

Docket Item # 9 & 10
BAR CASE # 2013-000125 &
2013-000126

BAR Meeting May 15, 2013

ISSUE: Partial Demolition, Alterations and Signage

APPLICANT: The Waterfront Market LLC by Rich Markus

LOCATION: 101 & 107 N Union Street

ZONE: KR/King Street Retail

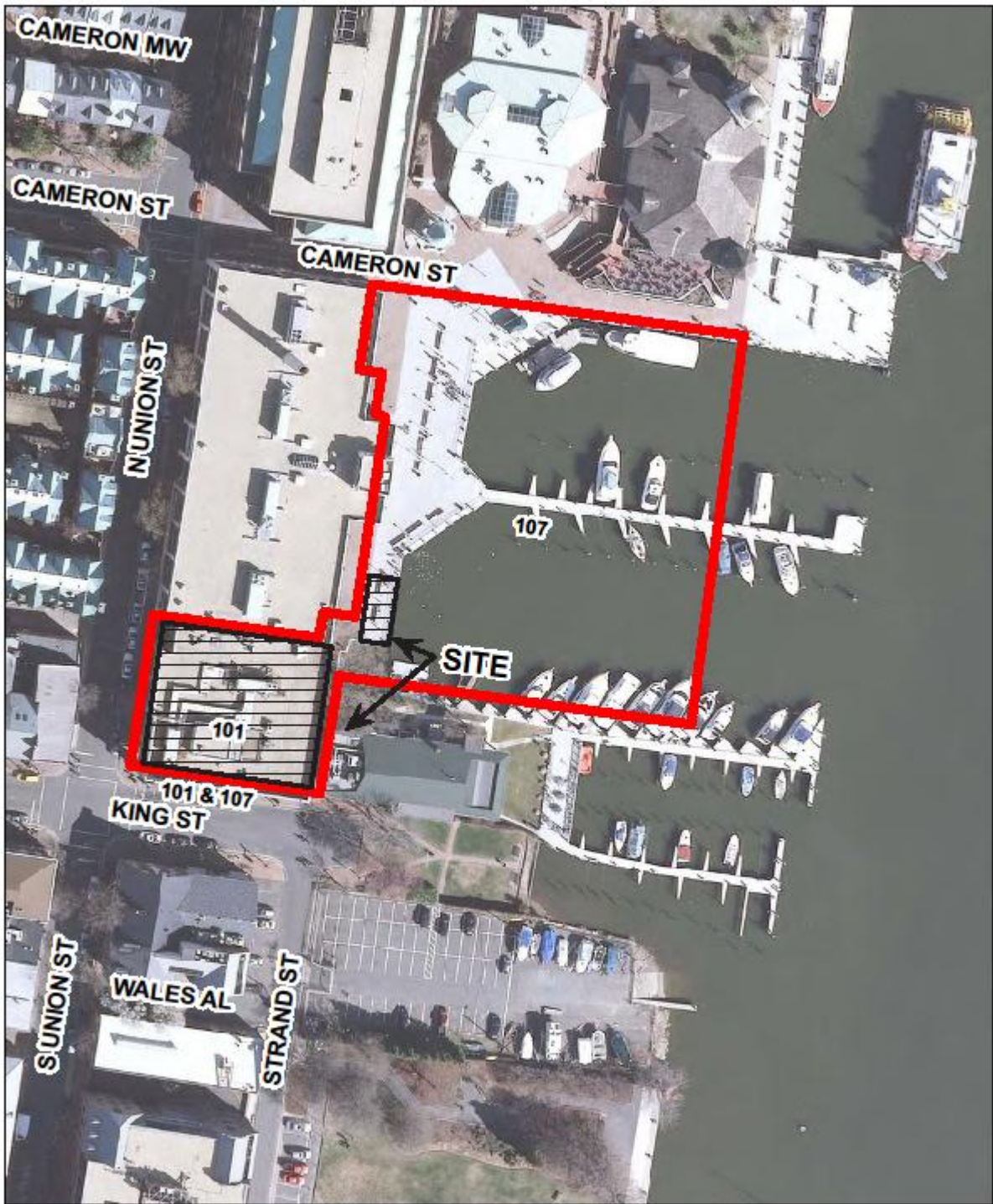
STAFF RECOMMENDATION

Staff recommends approval of the application as submitted with the following conditions:

1. That brackets for the two blade signs be mounted in the mortar joints;
2. Eliminate the frosted vinyl window decal on the south elevation;
3. That the proposed exterior stair and landing match the bulkhead in material and color;
4. The landing, steps, and awnings on King Street cannot project more than 4' from the property line without a separate encroachment ordinance; and
5. The applicant must submit a separate application to Planning & Zoning for administrative approval of the outdoor dining on King Street to insure compliance with the King Street Outdoor Dining Design Guidelines.

****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.

****BUILDING PERMIT NOTE:** 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.



BAR2013-00125 & BAR2013-00126



***Note:** The two reports for 101 and 107 N Union Street BAR #2013-00125 (Permit to Demolish/Capsulate) and BAR #2013-00126 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish portions of the storefront and a Certificate of Appropriateness for signs and alterations to the ground floor retail space at 101 and 107 N Union Street. The portion of the storefront within the pedestrian arcade is considered an interior space and is shown in this application for context only but is not part of the BAR's review in this case.

Demolition:

- Two portions of storefront windows (approximately 75 square feet) in order to install paired glass doors on the north elevation and a single entry door on the south elevation; and
- Two windows on the south elevation (King Street) to install a metal spandrel panel and new glass.

Alterations:

- Construct a 38 square foot raised landing with a decorative painted metal guardrail on the south elevation (King Street) to access the proposed entrance.
- Five new outdoor light fixtures on the south elevation (existing fixtures on alley walkway and deck side to remain).
- Install two shed style fabric awnings in solid color (color not yet determined) on the south elevation (King Street). These would replace the existing awnings on this elevation.
- Install a painted metal spandrel panel of approximately 3 feet in height on two windows on the south elevation in order to conceal a new elevated portion of a poured concrete floor on the interior. The spandrel will be topped by an applied vinyl window decal in frosted white and decorative wave decal.
- White frosted window decals with a wave pattern, 7" height, as a continuous ribbon along the south and east elevation windows.
- Outdoor dining components on the marina deck that do not comply with the King Street Outdoor Dining Design Guidelines:
 - Sail awnings with posts penetrating the deck
 - Portable keg refrigerator/bar
 - Tall bar tables and chairs (style Khali Bar #335 and Lock Bar #475KH)
 - Rope barrier (with condition that the rope have a 1" diameter and attach to the deck).

Signs:

- Six window decals – four on the east elevation (facing the City marina) and two flanking the proposed entrance on the King Street elevation. Each individual decal will have a frosted white background and clear lettering, logo, and border within an area of 3.23 square feet.
- Two blade signs – one located on the south elevation (King Street) and one located on the northeast corner, at the entrance to the arcade. The signs are painted wood and 7.5 square feet mounted with a simple bracket.

II. HISTORY

The subject building known as the Torpedo Factory is one of the most recognizable buildings along the waterfront and was constructed in **1919**. The building was renovated in 1983 as the Torpedo Factory Art Center and has become a symbol of historic preservation and adaptive reuse in the City. While the City's waterfront area has evolved over the centuries, especially shifting from industrial to residential and recreational use, the City recognizes that the commercial character and integrity of the waterfront and marina area should be protected.

The subject building, 101 North Union Street, is located on the northeast corner of the intersection of North Union and King streets and serves as a visual landmark along the waterfront. Its east facade borders 107 N. Union Street, also known as the City Marina and City Marina Plaza, which is owned and operated by the City and serves as a public open/recreational space, and faces the rear of the Old Dominion Boat Club. The north side of the building connects to the City-owned Torpedo Factory Arts Center building, while the south and west facades face King and North Union Streets, respectively. A pedestrian walkway on the east side connects King Street to the City Marina and a pedestrian arcade on the ground floor connects Union Street to the City Marina. The City currently rents the subject building to the Alexandria Waterfront Associates, LP (The Realco Group).

