

Docket Item # 4
BAR CASE # 2013-0219

BAR Meeting
September 25, 2013

ISSUE: Signage and Alterations
Waiver of Rooftop Mechanical Screening Requirement; Section 6-403(B)

APPLICANT: Austin Grill by Rich Markus Architects

LOCATION: 801 & 803 King Street

ZONE: KR / King Street Retail

STAFF RECOMMENDATION September 25, 2013

Staff recommends approval of the application with the following conditions:

1. That the applicant clarify the outstanding zoning questions during building permit submission;
2. That Staff approve the final entry door information signs to verify compliance with the Board's sign policy; and
3. That the conduit that is utilized for the sconces will be painted to match the adjacent wall color.

BOARD ACTION July 24, 2013: Deferred, 7-0

STAFF RECOMMENDATION July 24, 2013

Staff recommend approval of the application with the following conditions:

1. That the applicant clarify the outstanding zoning questions during building permit submission;
2. That the blade sign on N. Columbus Street be deleted;
3. That Staff approve the final entry door information signs to verify compliance with the Board's sign policy;
4. That the awnings be canvas and that the final color of the awnings be approved by staff; and
5. That the paint color of the main building match the adjacent brick, to be approved by staff in the field.

SPEAKERS

Mr. Rich Markus presented the application. He agreed with the staff recommendations but said they would like to retain the blade sign on N. Columbus.

Poul Hertel, 1217 Michigan Court, said the proposal was way too cluttered and did not maintain

the dignity of the district.

BOARD DISCUSSION

Ms. Roberts pointed out that there was no paint on 803 King and that this was a different building façade on King Street and that it would be odd to try to make them look the same. She did not favor the awnings on this portion of the restaurant. She also commented that residents and tourists did not need a blade sign on N. Columbus Street to find this restaurant.

Dr. Fitzgerald also opposed awnings on 803 King.

Mr. von Senden was in favor of staff recommendations and did not see the value of additional signs or awnings on 803 King.

Mr. Smeallis said the color was far too much in the context of King Street. He opposed the blade sign and suggested some window signs in the stair window on N. Columbus. He supported canvas awnings but not on 803 King.

Mr. Neal supported awnings that go with the colors on 803 King but not at 801. He supported a blade sign or another style sign on N. Columbus. He suggested a paint scheme that reflected a watertable.

Chairman Hulfish felt strongly that the orange color and awnings do not fit in the Old and Historic District. He noted that the existing turquoise color was very contentious when it was first applied but that people had now grown accustomed to it. He asked that the applicant reconsider this request and retain the existing turquoise.

On a motion by Mr. Smeallie, seconded by Mr. Carlin, the Board unanimously deferred the case for restudy.

REASON

The Board found the proposed colors, awnings and signs to be out of character with the nearby buildings on King Street and recommended a restudy to be more visually compatible.

****EXPIRATION OF APPROVALS:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT:** 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.

****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.



Update: *At the July 24, 2013 public hearing, the BAR deferred the case for restudy because they found the proposed blade sign on the N Columbus St elevation to be out of scale for the building, required a reduction in the number and specifications for the wall mounted lights, determined that the proposed composite vinyl awning material was not appropriate and requested that the applicant work with BAR staff on the building's paint colors. In response to the Board's concerns, the applicant has made the following changes¹:*

- *The proposed vertically mounted N Columbus St blade sign measuring 9'- 0" by 2'- 6" (22.5 sq. ft.) will be replaced with a horizontally mounted blade sign 3' by 2' (5 sq. ft.).*
- *The number of wall mounted lights will be reduced from ten to seven. The lights will be fabricated from a punched copper with a star motif.*
- *The composite vinyl awning material has been replaced with a Sunbrella canvas fabric in Mediterranean Blue.*
- *The awnings on the second story windows 803 King Street have been removed from the application.*
- *The building will be re-painted to match the existing turquoise base color. Trim, door and masonry star color on 803 and 801 King Street to be painted brown (BM#1232, Fresh Brew)*
- *Removal and relocation of portions of HVAC equipment to a more central location on roof.*

I. ISSUE

The revised Certificate of Appropriateness application for exterior alterations and signage at 801 and 803 King Street includes removal of all existing approved/unapproved signage, a-frame signs, and internally-illuminated menu boxes.

The applicant's request includes the following for the first and second floors of 801 King Street:

Signage

- A vinyl decal reading "Austin Grill" on the window to the left of the front entrance, measuring 12" by 5'-8". (5.66 sq. ft.)
- A vinyl decal reading "Austin Grill" on the window to the right of the front entrance, measuring 12" by 5'-8". (5.66 sq. ft.)
- A vinyl decal reading "Austin Grill" on each of the front entry doors, each measuring 4" by 1'-1 1/2". (0.74 sq. ft. total)
- A non-illuminated menu box to the right of the front entrance, measuring 2'-6" by 1'-7". (3.95 sq. ft.)
- A larger/new sign to replace the entry awning's sign. 12" by 5'-8". (5.66 sq. ft.) and replace its existing gooseneck light fixture in-kind.
- A ~~vertically~~, horizontally mounted, blade sign reading "Austin Grill" measuring ~~9'-0" by 2'-6" (22.5 sq. ft.)~~ 3' by 2' (5 sq. ft.).

Total Proposed Signage: ~~44.17~~ 26.67 sq. ft. of signage

¹ The applicant's revisions to the original submission are indicated in italics. Obsolete information is struck thru.

Alterations

- Repaint the brick façade. The main body color will be *re-painted the existing turquoise color* ~~orange and detailed with a rust red “waterable”~~ and accented with brown trim.
- Replace the existing fabric awnings with new, royal blue, ~~composite vinyl substrate~~ *Sunbrella canvas* awnings.
- Replace in-kind the existing full-light, painted wood entry doors.
- ~~Ten, (10),~~ *Install Seven (7)* hammered copper down lights along the first floor outdoor dining area, and flanking the storefront and entry.

The applicant’s request includes the following alterations for the second floor of 803 King Street:

Alterations

- ~~Three, new royal blue, composite vinyl substrate awnings above the existing 6/6 double hung windows.~~
- This un-painted, brick facade will not be painted.

II. HISTORY

801 King Street is a two-story brick Vernacular Victorian commercial building. The evidence of the Sanborn maps indicates that the building was constructed prior to 1902 and was possibly altered between **1902-1907** to provide the angled corner storefront entrance. The building has been significantly altered, but the original two-tiered segmental arches, now in filled, are still visible on the Columbus street elevation.

Previous Approvals

The BAR approved six awnings for the building in 1997; (BAR Case#97-015, 7/16/97). In 1991, the Board also approved signage, awnings and painting of the building (BAR Case #91-103, 5/1/91).

III. ANALYSIS

The zoning staff needs additional information and updated/corrected sign calculation sheets and confirmation on awning depth in order to ensure that the signs and awnings are in conformance with the Zoning Ordinance regulations (see zoning comments on page 6). This can be confirmed on the drawings prior to release of the building permit.

Design Guidelines

Signs: Signs should augment, not compete with, the surrounding architecture. Signs should not overwhelm or obscure the architecture and decorative features of historic buildings.

Awnings: Shed or sloped awnings are more appropriate than other awnings forms...awnings should be made of a canvas type fabric. Signs and awnings are prominent visual elements of the streetscape in commercial areas of the historic districts.

Exterior lighting: Utilitarian lighting fixtures on the facades of buildings should generally be painted the predominant color of the building so that they do not form prominent visual components of a façade. Care must be taken not to produce inappropriate or misdirected light, which detracts from the appearance of the historic district.

Proposal

Staff has worked with the applicant after the original submission to determine how best to install signage and lighting on this building. With a few exceptions, the current submission addresses most of staff's original concerns. In staff's opinion, however, there are a few items that need some changes or need further clarification. These items are:

Blade Sign

During consultations, the applicant conveyed the need for additional signage on the Columbus Street elevation near the location of their outdoor dining. Staff suggested that a pedestrian scale blade sign could possibly be integrated successfully to the sign program, if the other proposed signs were small. As presented, the proposed ~~9' 0" x 2' 6"~~ 3' by 2' sign is ~~significantly too large~~ *appropriate* for this building, and ~~not~~ *is in* keeping with the staff recommended pedestrian scale of the west side of North Columbus Street.

Front Door Signage

The applicant has noted on the entry door detail on page A100, that additional text will be added to the front doors. The zoning ordinance allows businesses to have up to a total of one square foot (144 square inches) of window decal sign area to provide relevant contact information, such as hours of operation, a phone number, a web address, a QR code, or other to-be-developed technology, without any review. The one square foot will count toward the total sign area for a building but will not count toward the total number of signs permitted. Information in excess of this one square foot requires BAR approval and must conform with the Board's amended sign policy. Contact information may not be included on wall signs, hanging signs or awnings. Window decal signs applied to a glass door or the lower half of a window are preferred. The applicant should ensure that the information being installed on the doors complies with these regulations.

Awnings

Staff supports the replacement of the awning fabric on the current frames. The proposed Sunbrella material is consistent with the *Design Guidelines*. Staff recommends approval. ~~The applicants are proposing a composite vinyl substrate awning material for its resistance to stains and mildew (see attached sample) instead of a canvas fabric awning normally required by the Board. The Board's Design Guidelines have strongly discouraged awnings made from plastic fabric and have historically only supported fabric awnings, in part because plastic awnings are frequently internally illuminated and become a historically inappropriate billboard. The applicant has provided the Board with a sample of the proposed fabric for the Board's consideration.~~

Wall Sconces

The original submission proposed eleven gooseneck lights above the awnings. These have since been removed from the proposal. The current application proposes the use of much simpler wall mounted can lights, to provide pedestrian level illumination along the storefront and the outdoor dining area. *The proposed sconces will be a punched copper with a star motif and will be illuminated with a pair of 75watt bulbs. Additionally, the sconces have been reduced to seven sconces four (4) surrounding the outdoor dining, and three (3) at the front entry. Staff finds that the revisions to the lighting are compatible and appropriate for*

this building with the recommendation that any exposed electrical conduit be painted to match the adjacent wall color. While staff encouraged this revision to the lighting plan, we feel that there are too many fixtures proposed for the Columbus Street elevation and no need to light the wall beyond the outdoor dining. Staff recommends the removal of three (3) of the seven (7) total fixtures at the north end of this elevation, which will make it less visually cluttered. Additionally, Staff has not yet received a specification sheet showing the size and design for these sconces. It is our understanding from the architect that they are proposing a hammered copper down light fixture for this application.

Paint Colors

While the Board does not normally review paint color, Chairman Hulfish noted at the previous hearing that the existing turquoise color of this restaurant was very controversial in the community when it was originally painted, though it has become accepted over time. As the Chairman recommended, the applicant has, therefore, elected to maintain the existing turquoise color, in lieu of the bright orange previously proposed. However, Staff alternatively suggests that the applicant consider painting the main body of 801 King a softer burnt orange brick color, very similar to the natural brick color on the adjacent façade at 803 King. A warm brick color would complement the new blue awnings and provide a fresh design change to the building that is within the southwest color palette, yet compatible with the red brick the Alexandria historic district is known for.

Staff recommends approval of the application, with the conditions noted above.

Waiver of Mechanical Screening Requirement - Section 6-403(B)(3):

Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.

The applicant has included replacement and removal of portions of the existing HVAC located in the center of the roof. Although currently a portion of the system is visible from the ROW, the items to be removed and replaced will **not** be visible from a public way and therefore are not within the Board's purview. The replacement items include: two, make-up air units and one exhaust fan. The items which will be removed and not replaced include: an exhaust fan, utility set fans, a condensing unit and a gooseneck. Although the new rooftop HVAC equipment will not be visible from a public way, a waiver of rooftop screening requirement is necessary because the Zoning Ordinance requires screening of new rooftop equipment regardless of visibility, unless waived by the BAR.

Installing HVAC equipment on the rooftop is architecturally appropriate, consistent with the character of the district and is common on surrounding commercial buildings. Staff recommends that the Board waive the screening requirement of Section 6-403(B)(1) for the rooftop equipment.

