

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

APPLICANT: Robert Pizzano, agent for Joey Pizzano Memorial Fund

LOCATION: Old and Historic Alexandria District
919 Prince Street

ZONE: CL/Commercial Low Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted, with the following conditions:

- Applicant work with staff on the design of the new fence on the south elevation between 919 and 917 Prince Street.
- Include the statements from Alexandria Archaeology, below, in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

BOARD ACTION 6/3/2020: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00149 & BAR #2020-00150.

CONDITIONS OF APPROVAL

None

REASON

The Board, in general, found the project confusing and in need of improvement.

SPEAKERS

Mr. Harold Smith, the project architect, was available to answer questions

Mr. Pizzano, from *The Pizzano Memorial Fund, Inc.*, explained that the uses of the space will include two accessory apartments and the *Best Program* facility. He explained that they are proposing separate entrances to the different uses addressing the Board's concerns about the different entrances to the building.

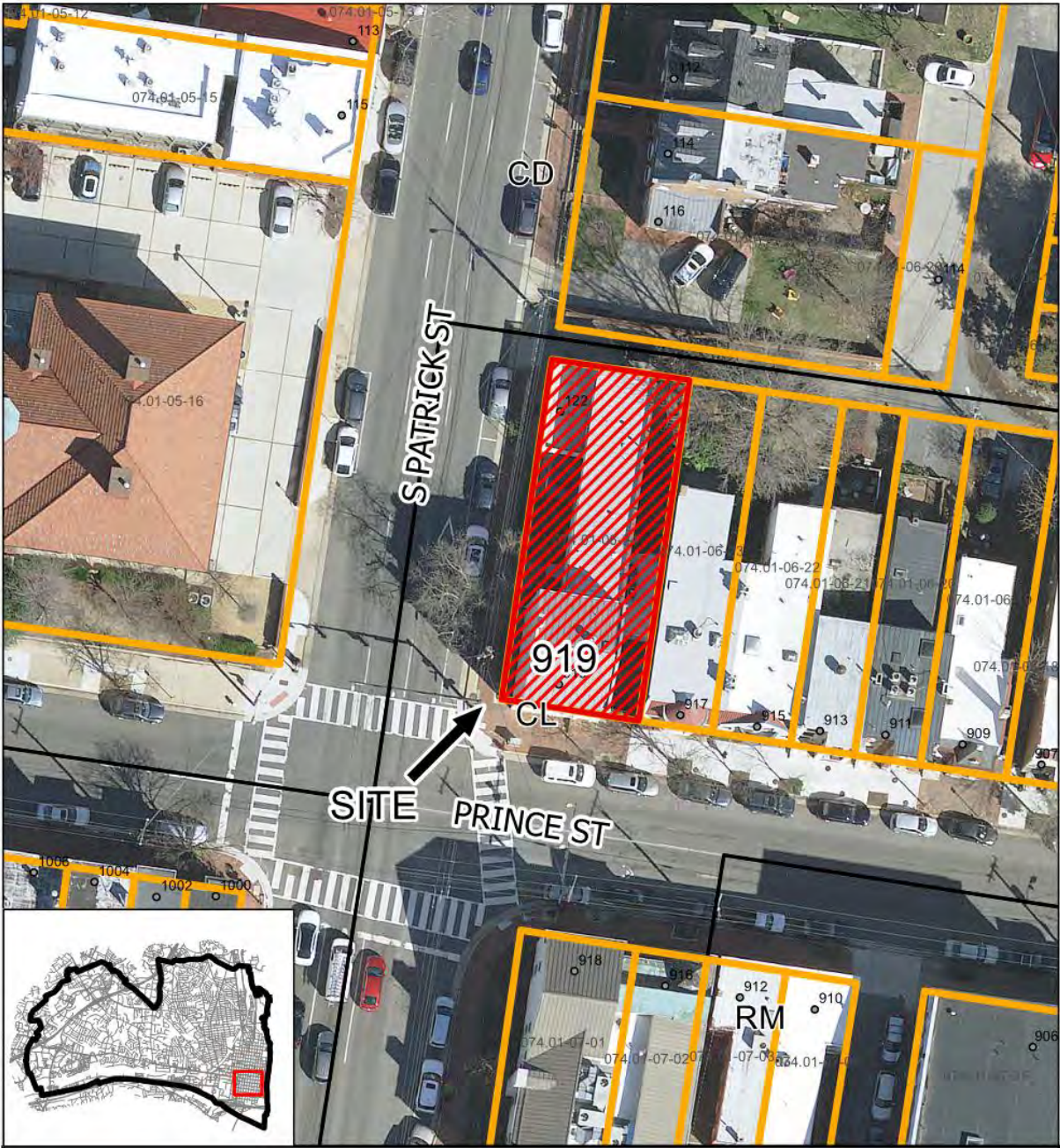
Mr. Steve Milone, resident at 907 Prince Street, found the drawings confusing and asked the Board to require the applicant to revise the fenestration proposed for the south facade of the frame addition in the east side yard of the property. Mr. Milone also brought to the Board's attention that the proposed bathrooms on the second floor in this location will have a dividing wall in the middle of the window visible from outside. He additionally explained that the alley on the north side of the property is historic stone gravel which should not be covered with asphalt. Finally, Mr. Milone noted that the drawings of the wrought-iron fence on the South Patrick elevation contained errors. He supported retaining the existing fence, and recommended using brick, not concrete, if a short wall is to be added to the base of the fence.

DISCUSSION

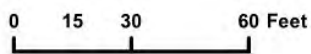
The Board had questions about the functionality of the project and found that elevations were confusing, and more details are needed for better understanding of the project. Ms. Irwin asked for additional views of the project from the North. Mr. Smith tried to explain but agreed that the project needs to be refined. He agreed to defer the proposal at the request of the Board. In general, the Board had issues with the inaccuracy of the drawings and found that the "cube's" door and transoms should be full-light. Overall, the cube should have larger panes and fewer muntins; that the second story bathroom window being divided in the middle needs to be revisited; the blank wall facing Prince Street requires fenestration; the fence needs restudy as well; and the alley paving must be addressed properly. There was discussion that the paving material allow for wheelchair navigation. The Board does not want the use of asphalt, but stamped concrete is a possibility.

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 #2020-00149 & BAR #2020-00150
919 Prince Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00150) and Certificate of Appropriateness (BAR #2020-00149) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

At the June 3, 2020 public hearing, the Board deferred the application to allow the applicant to restudy the cube addition, the fenestration on the Prince Street elevation of the proposed room below the existing underpass, a new fence on Prince Street, and the paving material for the alley to the rear/north of the property. The new submission addresses the Board's concerns.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to replace the display showroom cube addition on the South Patrick Street elevation and to enclose the ground level of an overpass structure in the alley on the east side of the building, at 919 Prince Street.

Permit to Demolish/Capsulate

1. Widen a 6'8" door on the South Patrick street elevation by 6" on each side.
2. Remove approximately 45 sq. ft. of masonry on the east elevation for elevator openings.
3. Remove approximately 6 sq. ft. of masonry on the east elevation to convert a window to a door. This window was a door previously and will be returned to an earlier use.

Certificate of Appropriateness

Alterations

West/South Patrick Street elevation:

1. Reconstruct the display showroom "cube" using an updated design
2. Enlarge a non-historic door leading into the "cube."
3. Add a low brick retaining wall, approximately 18" tall, at the same location as the current iron fence. The retaining wall will be topped with an iron fence.
4. On the north elevation of the original three-story portion of the house, convert a window back to a door.
5. Remove a cellar bulkhead

East elevation:

1. Enclose the area underneath a second-story alley overpass
2. Convert a window back to a door.

North/alley elevation and west/South Patrick Street elevation:

1. Add a 42" glass railing to the roof of the one-story portion of the building at the corner of the alley and South Patrick Street.

Site context

This property is at the northeast corner of the intersection of Prince and South Patrick streets. The east side of the property consists of a side yard/private alley. The north side faces a private alley. The building is therefore highly visible on all sides.

II. HISTORY

The Greek Revival style building at 919 Prince Street was built in the mid-19th century, probably in the **1840s or 1850s**, as this style did not last in Alexandria past the Civil War. The 1885 Sanborn map depicts this building as a three-story dwelling with a two-story rear addition. By 1891, a small one-story office stood at the northwest corner of the parcel. This footprint remained unchanged until 1916, when J.W. Herndon received a building permit on April 19 of that year. Post-1916 Sanborn maps indicate that Herndon added a two-story extension to the rear of the house, incorporating the former office, labeled as a one-story dwelling. He also may have added the second story addition on the east side of the house which, like the two-story rear extension, first appears on the 1921 Sanborn map. The building today retains this basic form with minor alterations. The small cube on the west elevation was added between 1958 and 1964.

Previous BAR Approvals

There are no BAR approvals for this property for over thirty years. The BAR approved a two-story addition on June 27, 1988 (BAR88-110), but staff could not locate a building permit or details.

III. ANALYSIS

Permit to Demolish/Capsulate

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

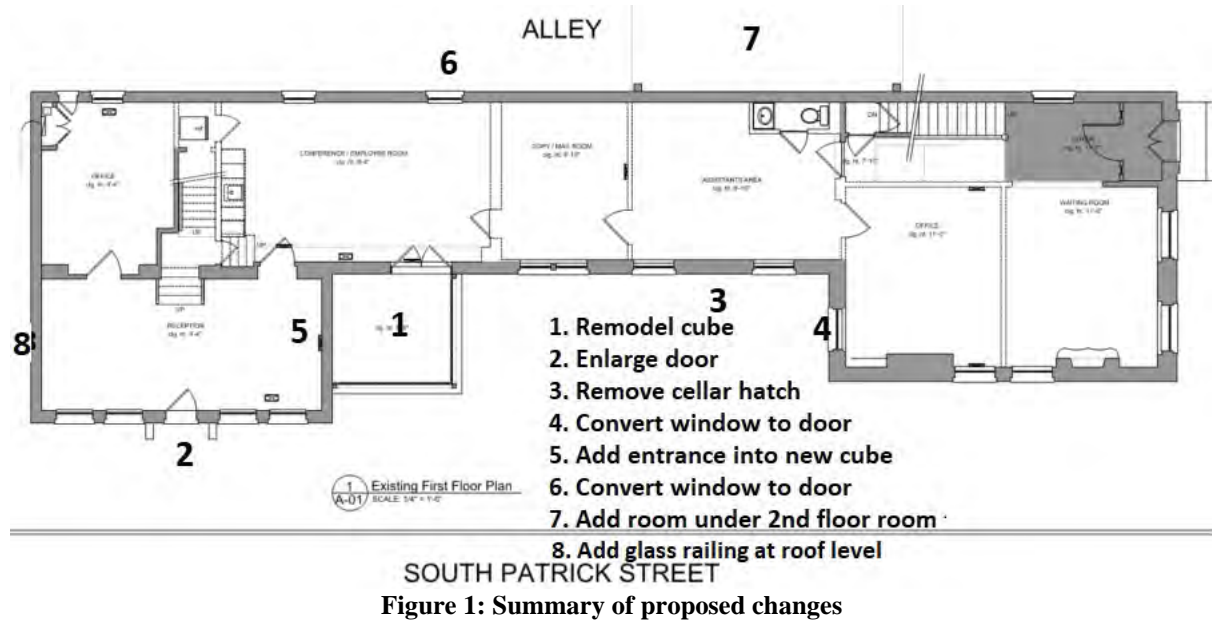
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest 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
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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 applicant proposes a limited amount of demolition, much of which is not original to the structure. Historic aerial photographs and Sanborn maps indicate that the display showroom cube was added to the building between 1958 and 1964. The proposed new elevator entrances and the new doorway into the cube require the demolition of areas of interior, not exterior, walls. The two windows being converted to doors originally served as doors, and the door to be widened on South Patrick Street is not original to the building. The demolition is therefore minor and will not affect historically significant elements of the building. The materials that will be demolished and capsulated are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Alterations

See **Figure 1** for a quick glance at the proposed changes:



The most significant proposed alteration to the building entails replacing the display showroom cube on the South Patrick Street/west elevation. Aerial photographs and Sanborn maps reveal that the display showroom cube was added between 1958 and 1964. Clearly, the existing show window is foreign to the architectural character of both the historic building and the early 20th century additions. The applicant proposes to replace this structure on the existing footprint, using the low brick walls as a base for the glass panels. **See Figure 2.**

