

Special Use Permit #2021-00079
1630 King Street - Barber Shop

Application	General Data	
Public hearing and consideration for a Special Use Permit for a personal service establishment with more than 30 feet of frontage along King Street	Planning Commission Hearing:	October 5, 2021
	City Council Hearing:	October 16, 2021
Address: 1630 King Street	Zone:	KR/King Street urban retail zone
Applicant: Gregorio Colon	Small Area Plan:	King Street/Eisenhower Avenue Metro Station

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Rachel Drescher, Urban Planner, rachel.drescher@alexandria.va.gov
 Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 5, 2021: On a motion by Commissioner Lyle, seconded by Vice-Chair McMahon, the Planning Commission moved to recommended approval of Special Use Permit #2021-00079 with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0.

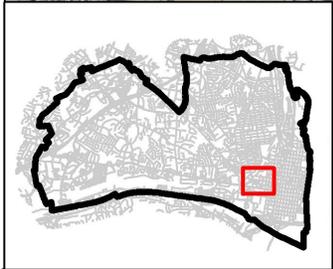
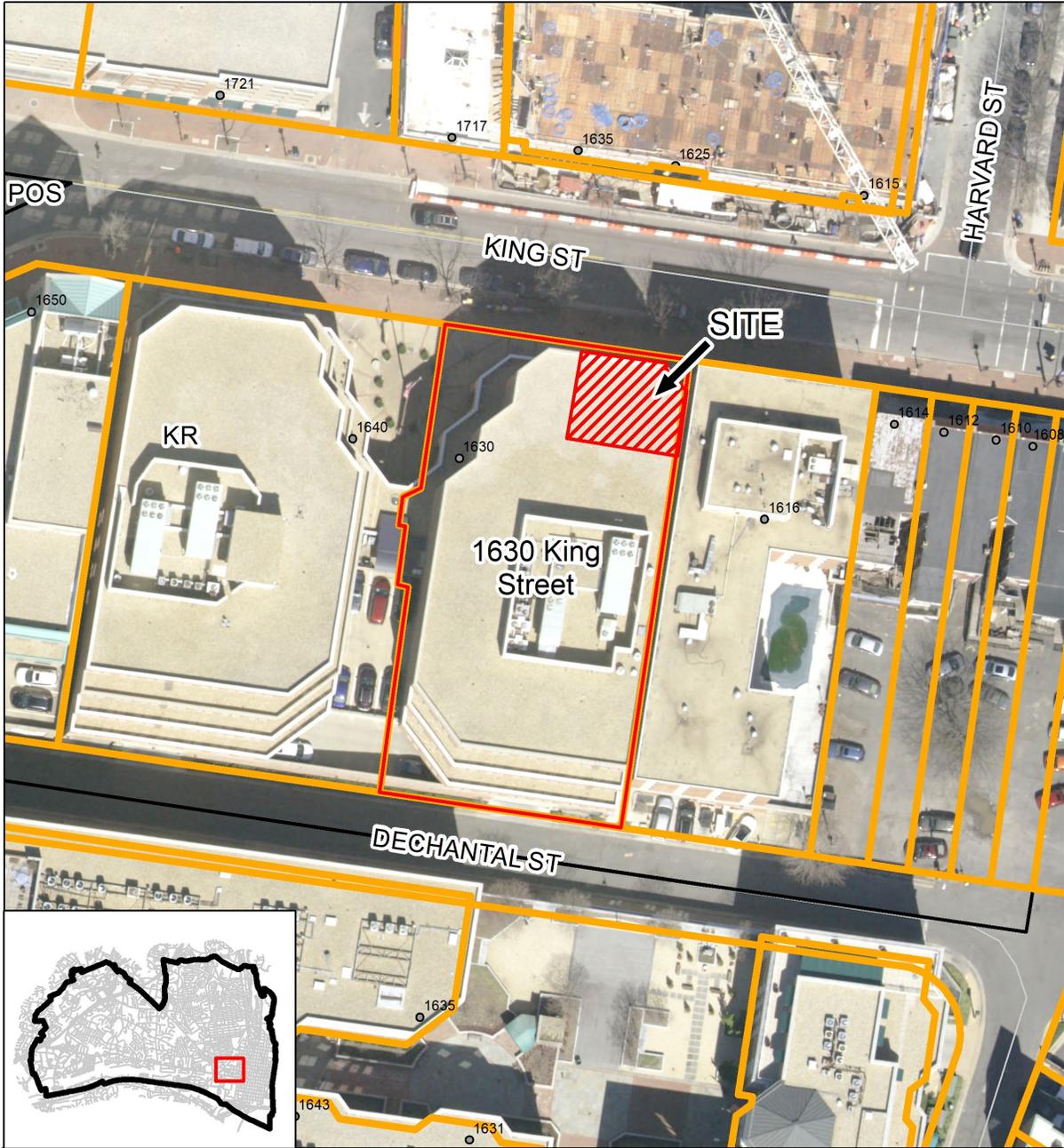
Reason: The Planning Commission agreed with the staff analysis.