STAFF

Michele Oaks, Urban Planner, Historic Preservation Section, Planning & Zoning
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Administration

C-1 Applicant must confirm awnings will have a clearance of at least eight feet above a sidewalk prior to hearing.

C-2 Proposed sign on awning appear larger than the window signs, but dimensions are the same. Applicant must confirm dimensions are the same for awning and window signs.

Code Administration

No comments received to date.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R4. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

CITY CODE REQUIREMENTS

- C-1 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-2 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)

- C-3 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)
- C-5 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-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 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-8 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2013-0219 at 801/803 King Street

801 & 803 KING STREET
ALEXANDRIA, VA, 22314

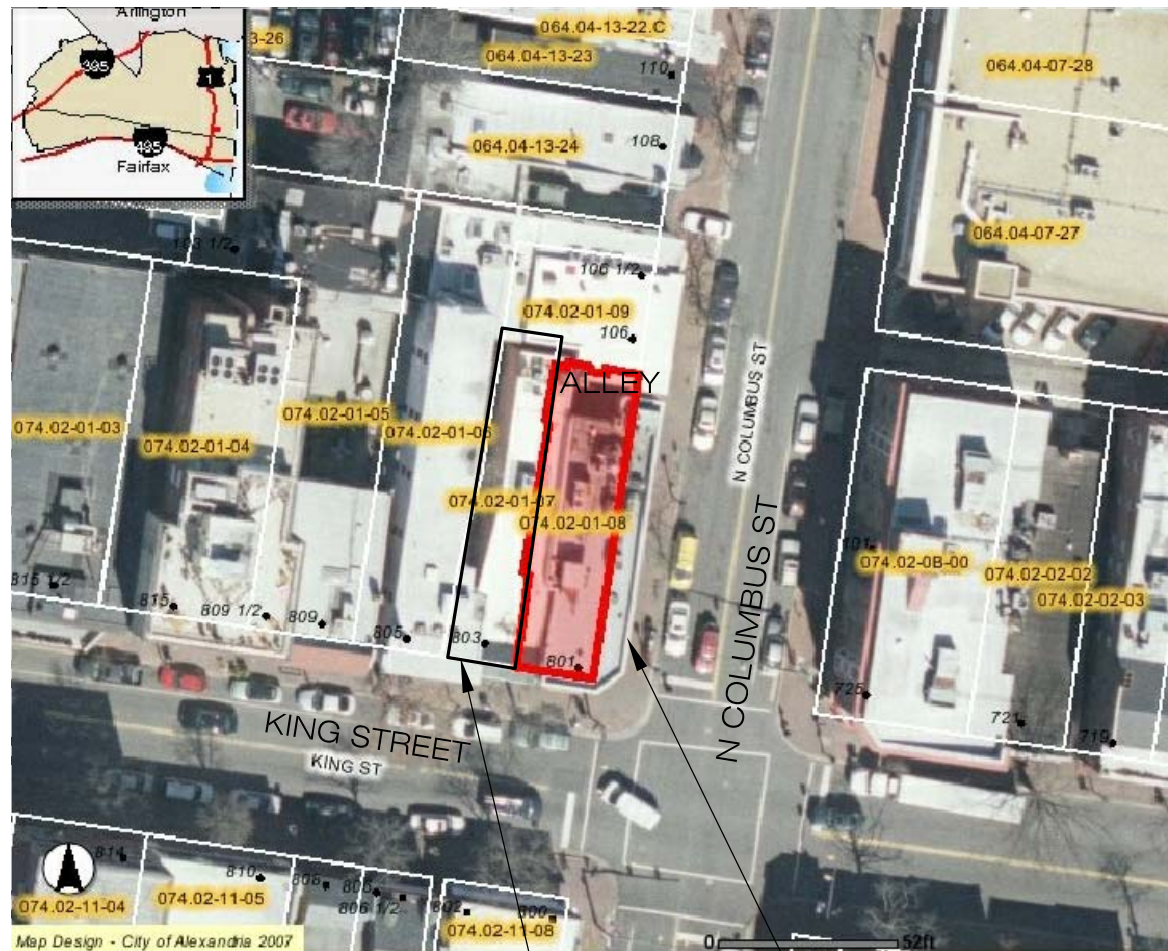
CONCEPT REVIEW OF EXTERIOR RENOVATION -BOARD OF ARCHITECTURAL
REVIEW
14 AUGUST 2013
801 KING STREET MAP-BLOCK-LOT 074.02-01-08
803 KING STREET MAP-BLOCK-LOT 074.02-01-07

RICH MARKUS ARCHITECTS
2601 P STREET SECOND FLOOR
WASHINGTON D.C. 20007
202.333.2733

TENANT OWNER :	801 KING STREET	803 KING STREET
	ZONE = KR LOT SIZE = 2,135SF GROSS SF = 4,158 LOT -501 SD -801 STUDY GROUP - 0891 PRIMARY PROPERTY TYPE = RESTAURANT/FAST FOOR(474)	ZONE = KR LOT SIZE = 1,747SF GROSS SF = 3,296 SF LOT -501 SD -803 STUDY GROUP - 0891 PRIMARY PROPERTY TYPE = GENERAL COMMERCIAL(400)

ARCHITECTURAL DRAWINGS

A000	COVER SHEET
A001	PHOTOGRAPHS-EXISTING EXTERIOR PHOTOGRAPHS
A002	PHOTOGRAPHS-EXISTING EXTERIOR PHOTOGRAPHS
A003	PHOTOGRAPHS-EXISTING EXTERIOR PHOTOGRAPHS
A004	PROPOSED EXTERIOR RENDERING
A100	PROPOSED EXTERIOR ELEVATIONS & SIGNAGE
A101	PROPOSED SIGNAGE DETAILS
A102	PROPOSED NEW LIGHT FIXTURE DETAILS



VICINITY MAP



ZONING MAP

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WASHINGTON D.C. 20007
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Austin Grill
801 & 803 King St
Alexandria, VA 22314

COVER PAGE

REVISIONS

N/A

SCALE

AUGUST 14,
2013

ISSUE

A000

DRAWING NUMBER

EXISTING AWNINGS.
(ORANGE/RED & YELLOW)
METAL FRAME TO REMAIN-FABRIC
TO BE REPLACED. TYP.

EXISTING TRIM (WD)
TO BE REPAINTED. TYP.

EXISTING MASONRY @ 801 KING ST (CURRENTLY
PAINTED TURQUOISE.) TO BE REPAINTED.

EXISTING CORNICE & MASONRY
STARS (CURRENTLY PAINTED
WHITE) TO BE REPAINTED. TYP.

EXISTING LIGHT ON ENTRANCE
AWNING. TO BE REPLACED

EXISTING LOGO ON
ENTRANCE AWNING.
NEW LOGO ON NEW
AWNING FABRIC.



FRONT ANGLED VIEW
(FACING NORTH-EAST
801 KING STREET



TYPICAL AWNING/WINDOW DETAIL
FRAME TO REMAIN-FABRIC TO BE REPLACED
(FACING SOUTH-WEST) 801 KING STREET

EXISTING
BLADE SIGNS
ALONG
COLUMBUS
ST.



VIEW FROM
NORTH
LOOKING
SOUTH ON
COLUMBUS ST.
SHOWING 2 OF
4 EXISTING
BLADE SIGNS
ALONG THIS
STREET
ADJACENT TO
AUSTIN GRILL
@ 801 KING ST.

EXISTING MENU BOXES TO BE REMOVED. PREP FOR
ONE NEW MENU BOX TO BE INSTALLED
ALL EXISTING WINDOW/DOOR SIGNAGE. TO BE REMOVED.
NEW WINDOW SIGNAGE TO BE ADDED. SEE A100
EXISTING ENTRANCE DOORS TO BE REPLACED IN KIND-TO BE PAINTED

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Austin Grill
801 & 803 King St
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EXISTING
EXTERIOR
PHOTOS

REVISIONS

N/A

AUGUST 14,
2013

A001



EXISTING LIGHT ON ENTRANCE
AWNING. TO BE REPLACED

EXISTING MENU BOXES TO BE REMOVED



KING STREET
SIDEWALK

N. COLUMBUS STREET
SIDEWALK

ALL EXISTING WINDOW, DOOR, & A-FRAME SIGNAGE. TO BE
REMOVED. NEW WINDOW SIGNAGE TO BE ADDED. SEE A100

FRONT VIEW (FACING WEST)
801 KING STREET

ENTRANCE VIEW
(FACING NORTH-WEST)
1801 KING STREET

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Austin Grill
801 & 803 King St
Alexandria, VA 22314

EXISTING
EXTERIOR
PHOTOS

REVISIONS

N/A

AUGUST 14,
2013

A002

A street scene in a historic district. On the left is a three-story white building with red shutters and a sign that reads "PR AT PARTNERS". Next to it is a two-story brick building with a large sign for "DRY CLEANING" and "ALTERATIONS". To the right is a bright blue building with red awnings, one of which has "AUSTIN GRILL" written on it. A traffic light pole with two yellow lights stands in the foreground. A large tree is positioned between the buildings. Pedestrians are visible on the sidewalk.

A street scene in a historic district. On the left is a three-story white building with red shutters and a sign that reads "PR AT PARTNERS". Next to it is a two-story brick building with a large sign for "DRY CLEANING" and "ALTERATIONS". To the right is a bright blue building with red awnings, one of which has "AUSTIN GRILL" written on it. A traffic light pole with two yellow lights stands in the foreground. A large tree is positioned between the buildings. Pedestrians are visible on the sidewalk.

A street scene in a historic district. On the left is a three-story white building with red shutters and a sign that reads "PR AT PARTNERS". Next to it is a two-story brick building with a sign for "DRY CLEANING" and "ALTERATIONS". To the right is a bright blue building with red awnings, one of which has "AUSTIN GRILL" written on it. A traffic light pole with two yellow lights stands in the foreground. A large tree is positioned between the buildings. Pedestrians are walking on the sidewalk, and a blue mailbox is visible near the cleaning business.

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Austin Grill
801 & 803 King St
Alexandria, VA 22314

EXISTING PHOTOS

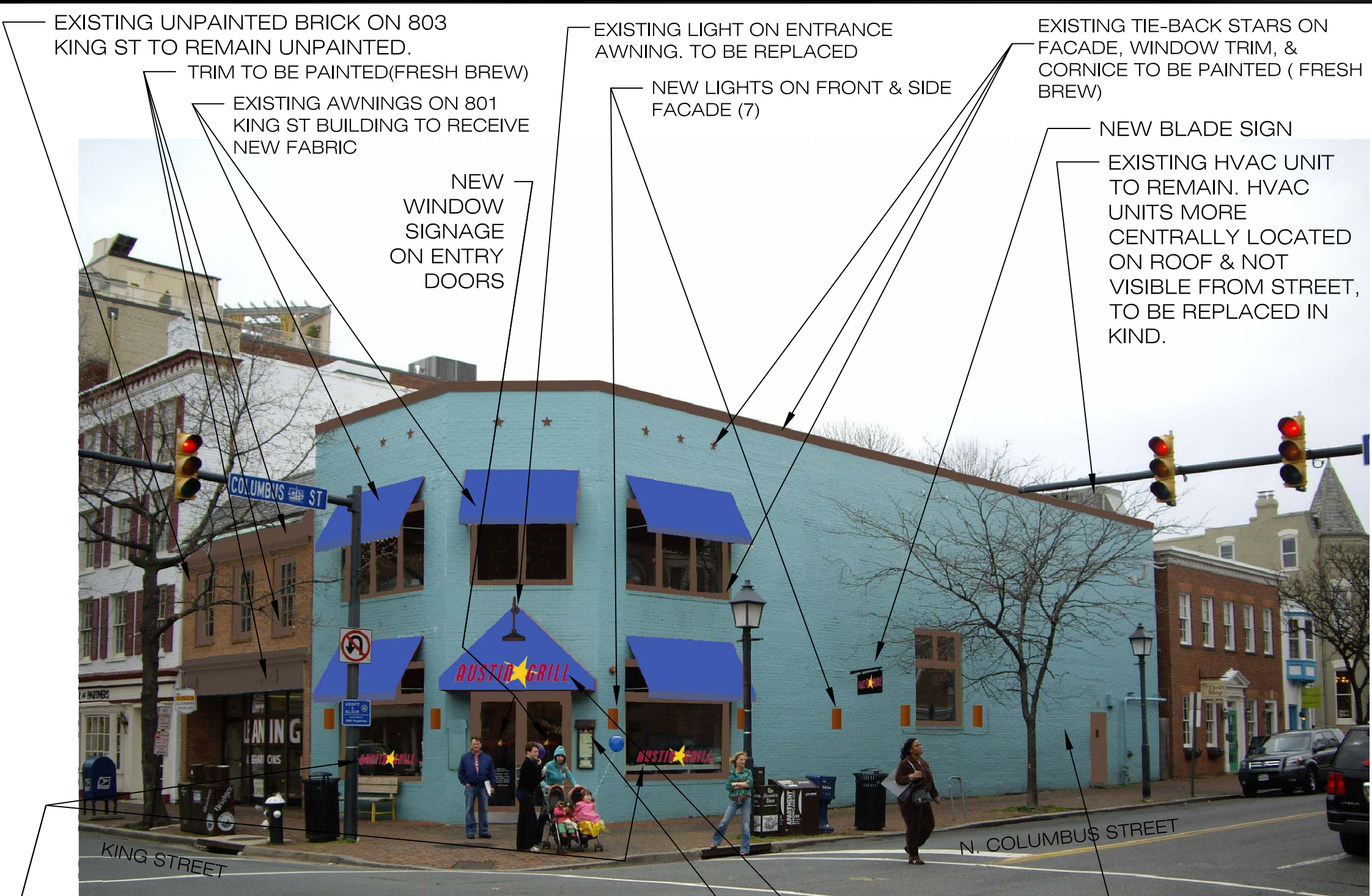
[illegible]

