

BAR Case # _____

ADDRESS OF PROJECT: 333 Green St., Alexandria, VA 22314

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

TAX MAP AND PARCEL: map = 080.04, PID 080.04-15-16 ZONING: RM

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: Paul O'Sullivan

Address: _____

City: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Amy & Paul O'Sullivan

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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).*

See attached for description of proposed work

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.

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.

DESCRIPTION OF PROPOSED WORK

ROOF:

- Demo existing standing seam metal roof (portico and attached storage)
- Demo existing hipped main roof & construct a higher pitched gabled roof in its place.
- Relocation of existing rooftop HVAC compressor
- Install existing standing seam metal roof with standing seam metal roof (main roof, portico and attached storage)
- Relocation of existing skylights & sun tunnels as called out in plan for daylighting interior rooms
- Adding skylights as called out in plan for daylighting interior rooms

3RD FLOOR:

- Enclose existing exterior roof deck and associated existing roof deck exterior access stair over the East side of the house.
- Demo existing low slope roof deck membrane and associated insulation.
- Demo existing rooftop guard rail system
- Selectively demolish brick as required to lower window sill to appropriate height
- Extend existing standing seam roof between existing original structure and existing 1980's addition
- Enclosed roof deck and access stair to allow conditioned space with the rest of the residence.
- Exterior materials to enclose addition shall be engineered stone panels and brick to match existing adjacent
- Exterior trim to be brake metal to match proposed roof
- Roof over addition shall be low sloped with a membrane (TPO or liquid applied)
- Operable windows throughout (5 ganged windows to align with windows at 2nd floor)

2ND FLOOR:

- Replace existing, non-thermally broken storefront 5 ganged windows with 5 ganged aluminum clad windows
- Infill (tooth-in) brick where applicable to match existing adjacent

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.

- 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: _____ 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.

- 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 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: Paul J. O'Sullivan

Printed Name: Paul O'Sullivan

Date: 04-02-2026

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. Paul O'Sullivan	[REDACTED]	50%
2. Amy O'Sullivan	[REDACTED]	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 333 Green St., 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. Paul O'Sullivan	[REDACTED]	50%
2. Amy O'Sullivan	[REDACTED]	50%
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.		
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.

04-02-2026

Paul O'Sullivan



Date

Printed Name

Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address RM
 Zone

A2. x =
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="998.00"/>	Basement**	<input type="text" value="938.00"/>	B1. <input type="text" value="3,844.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="1,351.00"/>	Stairways**	<input type="text" value="121.00"/>	B2. <input type="text" value="1,662.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="1,122.00"/>	Mechanical**	<input type="text" value=""/>	B3. <input type="text" value="2,182.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="373.00"/>	Comments for Existing Gross Floor Area <input type="text" value=""/> <p>See attached FAR xcel sheet with breakdown of</p>
Attic	<input type="text" value="373.00"/>	Porches**	<input type="text" value="43.00"/>	
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	
Balcony/Deck	<input type="text" value=""/>	Lavatory***	<input type="text" value="95.00"/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value="32.00"/>	
Other**	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
B1. Total Gross	<input type="text" value="3,785.00"/>	B2. Total Exclusions	<input type="text" value="1,662.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value=""/>	Basement**	<input type="text" value=""/>	C1. <input type="text" value="790.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="92.00"/>	Stairways**	<input type="text" value="52.00"/>	C2. <input type="text" value="102.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="92.00"/>	Mechanical**	<input type="text" value=""/>	C3. <input type="text" value="688.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="566.00"/>	Attic less than 7'***	<input type="text" value=""/>	Notes <i>*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.</i> <i>** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.</i> <i>***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.</i>
Attic	<input type="text" value="40.00"/>	Porches**	<input type="text" value=""/>	
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	
Balcony/Deck	<input type="text" value=""/>	Lavatory***	<input type="text" value="50.00"/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
Other	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
C1. Total Gross	<input type="text" value="790.00"/>	C2. Total Exclusions	<input type="text" value="102.00"/>	

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: Paul J. O'Neil

Date: 04-02-2026

FAR calculations for 333 Green St., Alexandria, VA 22314

ZONE	RM (Residential Medium)	
Total Lot area	4,787	sf
FAR allowed for RM	1.50	
Max Allowable floor area	7,180.50	sf
Existing floor area (minus exclusions)	2,182.00	
Proposed Floor area (minus exclusions)	2,870.00	sf
Difference Existing to Proposed	688.00	sf
Difference Allowable to Proposed	4,310.50	sf

EXISTING GROSS FLOOR AREA

	Existing Gross Floor Area (SF)	Allowable Exclusion (SF)	Remarks
Basement	998	998	<i>Ceiling of basement is < 4'-0" from average finish grade, also includes stairs to Basement</i>
First Floor	1,351		<i>includes 100 sf for cantilever of 2nd floor and 162 sf for exterior storage</i>
		43	<i>Front Portico</i>
		62	<i>Stairs with intermediate landing</i>
Second Floor	1,122		
		45	<i>Hall lav</i>
		50	<i>Master Bedroom lav (50 sf max allowable)</i>
		59	<i>Stairs with intermediate landing</i>
		32	<i>closet space under 7'-0"</i>
Third Floor	0		<i>not applicable</i>
Attic	373	373	<i>entire sloped ceiling < 7'-0" from finished floor</i>
Porches			
Balcony/Deck			
Lavatory			<i>see above breakout per floor for each floor lavatory</i>
Other			
Other			
Totals	3,844	1,662	

Existing Floor Area Minus Exclusions	2,182
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Exclusion breakout per City of Alexandria FAR form. (See adjacent for breakout of exclusions per floor)	
Basement	998
Stairways	121
Mechanical	0
Attic Less than 7	373
Porches	43
Balcony/Deck	0
Lavatory	95
Other (Closet 2nd floor under 7'-0")	32
Other	0
Totals	1,662