Commissioner Lyle expressed the ordinance is antiquated and needed to be updated to help small businesses. A barber shop should not be required to go through the public hearing process at this location. Commissioner Lyle asked that staff review this ordinance.

Chair Macek concurred with Commissioner Lyle’s comments, stating formerly personal service establishments of greater than 30 feet were not sought along the King Street retail corridor, but the market has changed, and the ordinance should be updated to be more relaxed to support small businesses.

Commissioner Manor agreed the City needs to encourage businesses to fill out the retail core. There are many costs associated with going before boards, and it can be intimidating. City ordinances should be more welcoming of small businesses.

Director Karl Moritz stated staff has discussed this issue and will be evaluating changes to the ordinance.



**Special Use Permit #2021-00079
1630 King Street**



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Gregorio Colon, requests Special Use Permit approval to operate a barber shop, defined as a personal service establishment, with more than 30 feet of frontage along King Street.

SITE DESCRIPTION

The subject property is one lot of record measuring a total of 15,977 square feet of area with 92 feet of frontage on King Street (Figure 1). The site is developed with a five-story office building that is connected to an adjacent six-story office building at 1640 King Street. Both structures share access to a 174-space parking garage.

The subject tenant space is a 1,160 square foot ground floor unit and has 40 feet of frontage along King Street. Other tenants in the commercial complex include offices and the State Department Federal Credit Union.

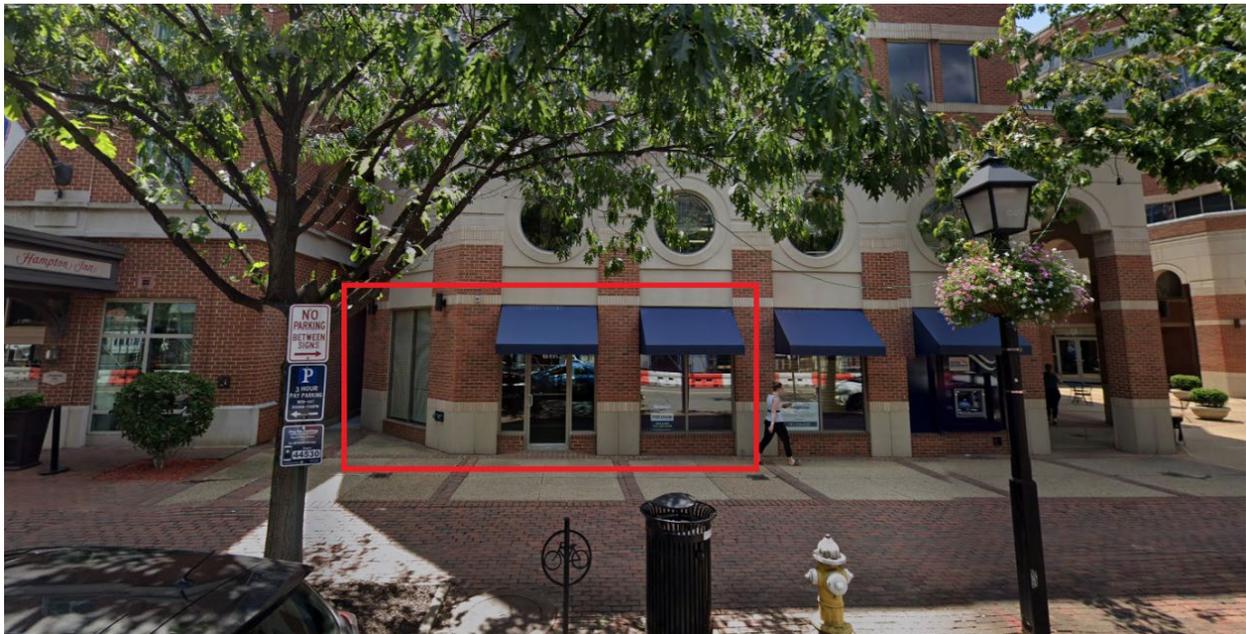


Figure 1: View of site

This portion of King Street is primarily occupied by offices, financial institutions and hotels, with some retail and restaurants. To the east of the tenant space is a Hampton Inn, to the north is a bank, Hyatt Suites, and offices, to the south is the King Street Exchange office building, and to the west is a mix of restaurants, offices, and retail.

