

BAR Meeting
January 27, 2016

ISSUE: Permit to Demolish/Capsulate and Certificate of Appropriateness for an Addition and Alterations

APPLICANT: 211 West Street, LLLP by Gaver Nichols, Architect

LOCATION: 211 North West Street

ZONE: RB/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application with the conditions that:

1. The statements in archaeology conditions below 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.
 - 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.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2015-00164 & BAR2015-00165



****Note:** The two reports for 211 North West Street BAR #2015-0164 (Permit to Demolish/Capsulate) and BAR #2015-0165 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

BACKGROUND

On July 22, 2015, the BAR evaluated a Concept Review submission for a rooftop addition and alterations to the subject apartment building. At this hearing, the majority of the Board members expressed support for the project, in concept, but objected to the scale and mass of the addition relative to other structures on the block. The Board directed the applicant to study the following prior to a Certificate of Appropriateness submission:

- Work to reduce the building's visual mass. The Board suggestions included lowering the addition's roof height or relocation of the addition's front setback to reduce its visual bulk;
- Provide a modern design vocabulary for the building and include material specifications and details for the Board's consideration.

The attached submittal includes the applicant's revised design in response to the BAR comments at the July 22, 2015 Concept Review hearing. The changes to the original design include:

- An increased setback of the rooftop addition from the front building wall from four feet (4') to fifteen feet (15');
- Reduction of the apparent height of the rooftop addition by two feet. This visual reduction was accomplished by changing the original shed roof form to a flat roof with a glazed, roof monitor. (The monitor is set back 22' from the front building wall.)
- Elimination of the fourth floor balcony on the front and rear elevations.
- Reduction of the depth of the front elevation balconies to one-foot.
- Per citizen request at the Concept Review hearing, the clerestory windows have been added to the addition's north elevation to minimize views into adjacent rear yards.
- Refinement of the details and materials.



Concept Review Submission



Current Submission

I. ISSUE

The applicant requests a Permit to Demolish/Capsulate and a Certificate of Appropriateness to undertake a substantial renovation to the building at 211 North West Street. The applicant proposes to renovate the existing building by constructing a rooftop addition with terrace, along with individual balconies for each apartment. Consistent with the original Mid-Century Modern building design, a modern architectural vocabulary is utilized to add desired details and features to the building.

The materials for the project include “Nichiha” brand fiber cement panels in a *vintage cedar* color with mounting hardware in a clear anodized finish; a brushed metal fascia with PVC soffits, anodized aluminum storefront windows and doors and structural steel balustrades with square posts and flat rails. The existing first floor, side entry will be accentuated with a plate steel Greenscreen and brushed metal address numbers. The existing asphalt parking area remains and the mechanical equipment will be located in the rear yard.



Example of Nichiha Vintage Cedar Siding



Example of a square balustrade with flat rails

II. HISTORY

Site History

The site includes a c1964, three-story, seven-course common bond brick apartment building and an approximately 2,500 sq. ft. asphalt parking lot.

The building first appears on the Sanborn Fire Insurance Maps in 1965. The building was renovated following a fire in 1989. Most of these alterations were internal, according to building permit records.

The building is a non-contributing resource within the Upton-Parker Gray National Register Historic District.

Site Context

The project site is surrounded by a variety of residential and institutional uses. These include two and three bay, two-story historic townhouses and a c1960s garden apartment building located two buildings to the south. The City's new Jefferson Houston Elementary school also faces the project site across North West Street.

III. ANALYSIS

Permit to Demolish/Capsulate

The proposed project requires the partial demolition/capsulation of the roof structure and parts of the wall surface. In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	Yes

The Board regularly approves demolition and capsulation of building elevations and surfaces in order to construct new additions because these portions of the structure either do not contribute to the historical or architectural significance of the building, or they have been altered many times in the past and have lost their historic integrity. Because this building was constructed after both the 1932 local period of architectural significance and the 1810 – 1959 period of significance of the National Register historic district, staff supports the Permit to Demolish/Capsulation, as submitted.

Addition

According to the BAR's *Design Guidelines* "The guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach..." "As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance..." and "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." Staff reminds the Board that this is a post 1932 building and the Board's *Adopted Residential Reference Guide* supports the utilization of modern materials such as fiber cement siding and PVC trim. Being located over 30 feet from the front property line the *Reference Guide* also supports any material, operation or configuration for the proposed new street facing windows.

The architect has submitted renderings to more accurately depict the design and the materials proposed for the building renovation and its new addition to address the Board's comments at the previous work session. The design of the rooftop addition is visually distinguished from the building by the introduction of a wood composite horizontal siding, providing a clear separation from the original mass of the building. This siding will also be used as paneling in the wall area below the windows on the front facade. In addition, the top floor balcony on the front and rear elevations have been eliminated and the design has been simplified and the fenestration on the north elevation of the addition has been changed to clerestory windows to reduce the visibility into the adjacent neighbor's rear yard. Finally, the proposed soffit projections and overhangs beyond the side yard setbacks have been eliminated because they did not comply with zoning setback regulations.

One area previously identified by the BAR as problematic was the placement and height of the rooftop addition. Several BAR members noted concern with the design and its overall visual bulk. The applicant's response in this current submission is to make the addition a more integral part of the building by reducing its apparent height as viewed from the street by two feet, changing the roof structure from a shed to a flat roof and recessing the addition fifteen feet back from the front building wall. These details significantly improve the integration of the rooftop addition with the rest of the building and reduce its apparent mass form N West Street.

Finally, the applicant has provided detail drawings and materials selections¹ which illustrate the details and finishes for the wall cladding, brick parapet extension, and balustrade details. Staff finds the proposed "Nichiha" brand *Vintage Cedar* color cement fiber siding appropriate and compatible with this building as it will help to articulate and differentiate the addition and reduce the visual scale of the building. Additionally, the use of siding and the variety of windows will provide visual interest. Staff finds that the applicant has refined the project's design details and addressed the Board's previous comments.

¹ Material samples will be provided for the Board's evaluation at the public hearing.

STAFF

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

CITY DEPARTMENT COMMENTS

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

Zoning

Proposed renovations to the existing apartment building complies with floor area and open space requirements. No further reviews by zoning are required.

Code Enforcement

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. A plan that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
- C-4 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property.
- C-5 Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project, materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes,
- C-6 During Construction dwellings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible for the street or road fronting the property.
- C-7 Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of the building code.

- C-8 The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages in the current edition of the building code.
- C-9 Openings are not allowed in an exterior wall when the distance to the property line is less than 3 feet.
- C-10 Construction type shall be code complaint

Archaeology

- F-1 According to tax records, this block was part of an African American neighborhood beginning in the late 19th century with a free African American household on the corner with Queen Street in 1850. The 1877 G.M. Hopkins Insurance Atlas shows structures on the street face. The property therefore has the potential to yield archaeological resources which could provide insight into domestic activities in 19th-century Alexandria, perhaps relating to free African Americans.
- *R-1 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.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “*” 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.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains must be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm-water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0164 & BAR2015-0165 at 211 North West Street



AERIAL VIEW
FROM CITY WEBSITE

SITE DATA

ZONING DATA

INDEX TO DRAWINGS

ZONING CLASSIFICATION: RB ZONE
F.A.R. \times LOT SIZE = 75
 $.75 \times 7970 = 5977$ Φ ALLOWED

LOT SIZE: 7970 Φ
OPEN SPACE REQUIRED: 200 Φ /UNIT REQ. $\times 6 = 4800$ Φ
OPEN SPACE PROPOSED: 1779 Φ + TREES PROPOSED 795 Φ = 4974 Φ
FRONT YARD SETBACK: SAME AS BACKYARD (IN PARKER GRANT 2016 - A.V. SETBACK)
REAR YARD SETBACK: 11 MIN Φ REQ. 52.12' EXISTING. 58.12' PROPOSED
SIDE YARD SETBACK: RESIDENTIAL LOT $> 25'$ REQ. TWO 5' SIDE YARDS.
WE ARE NONCONFORMING. 4' \times 10' \times 10' YARDS.
ZONING VARIANCE OR SPECIAL EXEMPTION REQ'D.
HEIGHT: 45' MAX. PERMITTED. EXIST. 20'-10" PROPOSE 38'

PARKING: OFF STREET PROVIDED
MIN 8 SPACES PROVIDED

ZONING VARIANCE DATA: * SPECIAL EXEMPTION REQ. FOR SIDE YARDS
N/A (ADDITIONS SET BACK FOR CODE)

B.A.R. DATA: * REVIEW BY PARKER GRAY HISTORIC B.A.R. REQUIRED

OWNER: 211 WEST LLP
7959 RICHMOND HWY
SUITE 11
ALEXANDRIA, VIRGINIA
22304

NORTH & WEST ELEVATIONS: A1
SOUTH & EAST ELEVATIONS: A2
INDEX TO DRAWINGS, ZONING & CODE DATA: A3
FIRST & SECOND FLOOR PLANS: A4
THIRD FLOOR PLAN: A5
FOURTH FLOOR PLAN: A6
ENLARGED KITCHEN PLAN: A7
ENLARGED KITCHEN PLAN: A8

EXISTING CONDITIONS - ELEVATIONS: EC1
EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS: EC2
EXISTING CONDITIONS - THIRD FLOOR PLAN: EC3
EXISTING CONDITIONS - PHOTOGRAPHS: EC4

A3

INDEX TO DRAWINGS
ZONING & CODE DATA

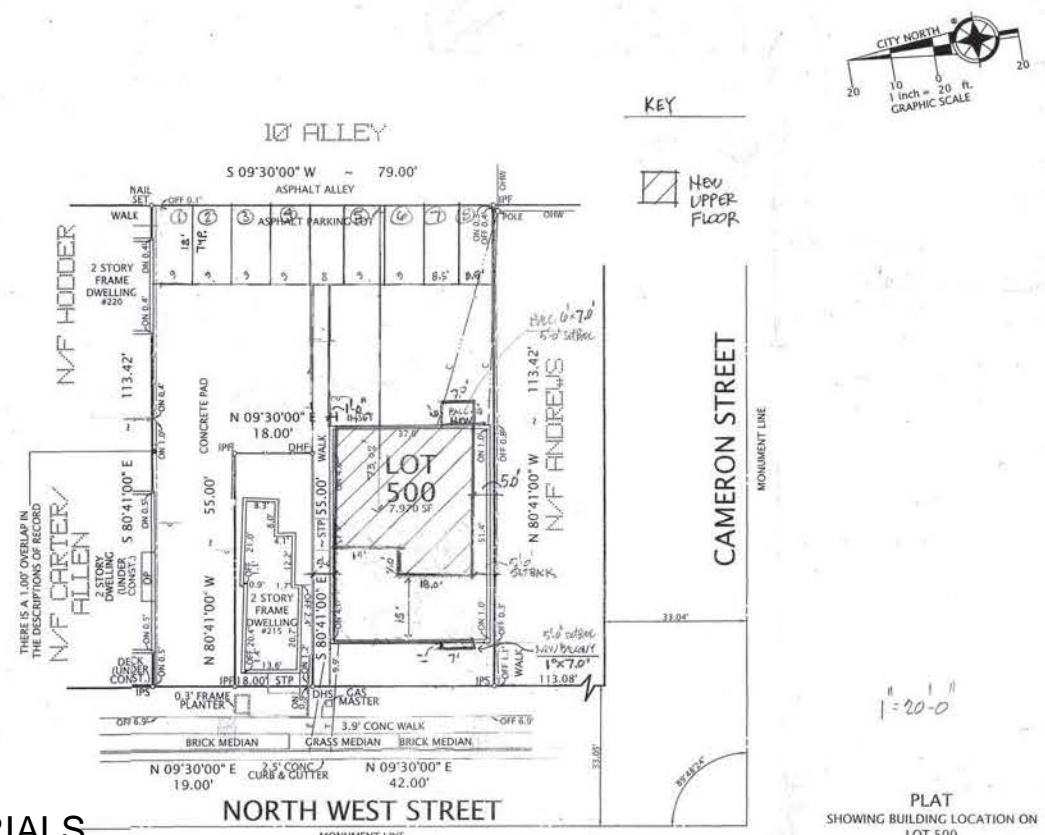
GAVIN
NICHOLS
ARCHITECT
ARCHITECTS
1215/15

WARNING: THIS PLAN AND ARCHITECTURAL DRAWING IS THE PROPERTY OF GAVIN NICHOLS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GAVIN NICHOLS ARCHITECTS.

CHESAPEAKE BAY PRESERVATION ACT

CODE DATA

MODEL ENERGY CODE



BUILDING CODE JURISDICTION (CITY, COUNTY): ALEXANDRIA, VIRGINIA
APPLICABLE CODE: IRC 2012
OCCUPANCY CLASSIFICATION: MULTIFAMILY
CONSTRUCTION TYPE: 5B

**DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS**

A. Property Information
A1. Street Address: 211 NORTH WEST STREET Zone: RB
A2. Total Lot Area: 7970 Φ Floor Area Ratio Allowed by Zone: .75 Maximum Allowable Floor Area: 5977

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions
Basement** 0	Basement** 0
First Floor 1902	Stairways** 480
Second Floor 1902	Mechanical**
Third Floor 1902	Other**
Porches/Other 0	Total Exclusions 480
Total Gross* 5706	

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*	Allowable Exclusions
First Floor 250	Stairways** 130
Second Floor 8	Mechanical** 107
Third Floor 1150	Other**
Porches/Other 0	Total Exclusions 889
Total Gross* 1498	

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 5835 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5977 Sq. Ft.

