

# BAR CONCEPT 2

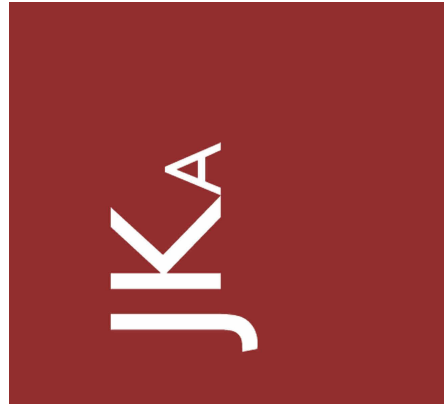
806 N Columbus St  
Alexandria, VA



## BAR CONCEPT 2

806 N Columbus St  
Alexandria, VA  
11/06/2025

BAR CONCEPT 2



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ISSUE RECORD  
11/06/2025  
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REVISION SCHEDULE  
NO. DATE

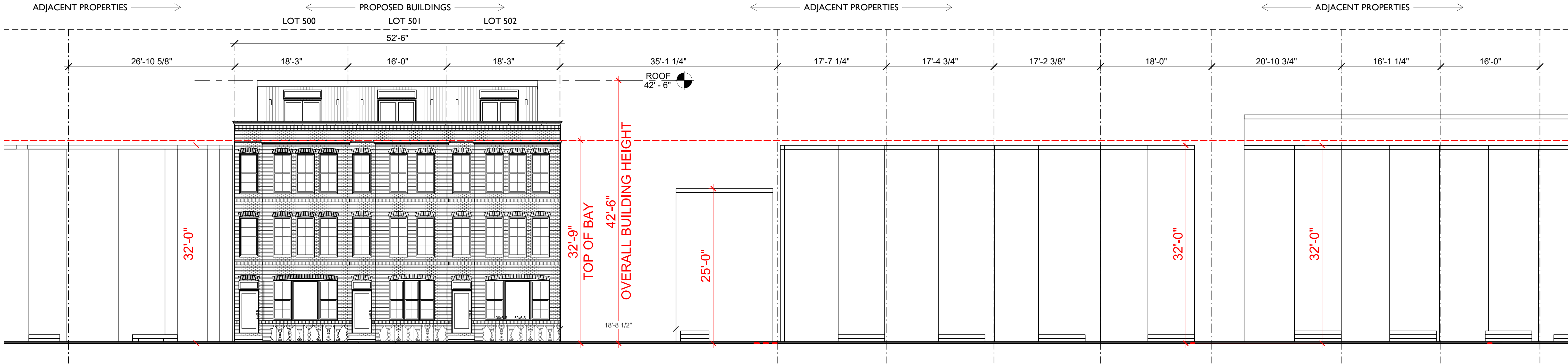
SEAL

SHEET NAME  
MASSING STUDY

SCALE  
1/8" = 1'-0"

SHEET NO.

BAR 2



1 N COLUMBUS ST ELEVATION  
1/8" = 1'-0"

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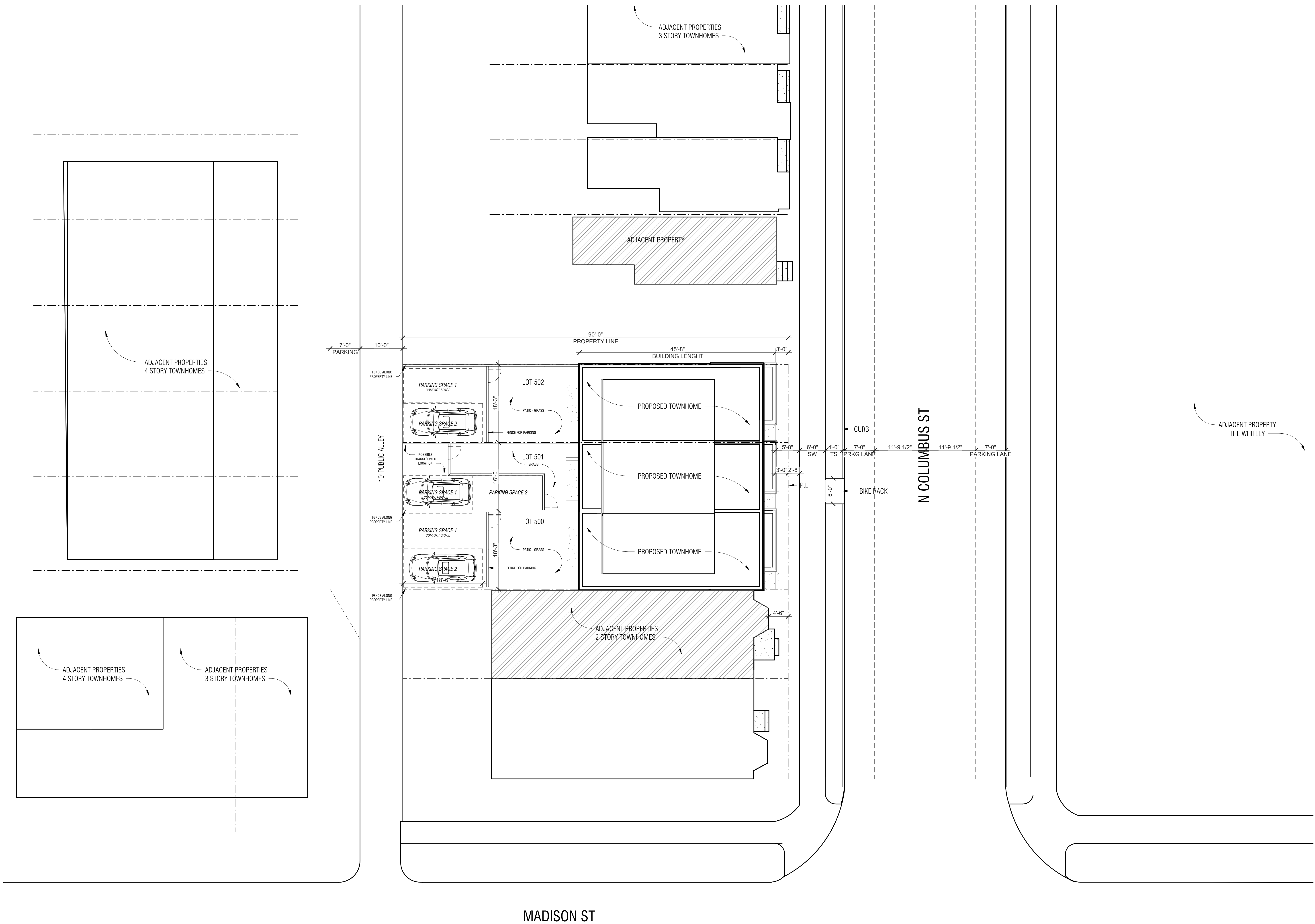
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SHEET NAME

ARCH SITE PLAN

SHEET NO.

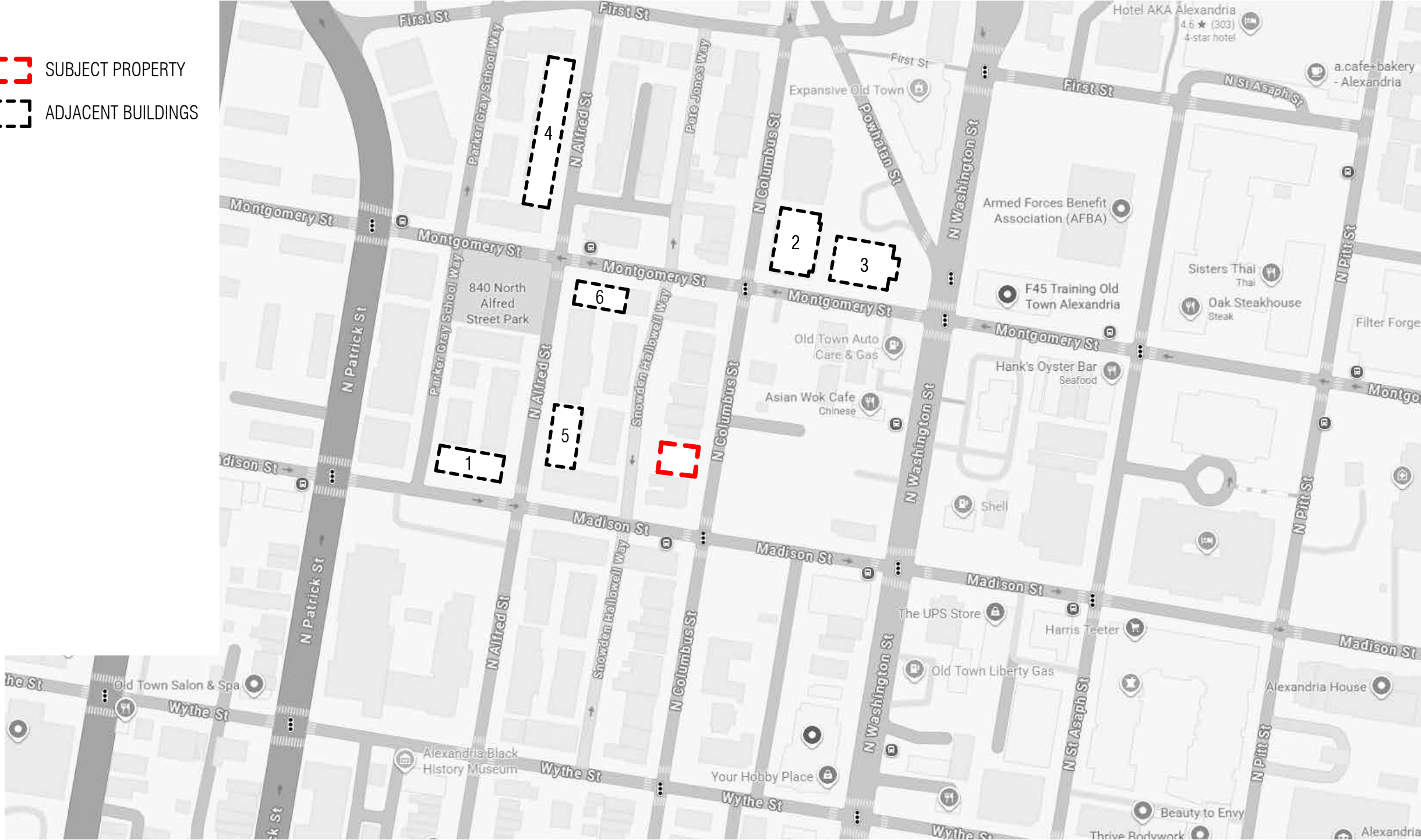
## BAR 3





PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



OFFICIAL STAMPS

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SEAL

SHEET NAME  
PRECEDENT PHOTOS

SCALE  
1/4" = 1'-0"