N/A	SCALE
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AUGUST 14,
2013

A003

NOTE:
HVAC UNITS
CENTRALLY LOCATED
ON ROOF & NOT
VISIBLE FROM STREET
TO BE REPLACED IN
KIND.



NEW TRIM, DOOR, CORNICE, & MASONRY STAR COLOR- BENJAMIN MOORE #1232 FRESH BREW -SATIN

NEW AWNING MATERIAL COLOR- SUNBRELLA -MEDITERRANEAN BLUE #4652-000 -9.25 oz. Solution-Dyed Acrylic Woven Canvas.

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Austin Grill
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Alexandria, VA 22314

PROPOSED FRONT
PERSPECTIVES W/ NEW
FINISH COLORS

REVISIONS

N/A

AUGUST 14,
2013

A004

NEW LOGO WINDOW SIGN

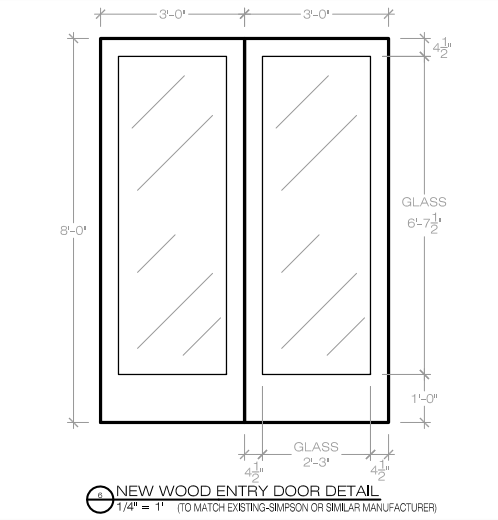
DIMENSIONS

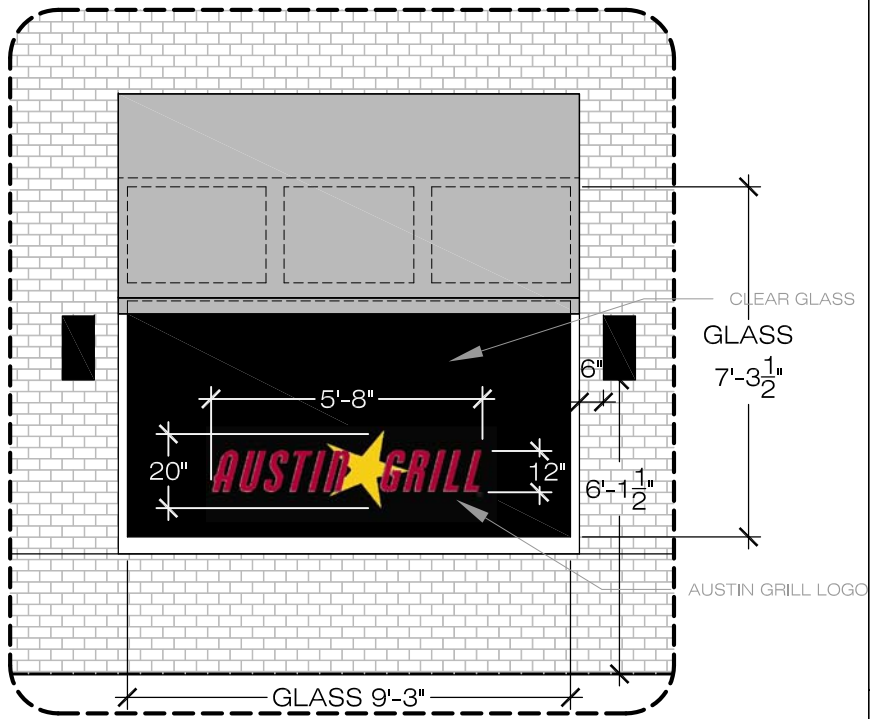
FRONT VIEW (FACING WEST)
801 KING STREET

NEW SIGN ON ENTRY AWNING TO MATCH EXISTING

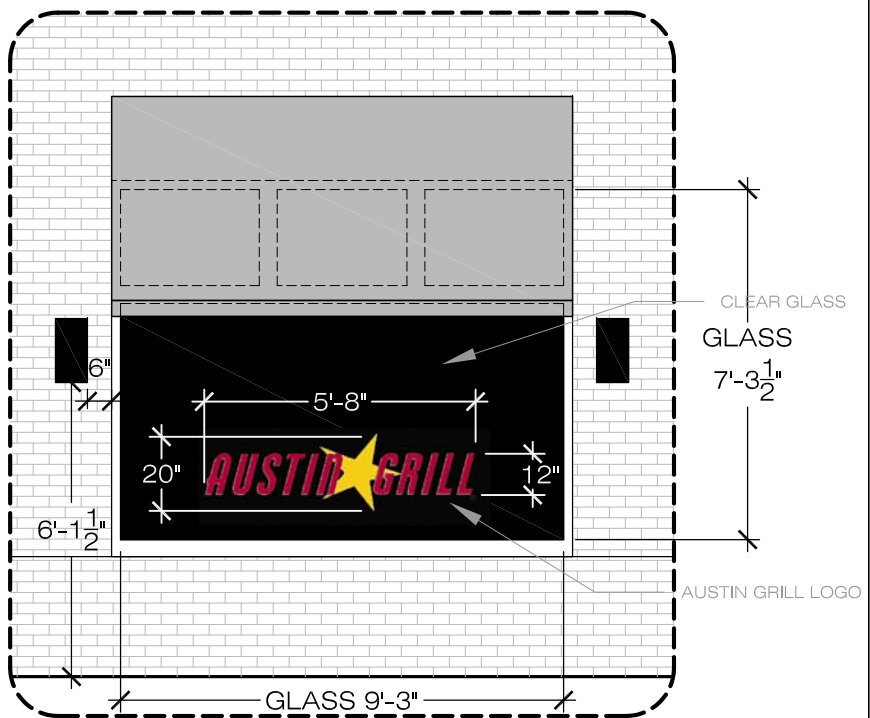
NEW MENU BOX

EXISTING PAINTED BRICK ON 801 KING ST BUILDING TO BE REPAINTED TO MATCH EXISTING.

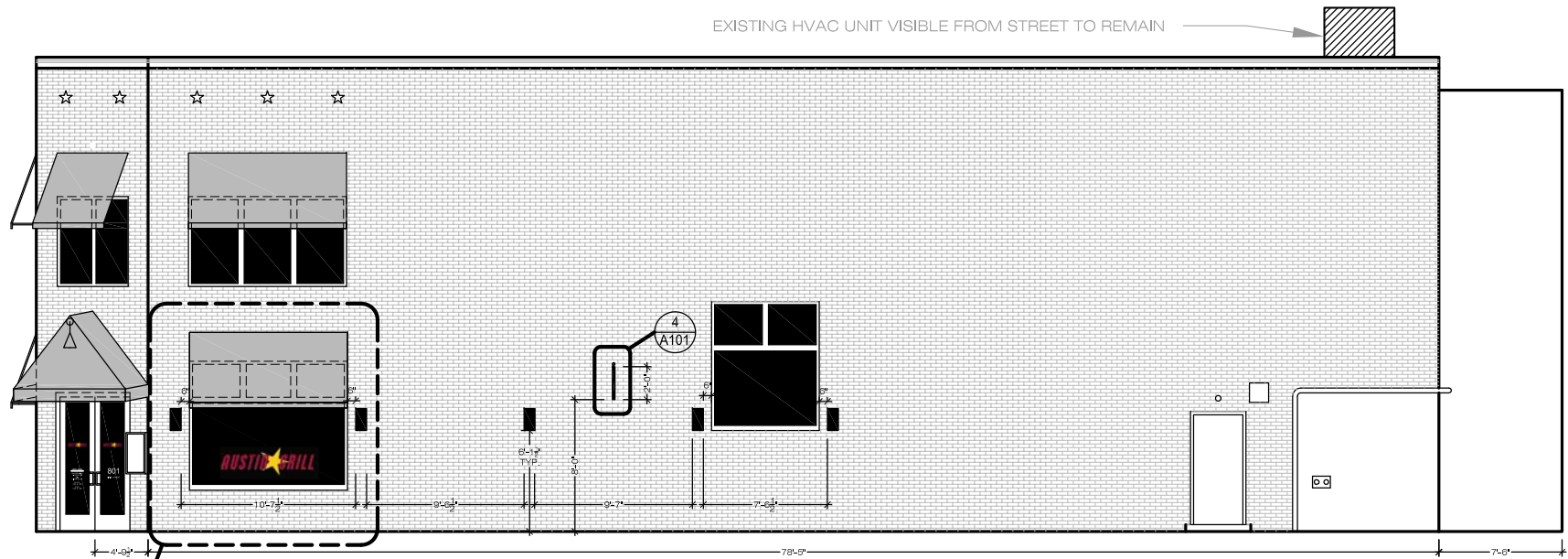




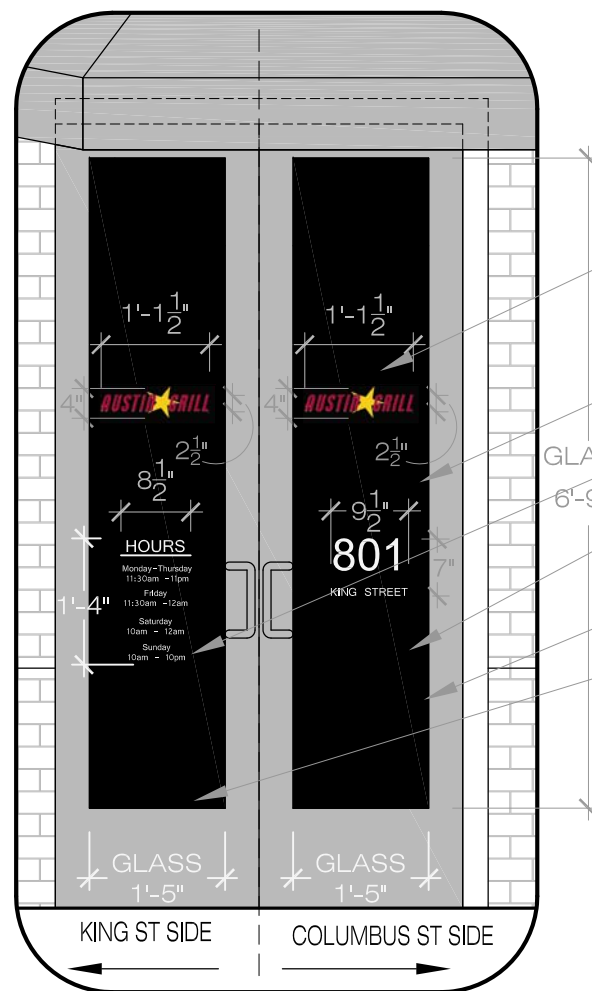
3 KING ST WINDOW DETAIL
1/4" = 1'