E. Open Space Calculations

Existing Open Space 5813 Φ
Required Open Space 4800 Φ
Proposed Open Space 4890 Φ

SEE A3.1 FOR OPEN SPACE CALCS

Plat Showing Building Location on LOT 500 OF A RESUBDIVISION OF PROPERTY OF JUBE B. SHIVER
REV. 12/15/15

**Virginia Energy Code
TRADE-OFF WORKSHEET**
Compliance by Whole House Performance Approach

Builder Name: _____ Date: _____
Address: _____
Submitted By: _____ Phone No: _____
Building Address: _____
Legal Description: Lot _____ Section: _____ County: _____
General Building Description: _____

YOUR HOUSE				CODE HOUSE (Chapter 5.2.4.1)	
	Insulation R-Value	A Area	System R _{eq} Value	Req. U ₀ /UA	UA
ROOF/CEILING (Description)					
1. Flat Ceiling (attic)		A	R _{eq}	=	
2. Cathedral Ceiling		A	R _{eq}	=	
3. Skylights		A	R _{eq}	=	
4. Floor Ceiling		A	R _{eq}	=	
Subtotal		A		[5]	
GROSS WALL (To obtain UA for door and window area on your house, use the "system" R- or U-value provided by the manufacturer for the entire window or door assembly. To get UA, multiply the total area of the rough openings (A) by the U-value, or divide the area by the system R-value.)					
6. Opener Wall		A	R _{eq}	=	
7. Opener Wall		A	R _{eq}	=	
8. Opener Wall		A	R _{eq}	=	
9. Floor Walls		A	R _{eq}	=	
10. Door		A	R _{eq}	=	
11. Door		A	R _{eq}	=	
12. Window		A	R _{eq}	=	
13. Window		A	R _{eq}	=	
14. Basement Window		A	R _{eq}	=	
15. Other		A	R _{eq}	=	
Subtotal (Gross Wall)		A		[17]	
FOUNDATION/FLOOR					
16. Slab Insulation		A	R _{eq}	=	
17. Floor over Unfinished Space		A	R _{eq}	=	
18. Crawlspace Wall		A	R _{eq}	=	
19. Basement Wall		A	R _{eq}	=	
TOTAL UA UA FROM INSULATION TO BE INSTALLED: Lines [5] + [17] + [18] + [21] + [22] + [25] = [Line 26] Line 26 (Your House Total) must be less than or equal to Line M (Code House Total).					

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015



STREET VIEW
NOTE: 219 IS TALLEST
* 211 IS SETBACK
FROM STREET

AVERAGE FRONT YARD SETBACK CALC.	
ADDRESS	SETBACK FROM CURB. ON N. WEST ST.
237	17.8'
235	19.7'
233	19.7'
231	19.7'
229	19.7'
227	19.7'
225	19.3'
223	15.5'
221	23'
219	23.3'
215	19.2'
211	25' (Rear Top Addition 40' setback & 47' setback 25' at New Bldg. Wall Footing)
209	15'
205	24.9'
CORNER	19.9'
TOTAL	$276.4' \div 15 = 19.76'$ AVG SETBACK

PROPOSED TOP FLOOR IS AT 40' & 47' SETBACK
PROPOSED FRONT BALCONY IS 20' SETBACK
PROPOSED TOP ROOF OVERTHANG IS 3'-0" = 37'-0"
OUR ADDITIONS MEET AVERAGE SETBACK.

* REVISED DESIGN

* 2R DESIGN IS GREATER THAN AVG SET BACK.

PROJECT DESCRIPTION

The design involves the renovation with additions To an existing brick apartment structure .
Design goals are to create a more modern form And provide usable features including decks, rooftop terraces and a new owners unit .

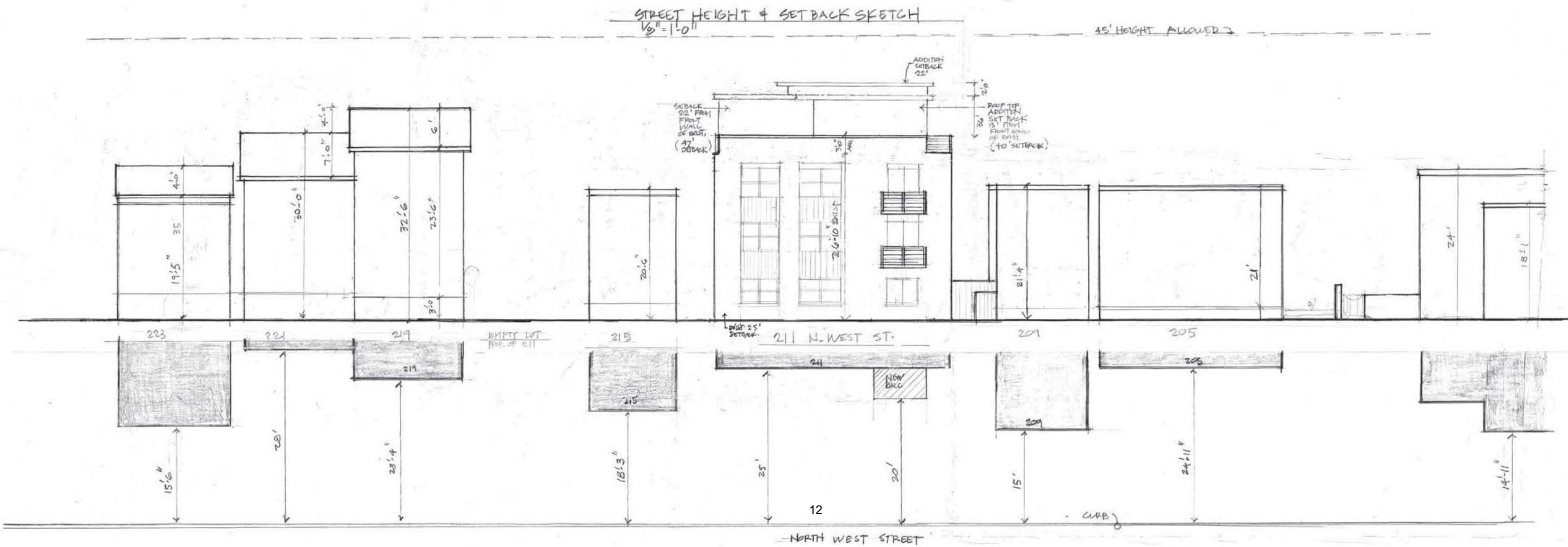
REVISED SKETCH

1. UPPER ROOF 1'-0" OVERHANG - 0 NORTH & SOUTH EAV.
2. FRONT BALCONY MEET 5'-0" SIDE YARD SETBACK
3. SOUTH WALL ADDITION MEETS 5'-0" SETBACK
4. NORTH WALL ADDITION MEETS 5'-0" SETBACK
5. FRONT NUMBERS - MOUNTED TO WEST WALL PROJECTION - GRASSY WALL
6. FRONT BALCONY PROJECTS 1'-0" w/o vertical posts



SITE OVERLAY

VIEW FROM NORTH WEST STREET



A7

CONTEXT	STREET HEIGHT
---------	---------------

Служба

**GAVER
NICHOLS
ARCHITECT**
P.O. Box 2075 Alexandria, VA 22301 703.546.5399

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or used in any manner whatsoever nor shall they be assigned to
any third party without first obtaining expressed written
permission and consent from the artist.

211 North West Street
Alexandria, Virginia



Corner Entry



West Elevation Detail



West Elevation Detail



Street View @ South Elevation



West Elevation



Apartment Entrance North



Entry Condition North Elevation



Steps @ North Elevation



Office Entry @ North elevation



Southwest Elevation



Southeast Corner Elevation



East elevation Detail Gas



East elevation



East and North elevation

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Ec5

Existing Conditions
PHOTOGRAPHS
12/15/15

GAVEN
NICHOLS
ARCHITECT
2000 W 12TH ST
ALEXANDRIA, VA 22304

211 North West Street
Alexandria, Virginia



REETSIDE VIEW B

West Street "Front" Elevation



APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910
+1 202.417.8061
brian@shophousedc.com



SITE OVERLAY

West Street "Front" Elevation

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211 N West St
12/28/2015



1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910

+1 202.417.8061

brian@shophousedc.com



REETSIDE VIEW A

West Street "Front" Elevation

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1150 RIPLEY STREET, SUITE 1402
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+1 202.417.8061
brian@shophousedc.com



REETSIDE VIEW C

West Street "Front" Elevation



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1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910
+1 202.417.8061
brian@shophousedc.com



REAR SIDE VIEW A

Rear Elevation



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12/28/2015

1150 RIPLEY STREET, SUITE 1402
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+1 202.417.8061
brian@shophousedc.com



REAR ELEVATION C

Rear Elevation

APPLICATION MATERIALS
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211 N West St
12/28/2015



1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910
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REAR SIDE VIEW B

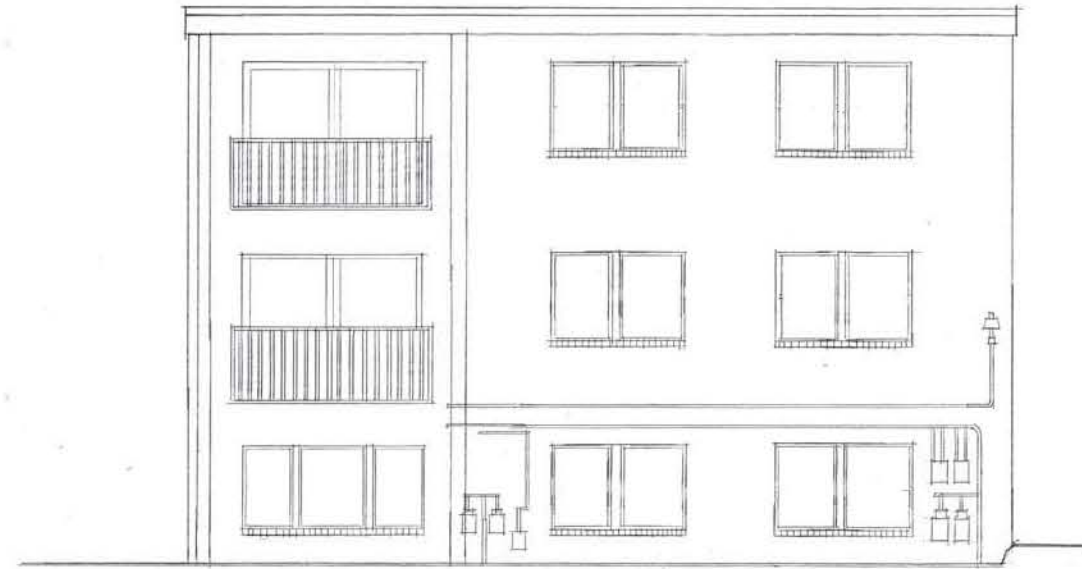
Rear Elevation

APPLICATION MATERIALS
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12/28/2015

