

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

**APPLICANT:** AB/FH Alexandrian Hotel Owner, LLC

**LOCATION:** Old and Historic Alexandria District  
400 King Street

**ZONE:** KR/ King Street urban retail zone.

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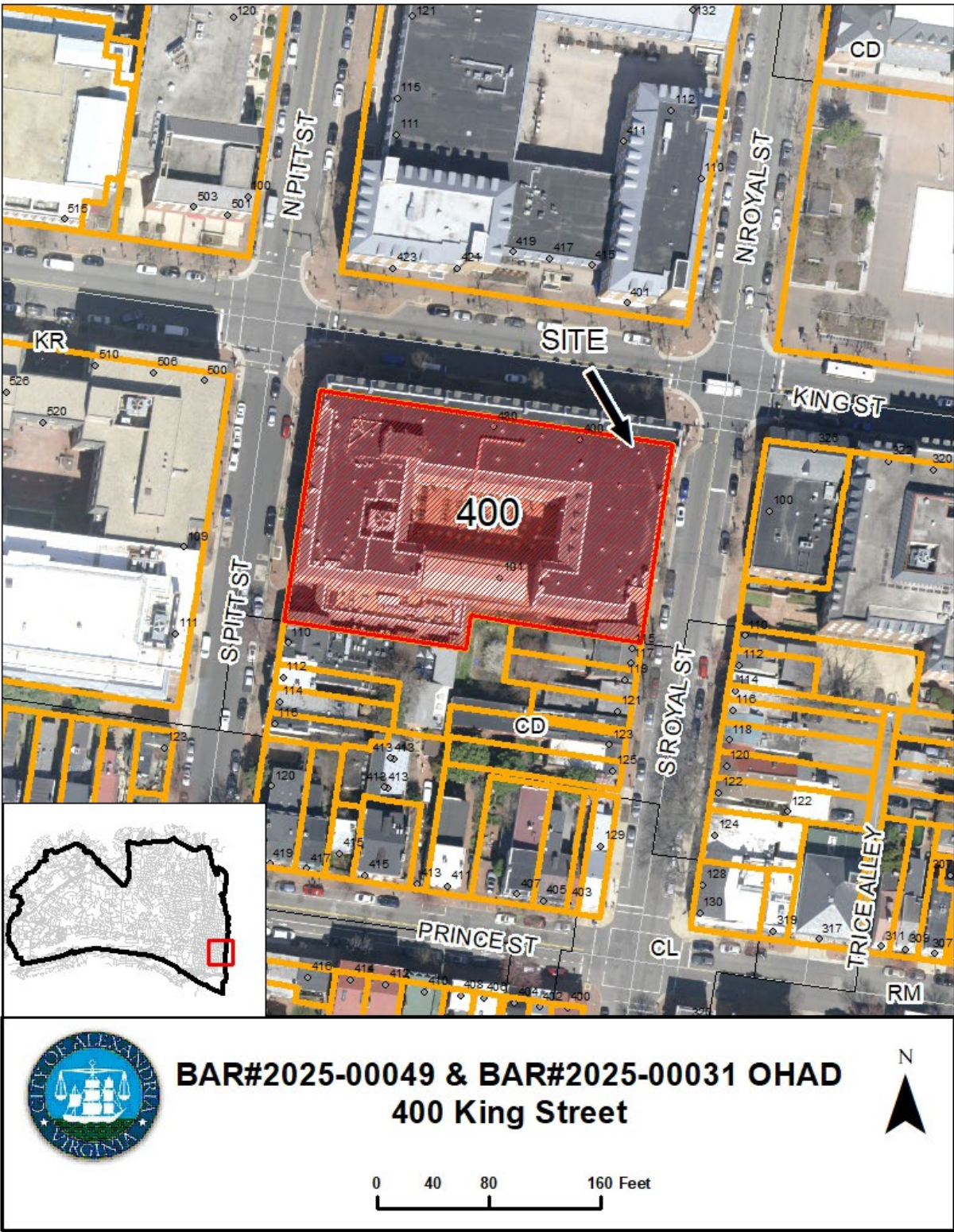
**STAFF RECOMMENDATION**

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

1. Work with staff to develop a multi-light configuration that complements the existing building;
2. All glazing must be clear glass and in compliance with *BAR's Window Policy*; and,
3. Work with staff to select a paint color that will complement both the proposed storefronts and existing building.

**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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.





**Note:** Staff coupled the applications for a Permit to Demolish (BAR2025-00049) and Certificate of Appropriateness (BAR2025-00031) 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 replace existing wood and glass storefronts with new thermal aluminum/glass storefront with an ADA entrance (S. Royal St.), as well as alterations, at 400 King Street. The alterations include painting the storefronts, installing a new awning on the King Street frontage, and replacing the fabrics of the existing awning on the King St. frontage.



**Photo 1: Existing conditions of 400 King St.**

## **II. HISTORY**

The six-story brick commercial building was constructed as part of the urban renewal project in **1975** and designed by the Alexandria architectural firm of Vosbeck, Vosbeck, Kendrick and Redinger. It was specifically designed to mimic the 18<sup>th</sup> century warehouses flanking the Faneuil Hall markets in Boston.

### *Previous BAR Approvals*

In the 1990s and early 2000s, the BAR approved significant alterations that modified the fenestration of the building including entryways, windows, and signage.

BAR2006-0134	9/6/2006
BAR2006-0133	9/6/2006
BAR2002-0155	7/17/2002
BAR96-0158	8/21/1996
BAR92-0019	4/1/1992
BAR90-0193	10/13/1990

More recently, in 2017 (BAR2017-00142) and 2020 (BAR2020-00431), staff administratively approved requests for new signage.

### 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.

Standard	Description of Standard	Standard Met?
(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?	N/A
(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 portions of the wall area proposed for demolition/capsulation. 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

#### Certificate of Appropriateness

Staff has no objection to the storefronts being modified on this later commercial building. The applicant is proposing to update three tenant spaces, one on the northeast corner of the building and one on King Street and South Royal Street frontages. The modifications include five new entryways and one ADA ramp entryway. The proposed storefronts will consist of single-panel



windows and doors with transoms. Most of the new entrances will be fitted within the existing window and door openings. One door and window will be converted to a storefront on King Street.

While single-panel windows are appropriate for later commercial buildings, staff is concerned about the proposed windows' effect on the overall design composition of the building. To create a more harmonious first floor, staff recommends that the applicant maintains a multi-light configuration on all proposed windows. This will connect the proposed work with the existing tenant space on the northwest corner. Staff recommends that the applicant work with staff to develop a multi-light configuration that complements the existing building. Additionally, staff notes that all glazing must be clear glass and in compliance with *BAR's Window Policy*.

The existing first-story is currently painted, and staff supports the applicant's request to repaint the storefronts; however, the vibrant orange color is too intense. Staff recommends the applicant work with staff to select a paint color that will complement the first-story storefronts not included in this application.



Photo 2: View of entire building.

With the conditions above, staff recommends approval of the project.

#### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning

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

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

- C-1 Proposed replacement of existing storefront materials and the breakup of the retail space into four spaces will comply with zoning with conditions.
- C-2 Applicant will need to return for the signage and outdoor dining shown in the proposed drawings.
- C-3 Zoning compliance of this case doesn't extend beyond the scope of work under BAR2025-00031.
- C-4 Applicant must apply for individual addresses before submitting for individual approval for each tenant space.
- F-1 Property is subject to the regulations of the KR Zone in Sec.7-600 of the Zoning Ordinance.
- F-2 All proposed uses in new retail spaces must comply with the KR zone and acquire proper permits and SUP approvals.

##### **Code Administration**

- C-1 A building permit is required.

##### **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)
- 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**

No archaeology comments.

**V. ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 400 KING STREET -22314

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

TAX MAP AND PARCEL: 074.02-07-01 (11934510) ZONING: COMMERCIAL (KR)

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: AB/FH Alexandrian Hotel Owner LLC

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

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

Name: James Pandula -K+P Architects

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: (same)

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]



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

(OFFICE USE ONLY)

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning  | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors   | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting                                      | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other _____ Storefront & entrances |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Re-demise existing existing vacant white box tenant space into (4) spaces

Replace existing wood/glass storefront with new thermal aluminum/glass storefront with new ADA entrances

**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.

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

(OFFICE USE ONLY)

**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.



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

(OFFICE USE ONLY)

**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.

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: James Pandula

Date: 1/27/25

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*

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*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

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| <input type="checkbox"/> other _____ |   |   |                                   |
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- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
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- ☐ ☐ 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.

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

(OFFICE USE ONLY)

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: James Pandula

Date: 1/27/25



## 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. AB/FH Ventures II LLC		100%
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. AB/FH Alexandrian Hotel Owner LLC		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/24/2025