Throughout the decades the Board has reviewed and approved alterations to the Torpedo Factory itself, including signage and lighting, as well as other changes to the waterfront—ticket booths, decking changes, and new construction. This application continues the Board's involvement for approvals through a Permit to Demolish and Certificate of Appropriateness for alterations in the Waterfront/Marina area.

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):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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 the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, the criteria to demolish and capsule generally are not met and the Permit to Demolish should be granted. The storefront window area proposed for demolition was constructed in 1983 and does not contain any significant historic material. Staff does not believe that the proposed demolition will compromise the overall integrity of the building or adversely affect the context for nearby buildings of historic merit.

Alterations

The proposed alterations are compatible with the existing building. This portion of the building is a modern interpretation of the Torpedo Factory and the applicant will match the framing of the existing storefront windows as entrances to this tenant space are relocated and added. The proposed King Street entrance was recommended in the recently adopted Waterfront Master Plan to allow the ground floor tenants in this building to have a better relationship to pedestrians on King Street. The storefront window in the central bay of the south elevation will have a display that complies with the Storefront Guidelines of the King Street Retail Strategy and will be a prime display area for those waiting to board the King Street trolley. The shape of the replacement awnings on the south façade is an improvement over the existing design and the small light fixtures below the awnings reflect the style of the existing marine lights on other portions of the building.

The proposed outdoor dining on the south elevation (King Street) will comply with the King Street Outdoor Dining Design Guidelines but the applicant must submit a separate application for approval to the Department of Planning & Zoning to insure compliance with the King Street Outdoor Dining Design Guidelines. However, the Board must review components of the proposed outdoor dining for 107 N Union Street, the City Marina, because this area is not part of the King Street outdoor dining program, previously approved by the BAR. These items include sail awnings, portable keg refrigerator and bar, tall tables and seats, and metal and rope barrier. In Staff's opinion, these design features are stylistically appropriate and compatible with the marina area. In particular, the awnings effectively compliment the sculptural quality of the masts and sails of the boats in the adjacent marina and the required barrier railing around the seating will simply match the existing metal and rope marina railing design.

Staff finds the proposed signage appropriate in scale and design. However Staff does *not* recommend that the Board approve the frosted white vinyl decal on the south elevation (King Street). The Design Guidelines discourage reflective or tinted glass, and the frosted decal serves essentially, the same purpose – to obscure the view into the restaurant. Staff finds the frosted decal appropriate on the east elevation, as it serves as a privacy screen for patrons sitting on bar stools next to the window, yet pedestrians can still see into the restaurant above the translucent window film. However, on the south elevation, the frosted vinyl decal combined with a three foot tall metal spandrel panel, obscures approximately six vertical feet of storefront window. Based on the interior plans submitted by the applicant, it appears that there is no need for privacy screening on this elevation and the open character of the restaurant window adds visual interest to an important future public space at the foot of King Street.

Staff supports approval of the relocated doors and replacement windows, with the condition that the proposed exterior landing for the new entrance be constructed to match the bulkhead in material and color.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Archaeology Recommendations

- F-1 In the mid-nineteenth century the lot at 418 South Pitt Street appears to have been undeveloped. An “orphan asylum” was in operation a few lots north from the subject property at the corner of Wolfe and Pitt. The asylum was later used as a school for girls. As the applicant has demonstrated from the Sanborn Fire Insurance maps, the house on the property appears to have been built between 1885 and 1891. In support of this later date of construction, the detailed 1877 Hopkins map of Alexandria depicts the subject lot as vacant. The property has the potential to contain archaeological resources which could provide insight into residential life in late 19th-century and 20th-century Alexandria.
- R-1 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:
- a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Code Administration

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, Code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a Virginia Registered Design Professional that fully detail the construction as well as layout and schematics of any trade work shall accompany the permit application(s)
- C-2 New construction must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).

- C-3 Alterations to the existing structure must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).
- C-4 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration that will outline the process to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Transportation and Environmental Services (T&ES)

- F1. No Substantial Improvement as defined by ordinance. No Floodplain Comments. (T&ES)
- F2. This parcel is located within the RPA however the proposed scope of this project shows no impact to the RPA. (T&ES)
- F3. Based on the preliminary drawings provided and a site visit with the applicant, at a minimum, the proposed new storefront doors, stoop on King Street, awnings, all signs, and the railing at the outdoor dining in the marina will require BAR approval. (T&ES)
- F4. Outdoor dining complying with the King Street Outdoor Dining Guidelines do not require additional BAR review. (T&ES)
- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

Flood Plain Review Findings:

1. This property and building are located within the 100-yr floodplain. Due to the fact that this proposal does not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to approximately elevation 11' (City Datum) and to ensure safety the project the owner(s) is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
2. It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 11'). (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work from or within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-7 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-8 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)
- C-9 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

**City of Alexandria
T&ES / Site Plans
Attn: Kimberly Merritt
301 King Street, Room 4130
Alexandria, VA 22314**

- C-10 Per Section 6-307 Other Conditions, (B):
"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."
(T&ES)
- C-11 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-12 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).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.
(T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2013-00125 & BAR2013-00126 at 101 N Union Street