PROPOSED GROSS AREA

	Proposed Gross Floor Area (SF)	Allowable Exclusion (SF)	Remarks
Basement	998	998	<i>Ceiling of basement is < 4'-0" from average finish grade, also includes stairs to Basement</i>
First Floor	1,443	43	<i>Front Portico</i>
		62	<i>Stairs with intermediate landing</i>
Second Floor	1,214	45	<i>Hall lav</i>
		50	<i>Master Bedroom lav (50 sf max allowable)</i>
		59	<i>Stairs with intermediate landing</i>
		32	<i>closet space under 7'-0"</i>
Third Floor	566	50	<i>1 lav (50 sf max allowable)</i>
		52	<i>Stairs with intermediate landing</i>
		337	<i>attic space <7'-0" from finished floor = 377-40=337 sf</i>
Attic	377	337	
Porches			
Balcony/Deck			
Lavatory			<i>see above breakout per floor for each floor lavatory</i>
Other			
Other			
Totals	4,598	1,728	
Existing Floor Area Minus Exclusions 2,870			

Exclusion breakout per City of Alexandria FAR form. (See adjacent for breakout of exclusions per floor)	
Basement	998
Stairways	173
Mechanical	0
Attic Less than 7	337
Porches	43
Balcony/Deck	0
Lavatory	145
Other (Closet 2nd floor under 7'-0")	32
Other	0
Totals	1,728

- NOTES:
- *Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
 - ** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.
 - ***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

Demo Calcs

Project: 333 Green St.

***Note: All SF is based on plan view area takeoffs**

1ST Floor Demo	
Square feet	LOCATION
156	Outdoor storage - Gabled standing seam metal roof material replacement
1ST Floor total	156

2ND Floor Demo	
Square feet	LOCATION
43	Portico - standing seam metal roof material replacement
11	Bedroom - Storefront window replacement
2	Stair tower - storefront window replacement
2nd Floor total	56

ROOF Level Demo	
Square feet	LOCATION
648	Hipped Roof structure - to be replaced with gabled roof
63	TPO membrane roof between hipped roof and roof deck parapet - (to be enclosed by addition)
13	Standing seam metal between hipped roof and roof deck parapet - material replacement
260	Roof deck including stair (to be enclosed by addition)
58	Brick Parapet
7	Precast between sloped windows at 2nd floor 5 ganged windows
56	Sloped glazing and associated storefront at 2nd floor
17	Encase top of existing chimney in order to extend to code compliant height above proposed gabled roof ridge
30	gutter replacement
Roof Level total	1152

Total GROSS	
Demo	1364 SQUARE FEET

333 Green Street Addition

Alexandria Board of Architectural Review Package

OS Design-Build, LLC.

333 green st.
alexandria, va 22314
703.309.9828



Aerial Map

OS Design-Build, LLC.

333 Green St,
Alexandria, VA 223414
703.309.9828

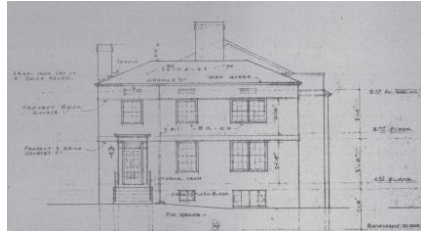
333 Green Street Addition

Alexandria Board of Architectural Review Package

BOUNDARY & AERIAL MAP

A1

September 26, 1952
original



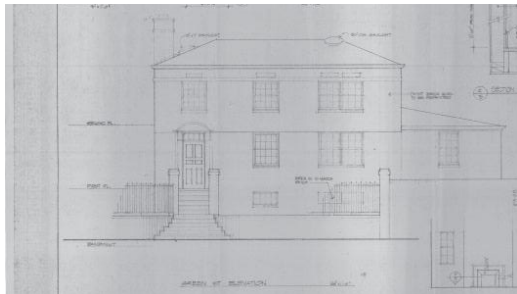
South Elevation



West Elevation

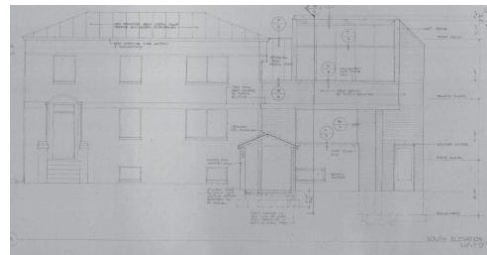
333 Green St.

August 5, 1977
addition/renovation

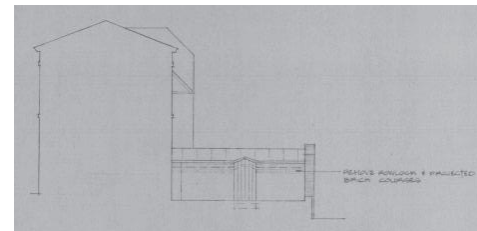


South Elevation

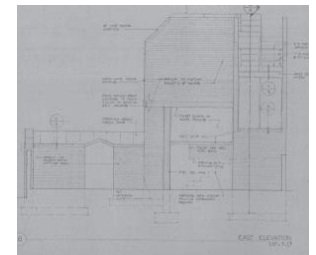
July 29, 1982
addition/renovation



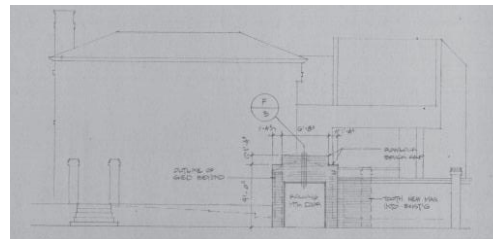
South Elevation



West Elevation

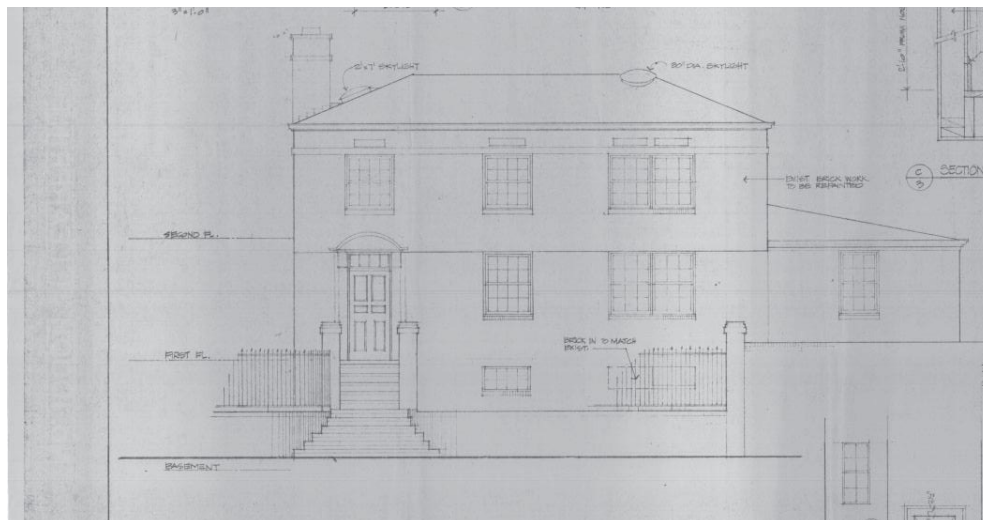


East Elevation



South Elevation @ Garage

August 5, 1977
addition/renovation



South Elevation



PRIOR ADDITION @ 1ST
FLOOR (1977)



