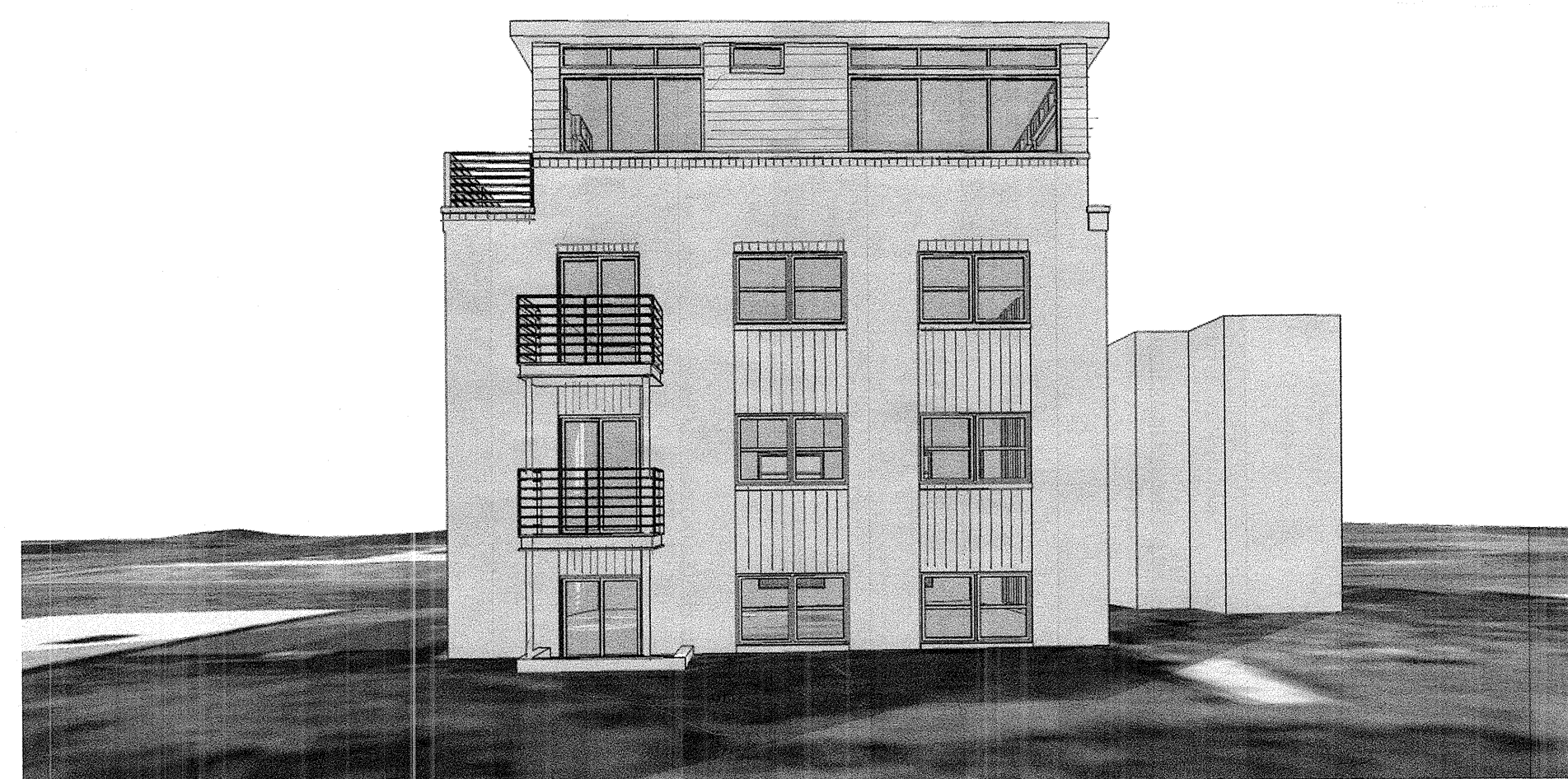
SCHEMATIC # 3

NORTH & WEST
 ELEVATIONS
 10/9/15

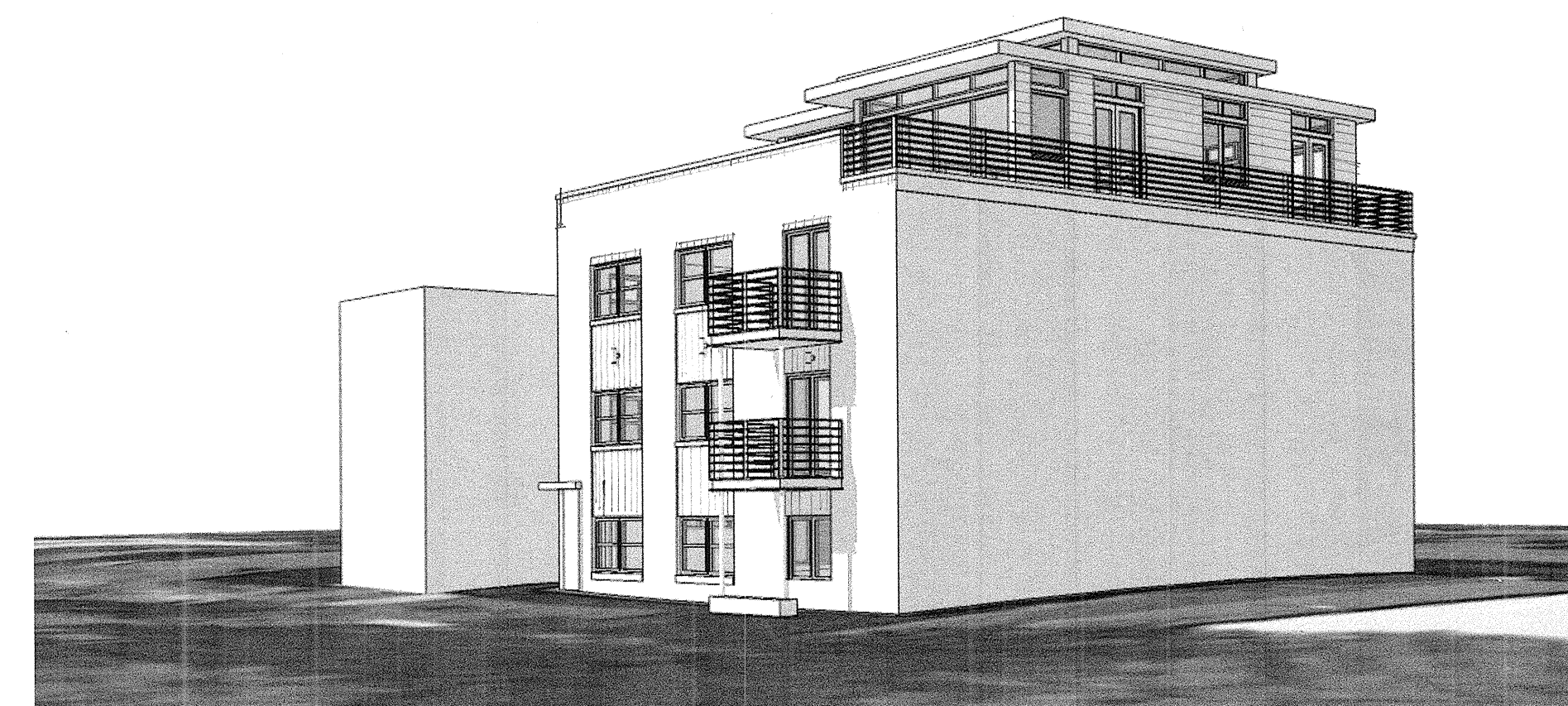
GAVER
 NICHOLS
 ARCHITECT
 401 N. WEST STREET, ALEXANDRIA, VA 22304

GAVER NICHOLS ARCHITECT
 401 N. WEST STREET, ALEXANDRIA, VA 22304
 (703) 746-1100
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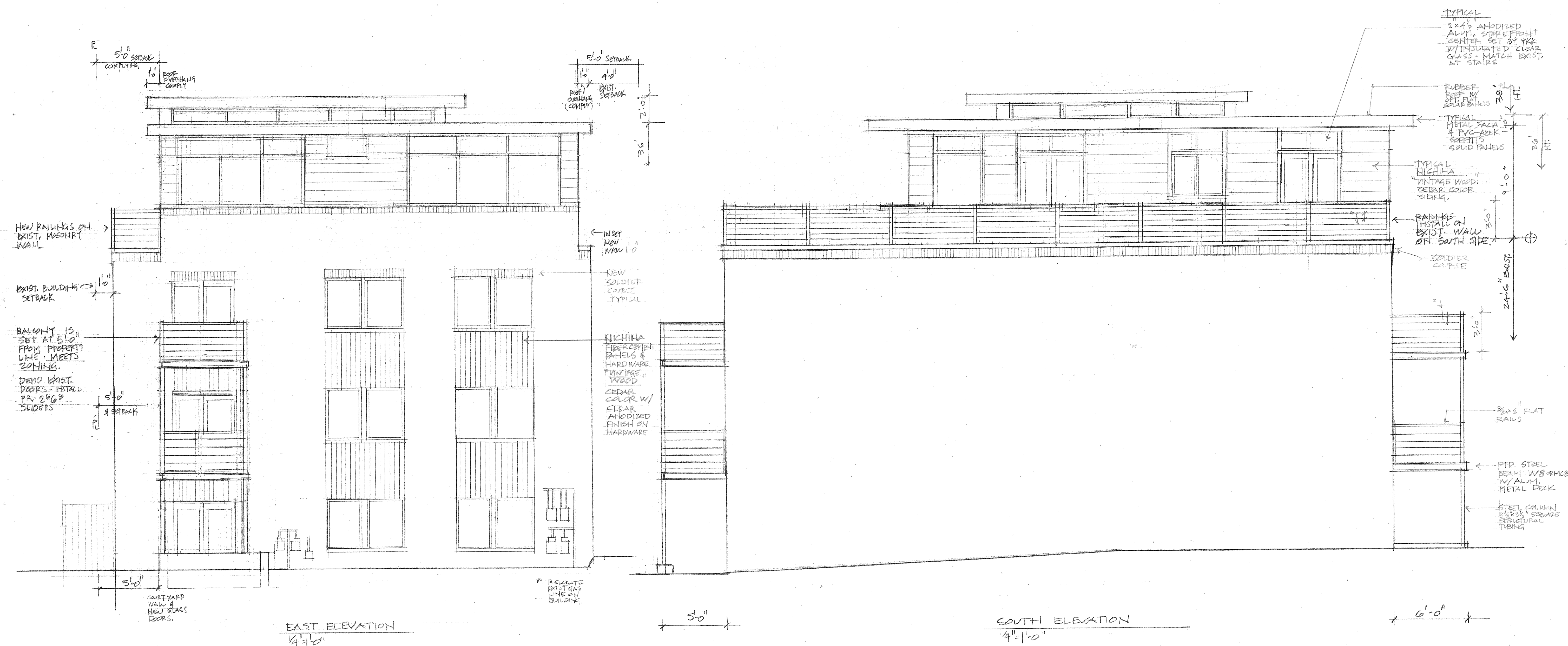
211 North West Street
 Alexandria, Virginia