BACKGROUND

The subject commercial structure was constructed in 1990. The tenant space has previously been used as offices. On September 21, 2004, SUP#2004-0067 was approved by City Council for a

yoga studio. In August 2019, a zoning inspection found the yoga studio to no longer be in operation, and the space has remained vacant.

PROPOSAL

The applicant proposes to operate a barber shop on the northeast corner of the building at 1630 King Street. The space would include four barber chairs and two washing stations, and the services offered include haircuts and shaves. The establishment expects to provide services for 40 customers per day.

Hours of Operation: 8 a.m. – 6 p.m., Monday through Saturday

Number of Clients: 40 clients per day
Four employees per day

Noise and Odors: No noise or odors are anticipated from the barber shop.

Trash/Litter: One bag per day.

PARKING

The site is located in the King Street Transit Parking District. Pursuant to Zoning Ordinance Section 8-400, uses not listed in this section, must provide the parking requirements as noted in Section 8-200(A). Section 8-200(A)(16), requires a personal service use to provide 0.25 off-street parking spaces for every 1000 square feet of tenant space. With a total area of 1,160 square feet, the parking requirement is less than two spaces. Per Section 8-100(A)(9), nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street urban retail zone. Section 6-702(A)(2) requires a special use permit for personal service establishments with more than 30 feet of frontage along King Street on the ground floor.

The site is located in the King Street/Eisenhower Avenue Metro Station Small Area Plan, which designates this area for commercial uses. The site is also located within the King Street retail strategy area, which encourages ground floor uses that enhance and energize the pedestrian environment.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a barber shop at 1630 King Street with a frontage of more than 30 feet as the additional 10 feet of storefront frontage on King Street would not detract from urban vitality in this part of the commercial corridor. The proposed business

contributes to the diverse mix of commercial uses within this area. The barber shop is neighborhood serving, serving multiple customers a day and would contribute to the livelier street environment and visual activity along King Street. Noise and odors are typically not associated with barber shops and are not anticipated to impact neighboring commercial businesses or residents.

The applicant is required to obtain all necessary licensing pursuant to Condition 2. In addition, standard conditions have been included to address matters such as litter (Condition 11) and the proper disposal of trash (Condition 5).

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
4. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
5. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (T&ES)
6. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
7. The applicant shall require its employees who drive to use off-street parking. (T&ES)
8. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

9. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
10. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
12. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Rachel Drescher, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (T&ES)
- R-3 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-6 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-7 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-8 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 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-2 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)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction.

Fire:

No comments or concerns.

Health Department:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1630 King Street, Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the Personal service establishment use as
(use)
described in this application.

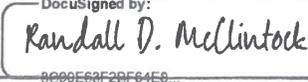
Name: Randall McClintock

Phone: 703-706-5086

Please Print

Address: _____

Email: rmcclintock@sdfcu.org

Signature:  _____
0000E62F2DF64E8...

Date: 7/23/2021

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

None



City of Alexandria 2021 Business License Application

Business Tax

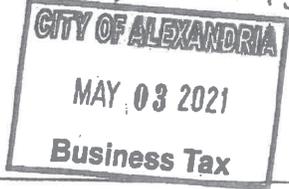
City Hall - Room 1700

P.O. Box 178, Alexandria, VA 22313

BusinessTax@alexandriava.gov

703.746.4800 alexandriava.gov/BusinessTax

BL# 152743



Owner's Name:

Gregorio Colon

Owner's Address:

6530 Yadkin Ct.

(Street)

Alexandria

(Suite or Apt #)

Va.

22310

(City)

(State)

(Zip Code)

Individual

Corporation

LLC

S Corp

Partnership

REQUIRED: If Partnership, provide on a separate sheet of paper the names and addresses of all partners.
REQUIRED: If Corporation, provide name and address of Registered Agent.
REQUIRED: If LLC, provide member's name and social security number.

Business Trade Name:

New Business [checked] or Transfer of Ownership []
LaCombe Enterprises

Taxpayer Identification Number:

86-3511133

(Federal Identification Number or Social Security Number)

Sales Tax Identification Number:

38-86351133F-001

Business Location:

1630 King Street

(Street)

Alexandria

Va.