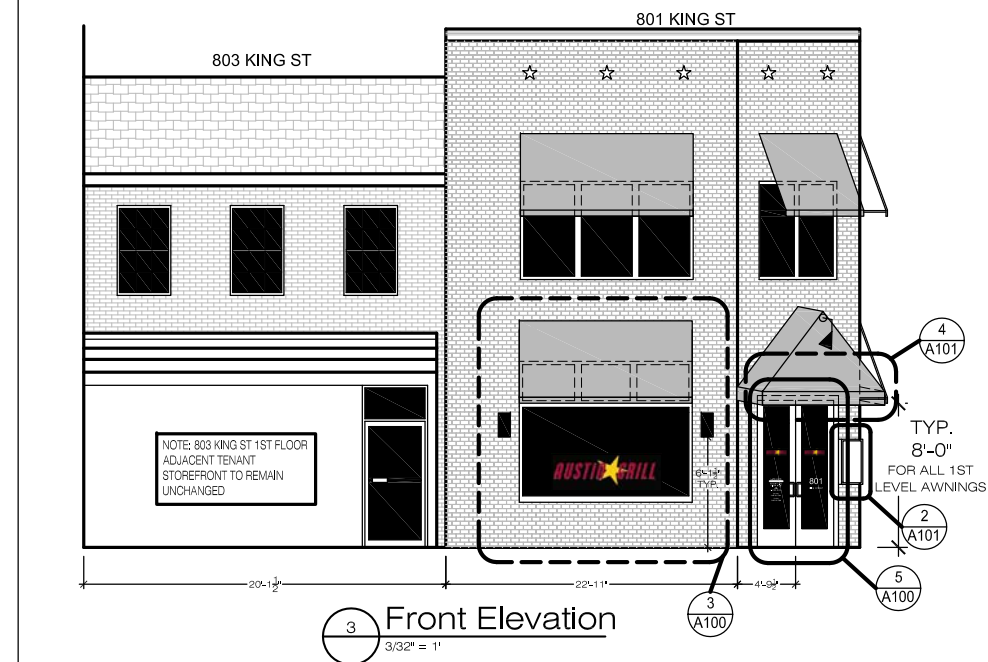
4 COLUMBUS ST WINDOW DETAIL
1/4" = 1'



2 Side Elevation-801 KING STREET
3/32" = 1'



5 CORNER ENTRY DOOR DETAIL
1/2" = 1'



3 Front Elevation
3/32" = 1'

SIGN CALCULATIONS

KING ST SIDE

LF OF STORE FRONTAGE	27'-8 1/2" LF
ALLOTTED SIGNAGE SF	27.66 SF
TOTAL SIGNAGE PROPOSED	20.45 SF
AWING SIGN (1/2 OF TOTAL AWNING AREA)	10 SF
KING ST WINDOW SIGN SF	9.5 SF
WINDOW SF (SIGNAGE IS 14% OF TOTAL WINDOW GLASS)	67SF
ENTRY DOOR WINDOW SF (PER DOOR)	9.6 SF
KING ST. ENTRY DOOR WINDOW SIGN SF (SIGNAGE IS 10% OF TOTAL WINDOW GLASS)	.95 SF

COLUMBUS ST SIDE

LF OF STORE FRONTAGE	83'-2 1/2" LF
ALLOTTED SIGNAGE SF	83.1 SF
TOTAL SIGNAGE PROPOSED	22.0 SF
AWING SIGN (1/2 OF TOTAL AWNING AREA)	10 SF
KING ST WINDOW SIGN SF	9.5 SF
WINDOW SF (SIGNAGE IS 14% OF TOTAL WINDOW GLASS)	67 SF
ENTRY DOOR WINDOW SF (PER DOOR)	9.6 SF
KING ST. ENTRY DOOR WINDOW SIGN SF (SIGNAGE IS 5% OF TOTAL WINDOW GLASS)	.5 SF
BLADE SIGN (DOUBLE SIDED, 6SF PER SIDE)	12 SF

NOTE:
WINDOW SIGNS TO BE VINYL TRANSFER LETTERS. "AUSTIN GRILL." LOGO
TO BE COLORS SHOW. HOURS & ADDRESS TO BE WHITE.

RICH MARKUS ARCHITECTS
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Austin Grill
801 & 803 King St
Alexandria, VA 22314