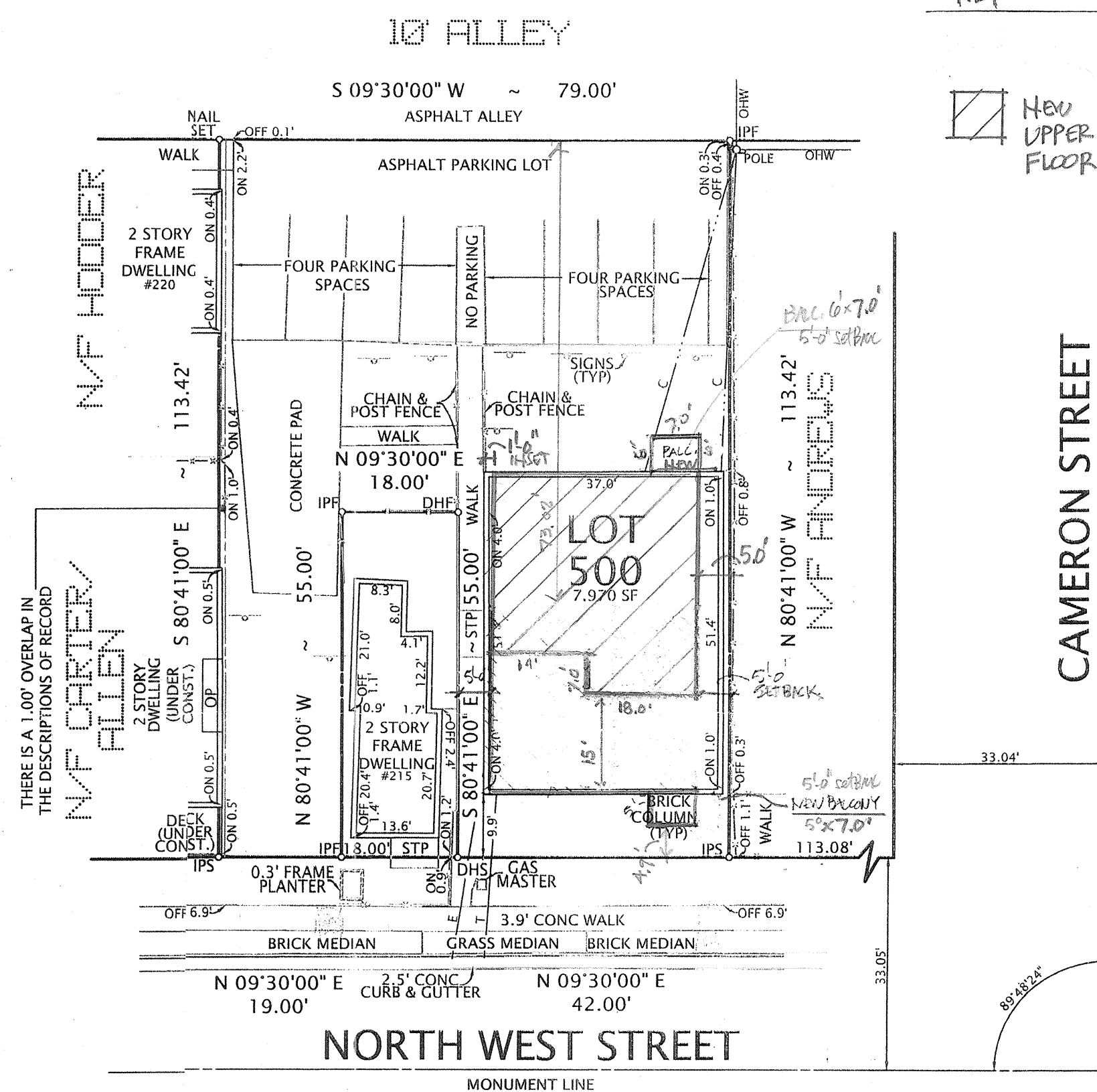
VIEW B - EAST



VIEWA - SOUTHWEST



CHESAPEAKE BAY PRESERVATION ACT



PLAT
SHOWING BUILDING LOCATION ON
LOT 500
OF A RESUBDIVISION
OF PROPERTY OF
JUBE B. SHIVER

ZONING CLASSIFICATION: RB ZONE

F.A.R. $\times \text{LOT SIZE}$
7470 $\frac{1}{2}$ LOT

.75 $\times$ 7970 = 5977 $\frac{1}{2}$ ALLOWED

LOT SIZE: 7970 $\frac{1}{2}$

OPEN SPACE REQUIRED: 2200 $\frac{1}{2}$ / UNIT REQ. $\times 6 = 4800 \frac{1}{2}$

OPEN SPACE PROPOSED: 6179 $\frac{1}{2}$ + HEW ROOFTOP 795 $\frac{1}{2}$ = 6974 $\frac{1}{2}$

FRONT YARD SETBACK: SAME AS BLANKING IN PARKER GRAY 2016 • AVG. SETBACK

REAR YARD SETBACK: 1' MIN B' REAR. 52' 12" EXISTING. 52' 12" PROPOSED

SIDE YARD SETBACK * RESIDENTIAL LOT $\times$ 25' REAR, TWO 5' SIDE YARDS. 46' 12" B' BALC.

MIN HISTORIC DISTRICT. WE ARE NOW COMPUTING W/ 4' 0" + 12' 0" YARDS.

HEIGHT ZONING VARIANCE OR SPECIAL EXCEPTION REQ'D.

45' MAX. PERMITTED. EXIST. 26' 10" PREPARE 38'

PARKING OFF STREET PROVIDED.

MIN 3 SPACES PROVIDED

ZONING VARIANCE DATA: * SPECIAL EXCEPTION REQ. FOR SIDE YARDS

B.A.R. DATA * N/A (ADDITIONS SET BACK FOR CODE)

REVIEW BY PARKER GRAY HISTORIC B.A.R. REQUIRED

OWNER 211 WEST LLP
7959 RICHMOND HWY
SUITE 11
ALEXANDRIA, VIRGINIA
22306

BUILDING CODE	
JURISDICTION (CITY, COUNTY):	ALEXANDRIA, VIRGINIA
APPLICABLE CODE:	IRC-2012
OCCUPANCY CLASSIFICATION:	MULT-FAMILY
CONSTRUCTION TYPE:	5B

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information
A1. Street Address 7970 P x .75 = 5977
A2. Total Lot Area 7970 P x .75 = 5977
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions
Basement 0	Basement** 0
First Floor 1902	Stairways** 480
Second Floor 1902	Mechanical**
Third Floor 1902	Other**
Porches/Other	Total Exclusions 480
Total Gross** 5760	

B1. Existing Gross Floor Area* 5760 Sq. Ft.
B2. Allowable Floor Exclusions** 480 Sq. Ft.
B3. Existing Floor Area minus Exclusions 5280 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*	Allowable Exclusions
Basement 0	Basement** 0
First Floor 1902	Stairways** 130
Second Floor 1902	Mechanical** 167
Third Floor 1902	Other**
Porches/Other 1902	Total Exclusions 899
Total Gross** 1554	

C1. Proposed Gross Floor Area* 1554 Sq. Ft.
C2. Allowable Floor Exclusions** 899 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 655 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 5891 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5977 Sq. Ft.

E. Open Space Calculations

Existing Open Space	Required Open Space	Proposed Open Space
5813	4800	5813

5813 - 4800 = 1013

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

Signature: [Signature] Date: 10/11/15

1	NORTH & WEST ELEVATIONS	A1
2	SOUTH & EAST ELEVATIONS	A2
3	INDEX TO DRAWINGS, ZONING & CODE DATA	A3
4	FIRST & SECOND FLOOR PLANS	A4
5	THIRD FLOOR PLAN	A5
6	FOURTH FLOOR PLAN	A6
7	ENLARGED KITCHEN PLAN	A7
8	ENLARGED KITCHEN PLAN	A8

- o EXISTING CONDITIONS - ELEVATIONS EC1
- o EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS EC3
- o EXISTING CONDITIONS - THIRD FLOOR & ROOF PLAN EC4
- o EXISTING CONDITIONS - PHOTOGRAPHS EC5

MODEL ENERGY CODE

Virginia Energy Code

TRADE-OFF WORKSHEET

Compliance by Whole House Performance Approach

Builder Name: _____		Date: _____	
Address: _____			
Submitted By: _____		Phone No: _____	
Building Address: _____			
Legal Description: Lot# _____		Section: _____ County: _____	
General Building Description: _____			