(Suite or Apt#)

22314

(City)

(State)

(Zip Code)

Business Telephone # (570) 233-0675

Fax # ()

Date Business Began in Alexandria:

5/3/2021

Number of Employees in Alexandria:

1

Description of Business:

Personal service/Burger Shop

License Type:

Business E-Mail Address:

gregc78@yahoo.com

NAICS Code Number:

812111

(Enter 6 digit North American Industry Classification System (NAICS) Code(s) used for tax filings. NAICS Codes are available at http://www.census.gov/eos/www/naics/index.html)

Business Mailing Address:

6530 Yadkin Ct.

(Street)

Alexandria

(Suite or Apt#)

Va.

22310

(City)

(State)

(Zip Code)

Bank Name:

BBK

Do you own a vehicle(s) that is used for business purposes? (Check appropriate box)

Yes

No

If "Yes", provide VIN and percentage of vehicle's use for business.

Vehicle Identification Number:

Percentage of Business Use:

(Attached an additional page, if you have more than one vehicle.)

2021 Estimated Gross Receipts:

\$38,000

2020 Actual Gross Receipts:

0

Signature:

Gregorio Colon

Print Name:

Gregorio Colon

Date:

5/3/21

(An original signature of owner or authorized corporate representative is required.)

- For instructions on obtaining a license and filing for business personal property taxes, refer to the instructions on page 2 of this form.
Please note that a business may require more than one business license if it engages in more than one business activity.
To avoid a statutorily assessed business personal property tax bill, you must file a business personal property tax return on or before May 1.
All licenses must be renewed annually by March 1 of each license year.

Thank you for choosing to do business in the City of Alexandria!

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.	Greg Colon	6530 Yadkin Ct.	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 1630 King Street, Alexandria, VA 22314 (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.	State Department Federal Credit Union	1630 King St.	100%
2.	STATE DEPARMENT FEDERAL CREDIT UNION (SDFCU) IS MEMBER OWNED, NO MEMBER REPRESENTS GREATER THAN 3%		
3.			

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
Greg Colon	None	CITY COUNCIL, PLANNING COMISSION, BZA, BOARDS OF ARCHITECTURAL REVIEW
STATE DEPARTMENT FEDERAL CREDIT UNION	None	CITY COUNCIL, PLANNING COMISSION, BZA, BOARDS OF ARCHITECTURAL REVIEW
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.

7/23/21 _____
Date Printed Name
Gregorio Colon

Gregorio Colon _____
Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

4 clients on an hourly basis

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

4 staff on a daily basis

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday - Saturday

8:00am to 6:00pm

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

None

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Office paper. Hair clippings. General trash.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1 standard size bag per day

C. How often will trash be collected?

3 times per week

D. How will you prevent littering on the property, streets and nearby properties?

Building provides on-site janitorial staff

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)
 on-site
 off-site

If the required parking will be located off-site, where will it be located?

Street parking

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?
None

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
None

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes. No improvements needed.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

1160 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: State Dep't Fed'l Credit Union Bldg