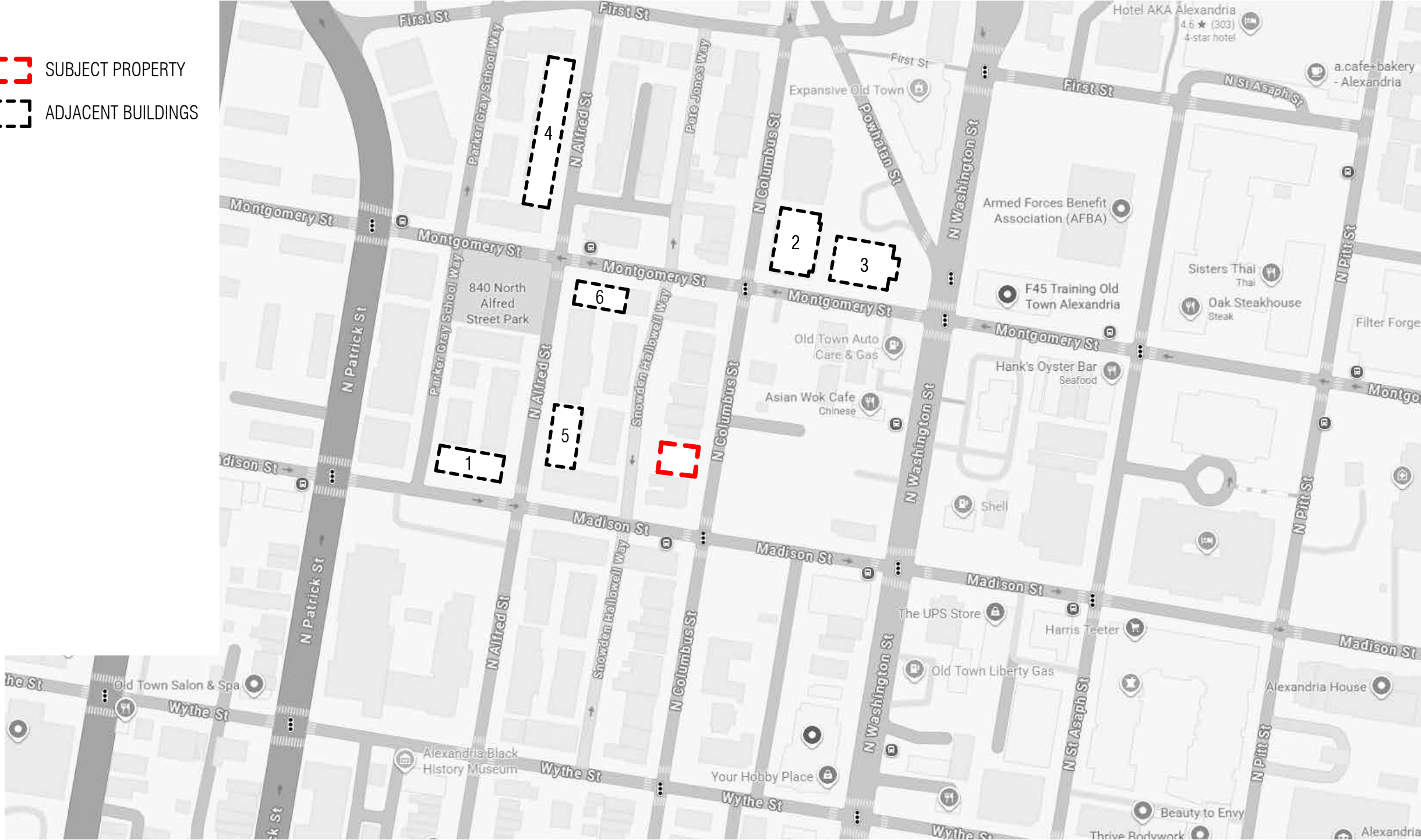
SHEET NO.

BAR 4



PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



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SHEET NAME  
PRECEDENT PHOTOS

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 5





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SEAL

SHEET NAME  
PROPOSED FRONT  
ELEVATIONS

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 6



2 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



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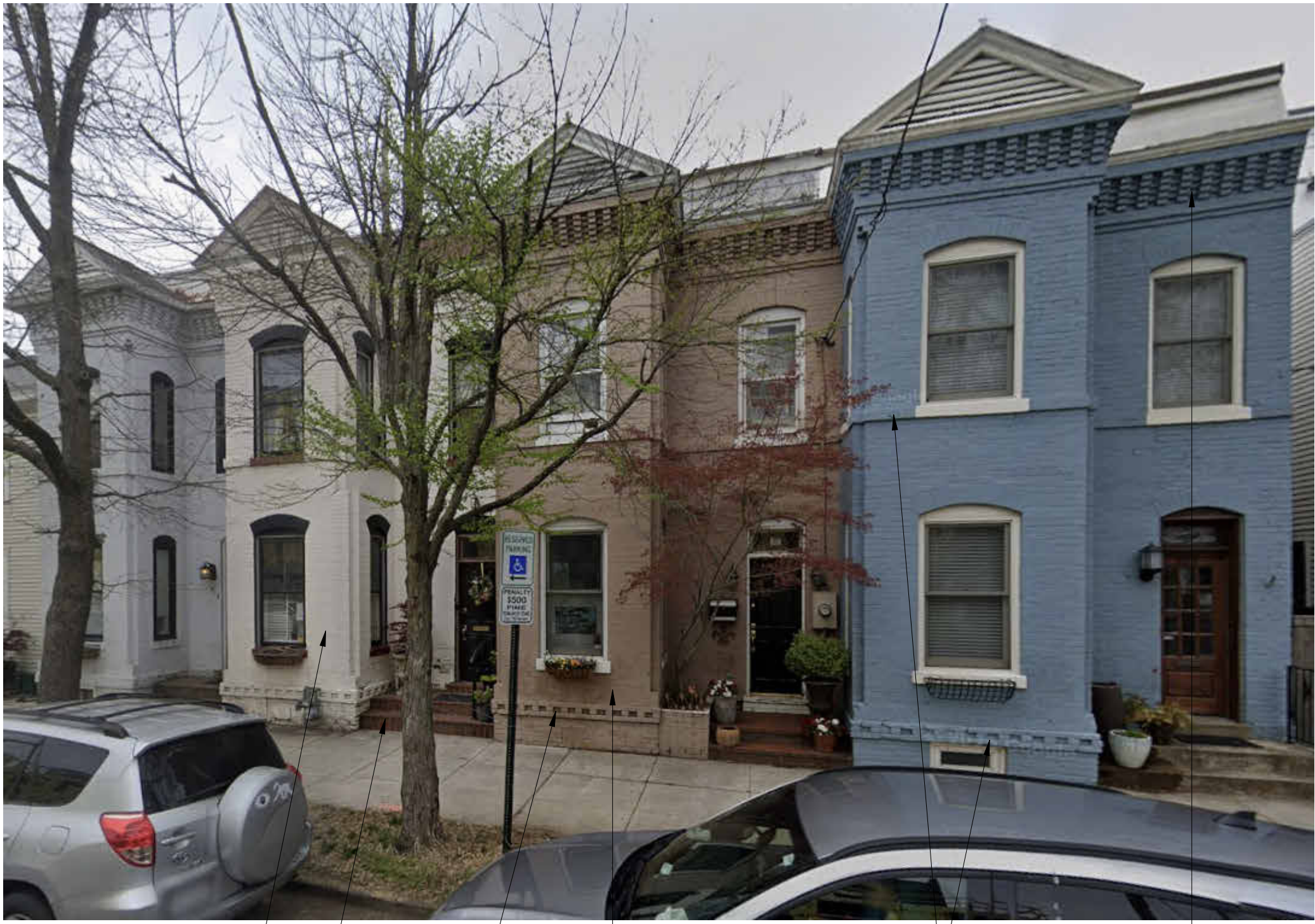
SEAL

SHEET NAME  
FRONT ELEVATIONS  
PRECEDENT

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 6.1



BRICK FACADE  
FRONT STEPS  
BRICK DETAILS  
HISTOCAL BAY  
REPEATING ELEMENTS  
DETAILED CORNICE



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SEAL

SHEET NAME

FRONT ELEVATION  
COMPARISON

SCALE  
As indicated

SHEET NO.

BAR 6.2



OLD SUBMISSION

REMOVED



NEW SUBMISSION

1. THE BAY IN LOT 500 WAS FLIPPED TO ACCOMMODATE NEIGHBORING PROPERTY'S SUGGESTIONS, IT NOW PROVIDES MORE NATURAL LIGHT.
2. THE OVERALL HEIGHT OF THE BUILDING WAS REDUCED TO 42'-6".
3. THE ROOF DECK / 4TH FLOOR WAS INSET 3 FT TO REDUCE MASSING.
4. THE ROOF DECK / PARAPET WALL IS NOW SET 3' BACK, AWAY FROM THE BAY TO REDUCE MASSING.





1 PROPOSED REAR ELEVATION  
1/4" = 1'-0"

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SHEET NAME

PROPOSED REAR  
ELEVATION

SCALE

1/4" = 1'-0"

SHEET NO.

BAR 7





OLD SUBMISSION



NEW SUBMISSION

1. HORIZONTAL WOOD PLANK FENCE WILL PROVIDE THE REAR WITH MORE PRIVACY.
2. THE OVERALL BUILDING HEIGHT WAS REDUCED 2'-6", ADDRESSING THE MASSING COMMENTS.
3. THE ROOF DECK / GUARDRAIL IS NOW SET 3' BACK, AWAY FROM THE ADJACENT PROPERTIES TO REDUCE MASSING.

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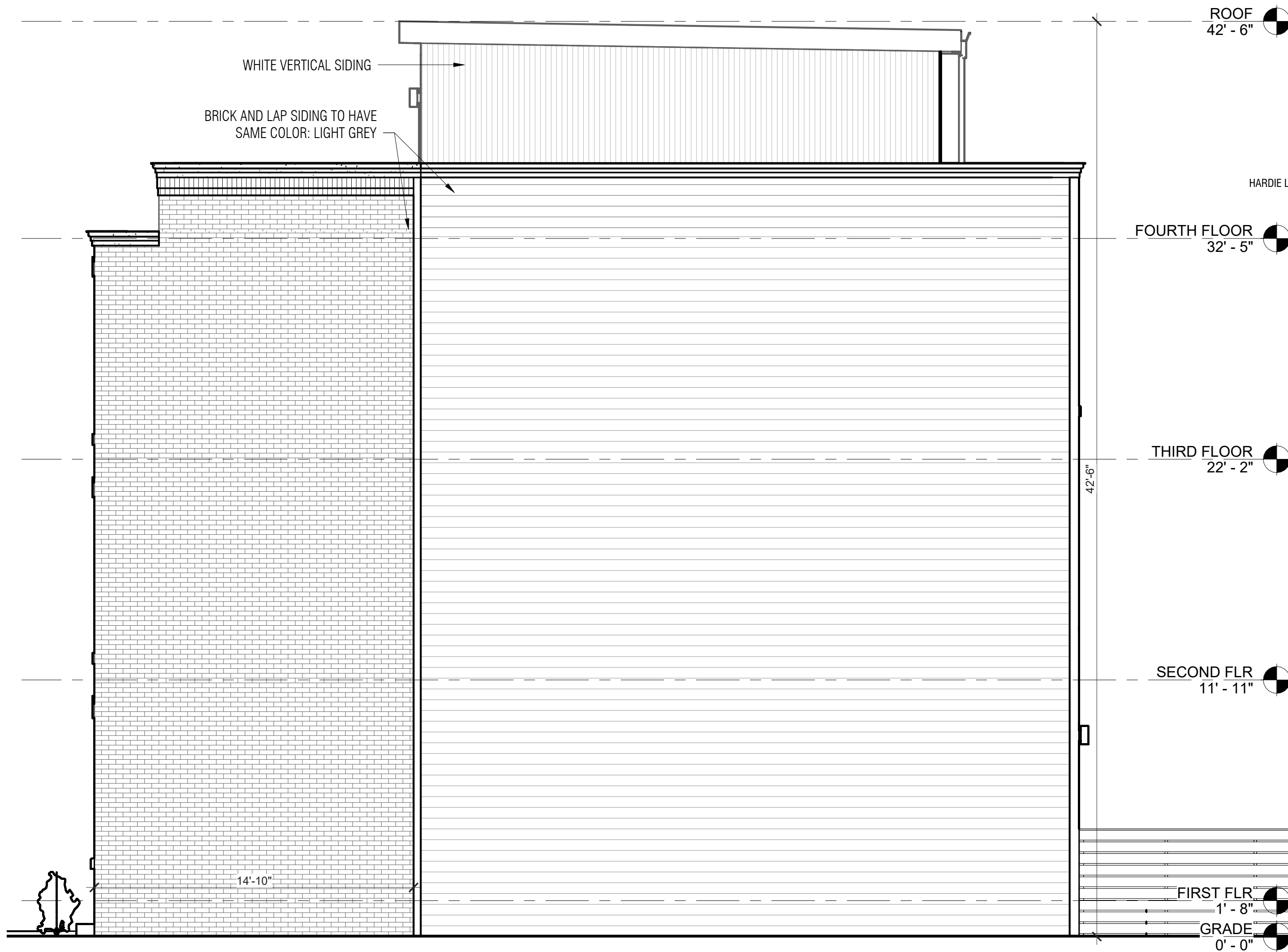
SHEET NAME  
REAR ELEVATION  
COMPARISON