YOUR HOUSE		CODE HOUSE				
		(Chapter 5 Standard)				
	Insulation R-Value	A Area	System R ₀ -Value	Incl. Un- UA	HDD	UA
ROOF/CEILING (Description)						
1. Flat Ceiling (etc.)	_____	A _____	R ₀ _____	= _____		
2. Cathedral Ceiling	_____	A _____	R ₀ _____	= _____		
3. Skylights	_____	A _____	R ₀ _____	= _____		
4. Floor Crawl/vent	_____	A _____	R ₀ _____	= _____		
Subtotals:	_____	A _____	[5]			
GROSS WALL Include basement wall area (avg) less than 30% below grade and all basement windows and doors						
6. Oppose Wall	_____	A _____	R ₀ _____	= _____		
7. Oppose Wall	_____	A _____	R ₀ _____	= _____		
8. Oppose Wall	_____	A _____	R ₀ _____	= _____		
9. Floor Bands	_____	A _____	R ₀ _____	= _____		
10. Door	_____	A _____	R ₀ _____	= _____		
11. Door	_____	A _____	R ₀ _____	= _____		
12. Door	_____	A _____	R ₀ _____	= _____		
13. Window	_____	A _____	R ₀ _____	= _____		
14. Window	_____	A _____	R ₀ _____	= _____		
15. Basement Window	_____	A _____	R ₀ _____	= _____		
16. Other	_____	A _____	R ₀ _____	= _____		
Subtotals (Gross Wall)	_____	A _____	[17]			
FOUNDATION/FLOOR						
1. Slab Insulation	_____ (FxD) _____	R _____	[19]			
Perim (P) _____ (feet)						
Depth (D) _____ (feet)						
20. Floor over Unheated Space	_____	A _____	R ₀ _____	[21]		
22. Crawli Space Wall	_____	A _____	R ₀ _____	[23]		
24. Basement Wall	_____	A _____	R ₀ _____	[25]		
Opaque area of basement walls 50% or more below grade						
TOTAL UA						
UA FROM INSULATION TO BE INSTALLED:						
Line 5a + [17] + [16] + [21] + [22] + [25]						
[Line 35]						
TOTAL UA						
MAX UA						
Line B + D + F + He J + L = [Line M]						

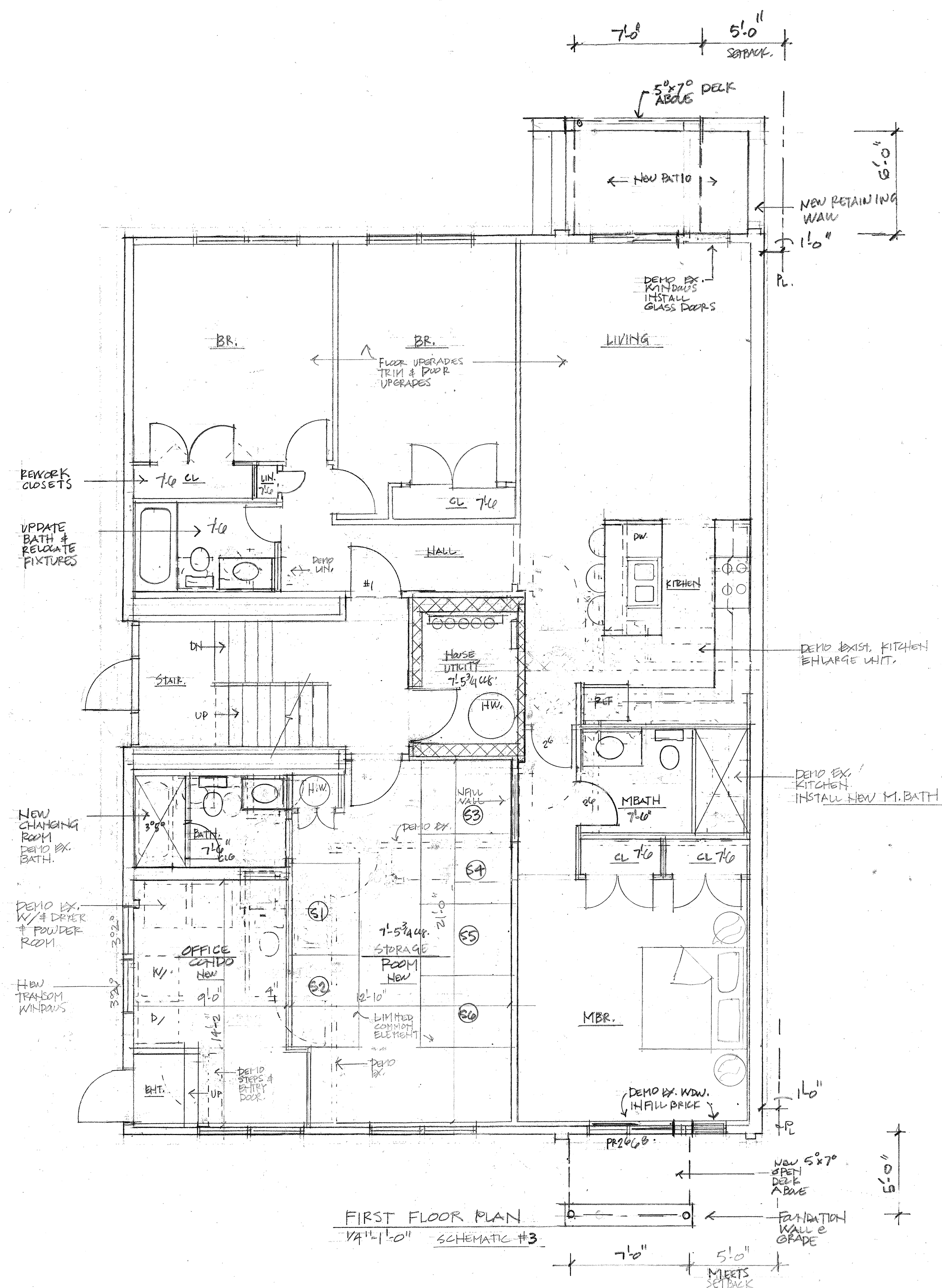
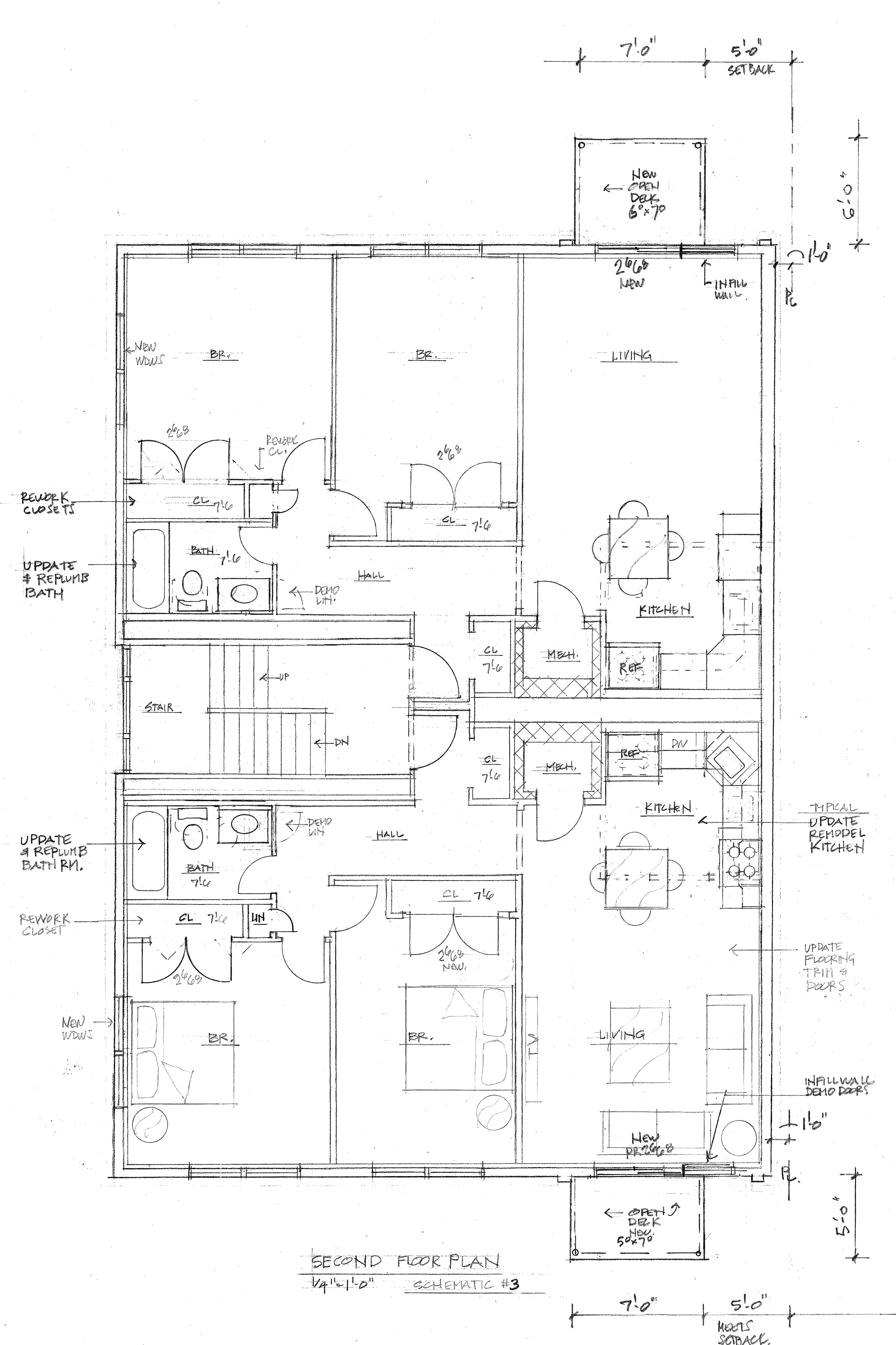
Line 26 (Your House Total) must be less than or equal to line M (Code House Total).