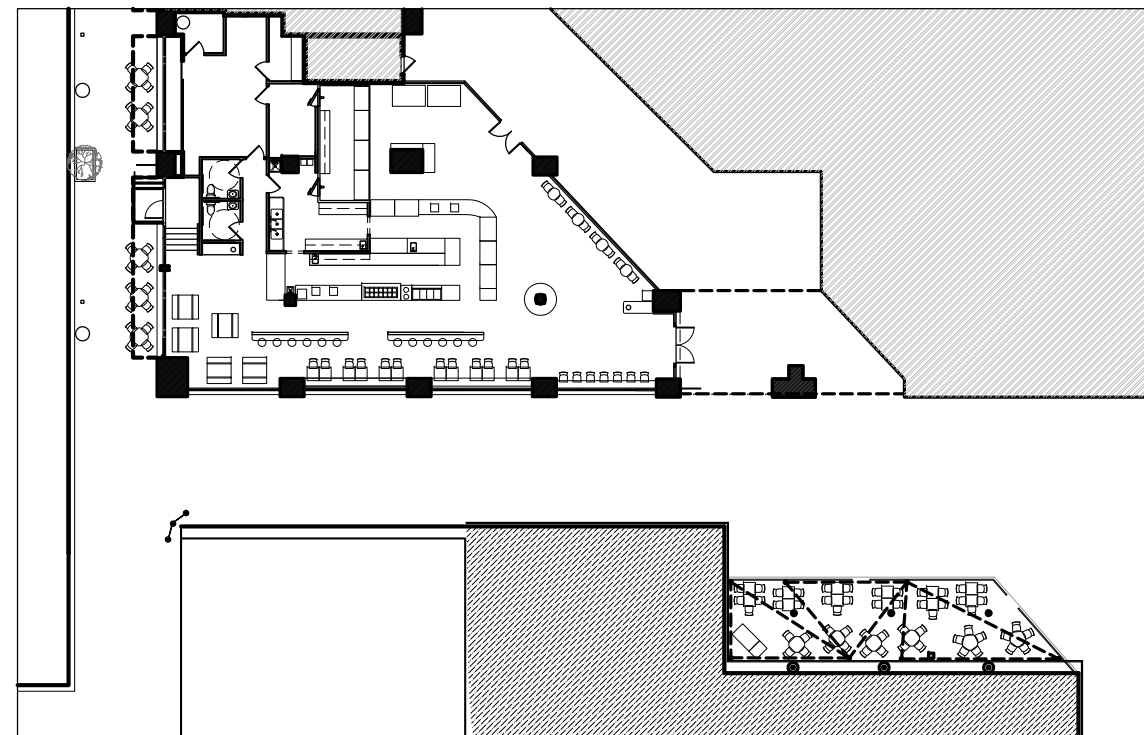


WATERFRONT MARKET

101 N. UNION STREET
 OLD TOWN ALEXANDRIA, VA 22314

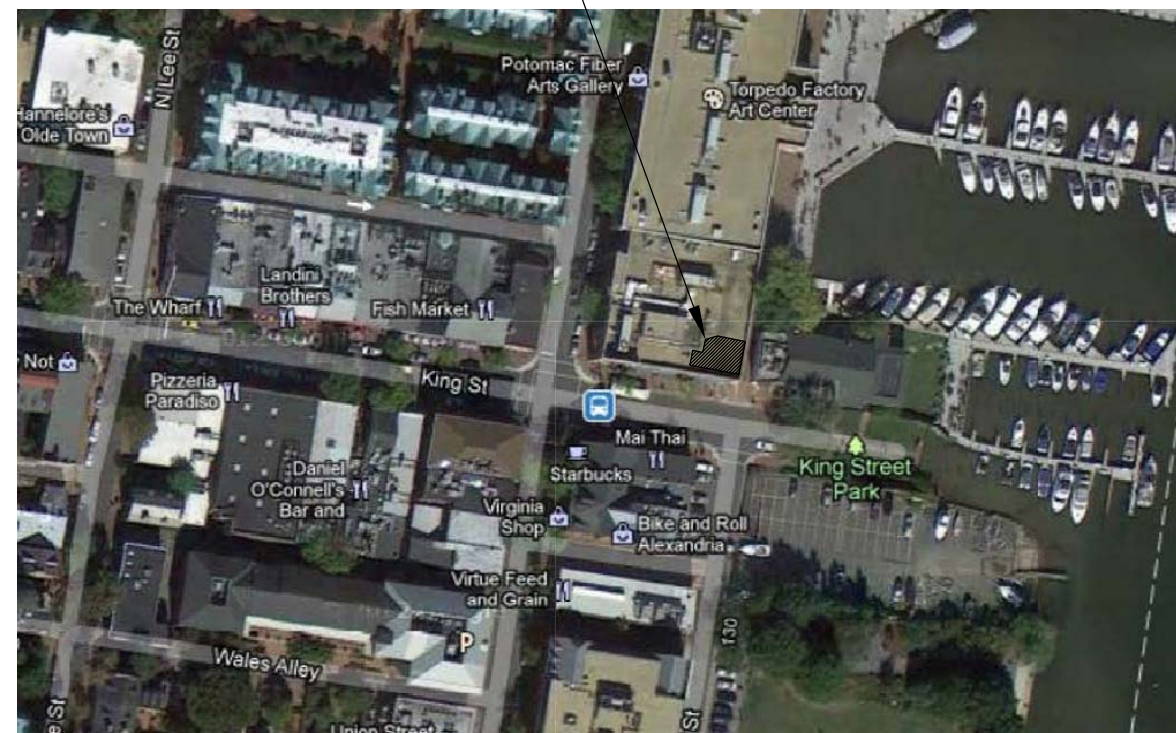
DRAWING INDEX

A001	COVER SHEET
A200	PROPOSED OVERVIEW SITE PLAN
A201	PROPOSED INTERIOR FLOOR PLAN
A202	PROPOSED MARINA FLOOR PLAN
A300	PROPOSED EXTERIOR ELEVATIONS
A301	PROPOSED EXTERIOR ELEVATIONS
A302	PROPOSED EXTERIOR ELEVATIONS
A303	PROPOSED PERSPECTIVE VIEW FROM KING STREET
A304	PROPOSED PERSPECTIVE VIEW FROM MARINA
A600	SIGNAGE, WINDOW DECAL AND RAILING DETAILS
A700	PROPOSED OUTDOOR FURNITURE SPECIFICATIONS
A701	PROPOSED OUTDOOR FURNITURE SPECIFICATIONS



PROPOSED WATERFRONT MARKET FLOOR PLAN
 NOT TO SCALE

WATERFRONT MARKET



PROPOSED WATERFRONT MARKET VICINITY MAP
 NOT TO SCALE

RICH MARKUS ARCHITECTS
 2601 P. STREET NW 2ND FL
 WASHINGTON DC 20007
 202.333.2733 / 202.333.2944
 www.richmarkusarchitects.com

WATERFRONT MARKET
 101 N. UNION STREET
 OLD TOWN ALEXANDRIA, VA 22314

COVER SHEET

NO.	REVISIONS

AS SHOWN SCALE

15 APRIL 2013 ISSUE

A001 DRAWING NUMBER



EXISTING KING STREET PHOTOGRAPHS



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EXISTING
 PHOTOGRAPHS

AS SHOWN

15 APRIL 2013

A100



EXISTING MARINA PHOTOGRAPHS



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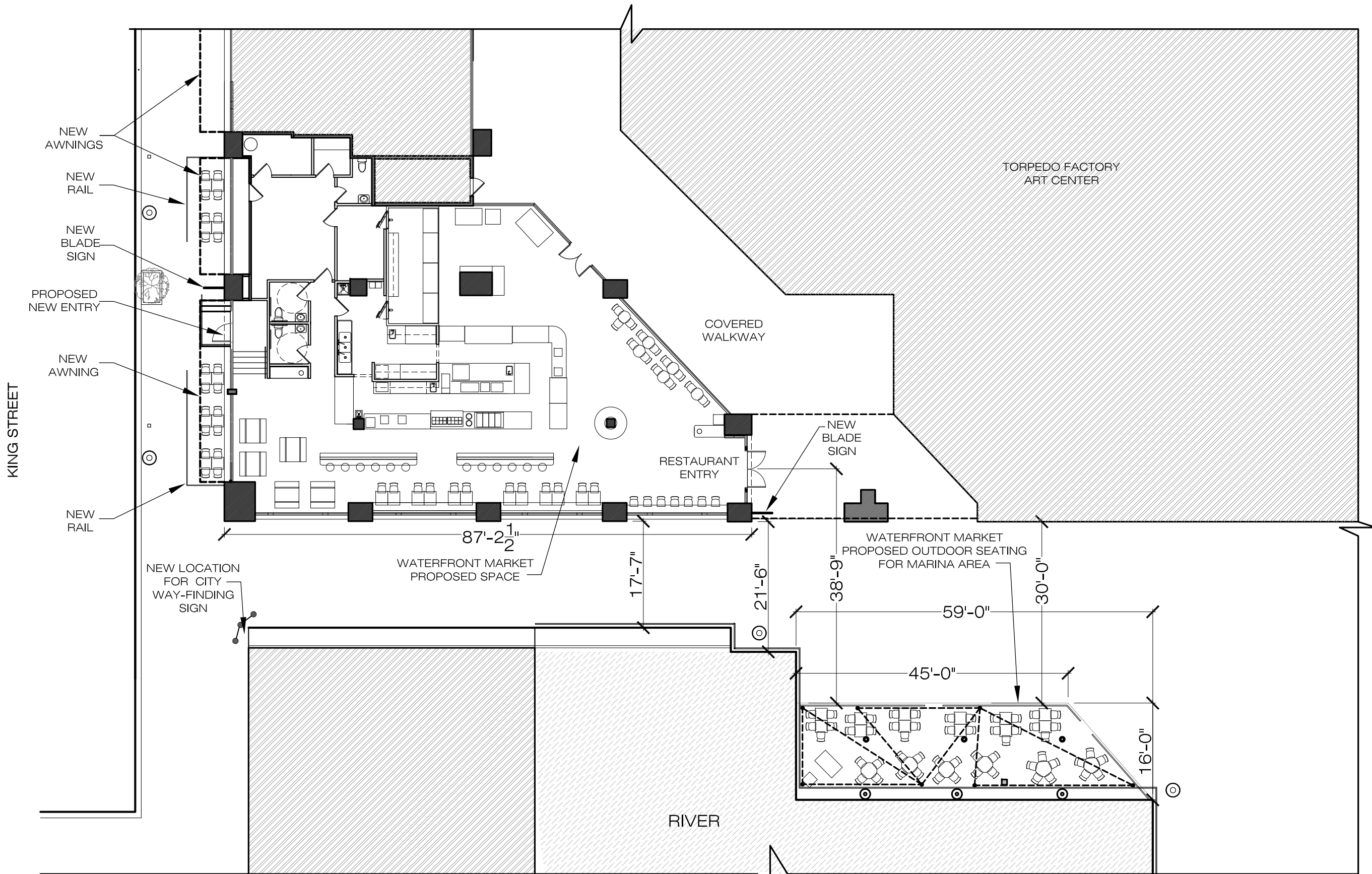
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A102 DRAWING NUMBER



