

ISSUE: Certificate of Appropriateness for alterations and Permit to Demolish/Capsulate (partial)

APPLICANT: 2 Prince LLC

LOCATION: Old and Historic Alexandria District
2 Prince Street

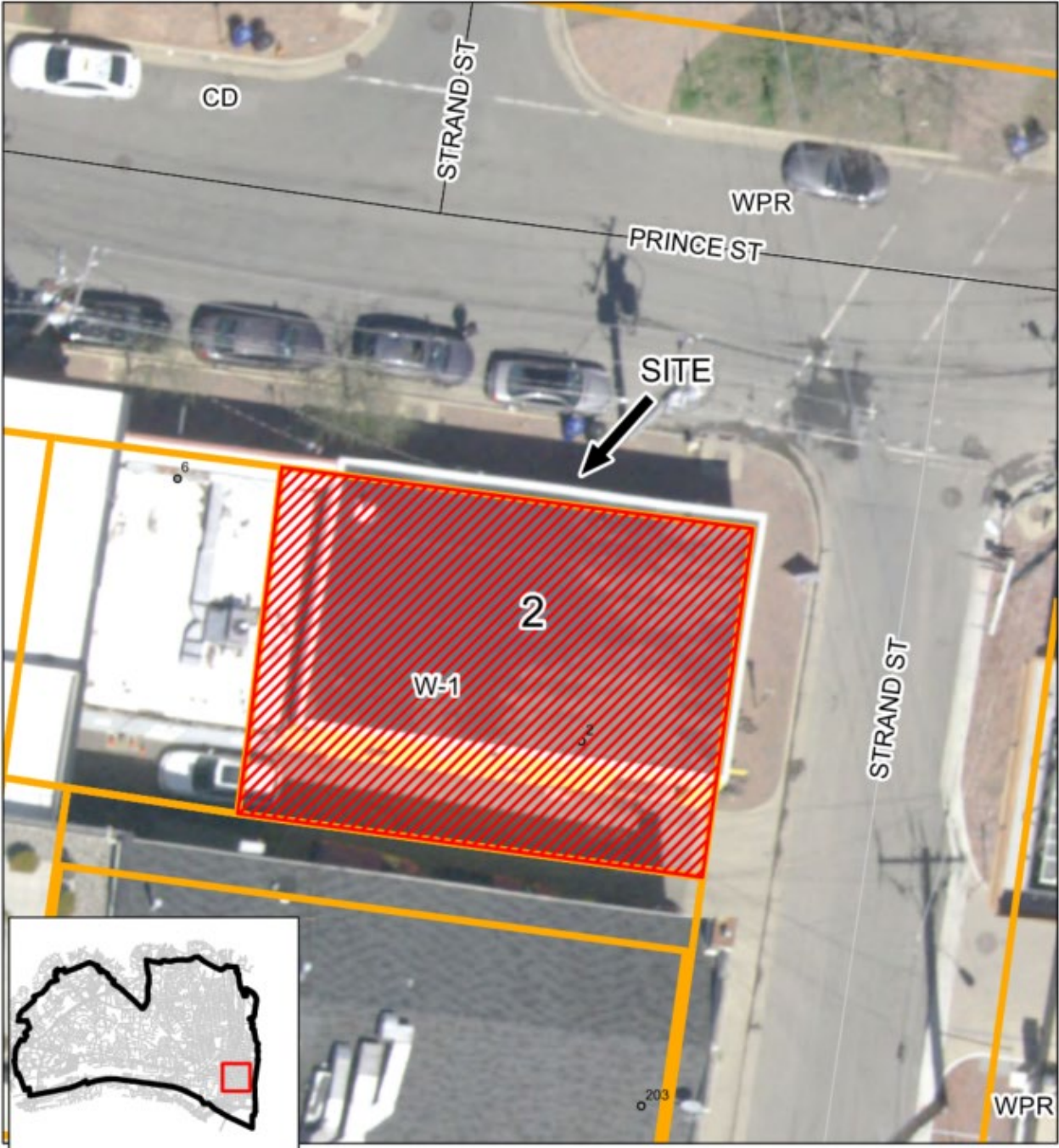
ZONE: W-1/Waterfront Mixed Use Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for the proposed alterations with the condition that the Hardie Board Plank Lap Siding proposed for the upper-level enclosure be a smooth finish.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



BAR#2024-00462
BAR#2024-00383
2 Prince Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR 2024-00383) and Certificate of Appropriateness (BAR 2024-00462) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish (partial) and Certificate of Appropriateness to convert the existing bicycle repair shop into a new restaurant with roof deck.

Permit to Demolish/Capsulate

The applicant is proposing to replace windows and doors throughout, increase the size of wall openings, and replace the existing roof with an occupiable roof deck. The extent of demolition is listed below.

North Elevation: 308 sf of wall area

East Elevation: 113 sf of wall area

South Elevation: 158 sf of wall area

Certificate of Appropriateness

The applicant is proposing to convert the existing single story painted masonry bicycle repair shop into a restaurant with occupiable roof deck. Modifications to the existing building include the following:

- Expansion of the existing building footprint by 5'-9" to the east to include a metal second floor deck extension and stair. Columns will extend from this deck to the ground, adjacent to the sidewalk.
- Three new roll up garage doors will be added to the north elevation in place of the existing windows. These garage doors will be aluminum frame with glass infill panels.
- A new glass double door will be added to the east elevation in place of an existing window and an existing window will be infilled with masonry to match the existing masonry.
- New doors and an overhead garage door will be added to the south elevation in place of existing windows and the existing building storefront entry.
- A new roof deck including a retractable canopy system, seating areas, and a wheelchair lift will be added. Servicing this area will be a new structure at the west end of the roof, clad in Hardie Board Plank Siding, that houses restrooms, utility areas and an access stair.

Site context

The existing structure at 2 Prince Street is located at the southwest corner of the intersection of Strand Street and Prince Street (Figure 1). The building is connected to the adjacent structure to the west at 6 Prince Street. A gap between the structure to the south of the subject building allows for visibility of the south elevation from Strand Street. With this site configuration, the north, east, and south elevations are all visible from a public right of way.



Figure 1: View of existing structure from the intersection of Strand Street and Prince Street

II. HISTORY

According to the Sanborn Insurance Maps, the one story painted masonry structure at 2 Prince Street was originally constructed in **approximately 1950**. According to the 1877 Hopkins map, the south side of this block of Prince Street was composed of a three-story brick structure with a common roof housing six separate waterfront-related offices. By the 1891 Sanborn Insurance Map, the section of the structure at 8 Prince Street had been destroyed and the building was labeled “Old & Vacant” on the map. By the 1902 map, a number of other sections of the structure had been reduced to two stories. This would be consistent with a fire destroying some of the area between 1896 and 1902. By the 1941 map, the parcel at 2 Prince Street is indicated as being vacant and by 1958, the present building is indicated.

Previous BAR Approvals

Permit 10423 – August 18, 1952 – Install new window in east elevation
April 12, 1961 – BAR approval of a proposed second floor addition (never built)
Permit 19476 – May 23, 1963 – Replacement of existing roof
June 15, 1967 – Approval of signage
March 20, 1974 – Approval of signage
Permit 6322 – January 6, 1986 – Installation of a new blade sign
BAR 88-90 – Approval of signage and an awning
BAR 98-00135 – After the fact approval for signage

III. ANALYSIS

Demolition/Capsulation

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

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 a 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 the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The building dates from approximately 1950 and is typical of commercial construction built at that time. The proposed demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit.

Certificate of Appropriateness

The existing painted masonry building at 2 Prince Street is utilitarian in design with little ornamentation or architectural features of significant historic character. The building is similar to other utilitarian buildings that were built in the middle 20th century and once dominated the waterfront. Similar buildings included metal and concrete block warehouses or other industrial buildings that lacked historic integrity. With the re-activation of the City waterfront, these structures have given way to open space or modern buildings with a higher level of design and material quality.

The proposed modifications to the existing building will transform it from an unremarkable utilitarian structure into a restaurant dominated by the proposed roof deck and large masonry openings (Figures 2-4). The large masonry openings with roll up glazed garage doors facing Prince Street engage the streetscape in a way that the previously small window openings did not. The proposed roof deck with perimeter railings and pergola with retractable shade extends to the west property line, bringing the building closer to the street edge and to the Old Dominion Boat Club across the street.



Figure 2: View of proposed modifications from Strand Street



Figure 3: View of proposed modifications from the intersection of Strand Street and Prince Street



Figure 4: View of proposed modifications from Prince Street

Section 10-105(A)(4) of the Zoning Ordinance applies additional design standards to properties within the Potomac River Vicinity Height District. Similar to the additional design standards assigned to properties facing Washington Street, these standards are in addition to the normal standards found in Section 10-105(A)(2). Of these additional standards, the following are relevant to this proposal:

- (a) The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone, and color of such materials should display a level of variety, quality, and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored.
- (b) The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e. masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes.
- (c) The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. “High style” or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures.