211 North West Street
Alexandria, Virginia

INDEX TO DRAWINGS ZONING & CODE DATA

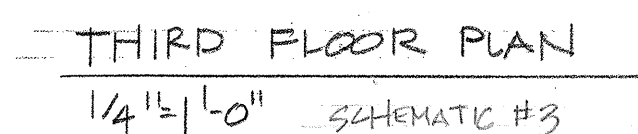
GAVR
NICHOLS
ARCHITECT

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or copied in any manner whatsoever nor shall they be assigned to
any third party without first obtaining expressed written

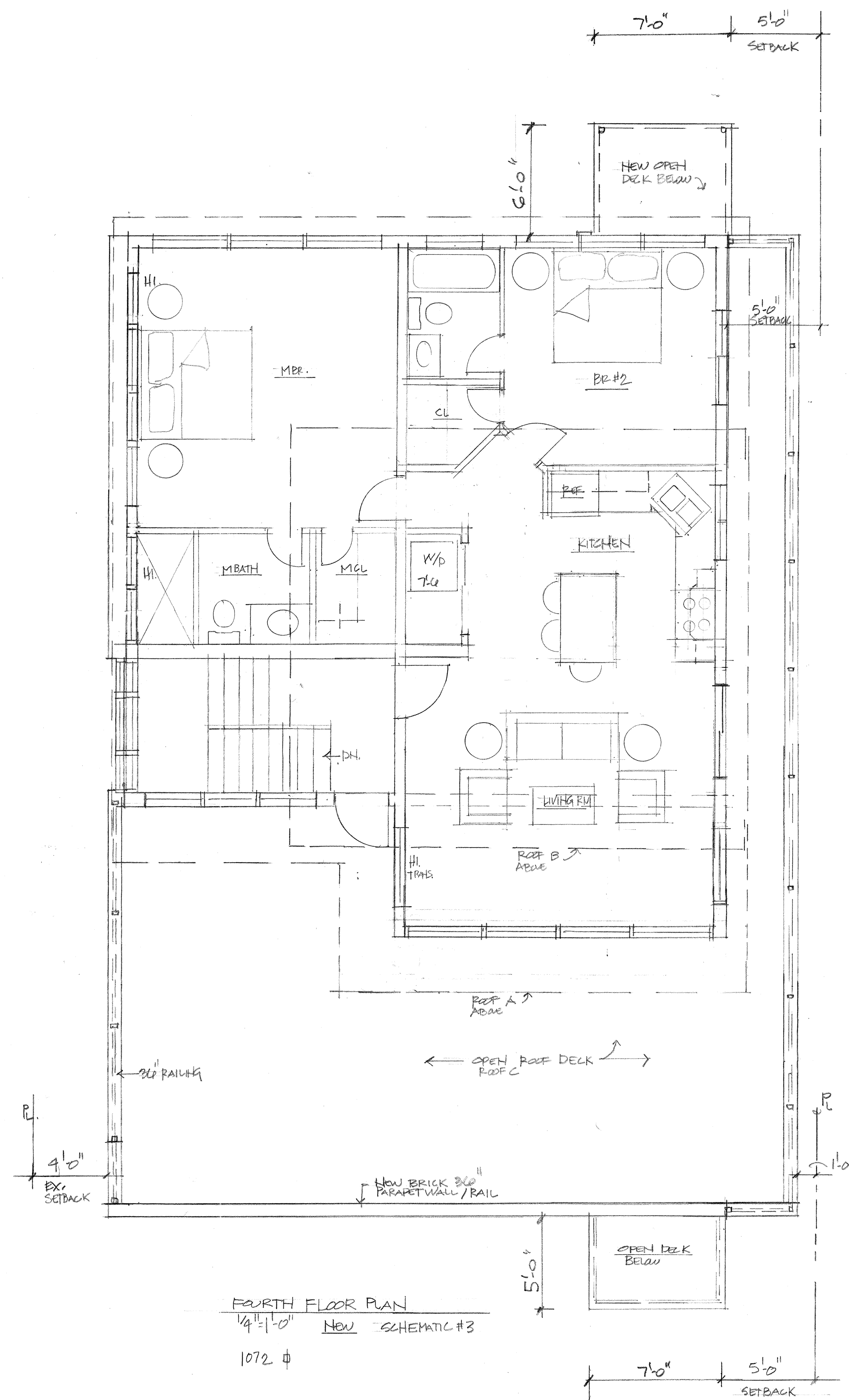


**GAVIER
NICHOLS
ARCHITECT**

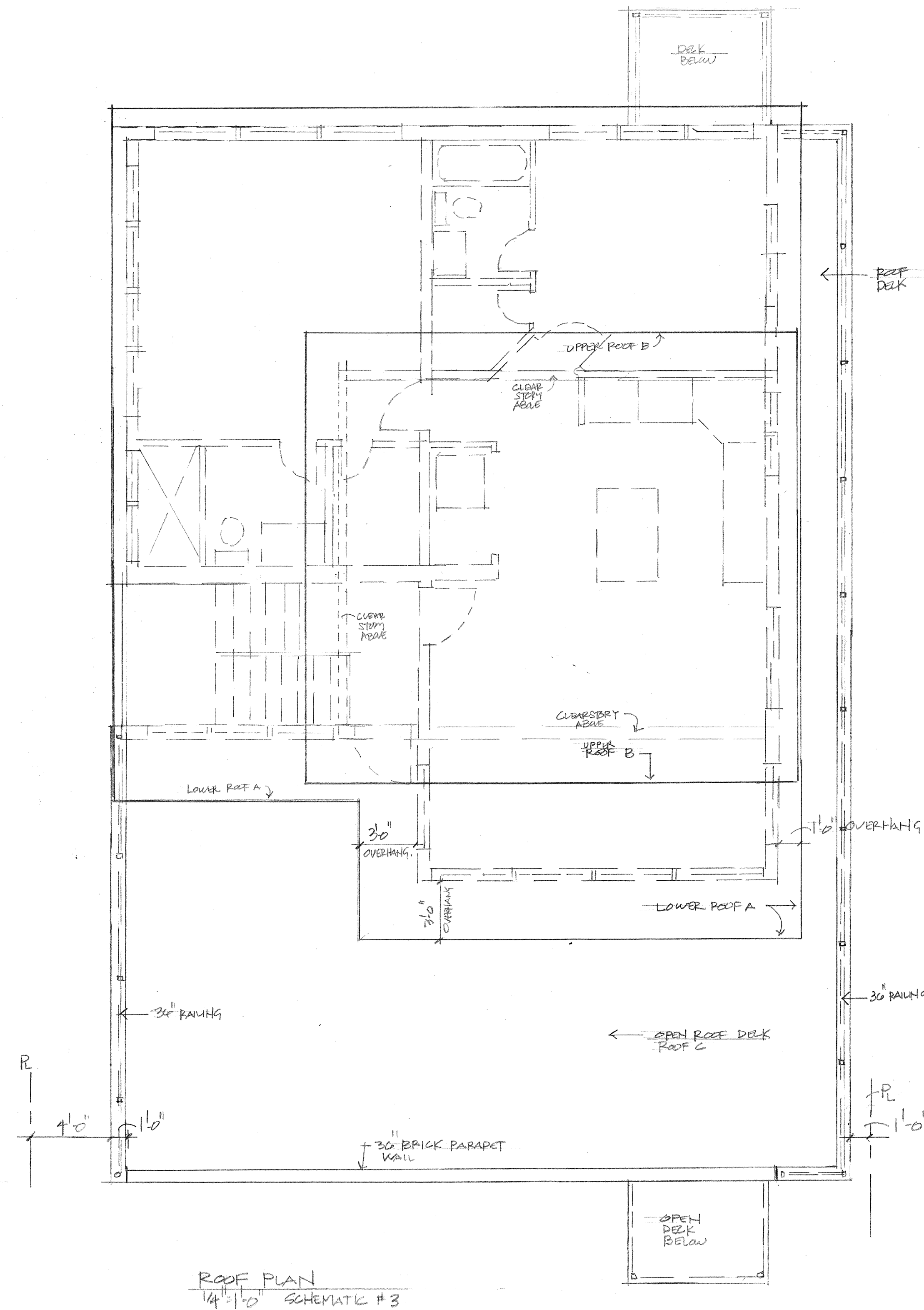
Alexandria, Virginia



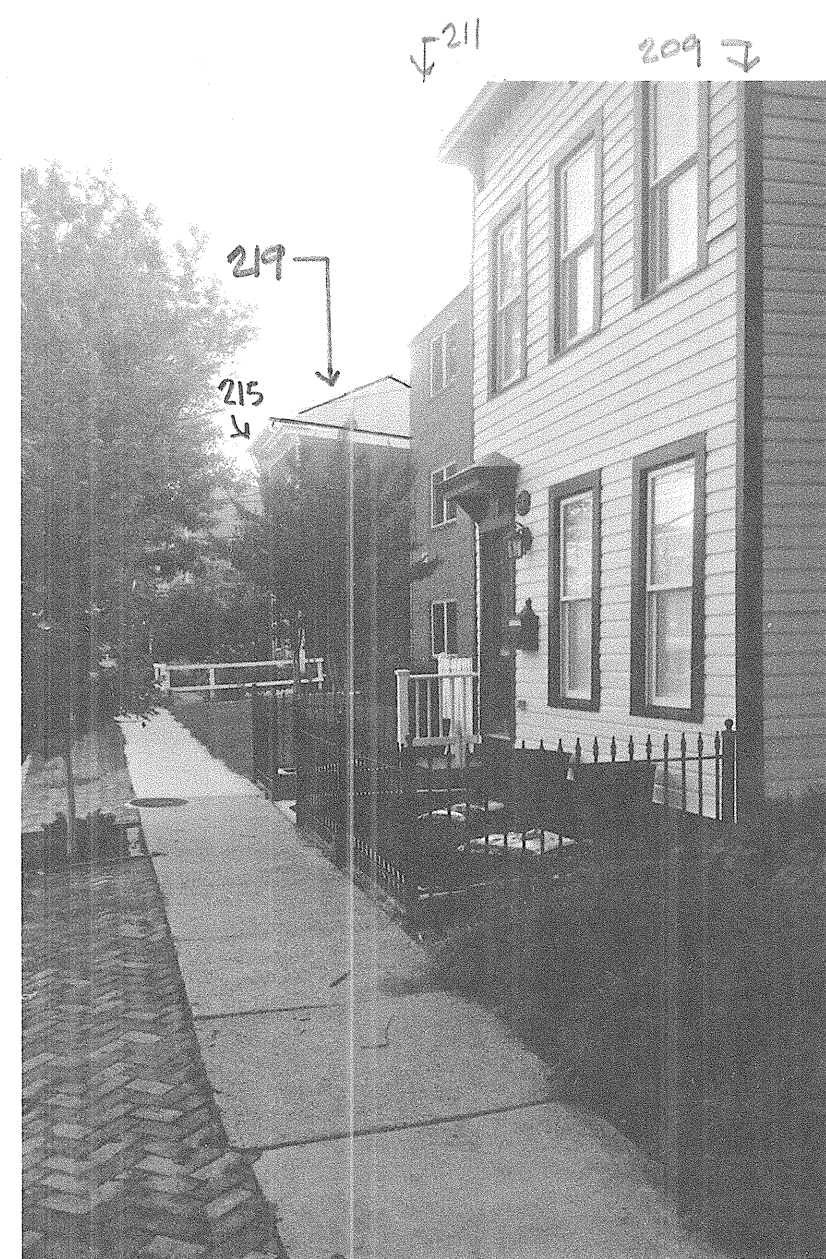
33



FOURTH FLOOR PLAN
1/4"=1'-0" New SCHEMATIC #3
1072 φ



ROOF PLAN
1/4"=1'-0" SCHEMATIC #3



STREET VIEW
NOTE: 219 IS TALLEST
* 211 IS SETBACK FROM STREET

AVERAGE FRONT YARD SETBACK CALC.