Date

Blake Mastalir

Printed Name

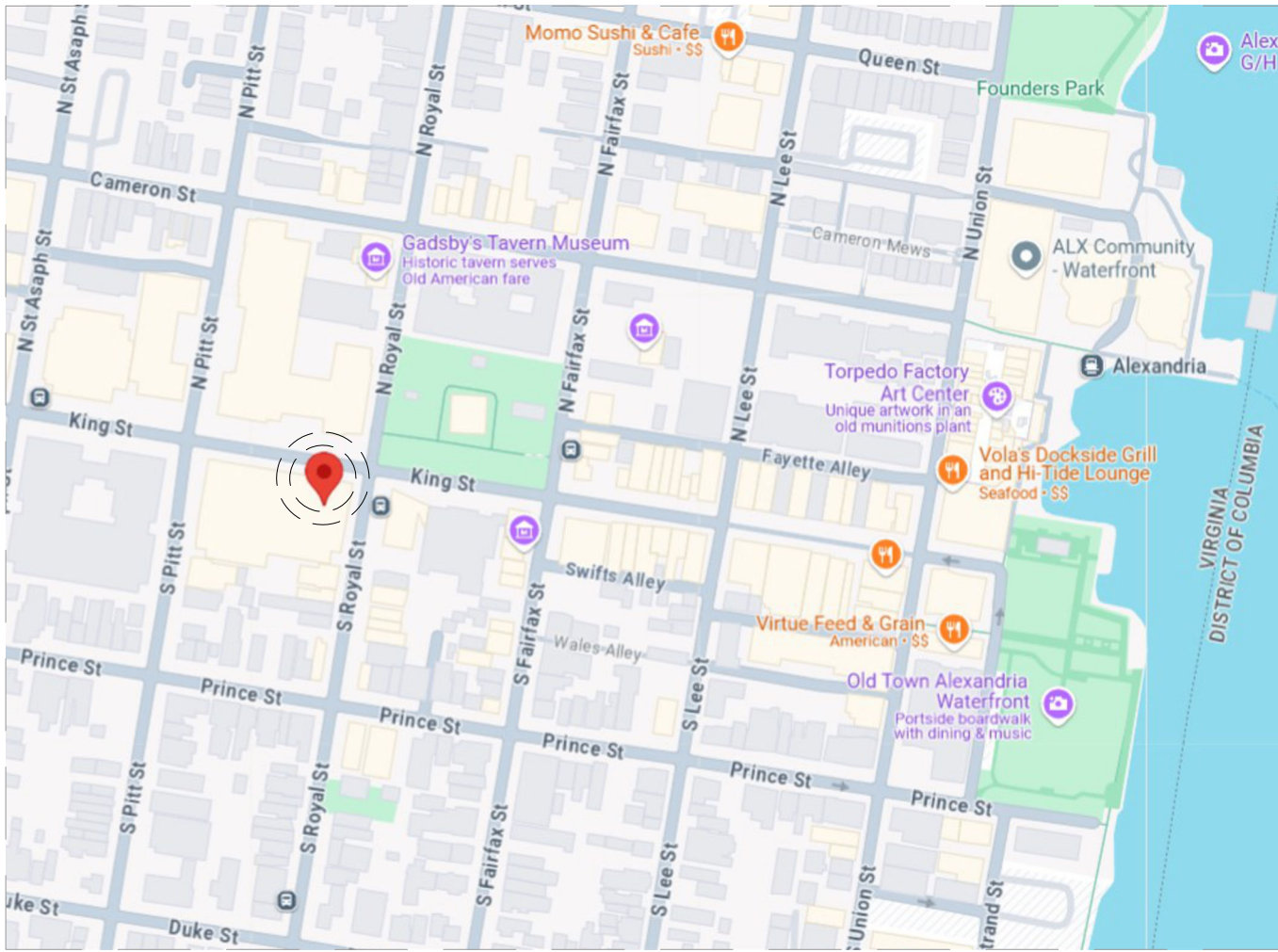
*Blake Mastalir*

Signature

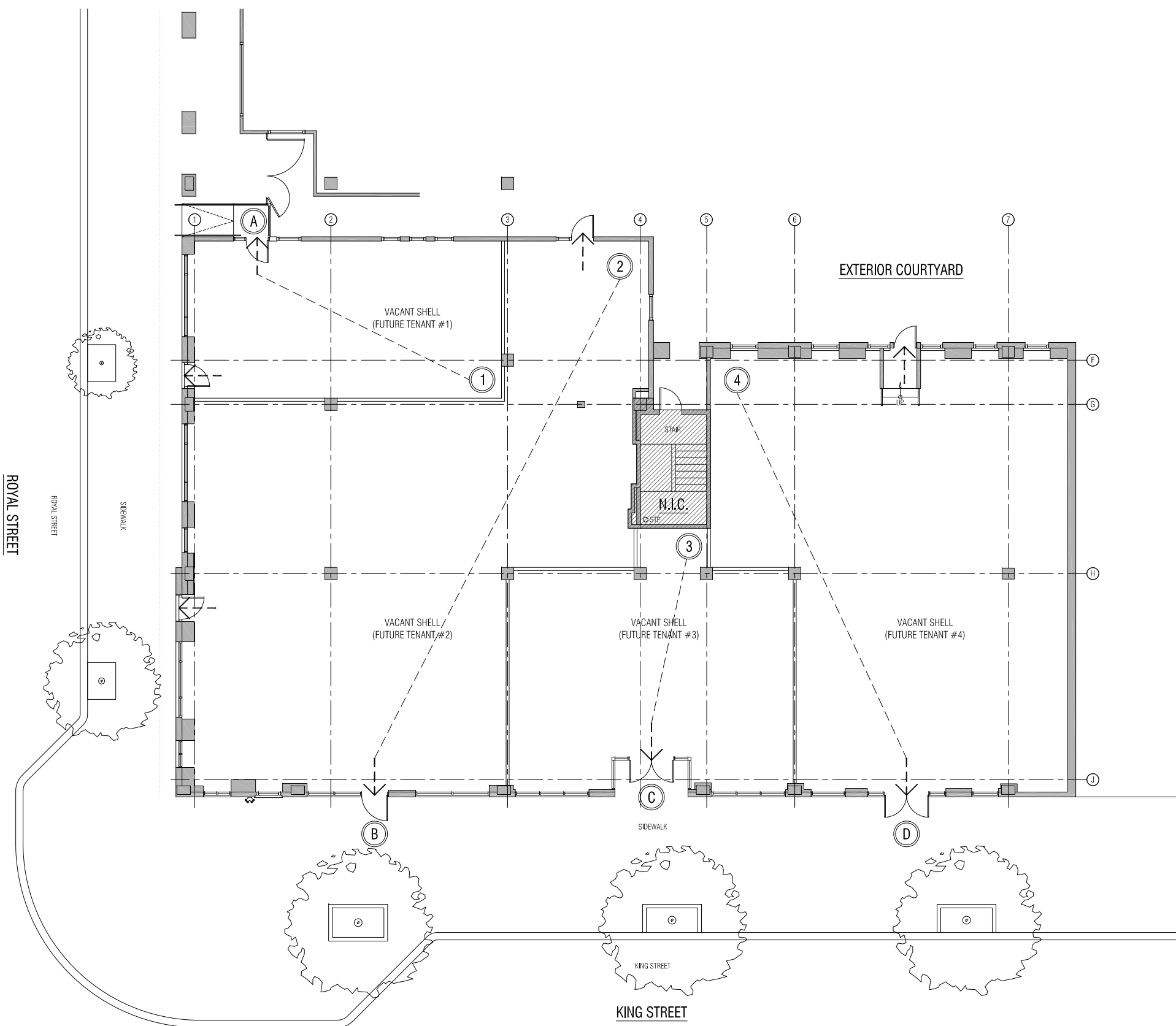


WHITE BOX SUBDIVISION & STOREFRONT REPLACEMENT

400 KING STREET  
1ST FLOOR  
ALEXANDRIA, VA 22314



1 VICINITY MAP  
SCALE: NOT TO SCALE



2 KEY PLAN: PARTIAL 1ST FLOOR  
SCALE: 1/16"=1'-0"



GENERAL RULES

- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. A BUILDING PERMIT COPY MUST BE PROVIDED BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER REGARDING BASE BUILDING RULES, REGULATIONS AND INSURANCE REQUIREMENTS, ETC. PRIOR TO BEGINNING WORK.
- ALL WORK MUST BE SCHEDULED TO AVOID ANY INTERRUPTION OF OTHER TENANTS' QUIET ENJOYMENT OF THE BUILDING. I.E. NO HAMMER DRILLING OR STRUCTURAL PENETRATIONS BETWEEN 6:00 AM AND 11:00 PM.
- ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE BUILDING BY THE CONTRACTOR BEFORE 8:30 AM OR AFTER 6:00 PM DURING THE WEEK OR ON THE WEEKENDS.
- THE DELIVERY OF BUILDING MATERIALS AND THE REMOVAL OF ALL DEBRIS MUST BE COORDINATED THROUGH THE PROPERTY MANAGEMENT OFFICE. THE LOADING DOCK AND OTHER AFFECTED AREAS MUST BE SWEEPED OR VACUUMED AFTER DELIVERIES.
- NO CONSTRUCTION EQUIPMENT OF ANY KIND IS ALLOWED IN THE PASSENGER ELEVATORS. PASSENGER ELEVATORS AND LOBBY AREAS ARE TO BE KEPT CLEAN. WALK OFF MATS MUST BE PROVIDED AT THE ELEVATORS TO PREVENT TRACKING DIRT THROUGHOUT THE BUILDING.
- WHEN DEMOLITION IS BEING PERFORMED ON ELECTRICAL SYSTEMS, A CERTIFIED ELECTRICIAN OR A BUILDING ENGINEER MUST BE ONSITE. ALL PRECAUTIONS MUST BE TAKEN TO AVOID THE RISK OF ACCIDENTAL POWER LOSS TO THE ADJACENT SUITES.
- WHEN MOVING IN OR OUT, THE FREIGHT ELEVATOR AND ANY PUBLIC CORRIDOR, DOORS, AND DOOR JAMBS MUST BE PROTECTED WITH PADDING. ALSO, CONTINUOUS MASONITE MUST BE LAID DOWN AND TAPED TOGETHER TO PROTECT THE FLOOR.
- ANY USE OF FIRE FOR WELDING, TORCHES, ETC. MUST BE COORDINATED WITH THE ENGINEER ON DUTY. ALSO, A HOT WORK PERMIT MUST BE COMPLETED WITH SAID ENGINEER.
- ALL OIL BASED PAINTING, SIZING, SPRAY PAINTING, AND OTHER ODOR GENERATING ACTIVITIES MUST BE PERFORMED ON NON-BUSINESS HOURS.
- ANY WORK ASSOCIATED WITH THE MECHANICAL, ELECTRICAL, SPRINKLER, FIRE ALARM OR PLUMBING MUST BE COORDINATED WITH THE CHIEF ENGINEER. ALL TIE-INS TO THE FIRE ALARM SYSTEM MUST BE PERFORMED BY THE PRE-QUALIFIED BASE BUILDING SUB CONTRACTOR.

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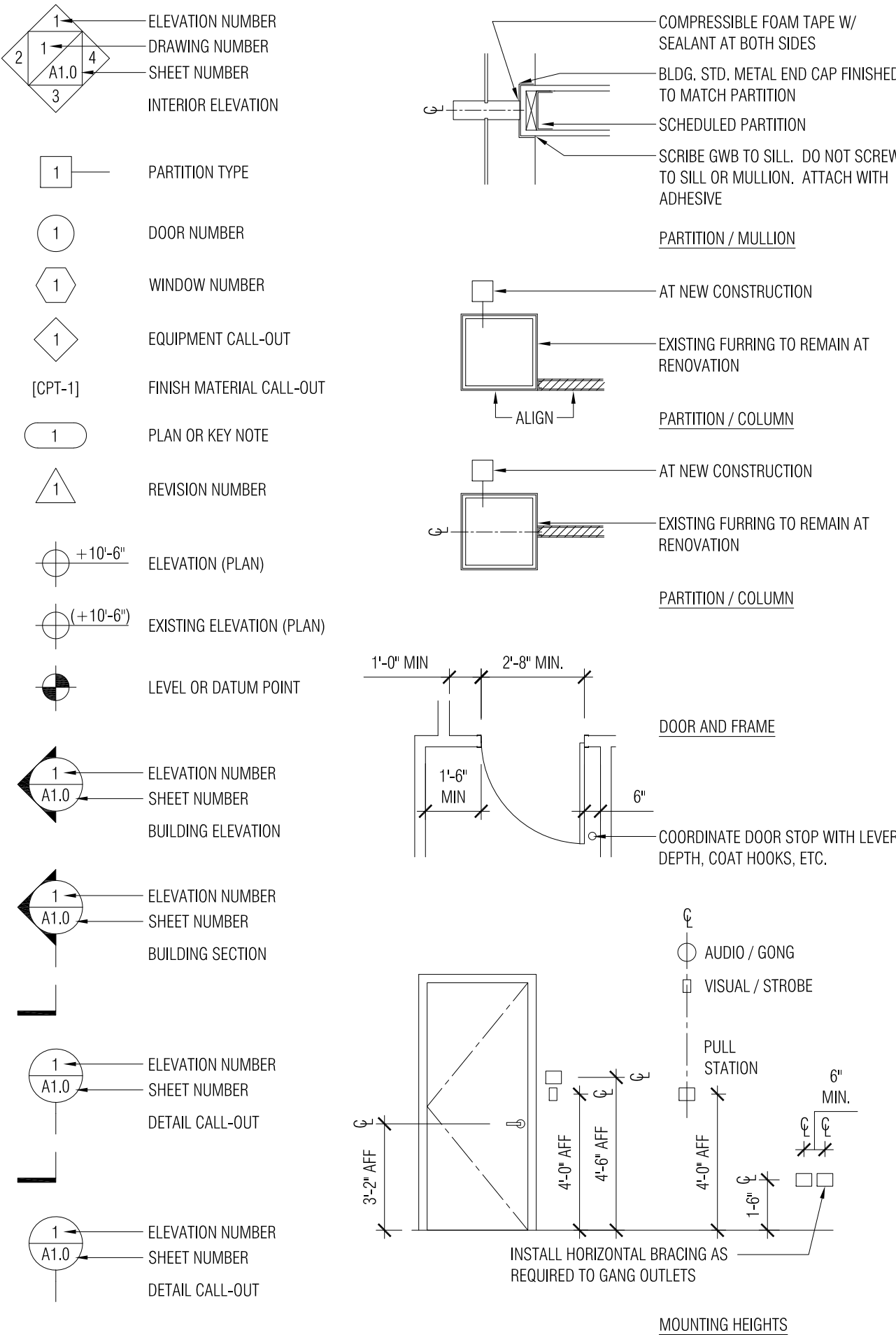
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CONSTRUCTION PLAN SYMBOLS & STANDARDS



GENERAL NOTES

FIRE SPINKLER NOTES

- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS EXISTING WITHIN THIS SPACE. THE CONTRACTOR SHALL ADD, REWORK AND MODIFY FOR NEW ROOM LAYOUT AND CEILING HEIGHTS IN CONFORMANCE WITH N.F.P.A. 13 STANDARDS AND ALL STATE AND LOCAL CODES AND REGULATIONS. ALL WORK SHALL BE DONE BY A QUALIFIED SPRINKLER CONTRACTOR WHO SHALL DESIGN AND PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE CITY AND LANDLORD FOR APPROVAL PRIOR TO FABRICATION. INSTALLATION SPRINKLER CONTRACTOR SHALL BE LANDLORD APPROVED. HEADS TO BE RECESSED WHEN IN CEILING TILES AND SURFACES. USE STANDARD HEADS IN OPEN CEILING CONDITIONS. CENTER SPRINKLER HEADS IN CENTER OF TILE WHEN USED. SPRINKLER HEADS MUST BE CONCEALED TYPE IN DRYWALL CEILING.
- FIRE PROTECTION SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY THE APPROPRIATE REGULATORY AGENCY PRIOR TO CONSTRUCTION.
- ALL SPRINKLER HEADS TO MATCH AND HAVE ESCUTCHEON FLANGES.
- SEE REFLECTED CEILING PLAN TO COORDINATE SHOP DRAWINGS W/ EXISTING & NEW DEVICES.