Existing Streetscape @ Royal Street

333 Green St.



333 Green St.

Existing Streetscape @ Green Street



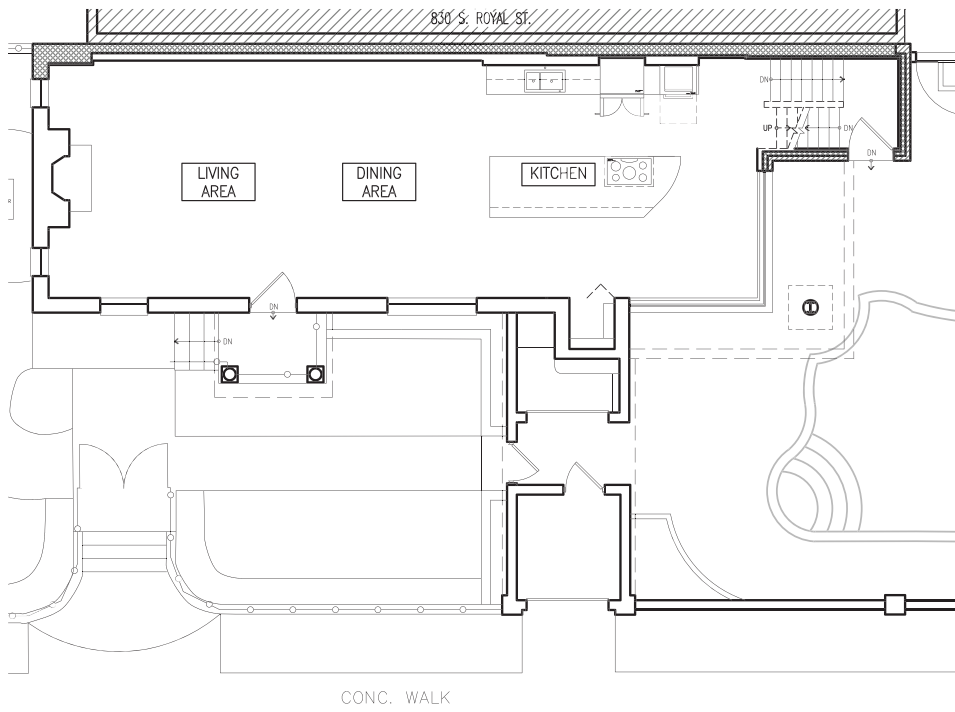
East facade @ Alley



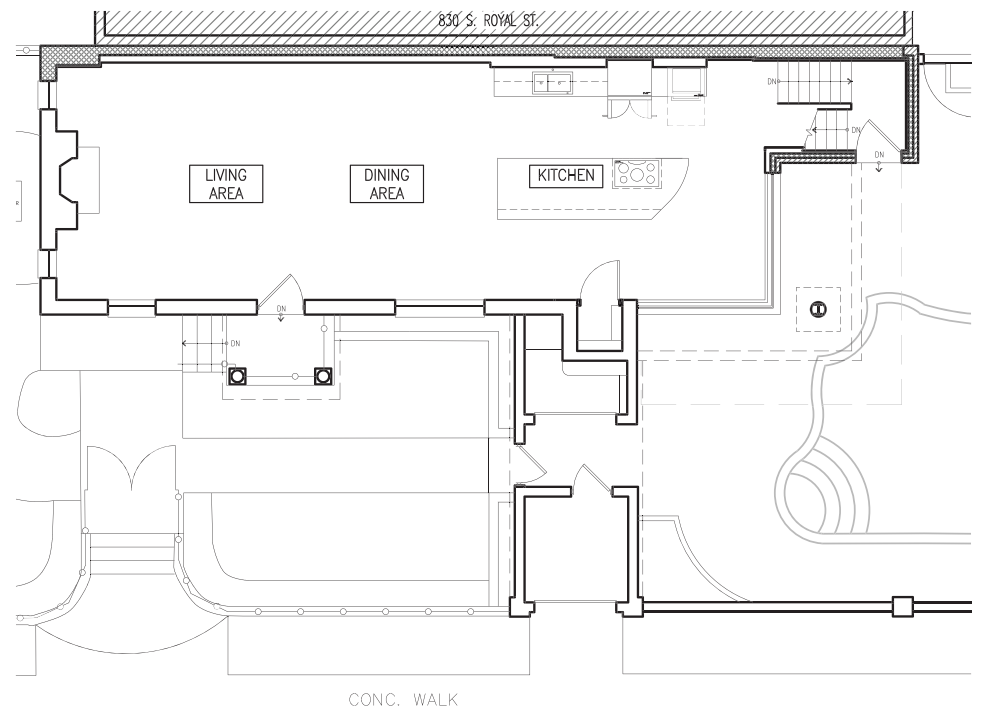
South facade @ Green Street



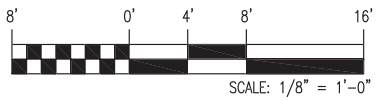
West facade @ Royal Street

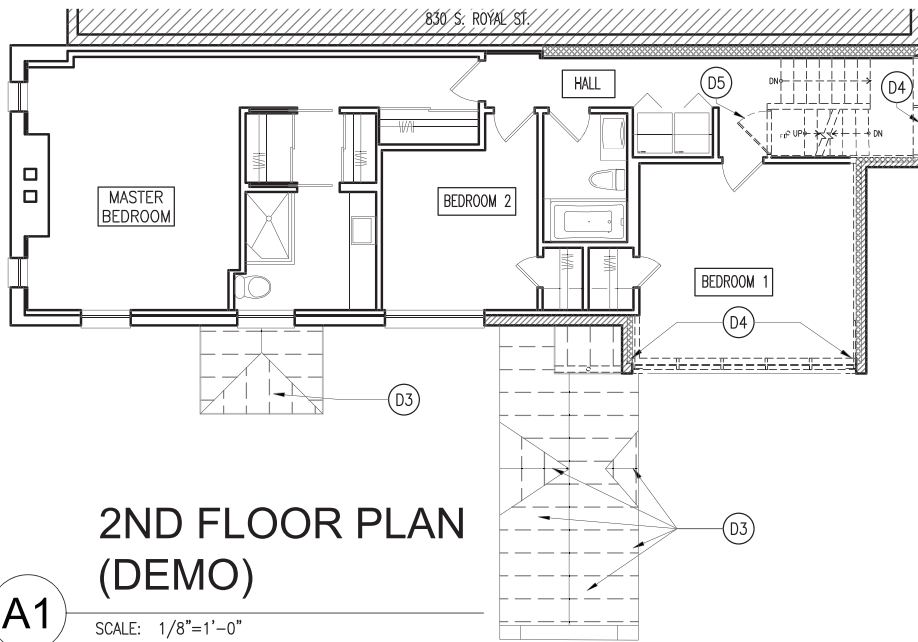


A1 1ST FLOOR PLAN (DEMO) NO EXTERIOR WORK, FOR REFERENCE ONLY
 SCALE: 1/8"=1'-0"



A2 1ST FLOOR PLAN (PROPOSED) NO EXTERIOR WORK, FOR REFERENCE ONLY
 SCALE: 1/8"=1'-0"

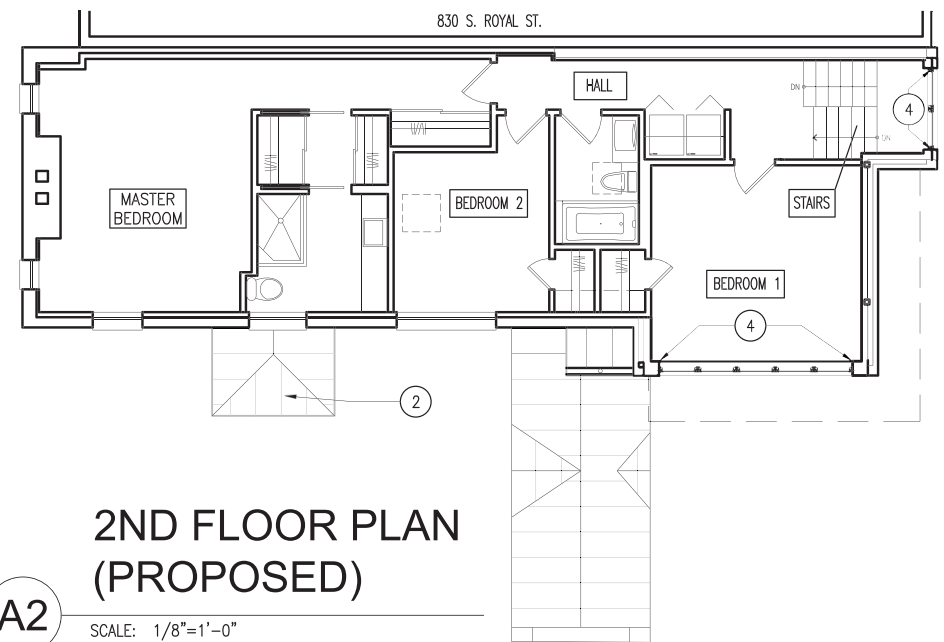




2ND FLOOR PLAN (DEMO)

A1

SCALE: 1/8"=1'-0"