ADDRESS	SETBACK FROM CURB ON N. WEST ST.
237	17.8'
235	19.7'
233	19.7'
231	19.7'
229	19.7'
227	19.7'
225	19.3'
223	15.5'
221	28'
219	23.2'
215	19.2'
* 211	25' (PROPOSED ADDITION 40' SETBACK, 25' AT NEW BACK WALL PROJECTION) & 47' SETBACK
209	15'
205	24.9'
CORNER	14.9'
TOTAL	$290.4' \div 15 = 19.76'$ AVG SET BACK

PROPOSED TOP FLOOR IS AT 40' & 47' SETBACK
PROPOSED FRONT BALCONY IS 20' SETBACK
PROPOSED TOP ROOF OVERHANG IS 3'-0" = 37'-0"
OUR ADDITIONS MEET AVERAGE SETBACK

* REVISED DESIGN

* OUR DESIGN IS GREATER THAN AVG SET BACK.

* REVISED DESIGN

REVISED SKETCH

1. UPPER ROOF 1'-0" OVERHANG - ON NORTH & SOUTH EAV.
2. FRONT BALCONY MEET 5'-0" SIDE YARD SETBACK
3. SOUTH WALL ADDITION MEETS 5'-0" SETBACK
4. NORTH WALL ADDITION MEETS 5'-0" SETBACK
5. FRONT NUMBERS - MOUNTED TO WEST WALL PROJECTION - GREEN WALL

PROJECT DESCRIPTION

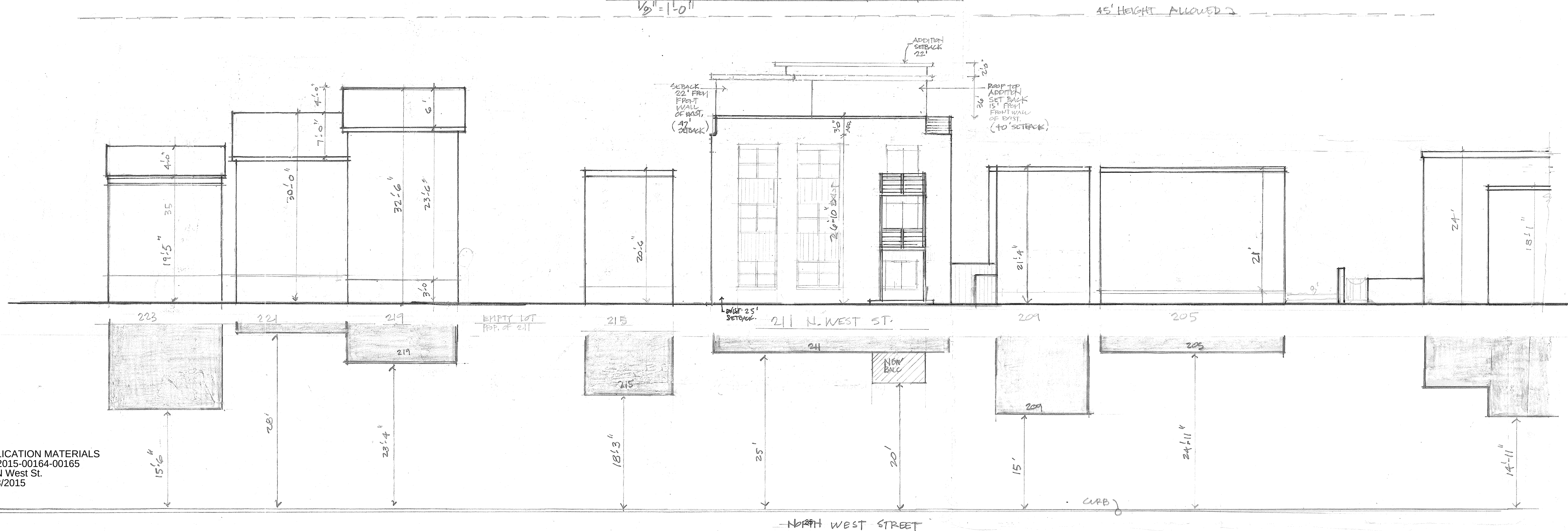
The design involves the renovation with additions to an existing brick apartment structure. Design goals are to create a more modern form and provide usable features including decks, rooftop terraces and a new owners unit.