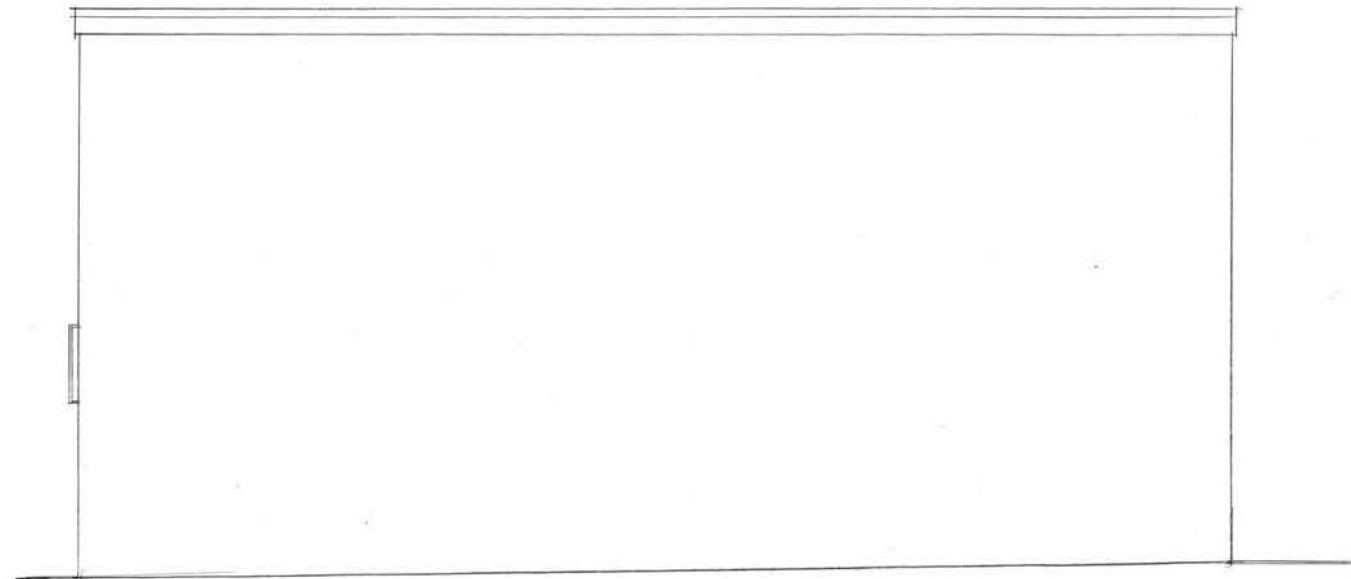


1150 RIPLEY STREET, SUITE 1402
SILVER SPRING, MD 20910

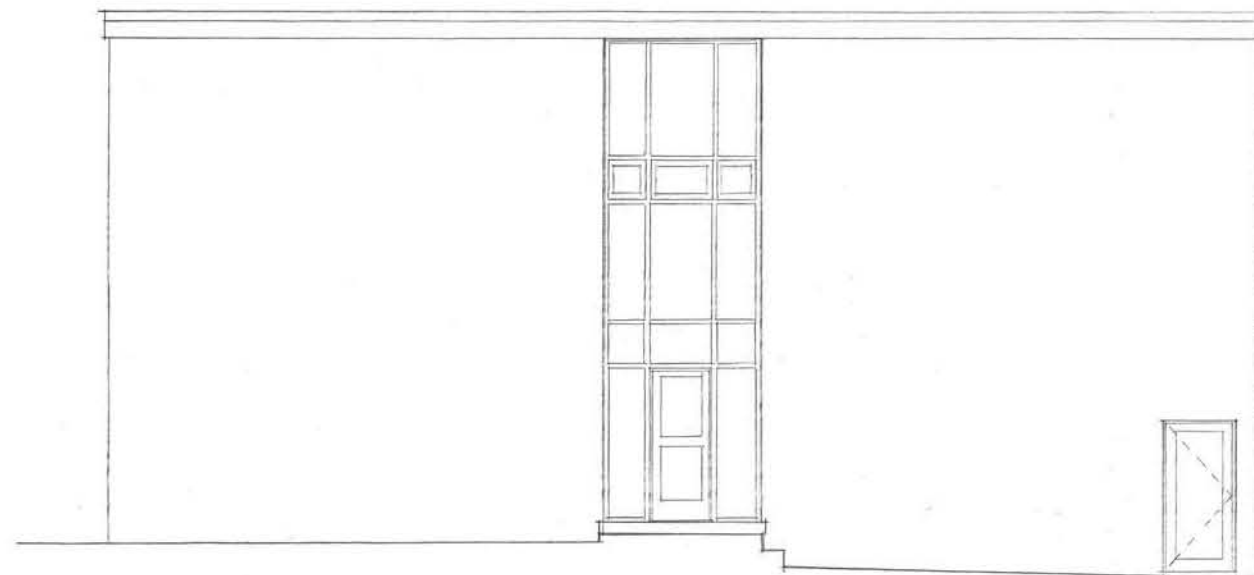
+1 202.417.8061
brian@shophousedc.com



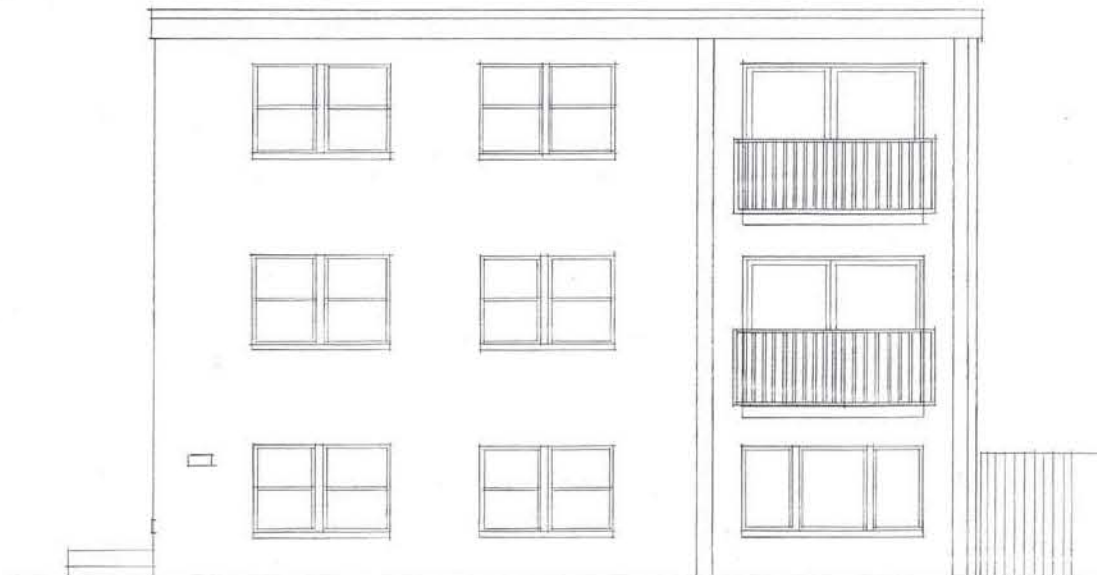
EAST ELEVATION
1/4" = 1'-0"



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



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



WEST ELEVATION
1/4" = 1'-0"

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Existing Conditions

211 North West Street
Alexandria, Virginia

GAVIN
NICHOLS
ARCHITECT
ARCHITECT

EXISTING CONDITIONS
ELEVATIONS
1/4" = 1'-0"
12/15/15

Ec1

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015



STREETSIDE VIEW B

PROJECT DESCRIPTION

The design involves the renovation with additions to an existing brick apartment structure. Design goals are to create a more modern form and provide usable features including decks, rooftop terraces and a new owners' unit.

* REDESIGN PUSHES NEW TOP FLOOR ADDITION TO THE REAR OF THE BUILDING TO MINIMIZE VISUAL IMPACT TO EXIST. STRUCTURES ON WEST STREET.



SITE OVERLAY



Proposed Elevations

A1.1

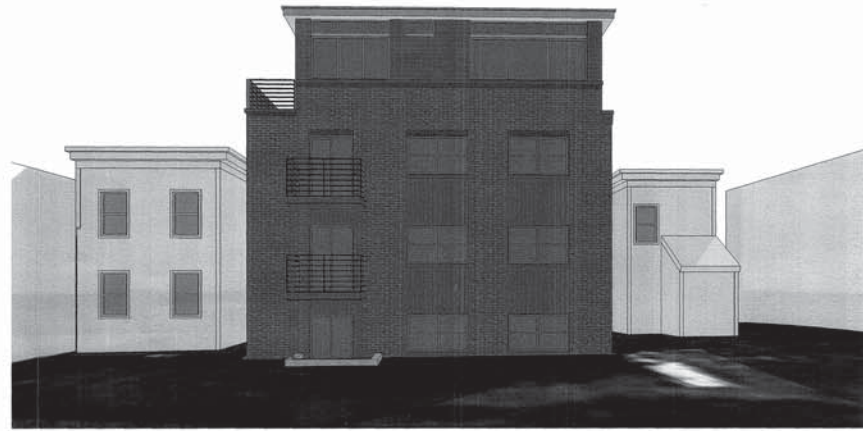
SCHEMATIC #4

NORTH & WEST
ELEVATIONS
1/4" 16"

**GAVEN
NICHOLS
ARCHITECT**
p.o. box 2027 alexandria, va 22304 703.836.8209

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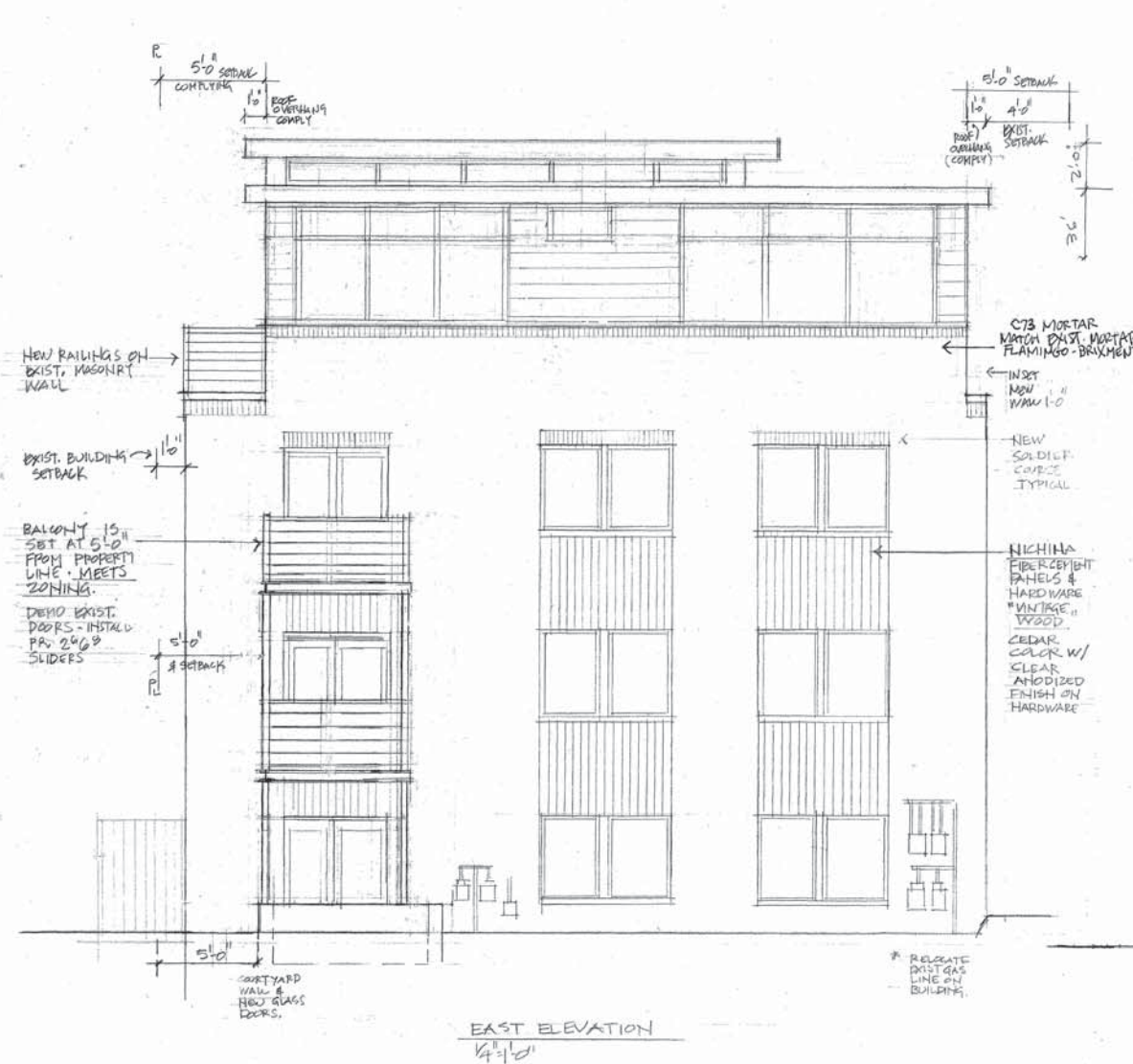
211 North West Street
Alexandria, Virginia