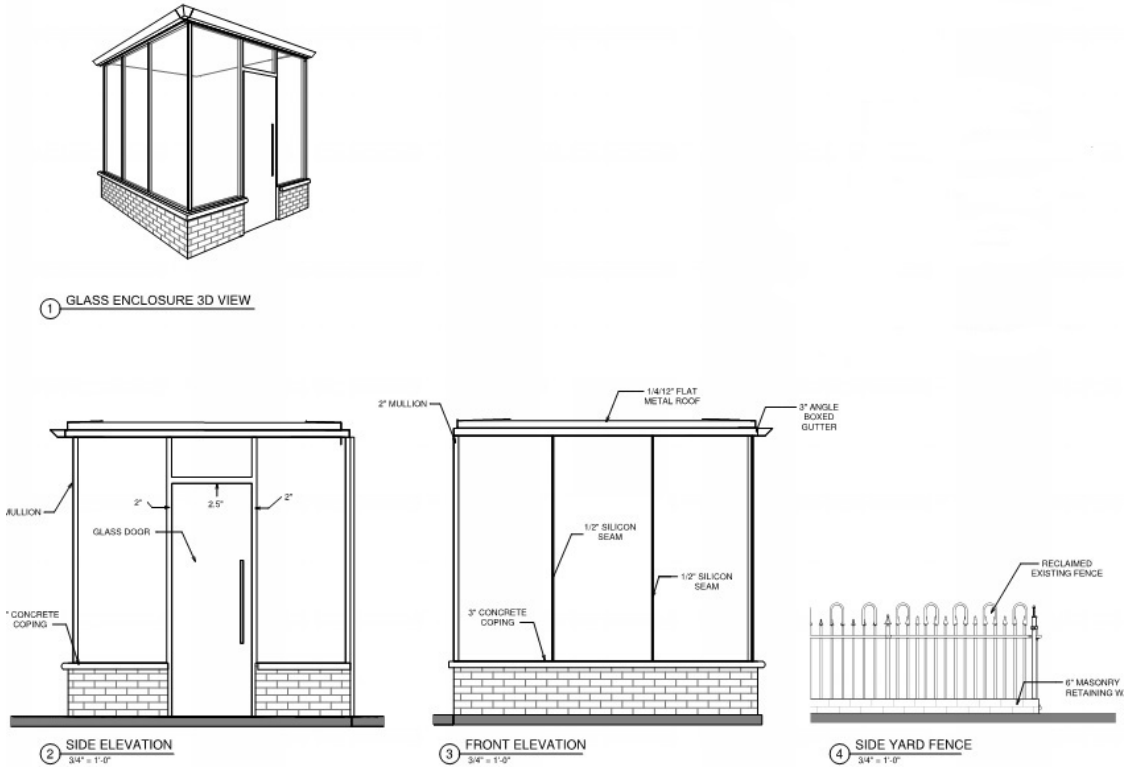


Figure 2: Cube and South Patrick fence details

See Figure 3. While the proposed design is also foreign to the architectural character of the existing building, it clearly differentiates itself from the earlier construction and adds a hint of playfulness to the streetscape. The change in design fulfills the *Design Guidelines*' recommendation that an addition to an historic building be clearly distinguishable from the historic building without obscuring or diluting its historic elements. The new design also "contrasts with the original building through the use of differing materials, colors..." Additionally, the window glazing complies with the "Alexandria New and Replacement Window Performance Specifications in the Historic Districts."

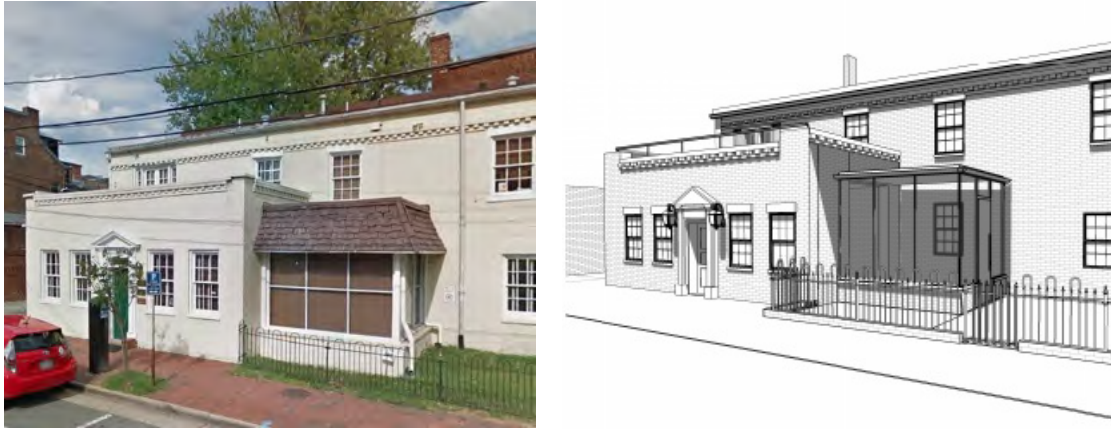


Figure 3: Current display showroom on left: proposed on right

A physical examination of the building indicates that this west elevation has been modified since J.W. Herndon's 1916 changes; the proposed modifications will not mar the historic character of the building. The entry door and door trim on this elevation are not historic and can be appropriately altered to provide better access. The proposed replacement wood six-panel door is historically appropriate, as is the wood six-panel door proposed for the north elevation/rear of the three-story main block. Converting this former door to a window returns a degree of historic accuracy to this side of the house. Removing the modern cellar bulkhead here creates a neater appearance. Additionally, the existing iron fencing will be repurposed here, placed on a 6" brick retaining wall for greater stability and adding a gate for ADA access to the cube addition. These changes harmonize well with the site while providing a welcome buffer from Route 1. **See Figure 2 for detail of fence along South Patrick Street.**

On the east side of the building, the applicant proposes filling in the space under a non-historic, second-floor alley overpass addition. **See Figure 4.** This new first-floor room will provide ADA-compliant restrooms. According to office records, the overpass was approved in 1976. Adding a first floor under this overpass will greatly improve the building's appearance, which currently looks unbalanced. **See Figures 5 and 6.** The new first-floor room will be clad in 6" Dutch lap siding. The applicant also proposes converting a window on the east elevation between 919 and 917 Prince Street to a door, which will lead out into a newly landscaped area. **See Figure 1 for siting.** Like the window on the north elevation of the main three-story block of the house being converted to a door, this opening formerly served as a door. The applicant will return the fenestration to its historic use.



Figure 4: East elevation between 919 and 917 Prince Street showing existing conditions.



Figure 5: Existing south elevation



Figure 6: South elevation proposed

Finally, the applicant proposes adding a 42” glass panel railing to the west and north sides of the roof of the one-story room at the northwest corner of the property. **See Figure 3 for location of railing on west side.** This will not at all obscure the historic character of the building and will provide a safer space for those using the building. The alley to the north of the building is currently in poor condition, loose gravel with some asphalt areas. See Figure 6. The applicant will repair this area with stamped concrete, enhancing both safety and appearance. Replacing the gravel is not an option, as wheelchairs cannot navigate through gravel.



Figure 7: Alley to north of building existing conditions.

With the conditions above, and the recommendations of Alexandria Archaeology, staff recommends approval of the project.

STAFF

Susan Hellman, Historic Preservation Planner, 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

F-1 Social Service Use requires SUP approval - SUP2020-00004, approved by City Council on June 20, 2020.

Code Administration

No comments received from Code Administration.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains 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 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-8 If any portion of the signage encroaches in the right of way, 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 named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-9 An encroachment request will be required for projections into the public right of way. (T&ES)
- C-10 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, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Development Services

301 King Street, Room 4130

Alexandria, VA 22314

Alexandria Archaeology

- F-1 The lot at the corner of Prince St. and S. Patrick St. has been occupied since the early nineteenth century. According to tax lists, in 1810 Thomas Janney owned a dwelling on

the lot valued at \$800 and rented it to Joseph Coulson, a free black man who worked as a stagecoach driver. The property therefore has the potential to yield archaeological resources that could provide insight into African American life in the early 1800s.

- *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 2020-00149B & 2020-00150B: 919 Prince Street

3 – June 3, 2020 staff report for BAR2020-00149 & BAR 2020-00150: 919 Prince Street

ADDRESS OF PROJECT: 919 PRINCE ST

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

TAX MAP AND PARCEL: 074.07-06-24 ZONING: CL

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: _____ Agent of Joey Pizzano Memorial Fund

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

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

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

SUBMITTAL REQUIREMENTS:

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

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

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Harold Smith

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. Joey Pizzano Memorial Fund	1019 Cameron St Alexandria, VA	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 919 Prince St (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. Joey Pizzano Memorial Fund	1019 Cameron St Alexandria, VA	100%
2.		
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.

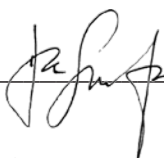
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Joey Pizzano Memorial Fund	none	n/a
2.		
3.		

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.

3/23/2020
Date

Harold Smith
Printed Name


Signature



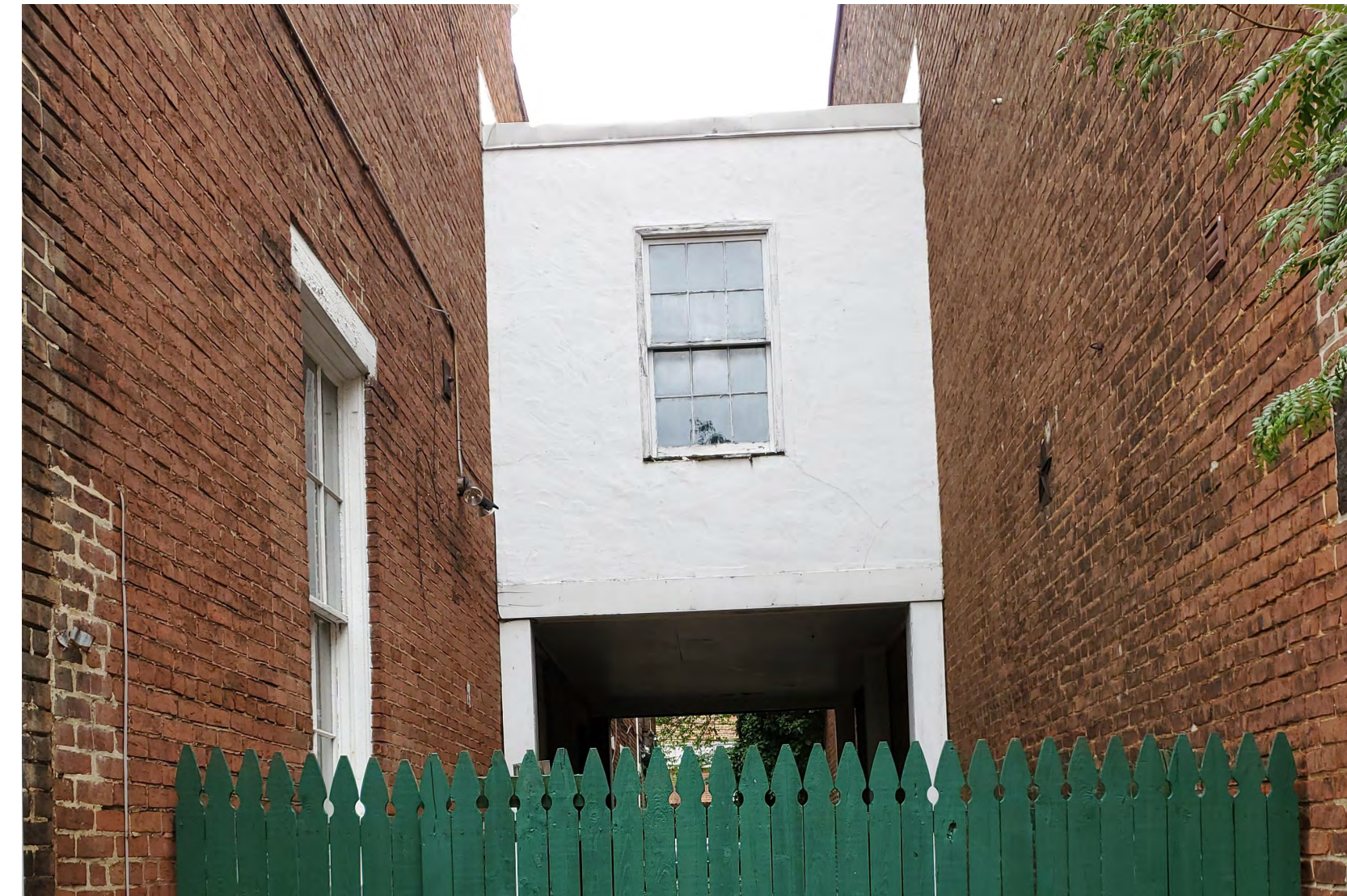
Patrick Street Storefront enclosure. The enclosure will be demolished to the masonry foundation.



A new opening will be created at the Patrick Street enclosure. The existing iron railing will be placed on a 6" masonry retaining wall. The retaining wall will allow for regrading between the ends of north and south side yard.



The Alley entrance driveway condition will be repaired by replacing the asphalt and crushed stone with stamped concrete.