SITE OVERLAY

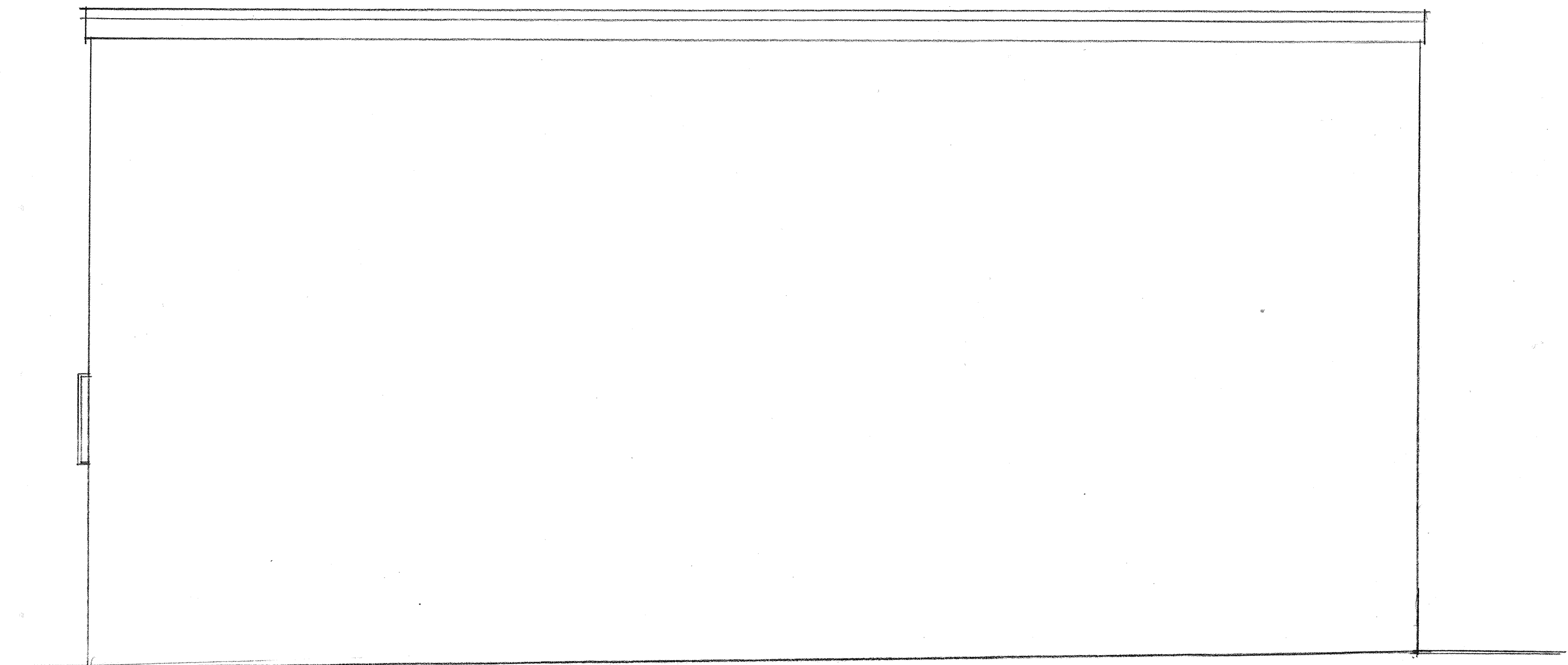
VIEW FROM NORTH WEST STREET

STREET HEIGHT & SETBACK SKETCH

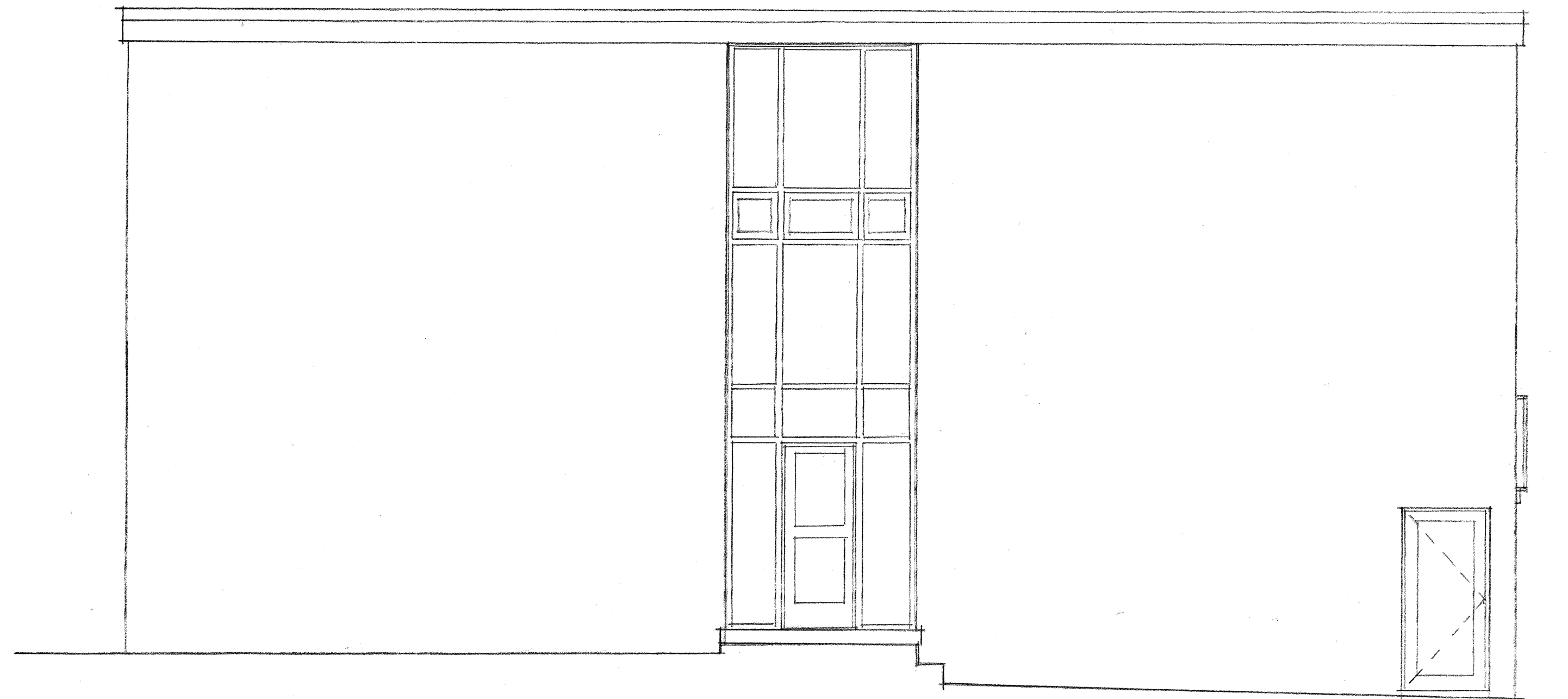




EAST ELEVATION
1/4" = 1'-0"



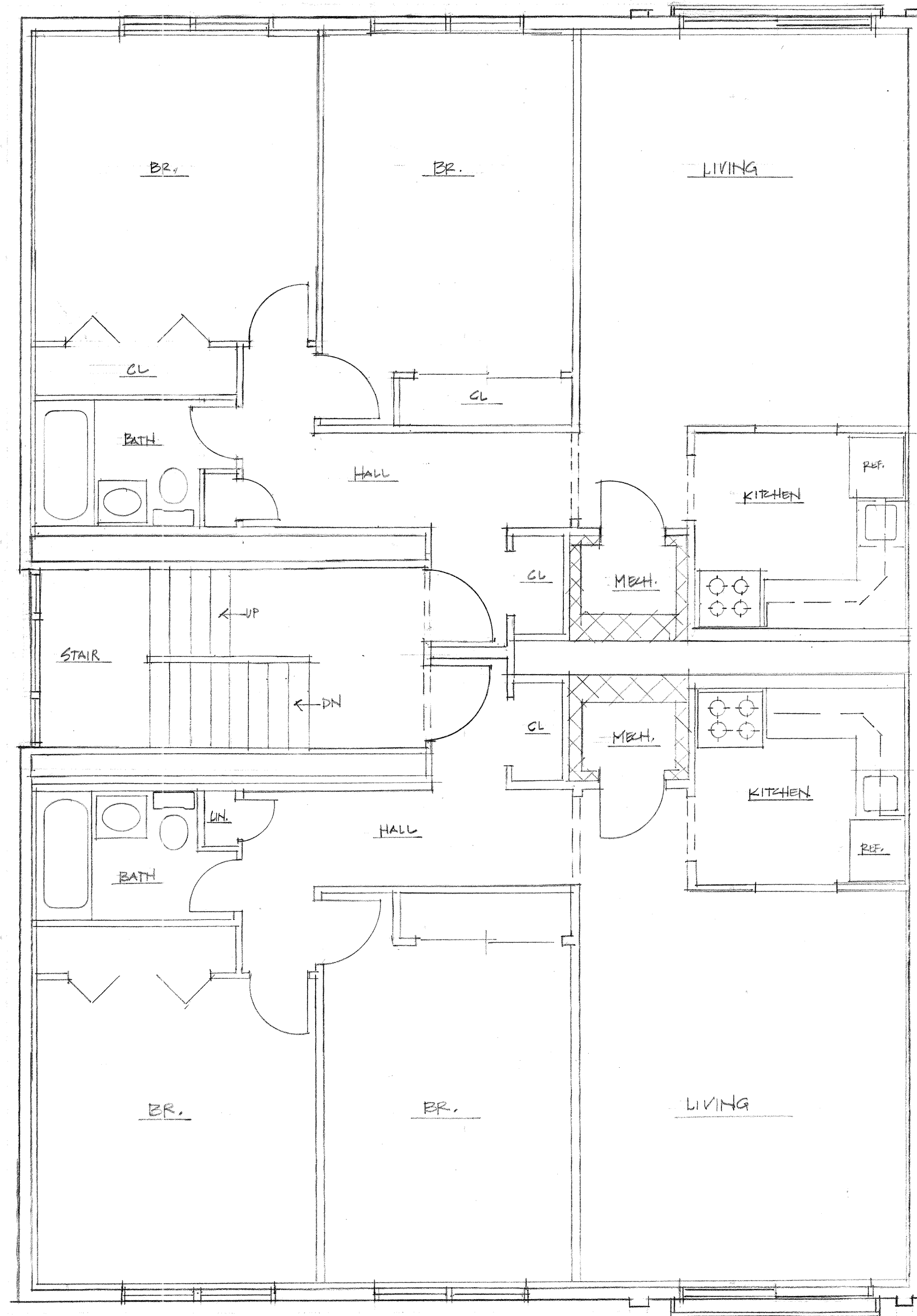
SOUTH ELEVATION
1/4" = 1'-0"



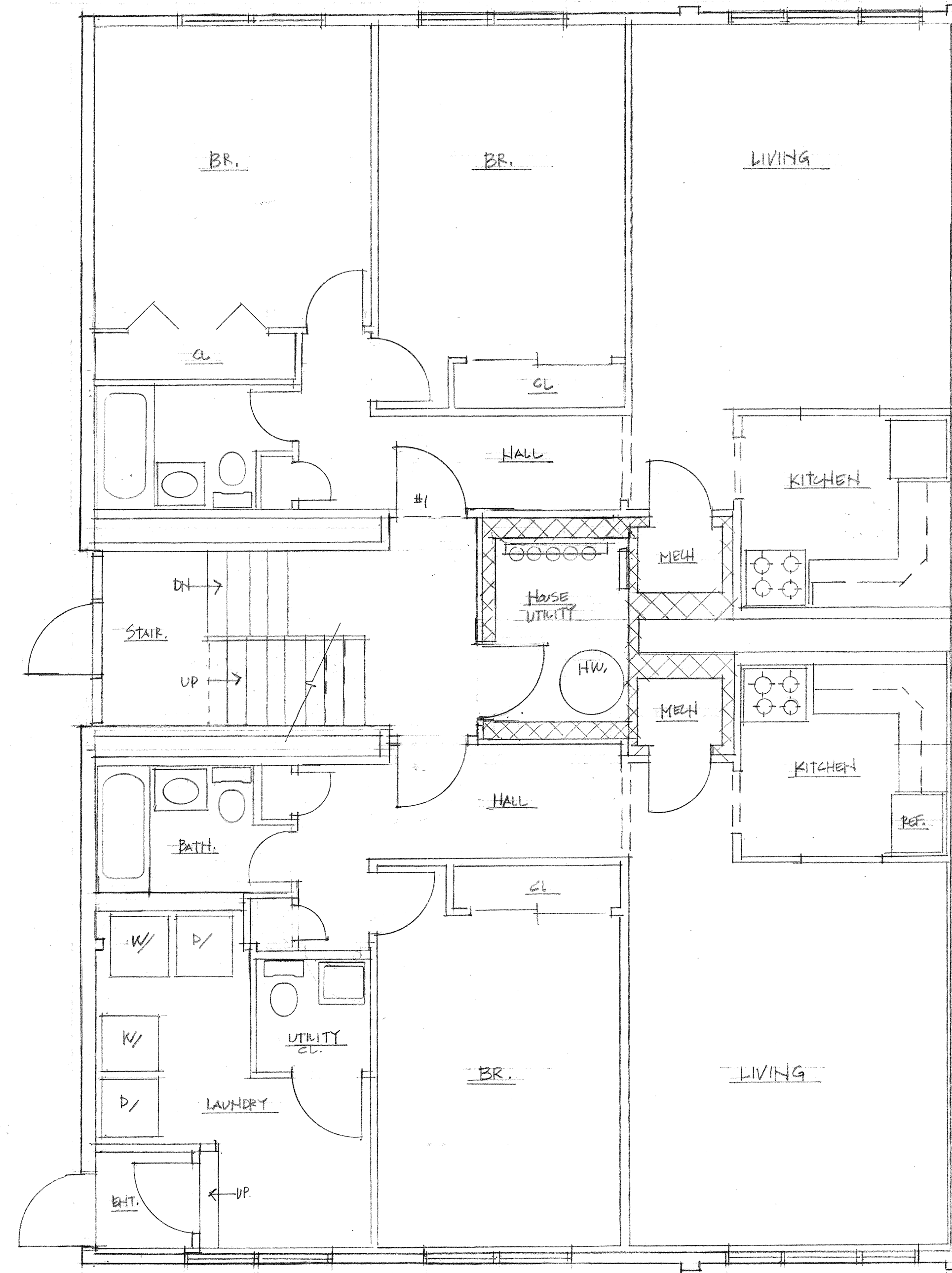
NORTH ELEVATION
1/4" = 1'-0"