WINDOW SIGN
DETAILS

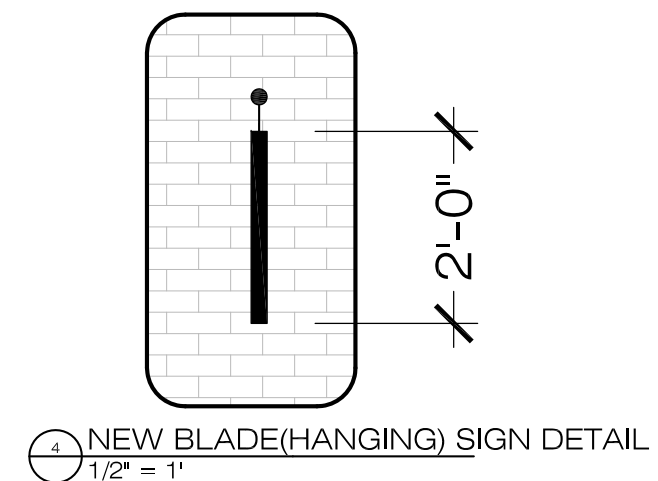
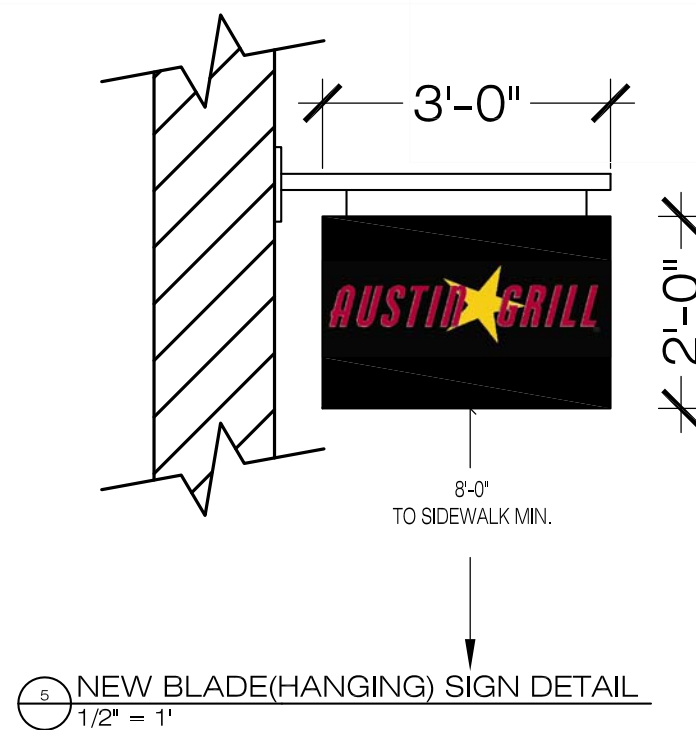
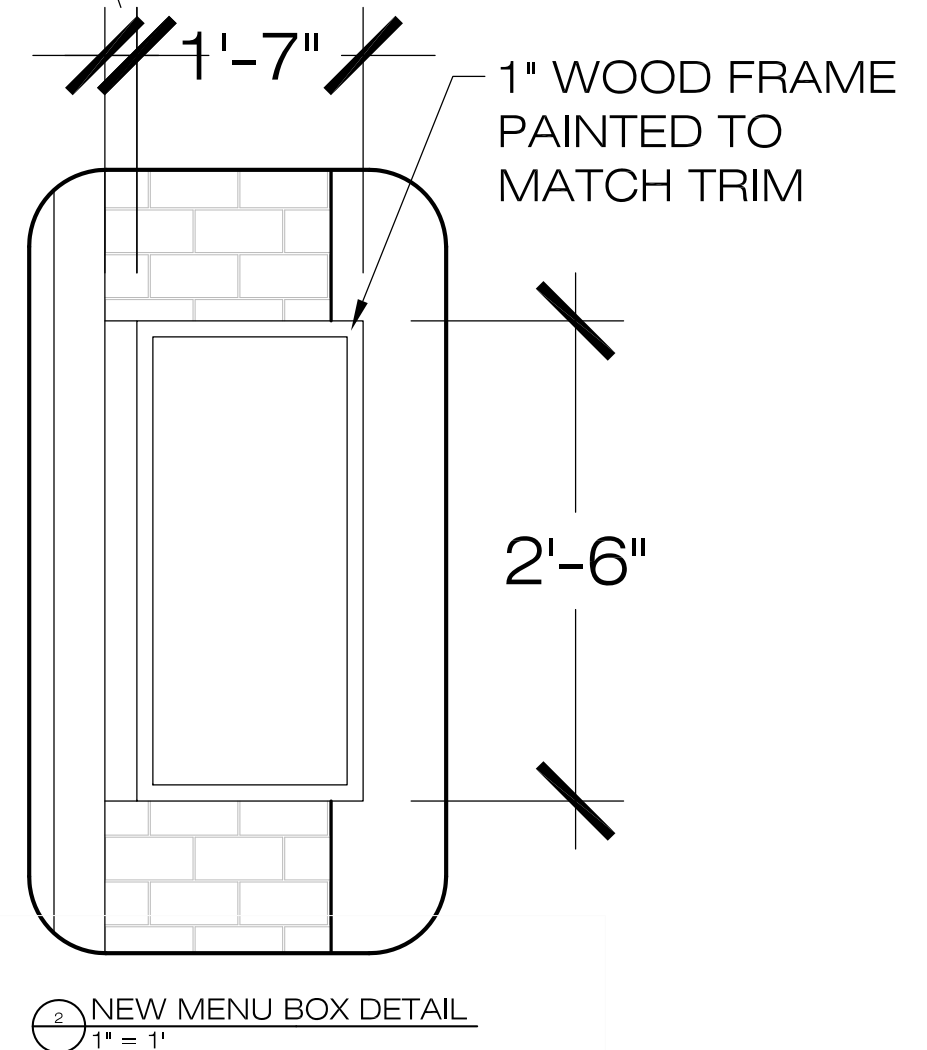
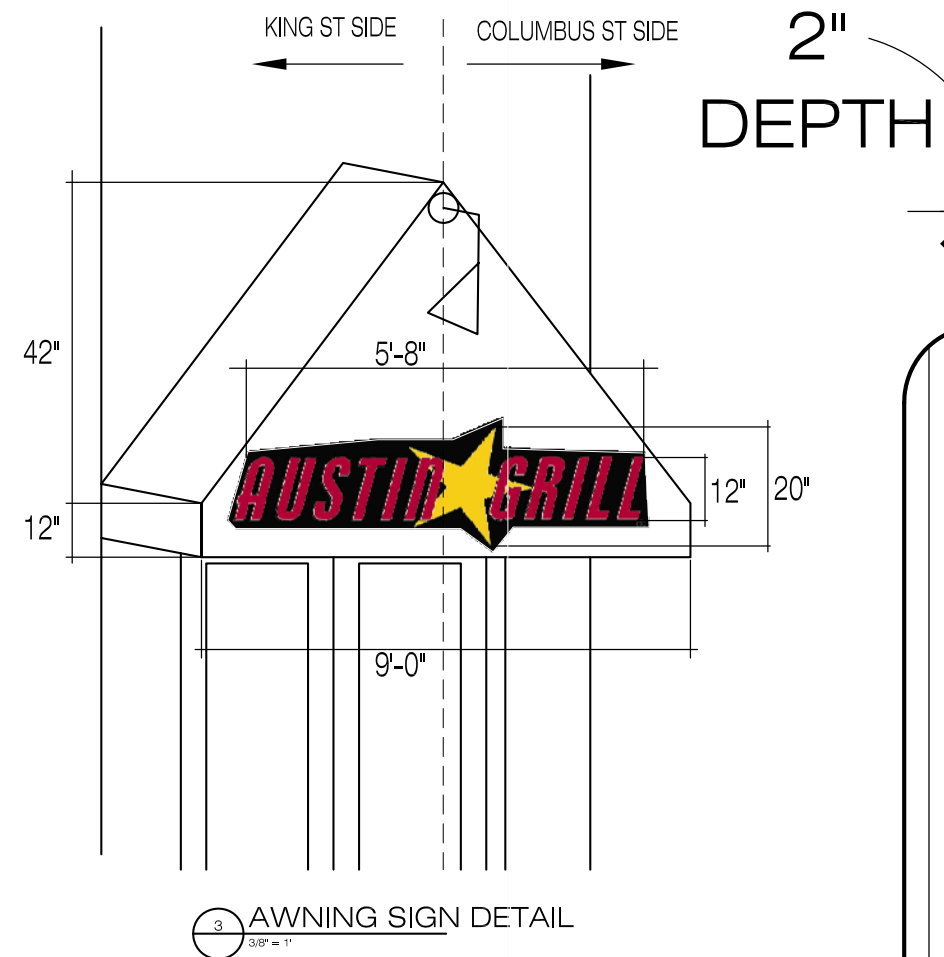
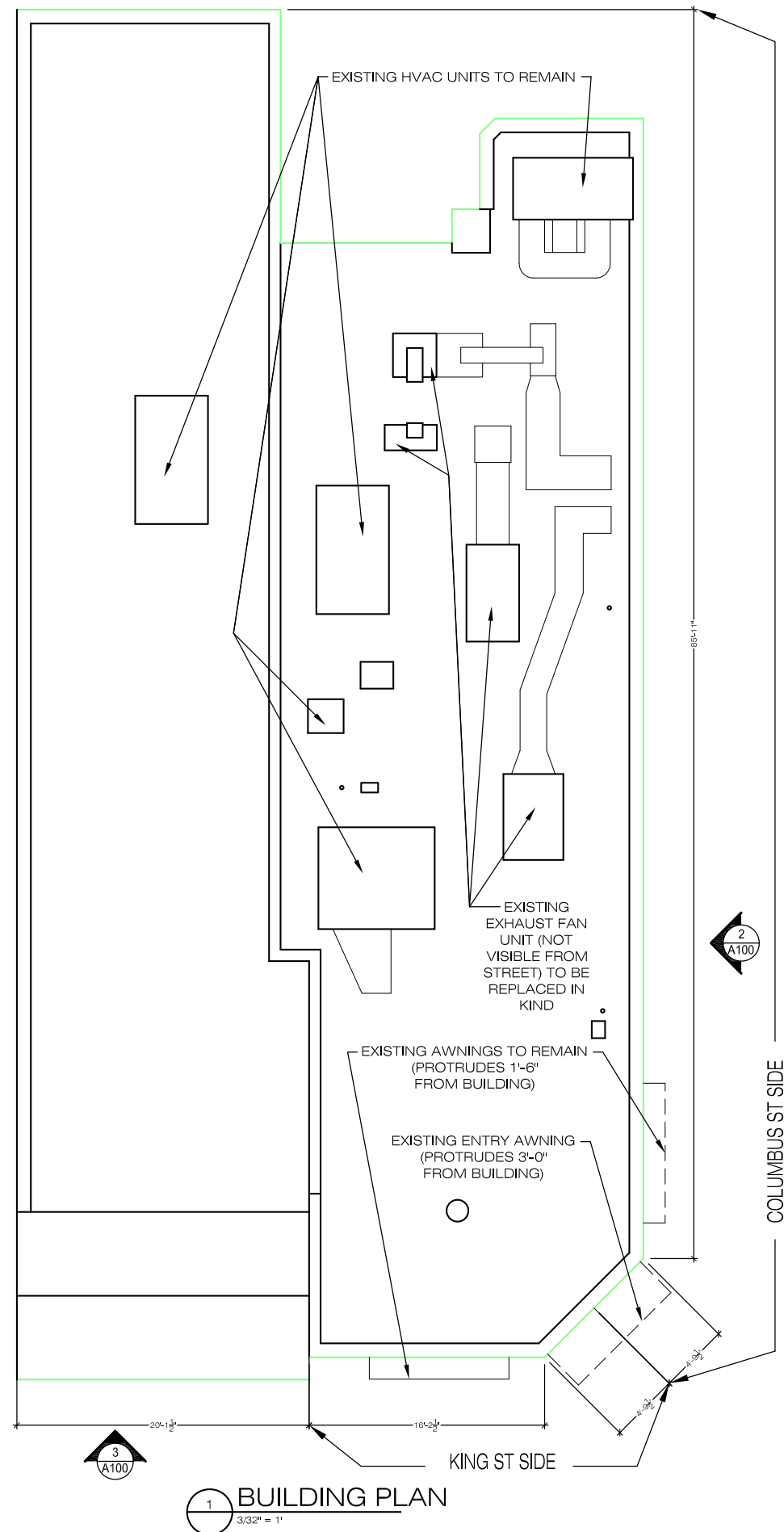
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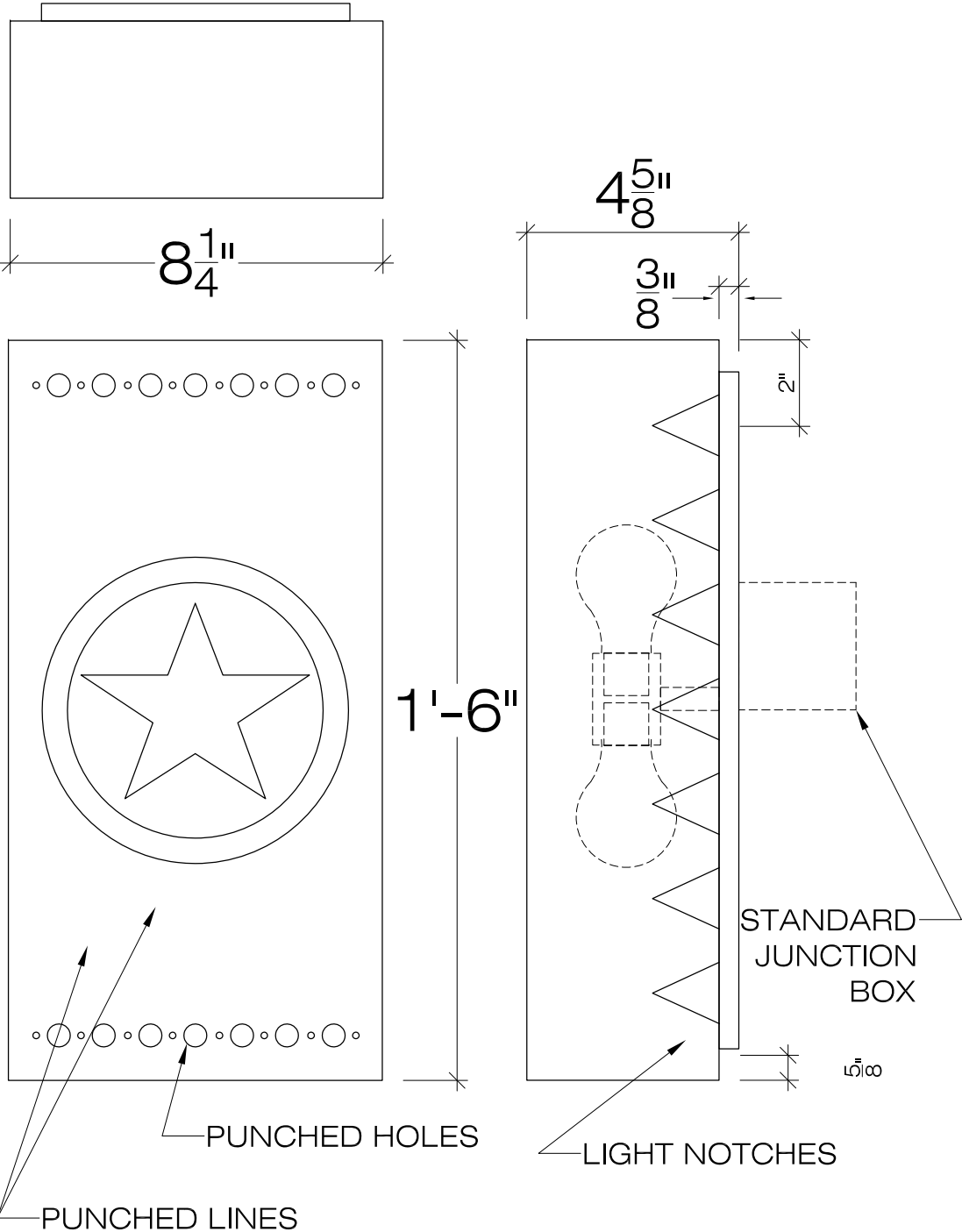
AUGUST 14,
2013