2ND FLOOR PLAN (PROPOSED)

A2

SCALE: 1/8"=1'-0"

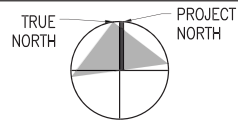
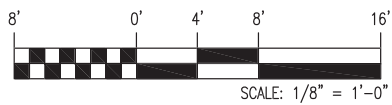
GENERAL NOTE: DEMO AND NEW KEYNOTS ARE FOR ALL FLOOR PLANS U.N.O.

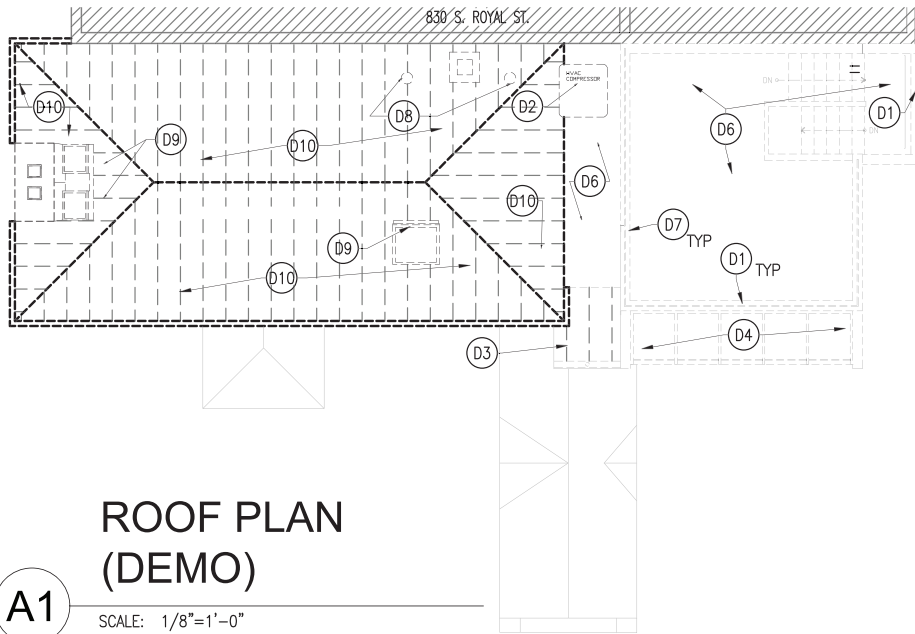
D# DEMO PLAN KEYNOTES

- | | |
|---|--|
| D1 DEMO EXISTING GUARDRAIL | D6 DEMO EXISTING MEMBRANE ROOF |
| D2 DEMO EXISTING RTU | D7 SELECTIVELY DEMO EXISTING BRICK |
| D3 DEMO EXISTING STANDING SEAM METAL ROOF | D8 SALVAGE EXISTING SUN-TUNNEL FOR REUSE |
| D4 DEMO EXISTING STOREFRONT SYSTEM | D9 SALVAGE EXISTING SKYLIGHT FOR REUSE |
| D5 DEMO EXISTING EXTERIOR DOOR | D10 DEMO HIPPED ROOF |