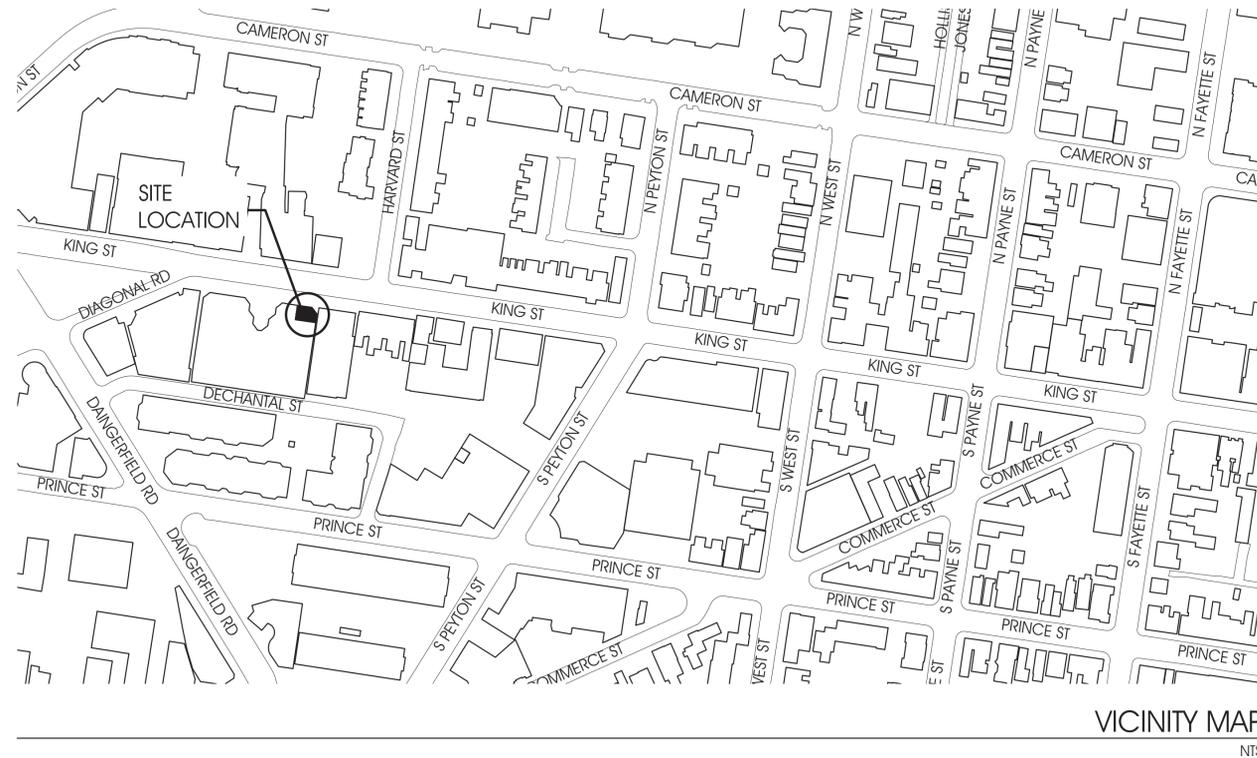
other. Please describe: _____

End of Application



VICINITY MAP

NTS



SCOPE OF WORK:

SCOPE OF WORK IS TO RENOVATE AN EXISTING YOGA STUDIO INTO A BARBER SHOP. INTERIOR, NON-STRUCTURAL WORK ONLY. SCOPE OF WORK INCLUDES UPDATED FLOOR PLAN & MEP FOR BARBER AND SHAMPOO STATIONS. ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH IBC, STATE AND LOCAL ORDINANCES.

PROJECT NAME: 1630 KING STREET BARBER SHOP
ADDRESS: 1630 KING STREET
ALEXANDRIA, VIRGINIA 22314

CODE ANALYSIS:

BUILDING CODE EDITION:	<ul style="list-style-type: none"> • 2015 IBC (INCLUDING PLUMBING AND MECHANICAL) • NATIONAL ELECTRIC CODE (LATEST ADDITION) • VIRGINIA UNIFORM STATEWIDE BUILDING CODE • 2003 - ICC/ANSI A117.1
USE GROUP:	B BUSINESS
OCCUPANCY LOAD:	TOTAL = 12 OCCUPANTS BUSINESS: 1160 GSF / 100 = 12 OCCUPANTS
FULLY SPRINKLERED:	YES
ADA:	1 HANDICAP TOILET FACILITIES
BUILDING HEIGHT:	FIVE STORIES, APPROX. 97' (35' MAX)
CONSTRUCTION TYPE:	II B (NO PROPOSED CHANGE TO EXISTING STRUCTURE OR SUPPORT SYSTEMS)
GROSS AREA FOR RETAIL:	1160 SF

INDEX OF DRAWINGS:

SHEET NO.	SHEET DESCRIPTION
-	COVER SHEET & CODE SUMMARY
A1.01	DEMOLITION & RENOVATION PLANS & NOTES
M0.01	MECHANICAL COVER SHEET
M1.01	MECHANICAL NOTES & SYMBOLS
M2.0	MECHANICAL FLOOR PLAN & SCHEDULES
P0.01	PLUMBING COVER SHEET
P1.01	PLUMBING PLANS & DIAGRAMS
E0.01	ELECTRICAL COVER SHEET
E1.01	ELECTRICAL PLAN
E1.02	ELECTRICAL POWER RISER & FIRE ALARM PLAN

BARBER SHOP

21.018

1630 KING STREET, ALEXANDRIA, VIRGINIA



RUST | ORLING

ARCHITECTURE

GENERAL CONTRACTOR:

RUST CONSTRUCTION
210 S PAYNE STREET
ALEXANDRIA, VIRGINIA 22314
T - 703.836.3010

E - sam@rustcompany
P.O.C. - SAM RUST

MECH / ELEC / PLUMB ENGINEER:

AJS CONSULTING ENGINEERS
3131 MOUNT VERNON AVE
ALEXANDRIA, VA 22305
T - 703.461.6080

E - Tony@ajsgreenmep.com
P.O.C. - TONY SCOVAZZO

1215 CAMERON STREET
ALEXANDRIA, VIRGINIA 22314
T 703.836.3205
F 703.548.4779
admin@rustorling.com
p.o.c. - John Rust, AIA
www.rustorling.com