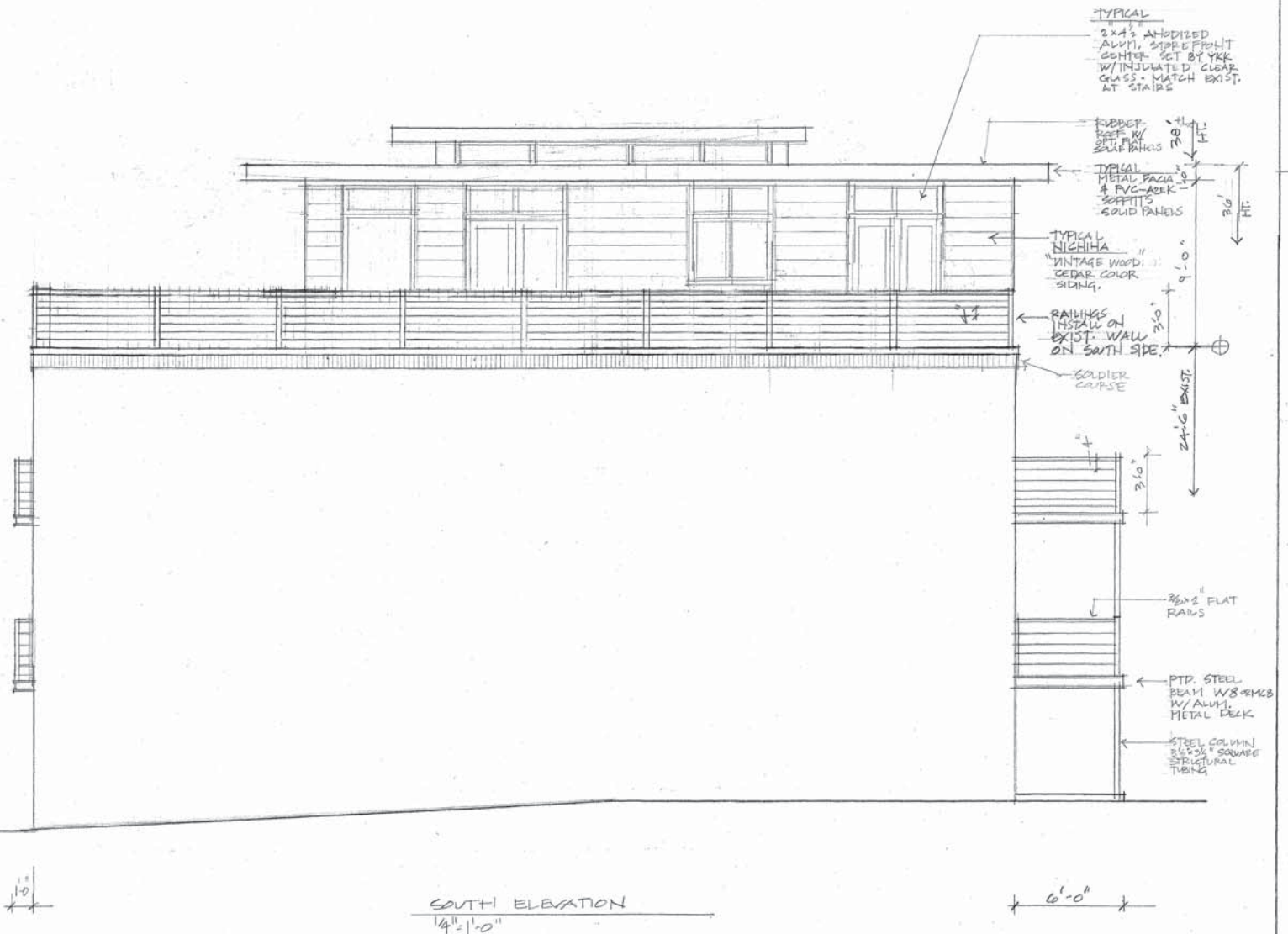
VIEW B - EAST



VIEW C - SOUTH EAST



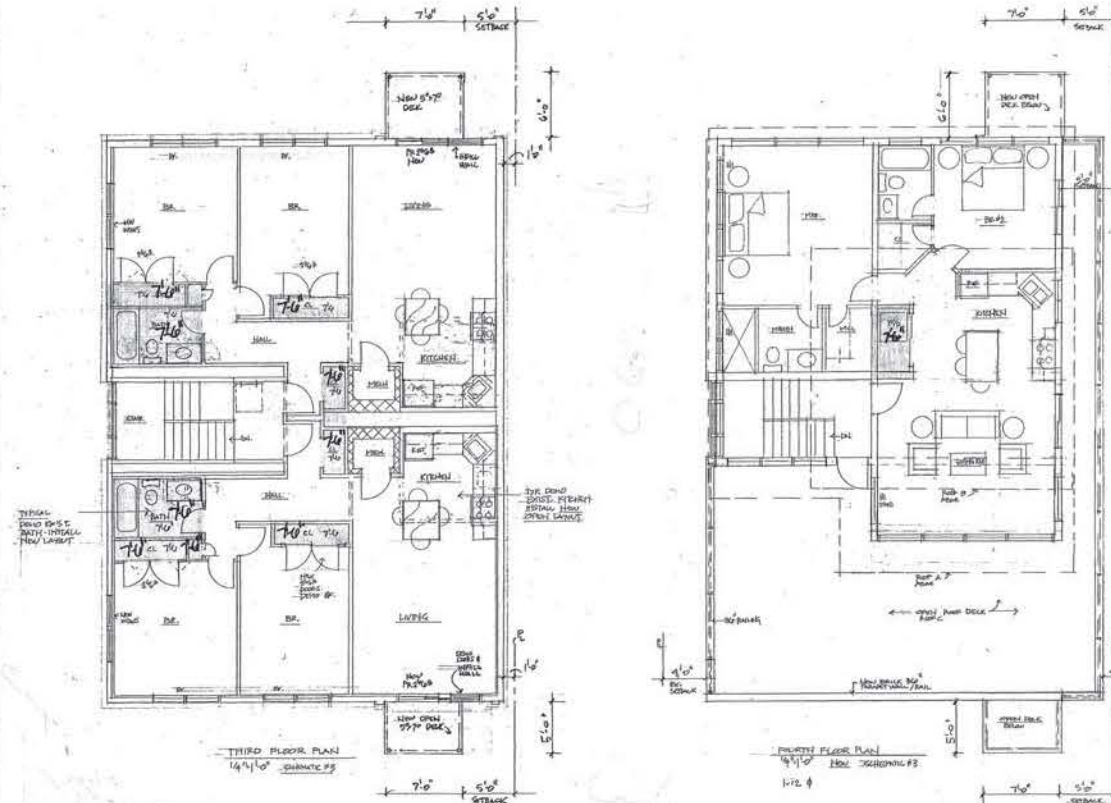
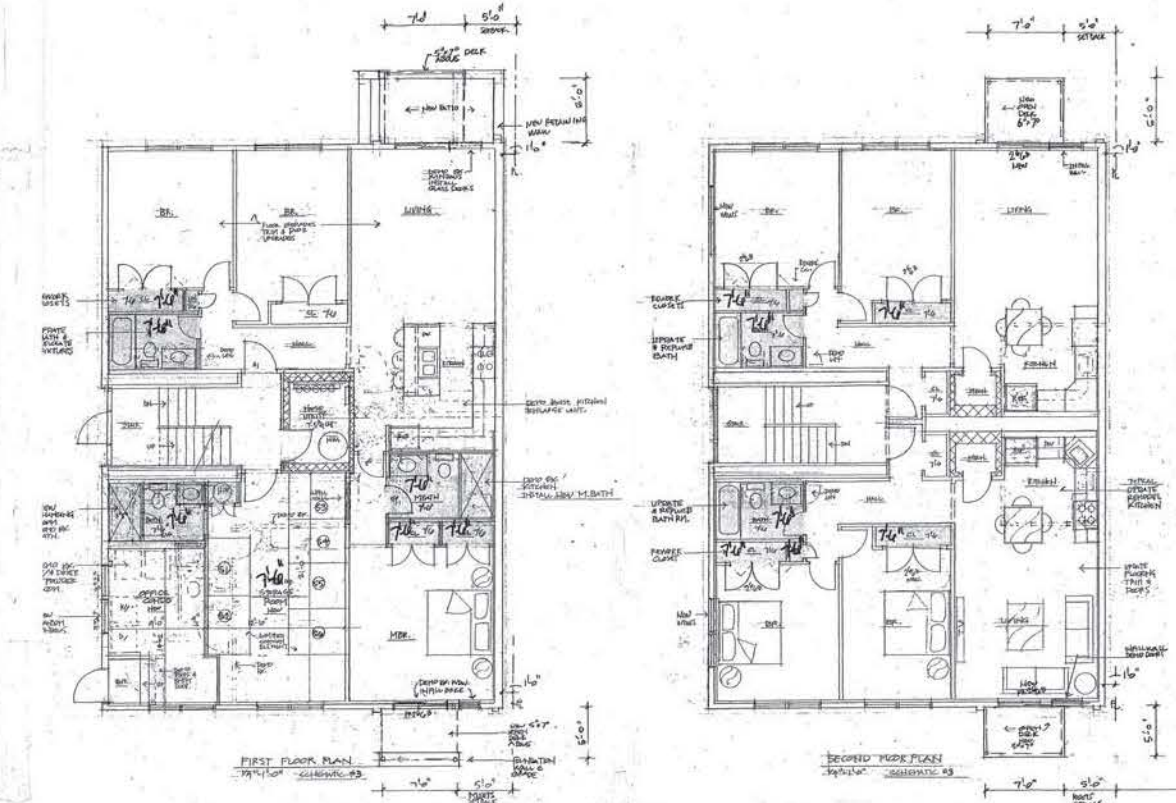
EAST ELEVATION
1/4" = 1'-0"



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

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

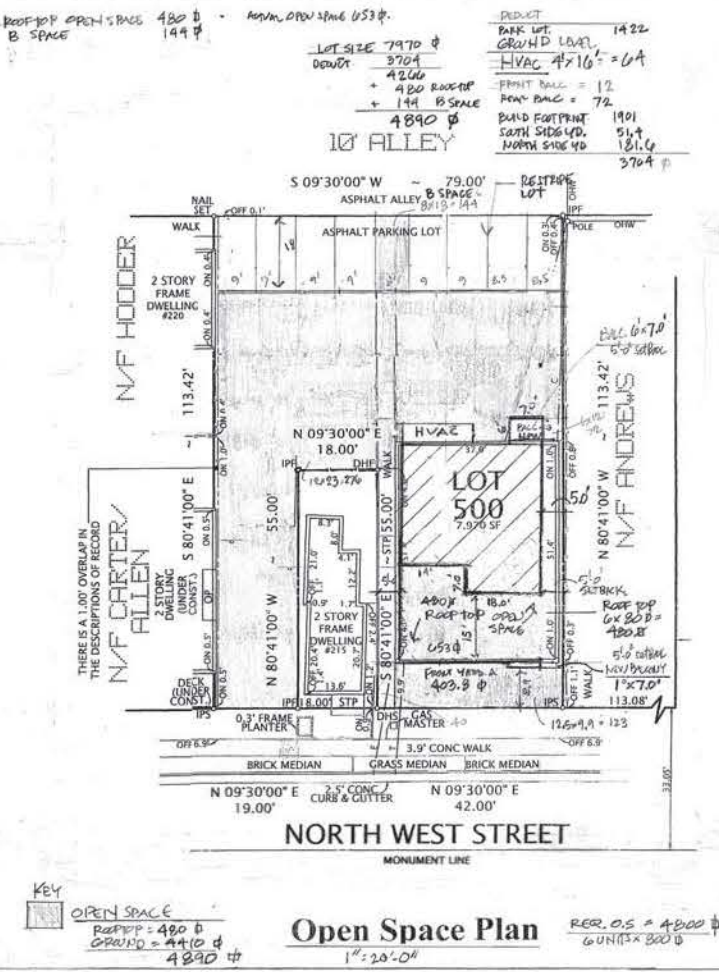
Proposed Elevations



KEY

CEILING

Closet bath Deductions



Applicant Response

Gaver Nichols, Architect

The project is one of a partial rooftop addition and interior renovations to existing residential units. The cost of our construction will not exceed 33.3% of the City of Alexandria's assessed value (\$771,680 x .333 = \$256,969 and will not trigger the additional parking requirements.

City Staff Comments

211 North West Street
BAR2015-00165
RB Zone
Zoning Comments #4
October 27, 2015

Subject property is a grandfathered multifamily dwelling complex allowed to continue in the RB zone as long as the number of units are not expanded, improvements do not exceed 33 1/3 percent of the assessed value of the building thereby triggered more off-street parking, the amount of ground level open space continues to be provided.

General

- Clarify the "office condo" use on the 1st floor. Will this be an office for the condo building or rented to another office tenant?
Response: office condo space. Complies

FAR

- Incorrect FAR sheet was completed but the applicant. Submit correct form for properties not subject to the infill regulations.
Response: Corrected
- Applicant will need to submit floor plans with areas to be excluded from FAR shown.
Response: Applicant still needs to indicate the ceiling heights of the bathrooms and closets to be excluded.
- Areas under the eaves will need to be included in the FAR.
Response: added as part of floor area. Corrected.
- It appears that a new facade is being installed and may increase the dimensions of the exterior wall to exterior wall calculation.
Response: All exterior wall improvements now comply.

Parking

- Applicant must submit the cost of the proposed improvements so that compliance with section 8-200(F) can be determined. If the cost of the improvements exceeds 33 1/3% of the cost of the assessed value of the building, then today's parking requirements are triggered. As proposed the 5, 2bd and 1, 3bd units will require a total of 11 parking spaces.
Response: Need documentation submitted with BAR application that the cost will not exceed 33 1/3 percent of the assessed value of the building. No additional parking required.

Open Space

- Applicant will need to submit an open space plan. Only open space areas at least 8' by 8' in dimension can be included.
Response: Open space plan still required. Proposed open space on the form and under zoning data is different. Calculations must consistent and supported by open space plan.

Setbacks

- There appear to be several encroachments into the required 5' north and south side yard setbacks that do not comply with zoning:
- Front and rear decks/balconies
- 4th floor overhang
- Applied architectural feature on the north elevation
Response: Now complies.

New Comment:

Applicant must show the location of all proposed exterior HVAC units. If ground mounted the units will detract from open space and if roof mounted the units must be screened or received a waiver of screening from the BAR.

Staff: Peter Leiberger



SUBMITTED PLAN - REVISED
TO BAR. SCHEME #3
10/19/15

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information
A1. Street Address 211 NORTH WEST STREET Zone RB
A2. Total Lot Area 7970 sq. ft. Floor Area Ratio Allowed by Zone .75 Maximum Allowable Floor Area 5977

B. Existing Gross Floor Area	
Existing Gross Area*	Allowable Exclusions
Basement 0	Basement** 0
First Floor 1902	Stairways** 480
Second Floor 1902	Mechanical** 0
Third Floor 1902	Other** 0
Porches/ Other 0	Total Exclusions 480
Total Gross* 5706	

B1. Existing Gross Floor Area* 5706 Sq. Ft.
B2. Allowable Floor Exclusions** 480 Sq. Ft.
B3. Existing Floor Area minus Exclusions 5226 Sq. Ft. (subtract B2 from B1)
1st Fl. - Bath + Cl. = 582
2nd Fl. - Bath + Cl. = 182
3rd Fl. - Bath + Cl. = 182
4th Fl. - Cl. = 21
572

C. Proposed Gross Floor Area (does not include existing area)	
Proposed Gross Area*	Allowable Exclusions
Basement 0	Basement** 0
First Floor 0	Stairways** 130
Second Floor 0	Mechanical** 167
Third Floor 0	Other** 0
Porches/ Other 0	Total Exclusions 889
Total Gross* 0	

C1. Proposed Gross Floor Area* 0 Sq. Ft.
C2. Allowable Floor Exclusions** 889 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 0 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 5835 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 5977 Sq. Ft.

F. Open Space Calculations

Existing Open Space	5813 sq. ft.
Required Open Space	4800 sq. ft.
Proposed Open Space	4890 sq. ft.

4890 sq. ft. OPEN SPACE

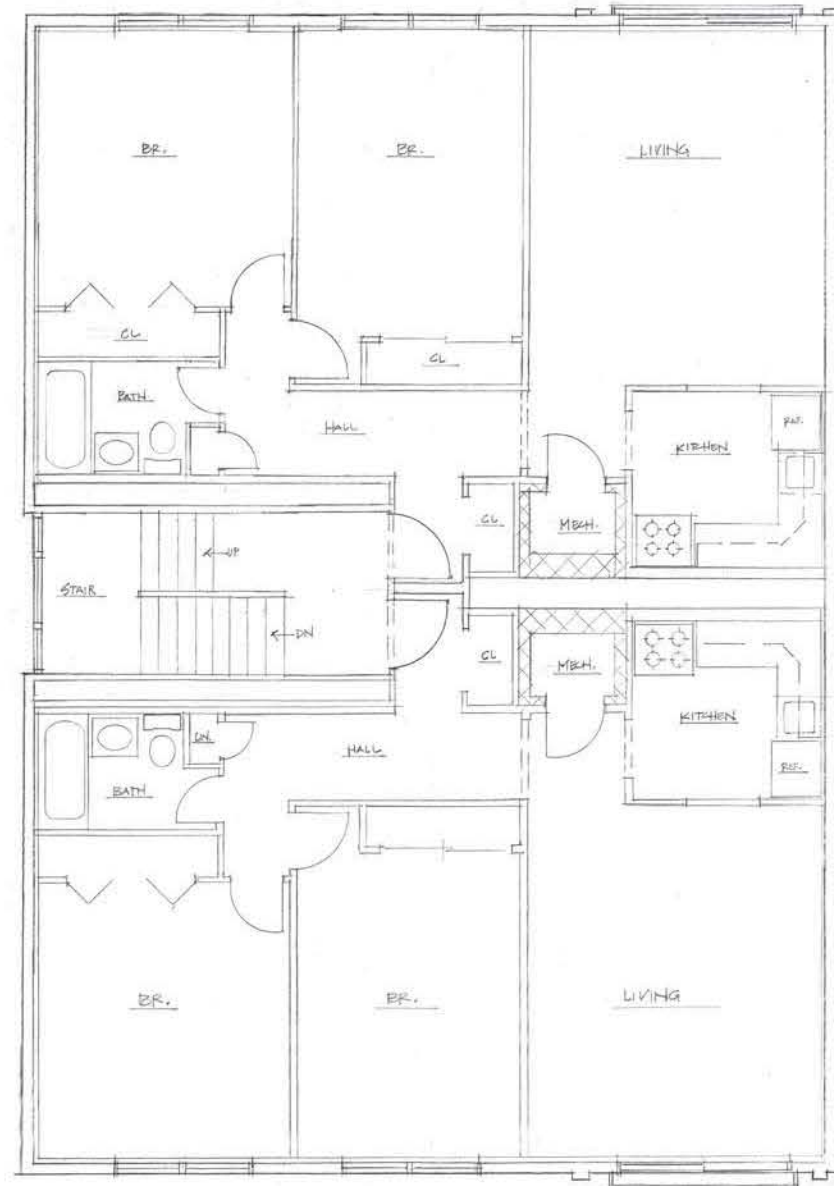
211 North West Street
Alexandria, Virginia