Staff finds that the proposed design is compatible with these additional design criteria. In terms of the building materials, the proposed design uses a combination of painted masonry, structural steel, and siding. The “variety, quality, and richness” of these materials are similar to those often found within the historic district, specifically on historically industrial buildings as would have been found on this and adjacent sites. The use of a siding material on the upper-level roof enclosure denotes this as a secondary and lighter mass to the heavier masonry ground floor mass. Staff notes that the submission material does not specify the texture for the proposed siding material. It has been the practice of the Board to require Hardie siding to have a smooth finish. In addition, this reflects the criteria that “imitative materials” are disfavored. The steel pergola and roof deck extension at the west side of the building are reminiscent of the projecting forms of the nearby Old Dominion Boat Club.

In the proposed design, large masonry openings with steel lintels replace the existing small, punched windows. This configuration reflects the idea of a load bearing exterior masonry wall by giving an impression of depth to the exterior wall and creating a series of regularly spaced masonry piers between the openings. Where the previous fenestration pattern reflected the uses at the building interior, the revised configuration gathers the openings into a composition to be read from the building exterior. These types of openings also reflect similar window configurations on nearby buildings such as the larger openings on the buildings facing Strand Street and the openings on the north side of the Virtue Feed and Grain building.

Regarding the criteria noting that “High style or highly ornamented buildings are disfavored,” the proposed building uses simple materials in a way that creates a dynamic building design that is not reliant on traditional decorative forms. The proposed design expresses the building structure and allows them to become the ornamental features instead of directly applied materials.

Staff finds that the proposed modifications to the existing building at 2 Prince Street are compatible with the criteria noted in Section 10 of the Zoning Ordinance and with the nearby historic properties. Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for the proposed alterations with the condition that the Hardie Board Plank Lap Siding proposed for the upper-level enclosure be a smooth finish.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed full interior and exterior renovation with roof top deck will comply with Zoning.
- C-2 Proposed project will need to comply with the conditions of SUP 2024-00070

Code Administration

- C-1 Building permit is required

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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)
- 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-2T 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 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 stormwater 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)
- C-7 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology

- F-1 Although this location on the waterfront has a high degree of archaeological potential, the proposed undertaking, as designed, will likely not significantly impact buried resources.
- 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.

V. ATTACHMENTS

- 1 – Supplemental Materials
2 – Application for BAR 2024-00383 & BAR 2024-00462 2 Prince Street

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: _____

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

E-mail: _____

Legal Property Owner:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- 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. Check N/A if an item in this section does not apply to your project.

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

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

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Prince Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
2. Union Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Prince Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
2. Union Street Investors, LLC	[REDACTED]	50% <i>see schedule</i>
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

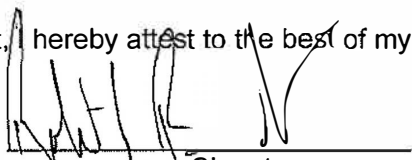
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

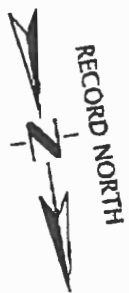
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/14/24
Date

Robert S. Brandt
Printed Name


Signature



THE STRAND

30' WIDE

CENTERLINE

CURB & GUTTER

CONC. APRON

S 09°30'00" W 34.50'
ON 5.7'
ON 5.3'

ENTRY WAY

56.0'
AREA = 2,125 SQ.FT.
(D.B. 840 PG. 620)
2 STORY FRAME BUILDING #2

0.2' N 09°30'39" E 34.40' 0.9'
S 81°15'00" E 0.45'
2 STORY FRAME BUILDING #6

19.67'
W. 00°0'E.60 S
ON 0.2'
ON 0.2'

#204 SO. UNION STREET
N 81°15'00" W 88.75'

PART OF THE VACATED ALLEY
(D.B. 851, PG. 345)

23.9'
BRICK DRIVEWAY

S 81°15'00" E 88.75'
TOTAL AREA = 4,827 SQ.FT.
(D.B. 501, PG. 187)

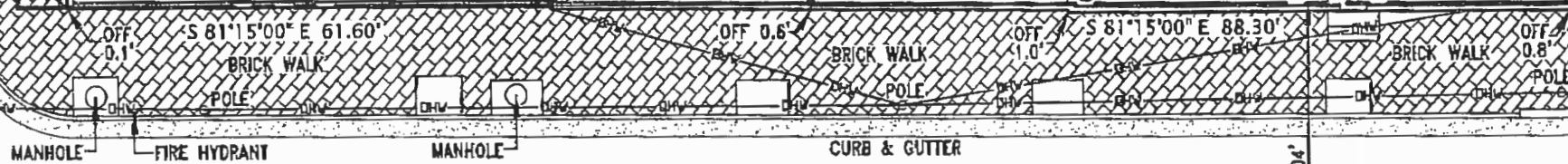
24.0'
2 STORY FRAME BUILDING #10

CONCRETE DRIVEWAY

N 09°30'00" E 54.57'

MONUMENT LINE

SOUTH UNION STREET
50' R/W



PRINCE STREET
66' WIDE

NOTES

1. "NO" PROPERTY CORNER MONUMENTS SET, REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA.
2. THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE. UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
3. THIS IS NOT A BOUNDARY SURVEY, PROPERTY CORNER MONUMENTS ARE NOT GUARANTEED. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS ENCUMBRANCES, RESTRICTIVE COVENANTS (IF ANY) OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND THE DESIGN OR CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

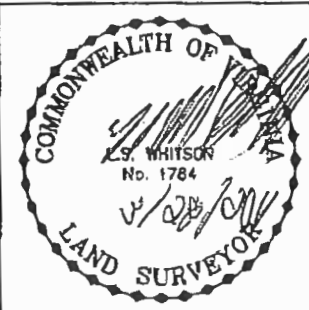
LEGEND

- OHW = OVERHEAD WIRE
- = NAIL FOUND

OWNER: CUMMINGS INVEST. ASSOCIATES, INC.
BUYER: LAWRENCE N. BRANDT, INC.

W.O. #11-454
CLIENT #S-7320

SAM WHITSON, L.S./LAND SURVEYING
7061 GATEWAY COURT SUITE 150
MANASSAS, VIRGINIA 20109
PHONE: (703)330-9622 FAX: (703)330-9778