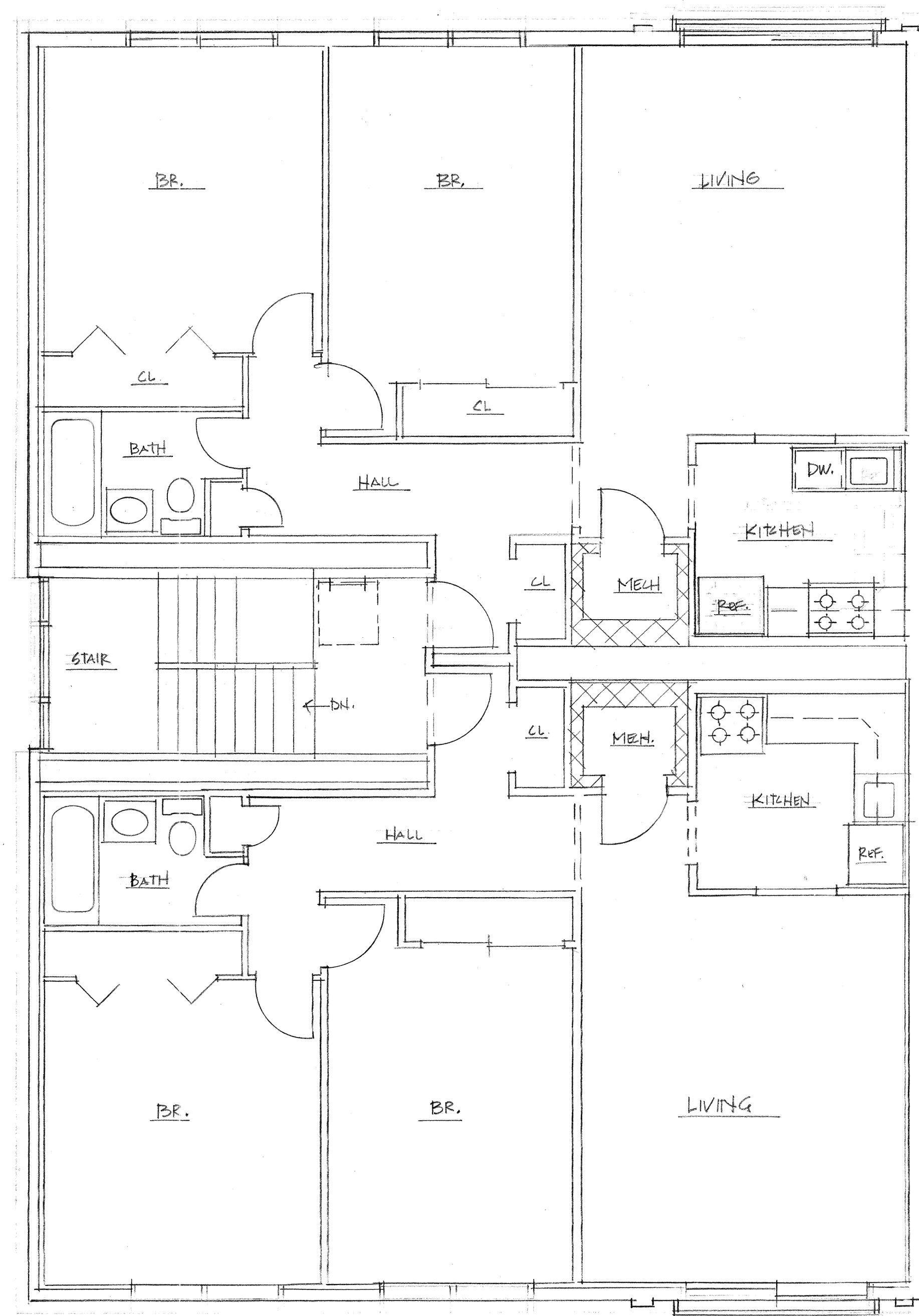
WEST ELEVATION
1/4" = 1'-0"



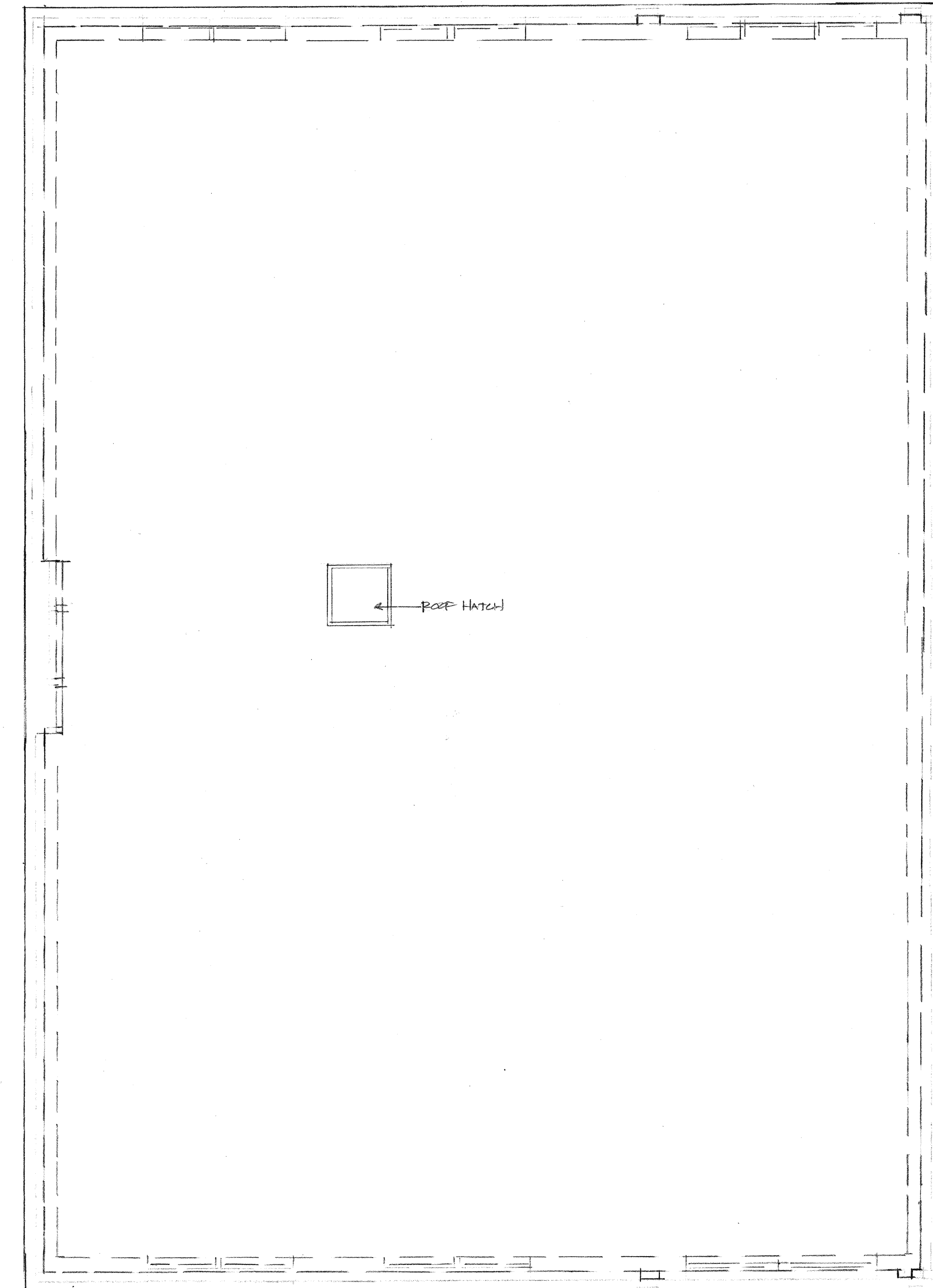
SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