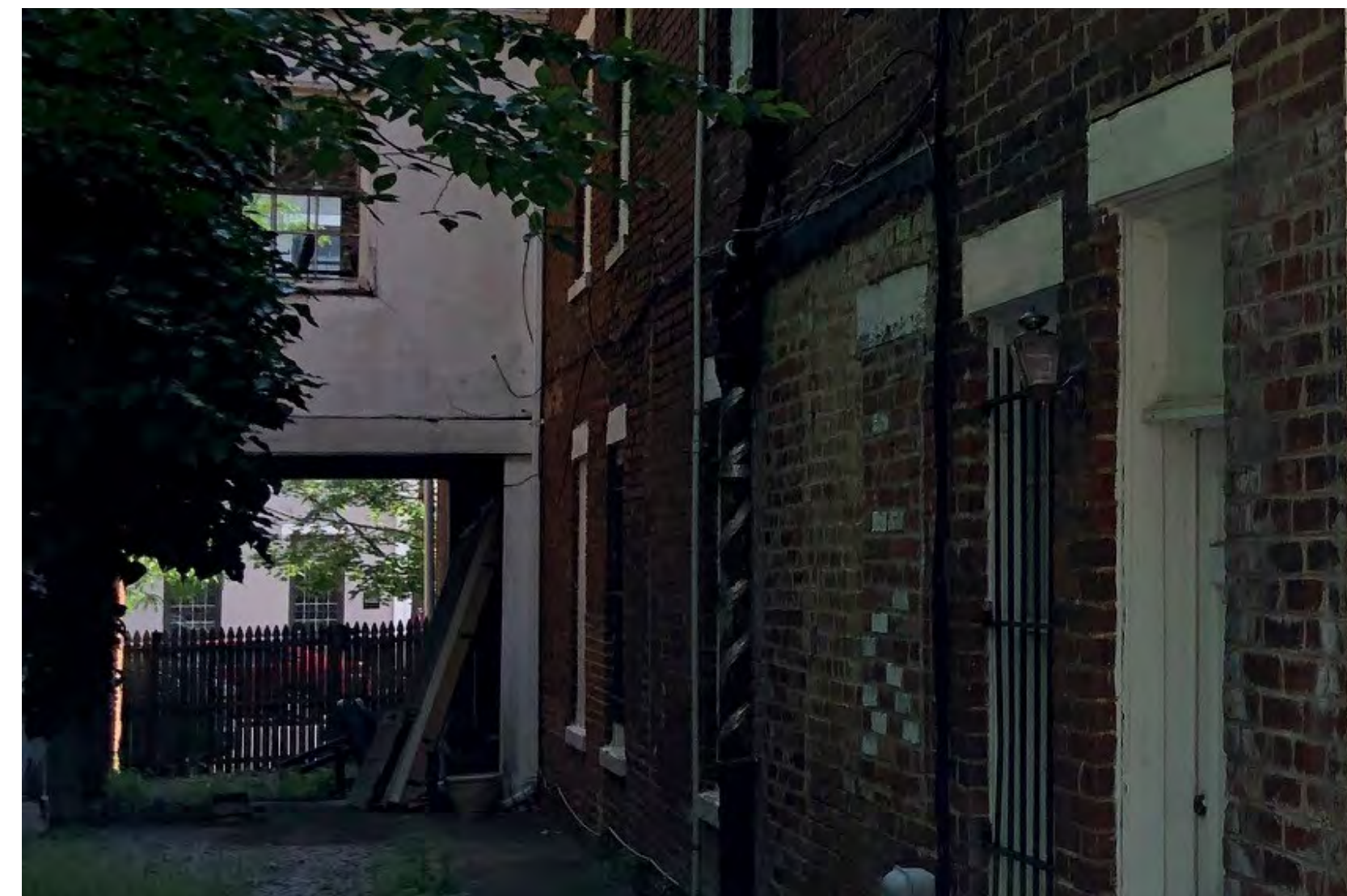


Prince Street private alley overpass will have a new lower enclosure. The existing window will be replaced with two 30x48, 3/3 double hung window at the second floor. In addition to two 30x24 casement windows at the first floor. The structure's cladding will be renovated with 6" Dutch Lap siding.

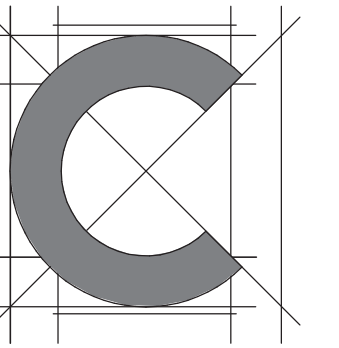
Existing fence will be replaced at a later date. Example below.



The alley face will also receive 6" dutch lap siding.



The Private Alley has a mix of Concrete and crushed gravel. The alley revitalized by adding a needed level hard surface for the new entrance which will service it's primary users, with an added turf for open green space.



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CLIENT

JOEY PIZZANO
MEMORIAL FUND.
919 PRINCE ST.
ALEXANDRIA, VA

CONSULTANTS

SEAL / SIGNATURE

SUBMISSIONS

BOARD OF ARCHITECTURE
REVIEW

xx.xx.xx ISSUED FOR

FILE INFORMATION

Project No:
Drawn By: KW, VM
Checked By: HS
Date: 20-0624

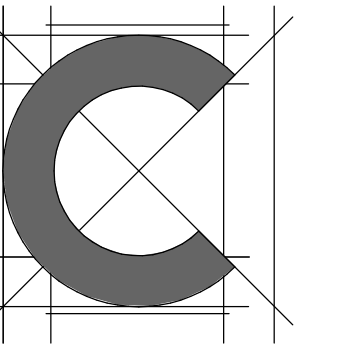
SHEET NAME

EXISTING
PHOTOGRPHS &
SCOPE NARRATIVES



Drawing Scale

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.

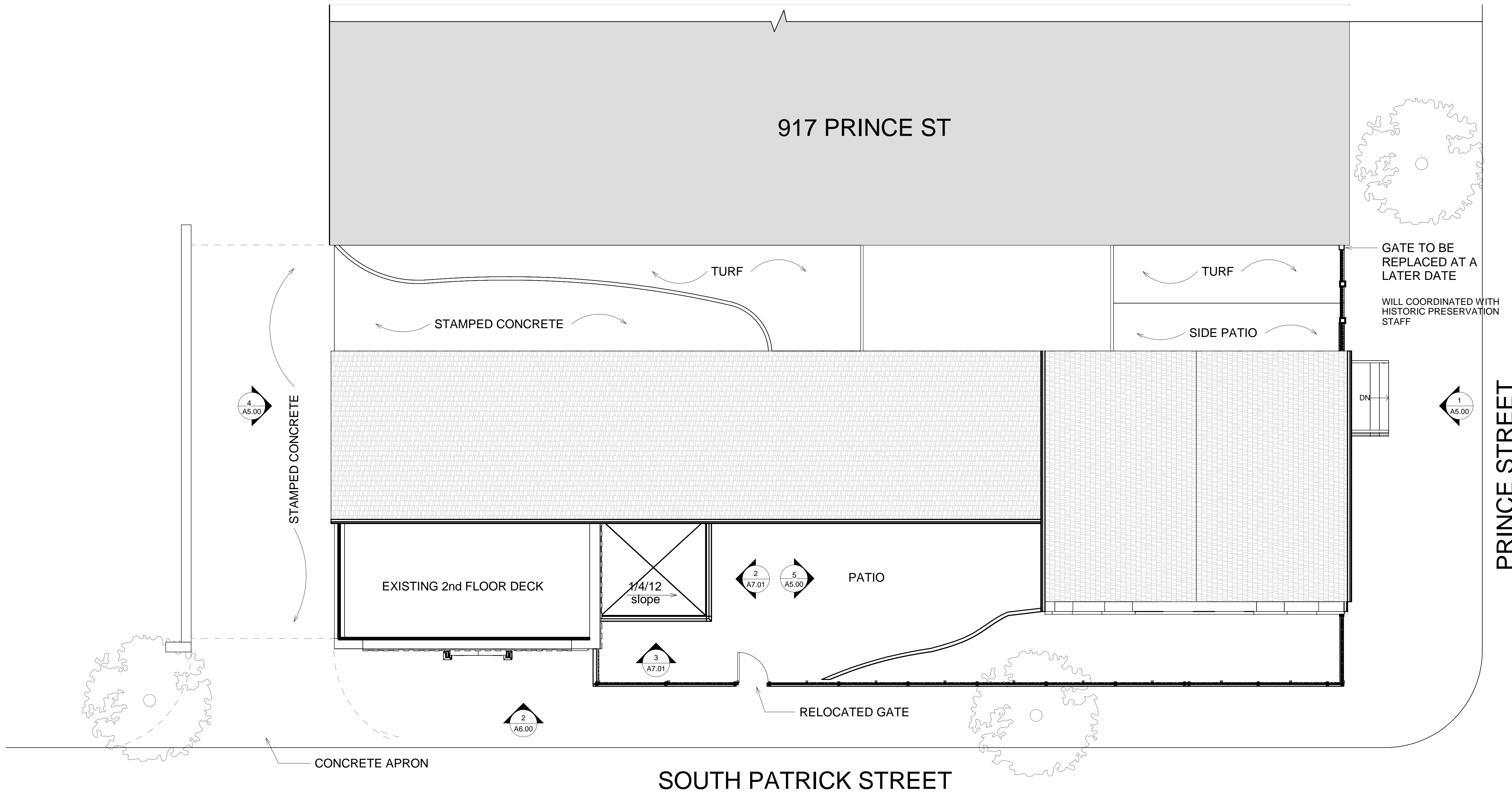


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1 SITE PLAN
 3/16" = 1'-0"

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BOARD OF ARCHITECTURE
 REVIEW

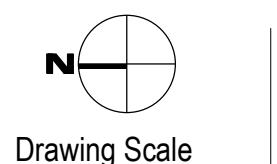
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SHEET NAME

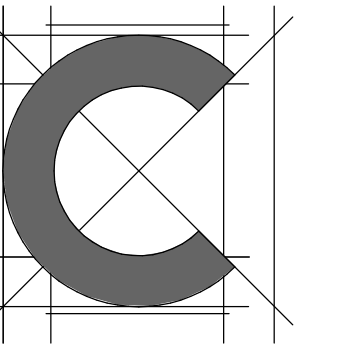
SITE PLAN



A0.00

Drawing Scale

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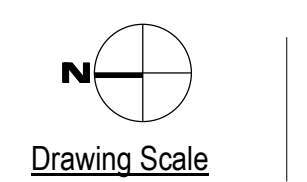
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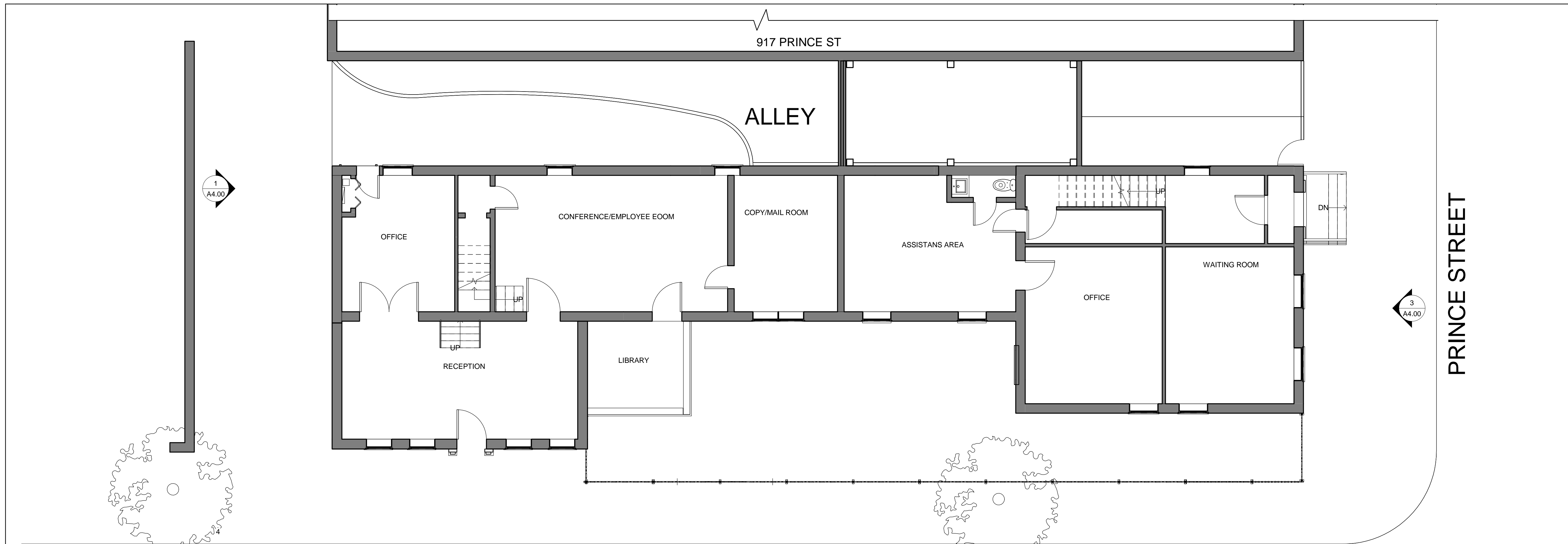
SHEET NAME