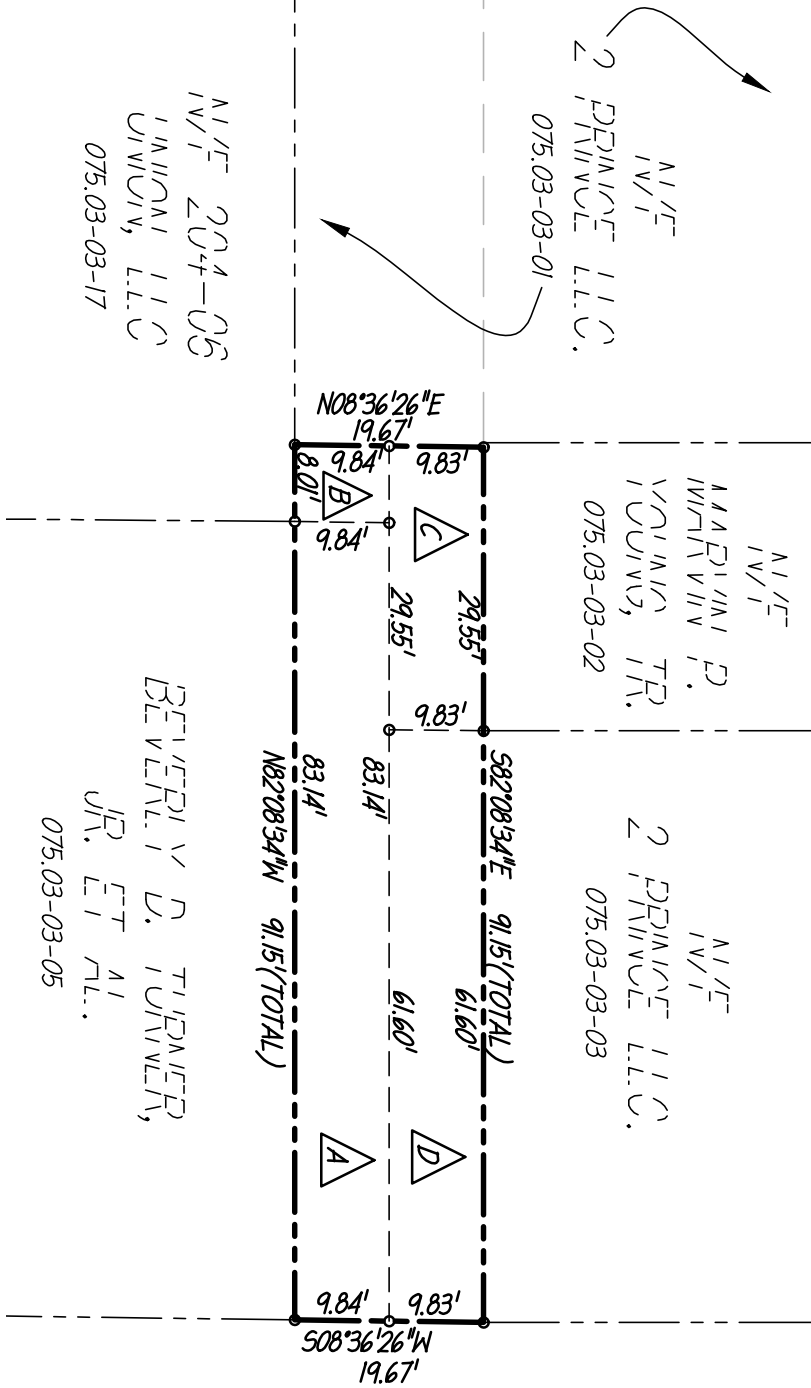


BUILDING LOCATION SURVEY
ON THE PROPERTY LOCATED AT
#2 & #10 PRINCE STREET
DEED BOOK 501 PAGE 187
CITY OF ALEXANDRIA, VIRGINIA
DATE: MARCH 28, 2011
SCALE: 1" = 20'
DRAFTED BY: RMA



PRINCE STREET
66' PUBLIC RIGHT-OF-WAY

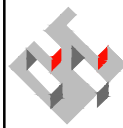
- ▲ BEVERLY D. TURNER ET, AL = ± 818 SF.
- ▲ 204-06 UNION LLC = ± 79 SF
- ▲ MARVIN P. YOUNG = ± 290 SF.
- ▲ 2 PRINCE LLC, = ± 606 SF.



STRAND STREET

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EXHIBIT SHOWING
THE RESIDUE OF
GILPIN ALLEY
(DEED BOOK M PAGE 465)
CITY OF ALEXANDRIA, VIRGINIA



christopher
consultants

9417 innovation drive • manassas, va 20110
phone 703.393.9887 • fax 703.393.9076

PROJ. #15048.002
DESIGN: WEB
DRAWN: RLH
CHECKED: KLS
DATE: 3/21/16
REV: 9/16/2016
SCALE:
1" = 20'
SHEET:
1 OF 1



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>	C2. <u>Total Exclusions</u> <input type="text"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

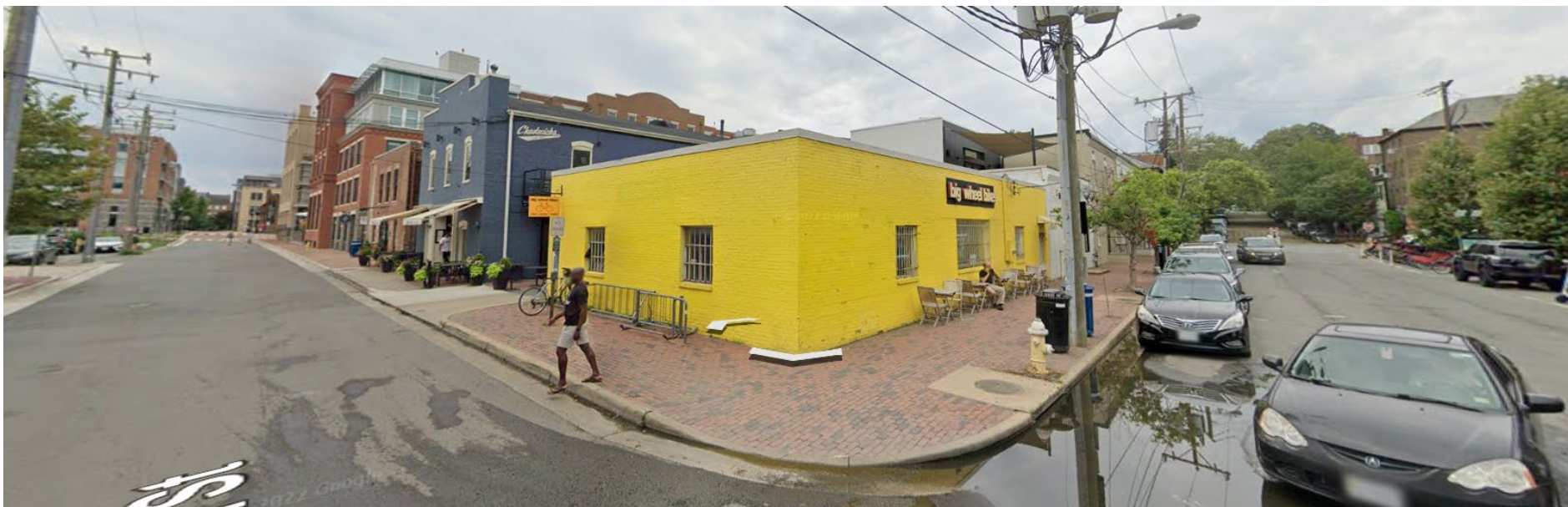
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: _____



EXISTING CONDITIONS – SITE PHOTOS



EXISTING CONDITIONS – SITE PHOTOS



CONCEPT RENDERING #3
SOUTH EAST CORNER – ALLEY SIDE

21 2 PRINCE STREET, ALEXANDRIA VA **CONCEPT DESIGN**
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024



CONCEPT RENDERING #2
EAST FAÇADE – THE STRAND

22 **2 PRINCE STREET, ALEXANDRIA VA** **CONCEPT DESIGN**
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





CONCEPT RENDERING #3
NORTH EAST CORNER

23 2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024



CONCEPT RENDERING #4
NORTH FAÇADE - PRINCE STREET

24 **2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





CONCEPT RENDERING #5
INTERIOR SHOWING OPERABLE DOORS

25 2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024



CONCEPT RENDERING #6
ROOF DECK W/ EXTENDED SUNSHADE

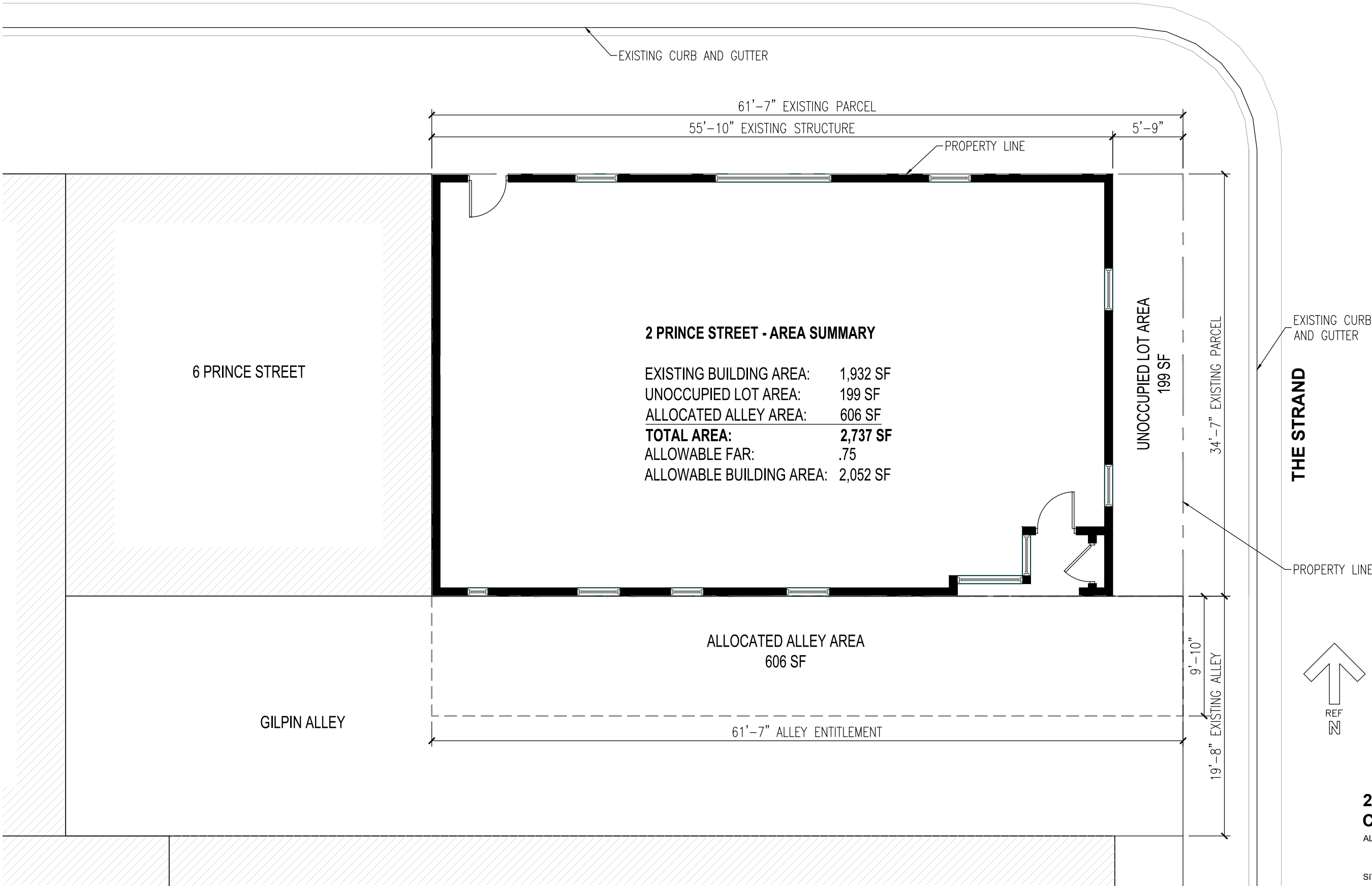
26 **2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024