THIRD FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



Corner Entry



West Elevation Detail



West Elevation Detail



Street View @ South Elevation



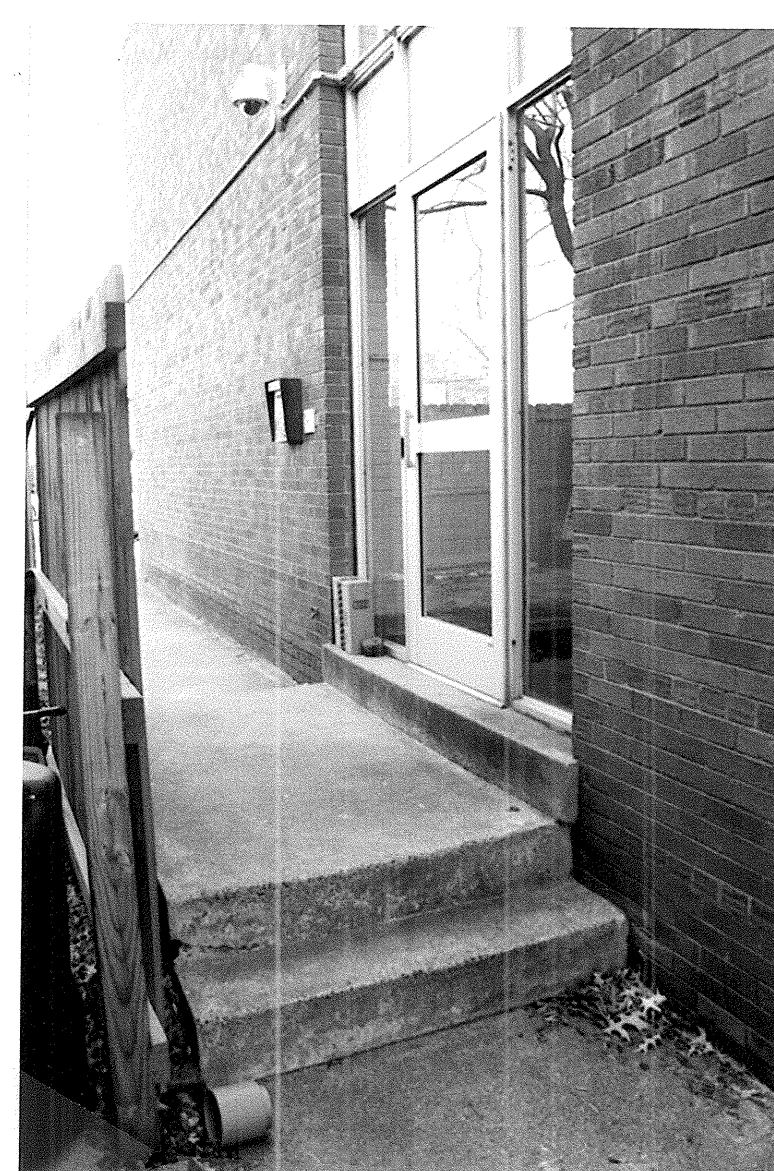
West Elevation



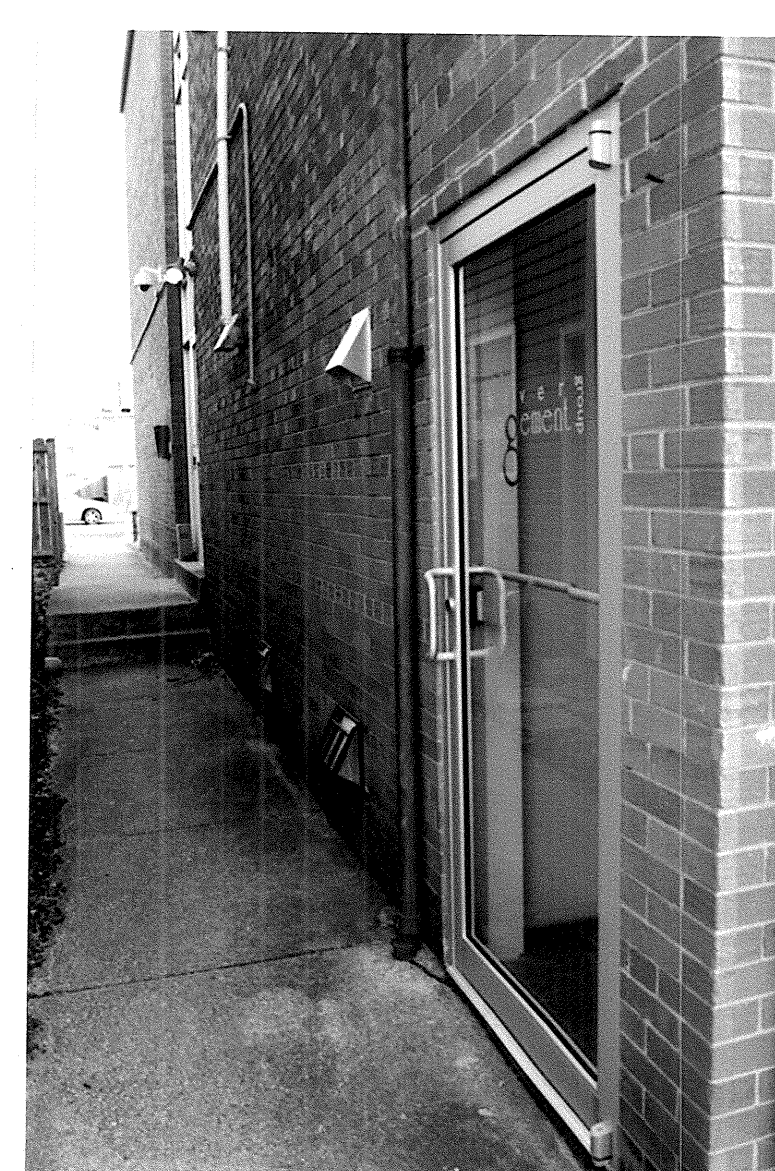
Apartment Entrance North



Entry Condition North Elevation



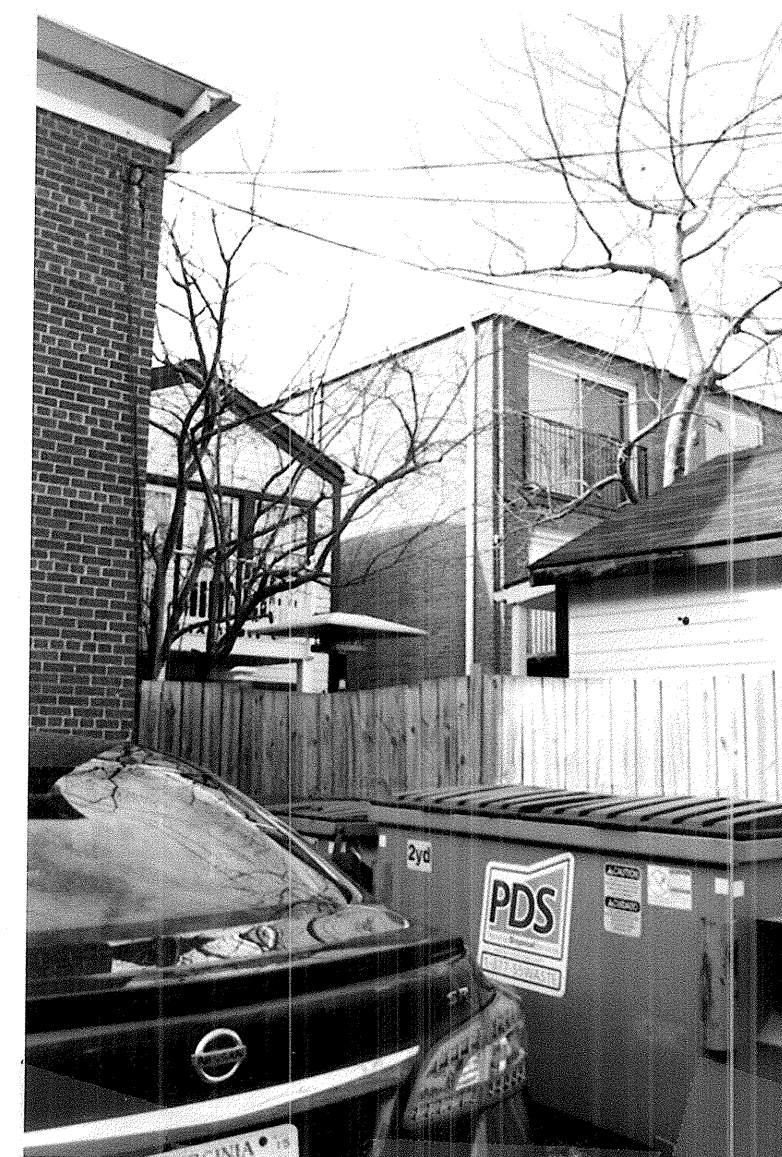
Steps @ North Elevation



Office Entry @ North elevation



Southwest Elevation



Southeast Corner Elevation



East elevation Detail ..Gas



East elevation



East and North elevation

Ec5

Existing Conditions
PHOTOGRAPHS

10/19/15

GAVIN
NICHOLS
ARCHITECT
P.O. BOX 7071 OAKTON, VA 22127 TEL: 703.626.2001

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164-00165
211 N West St.
10/13/2015

ADDRESS OF PROJECT: 211 NORTH WEST STREET ALEX. VA.
 TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

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 DEK AREA.
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business (Please provide business name & contact person)

Name: 211 WEST LLC. JUBE SHILVER PRIN.
 Address: 7959 RICHMOND HIGHWAY.
 City: ALEX. State: VA Zip: 22304.
 Phone: 703 836 5209 E-mail: GN ARCHITEL @ AOL.COM

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: DAVER NICHOLS ARCHITECT Phone: 703 836-5209
 E-mail: GNARCHITEL @ AOL.COM

Legal Property Owner:

Name: 211 WEST LLC.
 Address: 7959 RICHMOND HIGHWAY
 City: ALEX. State: VA. Zip: 22304
 Phone: Same E-mail: Same

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

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

NATURE OF PROPOSED WORK: Please check all that apply

☐ NEW CONSTRUCTION

☐ EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☒ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

* ADDITION & RENOVATION TO EXISTING APARTMENT STRUCTURE

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

THE PROJECT AND DESIGN INVOLVES THE RENOVATION WITH ADDITIONS TO AN EXISTING BRICK APARTMENT STRUCTURE. DESIGN GOALS ARE TO CREATE A MORE MODERN FORM AND PROVIDE USABLE FEATURES INCLUDING DECKS, ROOFTOP TERRACES AND A NEW OWNER'S UNIT.

THE BUILDING ALSO IS SITED ON A TIGHT LOT AND HAS REQUIREMENTS FROM BOTH A ZONING SETBACK PERSPECTIVE AND BUILDING CODE PERSPECTIVE.

OUR DESIGN ORIGINATES AS A RESPONSE TO THE NEWLY CONSTRUCTED SCHOOL ACROSS WEST STREET FROM OUR PROPERTY.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
 - ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - ☒ ☐ Description of the reason for demolition/encapsulation.
 - ☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

ADDITION OF PARTIAL 3RD FLOOR ABOVE CANOE

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☐ FAR & Open Space calculation form.
 - ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☐ Existing elevations must be scaled and include dimensions.
 - ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ★ ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required. *WE SEEK BAR BOARD INPT.*
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ↑ N/A ↓
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☐ Square feet of existing signs to remain: _____
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: *SAVER NICHOLS ARCHITECT*Printed Name: SAVER NICHOLS, ARCHITECTDate: 5/19/15

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 ten 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. <u>JOBE SHIVER</u>	<u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u>	<u>100%</u>
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 211 NORTH WEST STREET ALEX. VA. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. <u>211 WEST LLC</u>	<u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u>	<u>100%</u>
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 required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. <u>N/A</u>		
2. <u>N/A</u>		
3. <u>N/A</u>		

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.

5/19/15

Date

SAVER NICHOLS ARCHITECT

Printed Name

Saver Nichols Architect

Signature