FIRE EXTINGUISHER NOTES

- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER 2015 IBC / SECTION 906 & 2014 NFPA (75'-0" RADIUS). PORTABLE FIRE EXTINGUISHERS - GROUP B & A3 - LIGHT (LOW) HAZARD, CLASS A HAZARDS (NFPA 14, 1.4.1.3) EXTINGUISHER 2A MINIMUM RATED EXTINGUISHER 1/3000 SF MAXIMUM FLOOR AREA PER A UNIT, 11,250 SF MAXIMUM AREA PER SINGLE UNIT, 75' MAX TRAVEL DISTANCE IBC 906.2 (1). PROVIDED EXTINGUISHER TYPE 4A: 10BC MULTIPURPOSE DRY-CHEMICAL. INSTALL IN ACCORDANCE WITH IBC SECTIONS 906.9.1 THRU 906.9.3.

ADDITIONAL NOTES

- SECTION 718.5 - COMBUSTIBLE MATERIALS SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION.
- SECTION 903.2.12 - AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION & DEMOLITION OPERATIONS SHALL BE PROVIDED WITH CHAPTER 33 OF THE FIRE CODE.
- SECTION 906.1 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 & S OCCUPANCIES.
- SECTION 3303.7 - FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE & THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- SECTION 3305.1 - SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- SECTION 3309.1 - WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: (1) AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, (2) IN EVERY STORAGE & CONSTRUCTION SHED, (3) ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE & USE OF FLAMMABLE & COMBUSTIBLE LIQUIDS.
- SECTION 3310.2 - REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS & ADDITIONS TO ANY BUILDING.

PROJECT / BUILDING INFORMATION

BUILDING ADDRESS	400 KING STREET ALEXANDRIA, VA 22314
ZONING	KR / KING STREET URBAN RETAIL ZONE
SCOPE OF WORK	WHITE BOX SUBDIVISION & STOREFRONT REPLACEMENT (INTERIOR ONLY)
APPLICABLE CODES	2021 - VCC (IBC); USBC, PART I & II 2021 - SFPC 2009 - ICC / ANSI A117.1
USE GROUP	EXISTING: MIXED USE: A-2 (ASSEMBLY) A-3 (ASSEMBLY) B (BUSINESS) M (MERCANTILE) R-1 (RESIDENTIAL / HOTEL) PROPOSED: MIXED USE: (NO CHANGE) A-2 (ASSEMBLY) A-3 (ASSEMBLY) B (BUSINESS) M (MERCANTILE) R-1 (RESIDENTIAL / HOTEL)
CONSTRUCTION TYPE	I-B; NON-COMBUSTIBLE I-B; NON-COMBUSTIBLE
BUILDING SUPPRESSED	YES YES
STANDPIPE SYSTEMS	YES YES
AUTOMATIC FIRE ALARMS	YES YES
AUTOMATIC FIRE DETECTION	YES YES
HANDICAP ACCESSIBLE	YES YES
NO. OF STORES	6 ABOVE GRADE 6 ABOVE GRADE (NO CHANGE)
BUILDING AREA	162,700 SF 162,700 SF (NO CHANGE)
GROSS 1ST FLOOR AREA	29,500 SF 29,500 SF (NO CHANGE)
PROJECT AREA	8,035 SF 8,035 SF (NO CHANGE)

OCCUPANCY & EGRESS SUMMARY

OCCUPANCY FUNCTION	AREA	COMMON PATH OF TRAVEL FULLY SPRINKLERED (MAXIMUM ALLOWED)	COMMON PATH OF TRAVEL FULLY SPRINKLERED (PROVIDED)
VACANT SHELL #1	964 SQ. FT.	100' MAXIMUM	37'-3" (1-A - SEE KEY PLAN)
VACANT SHELL #2	3,226 SQ. FT.	100' MAXIMUM	78'-3" (2-B - SEE KEY PLAN)
VACANT SHELL #3	1,241 SQ. FT.	100' MAXIMUM	28'-0" (3-C - SEE KEY PLAN)
VACANT SHELL #4	2,604 SQ. FT.	100' MAXIMUM	59'-0" (4-D - SEE KEY PLAN)
TOTAL	8,035 SQ. FT.		

DRAWING INDEX

ARCHITECTURAL:	
001	COVER SHEET, PROJECT INFORMATION, NOTES & DRAWING INDEX
A001	DEMOLITION PLANS
A002	CONSTRUCTION PLANS
A003	ELEVATIONS - DEMOLITION
A003.1	ELEVATIONS - CONSTRUCTION
A003.2	SECTIONS & DETAILS
A004	DOORS, HARDWARE & SCHEDULES
A005	SPECIFICATIONS

WHITE BOX SUBDIVISION &  
STOREFRONT REPLACEMENT

400 KING STREET  
1ST FLOOR  
ALEXANDRIA, VA 22314

PROJECT NUMBER: 9126.002

ISSUE: NUMBER: DATE:  
B.A.R. REVIEW 1 01/27/2025

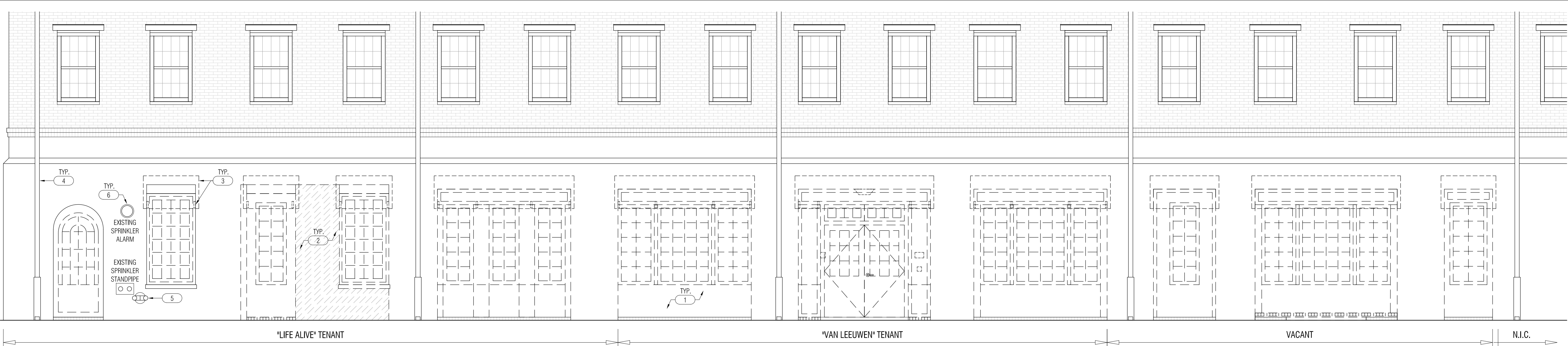
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001  
COVER SHEET

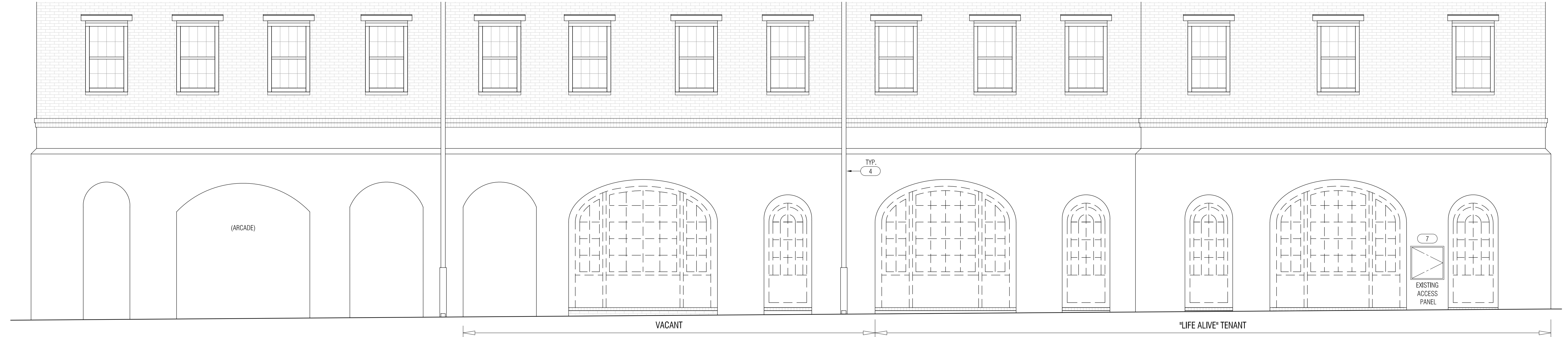






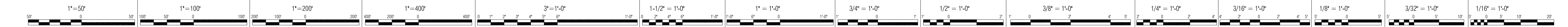


1 ELEVATION: KING STREET FACADE  
SCALE: 1/4"=1'-0"



2 ELEVATION: ROYAL STREET FACADE  
SCALE: 1/4"=1'-0"

- NOTES:
1. REMOVE EXISTING DOORS, WINDOWS, TRIM, DECORATIVE PANELING BACK TO EXISTING BUILDING OPENING AS INDICATED. SEE DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
  2. REMOVE EXISTING EXTERIOR / MASONRY PARTITION TO ACCOMMODATE NEW STOREFRONT ASSEMBLY. REPAIR / WATERPROOF / INSULATE REMAINING ADJACENT PARTITION AS REQUIRED.
  3. REMOVE EXISTING AWNING STRUCTURE, SUPPORT BRACKETS & FABRIC AT KING STREET OPENINGS. SALVAGE ALL FOR FOR REUSE.
  4. EXISTING DOWNSPOUT & DRAIN TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
  5. EXISTING SPRINKLER STANDPIPE TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
  6. EXISTING LIFE SAFETY DEVICE TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
  7. EXISTING ACCESS PANEL TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.



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WHITE BOX SUBDIVISION &  
STOREFRONT REPLACEMENT

400 KING STREET  
1ST FLOOR  
ALEXANDRIA, VA 22314

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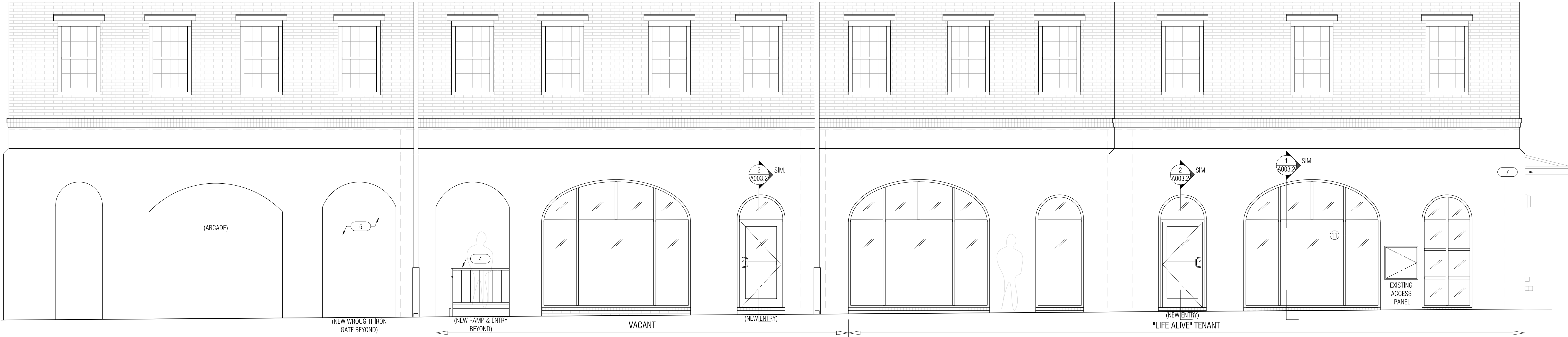
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A003

ELEVATIONS - DEMOLITION

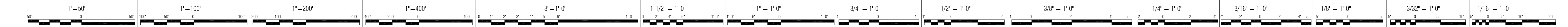


1 ELEVATION: KING STREET FACADE - NEW STOREFRONTS  
SCALE: 1/4"=1'-0"



2 ELEVATION: ROYAL STREET FACADE - NEW STOREFRONTS  
SCALE: 1/4"=1'-0"

- NOTES:
- 1. PROVIDE NEW / REPAIR EXISTING CURB AS REQUIRED TO ACCOMMODATE NEW STOREFRONT ASSEMBLY.
  - 2. NEW THERMAL STOREFRONT FRAMING SYSTEM: YKK - SERIES YES 45 XT. SEE SHEET #A003.2 & #A004 FOR ADDITIONAL STOREFRONT INFORMATION.
  - 3. NEW THERMAL STOREFRONT DOOR SYSTEM, HARDWARE & THERMAL THRESHOLD.
  - 4. NEW ACCESSIBLE CONCRETE RAMP, LANDING & METAL HANDRAILS AT ARCADE AREA. SEE DETAIL PLAN & ELEVATION.
  - 5. NEW PAINTED WROUGHT IRON GATE & SECURITY AT ARCADE AREA TRANSOM.
  - 6. REINSTALL SALVAGED AWNING STRUCTURE, SUPPORT BRACKETS & FABRIC AWNING AT INDICATED KING STREET OPENINGS.
  - 7. NEW CANOPY & STRUCTURE AT INDICATED ENTRY - BY OTHERS.