**EXISTING &
 PROPOSED
 FLOOR PLAN**



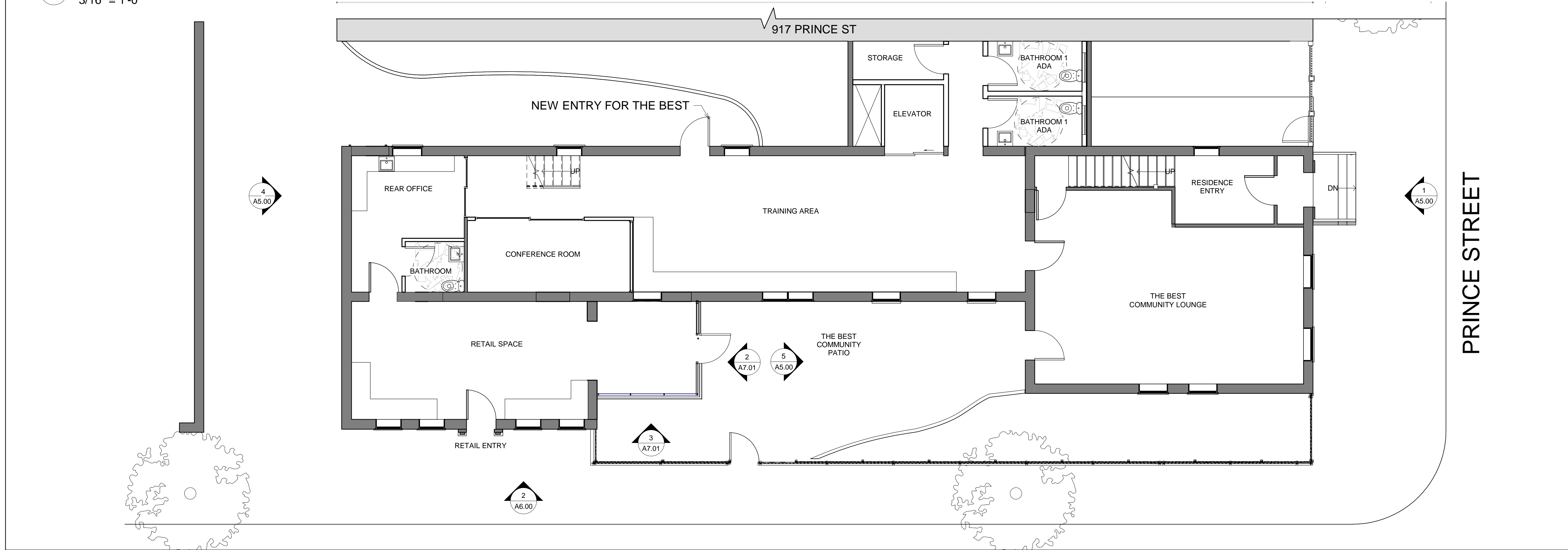
A1.00

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.



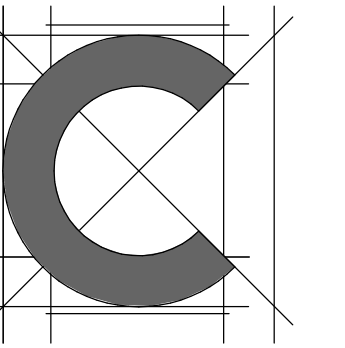
1 EXISTING FIRST FLOOR PLAN-
 3/16" = 1'-0"

SOUTH PATRICK STREET



2 PROPOSED FIRST FLOOR
 3/16" = 1'-0"

SOUTH PATRICK STREET



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2 ELEVATION NORTH PROPOSED
 3/16" = 1'-0"



1 3D VIEW ELEVATION NORTH PROPOSED

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BOARD OF ARCHITECTURE
 REVIEW

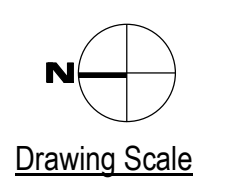
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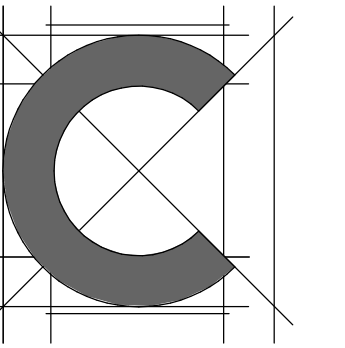
PROPOSED
 ELEVATIONS



A2.02

Drawing Scale

Verify all dimensions and conditions at the site
 and
 report any discrepancies to
 Contexture D.S. LLC before proceeding with the
 work.



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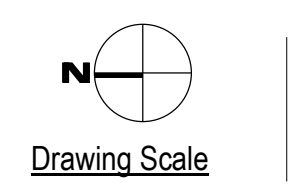
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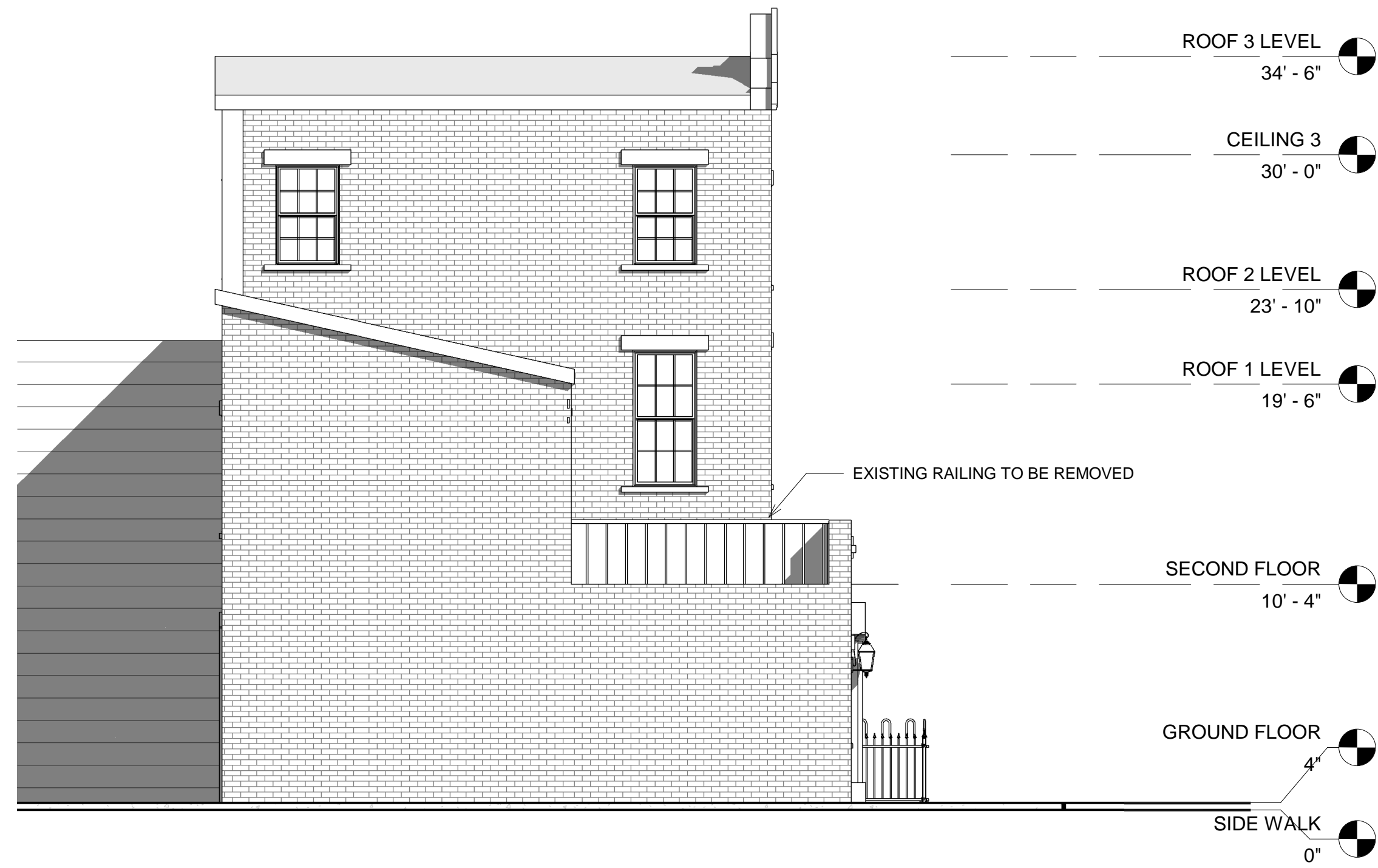
SHEET NAME

**EXISTING
 ELEVATIONS**



A2.00

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.



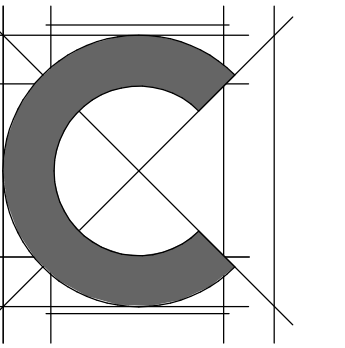
1 NORTH ELEVATION @ ALLEY
 3/16" = 1'-0"



3 SOUTH ELEVATION @ PRINCE ST.
 3/16" = 1'-0"



2 WEST ELEVATION @ PATRICK ST.
 1/4" = 1'-0"

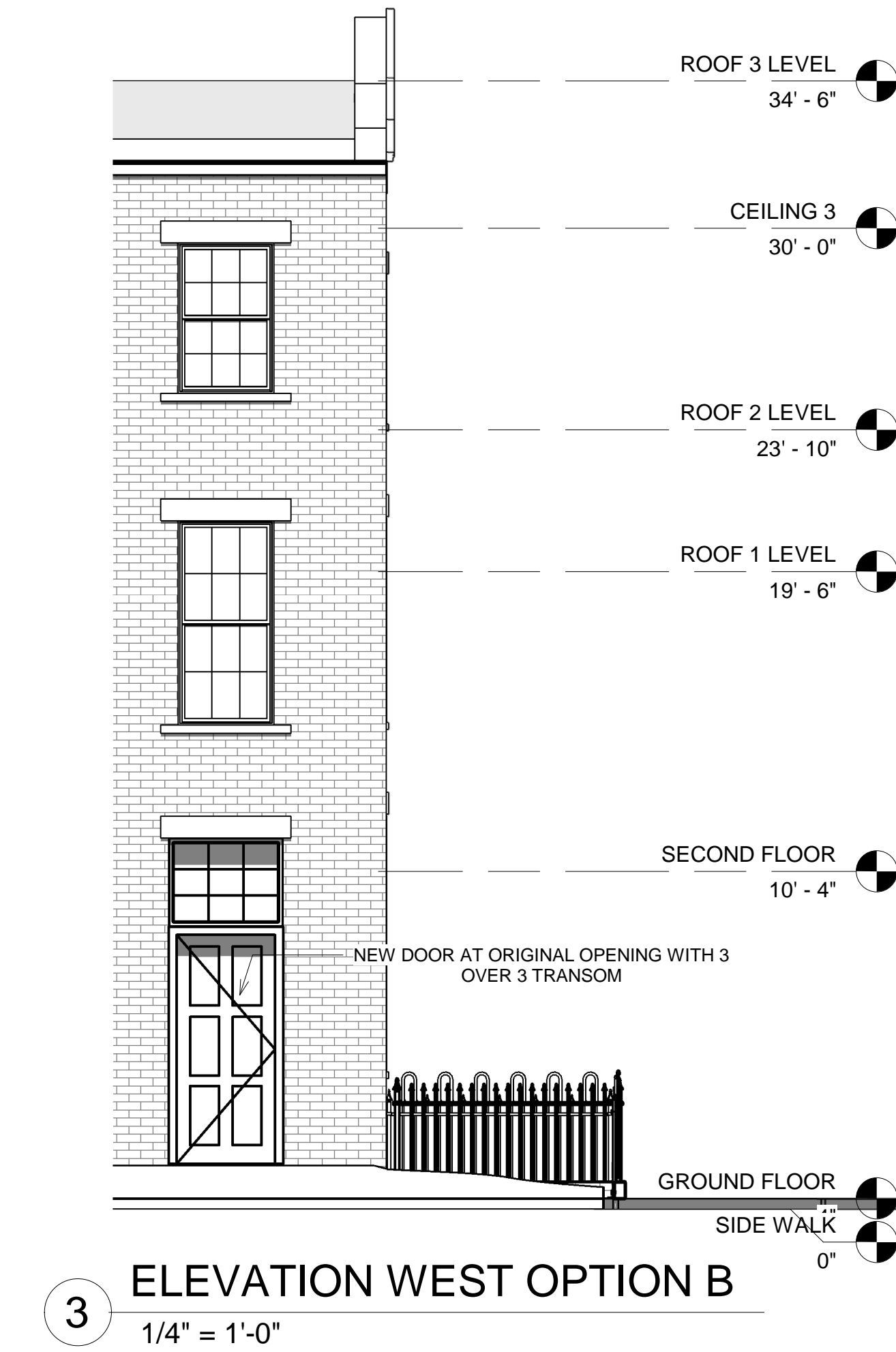


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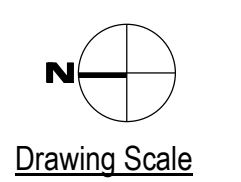
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SHEET NAME