PROPOSED PLAN KEYNOTES

- | | |
|-----------------------------|----------------------------|
| 1. MECH. ROOF TOP UNIT | 8. REUSE SALVAGED SKYLIGHT |
| 2. STANDING SEAM METAL ROOF | 9. SKYLIGHT |
| 3. MEMBRANE ROOF | 10. ROOF ACCESS HATCH |
| 4. GLAZING | 11. GABLED ROOF |
| 5. ROOF CRICKET | 12. SNOW GUARDS |
| 6. ROOF SCUPPER | |
| 7. SUN-TUNNEL | |





ROOF PLAN (DEMO)

A1 SCALE: 1/8"=1'-0"

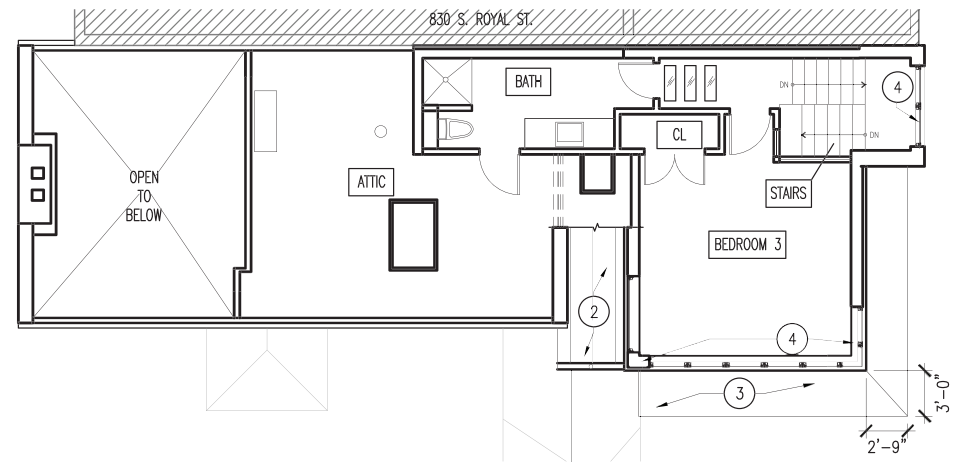
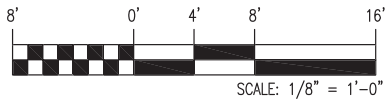
GENERAL NOTE: DEMO AND NEW KEYNOTES ARE FOR ALL FLOOR PLANS U.N.O.

D# DEMO PLAN KEYNOTES

- D1 DEMO EXISTING GUARDRAIL
- D2 DEMO EXISTING RTU
- D3 DEMO EXISTING STANDING SEAM METAL ROOF
- D4 DEMO EXISTING STOREFRONT SYSTEM
- D5 DEMO EXISTING EXTERIOR DOOR
- D6 DEMO EXISTING MEMBRANE ROOF
- D7 SELECTIVELY DEMO EXISTING BRICK
- D8 SALVAGE EXISTING SUN-TUNNEL FOR REUSE
- D9 SALVAGE EXISTING SKYLIGHT FOR REUSE
- D10 DEMO HIPPED ROOF

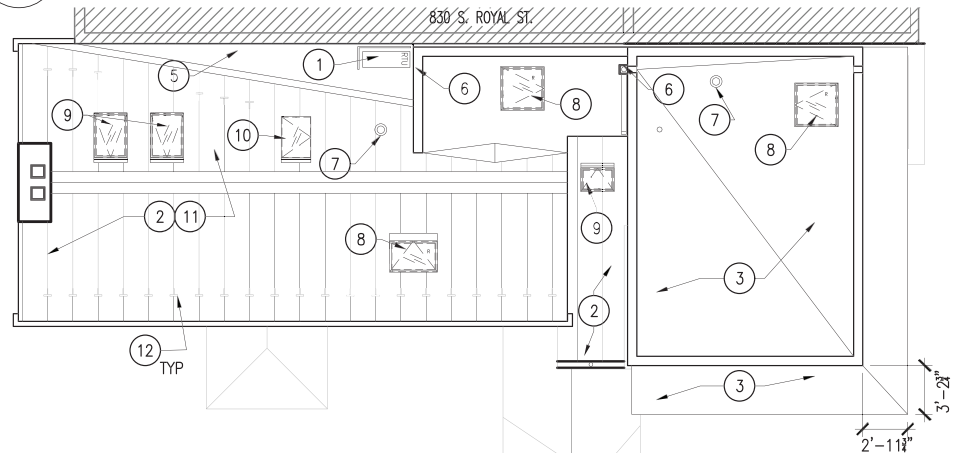
PROPOSED PLAN KEYNOTES

- 1. MECH. ROOF TOP UNIT
- 2. STANDING SEAM METAL ROOF
- 3. MEMBRANE ROOF
- 4. GLAZING
- 5. ROOF CRICKET
- 6. ROOF SCUPPER
- 7. SUN-TUNNEL
- 8. REUSE SALVAGED SKYLIGHT
- 9. SKYLIGHT
- 10. ROOF ACCESS HATCH
- 11. GABLED ROOF
- 12. SNOW GUARDS