SCALE  
As indicated

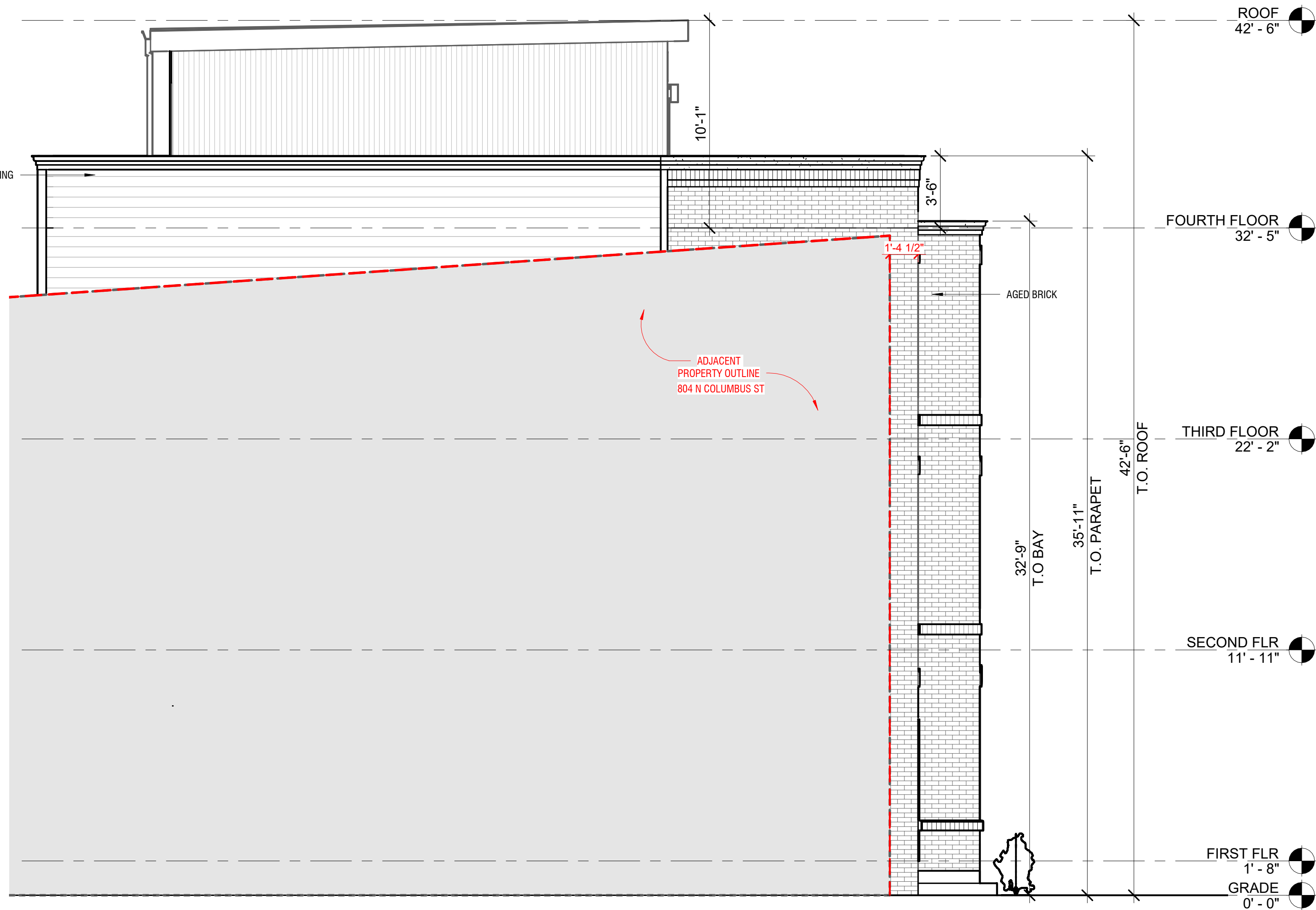
SHEET NO.

BAR 7.1





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



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

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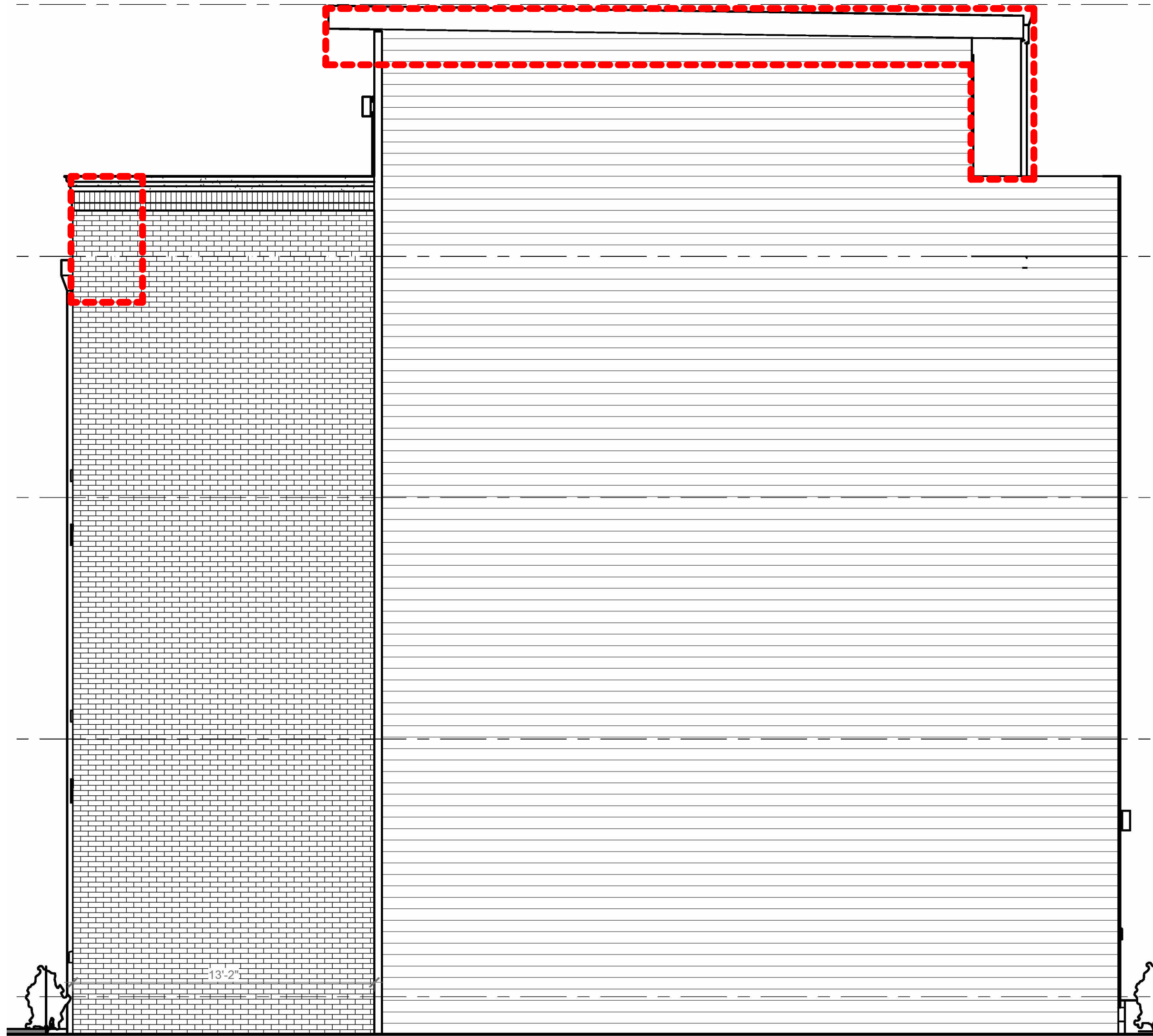
SHEET NAME  
SIDE ELEVATIONS

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 8

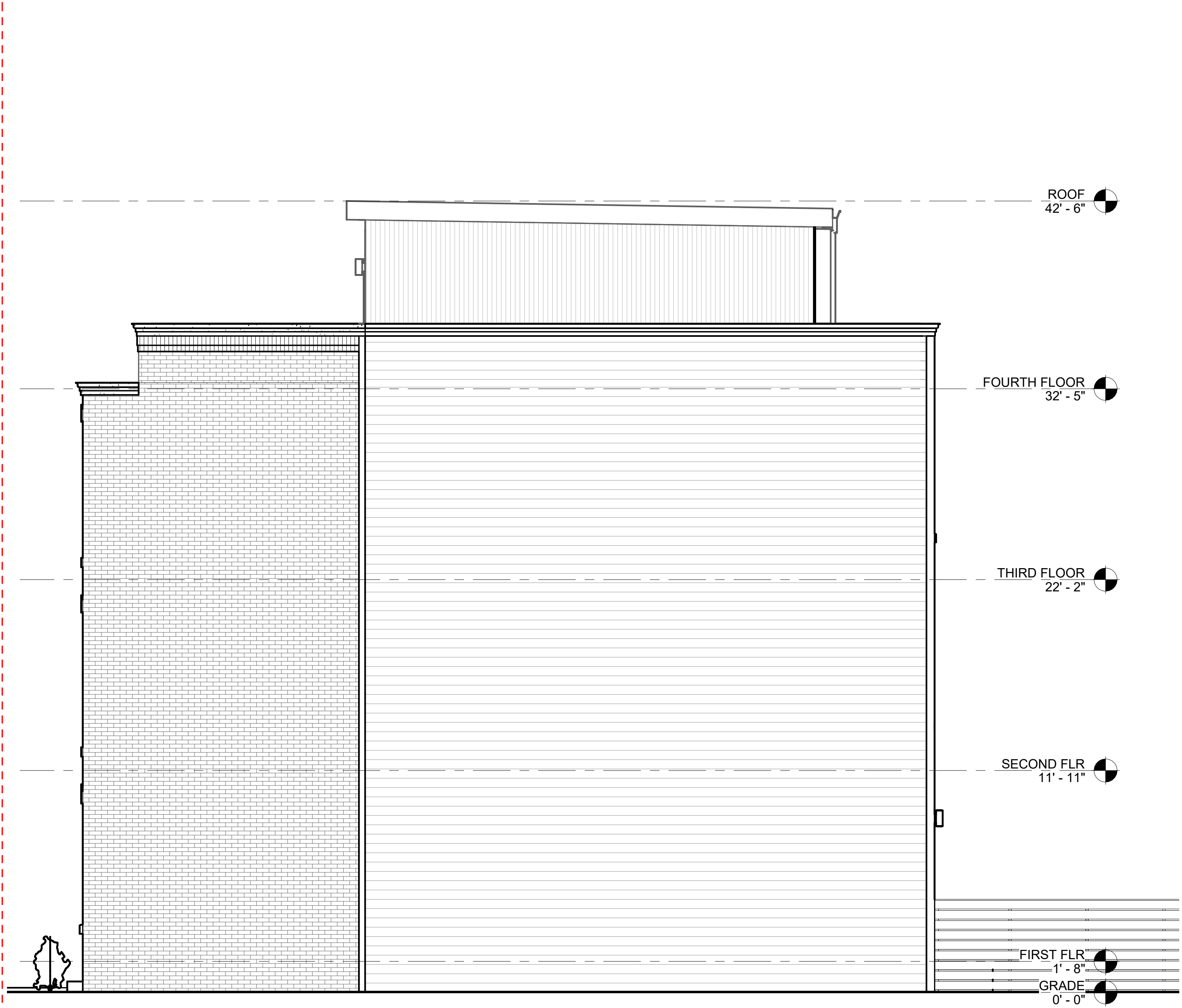




## OLD SUBMISSION



REMOVED



## NEW SUBMISSION

1. HORIZONTAL WOOD PLANK FENCE WILL PROVIDE THE REAR WITH MORE PRIVACY.
2. THE OVERALL BUILDING HEIGHT WAS REDUCED 2'-6", ADDRESSING THE MASSING COMMENTS.
3. THE ROOF DECK / GUARDRAIL IS NOW SET 3' BACK, AWAY FROM THE BAY AND ADJACENT PROPERTIES TO REDUCE MASSING.