CONCEPT RENDERING #7
ROOF DECK W/ RETRACTED SUNSHADE

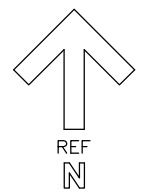
27 2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024

PRINCE STREET



2 PRINCE STREET - AREA SUMMARY

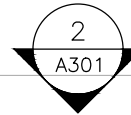
EXISTING BUILDING AREA:	1,932 SF
UNOCCUPIED LOT AREA:	199 SF
ALLOTTED ALLEY AREA:	606 SF
TOTAL AREA:	2,737 SF
ALLOWABLE FAR:	.75
ALLOWABLE BUILDING AREA:	2,052 SF



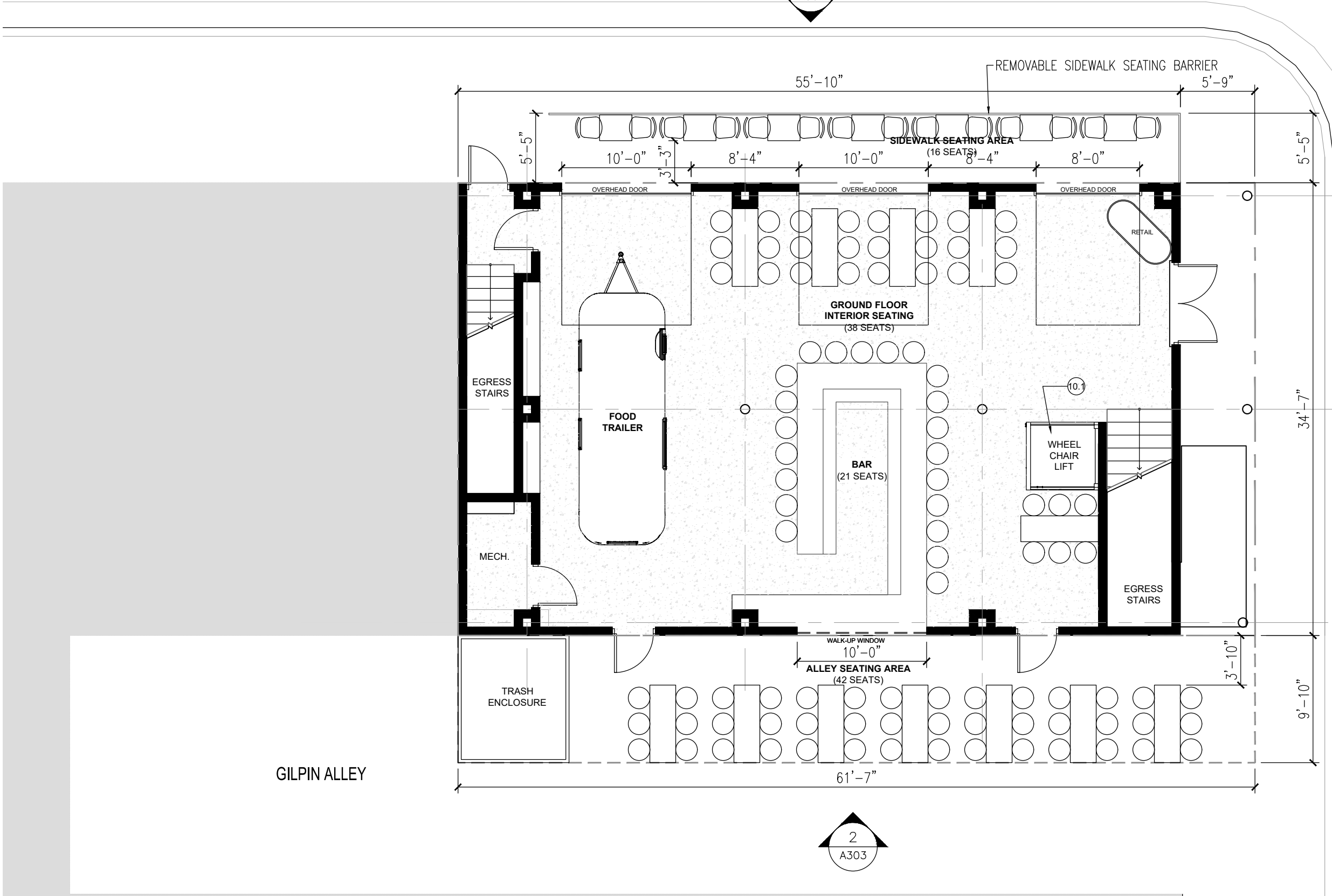
**2 PRINCE STREET
CONCEPT DESIGN**
ALEXANDRIA, VA, OCT 14, 2024

SITE PLAN





PRINCE STREET



PLAN NOTES LEGEND

1. GENERAL

- (10) NOT USED

2. SITEWORK

3. CONCRETE

- (3.1) NEW CONC. FLOOR

4. MASONRY

- (4.0) EXISTING PAINTED MASONRY - REPOINT & REPAIR AS REQ.
- (4.1) NEW PAINTED MASONRY

5. METALS

- (5.0) PAINTED STEEL RAILING W/ TENSION CABLES
- (5.1) PAINTED ALUMINUM SOFFIT/WALL CAP
- (5.2) PAINTED EXPOSED STEEL STAIRWAY
- (5.3) PAINTED EXPOSED STEEL COLUMN
- (5.4) PAINTED METAL REMOVABLE SIDEWALK SEATING BARRIER

6. WOOD, PLASTICS, AND COMPOSITES

- (6.0) HARDI BOARD PLANK LAP SIDING - PAINTED
- (6.1) IPE WOOD DECKING

7. THERMAL & MOISTURE PROTECTION

8. DOORS & WINDOWS

- (8.0) NEW DOOR, FRAME AND HARDWARE
- (8.1) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS

9. FINISHES

- (9.0) PAINTED ART-MURAL OVER MASONRY

10. SPECIALTIES

- (10.0) RETRACTABLE CANOPY SYSTEM
- (10.1) WHEELCHAIR LIFT

11. EQUIPMENT

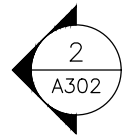
12. FURNISHINGS

22. PLUMBING

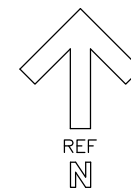
23. MECHANICAL

26. ELECTRICAL

- (26.1) EXTERIOR WAREHOUSE LIGHTING



THE STRAND



2 PRINCE STREET
CONCEPT DESIGN

ALEXANDRIA, VA, OCT 14, 2024

GROUND FLOOR PLAN

A201



1 GROUND FLOOR PLAN
A201

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



PRINCE STREET

PLAN NOTES LEGEND

1. GENERAL

- (1.0) NOT USED

2. SITEWORK

3. CONCRETE

- (3.1) NEW CONC. FLOOR

4. MASONRY

- (4.0) EXISTING PAINTED MASONRY - REPOINT & REPAIR AS REQ.
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- (5.3) PAINTED EXPOSED STEEL COLUMN
- (5.4) PAINTED METAL REMOVABLE SIDEWALK SEATING BARRIER

6. WOOD, PLASTICS, AND COMPOSITES

- (6.0) HARDI BOARD PLANK LAP SIDING - PAINTED
- (6.1) IPE WOOD DECKING

7. THERMAL & MOISTURE PROTECTION

8. DOORS & WINDOWS

- (8.0) NEW DOOR, FRAME AND HARDWARE
- (8.1) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS