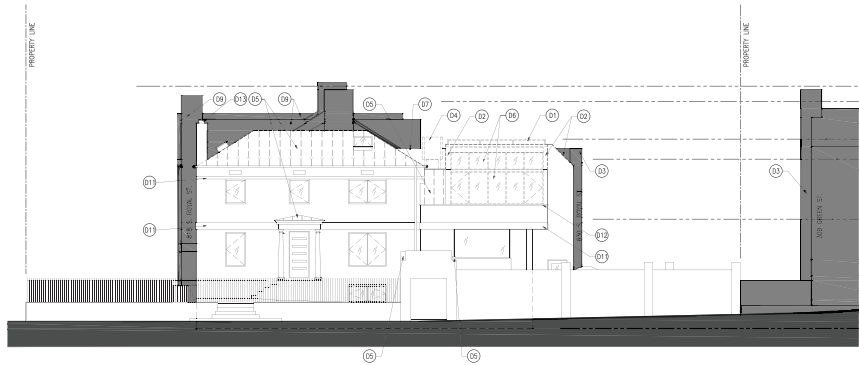
3RD FLOOR PLAN (PROPOSED)

A2 SCALE: 1/8"=1'-0"

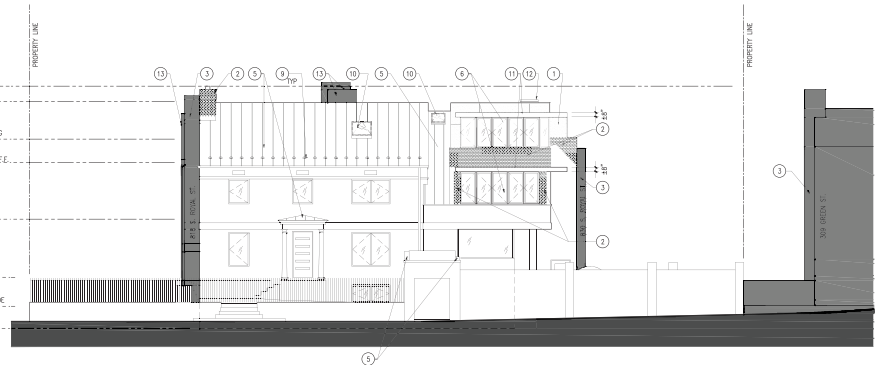
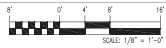


ROOF PLAN (PROPOSED)

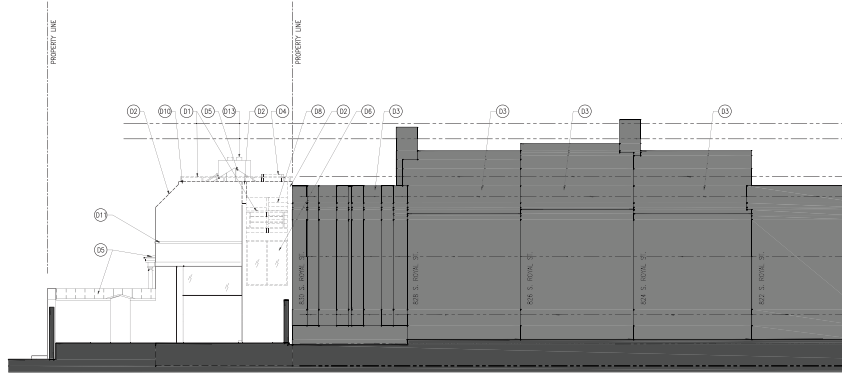
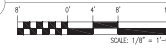
A3 SCALE: 1/8"=1'-0"



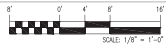
A1 ELEVATION - SOUTH (DEMO)



A2 ELEVATION - SOUTH (PROPOSED)

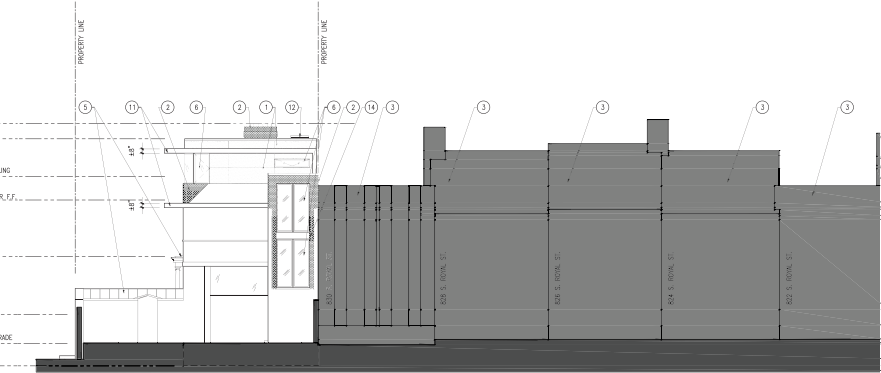


A3 ELEVATION - EAST (DEMO)

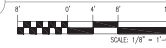


1 DEMO ELEVATION KEYNOTES

- 01 DEMO EXISTING GUARDRAIL
- 02 DEMO EXISTING PRECAST CORNING
- 03 EXISTING ADJACENT NEIGHBOR STRUCTURE
- 04 DEMO EXISTING RTU
- 05 DEMO EXISTING STANDING SEAM METAL ROOF
- 06 DEMO EXISTING STOREFRONT SYSTEM
- 07 EXISTING TO REMAIN PARTY WALL BEYOND
- 08 DEMO EXISTING EXTERIOR STAIR
- 09 EXISTING NEIGHBOR STRUCTURE BEYOND
- 10 SELECTIVELY DEMOLISH 1 COURSE OF BRICK
- 11 EXISTING BRICK ACCENT COURSE
- 12 EXISTING PRECAST SILL
- 13 DEMO EXISTING CHIMNEY EXHAUST

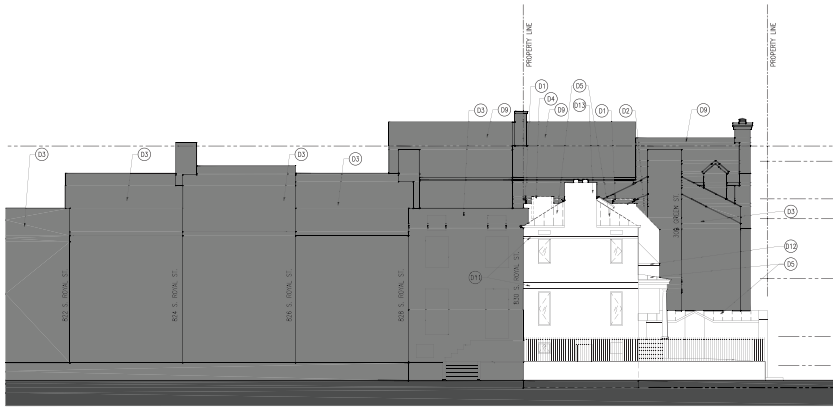


A4 ELEVATION - EAST (PROPOSED)