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SHEET NAME

NORTH ELEVATION  
COMPARISON

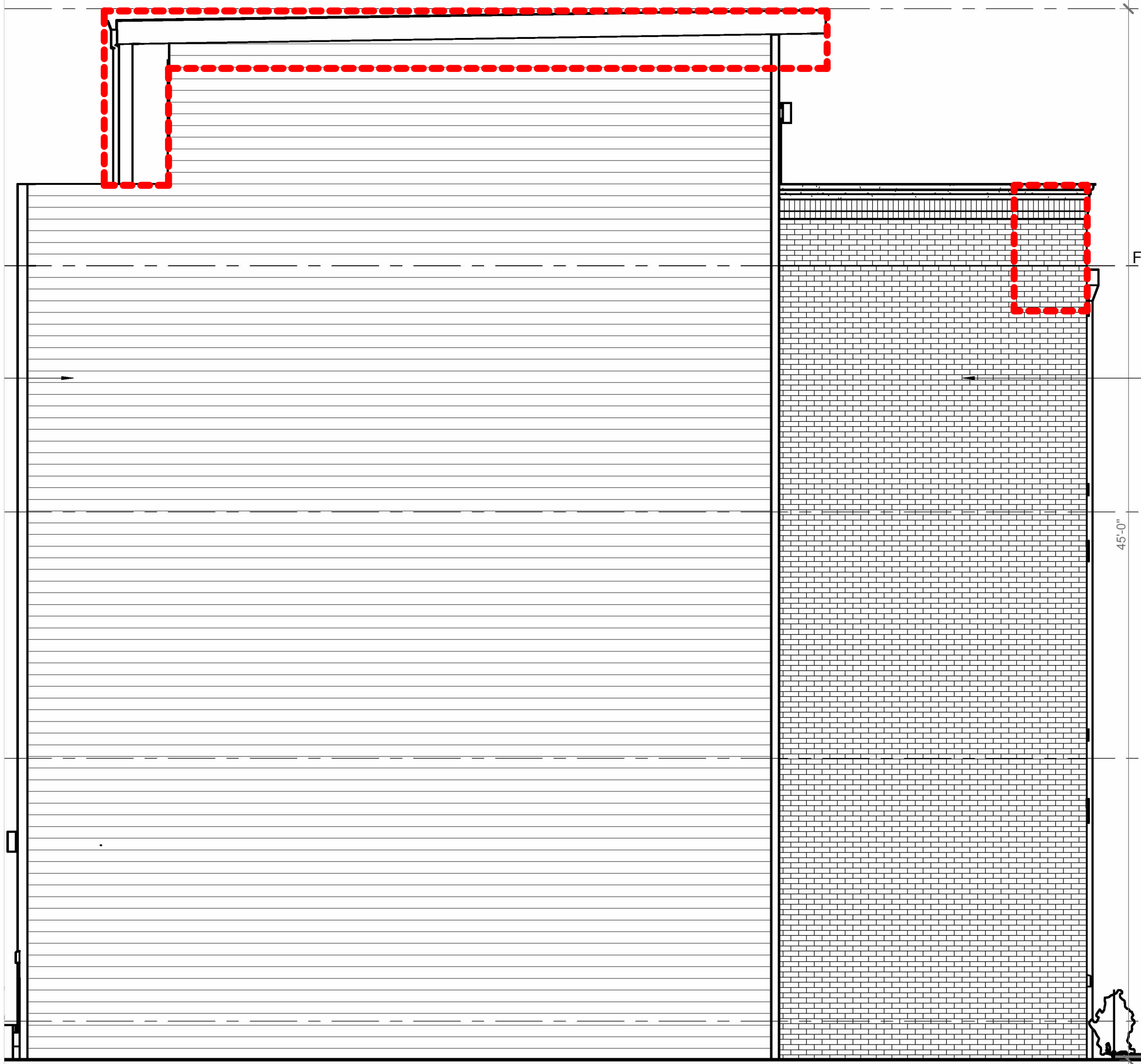
SCALE

As indicated

SHEET NO.

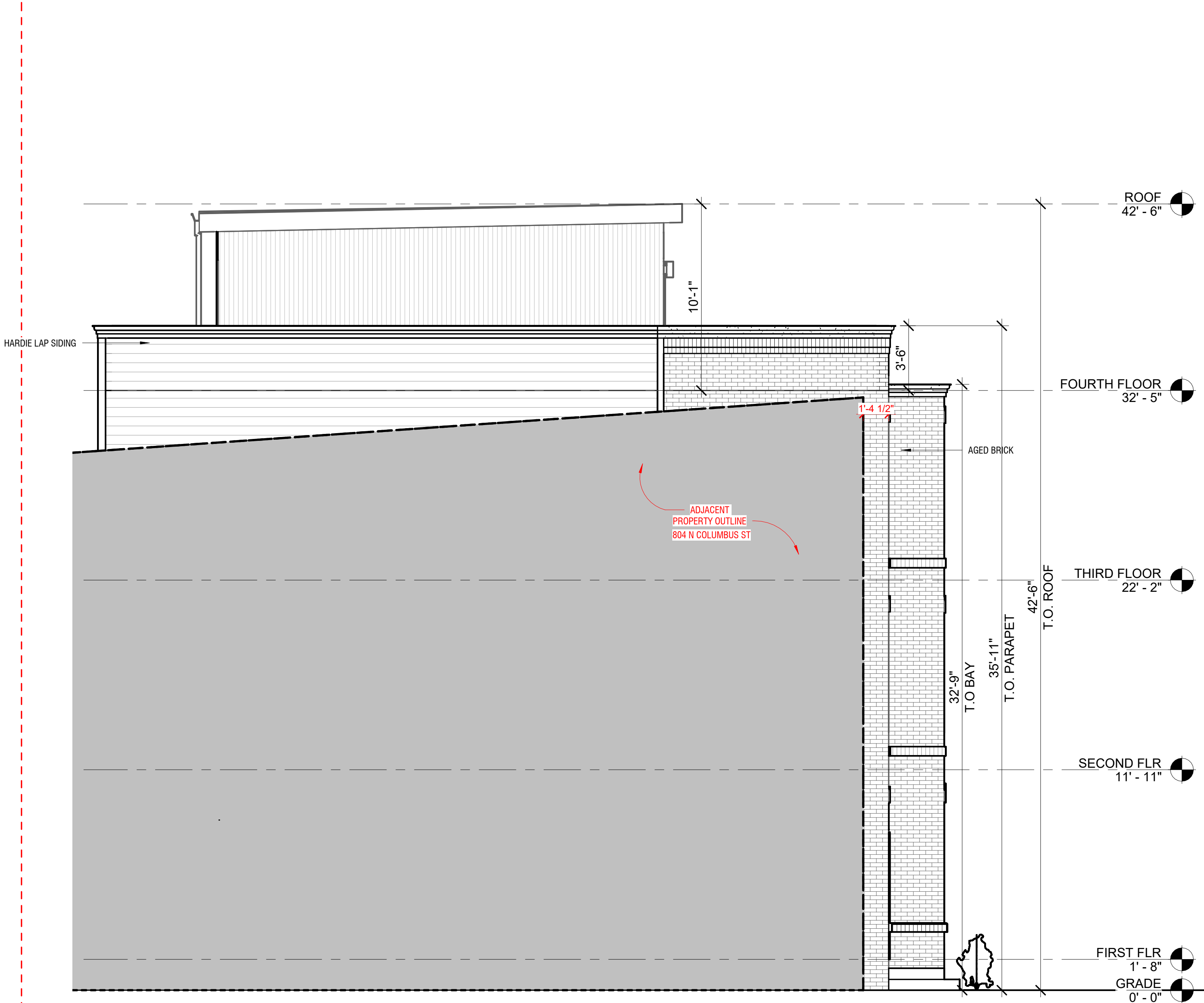
BAR 8.1





## OLD SUBMISSION

  REMOVED



## NEW SUBMISSION

- HORIZONTAL WOOD PLANK FENCE WILL PROVIDE THE REAR WITH MORE PRIVACY.
- THE OVERALL BUILDING HEIGHT WAS REDUCED 2'-6", ADDRESSING THE MASSING COMMENTS.
- THE ROOF DECK / GUARDRAIL IS NOW SET 3' BACK, AWAY FROM THE BAY AND ADJACENT PROPERTIES TO REDUCE MASSING.
- ADDED THE NEIGHBORING PROPERTY OUTLINE TO VISUALIZE HEIGHT DIFFERENCE PROPOSED.

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SHEET NAME  
SOUTH ELEVATION  
COMPARISON

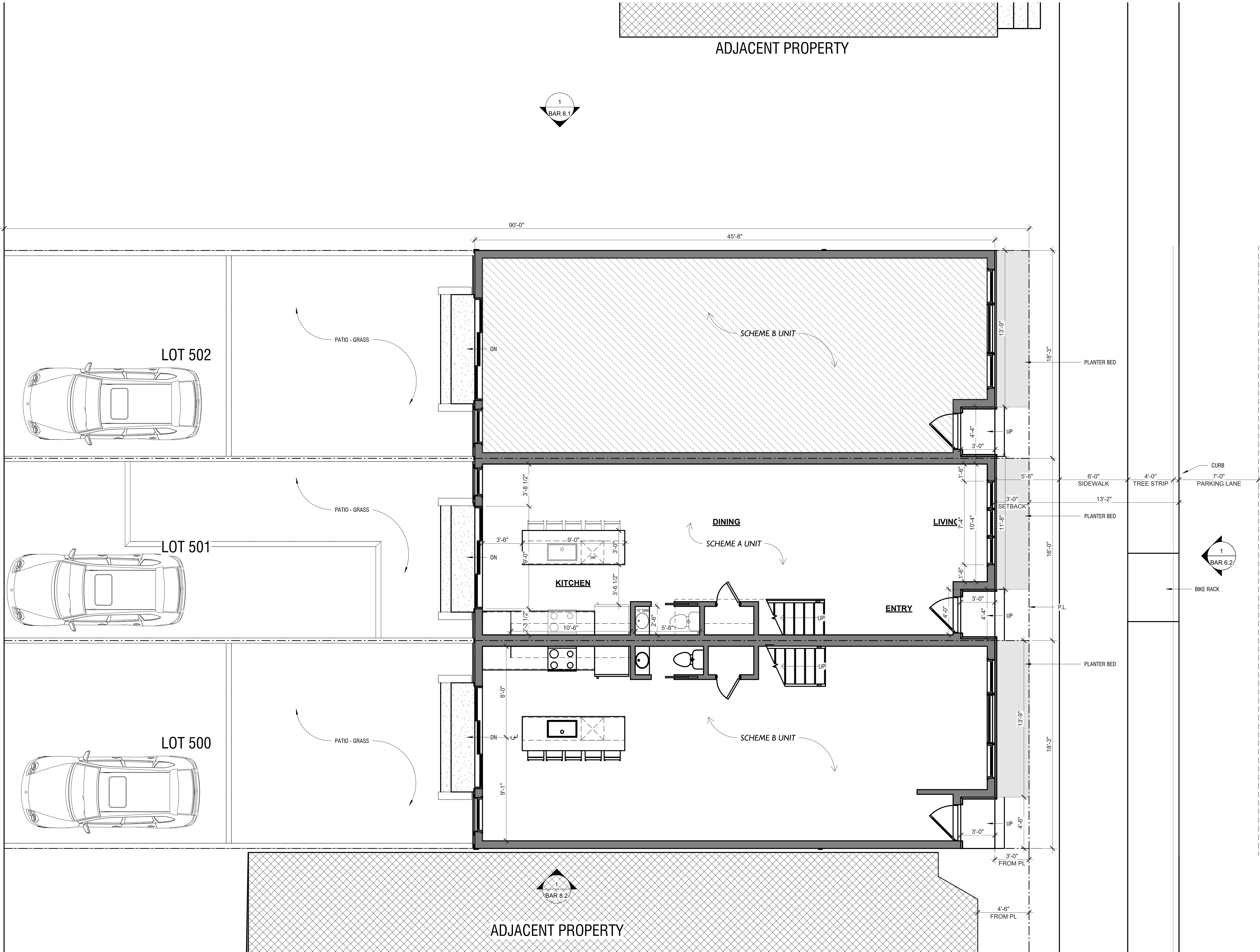
SCALE  
As indicated

SHEET NO.

BAR 8.2



PUBLIC ALLEY



1 PROPOSED FLOOR PLANS  
1/4" = 1'-0"

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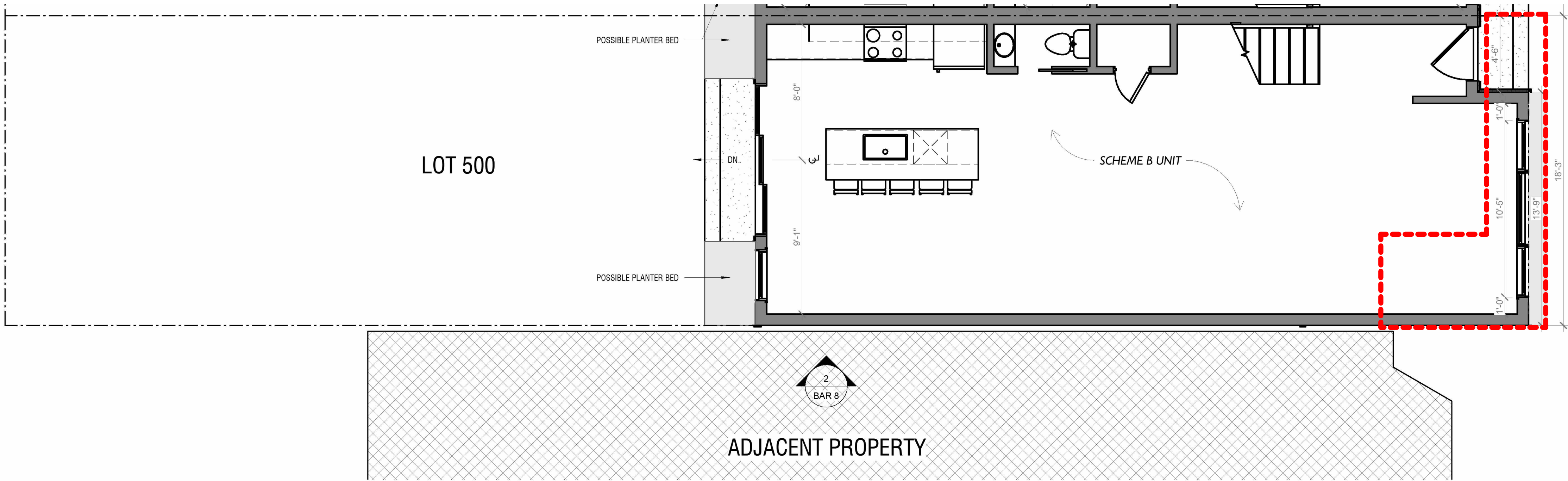
SHEET NAME  
LOT FLOOR PLANS

SCALE  
1/4" = 1'-0"

SHEET NO.