9. FINISHES

- (9.0) PAINTED ART-MURAL OVER MASONRY

10. SPECIALTIES

- (10.0) RETRACTABLE CANOPY SYSTEM
- (10.1) WHEELCHAIR LIFT

11. EQUIPMENT

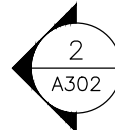
12. FURNISHINGS

22. PLUMBING

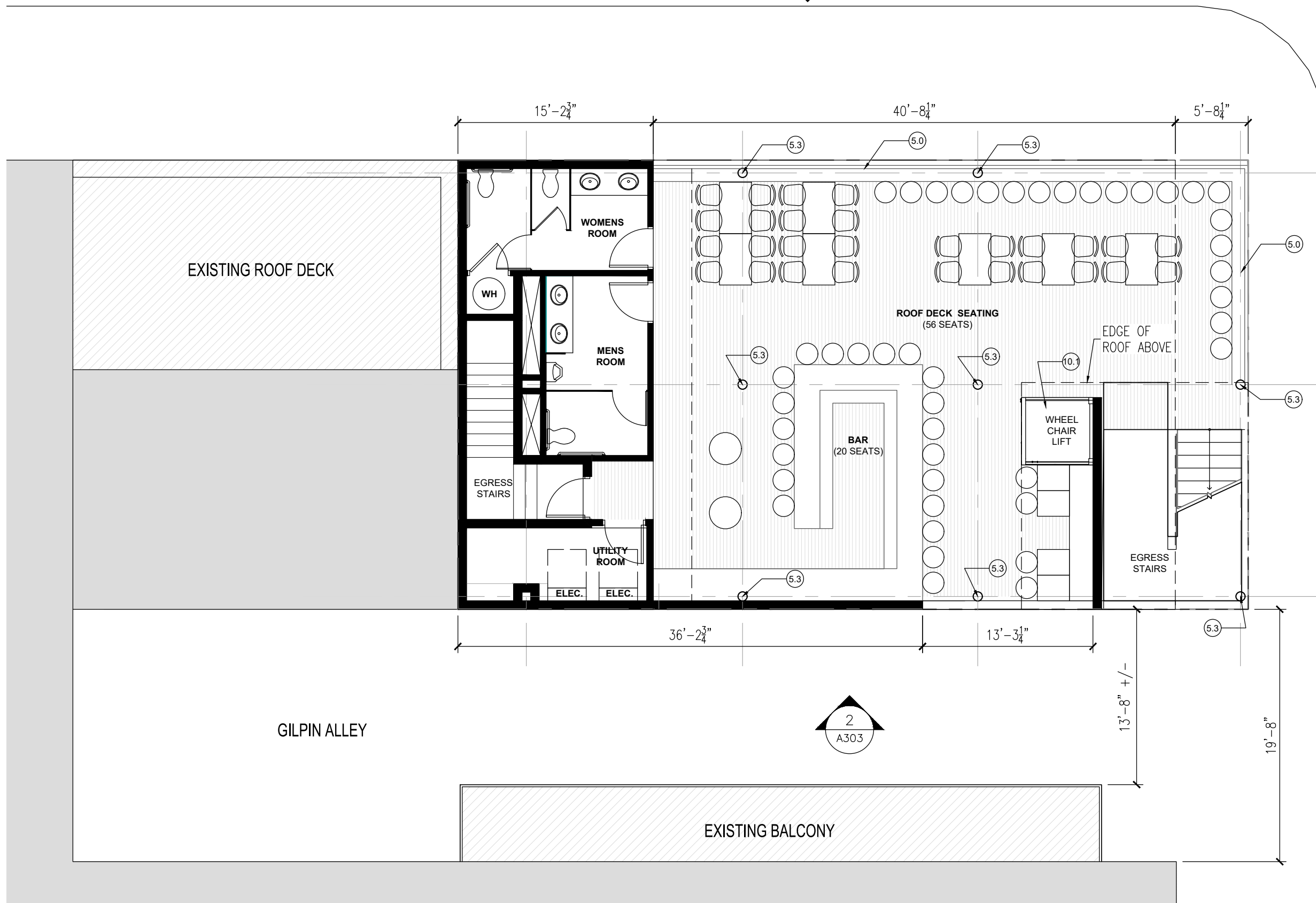
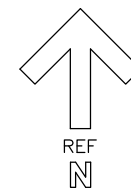
23. MECHANICAL

26. ELECTRICAL

- (26.1) EXTERIOR WAREHOUSE LIGHTING



THE STRAND



1 ROOF DECK PLAN
A202

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

2 PRINCE STREET
CONCEPT DESIGN

ALEXANDRIA, VA, OCT 14, 2024

ROOF DECK PLAN

A202



PLAN NOTES LEGEND

1. GENERAL

(1.0) NOT USED

2. SITEWORK

3. CONCRETE

(3.1) NEW CONC. FLOOR

4. MASONRY

(4.0) EXISTING PAINTED MASONRY- REPOINT & REPAIR AS REQ.