ISSUED FOR PERMIT



RUST | ORLING
ARCHITECTURE

1215 CAMERON STREET
ALEXANDRIA, VA
22314

T - 703.836.3205
F - 703.548.4779
admin@rustorling.com
www.rustorling.com

BARBER SHOP

1630 King Street
Alexandria, VA
22314

21018

REVISIONS

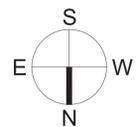
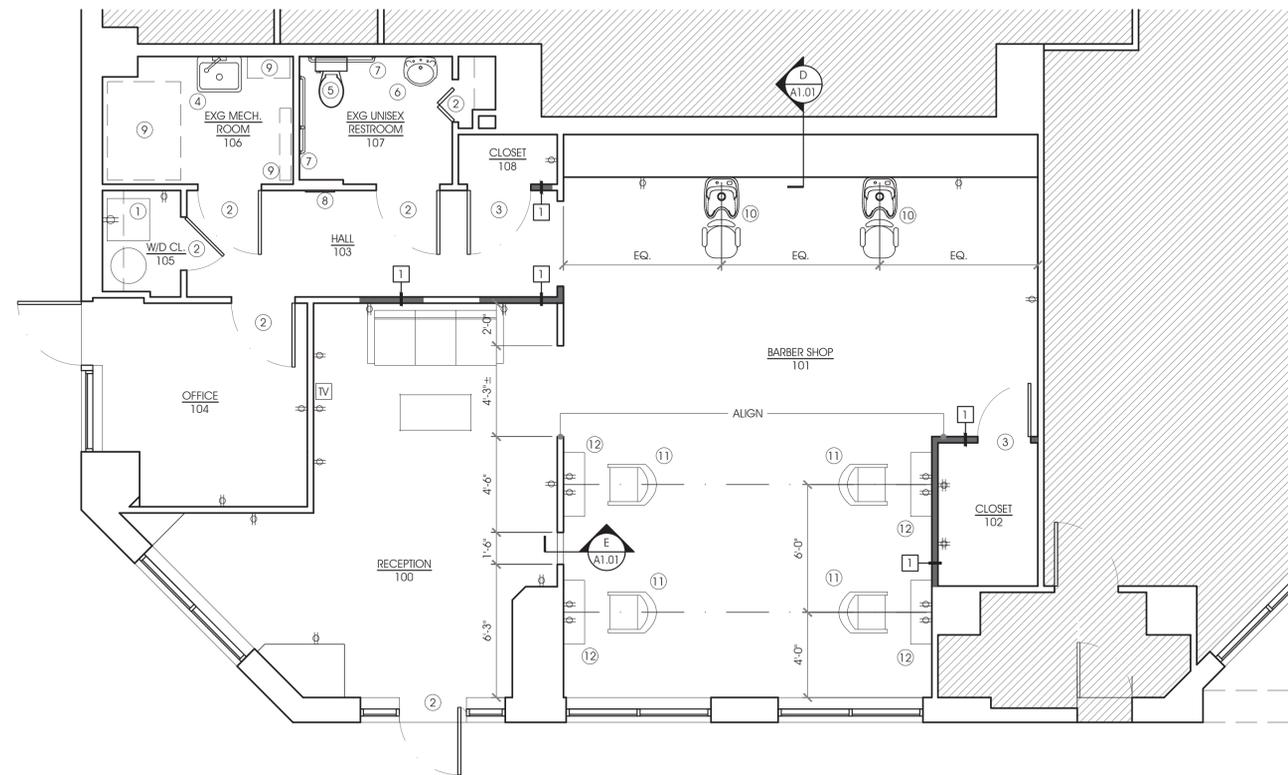
DATE	DESCRIPTION