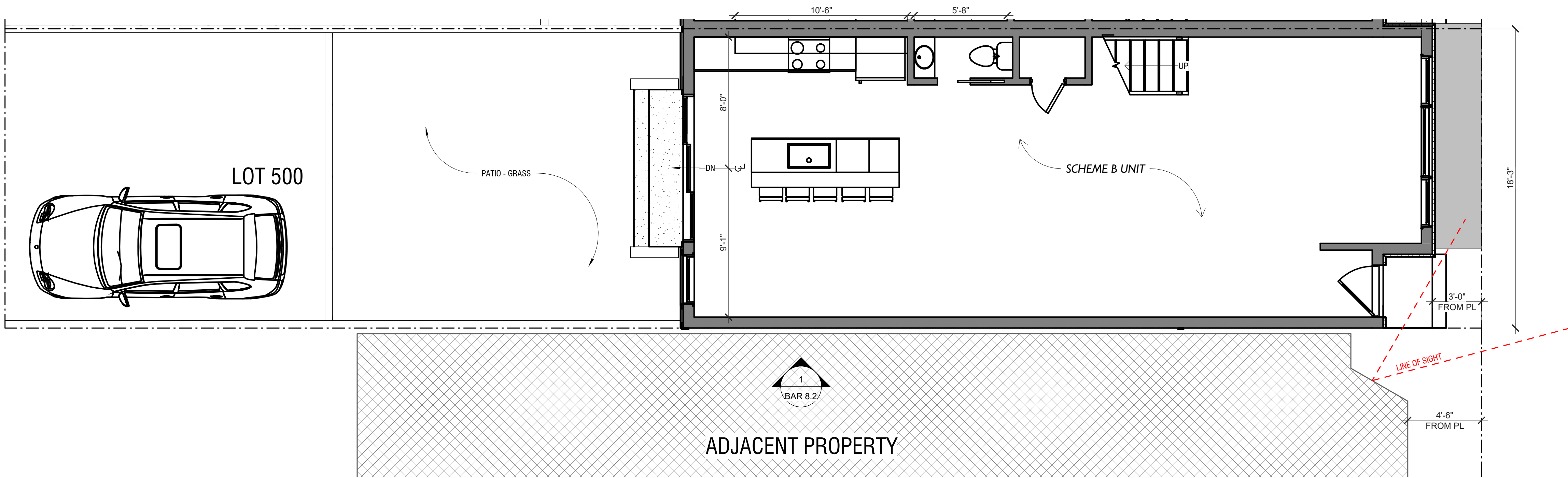
BAR 9





## OLD SUBMISSION

REMOVED



## NEW SUBMISSION

1. THE BAY IN LOT 500 WAS MIRRORED TO ACCOMMODATE NEIGHBORING PROPERTY'S SUGGESTIONS, IT NOW PROVIDES MORE NATURAL LIGHT.
2. FENCE IN PARKING/PATIO.
3. THE ENTIRE BUILDING WAS INSET 3 FT FROM PROPERTY LINE.
4. THE ROOF DECK / GUARDRAIL IS NOW SET 3' BACK, AWAY FROM THE BAY TO REDUCE MASSING.

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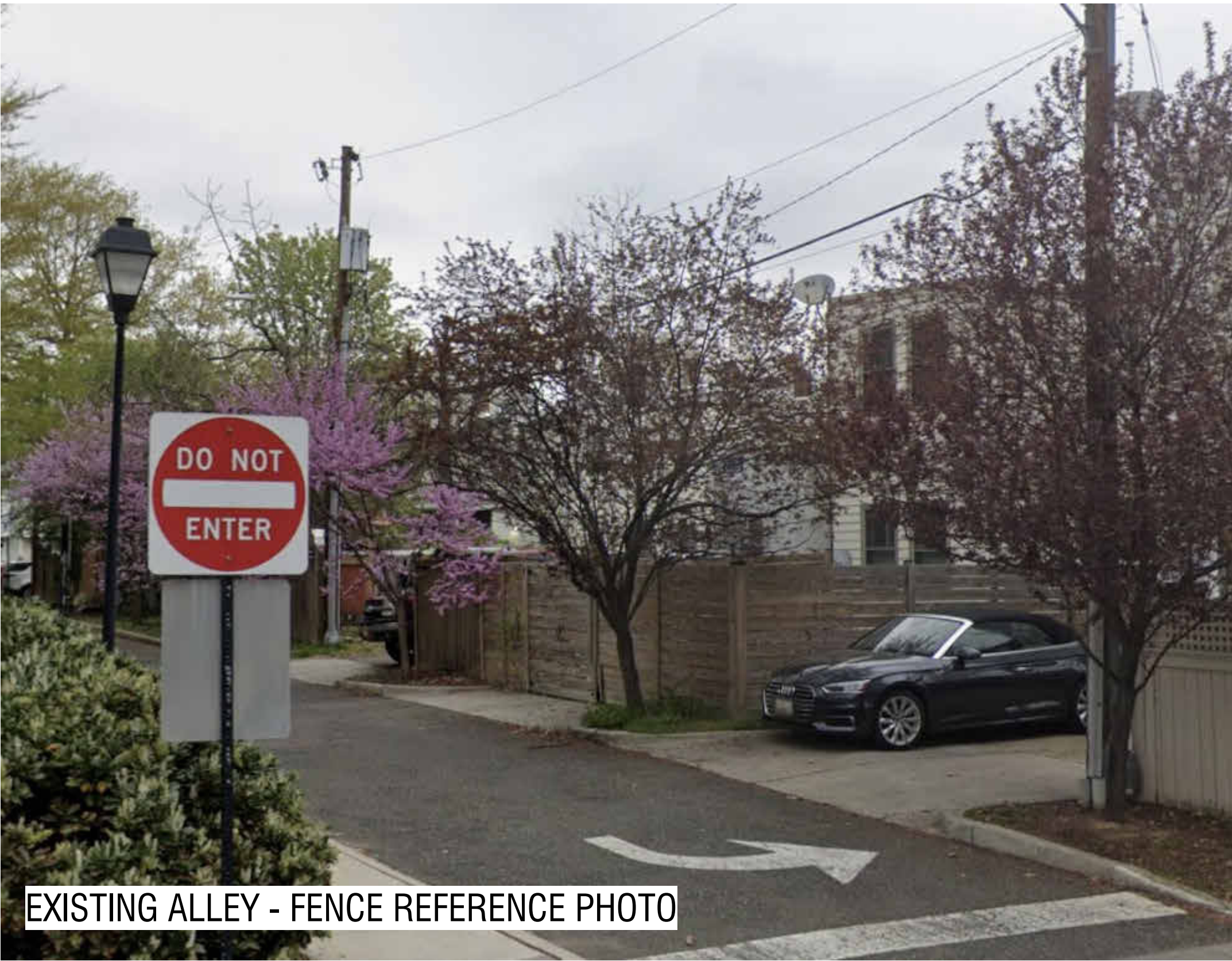
SHEET NAME  
PLAN VIEW -  
COMPARISON

SCALE  
As indicated

SHEET NO.

BAR 9.1





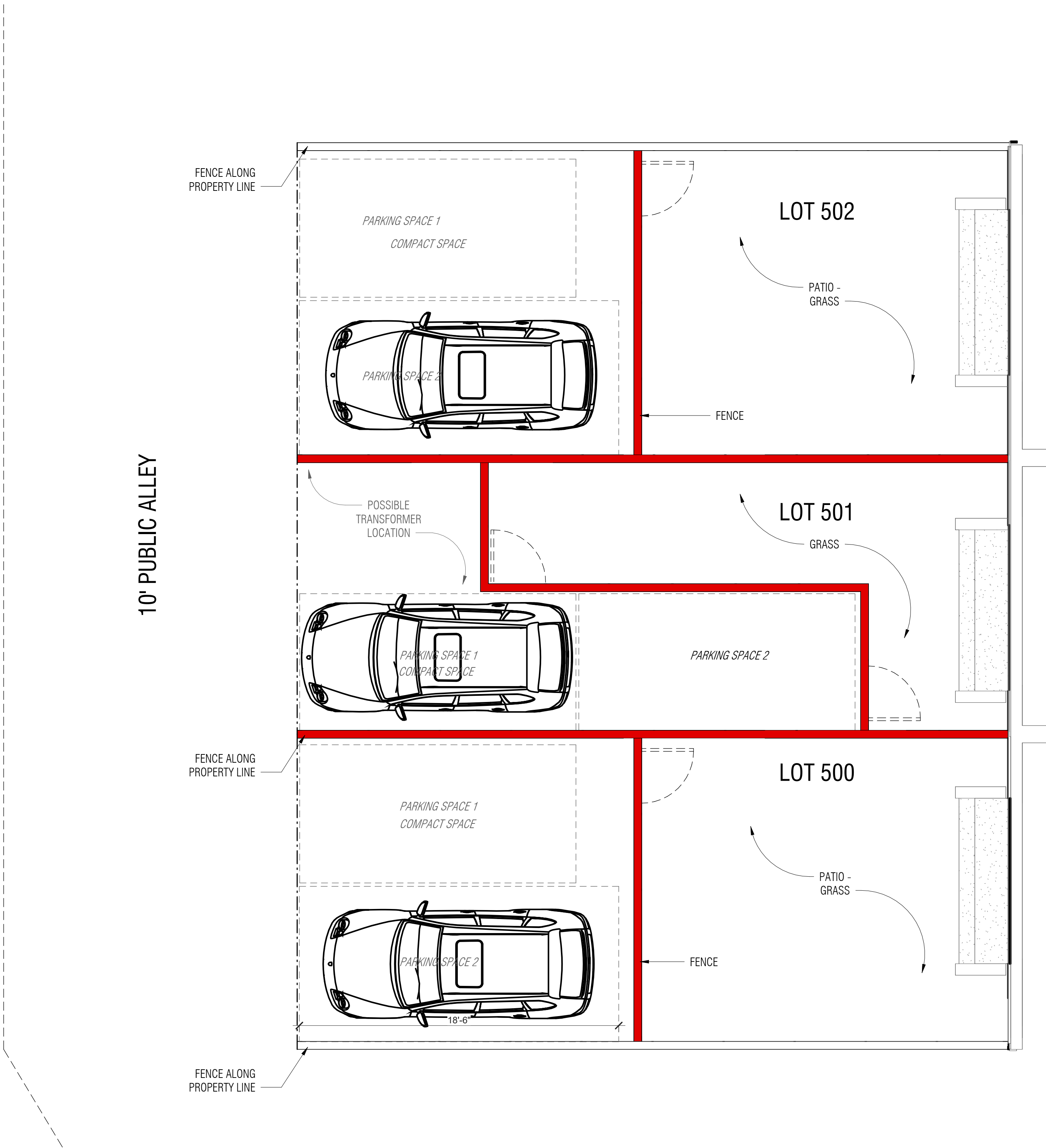
EXISTING ALLEY - FENCE REFERENCE PHOTO



PROPOSED FENCE REFERENCE PHOTO



PROPOSED FENCE REFERENCE PHOTO



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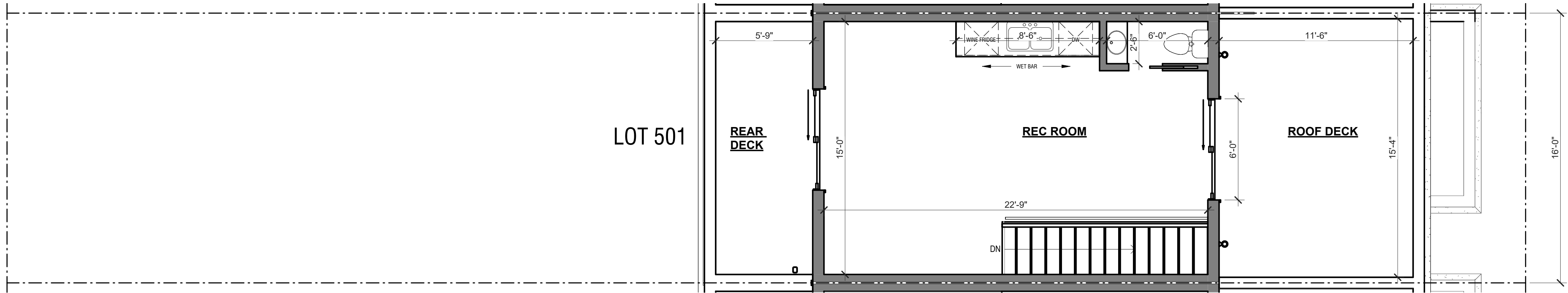
SHEET NAME  
FENCE DETAILS