(4.1) NEW PAINTED MASONRY

5. METALS

(5.0) PAINTED STEEL RAILING W/ TENSION CABLES

(5.1) PAINTED ALUMINUM SOFFIT/WALL CAP

(5.2) PAINTED EXPOSED STEEL STAIRWAY

(5.3) PAINTED EXPOSED STEEL COLUMN

(5.4) PAINTED METAL REMOVABLE SIDEWALK SEATING BARRIER

6. WOOD, PLASTICS, AND COMPOSITES

(6.0) HARDI BOARD PLANK LAP SIDING - PAINTED

(6.1) IPE WOOD DECKING

7. THERMAL & MOISTURE PROTECTION

8. DOORS & WINDOWS

(8.0) NEW DOOR, FRAME AND HARDWARE

(8.1) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS

9. FINISHES

(9.0) PAINTED ART-MURAL OVER MASONRY

10. SPECIALTIES

(10.0) RETRACTABLE CANOPY SYSTEM

(10.1) WHEELCHAIR LIFT

11. EQUIPMENT

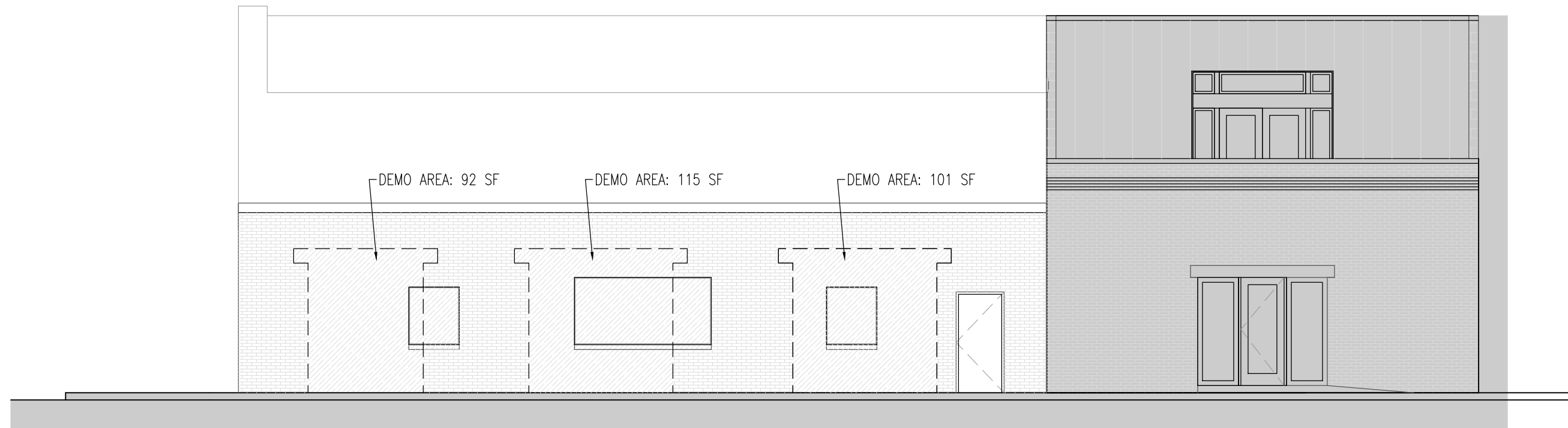
12. FURNISHINGS

22. PLUMBING

23. MECHANICAL

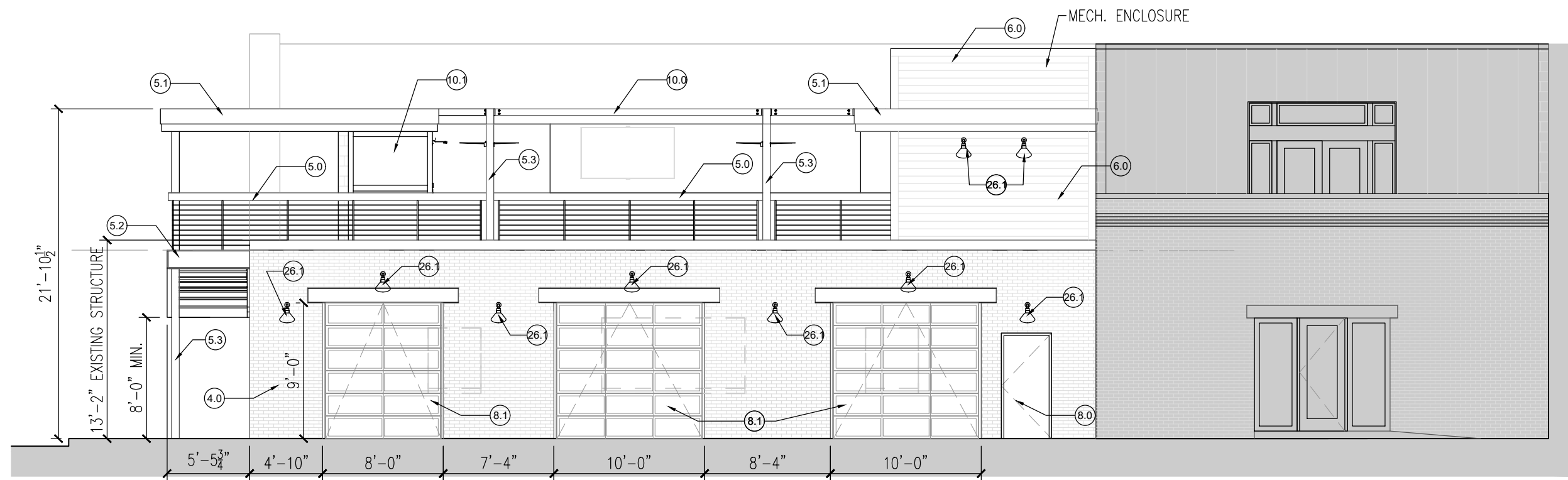
26. ELECTRICAL

(26.1) EXTERIOR WAREHOUSE LIGHTING



1 NORTH ELEVATION - EXISTING
A301

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



2 NORTH ELEVATION - PROPOSED
A301

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

**2 PRINCE STREET
CONCEPT DESIGN**

ALEXANDRIA, VA, OCT 14, 2024

EXTERIOR ELEVATIONS:
NORTH FACADE

A301



PLAN NOTES LEGEND

1. GENERAL

(1.0) NOT USED

2. SITEWORK

3. CONCRETE

(3.1) NEW CONC. FLOOR

4. MASONRY

(4.0) EXISTING PAINTED MASONRY- REPOINT & REPAIR AS REQ.

(4.1) NEW PAINTED MASONRY

5. METALS

(5.0) PAINTED STEEL RAILING W/ TENSION CABLES

(5.1) PAINTED ALUMINUM SOFFIT/WALL CAP

(5.2) PAINTED EXPOSED STEEL STAIRWAY

(5.3) PAINTED EXPOSED STEEL COLUMN

(5.4) PAINTED METAL REMOVABLE SIDEWALK SEATING BARRIER

6. WOOD, PLASTICS, AND COMPOSITES

(6.0) HARDI BOARD PLANK LAP SIDING - PAINTED

(6.1) IPE WOOD DECKING

7. THERMAL & MOISTURE PROTECTION

8. DOORS & WINDOWS

(8.0) NEW DOOR, FRAME AND HARDWARE

(8.1) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS

9. FINISHES

(9.0) PAINTED ART-MURAL OVER MASONRY

10. SPECIALTIES

(10.0) RETRACTABLE CANOPY SYSTEM

(10.1) WHEELCHAIR LIFT

11. EQUIPMENT

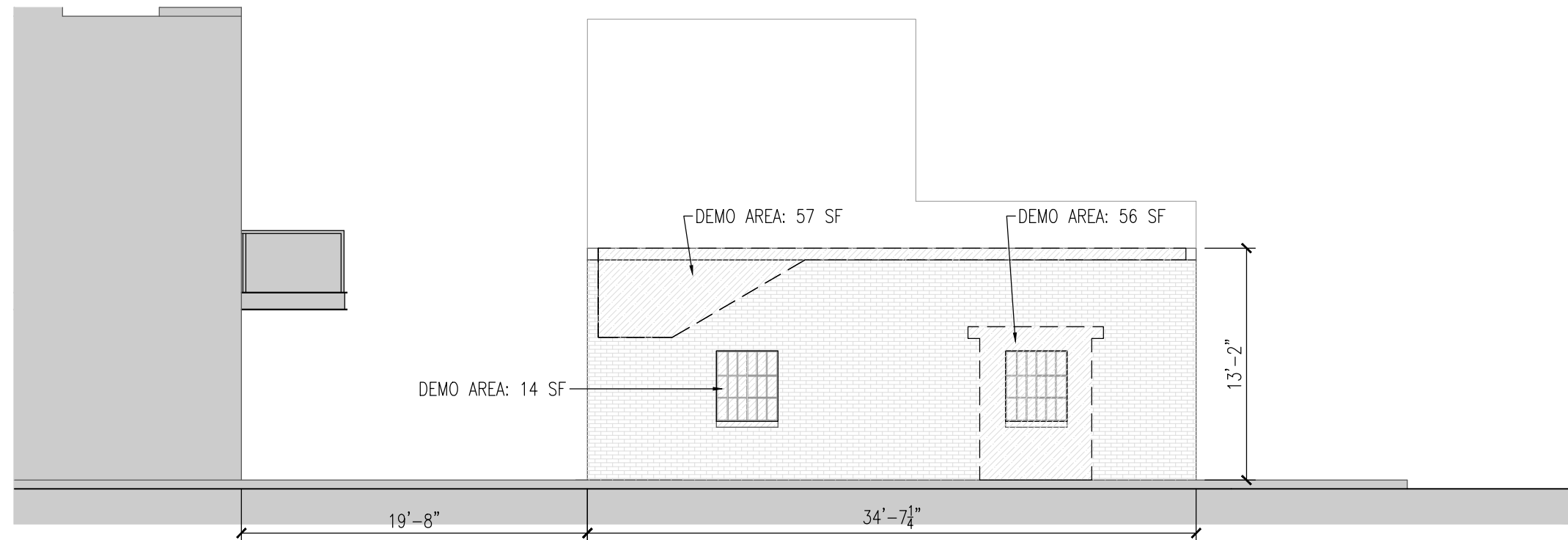
12. FURNISHINGS

22. PLUMBING

23. MECHANICAL

26. ELECTRICAL

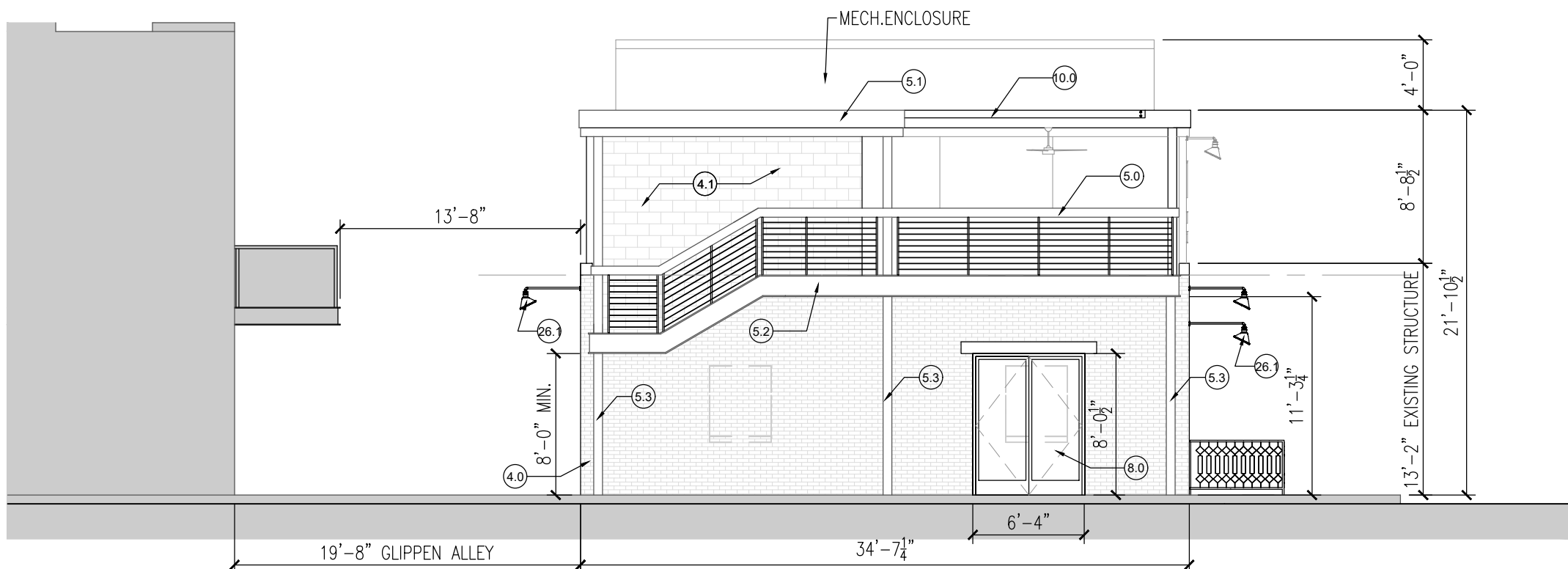
(26.1) EXTERIOR WAREHOUSE LIGHTING



1 EAST ELEVATION - EXISTING

A302

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



2 EAST ELEVATION - PROPOSED

A302

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

**2 PRINCE STREET
CONCEPT DESIGN**

ALEXANDRIA, VA, OCT 14, 2024

EXTERIOR ELEVATIONS:
EAST FACADE

A302



PLAN NOTES LEGEND

1. GENERAL

(1.0) NOT USED

2. SITEWORK

3. CONCRETE

(3.1) NEW CONC. FLOOR

4. MASONRY

(4.0) EXISTING PAINTED MASONRY- REPOINT & REPAIR AS REQ.