A31

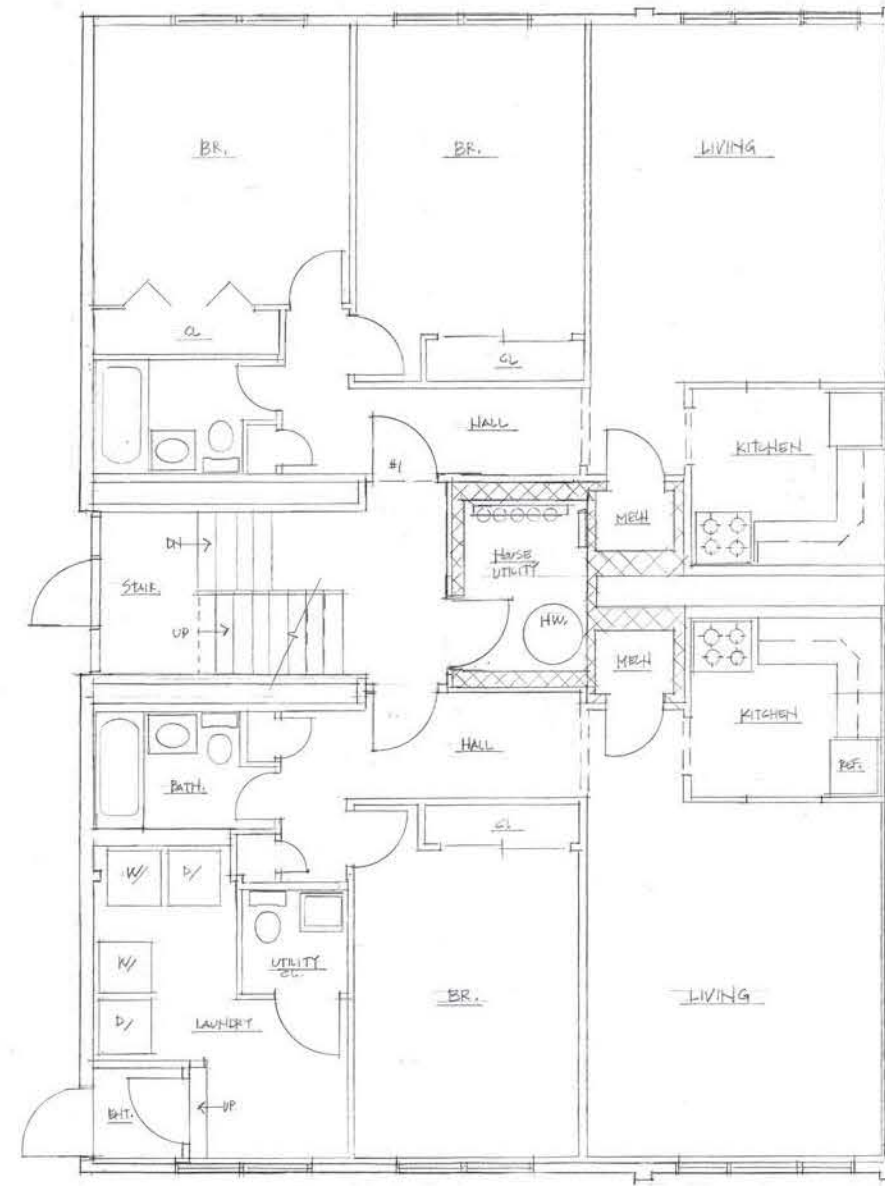
City Staff Comments, Applicant Response
Closest bath Deductions and
Open Space Plan
12/15/15

GAVER NICHOLS
ARCHITECT
10101 LEE HIGHWAY
ALEXANDRIA, VA 22304
703.461.1111

THESE PLANS WERE PREPARED BY GAVER NICHOLS ARCHITECT FOR THE PROJECT DESCRIBED HEREIN. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GAVER NICHOLS ARCHITECT.

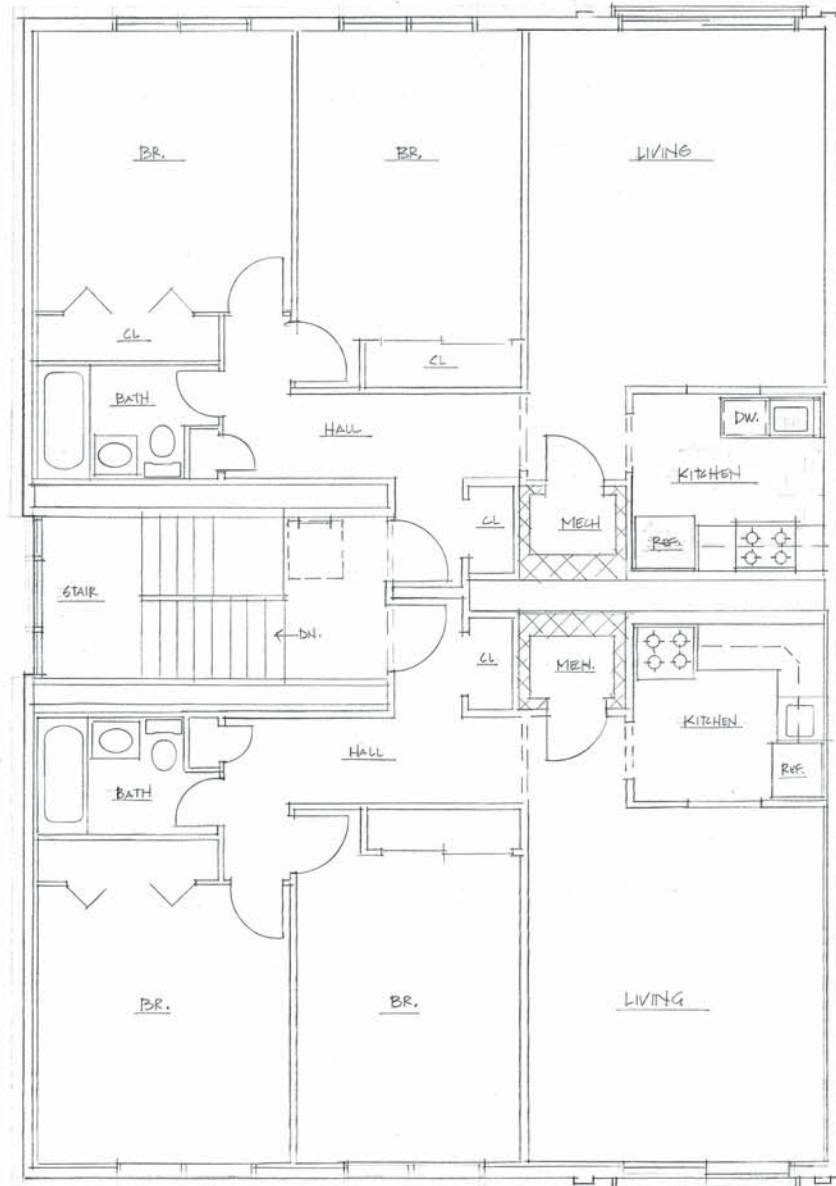


SECOND FLOOR PLAN
1/4" = 1'-0"

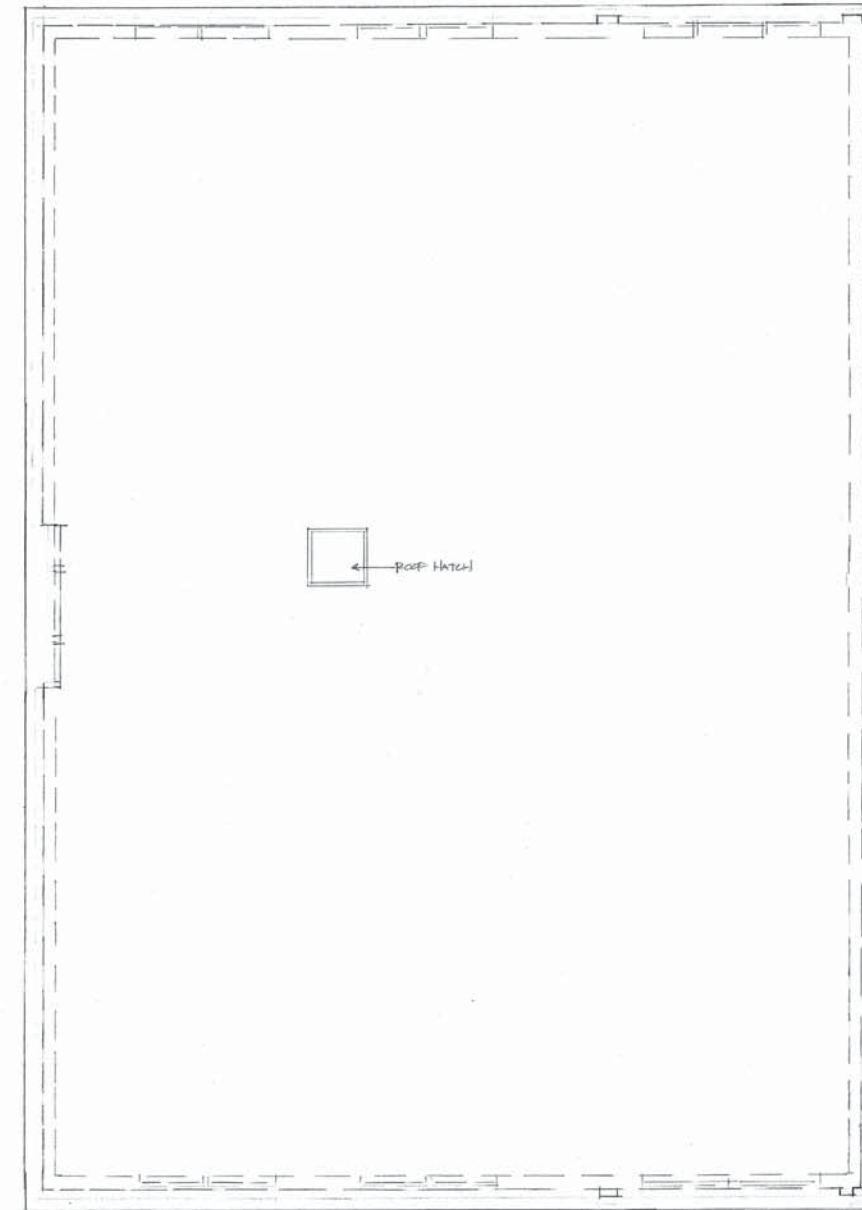


FIRST FLOOR PLAN
1/4" = 1'-0"

APPLICATION MATERIALS
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211 N West St
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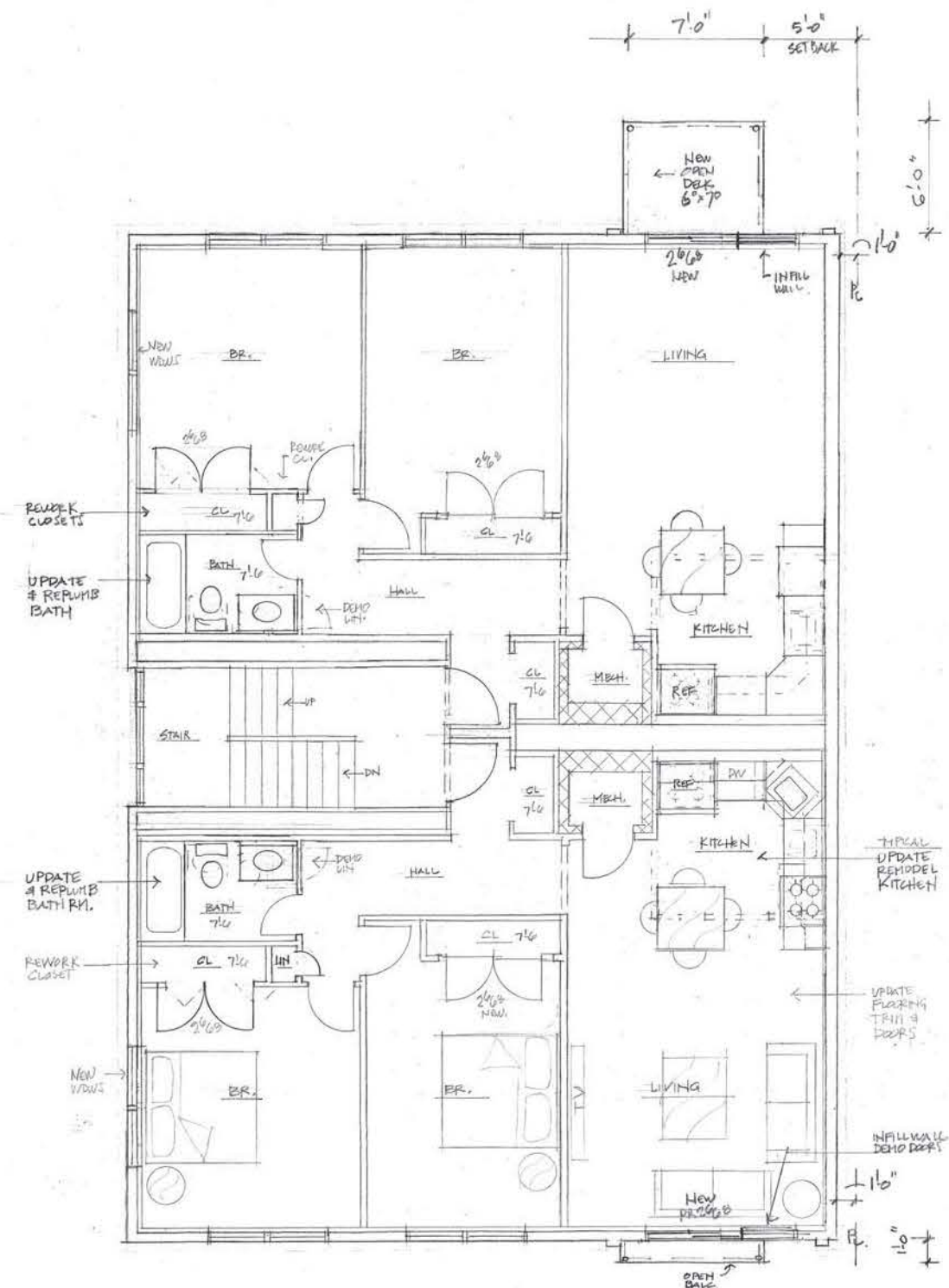