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WATERFRONT MARKET
 101 N. UNION STREET
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PROPOSED
 OVERVIEW PLAN

NO.	REVISIONS

AS SHOWN

22 APRIL 2013

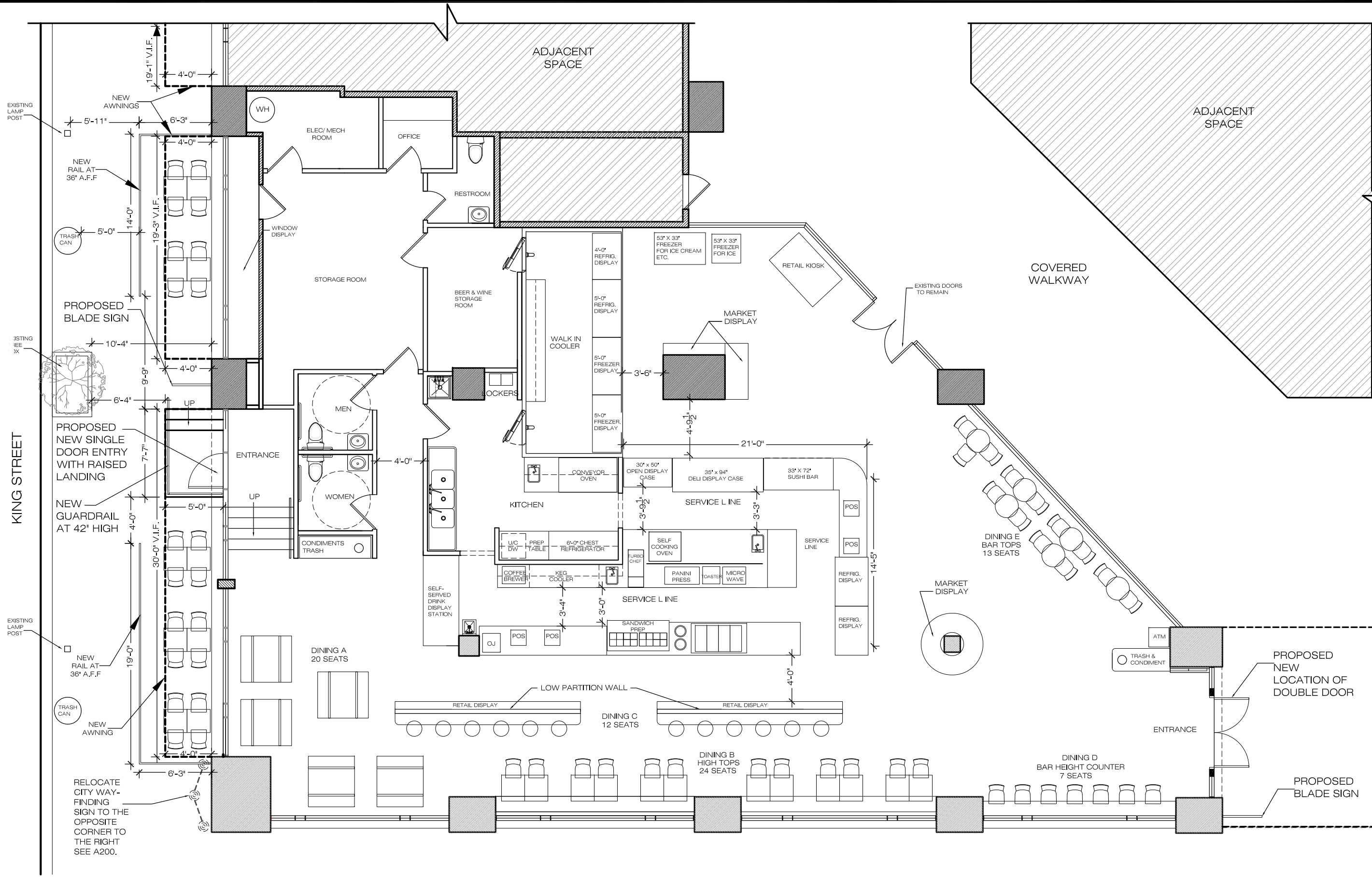
A200
 DRAWING NUMBER

TOTAL INTERIOR SEATING : 76 SEATS
 TOTAL OUTDOOR SEATING ON KING STREET : 20 SEATS
 TOTAL OUTDOOR SEATING BY MARINA : 54 SEATS
 APPROXIMATE TOTAL INTERIOR SF = 3950 SF
 TOTAL OUTDOOR SEATING SF = 815 SF

NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

1 WATERFRONT MARKET
 PROPOSED OVERVIEW PLAN
 1/16" = 1'-0"

NEW WALL
 EXISTING WALL



TOTAL INTERIOR SEATING : 76 SEATS
 TOTAL OUTDOOR SEATING ON KING STREET : 20 SEATS
 APPROXIMATE TOTAL INTERIOR SF : 2650 SF + 1310 SF = 3950 SF
 NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

1 WATERFRONT MARKET
 PROPOSED INTERIOR FLOOR PLAN
 1/8" = 1'-0"

NEW WALL
 EXISTING WALL

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WATERFRONT MARKET
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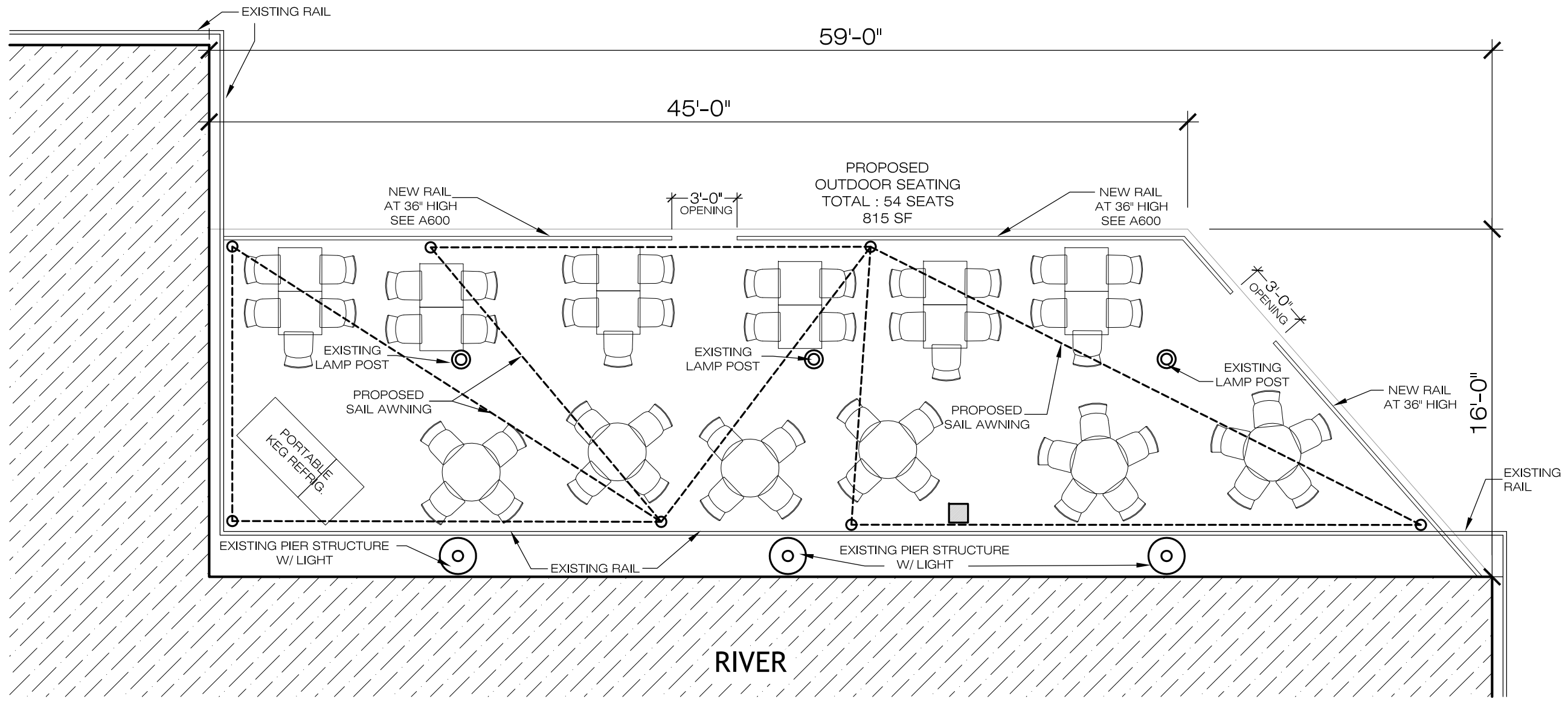
PROPOSED
 INTERIOR
 FLOOR PLAN