FOR PERMIT
07.06.21

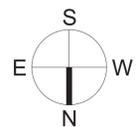
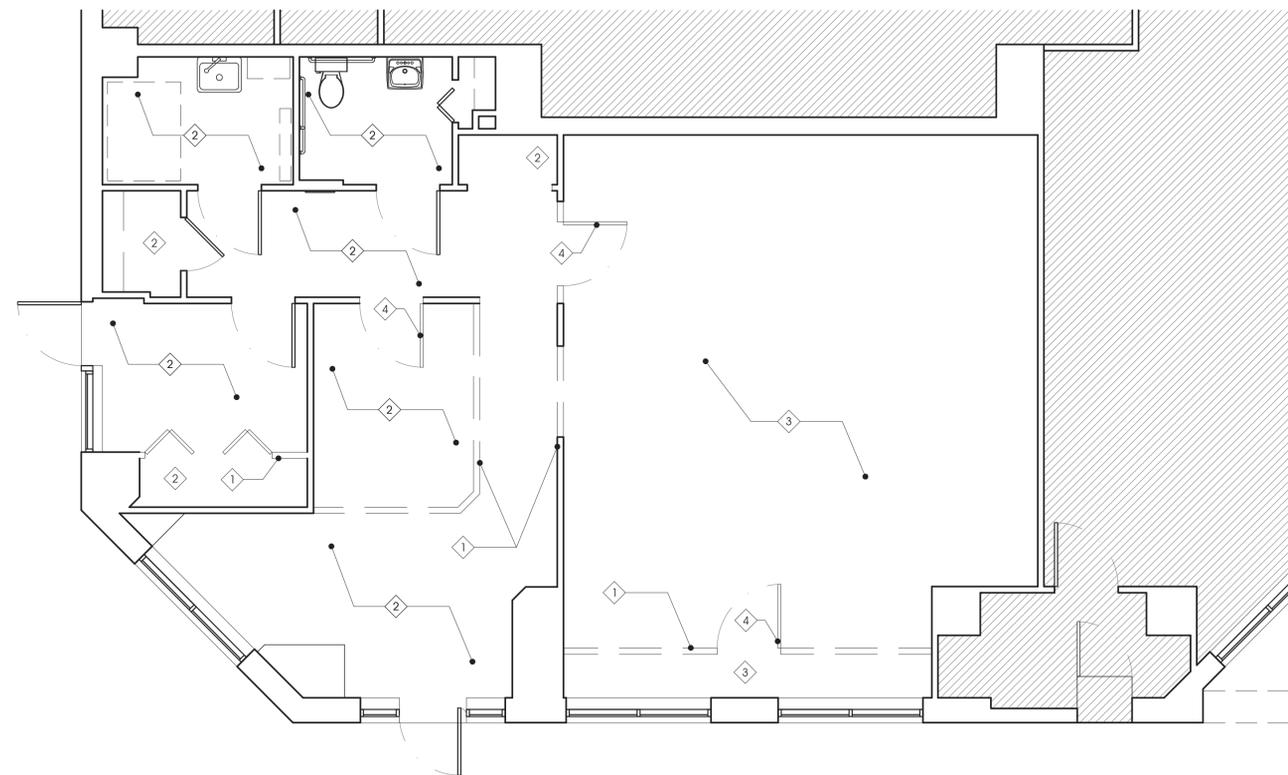
DEMOLITION
& RENOVATED
FLOOR PLANS
& DETAILS

SHEET NO.

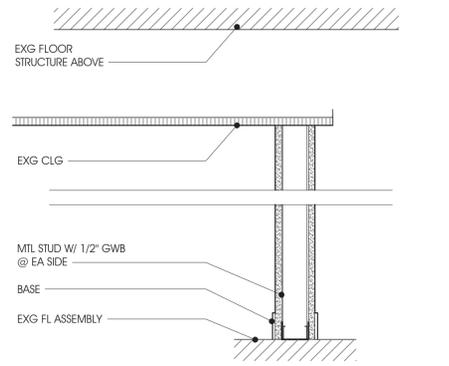
A1.01



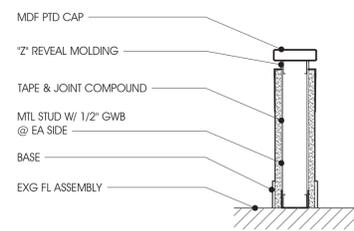
RENOVATED FLOOR PLAN
1/4"=1'-0"



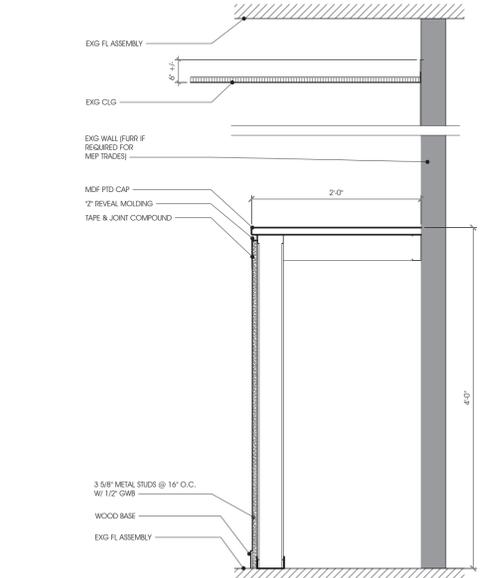
DEMOLITION FLOOR PLAN
1/4"=1'-0"