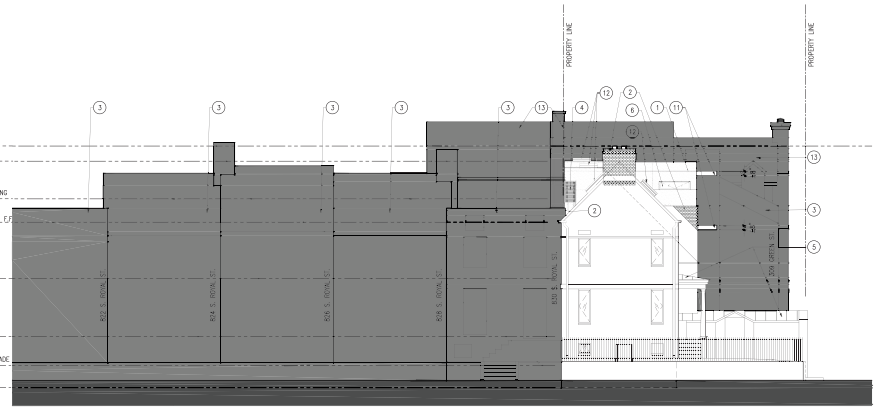
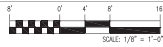


1 ELEVATION KEYNOTES

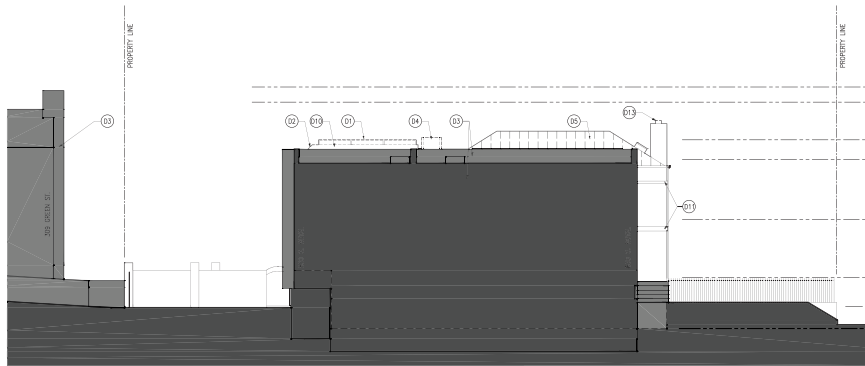
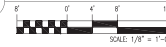
- 1. SILING - ENGINEERED STONE OR CEMENTITIOUS SILING, W/ REVEAL
- 2. BRICK TO MATCH COLOR AND FINISH OF EXISTING ADJACENT
- 3. EXISTING ADJACENT NEIGHBOR STRUCTURE
- 4. RTU SCREEN (COLOR TO MATCH SILING)
- 5. STANDING SEAM METAL ROOF (DARK BRONZE)
- 6. GLAZING (RANDOM TRIM COLOR - DARK BRONZE)
- 7. EXISTING TO REMAIN PARTY WALL
- 8. ROOF CROCKET (PULG APPLIED OR TIPS - COLOR WHITE)
- 9. SNOW GUARDS
- 10. SKYLIGHT
- 11. OVERHANG METAL TRIM COLOR TO MATCH METAL ROOF
- 12. SKYLIGHT BEYOND
- 13. EXISTING NEIGHBOR STRUCTURE BEYOND
- 14. METAL TRIM (EQUIN TO MATCH METAL ROOF)
- 15. SUN-TUNNEL
- 16. ROOF ACCESS HATCH



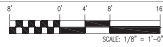
A1 ELEVATION - WEST (DEMO)



A2 ELEVATION - WEST (PROPOSED)

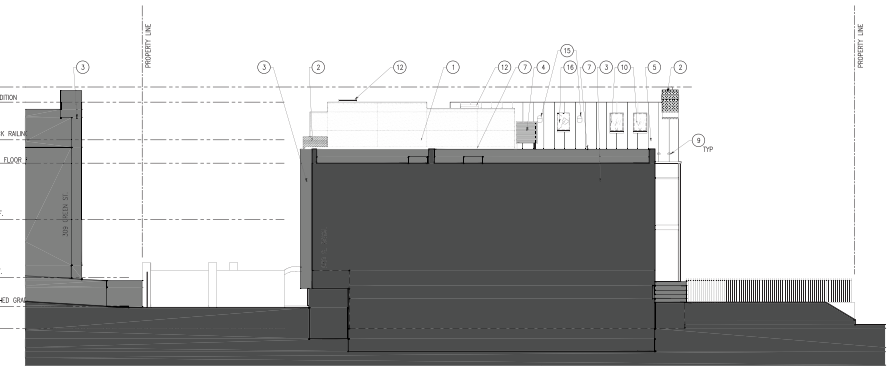


A3 ELEVATION - NORTH (DEMO)

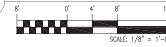


① DEMO ELEVATION IDENTITIES

- | | | |
|---|---|--|
| B1 DEMO EXISTING QUARRAL | B6 DEMO EXISTING STANDING SEAM METAL ROOF | B9 EXISTING NEIGHBOR STRUCTURE BEYOND |
| B2 DEMO EXISTING PRECAST COPING | B7 DEMO EXISTING STOREFRONT SYSTEM | B10 SELECTIVELY DEMOLISH 1 COURSE OF BRICK |
| B3 EXISTING ADJACENT NEIGHBOR STRUCTURE | B8 EXISTING TO REMAIN PARTY WALL BEYOND | B11 EXISTING BRICK ACCENT COURSING |
| B4 DEMO EXISTING RTU | B9 DEMO EXISTING EXTERIOR STAR | B12 EXISTING PRECAST SILL |
| | | B13 DEMO EXISTING CHIMNEY CHAUST |



A4 ELEVATION - NORTH (PROPOSED)