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 9.2

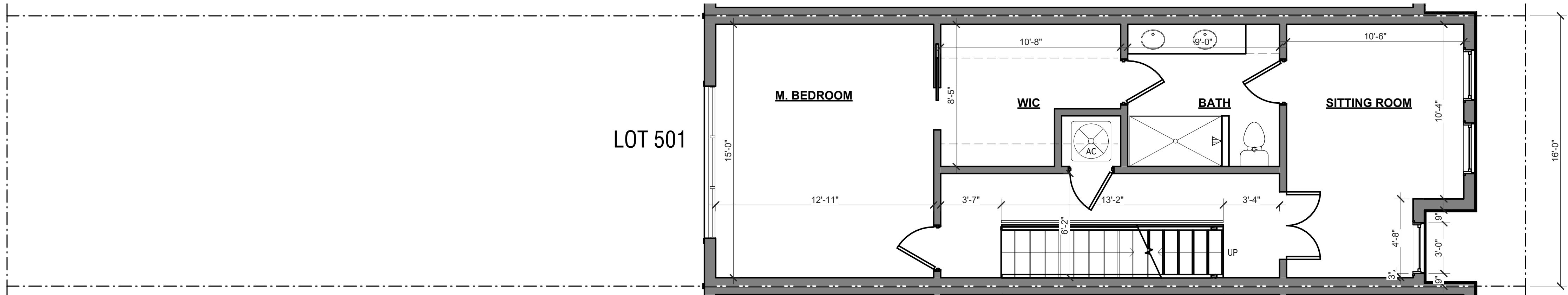




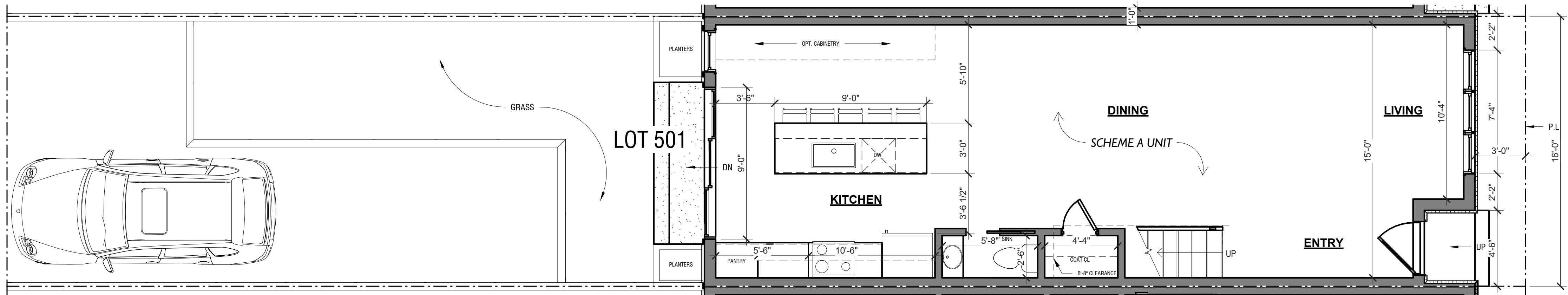
4 PROPOSED FOURTH FLOOR  
1/4" = 1'-0"



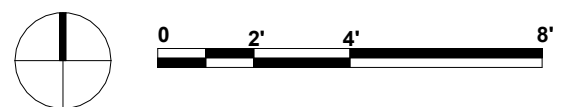
3 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



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



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



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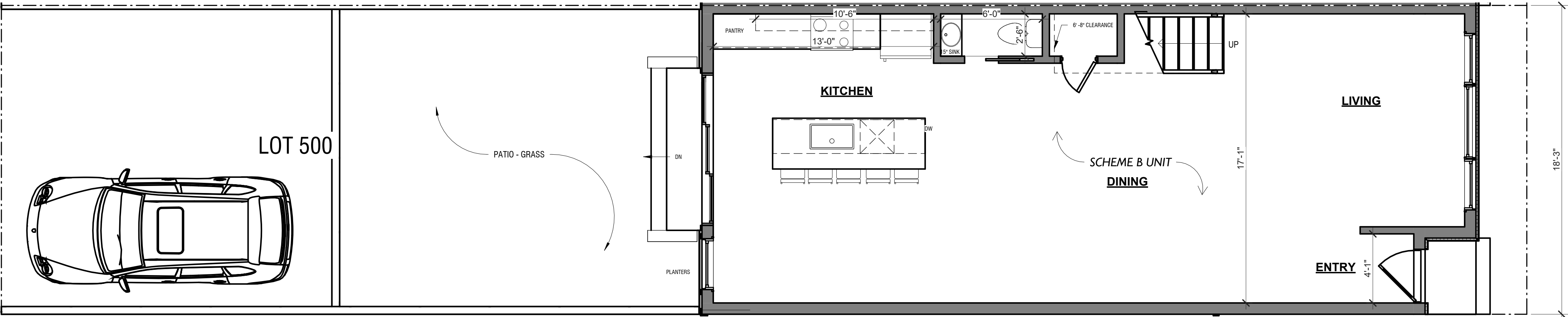
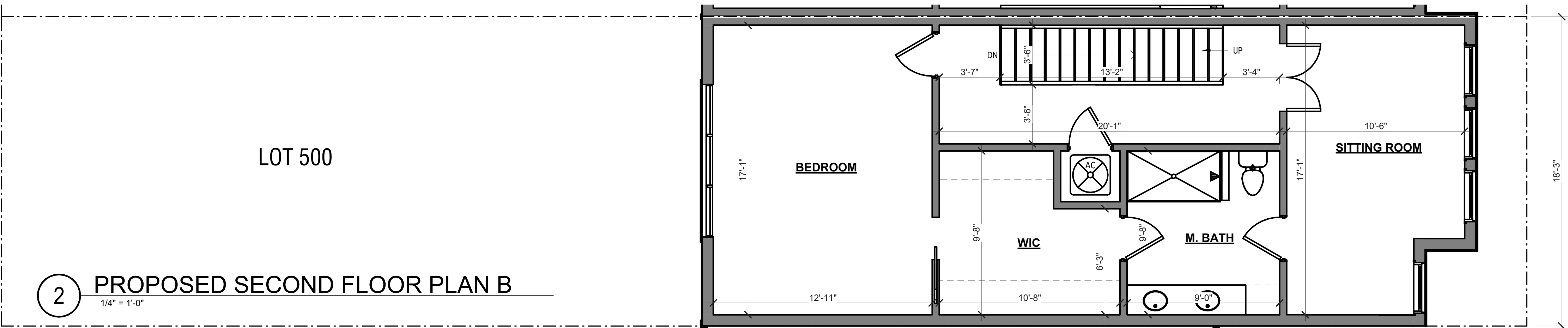
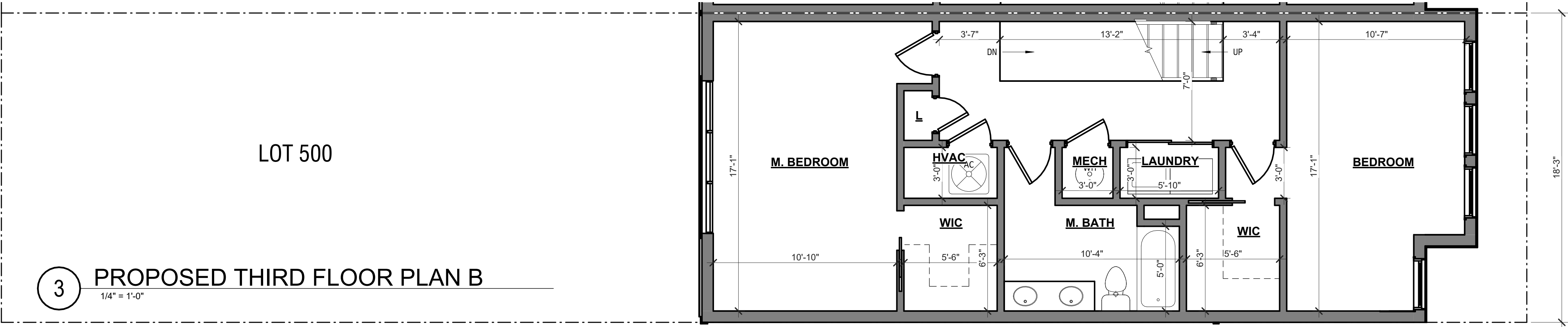
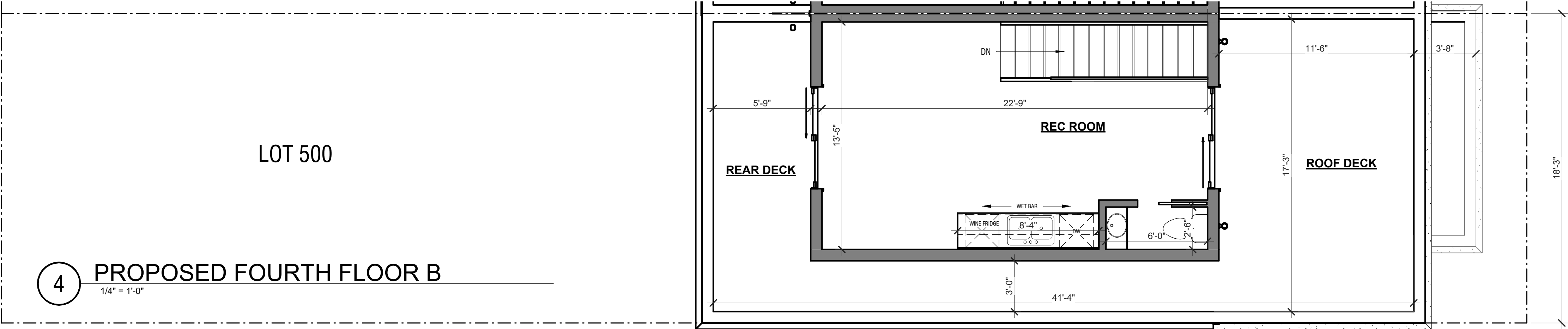
SHEET NAME  
PROPOSED FLOOR  
PLANS - SCHEME A

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 10





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SHEET NAME

PROPOSED FLOOR  
PLANS - SCHEME B

SCALE

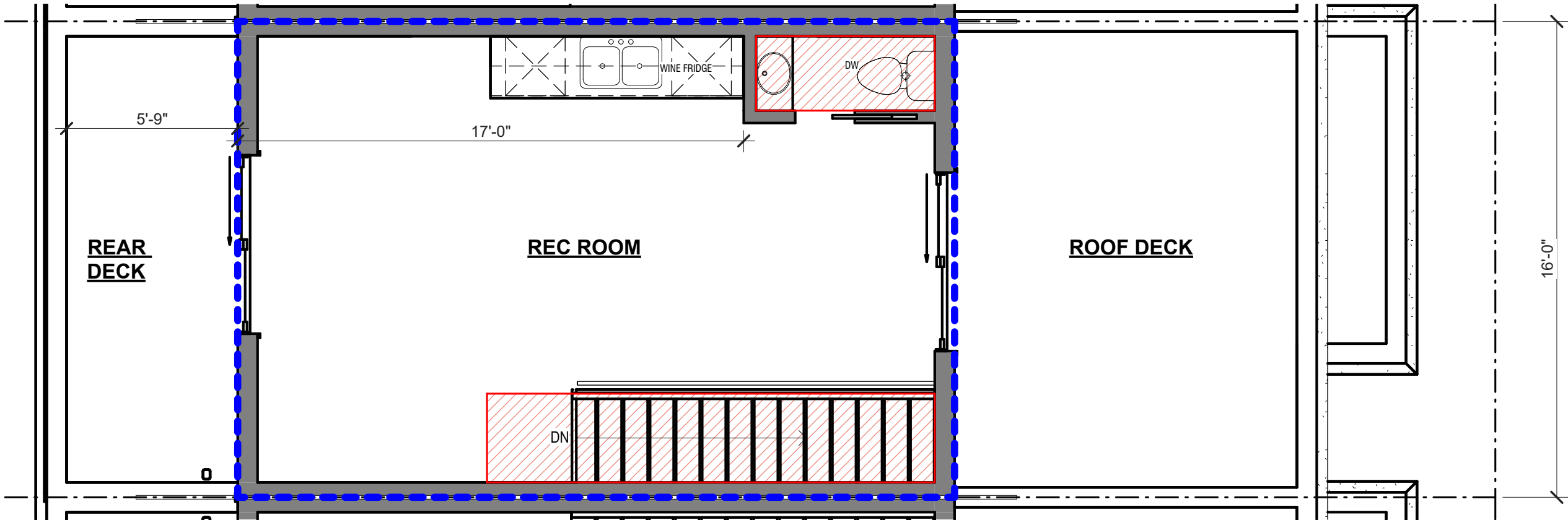
1/4" = 1'-0"

SHEET NO.