	REVISIONS
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AS SHOWN

22 APRIL 2013

A201
 DRAWING NUMBER



1 PROPOSED MARINA
OUTDOOR LAYOUT
3/16" = 1'-0"



SAMPLE PHOTO OF SAIL AWNING



SAMPLE PHOTO OF SAIL AWNING



SAMPLE PHOTO OF SAIL AWNING

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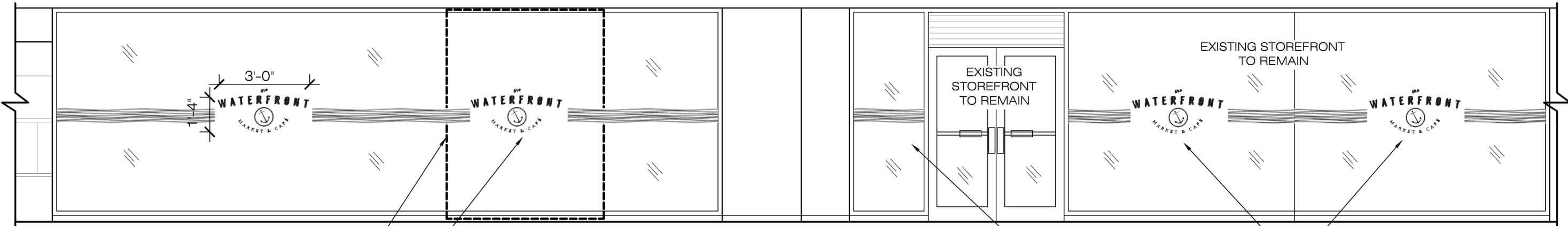
PROPOSED
OUTDOOR
SEATING PLAN

NO.	REVISIONS

AS SHOWN SCALE

15 APRIL 2013 ISSUE

A202 DRAWING NUMBER



RELOCATE EXISTING DOOR AND REPLACE WITH NEW GLASS WINDOW TO MATCH EXISTING STOREFRONT
 PROPOSED WINDOW DECAL SEE A600

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

PROPOSED WINDOW DECAL SEE A600

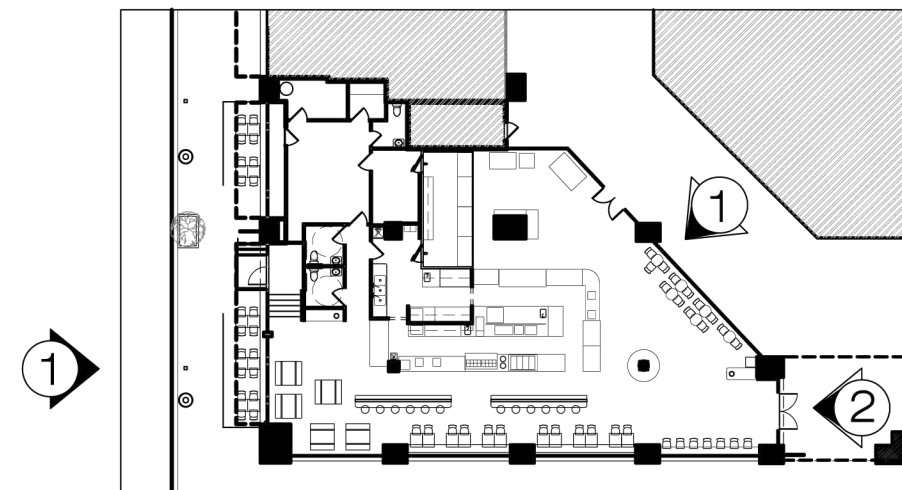


PROPOSED BLADE SIGN SEE A600

ENTRY DOOR RELOCATED
 PROPOSED WINDOW DECAL SEE A600

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

NOTES: SEE SHEET A600 FOR SIGNAGE AND WINDOW DECAL DETAILS



FLOOR PLAN - NOT TO SCALE

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WATERFRONT MARKET
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PROPOSED EXTERIOR ELEVATIONS