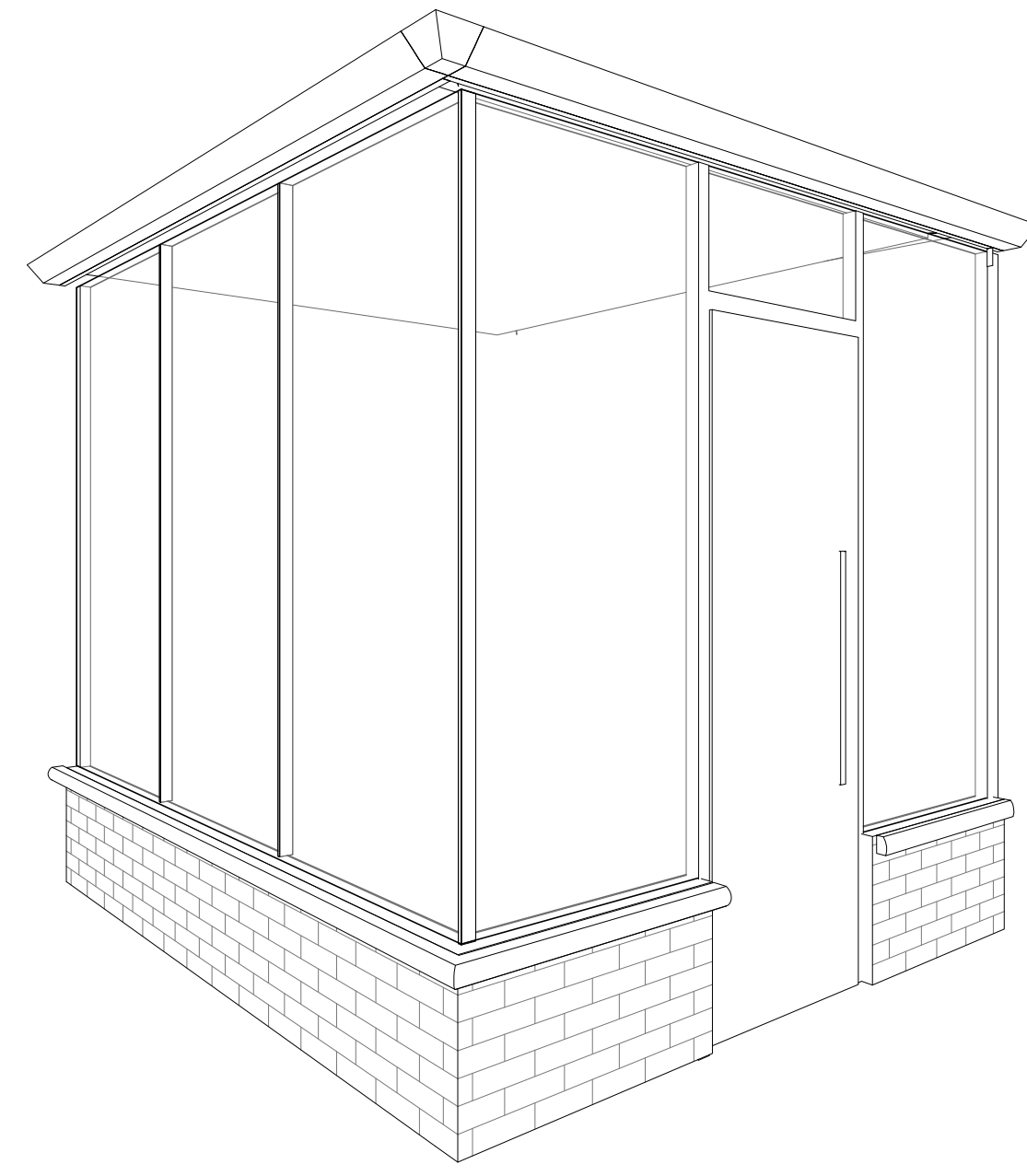
PROPOSED
 ELEVATIONS



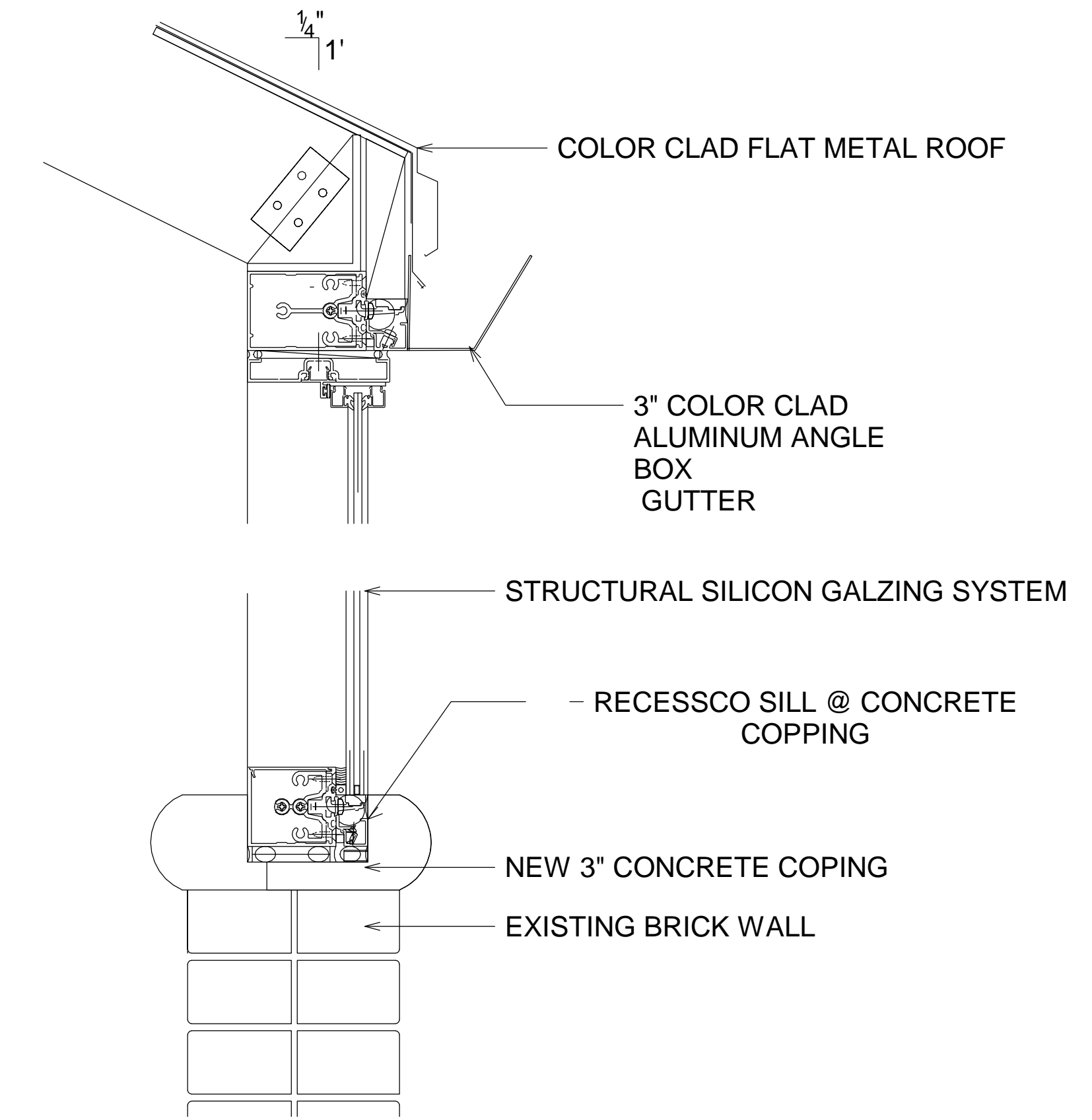
A3.00

Drawing Scale

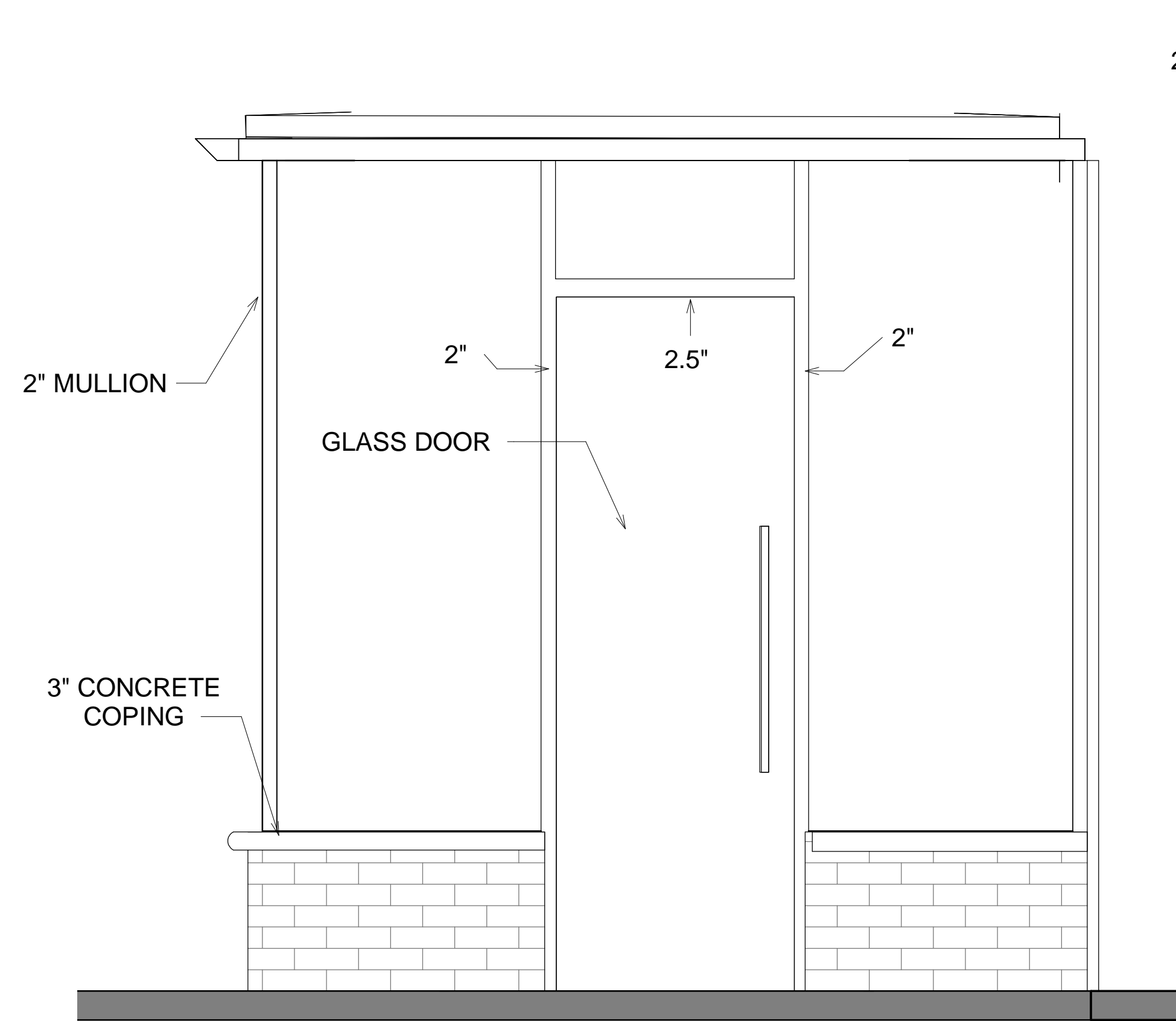
Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.