TYP. NEW WALL - PARTITION TYPE 1
1 1/2"=1'-0"



CUT OUT DETAIL
1 1/2"=1'-0"



PARTITION TYPE 2
1 1/2"=1'-0"

RENOVATION NOTES

- ALL BUILDING, ZONING, HEALTH CODES AND ORDINANCES OF ALEXANDRIA, VA SHALL BE ADHERED TO BY THE CONTRACTOR AND HIS SUBCONTRACTORS IN ALL WORK UNLESS MORE STRINGENT STANDARDS AND/OR REQUIREMENTS OTHERWISE APPLY, IN WHICH CASE THE LATTER SHALL GOVERN. ALL COSTS REQUIRED TO CONFORM WITH CODES ARE TO BE COSTS OF THE CONTRACTOR.
- ALL DIMENSIONS ARE TO FACE OF EXISTING OR FINISHED SURFACE, UNLESS NOTED OTHERWISE.
- ALL WOOD BLOCKING SHALL BE FRT LUMBER.
- MAINTAIN EXISTING FIRE PROTECTION SYSTEMS, INCLUDING BUT NOT LIMITED TO: EXIT EGRESS, EXIT LIGHTING, FIRE PROTECTION DEVICES, SPRINKLERS AND LIFE SAFETY DEVICES IN WORKING ORDER DURING THE COURSE OF WORK.
- PATCH ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR CONSTRUCTION TO LIKE NEW CONDITION TO MATCH ADJACENT EXISTING SURFACE. ALL EXISTING GWB SURFACES TO BE PAINTED.
- PREPARE ALL SURFACES TO RECEIVE SCHEDULED FINISH PER MANUFACTURER'S REQUIREMENTS AND PROJECT SPECIFICATIONS.
- DRAWINGS ARE INTENDED TO REFLECT EXISTING CONDITIONS. INFORMATION WAS OBTAINED FROM AVAILABLE RECORD DRAWINGS WITH LIMITED FIELD VERIFICATION AND NOT WARRANTED TO BE CORRECT OR COMPLETE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCIES ARE NOTED THEY ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- THESE NOTES AND DRAWINGS ARE SCOPE DOCUMENTS AND AS SUCH SHOW THE GENERAL INTENT OF THE PROJECT AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK, NOR DO THEY SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED TO PROPERLY EXECUTE THE WORK.
- ALL FINISHES TO BE SELECTED BY OWNER.

KEYED PLAN NOTES

- NEW STACKABLE DRYER/ WASHER MACHINE PROVIDE ELECTRICAL OUTLETS AS REQUIRED
- EXG DOOR TO BE CLEANED, REPAIRED IF REQUIRED, AND PAINTED
- RELOCATE EXG DOOR & FRAME. CLEAN, REPAIR AND PAINT
- EXG UTILITY SINK TO REMAIN
- EXG ADA WC TO REMAIN
- EXG ADA LAV TO REMAIN
- EXG ADA GRAB BARS TO REMAIN
- EXG ELECTRICAL PANEL TO REMAIN
- EXG MECH. EQUIPMENT TO REMAIN
- SHAMPOO STATION (OWNER PROVIDED & GC INSTALL)
- BARBER SEAT (OWNER PROVIDE & INSTALL)
- MIRROR/TV (OWNER PROVIDE & INSTALL)

DEMOLITION NOTES

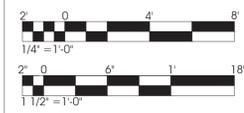
KEYED PLAN NOTES

- REMOVE PARTITIONS AS INDICATED ON PLAN. IF CONFLICT ARRIVES, INFORM ARCHITECT.
- REMOVE EXISTING FLOORING, INCLUDING BUT NOT LIMITED TO WALL BASE TRIM, TRANSITION STRIPS OR THRESHOLDS, GROUT AND MASTIC, ETC.
- EXISTING WOOD FLOORING TO REMAIN.
- EXISTING DOORS AND FRAMES TO BE REMOVED AND RETAINED FOR REUSE.
- EXISTING EQUIPMENT TO REMAIN.

LEGEND

- INDICATES EXISTING TO REMAIN
- INDICATES TO BE REMOVED
- INDICATES NEW WALL
- INDICATES PARTIAL HEIGHT WALL
- INDICATES EXISTING DOOR TO REMAIN

GRAPHIC SCALE



B NOTE: FURNITURE SHOWN FOR REFERENCE ONLY

A NOTE: NO LOAD BEARING WALLS AND/OR COLUMNS TO BE REMOVED