NO.	REVISIONS

AS SHOWN SCALE

22 APRIL 2013 ISSUE

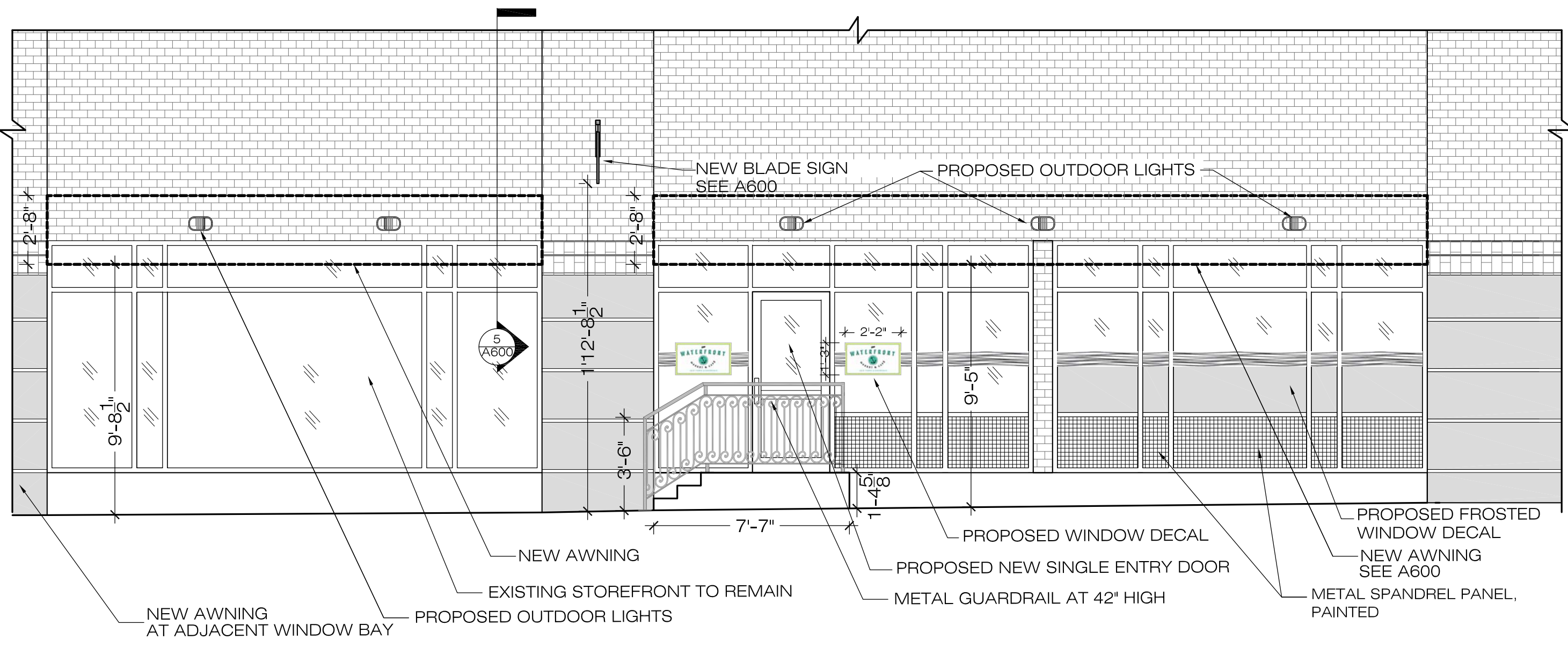
A300 DRAWING NUMBER

	REVISIONS

AS SHOWN SCALE

22 APRIL 2013 ISSUE

A301
 DRAWING NUMBER



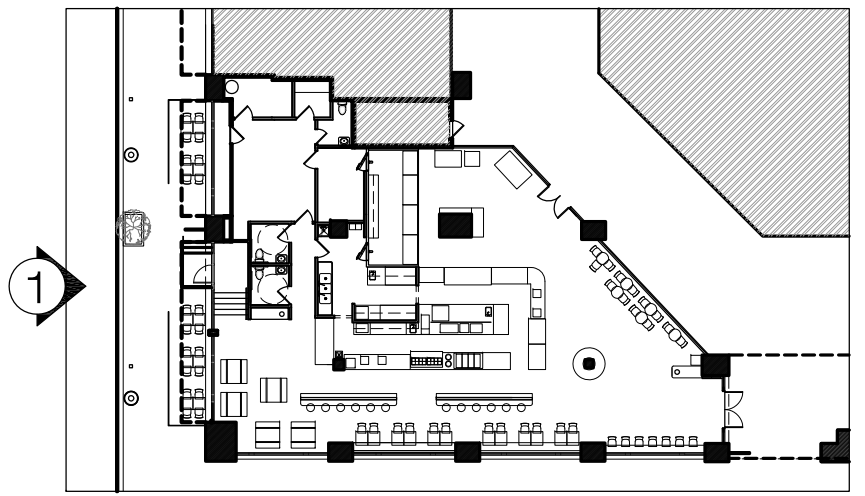
1 PROPOSED EXTERIOR ELEVATION AT KING STREET SIDE
 1/4" = 1'-0"

NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

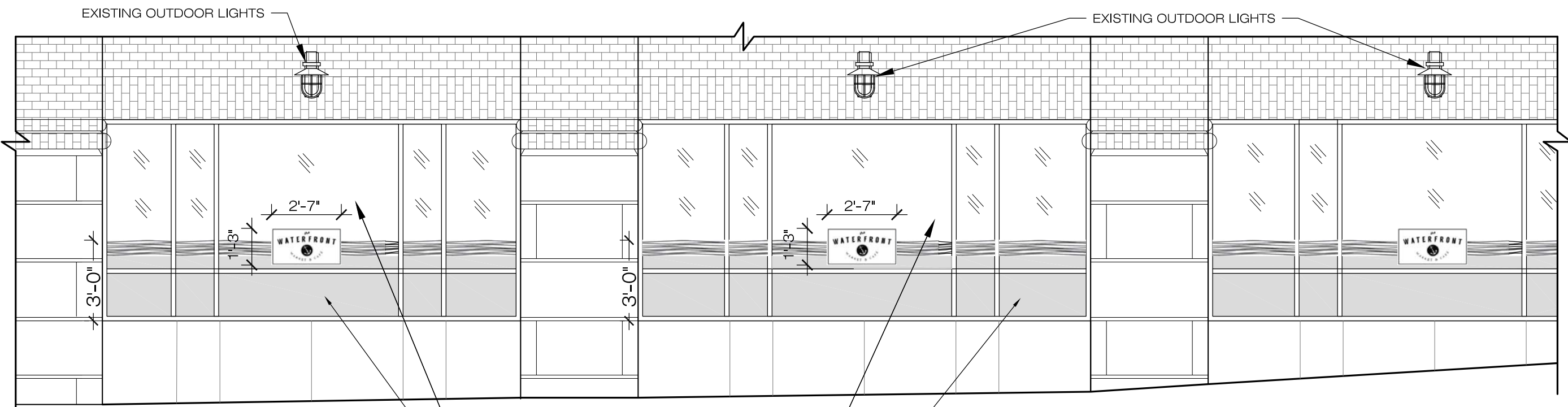
OUTDOOR LIGHTING SPECIFICATION



CP Item #:	320220BK
Description:	Marine Light - Black with Frosted Glass
Category:	Outdoor Lantern
Finish:	Black
Family:	Outdoor Fixture
Width:	11-1/8"
Height:	7-1/2"
Extension:	5-3/8"
Lamp Quantity:	1
Lamp Type:	A
Lamp Wattage:	100W Med. Base
Comment:	Wall Mount Only

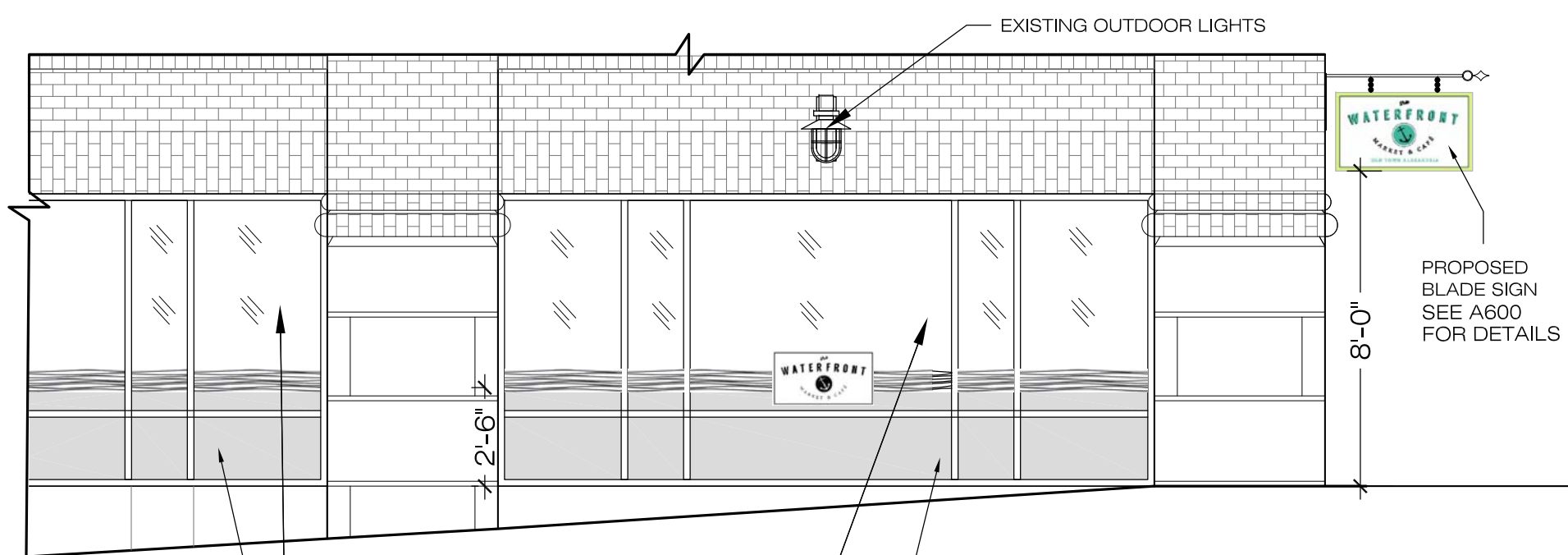


FLOOR PLAN - NOT TO SCALE



EXISTING STOREFRONT TO REMAIN
 PROPOSED FROSTED WINDOW DECAL
 SEE A600 FOR DETAILS

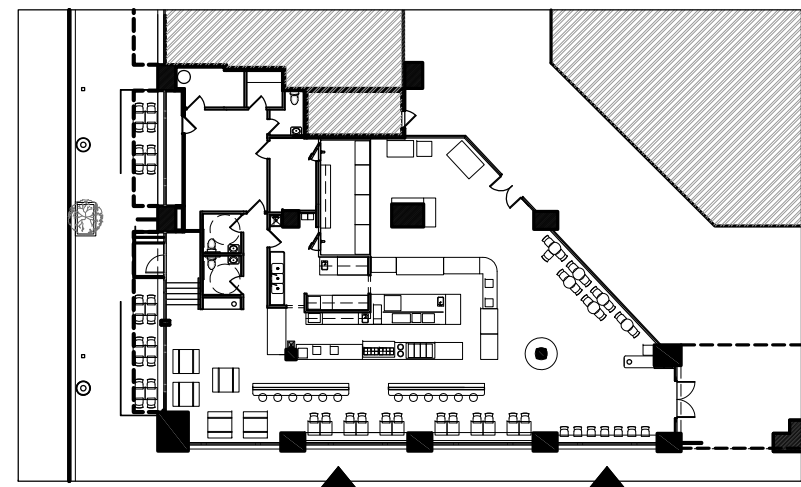
1 PROPOSED EXTERIOR ELEVATION
 AT ALLEY WALKWAY
 1/4" = 1'-0"