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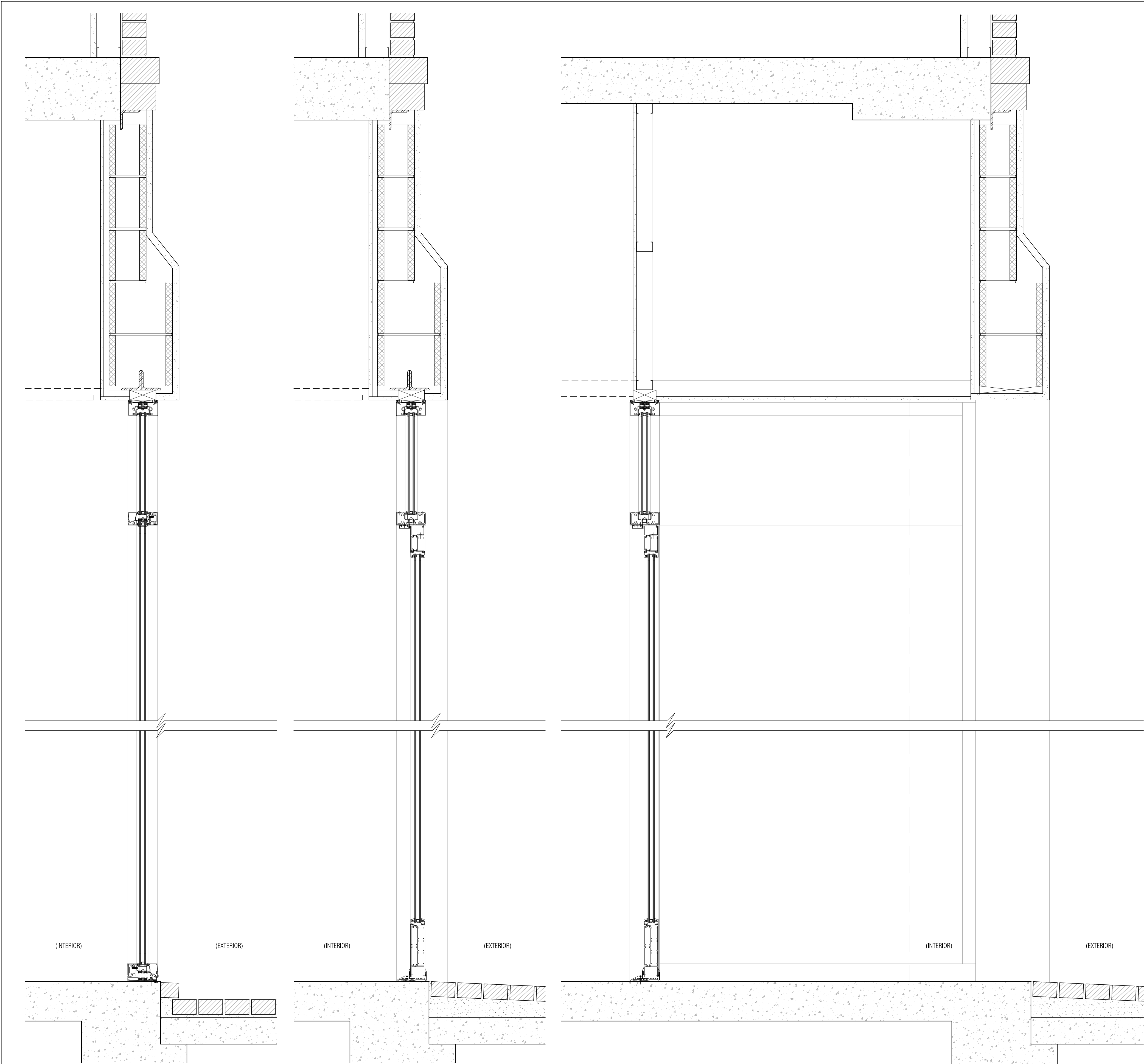
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A003.1  
ELEVATIONS - CONSTRUCTION

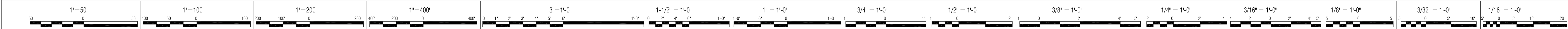




1 SECTION: NEW STOREFRONT -  
SCALE: 1-1/2"=1'-0"

2 SECTION: NEW STOREFRONT - ENTRY  
SCALE: 1-1/2"=1'-0"

3 SECTION: NEW STOREFRONT - ENTRY  
SCALE: 1-1/2"=1'-0"



NEW STOREFRONT W/ DUAL THERMAL BARRIERS:

YKK AP - SERIES YES 45 XT CONFIGURATION (OR APPROVED EQUAL)

- 2"x4-1/2" OVERALL SYSTEM DIMENSIONS
- STICK BUILT
- CENTER SET
- OUTSIDE GLAZED
- BLACK FINISH
- LOW-E, 1" CLEAR INSULATED TEMPERED GLASS

MAXIMUM U-FACTOR FIXED FRAMING = U-0.38  
MAXIMUM U-FACTOR ENTRANCE DOORS = U-0.69  
MAXIMUM AIR LEAKAGE = 0.06 CFM / FT AT STATIC AIR PRESSURE DIFFERENTIAL OF 1.6 PSF

YES 45 XT SPECS		Thermal Performance							
Base Depth	4-1/2"	U-Factor: 87 U-Value: °F							
Sightline	2"	2" x 4-1/2"							
Config	Outside & Inside Glazed / Center Set	Center of Glass							
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	AAMA 597 & NFRC 100							
Test	Results	Standards							
Air Infiltration	0.06 CFM/FT <sup>2</sup> (1.0 m <sup>3</sup> /h m <sup>2</sup> ) @ 6.24 PSF (299 Pa)	ASTM E 283							
Water Infiltration	Static: 12 PSF (575 Pa)	ASTM E 331 AAMA 501							
Acoustical (1" IGU)	Standard STC: 32 Standard OITC: 27 Laminated STC: 36 Laminated OITC: 30	ASTM E 90 ASTM E 1425							
Finish Options		Type		Standard		Thermal Imaging			
Factory Anodized		Organic Paints		AAMA 612 AAMA 2604 AAMA 2605		10" High Sill Covers, XT Fillers, Extended Face Covers, Expansion Mullions, 90° Inside and Outside Corners, TSS® Outside Corner			
Various System Options		Type		Standard		Frame temperature values are based on 0°F exterior and 70°F interior air temperatures.			
10" High Sill Covers, XT Fillers, Extended Face Covers, Expansion Mullions, 90° Inside and Outside Corners, TSS® Outside Corner		AAMA 612 AAMA 2604 AAMA 2605		AAMA 612 AAMA 2604 AAMA 2605		Frame temperature values are based on 0°F exterior and 70°F interior air temperatures.			

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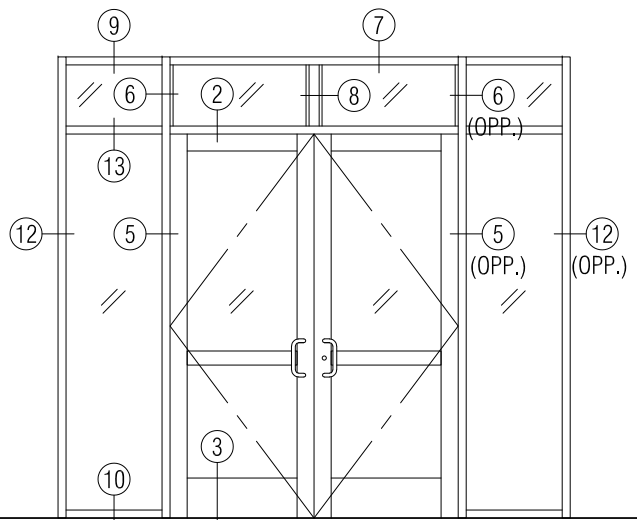
A003.2  
SECTIONS & DETAILS

DOOR & FRAME SCHEDULE ①

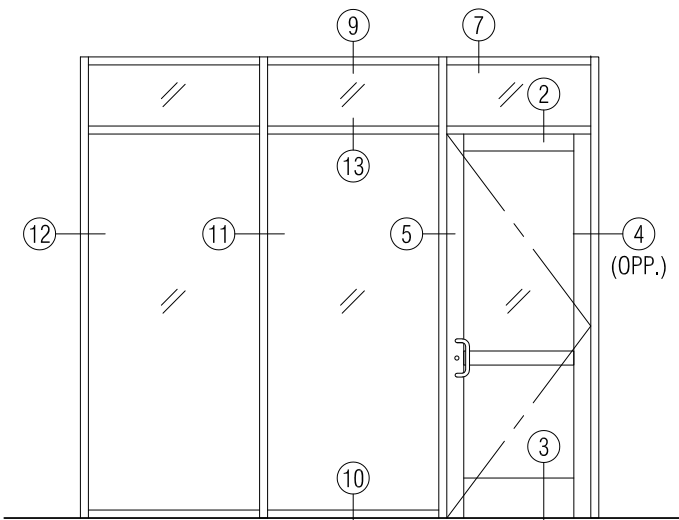
DOOR #	DOOR TYPE	DOOR CONST.		DOOR SIZE		FRAME DETAILS			DOOR FINISH		FRAME FINISH		MANUFACTURER	FIRE RATING	FRAME MAT'L	HARDWARE SET	REMARK / NOTE		
		MAT'L	CORE	WIDTH	HEIGHT	THICK.	HEAD	JAMB	SILL	IN	OUT	IN						OUT	
1	A	NEW	ALUM. GLASS	-	3'-0" PR	8'-0"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	1	NOTE #1
2	A	NEW	ALUM. GLASS	-	3'-0" PR	8'-0"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	1	NOTE #1
3	B	NEW	ALUM. GLASS	-	3'-6"	8'-0"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	2	NOTE #1
4	C	NEW	ALUM. GLASS	-	3'-0"	6'-6"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	2	NOTE #1
5	C	NEW	ALUM. GLASS	-	3'-0"	6'-6"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	2	NOTE #1
6	B	NEW	ALUM. GLASS	-	3'-0"	8'-0"	2"	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	SEE DOOR TYPE BELOW	BLACK	BLACK	BLACK	BLACK	YKK AP	-	ALUM. NEW	2	NOTE #1
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

DOOR NOTES:

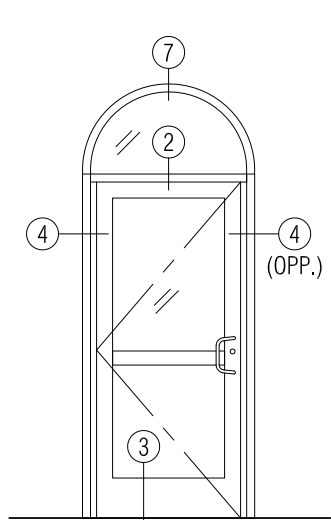
1. MODEL #35T THERMAL DOOR; MEDIUM STILE (2"x3-1/2"); 1" INSULATED GLASS; INTEGRATES W/ SCHEDULED STOREFRONT FRAMING SYSTEM.