(4.1) NEW PAINTED MASONRY

5. METALS

(5.0) PAINTED STEEL RAILING W/ TENSION CABLES

(5.1) PAINTED ALUMINUM SOFFIT/WALL CAP

(5.2) PAINTED EXPOSED STEEL STAIRWAY

(5.3) PAINTED EXPOSED STEEL COLUMN

(5.4) PAINTED METAL REMOVABLE SIDEWALK SEATING BARRIER

6. WOOD, PLASTICS, AND COMPOSITES

(6.0) HARDI BOARD PLANK LAP SIDING - PAINTED

(6.1) IPE WOOD DECKING

7. THERMAL & MOISTURE PROTECTION

8. DOORS & WINDOWS

(8.0) NEW DOOR, FRAME AND HARDWARE

(8.1) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS

9. FINISHES

(9.0) PAINTED ART-MURAL OVER MASONRY

10. SPECIALTIES

(10.0) RETRACTABLE CANOPY SYSTEM

(10.1) WHEELCHAIR LIFT

11. EQUIPMENT

12. FURNISHINGS

22. PLUMBING

23. MECHANICAL

26. ELECTRICAL

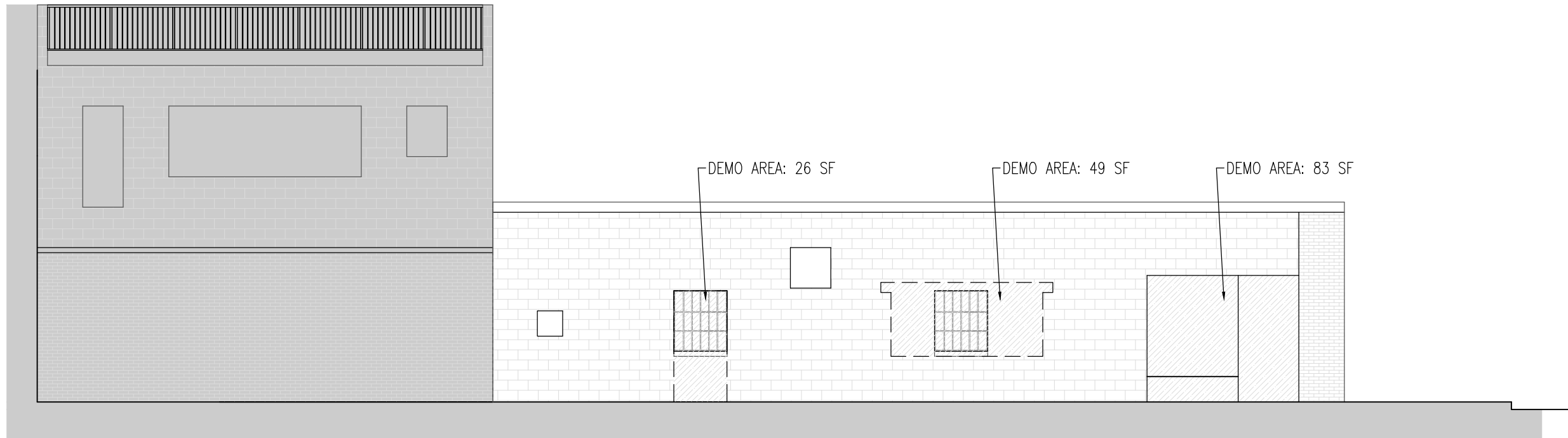
(26.1) EXTERIOR WAREHOUSE LIGHTING

**2 PRINCE STREET
CONCEPT DESIGN**

ALEXANDRIA, VA, OCT 14, 2024

EXTERIOR ELEVATIONS:
SOUTH FACADE

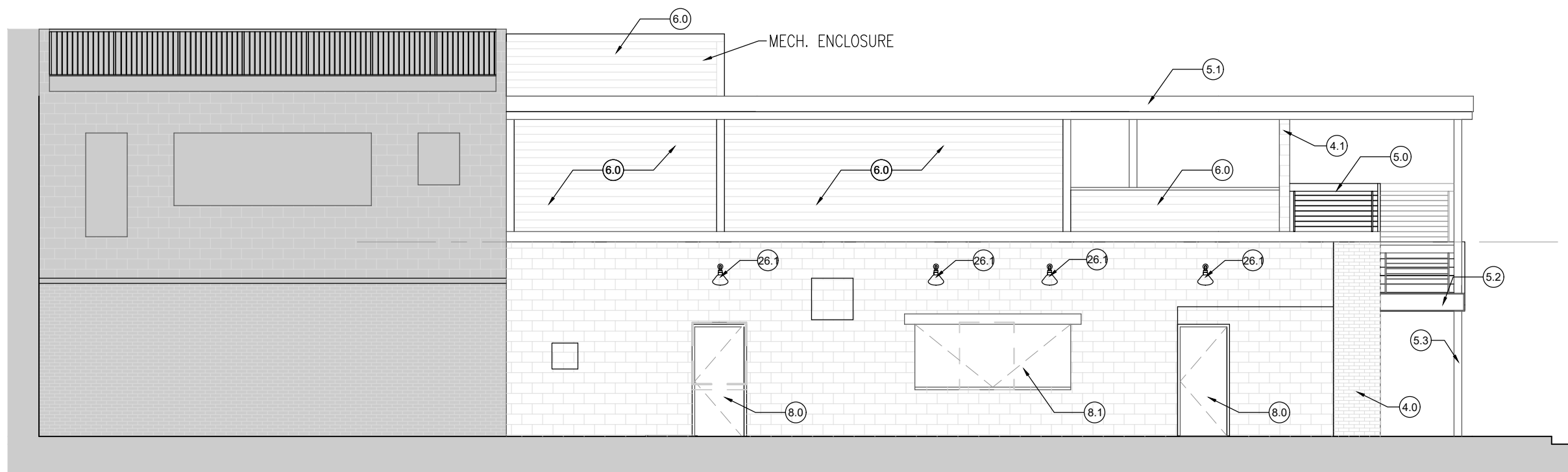
A303



1 SOUTH ELEVATION - EXISTING

A303

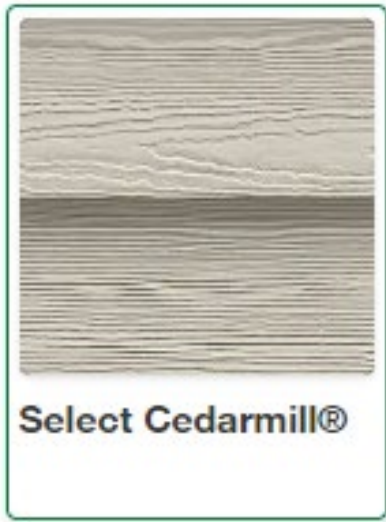
Scale: 1/8"=1'-0"



2 SOUTH ELEVATION - PROPOSED

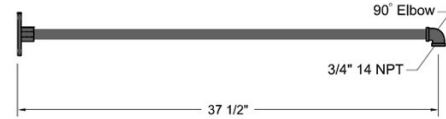
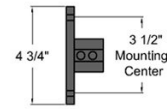
A303

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



Hardie Plank Lap Siding - Painted

HL-U



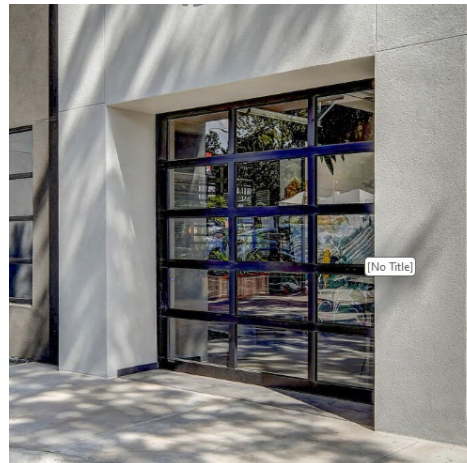
Exterior Gooseneck Lighting
HiLite Manufacturing
HL-U Arm/12" Shade



▲ Extended



Roof Decking – IPE Deck Tiles
Installed with pedestal system
over roof membrane



Aluminum Garage Doors w/ Glass
ArmRLite – Titan System (or eq.)