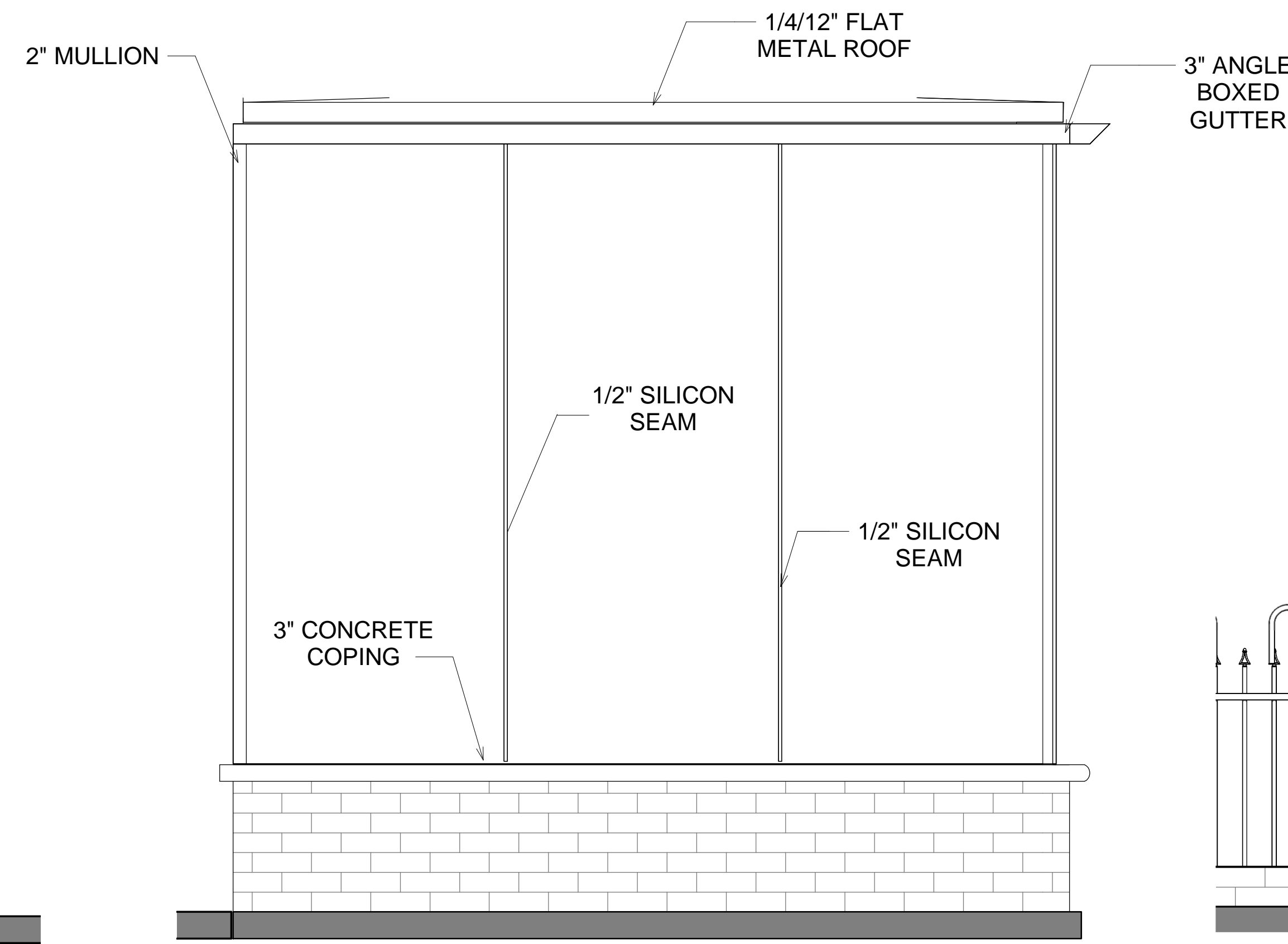
1 GLASS ENCLOSURE 3D VIEW



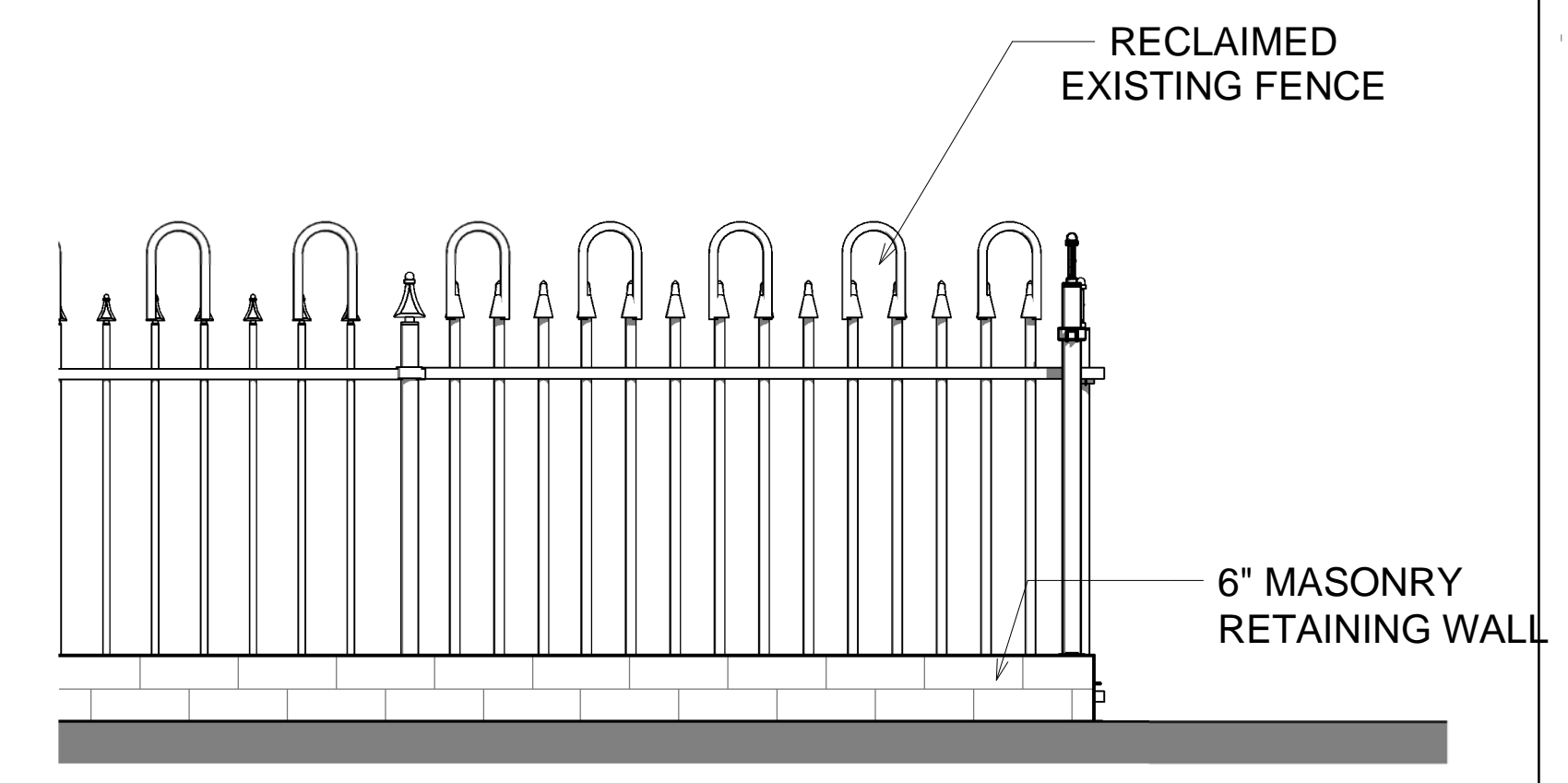
5 WALL SECTION GLASS ENCLOSURE
3" = 1'-0"



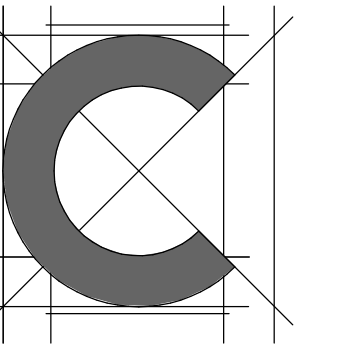
2 SIDE ELEVATION
3/4" = 1'-0"



3 FRONT ELEVATION
3/4" = 1'-0"



4 SIDE YARD FENCE
3/4" = 1'-0"



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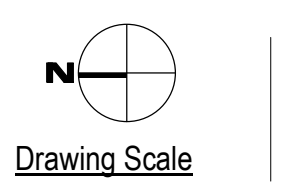
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FILE INFORMATION

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 Date: 20-0624

SHEET NAME

DETAILS
 CUBE



A4.00

Verify all dimensions and conditions at the site and report any discrepancies to Contexture D.S. LLC before proceeding with the work.

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

APPLICANT: Robert Pizzano, agent for Joey Pizzano Memorial Fund

LOCATION: Old and Historic Alexandria District
919 Prince Street

ZONE: CL/Commercial Low Zone

BOARD ACTION 6/3/2020: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00149 & BAR #2020-00150.

CONDITIONS OF APPROVAL

None

REASON

The Board, in general, found the project confusing and in need of improvement.

SPEAKERS

Mr. Harold Smith, the project architect, was available to answer questions

Mr. Pizzano, from *The Pizzano Memorial Fund, Inc.*, explained that the uses of the space will include two accessory apartments and the *Best Program* facility. He explained that they are proposing separate entrances to the different uses addressing the Board's concerns about the different entrances to the building.

Mr. Steve Milone, resident at 907 Prince Street, found the drawings confusing and asked the Board to require the applicant to revise the fenestration proposed for the south facade of the frame addition in the east side yard of the property. Mr. Milone also brought to the Board's attention that the proposed bathrooms on the second floor in this location will have a dividing wall in the middle of the window visible from outside. He additionally explained that the alley on the north side of the property is historic stone gravel which should not be covered with asphalt. Finally, Mr. Milone noted that the drawings of the wrought-iron fence on the South Patrick elevation contained errors. He supported retaining the existing fence, and recommended using brick, not concrete, if a short wall is to be added to the base of the fence.

DISCUSSION

The Board had questions about the functionality of the project and found that elevations were confusing, and more details are needed for better understanding of the project. Ms. Irwin asked for additional views of the project from the North. Mr. Smith tried to explain but agreed that the project needs to be refined. He agreed to defer the proposal at the request of the Board. In general, the Board had issues with the inaccuracy of the drawings and found that the "cube's"

door and transoms should be full-light. Overall, the cube should have larger panes and fewer muntins; that the second story bathroom window being divided in the middle needs to be revisited; the blank wall facing Prince Street requires fenestration; the fence needs restudy as well; and the alley paving must be addressed properly. There was discussion that the paving material allow for wheelchair navigation. The Board does not want the use of asphalt, but stamped concrete is a possibility.

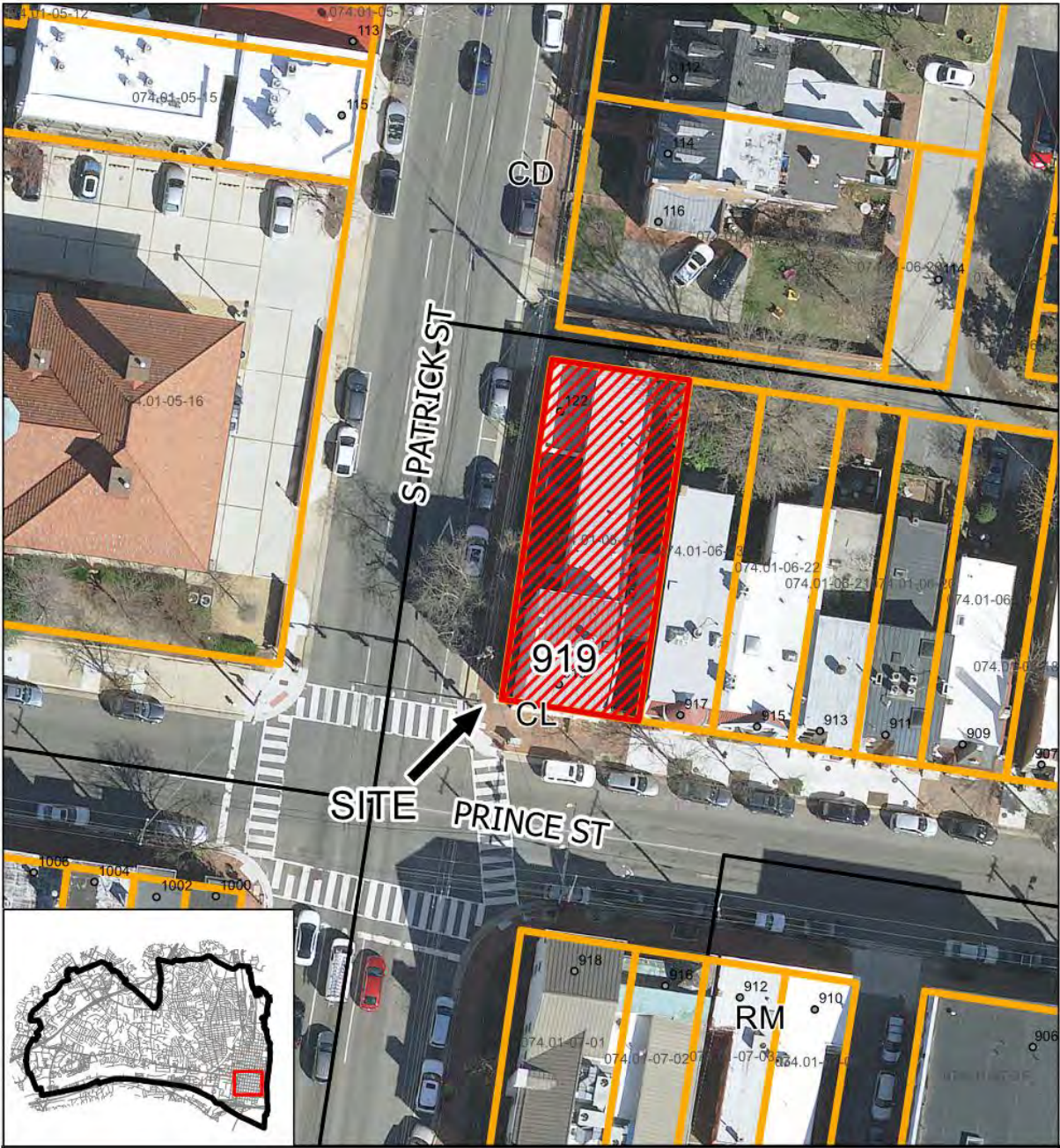
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted, noting the conditions of Alexandria Archaeology:

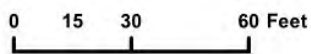
- Include the statements from Alexandria Archaeology, below, in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **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 #2020-00149 & BAR #2020-00150
919 Prince Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00150) and Certificate of Appropriateness (BAR #2020-00149) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to replace the display storefront cube addition on the South Patrick Street elevation and to enclose an overpass structure in the alley on the east side of the building, at 919 Prince Street.