THIRD FLOOR PLAN
1/4" = 1'-0"

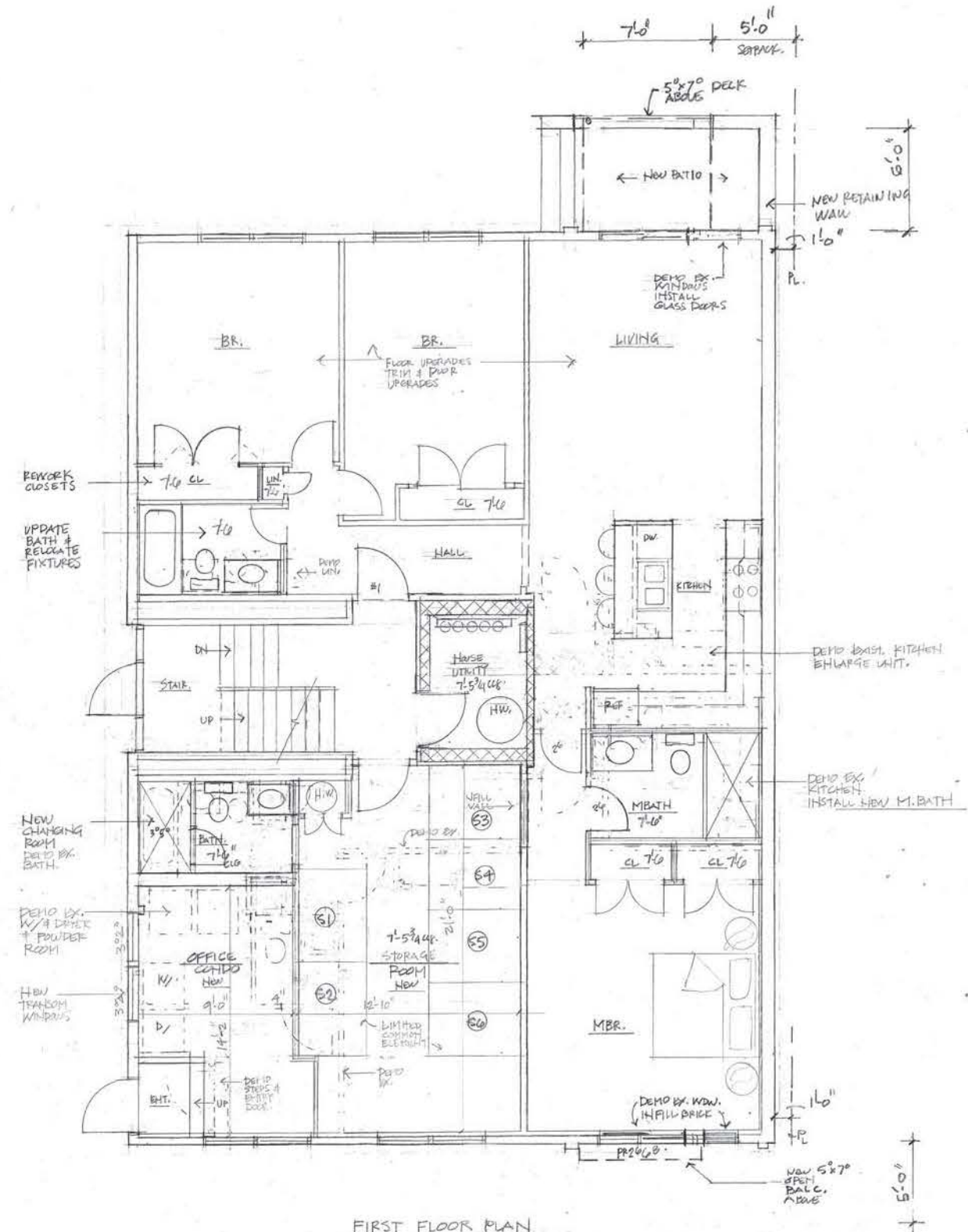


ROOF PLAN
1/4" = 1'-0"

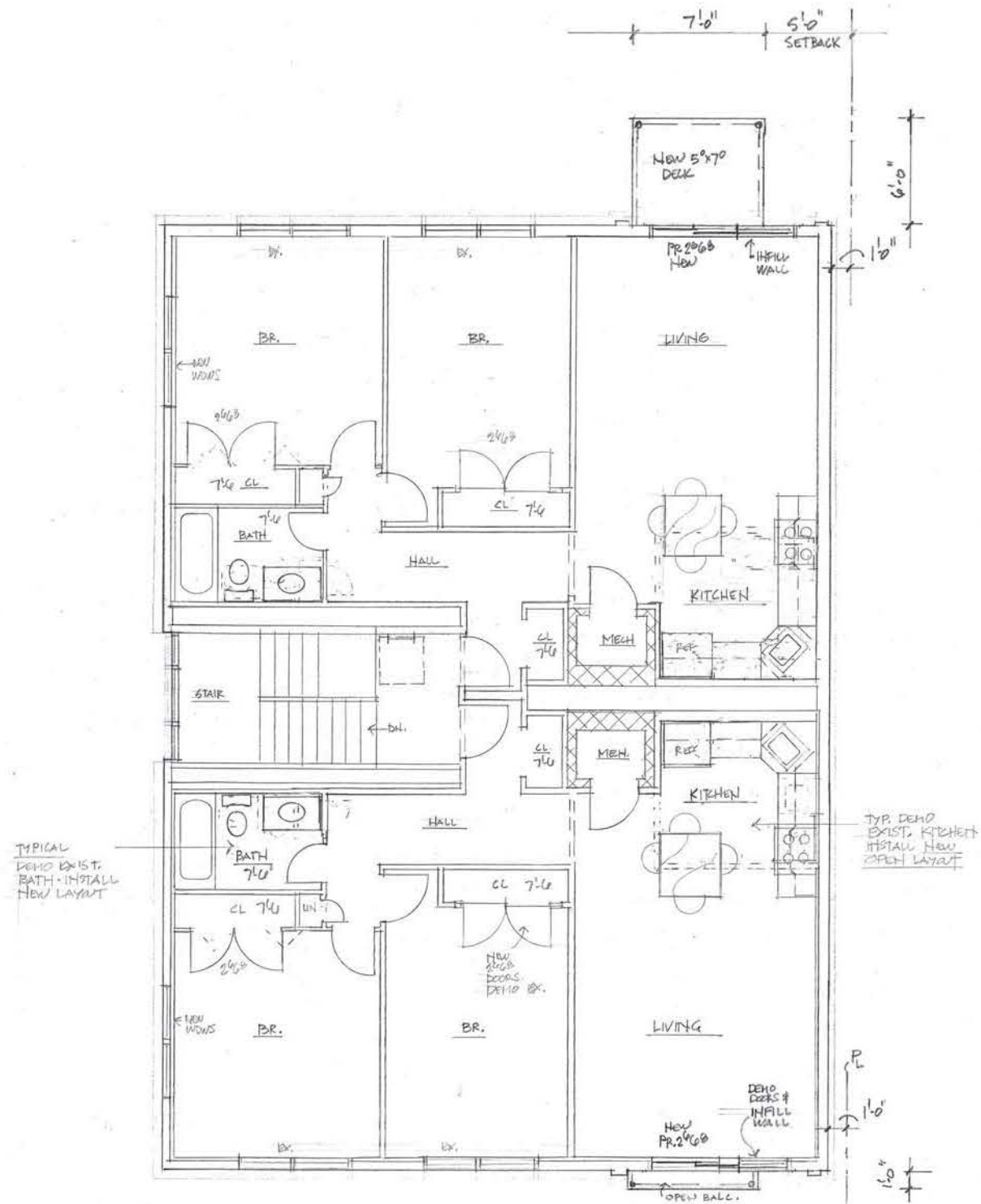
APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015