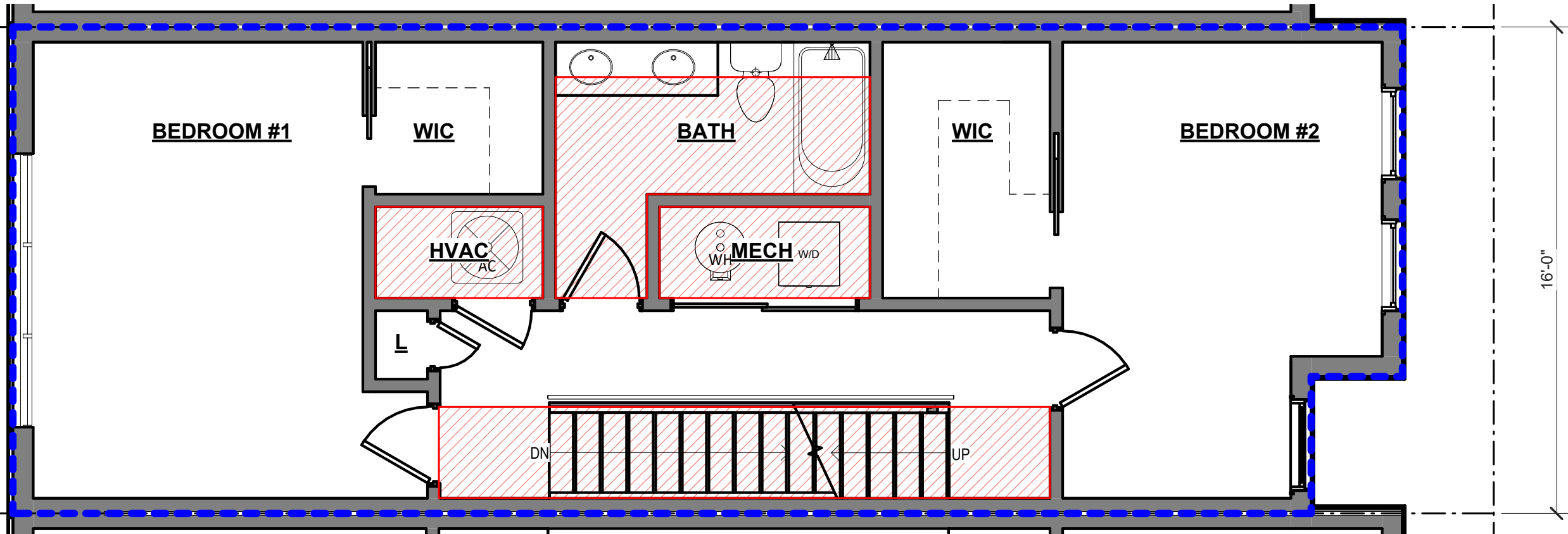
BAR II



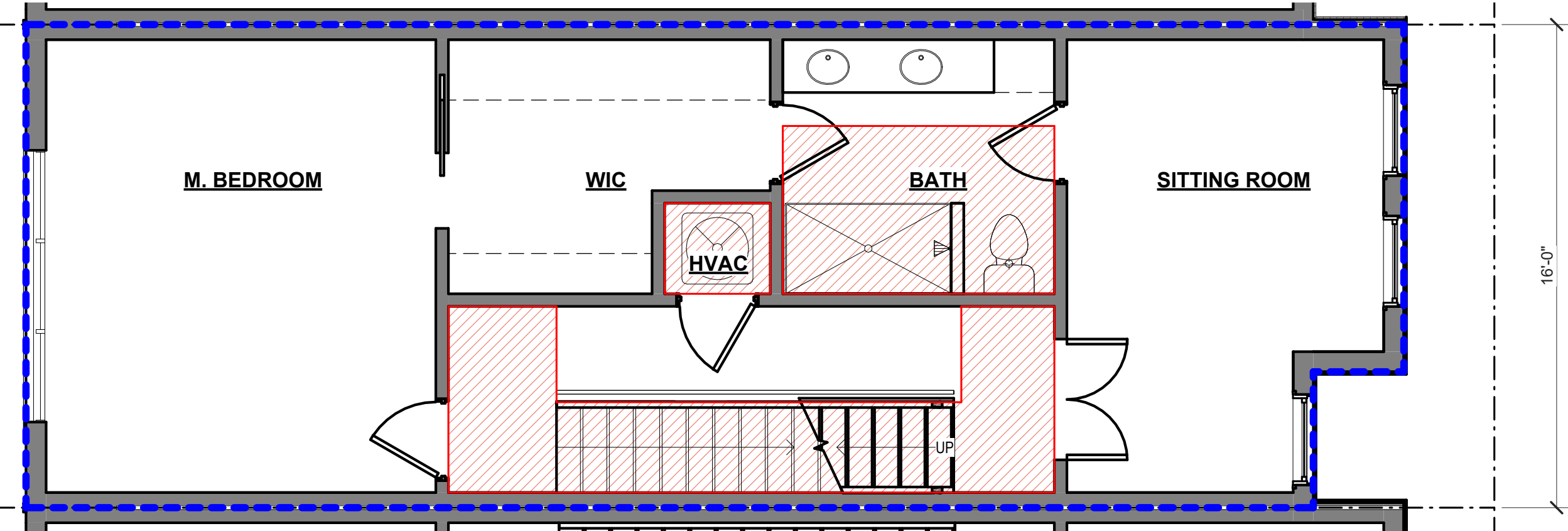
LOT 501 - 16 FT WIDE UNIT - SCHEME A



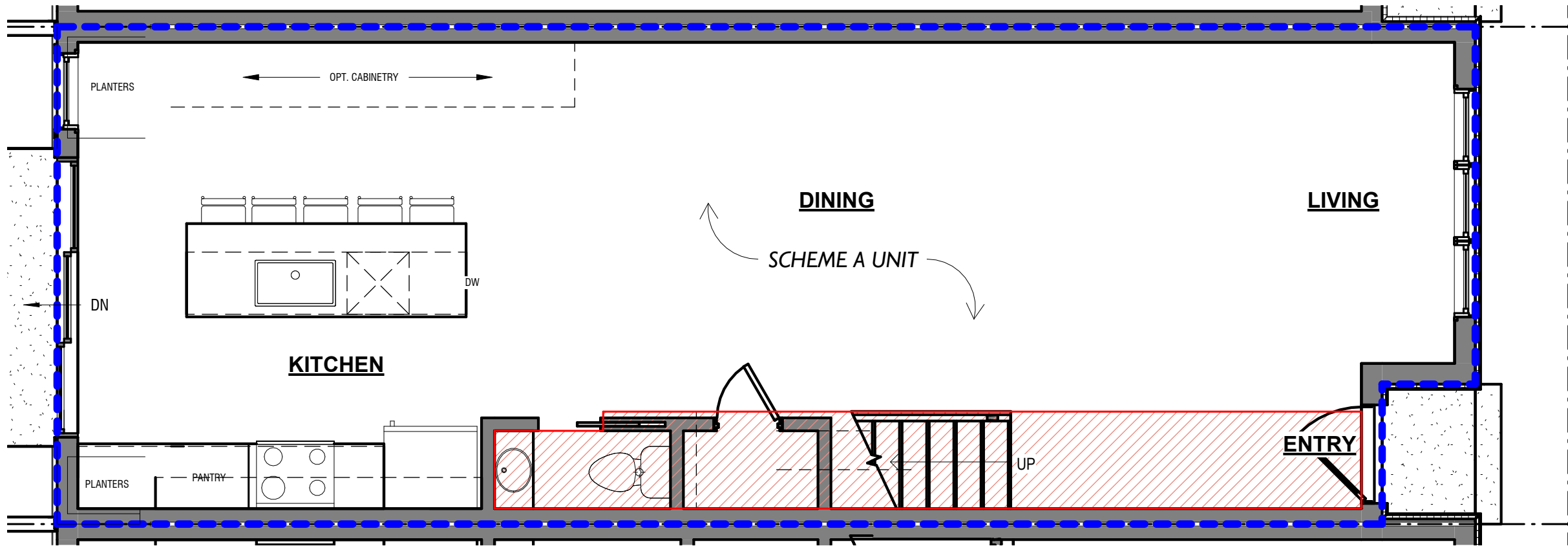
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM

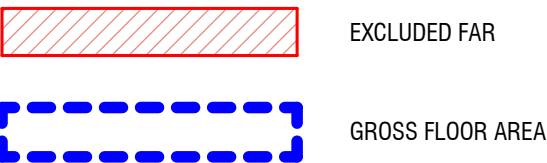


SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 501 - 16 FT WIDE UNIT - SCHEME A



EXCLUDED FAR:

BATHROOMS  
MECHANICAL ROOMS  
STAIRS + LANDING AREA

FIRST FLOOR:

GROSS FLOOR AREA: 717.17 SF  
EXCLUDED FAR: 84.88 SF  
TOTAL SQFT: 632.29 SF

SECOND FLOOR:

GROSS FLOOR AREA: 717.17 SF  
EXCLUDED FAR: 141.80 SF  
TOTAL SQFT: 575.37 SF

THIRD FLOOR:

GROSS FLOOR AREA: 717.17 SF  
EXCLUDED FAR: 147.57 SF  
TOTAL SQFT: 569.6 SF

FOURTH FLOOR:

GROSS FLOOR AREA: 385.33 SF  
EXCLUDED FAR: 59.88 SF  
TOTAL SQFT: 325.45 SF

SITE AREA: 1,440 SF  
TOTAL GROSS FLOOR AREA: 2,536.84 SF  
TOTAL DEDUCTIONS: 434.13 SF

TOTAL FLOOR AREA: 2,102.71 SF  
TOTAL FAR: 1.46

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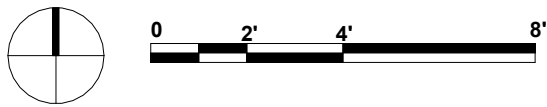
FAR DIAGRAMS -  
SCHEME A

SCALE

1/4" = 1'-0"

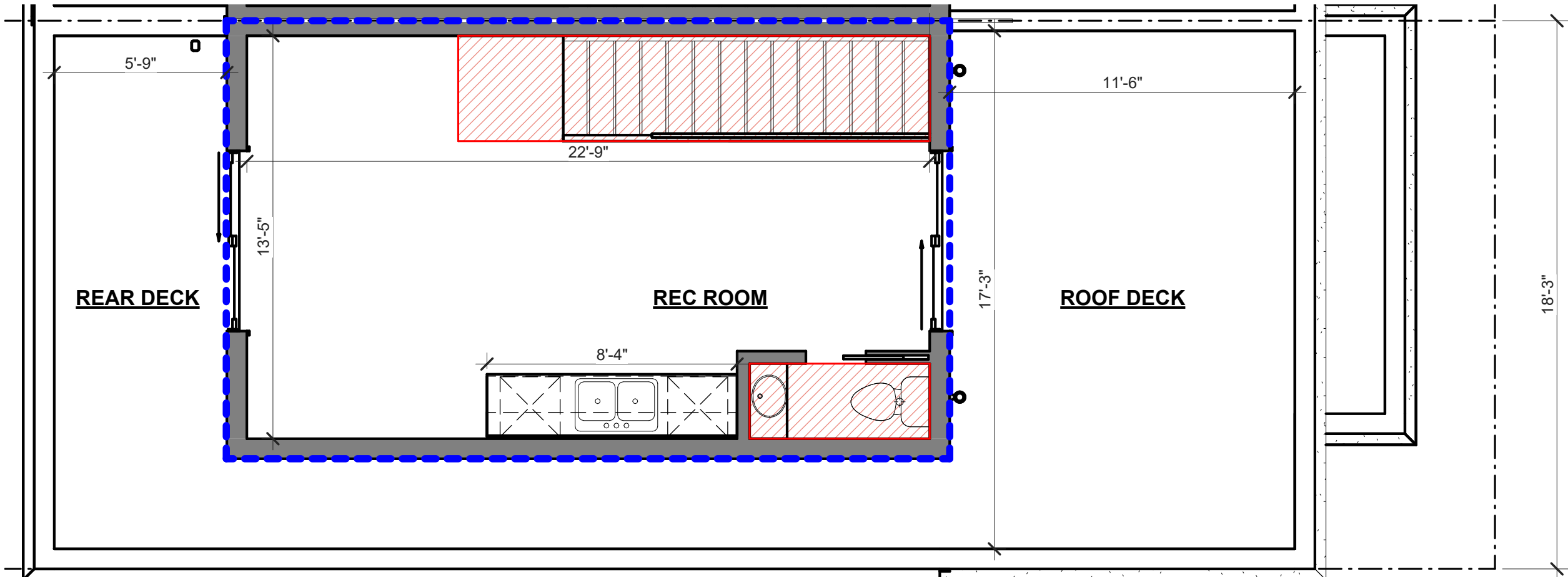
SHEET NO.