Permit to Demolish/Capsulate

1. Widen a 6'8" door on the South Patrick street elevation by 6" on each side.
2. Remove approximately 45 sq. ft. of masonry on the east elevation to create elevator openings.
3. Remove approximately 6 sq. ft. of masonry on the east elevation to convert a window to a door. This window was a door previously, and the applicant is taking it back to an earlier use.
4. Remove the two short walls currently enclosing the display showroom, approximately 42 sq. ft. of non-original wall space.

Certificate of Appropriateness

Alterations

West/South Patrick Street elevation:

1. Reconstruct the display showroom "cube" using an updated design
2. Enlarge a non-historic door leading into the "cube."
3. Add new iron fencing and gate
4. On the north elevation of the original three-story portion of the house, convert a window back to a door.
5. Remove a cellar bulkhead

East elevation:

1. Enclose the area underneath a second-story alley overpass
2. Install new landscaping and replace concrete paving with landscape pavers
3. Convert a window back to a door.

Site context

This property is at the northeast corner of the intersection of Prince and South Patrick streets. The east side of the property consists of a side yard/private alley. The north side faces a private alley. The building is therefore highly visible on all sides.

II. HISTORY

The Greek Revival style building at 919 Prince Street was built in the mid-19th century, probably in the **1840s or 1850s**, as this style did not last in Alexandria past the Civil War. The 1885 Sanborn map depicts this building as a three-story dwelling with a two-story rear addition. By 1891, a small one-story office stood at the northwest corner of the parcel. This footprint remained unchanged until 1916, when J.W. Herndon received a building permit on April 19 of that year. Post-1916 Sanborn maps indicate that Herndon added a two-story extension to the rear of the house, incorporating the former office, labeled as a one-story dwelling. He also may have added the second story addition on the east side of the house which, like the two-story rear extension, first appears on the 1921 Sanborn map. The building today retains this basic form with minor alterations. The small cube on the west elevation was added between 1958 and 1964.

Previous BAR Approvals

There are no BAR approvals for this property for over thirty years. The BAR approved a two-story addition on June 27, 1988 (BAR88-110), but staff could not locate a building permit or other details.

III. ANALYSIS

Permit to Demolish/Capsulate

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,	No

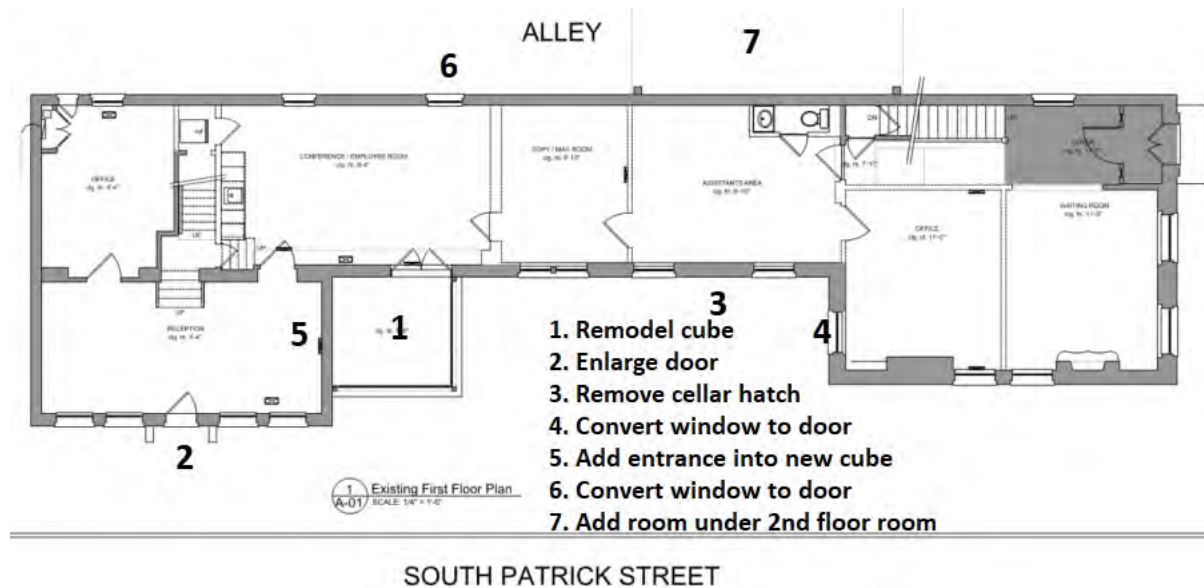
	<p>generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?</p>	
--	---	--

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 applicant proposes a limited amount of demolition, much of which is not original to the structure. Historic aerial photographs and Sanborn maps indicate that the display showroom cube was added to the building between 1958 and 1964. The proposed new elevator entrances and the new doorway into the cube require the demolition of areas of interior, not exterior, walls. The two windows being converted to doors originally served as doors, and the door to be widened on South Patrick Street is not original to the building. The demolition is therefore minor and will not affect historically significant elements of the building. The materials that will be demolished and capsulated are not of unusual or uncommon design and could be reproduced easily.

Certificate of Appropriateness

Alterations

See **Figure 1** for a quick glance at the proposed changes:



SOUTH PATRICK STREET
Figure 1: Summary of proposed changes

The most significant proposed alteration to the building entails replacing the display showroom cube on the South Patrick Street/west elevation. Aerial photographs and Sanborn maps reveal that the display showroom cube was added between 1958 and 1964. Clearly, the existing show window

is foreign to the architectural character of both the historic building and the early 20th century additions. The applicant proposes to replace this structure on the existing footprint, using painted cement and numerous window openings, giving it a more modern and distinctive appearance. **See Figure 2.** While the proposed design is also foreign to the architectural character of the existing building, it clearly differentiates itself from the earlier construction and adds a hint of playfulness to the streetscape. The change in design fulfills the *Design Guidelines*' recommendation that an addition to an historic building be clearly distinguishable from the historic building without obscuring or diluting its historic elements. The new design also "contrasts with the original building through the use of differing materials, colors..." Additionally, the window glazing and mullions comply with the "Alexandria New and Replacement Window Performance Specifications in the Historic Districts."



Figure 2: Current display showroom on left; proposed on right

A physical examination of the building indicates that this west elevation has been modified since J.W. Herndon's 1916 changes; the proposed modifications will not mar the historic character of the building. The entry door and door trim on this elevation are not historic and can be appropriately altered to provide better access. The proposed replacement wood six-panel door is historically appropriate, as is the wood six-panel door proposed for the north elevation/rear of the three-story main block. Converting this former door to a window returns a degree of historic accuracy to this side of the house. Removing the cellar bulkhead here creates a neater appearance, and the iron fencing and gate harmonize well with the site while providing a welcome buffer from Route 1.

On the east side of the building, the applicant proposes filling in the space under a non-historic, second-floor alley overpass addition. According to office records, this was approved in 1976. Adding a first floor under this overpass will greatly improve the building's appearance, which currently looks unbalanced. **See Figure 3.** Adding new landscaping and replacing the concrete paving with new landscape pavers will further enhance the site. The applicant also proposes converting a window on this elevation to a door. Like the window on the other side of the house being converted to a door, this opening formerly served as a door. The applicant will return the fenestration to its historic use.



Figure 3: South elevation: notice gap under second story overpass on right. This gap will be enclosed.

Staff recommends approval of the project, while noting the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, 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

F-1 Social Service Use requires SUP approval - SUP2020-00004.

Code Administration

No comments received from Code Administration.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains 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 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-8 If any portion of the signage encroaches in the right of way, 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 named

insured. (Sec. 5-29 (h)(1)) (T&ES)

C-9 An encroachment request will be required for projections into the public right of way. (T&ES)

C-10 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, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Development Services

301 King Street, Room 4130

Alexandria, VA 22314

Alexandria Archaeology

F-1 The lot at the corner of Prince St. and S. Patrick St. has been occupied since the early nineteenth century. According to tax lists, in 1810 Thomas Janney owned a dwelling on the lot valued at \$800 and rented it to Joseph Coulson, a free black man who worked as a stagecoach driver. The property therefore has the potential to yield archaeological resources that could provide insight into African American life in the early 1800s.

*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 2020-00149 & 2020-00150: 919 Prince Street

ADDRESS OF PROJECT: 919 PRINCE ST

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

TAX MAP AND PARCEL: 074.07-06-24 ZONING: CL

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: _____ Agent of Joey Pizzano Memorial Fund

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

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

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

SUBMITTAL REQUIREMENTS:

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

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

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Harold Smith

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. Joey Pizzano Memorial Fund	1019 Cameron St Alexandria, VA	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 919 Prince St (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. Joey Pizzano Memorial Fund	1019 Cameron St Alexandria, VA	100%
2.		
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.

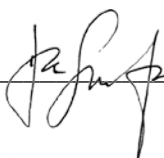
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Joey Pizzano Memorial Fund	none	n/a
2.		
3.		

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.

3/23/2020
Date

Harold Smith
Printed Name

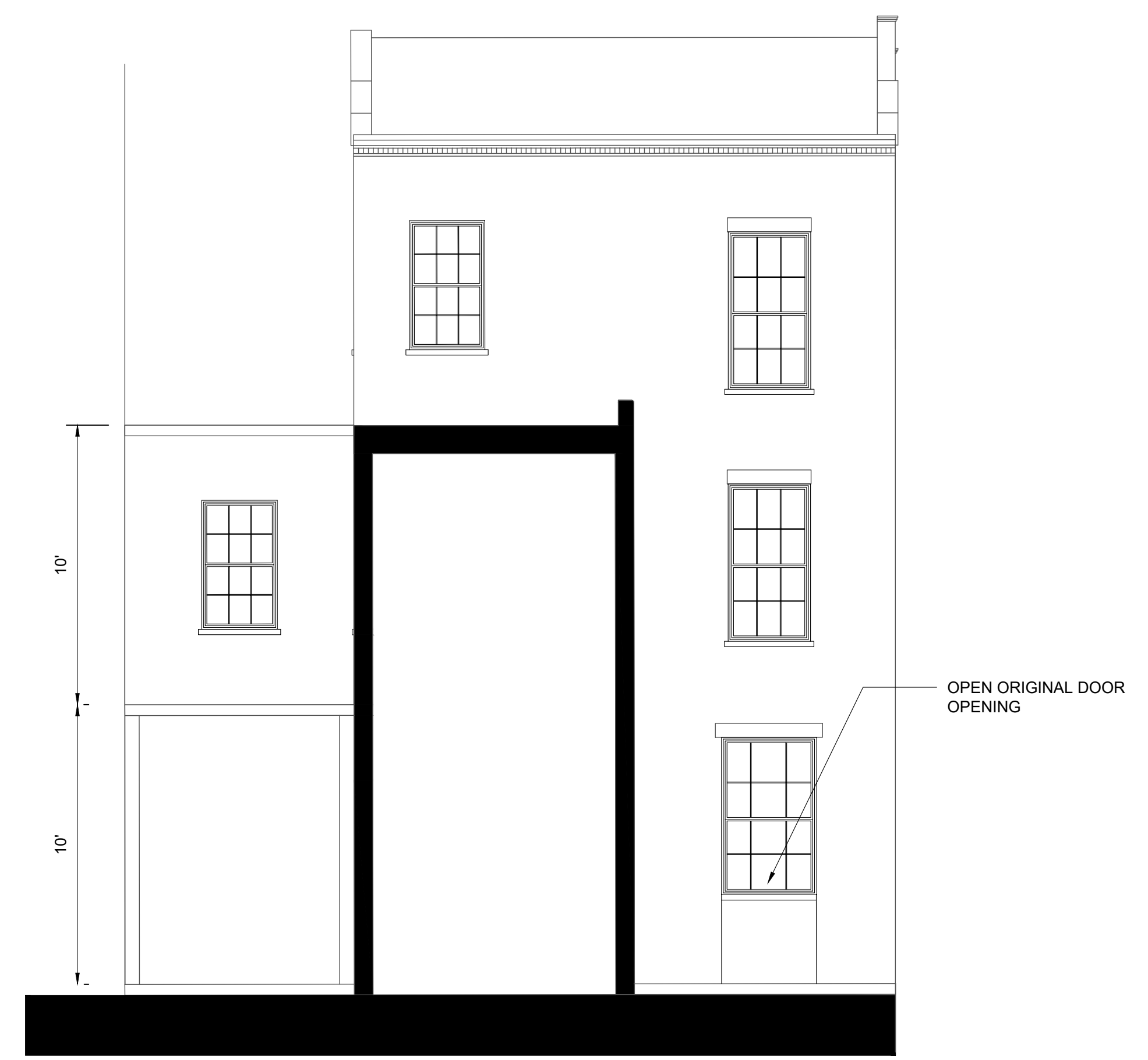

Signature



1 S. PATRICK STREET ELEVATION
 A400 SCALE: 1/4" = 1'-0"



2 EX. PRINCE STREET ELEVATION (EAST)
 A400 SCALE: 1/4" = 1'-0"



3 EX. S. PATRICK STREET ELEVATION (SOUTH)
 A400 SCALE: 1/4" = 1'-0"

CONSULTANTS

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JPMFHEADQUARTERS
 PROJECT ADDRESS:
 919 PRINCE ST ALEXANDRIA, VA
CONTXURE
 8609 WOOD CENTER DRIVE SUITE 110
 EMAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