SECOND FLOOR PLAN
1/4" = 1'-0" SCHEMATIC #9



FIRST FLOOR PLAN
VA 12-1-011 SCHEMATIC #4



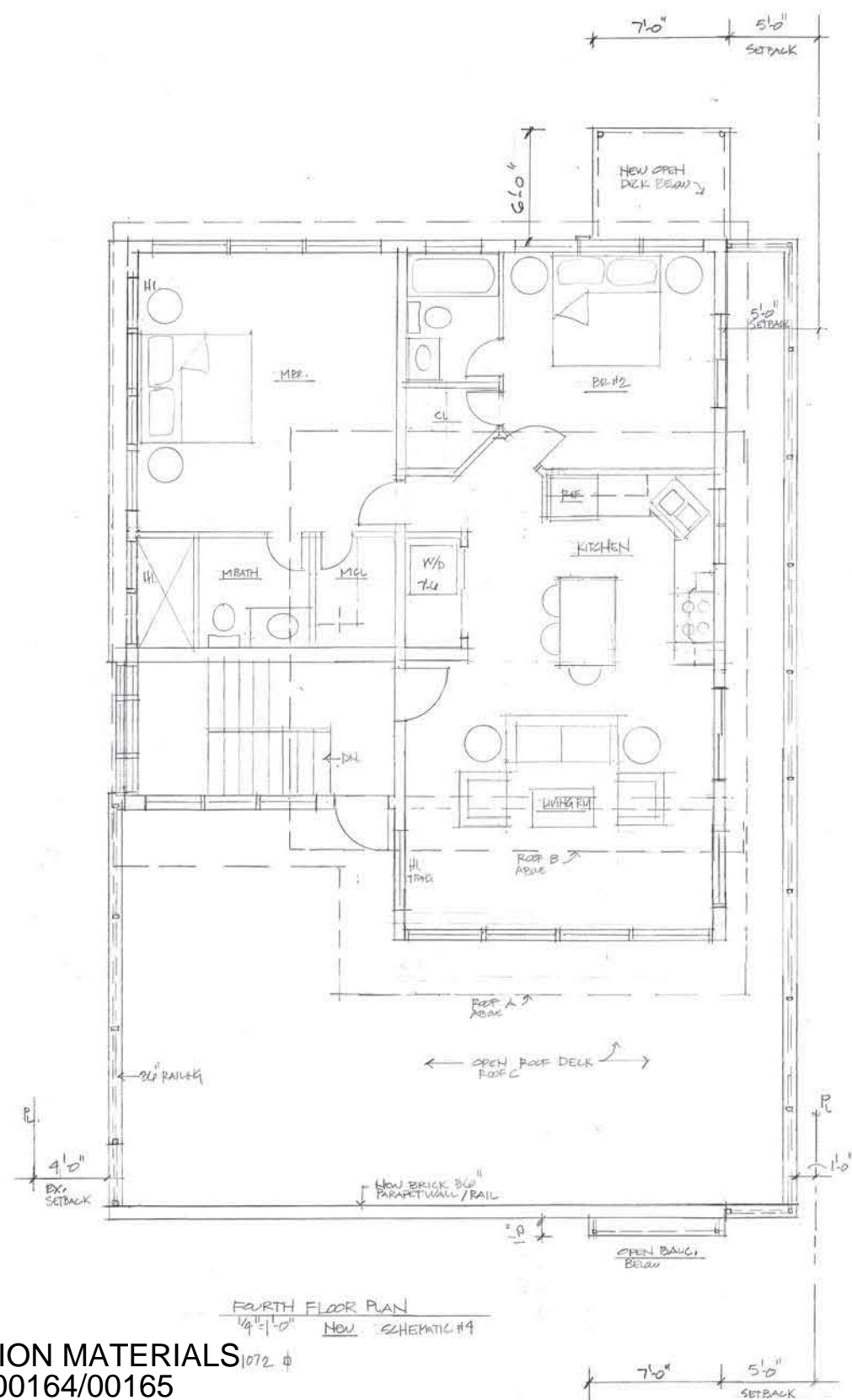
THIRD FLOOR PLAN
1/4" = 1'-0" SCHEME #4

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

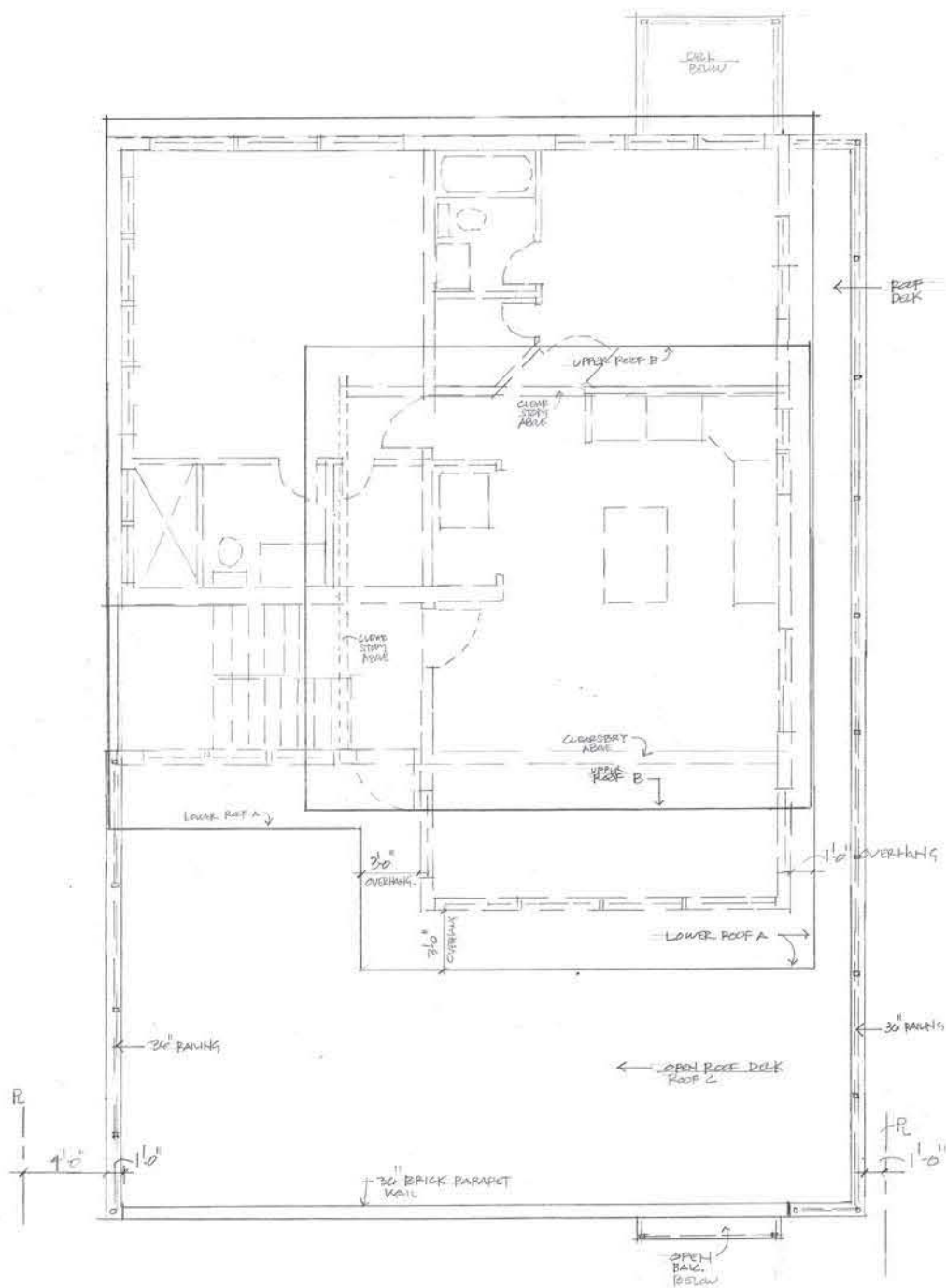
211 North West Street
Alexandria, Virginia

SCHEME #4
THIRD FLOOR
1/4" = 1'-0"
12/15/15
GAVIN NICHOLS
ARCHITECT
2020-2021 000000-0000 000000-0000

A5



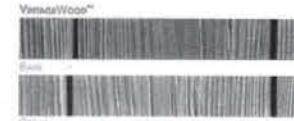
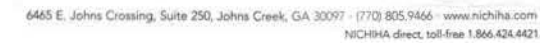
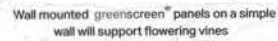
FOURTH FLOOR PLAN
1/4" = 1'-0" NOV. SCHEMATIC #4



ROOF PLAN
1/4" = 1'-0" SCHEMATIC #4

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

1743 S. LA CIENEGA BLVD. LOS ANGELES, CA, 90035 T - 800.450.3494 www.greenscreen.com



VerticalWood® DIMENSIONS (NOM. FT. - ACTUAL MM) THICKNESS (NOM. IN. - ACTUAL MM) WEIGHT (LBS. PER PANEL) WEIGHT (LBS. PER SQ. FT.) EXPOSED COVERAGE (SQ. FT. PER PANEL) PACKAGING (PIECES PER Pallet) <small>*This is a standard dimension and is not a guarantee.</small>		18" (457mm) [1" x 10" (25.4mm x 254mm)] 5/8" (16mm) 57.32 3.62 15 2 [30 SQ. FT.]
--	--	---



Like the perfect accessory, Nichia's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and doors. Choose from 6 trim profiles specifically designed for Nichia's Architectural Wall Panels to create a durable yet handsome appearance.

Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichia provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a **clear anodized finish** or **color matching** your trim with nearly any color when you design with the **Fluorescent Series**—you're sure to make a statement. For our other popular panels we took it a step further by offering **color matching** to the wall. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichia gets everything easier.



CORNER KEY	
DIMENSIONS	3" x 10"
(NOM. FT. = ACTUAL MM)	(76.2mm x 3,030mm)
WEIGHT (LBS. PER PIECE)	3.89
PACKAGING (LBS. FT. PER RACK)	50



OPEN OUTSIDE CORNER	
DIMENSIONS	2.96" x 10'
(NOM. FT. = ACTUAL MM)	(75mm x 3,030mm)
WEIGHT (LBS. PER PCD)	2.98
PACKAGING (X) L. FT. PER PCD	50



H-MOLD	
DIMENSIONS	2" x 10"
(NOM. FT. - ACTUAL MM)	(50.8mm x 3,030mm)
WEIGHT (LBS. PER PIECE)	2.42
PACKAGING (LBS. FT. PER ROLL)	50



BEAD REVEAL	
DIMENSIONS	5" x 10"
(NOM. FT. - ACTUAL MM)	(12.7MM x 3.030MM)
WEIGHT (LBS. PER PEG)	2.46
PACKAGING (LIN. FT. PER RACK)	50



J-Mold	
DIMENSIONS (NOM. FT. - ACTUAL MM)	.375" x 10" (9.5mm x 3,030mm)
WEIGHT (LBS. PER PIECE)	1.4
PACKAGING (IN, FT. PER PACK)	50



L-TIM	
DIMENSIONS	1" x 10"
(NOM. FT. - ACTUAL MM)	(25.4MM x 3,030MM)
WEIGHT (LBS. PER PIECE)	1.2
PACKAGING (IN. FT. PER PACK)	50

Nichiha's unique installation hardware and accessories



ULTIMATE CLIP w/ Jaws Tie Arrangement

10mm JIS 777
Compatible with 14mm (5/8") panels

10mm JIS 787
Compatible with 18 & 21mm (3/4" & 7/8") panels



ULTIMATE STARTER TRACK (10')
10mm HA 700



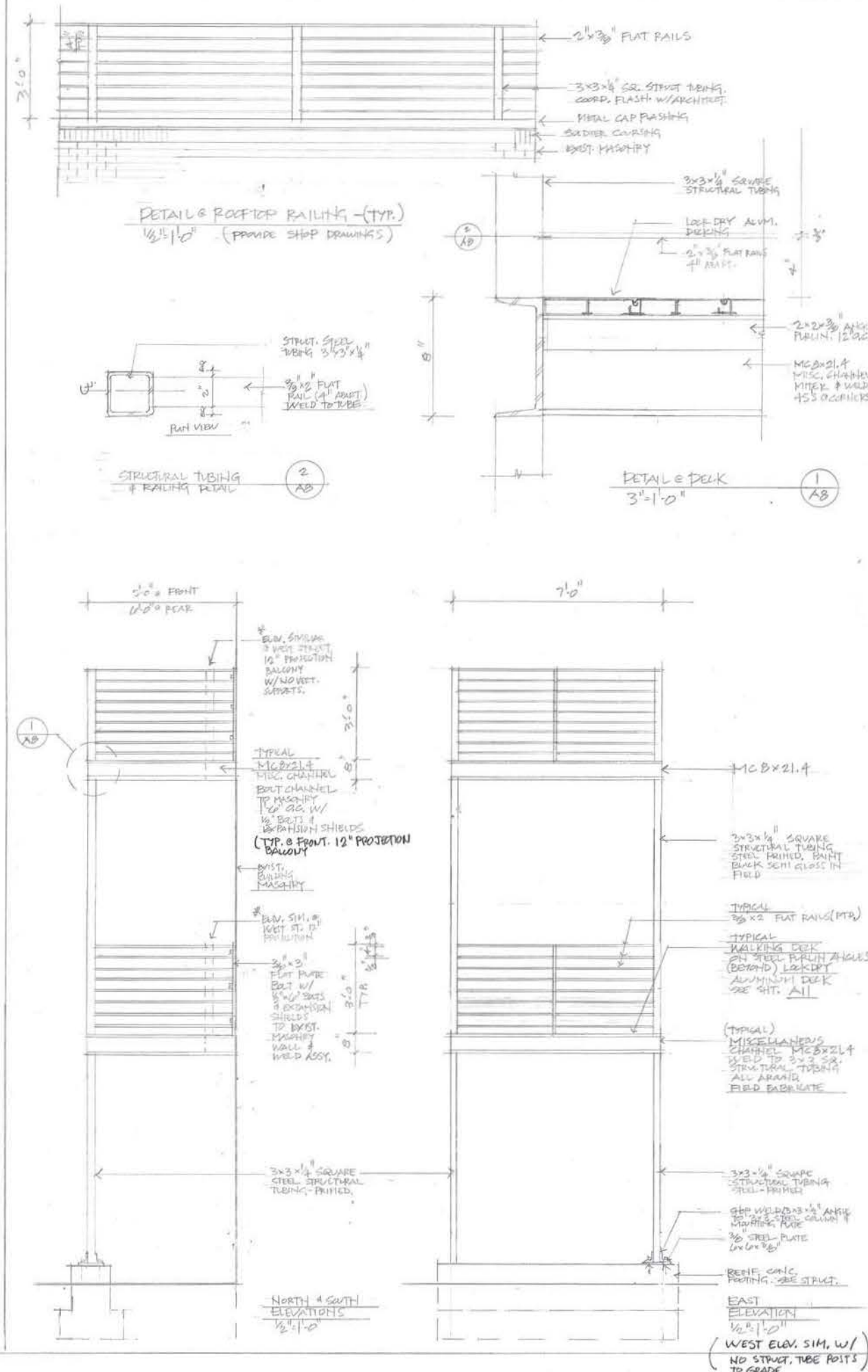
VERTICAL STARTER TRACK (6.6')
5mm 1A 300 T



CORNERS
18" (H) x 3-1/2" (FACE) RETURNS

KURASTONE™ CLIP
5mm JE 602

FINISH CUP
10mm # 310



RAILING DETAILS
 $\frac{1}{8}'' = 1'-0''$

**GAVR
NICHOLS
ARCHITECT**
JAN 2002 2007 MEMPHIS, TN 2201 702.204.6309

DAVID DAYTON MONROE ARCHITECT
 1400 Wilshire Boulevard, Los Angeles, California 90017
 (213) 480-1100

211 North West Street
Alexandria, Virginia

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Specification/ Material list

> YES 45 TU

Thermally Broken Storefront System

enerGfacade

YKK AP Energy Saving Solutions

SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermoBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermoBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermoBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"

> YES SSG Vent

Vent Window for Storefront and Window Wall

LOCK DRY

The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

Product Benefits

- Available configurations: Casement Outswing or Project Out
- AAMA/WDMA/LS2-97
- HC-60 rated
- Accepts 1" insulating glass
- Standard heavy-duty hardware
- Screws available

> YTD 350 T

Thermally Broken Architectural Terrace Door

enerGfacade

YKK AP Energy Saving Solutions

A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
- Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
 - Single Doors up to 4'-0" x 8'-0" - frame size
 - Pairs up to 8'-0" x 8'-0" - frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/LS2/A440-05
 - Outswing ATD AW-60 for Single Doors ATD AW-65 for Pair Doors Allowable Air Infiltration: 0.10 cfm/ft² Water Performance: 15 psf
 - Inswing ATD AW-40 for Single and Pair Doors Allowable Air Infiltration: 0.10 cfm/ft² Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
 - Vertical adjustment to raise or lower door
 - Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish

> Model 20D/35D/50D

Standard Entrances

Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.