EXISTING STOREFRONT TO REMAIN
 PROPOSED FROSTED WINDOW DECAL
 SEE A600 FOR DETAILS

2 PROPOSED EXTERIOR ELEVATION
 AT ALLEY WALKWAY
 1/4" = 1'-0"

NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL
 AND RAILING DETAILS



FLOOR PLAN - NOT TO SCALE

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WATERFRONT MARKET
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 OLD TOWN ALEXANDRIA, VA 22314

PROPOSED
 EXTERIOR
 ELEVATIONS

NO.	REVISIONS

AS SHOWN SCALE

22 APRIL 2013 ISSUE

A302 DRAWING NUMBER



1

PROPOSED KING STREET
PERSPECTIVE VIEW
NTS

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WATERFRONT MARKET
101 N. UNION STREET
OLD TOWN ALEXANDRIA, VA 22314

KING STREET
FACADE
PERSPECTIVE
VIEW

	REVISIONS

AS SHOWN SCALE

15 APRIL 2013 ISSUE

A303 DRAWING NUMBER



1 PROPOSED MARINA
PERSPECTIVE VIEW
NTS

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101 N. UNION STREET
OLD TOWN ALEXANDRIA, VA 22314

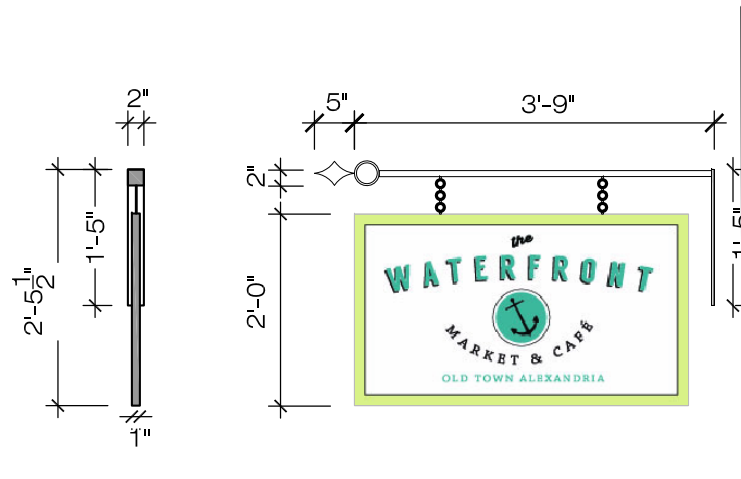
MARINA
OUTDOOR
PERSPECTIVE
VIEW

REVISIONS

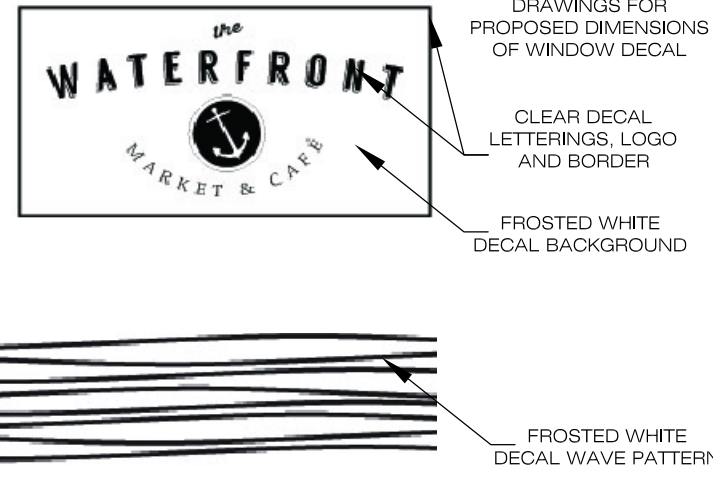
AS SHOWN

15 APRIL 2013

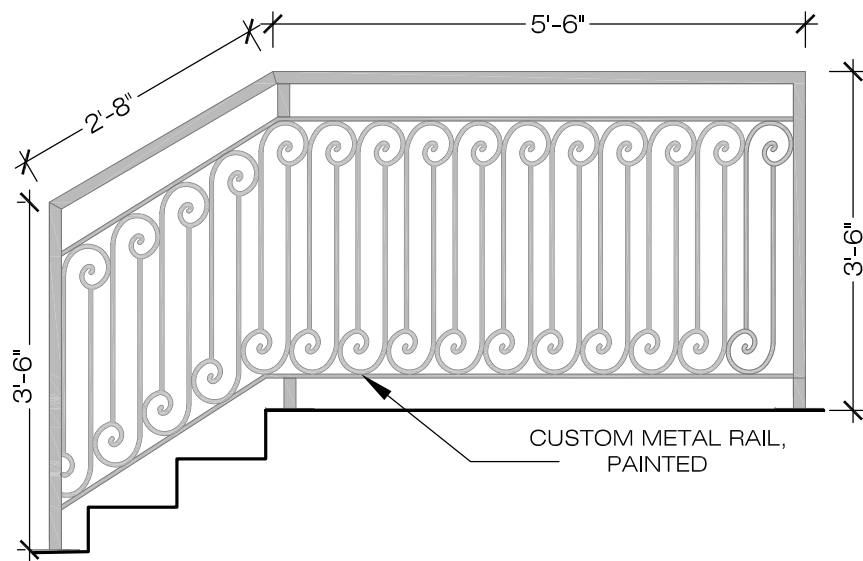
A304
DRAWING NUMBER



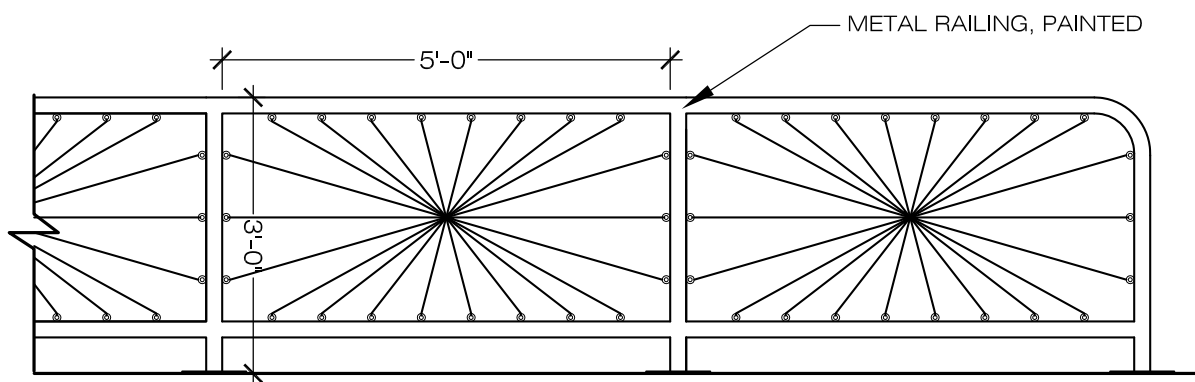
1 PROPOSED BLADE SIGN DETAILS
COLOR TBD
NTS