A DOUBLE W/ SIDELIGHT & TRANSOM  
SCALE: 1/4"=1'-0"



B SINGLE W/ SIDELIGHT & TRANSOM  
SCALE: 1/4"=1'-0"



C SINGLE W/ TRANSOM  
SCALE: 1/4"=1'-0"

DOOR HARDWARE SCHEDULE

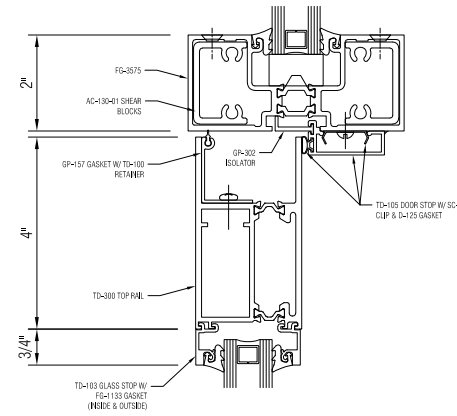
SET 1 - EXIT - DOUBLE DOOR	MODEL #	FINISH	MANUFACTURER	REMARK
4 PAIR HEAVY DUTY BUTT HINGES	P-1303	335 - BLACK	YKK AP / HAGER	NOTE #2
RIM PANIC DEVICE W/ CONCEALED VERTICAL ROD (2 - INTERIOR)	P-52497	335 - BLACK	YKK AP	
OFFSET PULL (2 - EXTERIOR)	H-1341	335 - BLACK	YKK AP	
OVERHEAD SURFACE CLOSER (2)	TBS	TBS	TBS	
THRESHOLD	H-8200 SERIES	ALUM.	YKK AP	NOTE #2
BOTTOM-RAIL DOOR SWEEP (2)	H-7107	BLACK	YKK AP	
KEYED CYLINDER LOCK	H-4200 SERIES	-	YKK AP	
SET 2 - EXIT - SINGLE DOOR	MODEL #	FINISH	MANUFACTURER	
2 PAIR HEAVY DUTY BUTT HINGES	P-1303	335 - BLACK	YKK AP / HAGER	NOTE #2
RIM PANIC DEVICE W/ CONCEALED VERTICAL ROD (1 - INTERIOR)	P-52497	335 - BLACK	YKK AP	
OFFSET PULL (1 - EXTERIOR)	H-1341	335 - BLACK	YKK AP	
OVERHEAD SURFACE CLOSER (1)	TBS	TBS	TBS	
THRESHOLD	H-8200 SERIES	ALUM.	YKK AP	NOTE #2
BOTTOM-RAIL DOOR SWEEP (1)	H-7107	BLACK	YKK AP	
KEYED CYLINDER LOCK	H-4200 SERIES	-	YKK AP	

DOOR HARDWARE NOTES:

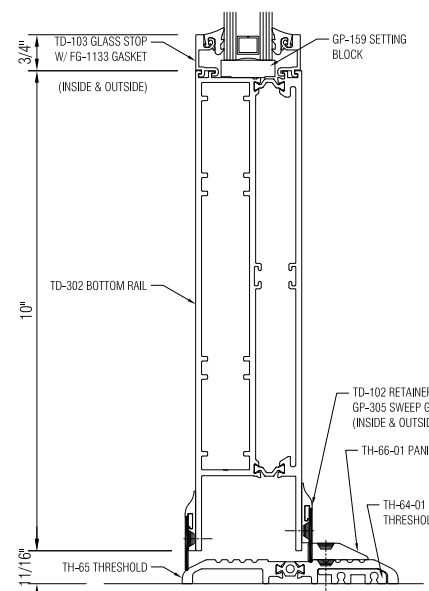
1. ALL HARDWARE TO BE ADA COMPLIANT. ALL LOCKS TO BE KEYED TO BLDG. MASTER. COORDINATE BITING & PINNING W/ LANDLORD.
2. PANIC DEVICE CAN BE DEACTIVATED W/ OPTIONAL CYLINDER KEY OR ALLEN KEY IN ACTIVE HOUSING.

NOT USED

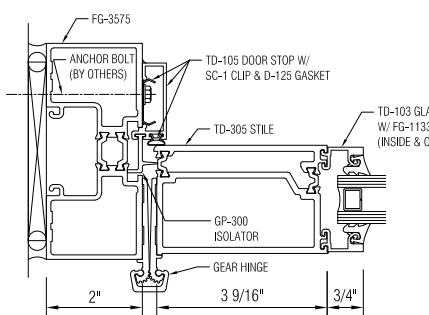
1 DETAIL: DOOR HEAD  
SCALE: 3/8"=1'-0"



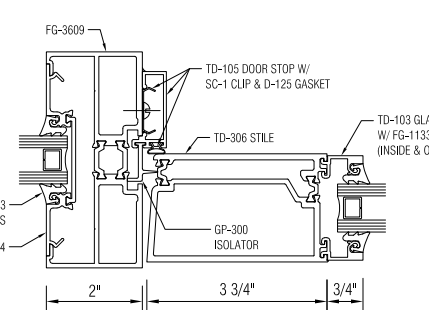
2 DETAIL: DOOR HEAD / TRANSOM  
SCALE: 3/8"=1'-0"



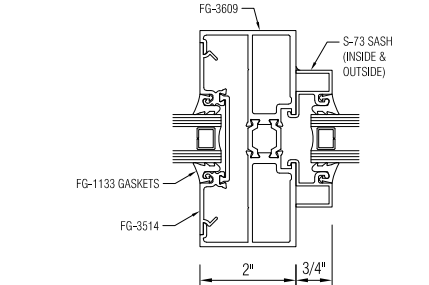
3 DETAIL: DOOR SILL  
SCALE: 3/8"=1'-0"



4 DETAIL: DOOR JAMB  
SCALE: 3/8"=1'-0"

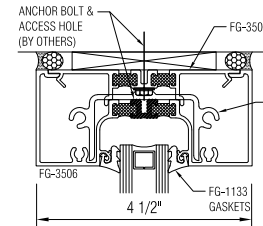


5 DETAIL: DOOR JAMB  
SCALE: 3/8"=1'-0"

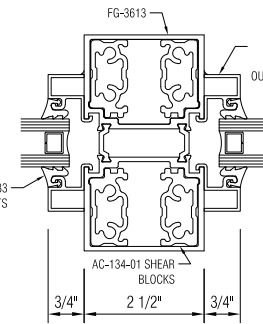


6 DETAIL: TRANSOM JAMB  
SCALE: 3/8"=1'-0"

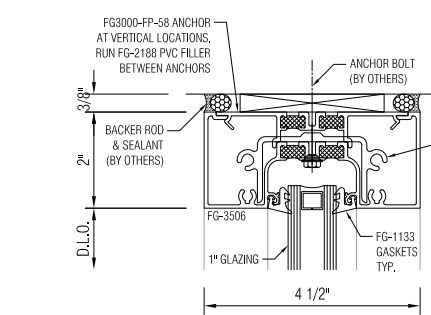
7 DETAIL: TRANSOM HEAD  
SCALE: 3/8"=1'-0"



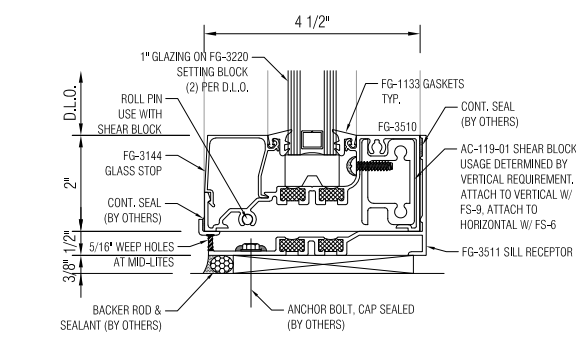
8 DETAIL: TRANSOM JAMB  
SCALE: 3/8"=1'-0"



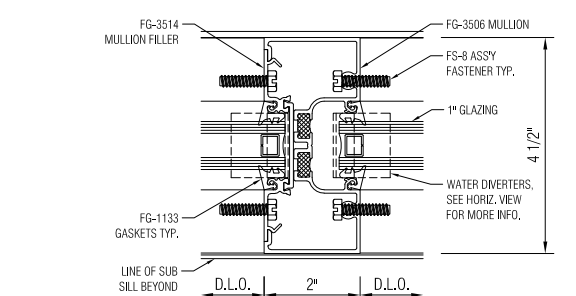
STOREFRONT DETAILS



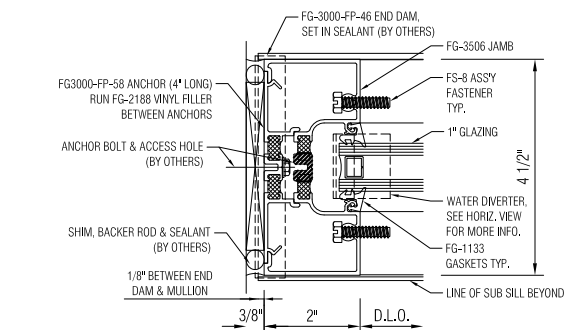
9 DETAIL: HEAD - OUTSIDE GLAZED  
SCALE: 3/8"=1'-0"



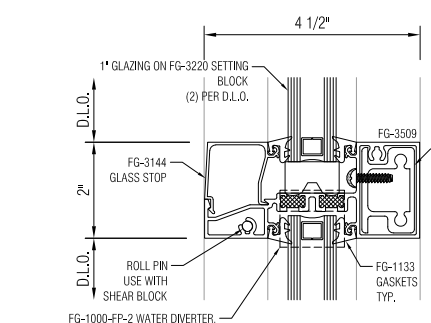
10 DETAIL: SILL - OUTSIDE GLAZED  
SCALE: 3/8"=1'-0"



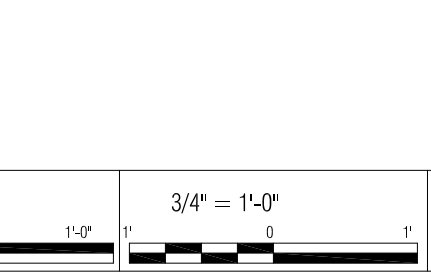
11 DETAIL: VERTICAL MULLION  
SCALE: 3/8"=1'-0"



12 DETAIL: SIDELIGHT JAMB  
SCALE: 3/8"=1'-0"



13 DETAIL: INTERMEDIATE HORIZ.  
SCALE: 3/8"=1'-0"



**k+p**  
Architects

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WHITE BOX SUBDIVISION &  
STOREFRONT REPLACEMENT

400 KING STREET  
1ST FLOOR  
ALEXANDRIA, VA 22314

PROJECT NUMBER: 9126.002

ISSUE: NUMBER: DATE:  
B.A.R. REVIEW 1 01/27/2025

DIGITALLY SIGNED

A004

DOORS, HARDWARE & SCHEDULES



SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

01010 Summary of Work

01010A The G.C. shall arrange for the following with the Building Owner:

- Hours of access to the building.
- Parking
- Loading and unloading of materials.
- Interruption of building services.
- Temporary facilities and utilities.
- Staging areas
- Noise generating activities
- Elevator use

01010B The G.C. shall be responsible to repair damages caused by himself or his subcontractors in exterior courts, sidewalks, walls, etc.; interior lobbies, elevators, corridors and any other areas not affected by the construction, as well as damage that may occur in the construction area.

01010C The G.C. shall assist in coordinating delivery dates for owner & tenant provided items to be installed by G.C. and shall provide access to owners & tenants for items installed by others.

01010D The G.C. shall be responsible for protecting owner & tenant-provided items from damage.

01040 Coordination

01040A The submission of a bid shall constitute acknowledgment that the contractor has visited the site and is familiar with existing conditions and base building standards and details. The contractor shall be responsible for conflicts arising between scheduled work and existing conditions unless previously noted in the bid.

01040B The G.C. shall submit a critical path schedule to The Architect and the Building Owner within seven (7) days after receiving authorization to proceed. The schedule shall identify critical decision dates, release dates for long lead items, areas of responsibility and job site meetings.

01040C The G.C. shall notify The Architect in writing if key schedule dates will not be met.

01040D If conflicts are discovered at any time within or between the Engineering drawings, Architectural drawings, specifications, field conditions, or building standards, The Architect shall be contacted, immediately, the G.C. shall accept responsibility to correct any work installed that is not acceptable to the Architect. All communications should be directed in writing to the K+P project manager.

01060 Regulatory Requirements

01060A Unless determined otherwise by the owner, all permits and fees, are to be obtained and paid for by the G.C.

01060B Contractor shall perform all work in accordance with local codes.

01300 Submittals

01300A Deliver submittals to architect for review as soon as possible after award of contract. Allow sufficient review time (7 days typical) so that installation will not be delayed by submittal processing. No extension of contract time will be authorized because of failure to submit submittals sufficiently in advance.

01300B Highlight deviations from the contract documents in all submittals

01300C Shop Drawings

- Do not reproduce contract documents or standard information
- Submit (3) blue line sets

01300D Product Data

- Submit (2) copies of manufactures specifications, catalog cuts, and installation instructions.

01300E Samples

- Submit (2) fully finished examples physically identical to the material or product to be incorporated into the construction.

01300F Architect's Action

- "No exception taken" - Work covered by submittal may proceed in compliance with contract drawings.
- "Make corrections noted" - Work covered by submittal may proceed providing it complies with notations on the submittal and the requirements of the contract documents
- "Revise and resubmit" - Do not proceed with work covered by submittal. Revise and resubmit promptly in accordance with notations. Repeat as necessary.
- "Rejected" - Do not proceed with work covered by submittal. Review contract documents and submittal to determine actual intent. Resubmit revised submittal conforming to contract drawings.

01300G Final acceptance of all work will depend on compliance with contract drawings

01400 Quality Control

01400A The G.C. shall notify The Architect two working days in advance for inspection and approval of the following:

- Chalk-line partitions locations
- Chalk-line telephone, electrical, data outlet locations.

01400B The G.C. shall be responsible for the proper storage of construction materials per manufacturers standards and recommendations. The Architect reserves the right to request additional protection of on-site construction materials.