Stock Entrances

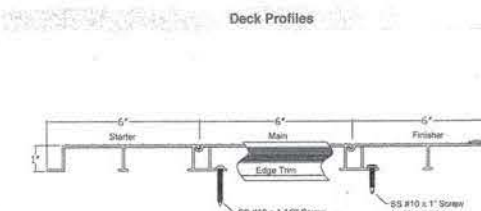
- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

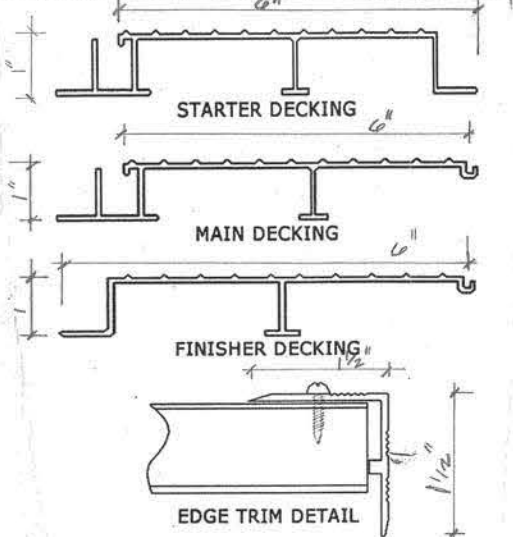
- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

LockDry® Profiles and Specs

Deck Components		
Decking Lengths	Available Finishes	Accessories
12'-2"	White**	14' Edge Trim
14'-2"	Light Gray	14' T-Molding
16'-2"	Granite Gray	14' Flashing
18'-2"	Golden Clay**	
20'-4"	Buckskin	Wood Screws
22'-4"	Saddle Brown	#10 x 1 1/2" SS Phillips
24'-4"	**Dakota Oak Wood Grain**	
26'-2"		Trim and Metal Screws
28'-2"	**20'-4" Maximum length for Dakota Oak	#10 x 1" Pan #2 Sq. Drive
30'-2"	**Special Order Color. Call for availability.	Color Matched Head
32'-2"	Textured AAMA 2604	
	Powder Coat	
Special Order		
34'-2"		
36'-2"		
38'-2"		
40'-2"		

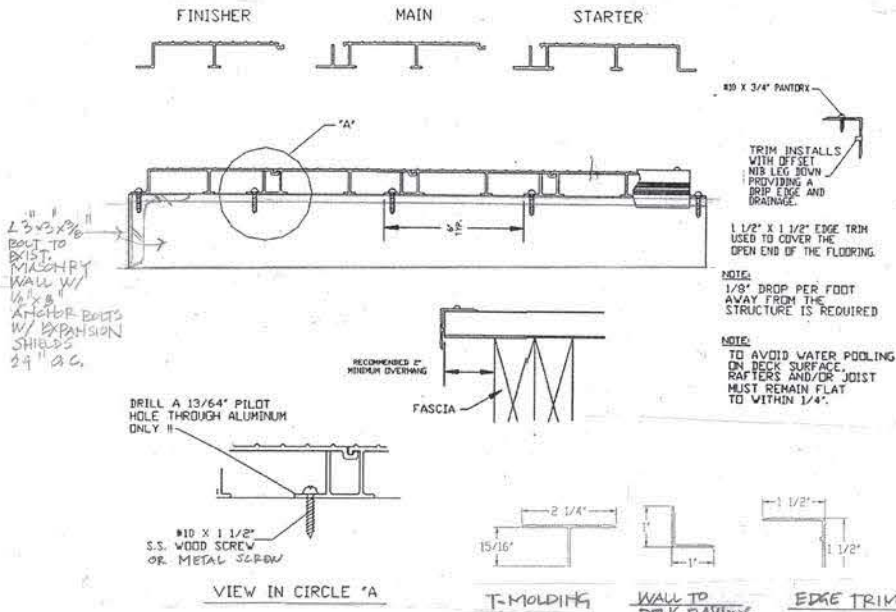


Descriptions of LockDry® Decking Material



#10 X 1 1/2" S.S. DECKING SCREW

#10 X 3/4" PANTORX SCREW



Decking Specs

- Material: 6005-T5 Aluminum: 35,000 psi Yield Strength; *1,000 psi average for composite decking materials.
- Size: 6" deck board width, 1" thick, standard decking lengths 12' to 30' in 2' increments. (Available in longer lengths by special order.)
- Finish: SuperDurable High-Density Polyester Powder Coat.
- Salt Spray Resistance: Meets or exceeds specs AAMA 2604.
- Outdoor Exposure: South Florida, meets or exceeds specs AAMA 2604.
- Stain Resistance: Excellent
- Dirt Resistance: Excellent
- Mar Resistance: Good
- Re-coatability: Good
- Fire Ratings: Class A - Flame Spread value of 10"-100" average for composite decking materials. (Laboratory Reports Available.)
- Spacing: Recommended 12"-24" on center, 30" on center max. Minimum 1/8" drop per foot in the direction of decking run and water runoff. 3/8"-1/4" drop per 100' recommended. If deck has slope or low spots, more slope is required.
- Loading: Material tested to 240 PSF live-load on 30" centers. (Laboratory Reports Available.)

NOTE:
PROVIDE SHOP DRAWINGS FOR FABRICATION

A11
Specification / Material list
12/15/15
GAVIN NICHOLS ARCHITECT
211 North West Street
Alexandria, Virginia



> YES 45 TU

Thermally Broken Storefront System



SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus® resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- Enhanced Water Infiltration Resistance
- Screw Spline or Shear Block Assembly
- ThermaBond Plus® Thermal Break
- Model 20D/35D/50D Single Doors
up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs
up to 8'-0" x 8'-0"



APPLICATION MATERIALS
BAR2015-00164/00165

Entrance Systems | Curtain Walls | Sun Controls | Windows | Balcony Doors
12/28/2015

**YKK
ap**

Quality
inspires®



> Model 20D/35D/50D Standard Entrances

Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the **Smart Series** Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.



APPLICATION MATERIALS

BAR2015-00164/00165

211 N West St

12/28/2015

> Model 20D/35D/50D

Standard Entrances

APPLICATION MATERIALS
BAR2015-00164/00165
211 N West St
12/28/2015

Smart Series Push/Pull

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Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



YKK AP Smart Series Pulls



YKK AP Smart Series Push Bar



Dor-O-Matic® 1690 Series
Concealed Vertical Rod Exit Device



Dor-O-Matic® 1790 Series Rim Exit Device



**Door Corner
Lifetime Warranty**

Contact YKK AP for a copy of the warranty and its limitations

Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware



> Model 20D/35D/50D Standard Entrances

Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the [Smart Series](#) Push/Pull and Dor-O-Matic® touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.



APPLICATION MATERIALS
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Door Handle Styles



Katy



Rafaella

> YTD 350 T

Thermally Broken
Architectural Terrace Door



A Sound Energy Performance Choice

- 3-1/2" or 4-1/2" deep high performance terrace door
 - ◆ Outswing and Inswing configurations
- Doors shipped completely fabricated and mounted in frame to expedite installation
 - ◆ Single Doors up to 4'-0" x 8'-0" – frame size
 - ◆ Pairs up to 8'-0" x 8'-0" – frame size
- Thermally broken with YKK AP's MegaTherm® technology for improved energy efficiency and occupant comfort
- MegaTherm allows specification of a dual exterior and interior finish for the system, providing complete design flexibility to integrate it with adjacent building materials
- Tested in accordance with AAMA/WDMA/CSA/101/I.S.2/A440-05
 - ◆ Outswing
 - ATD AW-80 for Single Doors
 - ATD AW-65 for Pair Doors
 - Allowable Air Infiltration: 0.10 cfm/ft²
 - Water Performance: 15 psf
 - ◆ Inswing
 - ATD AW-40 for Single and Pair Doors
 - Allowable Air Infiltration: 0.10 cfm/ft²
 - Water Performance: 8 psf
- Can be provided factory glazed by YKK AP, or unglazed
- Variety of lever handles and finishes
- Fully adjustable hinges are standard for proper alignment and weathertight seal
 - ◆ Vertical adjustment to raise or lower door
 - ◆ Lateral adjustment to move door left or right in frame
- Multi-point locking system engages top and bottom rails in addition to the locking stile for added security
- AAMA 612 anodized finish
- AAMA 2605 painted finish



APPLICATION MATERIALS
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Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors



Quality
inspires®



> YES SSG Vent

Vent Window for Storefront
and Window Wall

Bring the Outside In

The YES SSG Vent window is designed to provide ventilation for storefront applications without adding the obtrusive sight line of a traditional window. This window can be installed in any YKK AP storefront and window wall system.

Product Benefits

- Available configurations; Casement Outswing or Project Out
- AAMA/WDMA/LSI-97
 - ◆ HC-60 rated
- Accepts 1" insulating glass
- Standard heavy-duty hardware
- ~~Screens available~~



APPLICATION MATERIALS
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Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors

**YKK
ap**

Quality
inspires®

VintageWood and EmpireBlock are leading a brand new industrial revolution

A fresh new take on vintage thinking

When your project calls for something more than the ordinary, consider VintageWood™ and EmpireBlock™. Both offer singularly unique looks and the performance of fiber cement. EmpireBlock lets you infuse a touch of industrial chic to interiors and exteriors alike. VintageWood's warm colors can be interpreted as modern or vintage, depending on how you decide to use them. Both products install vertically or horizontally, giving you even more design flexibility.



VINTAGEWOOD™



BARK



CEDAR

EMPIREBLOCK™



INDUSTRIALBLOCK™



VINTAGEWOOD™*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

*Can be installed horizontal or vertical

EMPIREBLOCK™ AND INDUSTRIALBLOCK™*

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 10' [L] (455MM [H] x 3,030MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.32
WEIGHT (LBS. PER SQ. FT.)	3.82
EXPOSED COVERAGE (SQ. FT. PER PANEL)	15
PACKAGING (PIECES PER PACK)	2 [30 SQ. FT.]

*Can be installed horizontal or vertical

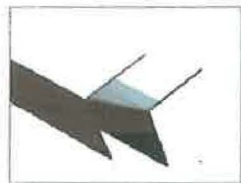
Completing the system just became easier...



Like the perfect accessory, Nichiha's customized Tamlyn trim can add the finishing touches to any project. It's not only simple and sleek; it's a cost-effective and time-efficient solution to finishing corners, windows and door trims. Choose from 6 trim profiles specifically designed for Nichiha's Architectural Wall Panels to create a durable yet handsome appearance.

Enhancing your project style doesn't mean you have to compromise on performance. Tamlyn's trim for Nichiha provides weather-resistant coatings so you can expect low maintenance and long-lasting beauty.

Whether you prefer the crisp look of a clear anodized finish or color matching your trim with nearly any color when you design with the Illumination Series — you're sure to make a statement. For our other popular panels we took it a step further by color matching all of our trim profiles for fast delivery. As you can see, we make it a breeze to achieve the exact look you're after. Completing the system with Nichiha keeps getting easier.

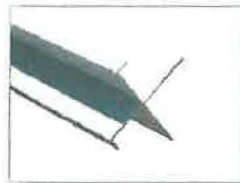


CORNER KEY

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **3" x 10'**
(76.2MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **3.89**

PACKAGING (LN. FT. PER PACK) **50**

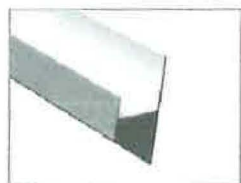


OPEN OUTSIDE CORNER

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **2.96" x 10'**
(75MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **2.98**

PACKAGING (LN. FT. PER PACK) **50**



H-MOLD

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **2" x 10'**
(50.8MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **2.42**

PACKAGING (LN. FT. PER PACK) **50**

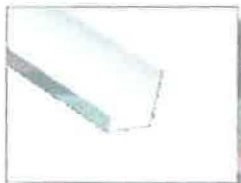


BEAD REVEAL

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **.5" x 10'**
(12.7MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **2.46**

PACKAGING (LN. FT. PER PACK) **50**



J-MOLD

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **.375" x 10'**
(9.5MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **1.4**

PACKAGING (LN. FT. PER PACK) **50**



L-TRIM

DIMENSIONS
(NOM. FT. ~ ACTUAL MM) **1" x 10'**
(25.4MM x 3,030MM)

WEIGHT (LBS. PER PIECE) **1.2**

PACKAGING (LN. FT. PER PACK) **50**

Don't sweat the small stuff...we already have

Nichiha's unique installation hardware and accessories ensure that taking your vision from the drawing board to reality is a cinch.



ULTIMATE CLIP w/ JOINT TAB ATTACHMENT

10MM JEL 777

Compatible with 16mm (5/8") panels

10MM JEL 787
Compatible with 18 & 21mm (3/4" & 7/8") panels



ULTIMATE STARTER TRACK (10')

10MM FA 700



VERTICAL STARTER TRACK (6.6')

5MM FA 300 T



SINGLE FLANGE SEALANT BACKER (6.5')

5MM FHK 1110 R

10MM FHK 1017 R



DOUBLE FLANGE SEALANT BACKER (10')

5MM FH 1010 R

10MM FH 1020 R



CORRUGATED SHIM (4')

5MM FS 1005

10MM FS 1010



CORNERS

18" [H] x 3-1/2" [FACE] RETURNS



KURASTONE™ CLIP

5MM JE 602

10MM JE 720CA



FINISH CLIP

10MM JE 310

BAR Case # 2015-001104/00165

ADDRESS OF PROJECT: 211 NORTH WEST STREET ALEX. VA.
 TAX MAP AND PARCEL: 064.03-02-28 ZONING: RB

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 DECK AREA.
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: 211 WEST LLC. JUBE SHILVER PRIN.
 Address: 7959 RICHMOND HIGHWAY.
 City: ALEX. State: VA Zip: 22304.
 Phone: 703 836 5209 E-mail: GN ARCHITEL @ AOL.COM

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

Name: DAVER NICHOLS ARCHITECT Phone: 703 836-5209
 E-mail: GNARCHITEL @ AOL.COM

Legal Property Owner:

Name: 211 WEST LLC.
 Address: 7959 RICHMOND HIGHWAY
 City: ALEX. State: VA. Zip: 22304
 Phone: Same E-mail: Same

- ☐ 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

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☒ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

* ADDITION & RENOVATION TO EXISTING APARTMENT STRUCTURE

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

THE PROJECT AND DESIGN INVOLVES THE RENOVATION WITH ADDITIONS TO AN EXISTING BRICK APARTMENT STRUCTURE. DESIGN GOALS ARE TO CREATE A MORE MODERN FORM AND PROVIDE USABLE FEATURES INCLUDING DECKS, ROOFTOP TERRACES AND A NEW OWNER'S UNIT.

THE BUILDING ALSO IS SITED ON A TIGHT LOT AND HAS REQUIREMENTS FROM BOTH A ZONING SETBACK PERSPECTIVE AND BUILDING CODE PERSPECTIVE.

OUR DESIGN ORIGINATES AS A RESPONSE TO THE NEWLY CONSTRUCTED SCHOOL ACROSS WEST STREET FROM OUR PROPERTY.

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.

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

ADDITION OF PARTIAL 3RD FLOOR ABOVE CANOE

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. **WE SEEK BAR BOARD INPT.**
 - ☐ ☐ 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.

- ↑ SEE ADDITIONS ↓
- ☐ ☐ 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: *SAVER NICHOLS ARCHITECT*Printed Name: SAVER NICHOLS, ARCHITECTDate: 5/19/15

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. <u>JOBE SHIVER</u>	<u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u>	<u>100%</u>
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 211 NORTH WEST STREET ALEX. VA. (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. <u>211 WEST LLC</u>	<u>7959 RICHMOND HIGHWAY</u> <u>ALEX. VA. 22306</u>	<u>100%</u>
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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 relationship, [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.)
1. <u>N/A</u>		
2. <u>N/A</u>		
3. <u>N/A</u>		

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.

5/19/15

Date

SAVER NICHOLS ARCHITECT

Printed Name

Saver Nichols Architect

Signature