Retractable Shade System
ShadeFX (or eq.)



Titan® is our most popular aluminum and glass model due to its symmetrical rails and stiles.

This model is available with or without windload and can be manufactured up to 24'-2" wide. Since 1958, ArmRLite has been consistently manufacturing the Titan® Model and has never compromised on the quality of our doors. Because of this, ArmRLite is able to produce replacement sections for any of our welded models, regardless of purchase date.

- Maximum Width of 24'-2"
- Windload Available
- 20-Year Welded Frame Warranty*
- Lifetime Residential Warranty*

*Except the top section when trolley operated.

MATERIAL	6063-T6 Alloy
CONSTRUCTION METHOD	Heli-Arc Welding
TOP RAIL	2 ³ / ₄ " , 4 ¹ / ₂ " or 7 ¹ / ₂ "
BOTTOM RAIL	4 ¹ / ₂ " or 7 ¹ / ₂ "
END STILES	3 ³ / ₈ " , 4 ¹ / ₂ " or 7 ¹ / ₂ "
CENTER STILES	3 ³ / ₈ "
MEETING RAILS	3 ³ / ₈ " wide per pair
FRAME THICKNESS	1 ³ / ₄ "



Custom Garage Door Options

Due to our exclusive welded construction, ArmRLite's aluminum overhead sectional doors are capable of the highest degree of customization. Many of the options listed below are exclusive to ArmRLite due to our superior construction method.



GLASS GLAZING OPTIONS

DSB / Annealed	Acoustical*	GLASS THICKNESS:	
Tempered / Safety	Frosted		1/8" non-insulated
Acrylic	Tinted		1/4" non-insulated
Laminated	Polycarbonate		7/16" insulated
Insulated	Custom		5/8" insulated
Hurricane / Impact			1" insulated



INTERIOR PANEL OPTIONS

Solid	Perforated	Stamped Panel Designs	Operable / Inoperable Louvers
Insulated	Mesh	Custom Panels	



FINISH OPTIONS

Anodized Finishes: The standard finish is clear anodized aluminum. Optional anodized finishes include dark bronze and black anodized in stock for an upgrade. Custom Anodized finishes are available such as champagne bronze, medium bronze, ETC. Anodized finishes are the most resilient in corrosive environments. Includes a 20-year finish warranty except on installations within 1 mile of water.

Fluoropon® Finishes: Upgrade option featuring hundreds of colors including metallic and non-metallic options. Custom color matches are also available upon request. Includes a 1-year finish warranty except on installations within 1 mile of water.

RAL Powdercoat: Upgrade option featuring over 150 color choices to be selected from RAL color chart. Includes a 1-year finish warranty except on installations within 1 mile of water.



CUSTOM OPTIONS

ADA or Step-Over Pass Door*	Motor or Manual Operation
Sloping Bottom	Corrosion Resistant Package
Awning Windows	High Cycle Springs
Mail Slots	Exhaust Ports
Energy Efficiency Package	Matching Transoms, Side Lites, Entrance Doors, and Gates

*Please consult with ArmRLite regarding limitations.



Retractable Solutions for Outdoor Spaces

ShadeFX

Retractable solutions that offer unlimited coverage, customization, deployment and protection.

ShadeFX is an innovative and simple sun, rain and privacy solution. Fully customizable and at the heart of every project, the patented 'Single Track' Canopy System provides retractable coverage over some of the world's premier commercial, residential, institutional and municipal properties.

Working alongside owners, architects and designers, we develop custom solutions for diverse outdoor space requirements. Attention to detail and customer satisfaction has helped to create our global reputation as leaders in transforming outdoor areas into functional and engaging spaces that protect what matters to you.



▲ Extended



▲ Retracted



The Retractable Roof Solution

Mounts above. Clears everything below.

- ▶ Turnkey solutions complete with structures, retractable roofs, and outdoor accessories
- ▶ Offerings that adapt to new or existing overhead structures regardless of size or complexity

Offers:

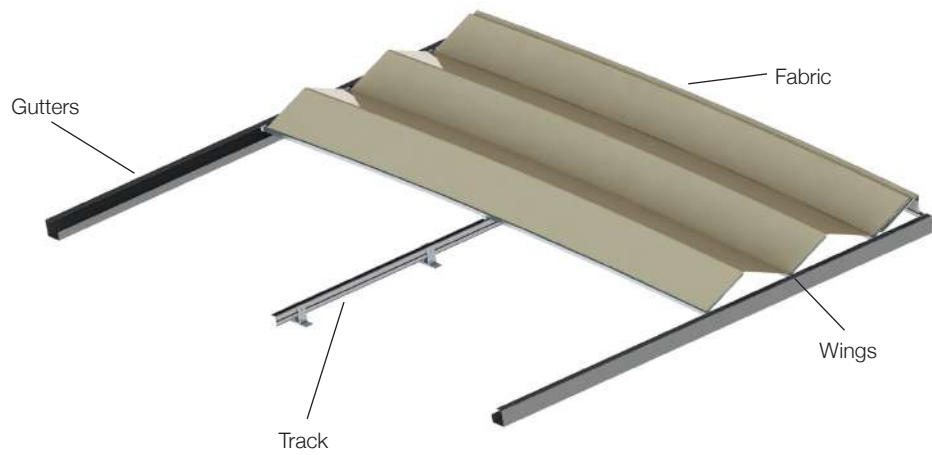
- ▶ Robust sun, rain and privacy protection
- ▶ Total customization
- ▶ Unrestricted coverage and deployment on any flat or sloped surface
- ▶ Industry leading 12 year warranty package

Helps Clients:

- ▶ **Transform** outdoor spaces into usable, functional areas
- ▶ **Engage** users to utilize outdoor spaces
- ▶ **Protect** the people, places and things that matter
- ▶ **Meet** municipal zoning and industry standards

Clients include:





Our Patented System

Our revolutionary 'Single Track Design' allows for unparalleled coverage, ease of deployment and unrelenting protection from both the sun and rain. As demonstrated above, our shade assembly mounts on a single track, producing a peak which forces rain to run off on either side of the canopy track. ShadeFX systems are engineered to operate without the need for a slope, providing a virtually flat installation. Our innovative solution facilitates even the most eclectic designs and tastes, while setting the new industry standard in outdoor space utility.

Welcome to ShadeFX.





Key Competitive Differences

- ▶ **Coverage** – Unlimited area
- ▶ **Customization** – Endless possibilities
- ▶ **Protection** – Sun, rain, wind and privacy
- ▶ **Performance** – Fire, sun, rain and wind
- ▶ **Deployment** – Diverse shapes, orientation, settings and locations
- ▶ **Installation** – Single track eliminates alignment requirements
- ▶ **Flexibility** – Deployment options for all project phases

Media coverage:



Client Testimonials



“While working with Puccini Group to develop a state of the art shade structure for the roof deck at the Conrad Hotel, we reached out to ShadeFX for their product and expertise. We were able to provide the client with a dynamic shade system that can stand the test of Chicago weather. Now patrons can enjoy a beautiful, well-designed roof deck rain or shine.”

– Vanessa Slivinki, Design Director, Chicago Roof Deck + Garden



“ShadeFX was great to deal with for Incarnate Word Academy’s roof patio project. We were interested in their product due to the strength of their system because the project is located in a hurricane region. They were always polite and very quick to provide design ideas, technical support and samples to us. In addition, the product is extremely durable and looks great installed. We will definitely specify their products again!”

– Jim McSherry, Assistant Vice President, SBWV Architects, Inc.



“ShadeFX took the time to understand our business and needs before making a proposal which immediately impressed us. As our requirements evolved, they were as committed to our vision as we were. The results are fantastic and I wouldn’t hesitate to recommend ShadeFX for any project requiring retractable sun and rain protection.”

– Fred Bexell, General Manager, Al Johnson’s Stabbur Beer Garden



Retractable Roof Price List

Canopies are made custom to size and specifications. Pricing matrix indicates base canopy price for typical canopy sizes. Specify length and width to any dimension within 1/8"

For sizes not included in the pricing matrix, contact ShadeFX for more information.

		Drive Beam Length								
		8	10	12	14	16	18	20	22	24
Wing Width	8	4704	5880	7056	7672	8768	9864	10520	11572	12624
	10	5480	6850	8220	9205	10520	11835	12650	13915	15180
	12	6312	7890	9468	10626	12144	13662	14520	15972	17424
	14	7084	8855	10626	11858	13552	15246	16240	17864	19488
	16	7744	9680	11616	12992	14848	16704	17680	19448	21216
	18	8352	10440	12528	13923	15912	17901	18990	20889	22788

*ShadeFX reserves the right to change prices with 30 days notice at its sole discretion

For additional outdoor products such as outdoor structures and curtains, contact ShadeFX for more information.



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