A100

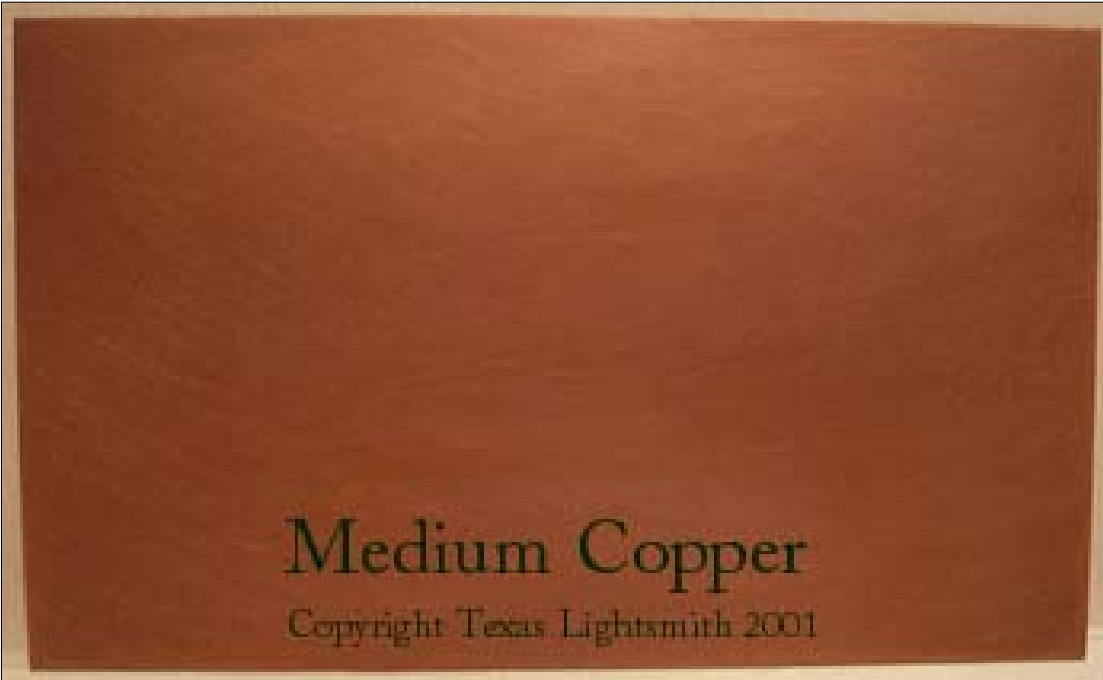
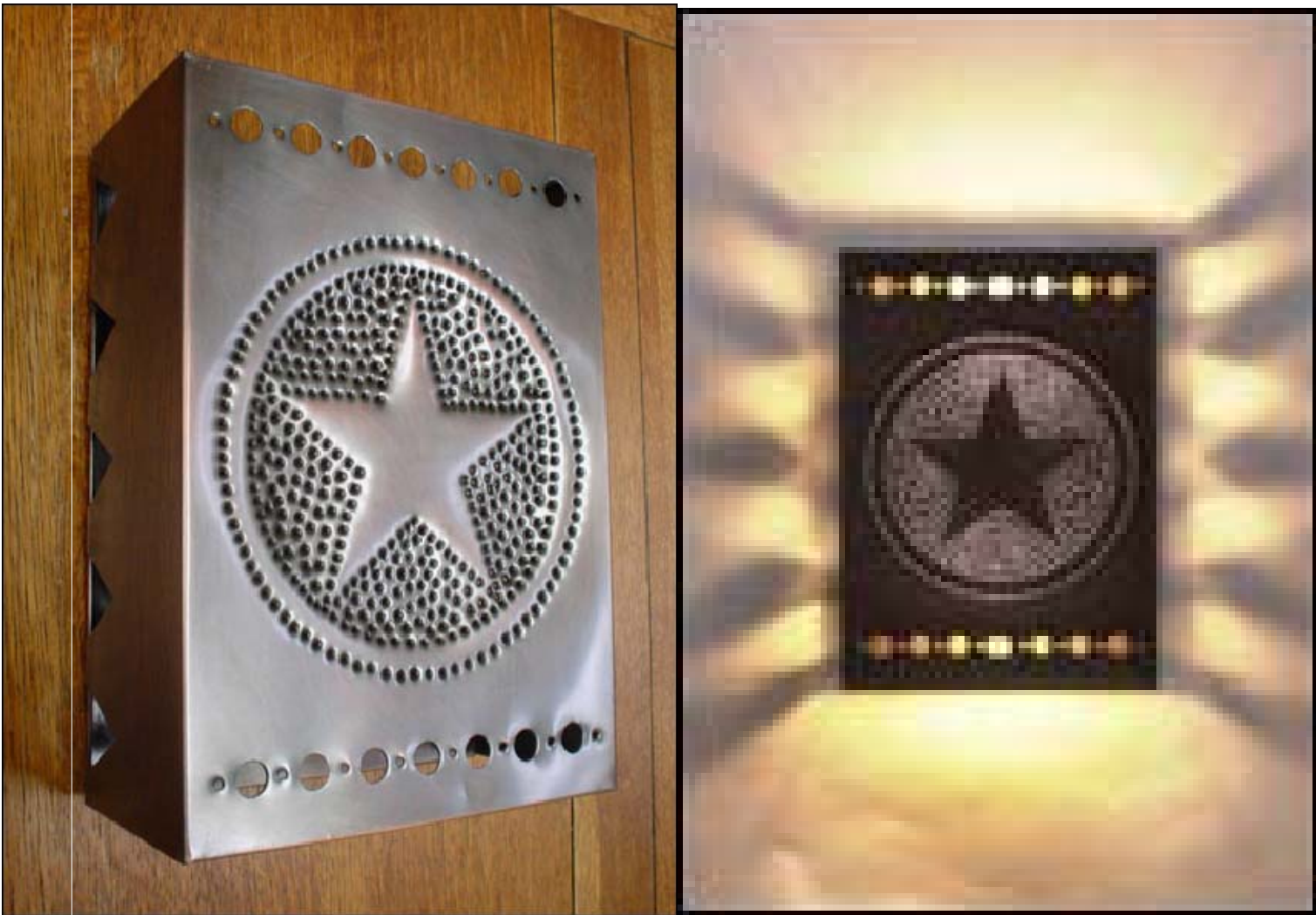
DRAWING NUMBER



CTWS-CUSTOM HEIGHT



MATERIAL: MEDIUM COPPER MAX BULB WATTAGE: 75W
BULB Qty/TYpe: 2/A-19
UL LISTED: YES
LOCATION: DRY-DAMP-WET
ADA DESIGN AVAILABLE: YES
COMPACT FLUORESCENT AVAILABLE: YES



RICH MARKUS ARCHITECTS
2601 P STREET NW 2ND FL
WASHINGTON D.C. 20007
202.333.2733 / 202.333.2944

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801 & 803 King St
Alexandria, VA 22314

EXTERIOR
SCONCE LIGHT
DETAILS

REVISIONS

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AUGUST 14,
2013

A102

MECHANICAL SPECIFICATION

DIVISION 15A – HEATING, VENTILATING AND AIR CONDITIONING
15A.1 GENERAL

- A. THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND APPLICABLE PROVISIONS OF OTHER DIVISIONS, FORM A PART OF THIS SPECIFICATION AND CONTRACT, AND SHALL BE CAREFULLY EXAMINED BY EACH BIDDER BEFORE SUBMITTING HIS PROPOSAL.
- B. COMPLIANCE WITH LOCAL JURISDICTIONS: ALL WORK PERFORMANCE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS AND TO THE CODES, ORDINANCES AND STANDARDS OF THE LOCAL JURISDICTION. IN CASE OF A CONFLICT BETWEEN DRAWINGS OR SPECIFICATIONS AND THE REQUIREMENT OF THE LOCAL JURISDICTION, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- C. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES FOR INSPECTIONS RELATED TO HIS WORK.
- D. INSTALLATION SHALL BE GUARANTEED FOR WORKMANSHIP, MATERIALS AND EQUIPMENT AGAINST DEFECTS, LEAKS, SYSTEM PERFORMANCE OR NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE. CONTRACTOR SHALL PAY ALL COSTS INVOLVING THE GUARANTEE OF ALL SYSTEMS.
- E. BEFORE ANY MATERIALS OR EQUIPMENT IS PURCHASED, THIS CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL 6 SETS OF SUBMITTAL DATA. THIS DATA SHALL INCLUDE CATALOG NUMBERS, CUTS, DIAGRAMS, DRAWINGS AND OTHER DESCRIPTIVE DATA AS MAY BE REQUIRED FOR ALL EQUIPMENT TO BE INSTALLED. INCLUDE SHEET METAL FABRICATION, SHOP DRAWINGS AND LAYOUTS COORDINATED WITH EXISTING CONDITIONS.
- F. THE WORD "PROVIDE" AS USED IN SPECIFICATIONS AND ON PLANS, SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE.
- G. ALL WORK SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- H. DO NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT, AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER DIRECTED BY HIM.

- I. IN GENERAL, DRAWINGS FOR THE WORK ARE DIAGRAMMATIC AND SHOW THE LOCATION, TYPE AND SIZE OF PIPING, EQUIPMENT, DUCTWORK AND ACCESSORY EQUIPMENT. THE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK, AND SHALL CHECK HIS LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK AS SHOWN ON THE DRAWINGS. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING AND INSTALLING THE DUCTWORK DISTRIBUTION SYSTEM, AND FINAL PREPARATION FOR TESTING OF ALL SYSTEMS AND EQUIPMENT.

15A.2 PRODUCTS AND INSTALLATION

- A. HVAC EQUIPMENT AND CONTROLS: ALL EQUIPMENT AND CONTROLS ARE EXISTING TO REMAIN.
- B. DUCTWORK: ALL SUPPLY, RETURN AND EXHAUST DUCTWORK SHALL BE LOW PRESSURE, CONSTRUCTED OF GALVANIZED STEEL, FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE OR LATEST SMACNA STANDARDS.
1. MANUAL DAMPERS: PROVIDE MANUAL BALANCING DAMPERS AS MANUFACTURED BY RUSKIN OR APPROVED EQUAL WITH LOCKING QUADRANT ON DUCTS AT LOCATIONS SHOWN.
2. SPLITTER DAMPERS: AT ALL DUCT BRANCHES, PROVIDE SPLITTER DAMPERS WITH ROD AND SET SCREW IN ACCORDANCE WITH SMACNA STANDARDS.
- C. FLEXIBLE DUCT CONNECTION;
1. CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTIONS TO ENSURE THAT DUCTWORK IS KEPT IN ALIGNMENT.
2. FLEXIBLE DUCT: PROVIDE INSULATED UL LISTED CLASS 1 DUCT COMPLYING WITH NFPA 90A, FLEXMATER, THERMAFLEX, WIREMOLD OR CLEVAFLEX. MAXIMUM LENGTH SHALL BE 8 FEET.
- D. INSULATION
1. AIR CONDITIONING DUCTS REPAIR OR PROVIDE NEW INSULATION TO ALL OUTSIDE AIR SUPPLY AIR AND RETURN AIR DUCTS WITH A 1–1/2" THICK, 3/4 POUND DENSITY FIBERGLASS, FLEXIBLE BLANKET, INSULATION, FACED WITH A FIRE RESISTIVE VAPOR BARRIER JACKET WITH A 2" TAB ON ONE EDGE. INSULATION SHALL BE WRAPPED ON DUCTS WITH FACING OVERLAPPING ALL JOINTS AT LEAST 2" AND HELD IN PLACE WITH 1/2" OUTWARD CLINCHING STAPLES ON 4" CENTERS. STAPLES AND SEAMS ARE TO BE SEALED WITH A BRUSH COAT OF VAPOR BARRIER MASTIC.
2. INSULATION OF DUCTWORK AND PIPING PASSING THROUGH NO–RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.

- E. AIR OUTLETS: ALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE THE SIZES AND TYPE SHOWN AND AS MANUFACTURED BY METALAIR OR APPROVED EQUAL AND SHALL HAVE FRAMES SUITABLE FOR THE SURFACES THEY ARE INSTALLED IN AND OF COLORS SELECTED BY THE ARCHITECT.
- F. VIBRATION ISOLATORS
1. PROVIDE NEOPRENE ISOLATION PADS FOR ALL EQUIPMENT 100 POUNDS OR GREATER.
2. QUANTITY AND LOCATION OF ISOLATORS SHALL BE AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
- 15A.3 EXECUTION
- A. PERFORM ALL OPERATIONS REQUIRED AND INSTALL ALL DUCTWORK, EQUIPMENT AND CONTROLS WITH ALL REQUIRED ACCESSORIES TO PRODUCE A COMPLETE HVAC INSTALLATION READY FOR USE.
1. INSTALL ALL DUCTWORK ABOVE CEILING AND HOLD TIGHT TO UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE INDICATED.
2. ALL RETURN AIR DUCT OPENINGS ABOVE CEILING SHALL BE COVERED WITH 1/2" MESH SCREEN.
3. CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
- B. TESTS: BEFORE ACCEPTANCE OF HVAC SYSTEMS, EACH SHALL BE TESTED, ADJUSTED AND BALANCED. THE AIR SYSTEM SHALL BE BALANCED TO DELIVER SPECIFIED AIR QUANTITIES WITHIN SPECIFIED CFM FOR EACH OUTLET OR INLET. EQUIPMENT AND CONTROLS ARE TO BE TESTED AND DETERMINED THAT ALL OPERATIONS AND SEQUENCES ARE SATISFACTORY.
1. ALL EQUIPMENT, DUCTWORK CONTROLS AND PIPING SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED EQUIPMENT SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
2. ALL WASTE AND DEBRIS WHICH IS PART OF THE HVAC WORK SHALL BE REMOVED FROM THE JOB SITE AT THE END OF EACH WORKING DAY. ALL EQUIPMENT AND DEVICES SHALL BE LEFT CLEAN AND IN WORKING ORDER.