BAR 12

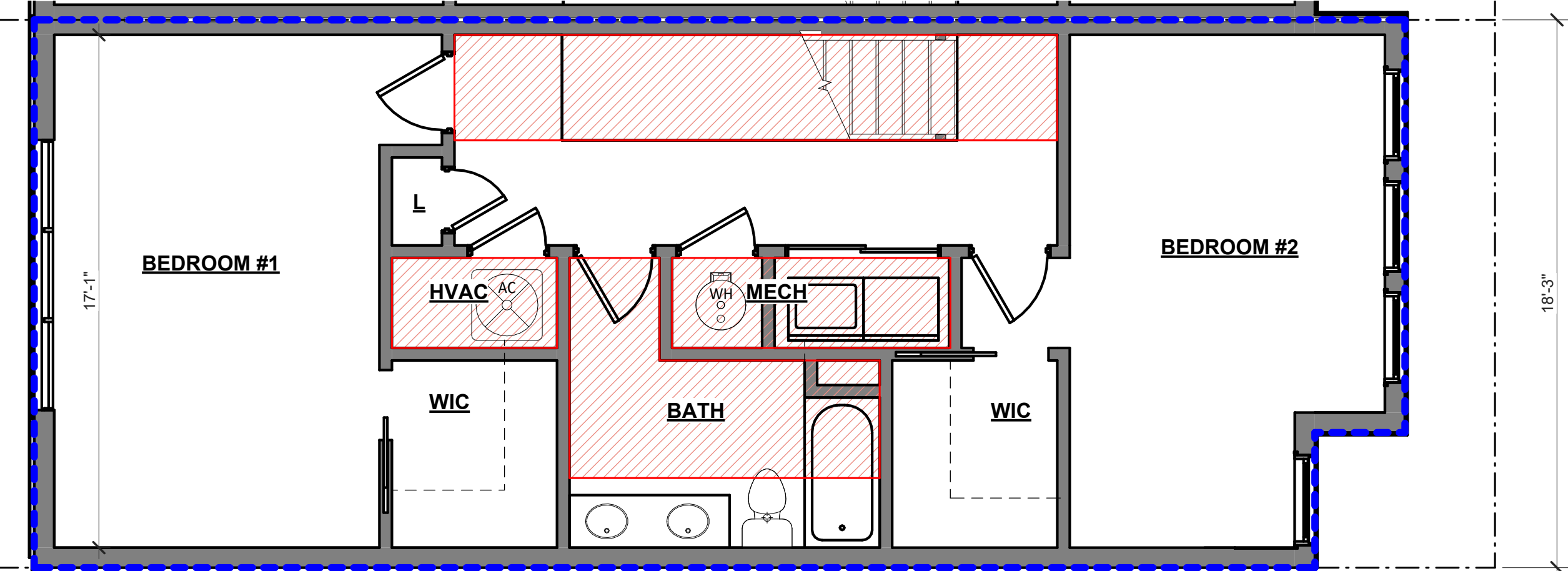




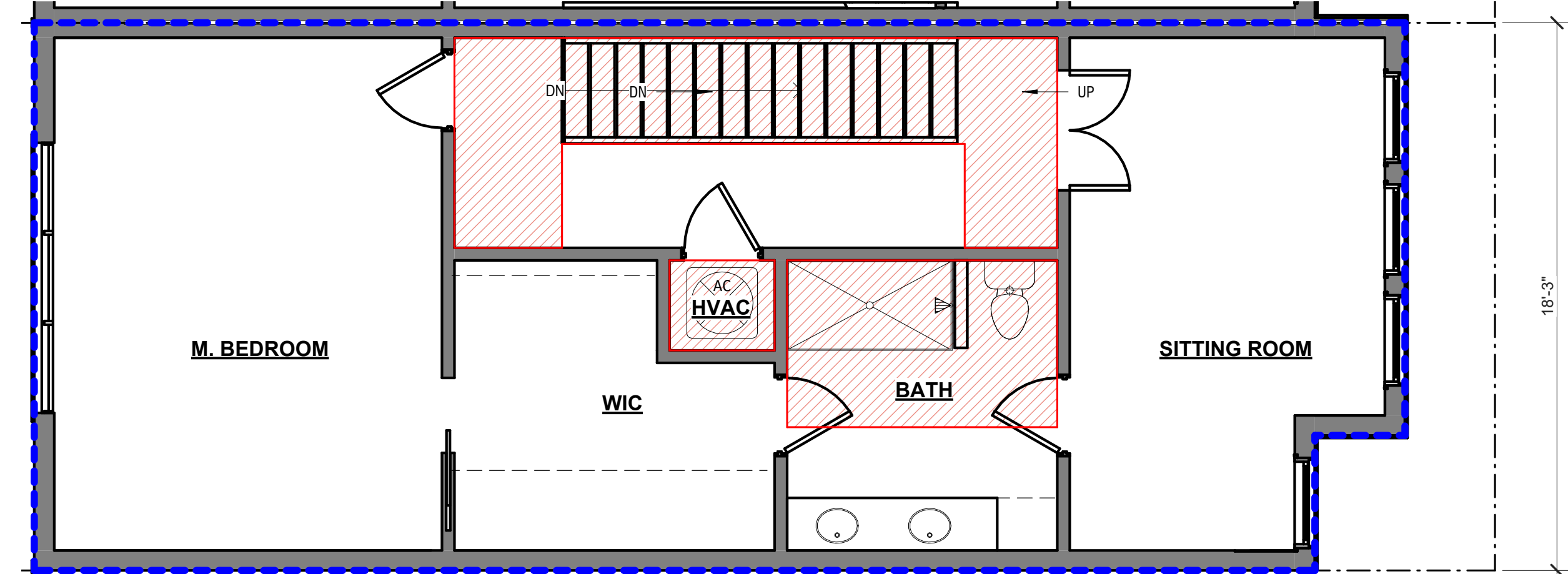
LOT 501 - 16 FT WIDE UNIT - SCHEME A



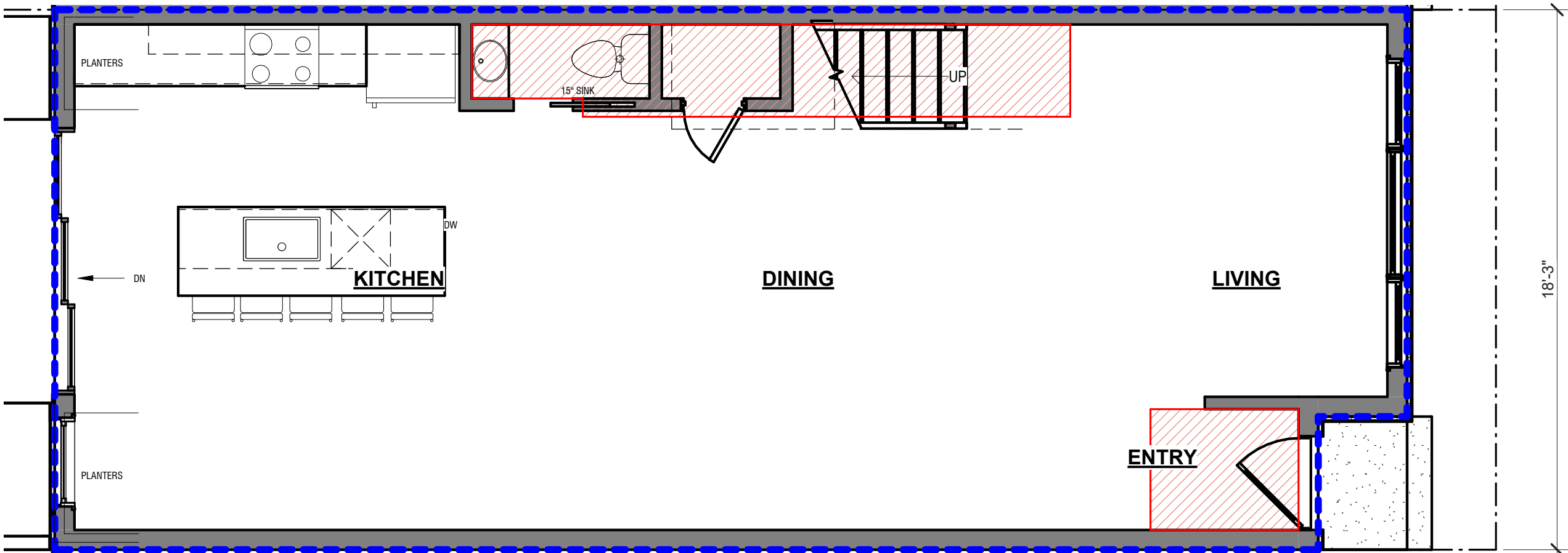
FOURTH FLOOR FAR DIAGRAM



THIRD FLOOR FAR DIAGRAM

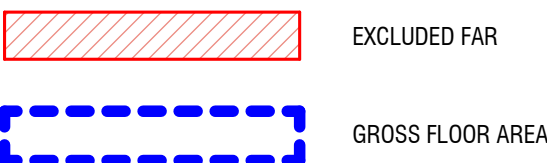


SECOND FLOOR FAR DIAGRAM



FIRST FLOOR FAR DIAGRAM

LOT 500 - 18.25 FT WIDE UNIT - SCHEME B



**EXCLUDED FAR:**  
BATHROOMS  
MECHANICAL ROOMS  
STAIRS + LANDING AREA

**FIRST FLOOR:**

GROSS FLOOR AREA: 819.92 SF  
EXCLUDED FAR: 81.11 SF  
TOTAL SQFT: 738.81 SF

**SECOND FLOOR:**

GROSS FLOOR AREA: 819.92 SF  
EXCLUDED FAR: 154.82 SF  
TOTAL SQFT: 665.3 SF

**THIRD FLOOR:**

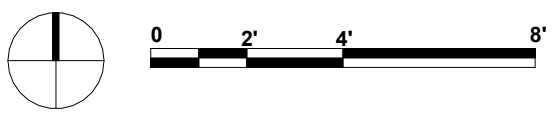
GROSS FLOOR AREA: 819.92 SF  
EXCLUDED FAR: 165.60 SF  
TOTAL SQFT: 654.32 SF

**FOURTH FLOOR:**

GROSS FLOOR AREA: 351.49 SF  
EXCLUDED FAR: 70.11 SF  
TOTAL SQFT: 281.38 SF

**SITE AREA: 1,642.50 SF**  
**TOTAL GROSS FLOOR AREA: 2,811.25 SF**  
**TOTAL DEDUCTIONS: 471.43 SF**  
**TOTAL FLOOR AREA: 2,339.82 SF**

**TOTAL FAR: 1.42**



OFFICIAL STAMPS

JK<sub>A</sub>

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BAR CONCEPT 2

806 N Columbus St  
Alexandria, VA

ISSUE RECORD  
11/06/2025  
BAR CONCEPT 2  
REVISION SCHEDULE  
NO. DATE

SEAL

SHEET NAME  
FAR DIAGRAMS-  
SCHEME B

SCALE  
1/4" = 1'-0"

SHEET NO.

BAR 13