01400D The G.C. shall install equipment and materials according to accepted manufacturer's standards and recommendations for installation. All equipment and materials shall be new, best of their respective kind and free from defects.

01400E The G.C. shall insure the conditions of the construction site are appropriate to permit the proper installation and finishing of all work.

01400F The G.C. shall be responsible for proper disposal of all construction debris and refuse.

01631 Product substitutions

01631A The G.C. may substitute materials and/or construction items and methods upon submittal of a substitution in writing or by sample to The Architect. Any cost changes must also be submitted. The Architect will communicate its decision to the contractor by phone and will follow-up by letter if the submission is accepted. If requested by The Architect, labor and material costs associated with the original bid item must be available for cost comparison with proposed substitution. Substitutions for long lead items must be proposed early enough in the construction process that no delay is created in completion of the project due to the substitution; otherwise the G.C. shall assume responsibility for any costs to the tenant arising out of such delay.

01700 Contract Close-out

01700A At the completion of the work, the G.C. shall ensure that all surfaces are clean and unmarked, and the area is free of all construction material and debris.

01700B Warranties, guarantees, and manufacturer's instructions for equipment furnished or installed by the G.C. shall be given to the tenant at the time of occupancy.

01700C Contractor release of liens, (2) sets of "as built" drawings and final air balance report shall be submitted to the owner prior to the final application for payment.

DIVISION 2 - SITE WORK

02070 Selective Demolition

02070A Perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on drawings. Owner will occupy portions of the building immediately adjacent to areas of selective demolition. Conduct selective demolition in manner that will minimize need for disruption of Owner's normal operations.

02070B Provide temporary barricades and other forms of protection to protect Owner's personnel and general public from injury due to selective demolition.

02070C Use temporary enclosures and other methods to limit dust and dirt migration. Erect and maintain dust-proof partitions and enclosures as required to prevent spread of dust or fume to occupied portions of the building. Comply with governing regulations pertaining to environmental protection.

02070D Where items are indicted to be salvaged to be reused or returned to Owner, carefully remove, clean, store and turn over to Owner and obtain receipt.

02070E Remove from building debris, rubbish and other materials resulting from demolition operations. Transport and legally dispose off site. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.

DIVISION 3 - CONCRETE

03600A The G.C. shall be responsible to verify locations of building floor penetrations; to coordinate with the building structural engineer for approval; and to coordinate with mechanical, electrical and plumbing systems to assure installation will be accomplished without conflicts.

Unless otherwise directed by the Building Owner, penetrations shall be hand chipped. Obtain Owner's approval for core drilled penetrations.

The G.C. shall be responsible for flash patching base building floor slabs to meet minimum tolerance for interior build-out. This tolerance shall be 1/8" slope in 10'0". maximum in areas of wood flooring. See wood floor manufacturers installation instructions for acceptable materials.

The contractor shall flash patch surface blemishes, such as nicks and gouges to render the floor smooth to receive the specified floor covering.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

07250 Fireproofing

Part 1 - General

07250 1.01 Summary

07250 1.01A Provide fireproofing for building structure.

07250 1.02 Submittals

07250 1.02A Submit for approval samples, product data, warranty, test reports.

07250 1.03 Quality Assurance

07250 1.03A Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with the manufacturer's instructions.

Part 2 - Products

07250 2.01 Materials

07250 2.01A Manufacturers: W.R. Grace, Isolatak International, Mandoval or approved equal.

07250 2.01B Concealed sprayed-on fireproofing:

- Type: Mineral fiber. 15 pounds per cubic foot dry density. ASTM E 605
- Auxiliary materials: Primers, adhesive, lath, and reinforcing fabric.
- Sealer of mineral fiber fire-proofing: Clear-drying protective coating for nondusting applications.

Part 3 - Execution

07250 3.01 Installation

07250 3.01A Schedule and coordinate sequence of work to prevent damage from both weather and other work, to minimize time building is unprotected and to permit adequate observation, testing and inspection before being concealed by other work.

07250 3.01B Examine substrates, report in writing all unsatisfactory conditions; beginning work means acceptance of substrate.

07250 3.01C Clean, prime and prepare substrates. Comply with manufacturer's instructions and recommendations.

07250 3.01D Provide all auxiliary materials necessary and provide reinforcement wherever joint movement is expected.

07250 3.01E Provide material thicknesses necessary to provide fire-resistance ratings indicated or required by authorities having jurisdiction.

07250 3.01F Owner may employ independent field testing agency. Cooperate and provide samples as requested. Contractor shall pay all costs relating to repair / replacement / retesting of non-complying work.

07250 3.01G Remove overspray, repair or replace damaged areas and protect installed fireproofing from damage.

DIVISION 8 - DOORS AND WINDOWS

08100A Provide and install scheduled hollow metal door frames in accordance with the manufacturer's specifications and installation instructions, including but not limited to:

- Install frames plumb and square with concealed fasteners
- Provide proper support and anchor securely in place.
- Separate corrodible metal surfaces from sources of corrosion of electrolytic action.

08100B Coordinate frame size with dimension of finished openings, undercut or trim as required for custom fit.

08100C Submittals

- Shop drawings
- Manufacturers product and installation data.

08211 Flush wood doors

08211A Install scheduled flush wood doors in accordance with manufacturer's instructions including but not limited to:

- Install doors plumb and level with uniform clearances of 1/8" at jams and heads; 1/16" at stiles for pairs of doors; 1/2" to finished floor
- Bevel 1/8" in 2" at lock and hinge edges

08211B Under cut doors as indicated to allow proper movement over floor surfaces. If additional dimensional information is required contact architect.

08211C Clean all doors, refinish or replace doors damaged during installation.

08211D Submittals

- Manufacturers product and installation data.

08710 Finish Hardware

08710A The Hardware schedule is included to establish basic hardware requirements and finishes for each opening. Final selection of hardware shall be as per accepted, submitted hardware schedule which shall include: stops, fasteners, roses, strike plates, silencers, etc. and other ancillary components customarily included to achieve the specified operation.

08710B Supply and install scheduled hardware in accordance with building standards and manufacturers installation instructions. Including but not limited to:

- Set units level plumb and true
- Utilize "machine screw" type fasteners finished to match hardware
- Drill and countersink units not factory prepared

08710C Coordinate installation with scheduled finish

- Remove and reinstall pre-fit components to allow for surface finishing
- Install surface mounted units after substrate finishing is complete

08710D Coordinate keying requirements with tenant and owner prior to ordering cylinders.

08710E Clean and adjust each item to ensure proper operation

08710F Mount hardware at heights indicated in the drawings, if not indicated mount at heights indicated in "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute. Determine mounting heights subsequent to undercut requirements.

08710G Submittals

- Manufacturers product and installation data.
- Finish hardware schedule

08800 Glass and Glazing

08800A Supply and install glass and glazing as indicated in the drawings in accordance with FGMA recommendations as outlined in "Glazing Manual" and in compliance with the recommendations of the specific sealant gasket manufacturers.

08800B All glass shall be safety glass in accordance with ANSI 297.1.

08800C All glass and glazing shall be set snug within its frame. Supply and install setting blocks, spacers, and edge blocks as required. Follow manufacturers recommendations for the installation of sealant.

08800D All glass shall be installed plumb and true, with 1/8" max. between panels and at adjoining partitions.

08800E Note special requirements for "frosted" glass to prevent fingerprints, dust or other forms of dirt or marks.

DIVISION 9 - FINISHES

09250 Gypsum Drywall

09250A Install steel framing to comply with ASTM C 754 and ASTM C-840 including but not limited to:

- Install supplementary bracing and blocking in termination of the work and for support of fixtures and equipment
- Continue framing over door frames and openings
- Bridge ductwork and anchor to slab to establish secure and stable framing system
- Install framing to be vertically plumb to 1/8" per 8'0"
- Install horizontal bracing for ganging of electrical, data, and telephone outlets.

09250B Install GWB according to accepted manufacturer's standards and recommendations as outlined in ASTM C 840 and "Gypsum Construction Handbook" by USG. Including but not limited to:

- GWB edges are to be taped, spackled, sanded and made smooth before finishes are applied.
- Install GWB vertically, with the boards staggered so that the joints on opposite sides of the partition occur on different studs
- All vertical GWB joints shall be on solid bearing.
- Provide appropriate metal trim accessories.
- All edge trim shall be type 200B unless otherwise noted.
- Install water resistant green board in all bathrooms, showers, and other areas exposed to moisture.