2 PROPOSED WINDOW DECAL DESIGN
NTS



3 PROPOSED OUTDOOR RAILING DESIGN
AT KING STREET ENTRY AND SEATING
NTS

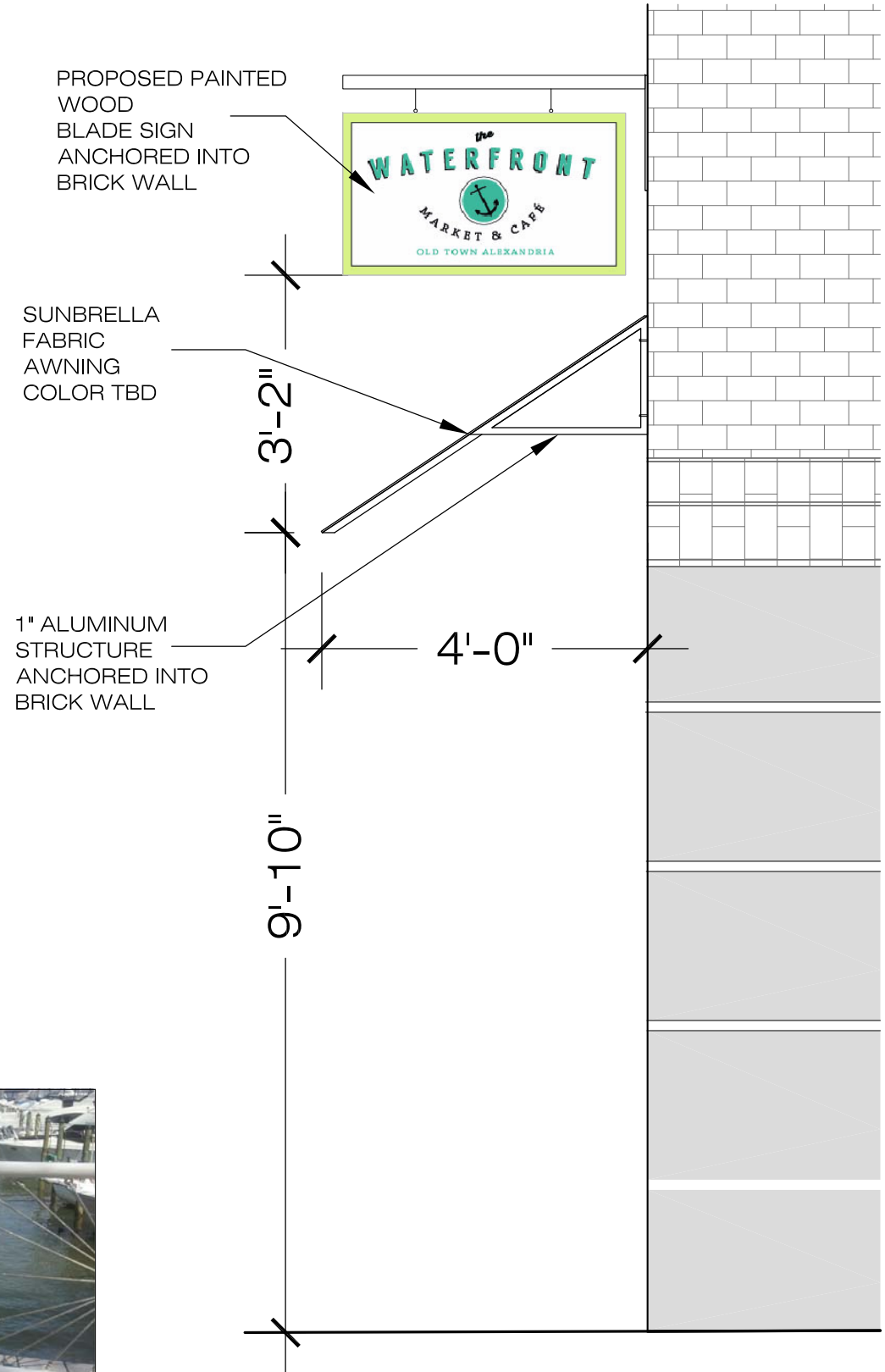


DESIGN TO MATCH EXISTING RAILING AT MARINA

4 PROPOSED OUTDOOR RAILING DESIGN AT MARINA
NTS



PHOTOGRAPH OF EXISTING RAILING AT MARINA



5 BLADE SIGN AND AWNING DETAILS
1/2" = 1'-0"

RICH MARKUS ARCHITECTS
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WATERFRONT MARKET
101 N. UNION STREET
OLD TOWN ALEXANDRIA, VA 22314

SIGNAGE,
AWNING AND
RAILING DETAILS

NO.	REVISIONS

AS SHOWN

22 APRIL 2013

ISSUE

A600

DRAWING NUMBER

Lock Bar #475KH

Designer: Centro Ricerche EMU



DETAILS



H	BW	TS	Lbs
41.5"	20"	24" Sq"	52

Outdoor/Indoor Bar Table

E-coated powder coat finish

Made in Italy

Top: Solid Steel

Base: Solid Steel

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



SHIPPING

Master Pack Quantity:	1
Master Pack Dimensions:	31"x6"x41"
Master Pack Weight:	55 Lbs.
Density:	12.5
Master Cartons/Pallet:	10
Freight Class:	85
FOB:	PA 17042

emuamericas LLC
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emuamericas.com



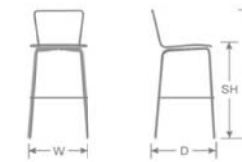
1 PROPOSED OUTDOOR TABLE
BAR HEIGHT (MARINA AREA)
NTS

Khali Bar #335

Designer: Centro Ricerche EMU



DETAILS



H	W	D	SH	Lbs
38"	19.5"	22"	30"	14

Outdoor/Indoor Stacking Barstool

E-coated powder coat finish

Made in Italy

Frame: Tubular Steel

Seat/Back: Perforated Steel Mesh

Stackability: 4

Quick Ship Finishes:



Special Order Ship Finishes:



SHIPPING

Master Pack Quantity:	4
Master Pack Dimensions:	27"x22"x47"
Master Pack Weight:	66 Lbs.
Density:	4.1
Master Cartons/Pallet:	6
Freight Class:	250
FOB:	PA 17042

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2 PROPOSED OUTDOOR BARSTOOL
MARINA AREA
NTS

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WATERFRONT MARKET
101 N. UNION STREET
OLD TOWN ALEXANDRIA, VA 22314

PROPOSED
OUTDOOR
FURNITURE
SPECIFICATIONS

REVISIONS

AS SHOWN SCALE

15 APRIL 2013 ISSUE

A701 DRAWING NUMBER

BAR Case # 2013-00125 &

BAR2013-00126

ADDRESS OF PROJECT: 107 N. Union StreetTAX MAP AND PARCEL: 075.01.04.03ZONING: KRAPPLICATION 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: The Waterfront Market LLCAddress: 103 N. Alfred St.City: AlexandriaState: VA Zip: 22314Phone: (703) 867-0454E-mail: jody@bittersweetcatering.comAuthorized Agent *(if applicable)*: Attorney Architect _____Name: Rich MarkusPhone: (703) 867-0454E-mail: markus@richmarkusarchitects.com

Legal Property Owner:

Name: Alexendria Waterfront Associates LPAddress: 101 N. Union StCity: AlexendriaState: VA Zip: 22314Phone: (703) 684-0222E-mail: gsrealco@erok.com

- 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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Construction of a gourmet market w outdoor seating and replacement awnings. Plan calls for moving one entrance door approximately six feet as well as the construction of a new entrance in the unit block of King Street.

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.

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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.
- 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: 64'-5" Secondary front (if corner lot): 87'-3"
- 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.

- ^{N/A} 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: 

Printed Name: John P Mamer, Jr

Date: 15 April 2013

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. John P Manor	103 N. Alfred St. Alexandria, VA	51%
2. Orawan Jitwiwat	5208 Pleasure Cove Ct. Alexandria, VA	49%
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 N. Union St. (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. Alexandria Waterfront Associates LP.	101 N. Union St.	94%
2.		
3.		

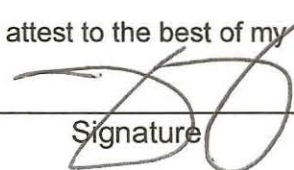
3. **Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

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. John P Manor	None	Planning Commission, City Council
2. Orawan Jitwiwat	None	Planning Commission, City Council
3.		City Council

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.

2/26/13 John P Manor
Date Printed Name


Signature