MECHANICAL NOTES:

1. PRIOR TO BID, THE MECHANICAL CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS WILL NOT RELIEVE HIM OF THE RESPONSIBILITY TO PERFORM ALL WORK REQUIRED. UPON REVIEW OF ALL DOCUMENTS, CONTRACTOR SHALL ADVISE THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
2. CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE AIR DISTRIBUTION SYSTEM (S) AS REQUIRED BY SMACNA STANDARDS AND A COMPLETE INSTALLATION OF ALL EQUIPMENT AS REQUIRED BY THE CODE AND THE UNIT MANUFACTURER AT NO ADDITIONAL COST TO THE OWNER REGARDLESS WHETHER THE ITEMS ARE SHOWN ON THE PLAN OR COVERED IN THE SPECIFICATIONS.
3. ALL NEW DUCTWORK SHALL RUN AS HIGH AS POSSIBLE ABOVE CEILING UNLESS NOTED OTHERWISE. ALL DUCT SIZES SHOWN ARE CLEAN INSIDE DIMENSIONS. 90 DEGREE ELBOW DUCTS ARE TO HAVE RADII OF 1.5 TIMES THE DUCT WIDTH. ALL BRANCH DUCTWORK CONNECTIONS TO MAIN AND DIFFUSER RUN–OUTS SHALL INCLUDE VOLUME DAMPERS.
4. FOR EXACT LOCATION OF ALL AIR DEVICES, SEE REFLECTED CEILING PLAN ON ARCHITECTURAL DRAWINGS.
5. FLEXIBLE DUCT SIZE SHALL MATCH DIFFUSER NECK SIZE.
6. GREASE DUCTS SERVING HOOD SHALL BE CONSTRUCTED OF NO. 16 GAUGE STEEL AND FABRICATED WITH A CONTINUOUS LIQUID–TIGHT WELD.
7. KITCHEN EXHAUST DUCT SHALL BE PROVIDED WITH 3–M FIRE MASTER DUCT WRAP FIRE PROOFING MATERIALS, FROM THE POINT IT LEAVES THE KITCHEN TO THE POINT OF TERMINATION
8. TO PREVENT GREASE ACCUMULATION, HORIZONTAL EXHAUST DUCT SHALL SLOPE NOT LESS THAN ONE UNIT VERTICAL IN 12 UNIT HORIZONTAL, (8.3 PERCENT SLOPE) . PROVIDE CLEANOUTS AS REQUIRED.

ROOFTOP UNIT SCHEDULE

EXISTING EQUIPMENT FOR INFO ONLY

UNIT NO.	CFM		ESP IN W.C.	CAPACITY IN MBH				ELECTRICAL SUPPLY FAN MOTOR		COMPRESSOR				MANUFACTURER	POWER SUPPLY		WEIGHT LBS	REMARKS	
	SUPPLY	MIN. OA		COOLING		MIN. SEER	HEATING		FLA	V/HZ/PH	NO 1		NO 2		MCA	MOCP			
				TOTAL	SENS		INPUT MBH	OUTPUT MBH			RLA	LRA	RLA	LRA					
RTU-1	4000	1000	1.0"	-	-	-	300	223	-	230/3/60	-	-	-	-	TRANE BYC130G3H0D6	23.0	30	-	EXISTING
RTU-2	4000	1000	1.0"	-	-	-	120	100	-	230/3/60	-	-	-	-	BYRANT 580FPV120180A8	44.2	50	-	EXISTING
RTU-3	4000	500	1.0"	-	-	-	150	120	-	230/3/60	-	-	-	-	TRANE YSC120A3RLA14	52.5	60	-	EXISTING

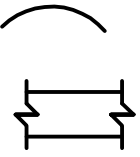
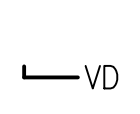
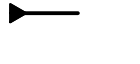



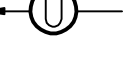



- NOTES:
1. COOLING CAPACITIES ARE BASED ON 80°F DB/67°F WB INDOOR ENTERING AIR TEMPERATURE, 95°F AMBIENT OUTDOOR ENTERING AIR TEMPERATURE AND 45° SUCTION TEMPERATURE.
2. UNITS INCLUDE LOW LEAKAGE MOTORIZED DAMPERS (ECONOMIZER), INSULATED ROOF CURB, SUPPLY SMOKE DETECTOR, ENTHALPY SENSOR, POWERED CONVINIENCE OUTLET, AND POWER EXHAUST FAN.
3. EXTERNAL STATIC PRESSURE IS EXCLUSIVE OF FILTERS, WET COIL, AND CASING LOSSES.
4. COOLING AND HEATING CAPACITIES ARE MINIMUM REQUIRED TO MEET DESIGN.
5. COORDINATE ELECTRICAL REQUIRMENTS BEFORE ORDERING.

FAN SCHEDULE

MARK	LOCATION	CFM	ESP IN. WG.	RPM	POWER HORSEPOWER	ELECTRICAL DATA VOLTS–PHASE–HERTZ	DRIVE	CONTROL	PROTOTYPE	REMARKS
EF–1	ROOF	3438	2"	1049	3.0	208/3/60	DIRECT	HOA	CAPTIVEAIR –	KITCHEN EXHAUST SEE HOOD DRAWINGS
EF–2	ROOF	2025	1.75"	1202	2.0	208/3/60	DIRECT	HOA	CAPTIVEAIR –	KITCHEN EXHAUST SEE HOOD DRAWINGS
EF–3 MUA–1	ROOF	2750	0.5"	760	1.5	208/3/60	DIRECT	HOA	CAPTIVEAIR –	MAKE UP AIR UNIT SEE HOOD DRAWINGS
EF–4 MUA–2	ROOF	1620	0.5"	948	3/4	208/3/60	DIRECT	HOA	CAPTIVEAIR –	MAKE UP AIR UNIT SEE HOOD DRAWINGS
EF–5	ROOF	650	0.50	1250	1/3	115/1/60	DIRECT	HOA	GREENHECK –	DISHWASHER EXHAUST
EF–6	CEILING	300	.5	1400	135 WATS	115/1/60	DIRECT	HOA	GREENHECK SP–A390–QD	TOILET EXHAUST
EF–7	CEILING	225	.5	1400	135 WATTS	115/1/60	DIRECT	HOA	GREENHECK SP–A390–QD	TOILET EXHAUST
EF–8	CEILING	75	.5	800	80 WATTS	115/1/60	DIRECT	LIGHT SWITCH	GREENHECK SP–110–QD	TOILET EXHAUST

- NOTES:
1. PROVIDE ALL ROOF FANS WITH ROOF CURB, BACKDRAFT DAMPER, AND BIRDSCREEN.
2. PROVIDE ALL CEILING FANS WITH WALL CAP, BACKDRAFT DAMPER, AND BIRDSCREEN.

MECHANICAL
SYMBOLS

-  FLEXIBLE DUCTWORK
(BUILDING STANDARD)
-  NEW DUCTWORK (WIDTH X DEPTH
INSIDE CLEAR DIMENSION)
-  VOLUME DAMPER
-  FIRE DAMPER
-  24X24 PERFORATED CEILING
(BUILDING STANDARD)
-  RETURN AIR GRILLE OPEN TO
CEILING SPACE (BLDG STANDARD)
-  THERMOSTAT
-  DOOR UNDER–CUT 3/4" MIN.
-  RETURN/EXHAUST AIR
-  DUCT MOUNTED SMOKE DETECTOR

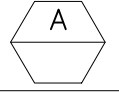
ABBREVIATIONS

- CD CEILING DIFFUSER
- CFM CUBIC FEET PER MINUTE
- CLG CEILING
- CR CEILING REGISTER
- DB DRY BULB
- DN DOWN
- (E) EXISTING
- EF EXHAUST FAN
- ER EXISTING RELOCATED
- ESP EXTERNAL STATIC PRESSURE
- ETR EXISTING TO RELOCATE
- GAL GALLONS
- (N) NEW
- OBD OPPOSED BLADE DAMPER
- R REMOVE
- RR REMOVE AND RELOCATE
- SP STATIC PRESSURE
- T'STAT THERMOSTAT
- TYP TYPICAL
- V VENT
- VD VOLUME DAMPER
- WMS WIRE MESH SCREEN

AIR BALANCE SCHEDULE

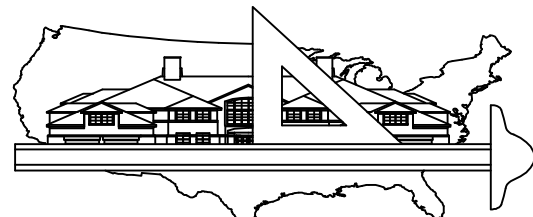
MARK	SUPPLY		RETURN	EXHAUST	REMARKS
	TOTAL	OA			
RTU–1(E)	4000	1000	3000	–	–
RTU–2(E)	4000	1000	3000	–	–
RTU–3(E)	4000	500	3000	–	–
MUA–1 (EF–3)	2750	2750	0	–	SEE HOOD DWGS
MUA–2 (EF–4)	1620	1620	0	–	SEE HOOD DWGS
EF–1	–	–	–	3438	KITCHEN EXHAUST SEE HOOD DWGS
EF–2	–	–	–	2025	KITCHEN EXHAUST SEE HOOD DWGS
EF–5	–	–	–	650	DISHWASHER EXHAUST SEE HOOD DWGS
EF–6	–	–	–	300	TOILET EXHAUST
EF–7	–	–	–	225	TOILET EXHAUST
EF–8	–	–	–	75	TOILET EXHAUST
TOTALS	–	6870	–	6713	BUILDING UNDER POSITIVE PRESSURE

AIR DEVICES SCHEDULE

MARK	CFM RANGE	FACE SIZE	NECK SIZE	NC MAX.	MODEL	THROW (FEET)	REMARKS
	350	24X10	–	25	TITUS RL350	24	HIGH CAPACITY SUPPLY REGISTER

NOTES:

- ① ALL CEILING DIFFUSER TO BE PROVIDED WITH:
- A. SQUARE TO ROUND NECK TRANSITION.
- B. OPPOSED BLADE DAMPER.



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MEP Consulting Engineers
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Fairfax, Virginia 22030
Voice:703–909–6974 Fax:703–222–6062