A Division of Kramer Consulting

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WHITE BOX SUBDIVISION &  
STOREFRONT REPLACEMENT

400 KING STREET  
1ST FLOOR  
ALEXANDRIA, VA 22314

PROJECT NUMBER: 9126.002

ISSUE:	NUMBER:	DATE:
B.A.R. REVIEW	1	01/27/2025

DIGITALLY SIGNED

A005  
SPECIFICATIONS





KING & ROYAL  
Vacant Retail



Partial King Street Storefront #400



Partial Royal Street Storefront



Storefront Details



KING & PITT  
Existing Hotel



Partial King Street Storefront #408



Partial Pitt Street Storefront



Storefront Details

# Existing Conditions





501 King Street



429 King Street



419 King Street



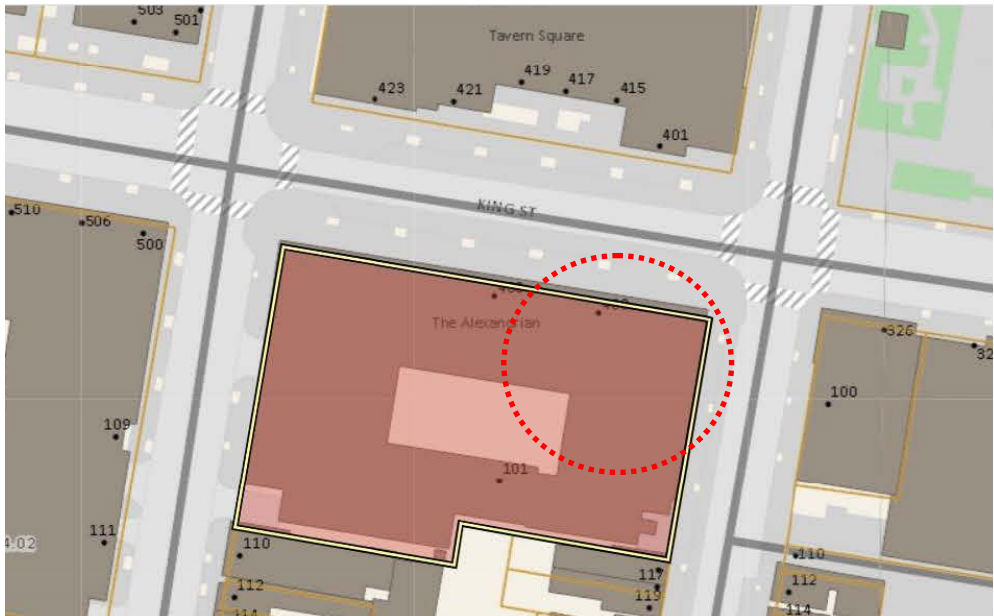
417 King Street



411 King Street



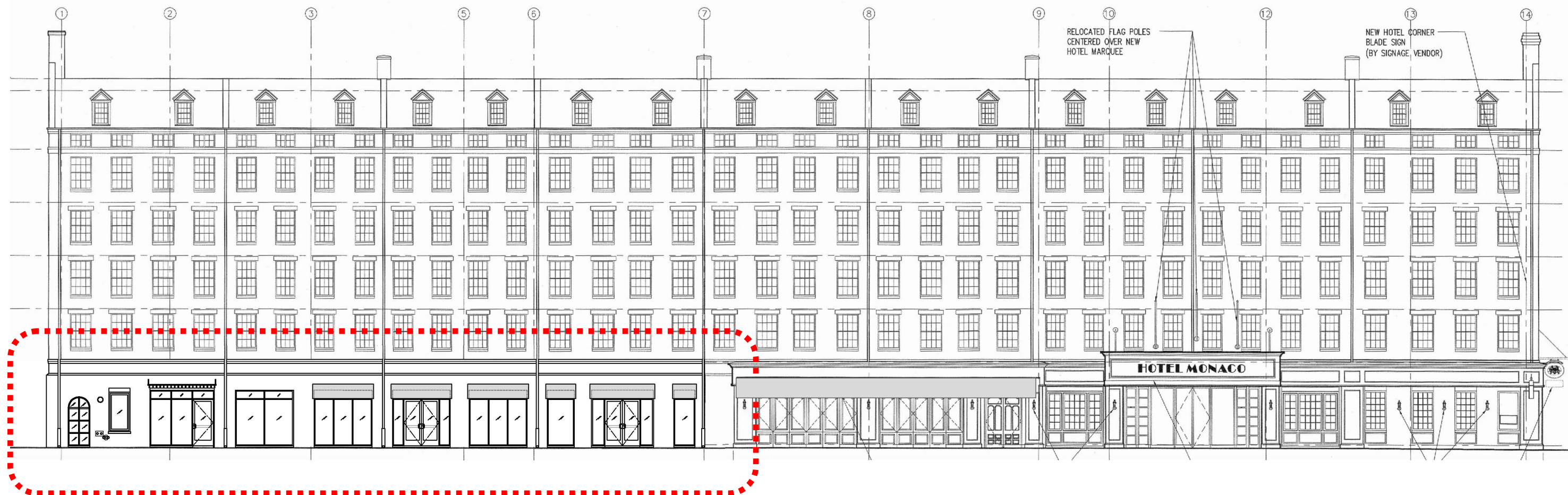
326 King Street & S. Royal Street



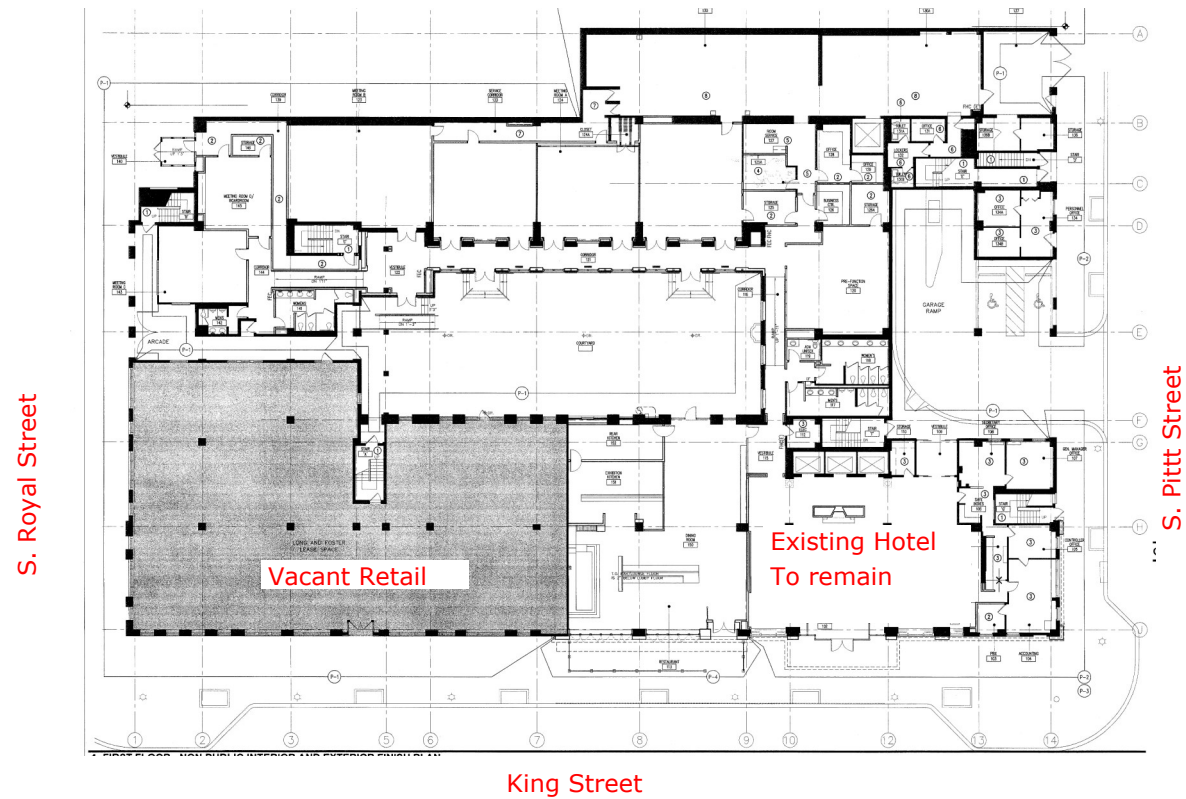
Key Plan

# Context Photos

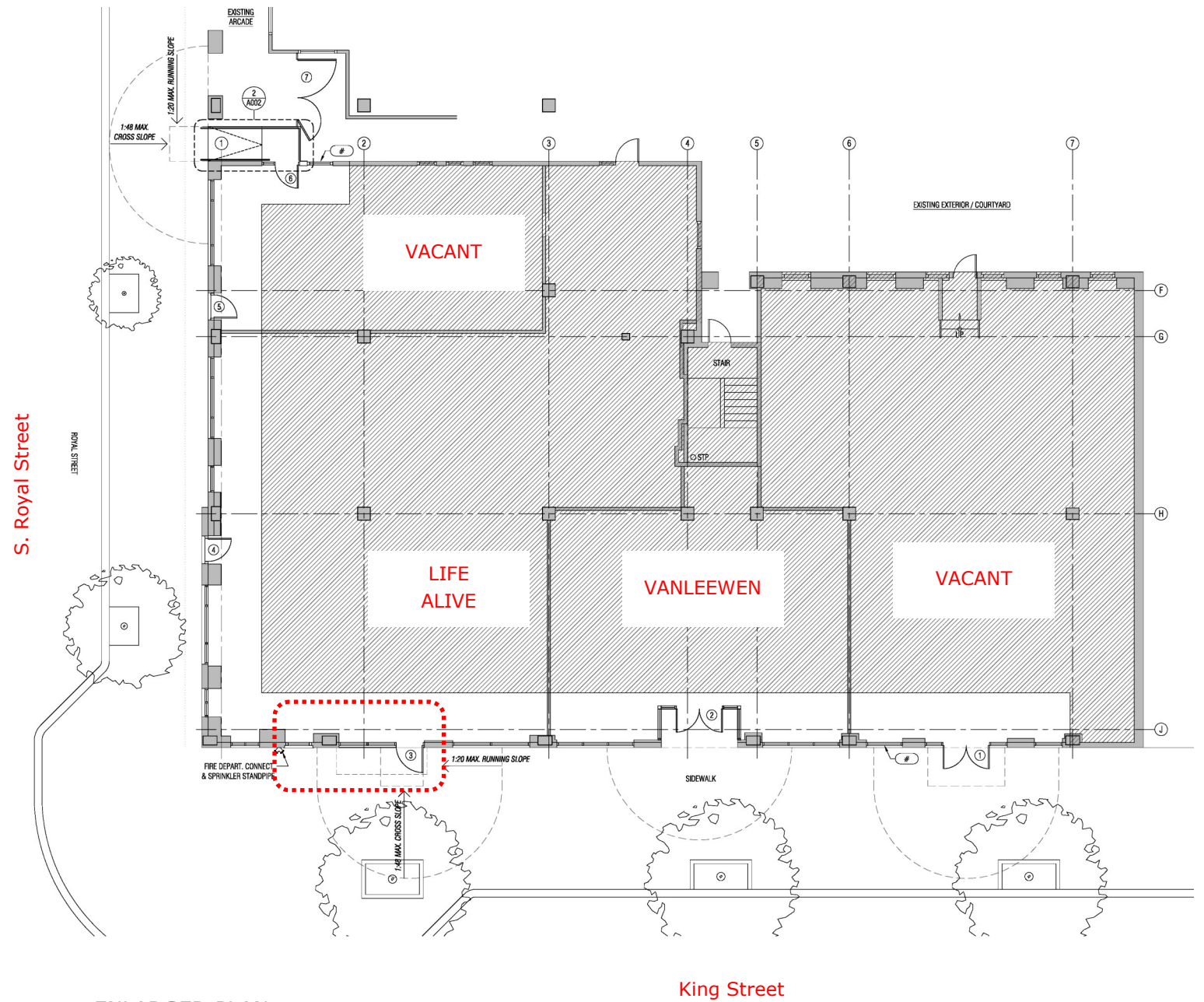








KEY PLAN



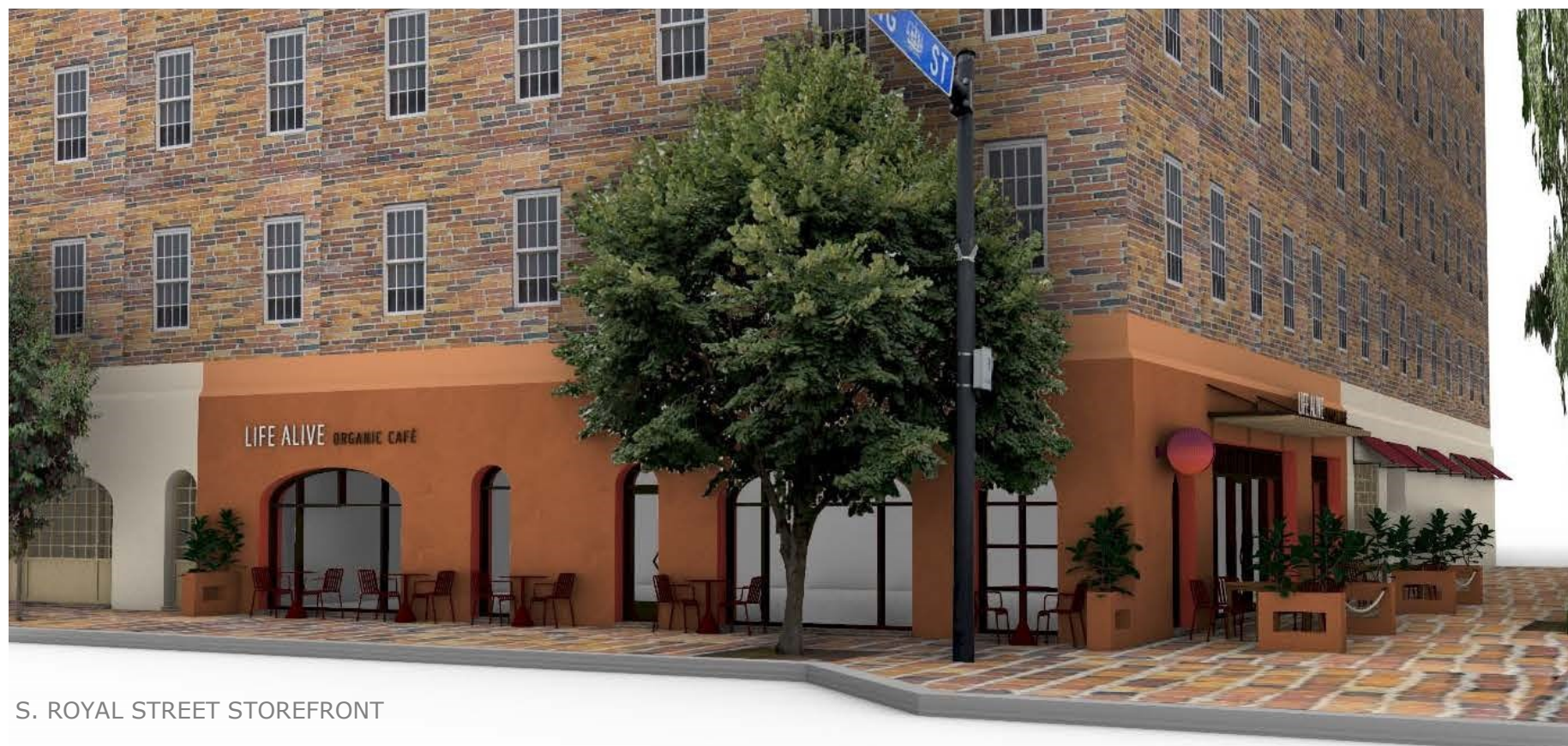
ENLARGED PLAN





See page 01.08-5 for revised Life Alive Storefront maintaining existing façade opening sizes

KING STREET STOREFRONT (original submission)



S. ROYAL STREET STOREFRONT

**Note:**

Signage , canopy and street seating is not part of this scope of work and will be submitted by tenant under separate permit.