① ELEVATION IDENTITIES

- | | | |
|---|---|---|
| 1. STONE - ENGINEERED STONE OR
CONCRETE BLOCK, W/ IRONCL | 6. GLAZING (WINDOW TRIM COLOR - DARK
BRONZE) | 11. OVERHANG METAL TRIM, COLOR TO MATCH
METAL ROOF |
| 2. BRICK TO MATCH COLOR AND FINISH OF
EXISTING ADJACENT | 7. EXISTING TO REMAIN PARTY WALL | 12. SKYLIGHT BEYOND |
| 3. EXISTING ADJACENT NEIGHBOR STRUCTURE | 8. ROOF CRICKET (FLUID APPLIED OR TPO -
COLOR WHITE) | 13. EXISTING NEIGHBOR STRUCTURE BEYOND |
| 4. IRON SCREEN (COLOR TO MATCH STONE) | 9. SNOW GUARDS | 14. METAL TRIM (COLOR TO MATCH METAL ROOF) |
| 5. STANDING SEAM METAL ROOF (DARK BRONZE) | 10. SKYLIGHT | 15. SUN-TUNNEL |
| | | 16. ROOF ACCESS HATCH |



Existing

Southwest Corner of Green Street and South Royal Street



Proposed

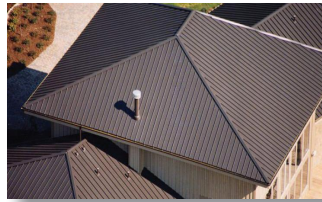


Existing

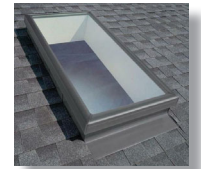
Southeast Corner of Green Street and South Fairfax Street



Proposed



Sun Tunnel (Solatube)



Skylight (Velux)

Metal roof examples (standing seam metal @ ±21" o.c.)

Low slope roof (fluid applied OR TPO (Thermoplastic Polyolefin) membrane color - white



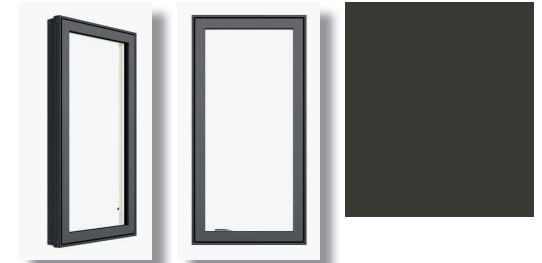
Metal roof profile



Equipment Screen (color to match Siding (AirDecko))



Snow Guards (SnowDefender 6500)



Windows - aluminum clad. exterior color - dark bronze, (Marvin Modern Line)

Environmentally Smart Colors - Designed Energy Efficient

TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
REGAL RED ★	HEMLOCK GREEN ★	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
BURGUNDY ★	HARTFORD GREEN ★	SLATE BLUE	SLATE GRAY	MANSARD BROWN
MATTE BLACK	EVERGREEN	REGAL BLUE ★	CHARCOAL GRAY	DARK BRONZE

Metal roof color and Overhang - dark bronze

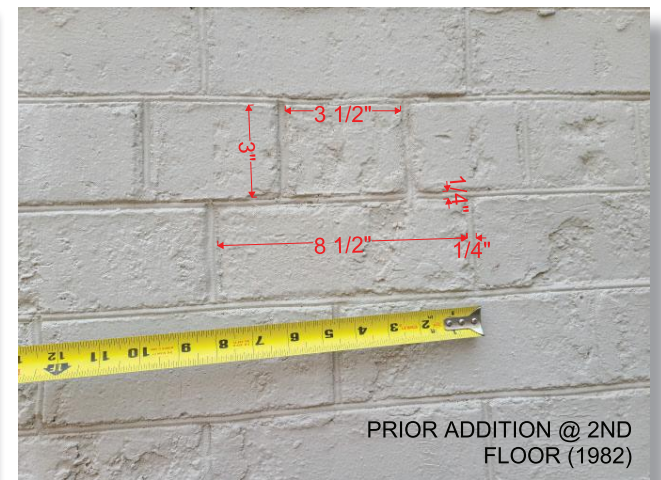
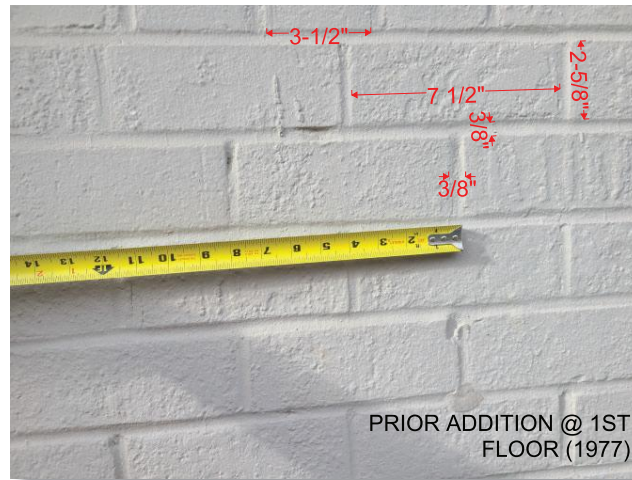
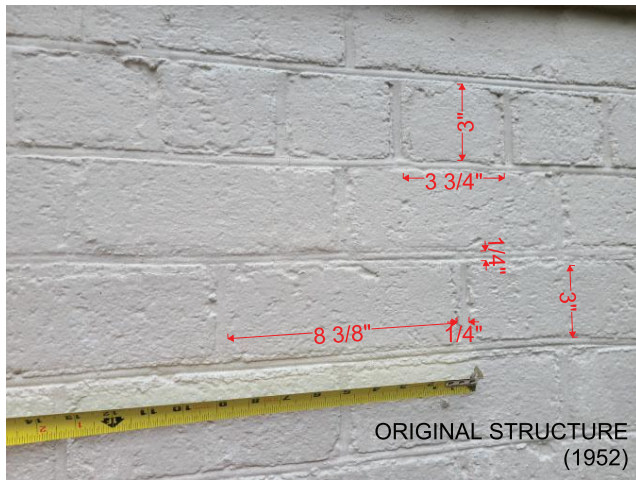


Steni Colour



SN 9205
S 1502-Y

Siding - engineered stone panel (4'x8' nominal) rain screen, matte finish with reveals.



Brick dimensions and color to match
existing adjacent