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MECHANICAL COVER
SHEET

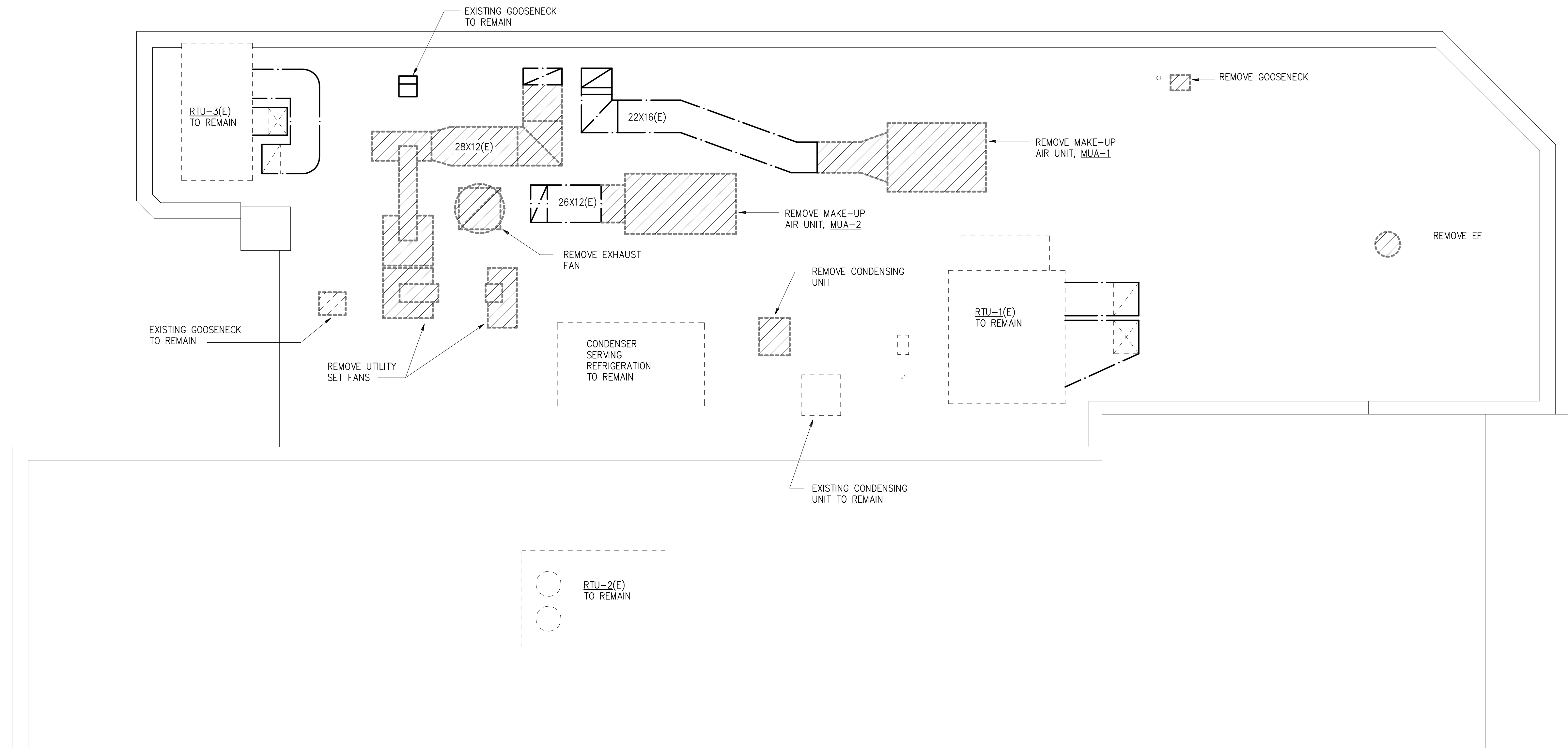
REVISIONS

NTS

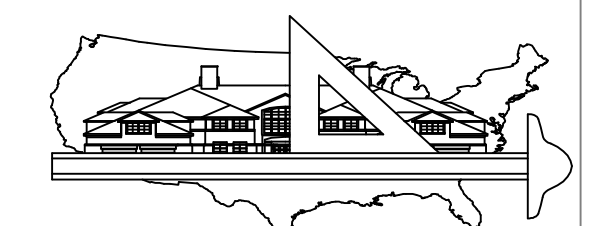
JULY 15,
2013

M001

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



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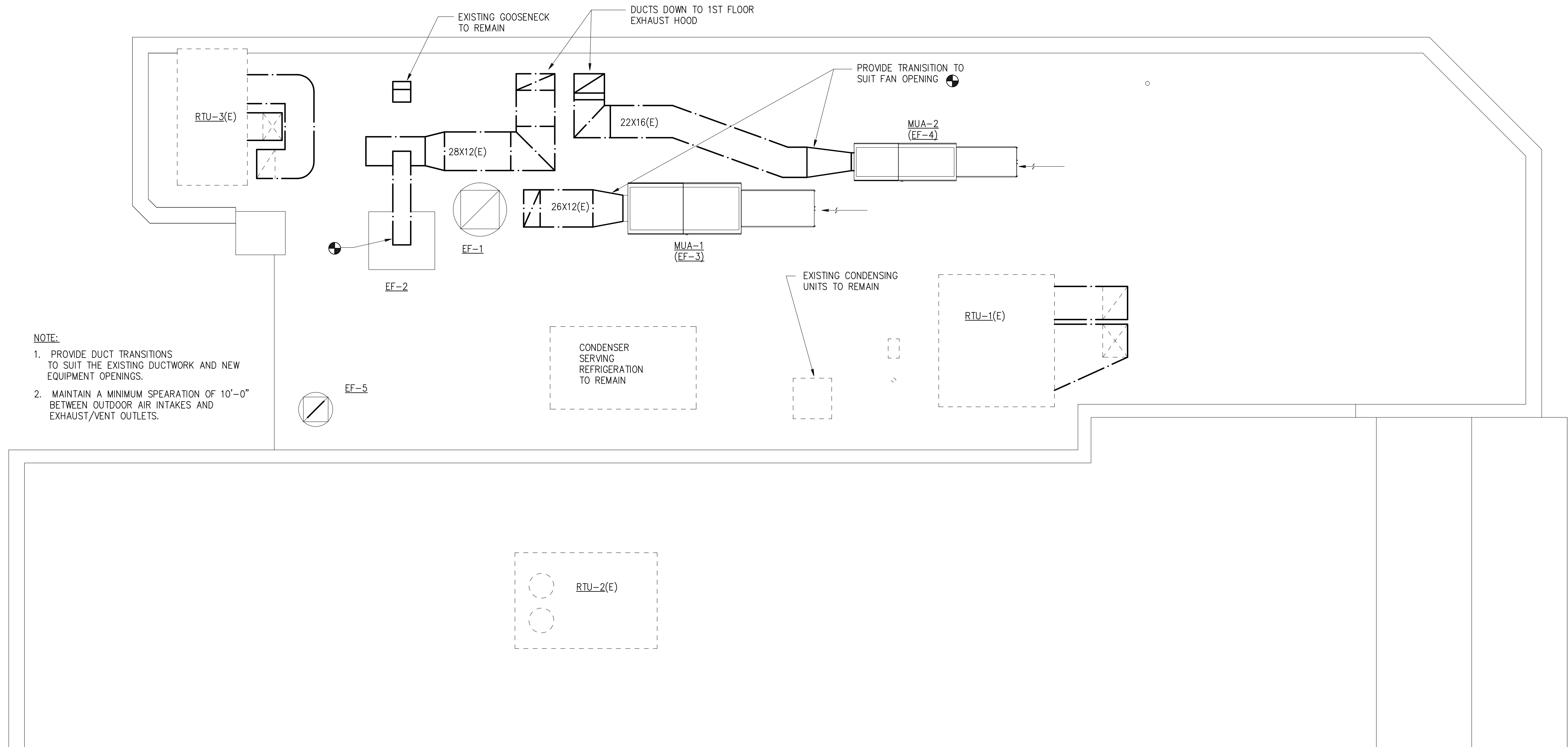
MECHANICAL
ROOF -
DEMOLITION

REVISIONS

1/4" = 1' SCALE

JULY 15,
2013 ISSUE

M103
DRAWING NUMBER



NOTE:
 1. PROVIDE DUCT TRANSITIONS TO SUIT THE EXISTING DUCTWORK AND NEW EQUIPMENT OPENINGS.
 2. MAINTAIN A MINIMUM SEPARATION OF 10'-0" BETWEEN OUTDOOR AIR INTAKES AND EXHAUST/VENT OUTLETS.

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

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MECHANICAL ROOF - NEW WORK	
REVISIONS 1 2 3 4 5 6 7 8 9 10	SCALE 1/4" = 1'
JULY 15, 2013 ISSUE	
M203 DRAWING NUMBER	

Sunbrella 4652-0000 Mediterranean Blue 46" Marine Grade Fabric



1 2

\$21.95

Item Number: 4652-0000

Sale Unit: YD



Print



Email a Friend

1

Add to Cart



Add Sample to Cart (\$1.00)



Fabric Calculator



Stock



Larger Image

Description

Video

Documents

Sunbrella 4652-0000 Mediterranean Blue 46" is a solution dyed acrylic from Glen Raven's Sunbrella Marine Grade collection that is considered the standard cover cloth in the boating industry because of its fantastic color options, high resistance to fading, and long life span. Sunbrella is a soft, breathable, solution-dyed acrylic that is UV, water, and mildew resistant and does not noticeably shrink or stretch. Both sides of this marine fabric are the same, meaning that either side can be exposed to the outside. In addition to being the best outdoor fabric, Sunbrella acrylic fabric is easy to sew! Sailrite is proud to carry the best in solution dyed acrylic cover fabric!

Sunbrella Marine fabric is intended for outdoor use but is also suitable for indoor applications (although not as soft as Sunbrella Furniture Fabric). Sunbrella Mediterranean Blue is perfect for awnings, dodgers, biminis, sun bands, boat tops, sail covers, other outdoor covers, outdoor furniture, cockpit cushions, and enclosure curtains.

Width: 46" wide

Weight: 9 ounces per square yard.

Sold per linear yard.

60 yards per roll.

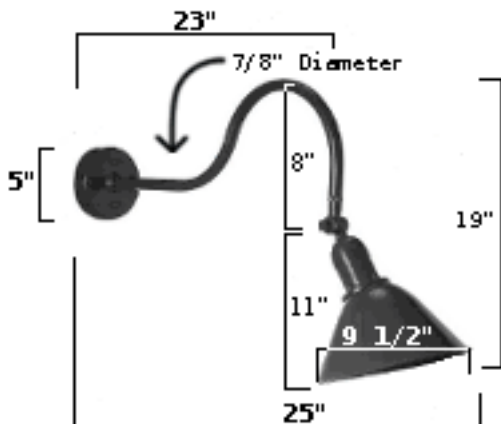
Sunbrella 4652-0000 Mediterranean Blue 46" Features:

- › 100% solution dyed acrylic
- › UV resistant
- › Water resistant
- › Mildew resistant
- › Breathable to prevent condensation
- › Minimal shrinking or stretching
- › Fade resistant
- › Stain resistant
- › Worry free!
- › Easy to sew (use V-69 thread with a #16 or #18 needle or V-92 thread with a #18 or #20 needle)

To order a sample of Sunbrella 4652 Mediterranean Blue 46", click on "Add Sample to Cart."



DIMENSIONS



Sizes and specifications subject to change without notice. We try our best to keep sizes as accurate as possible but it is not always possible. If EXACT size is a necessity for your application we recommend consulting us before buying. Outdoor items are non-returnable unless defective. Return to our terms of sale for complete details.

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Cityscape Oval 7" Patio Light

\$85.31

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Chimney Vented 15" Hanging Lantern

\$131.10

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Braided Roman 26" Wall Coach

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Braided Roman 19" Wall Coach

\$264.10

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Gooseneck Sign Light 2ASV930



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Price: \$189.91

SKU: 2ASV930

* Voltage:

- ☐ 12V
- ☐ 120V

* Finish:

- ☐ Black
- ☐ White
- ☐ Silver
- ☐ Bronze
- ☐ Red

Bulb:

120v 75W Halogen PAR30 FLOOD -Name brand (+\$7.46)

Ext. Rod:

- ☒ (None)
- ☐ 12" Extension Rod

Quantity:

1



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BAR Case # 2013-00219

ADDRESS OF PROJECT: 801 + 803 ~~XXXX~~ King Street
 TAX MAP AND PARCEL: 074.02-01-08 ZONING: KR

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
 (Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
 CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
 (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business (Please provide business name & contact person)Name: Thompson Hospitality : David MalekAddress: 505 Huntmar Park drive, Suite 350City: Herndon State: VA Zip: 20170Phone: 703.930.6474 E-mail: dmalek@thompsonhospitality.comAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____Name: Rich Markus Architects (Kristian Hoffland) Phone: 202.333.2733E-mail: rich@richmarkusarchitects.com Kristian@richmarkusarchitects.com

Legal Property Owner:

Name: Hellmuth Properties LLC - CO: Pauline H. HarringtonAddress: 7514 Berwick et.City: Alexandria State: VA Zip: 22315

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.

803 King st Legal Property Owner:

un Suk Song
 7415 Hamilton st
 annandale, VA, 22003-2545
 6

NATURE OF PROPOSED WORK: Please check all that apply

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

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

Replacement of Awning material over existing Frames. Size to match existing. New Paint on already painted Masonry Facade + already painted doors + window Trim. New Signage to replace existing. New lights + 1 new light to replace existing.

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.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☒ FAR & Open Space calculation form.
 - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☒ Existing elevations must be scaled and include dimensions.
 - ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- 44' 3 1/2" 22' 11"
- ☒ ☒ Linear feet of building: Front: 133 FT Secondary front (if corner lot): 92' 8 1/2"
 - ☒ ☒ Square feet of existing signs to remain: 0
 - ☒ ☒ 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:*

- no-not yet*
☒ 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: *[Handwritten Signature]*

Printed Name: Kristian Hoffmann (Rich Markens Architects)

Date: 6-24-13

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. AUSTIN GRILL LLC	1741 Business Center Drive, Suite 200, Reston, VA 20190	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. HELLMUTH PROPERTIES LLC c/o PAULINE HARRINGTON	7514 Berwick Ct, Alexandria, VA 22315	100%
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. AUSTIN GRILL LLC	None	
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.

09/05/2013

Ali Azima

Date

Printed Name

Signature