**Tenant Renderings  
Proposed Life Alive Storefronts  
King & S. Royal Streets**



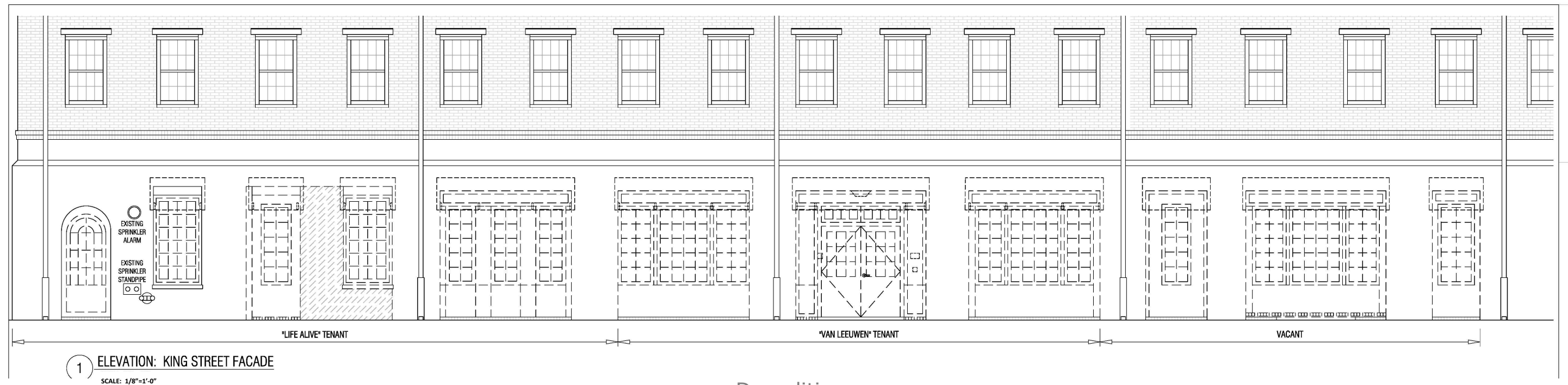


## Tenant Rendering Proposed VanLeeuwen Storefront King Street

**Note:**

Signage, window film and street seating is not part of this scope of work and will be submitted by tenant under separate permit.



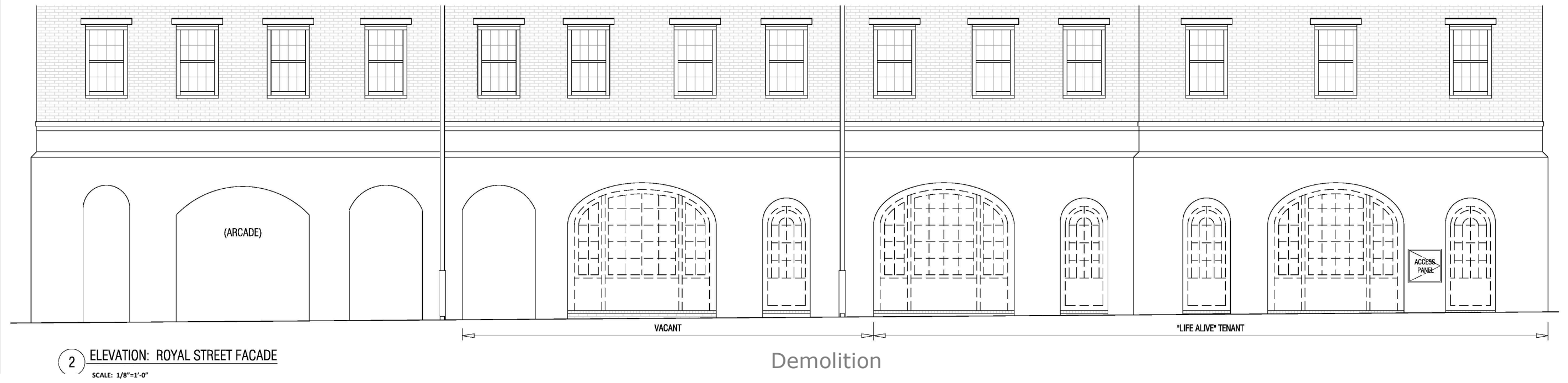


Demolition



New thermal glass & Aluminum storefront

## Proposed Scope of Work King Street



## Proposed Scope of Work S. Royal Street

Vacant Tenant Subdivision &  
Storefront Replacement

400 King Street  
Alexandria Virginia

Issue:  
Review  
Revision  
B.A.R. Review

Date:  
11/09/24  
01.08.25  
01.27.25

01.27-7





## YES 45 XT

Advanced Performing Storefront  
with Dual Thermal Barriers

The **YES 45 XT** storefront system features a dual thermal barrier design to significantly reduce heat transfer and keep internal surfaces warmer. Our ThermaBond Plus® technology delivers superior thermal protection and structural integrity to provide longer vertical spans and horizontal spacings; not to mention its best-in-class thermal performance attributes.

- Outside and Inside Glazing options
- Greater energy efficiency can be achieved by substituting in higher performance glass
- High Performance Sill Flashing
  - No blind seals
  - Tall back leg for enhanced water resistance
  - Patented 3-point attachment of end dam
- Panning, trims and accessories available
- Integrates with our YKK AP Entrances and Sun Control Systems

### Configuration:

Glazing	Glass Setting	Installation
Outside or Inside	Center Set	Screw Spline

### Thermal Values:

<b>U-Factor:</b>	Values as low as <b>0.32*</b>
<b>CRF:</b>	Minimum <b>57</b> frame and <b>62</b> glass

\*Based on NFRC 100. Lower values may be achieved through further simulation.

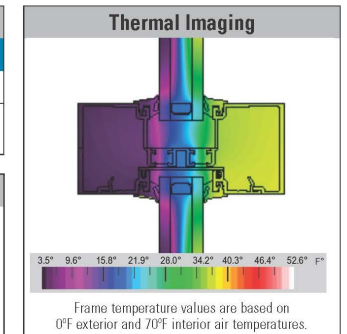


YES 45 XT SPECS		
Base Depth	4-1/2"	
Sightline	2"	
Config	Outside & Inside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT <sup>2</sup> (1.10 m <sup>3</sup> /h-m <sup>2</sup> ) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 12 PSF (575 Pa)	ASTM E 331 AAMA 501
Acoustical (1" IGU)	Standard STC: 32 Standard OITC: 27	ASTM E 90 ASTM E 1425
	Laminated STC: 36 Laminated OITC: 30	

Thermal Performance								
Mullion Depth (1" IGU)	U-Factor - BTU/hr ft² °F						CRF	
2" x 4-1/2"	0.37	0.36	0.34	0.32	0.31	0.29	66	64
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass
AAMA 507 & NFRC 100							AAMA 1503	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Various System Options	
10" High Sill Covers, XT Fillers, Extended Face Covers, Expansion Mullions, 90° Inside and Outside Corners, 135° Outside Corner	



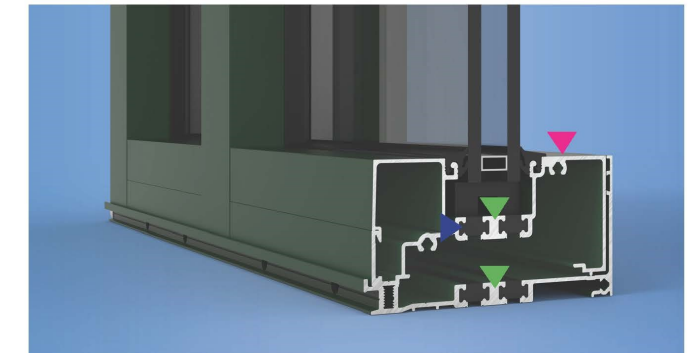
### Sill Flashing Design

- ▶ 2" back leg on sill flashing – enhanced water resistance in the field and in water testing
- ▶ Three point attachment of end dam, with a foldable tab and two screws into flashing splines
- ▶ No sill anchoring required if end reaction is less than 500 lbs
- No secondary penetration of sill and flashing when properly sealed



### Up Close View of the Sill

- ▶ **DUAL THERMAL BARRIER**  
Dual pour and de-bridge design on the sill and flashing facilitates U-factors and cost effectiveness.
- ▶ **WARMER INTERIOR SURFACES**  
Greater occupant comfort and increased resistance to condensation (CRF).
- ▶ **THERMABOND PLUS**  
A process that greatly improves the adhesion of the polyurethane material to the aluminum. This plasma technology resolves the problem of dry shrinkage associated with typical pour and de-bridged systems.



**Black Finish Aluminum Frame with Clear Insulated Glass Typ.**

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting [www.ykkap.com/commercial/productguide](http://www.ykkap.com/commercial/productguide)

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02-5012-08

## Storefront Specifications

Vacant Tenant Subdivision &  
Storefront Replacement

400 King Street  
Alexandria Virginia

Issue:  
B.A.R Review

Date:  
01.27.25

01.27-8



## 25T/35T/50T

Narrow, Medium and Wide Stile,  
Thermally Broken Entrance Systems

Our thermally broken entrance systems offer an abundance of design options. MegaTherm® 6/6 nylon polyamide glass fiber reinforced bars are inside the doors for improved thermal performance over our standard doors. They fit seamlessly within our storefront suite of products, making them a versatile option for clients interested in LEED® certification. Custom entrances are available with options glazing, midrails, and will accommodate most non-standard hardware.

LEED is a registered trademark of the U.S. Green Building Council

- 2-1/2" Narrow, 3-1/2" Medium & 5" Wide Stiles
- Single and Paired door options
- 2" door leaf thickness
- Thermally broken with our MegaTherm® 6/6 nylon polyamide glass fiber reinforced bars
- 10" bottom rail and varied midrail sizes
- Corners are mechanically joined and welded
- Various glazing options available including: 1", 1-1/4", 1-5/16" and 1-3/8"

\* Contact our YKK AP engineering center, as an evaluation is required for glass thicker than 1"

### Door Leaf:

Glazing	Glass Setting	Installation
Inside/Outside	Center Set	Single or Pair

Thermal Values:	25T 35T 50T
U-Factor:	Values as low as 0.43/0.45/0.48**
CRF:	Minimum 59 <sub>frame</sub> and 67 <sub>glass</sub>

\*Based on NFRC 100. Lower values may be achieved through further simulation.

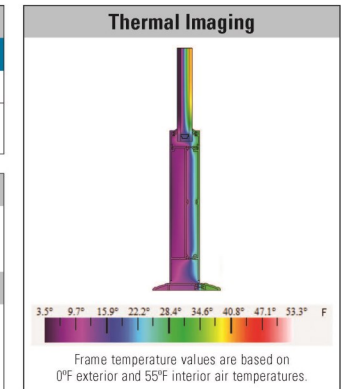


25T/35T/50T SPECS		
System Stiles	2-1/2" - Narrow, 3-1/2" - Medium, and 5" - Wide	
Door Config	Outside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	Single: 0.50 CFM/FT² (1.10 m³/h·m²) Pair: 1.00 CFM/FT² (1.10 m³/h·m²) @ 6.24 PSF (299 Pa)	ASTM E 283
Structural Uniform Load	25T Door Single: 35 PSF Pair: 35 PSF 35T Door Single: 50 PSF Pair: 40 PSF 50T Door Single: 50 PSF Pair: 40 PSF	ASTM E 330
Structural Performance	Standard: Singles: 3' x 7' Pairs: 6' x 7' Offset Pivot, Butt/ Continuous Hinge, MS Lock, Rim and CVR Exit Device	
	Custom: Singles: 4' x 8' Pairs: 8' x 8' Standard and Custom Hardware	

Thermal Performance									
Entrance		U-Factor - BTU/hr·ft²·°F						CRF	
25T Narrow Stile		0.53	0.52	0.51	0.50	0.49	0.48	59	67
35T Medium Stile		0.55	0.54	0.53	0.52	0.51	0.50	59	68
50T Wide Stile		0.56	0.56	0.55	0.54	0.53	0.52	61	67
Center of Glass		0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass
NFRC 100								AAMA 1503	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Midrail Sizes	
1-1/4", 3", 3-15/16", 4-31/32", 6-1/2", 8" and 10"	
Glass Sizes	
15/16", 1", 1-1/16", 1-1/8", 1-3/16", 1-1/4", 1-5/16 and 1-3/8"	
Contact our YKK AP engineering center, as an evaluation is required for glass thicker than 1"	

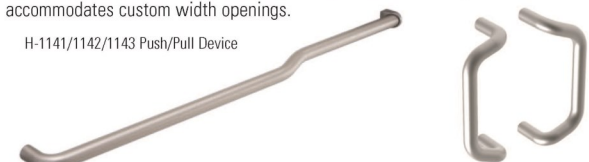


## Standard Entrance Hardware

### Smart Series Push/Pull Devices

The one inch diameter push/pull provides flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder, but is slightly angled to provide a uniquely modern look. The push bar starts at the locking stile, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by an end cap. This innovative push bar also accommodates custom width openings.

H-1141/1142/1143 Push/Pull Device



H-1341/1541/1542 Pull Handles

### Exit/Panic Devices

The modern and economical standard touch bar exit devices 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 devices feature single point dogging and are available with electric actuation.

P-54453 Rim Panic Device



P-52497 CVR Panic Device

You can view all of our standard entrance hardware options by selecting the entrance hardware data sheets on our product guide at [www.ykkap.com](http://www.ykkap.com)

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting [www.ykkap.com/commercial/productguide](http://www.ykkap.com/commercial/productguide)

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01-5007-03

3 1/2" Medium Stile, 9" ADA Kick, Black Finish w/ Clear Insulated Glass

## Entrance Specifications