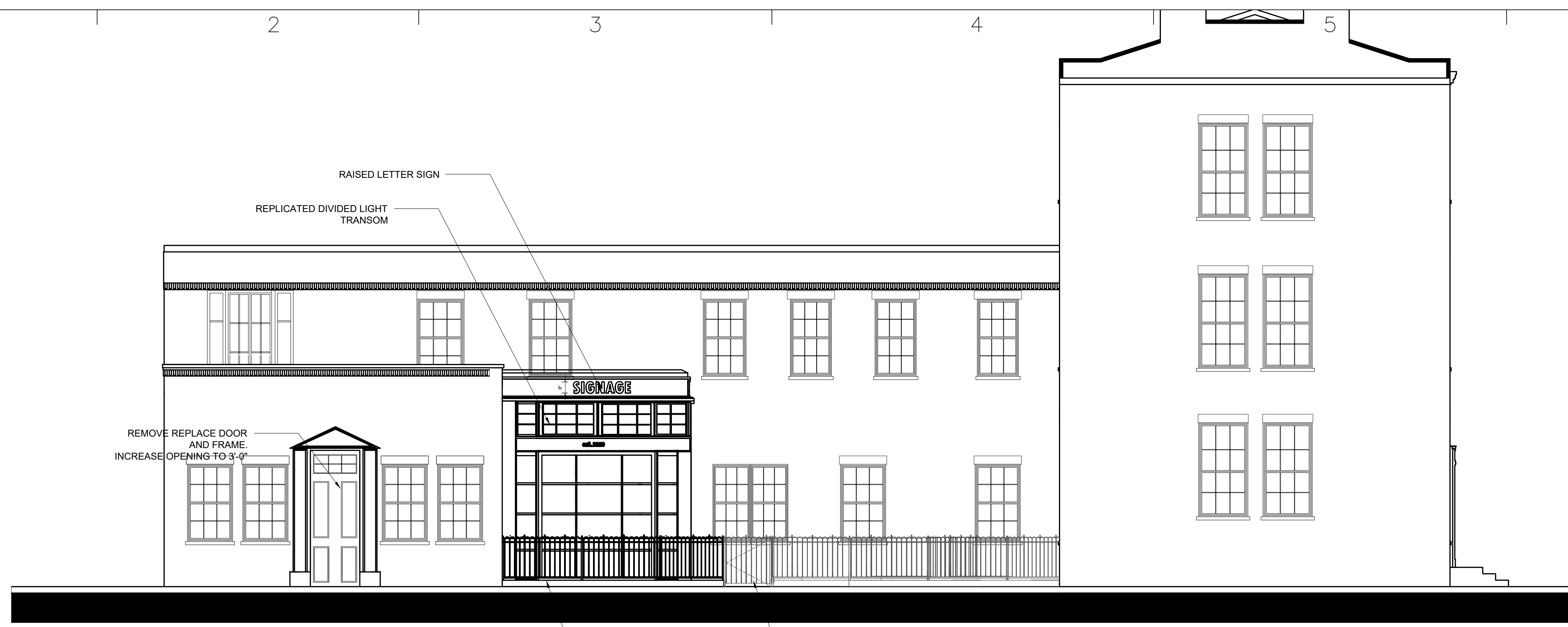
MARK	DATE	DESCRIPTION
1	2/29/2020	PERMIT SUBMISSION
2		

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:

SHEET TITLE

A400

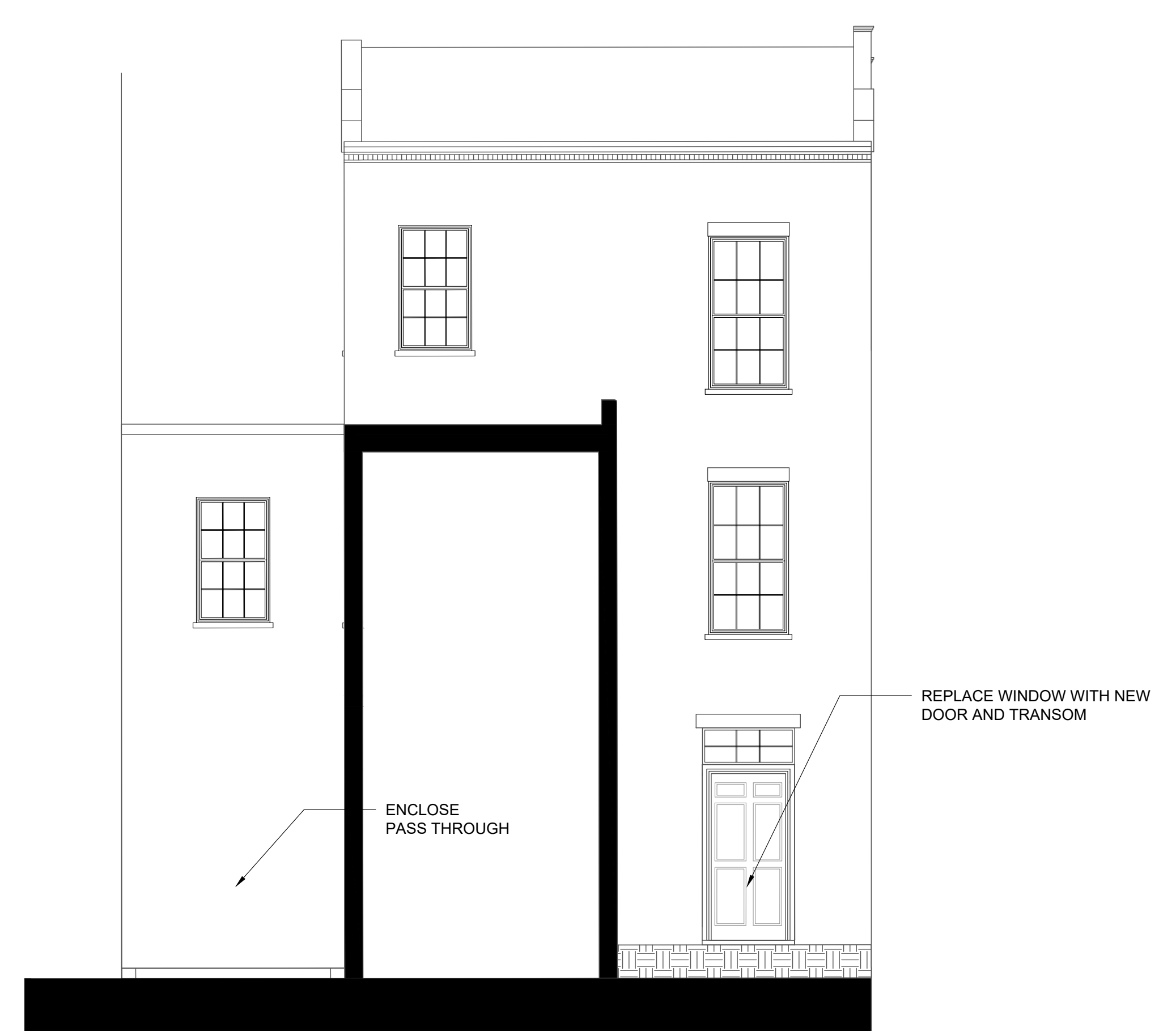
SHEET OF



1 NEW S. PATRICK STREET ELEVATION (EAST)
A401 SCALE: 1/4" = 1'-0"



2 NEW PRINCE STREET ELEVATION (NORTH)
A401 SCALE: 1/4" = 1'-0"



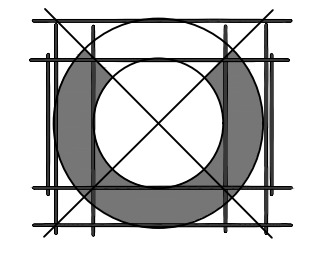
3 S. PATRICK STREET ELEVATION (SOUTH)
A401 SCALE: 1/4" = 1'-0"

CONSULTANTS

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PROJECT TITLE:
JPM FHEADQUARTERS

PROJECT ADDRESS:
919 PRINCE ST ALEXANDRIA, VA



CONTXURE
8609 WOOD CENTER DRIVE, SUITE 110
EMAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

MARK	DATE	DESCRIPTION
1	2/29/2020	PERMIT SUBMISSION
2		

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:

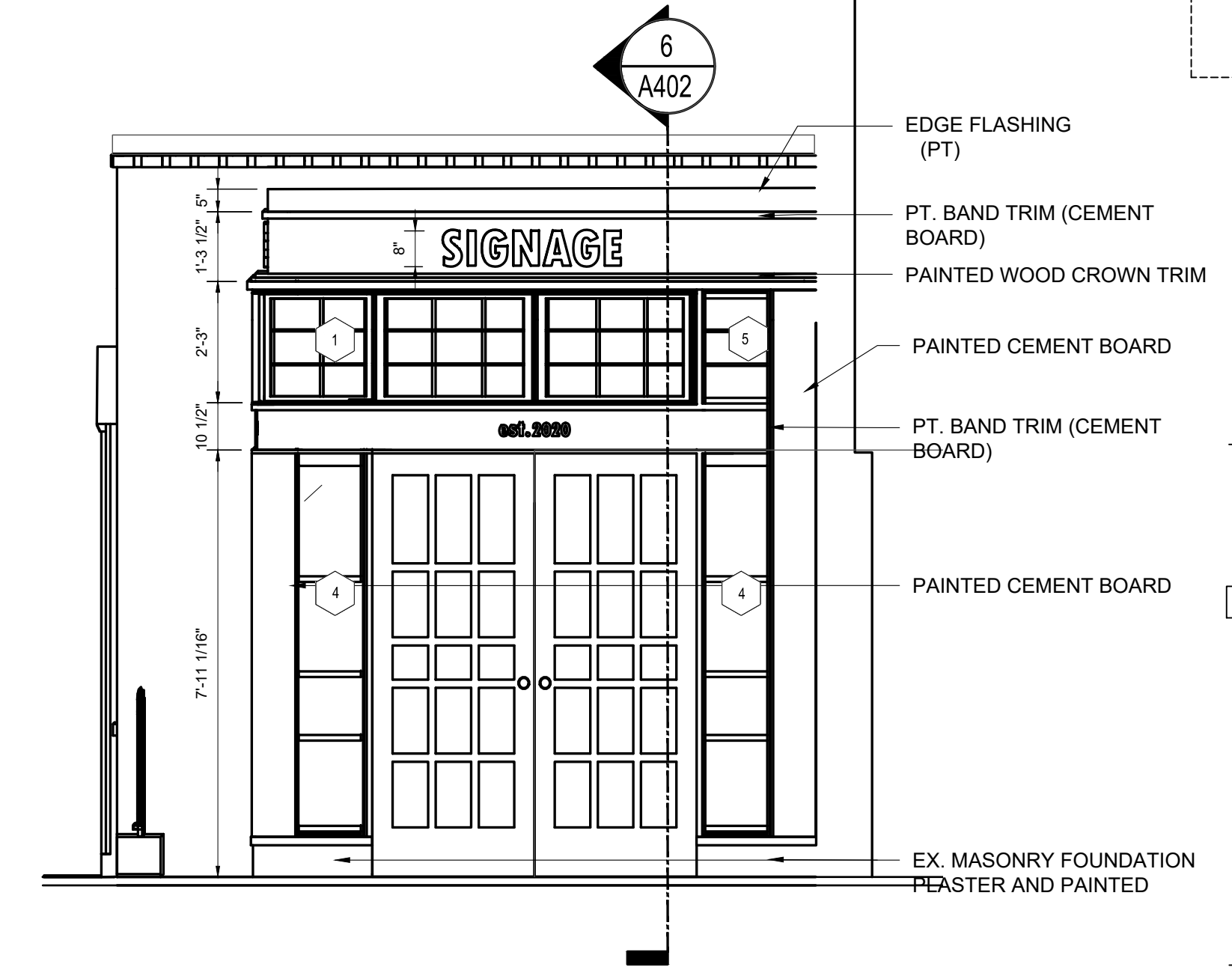
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A401

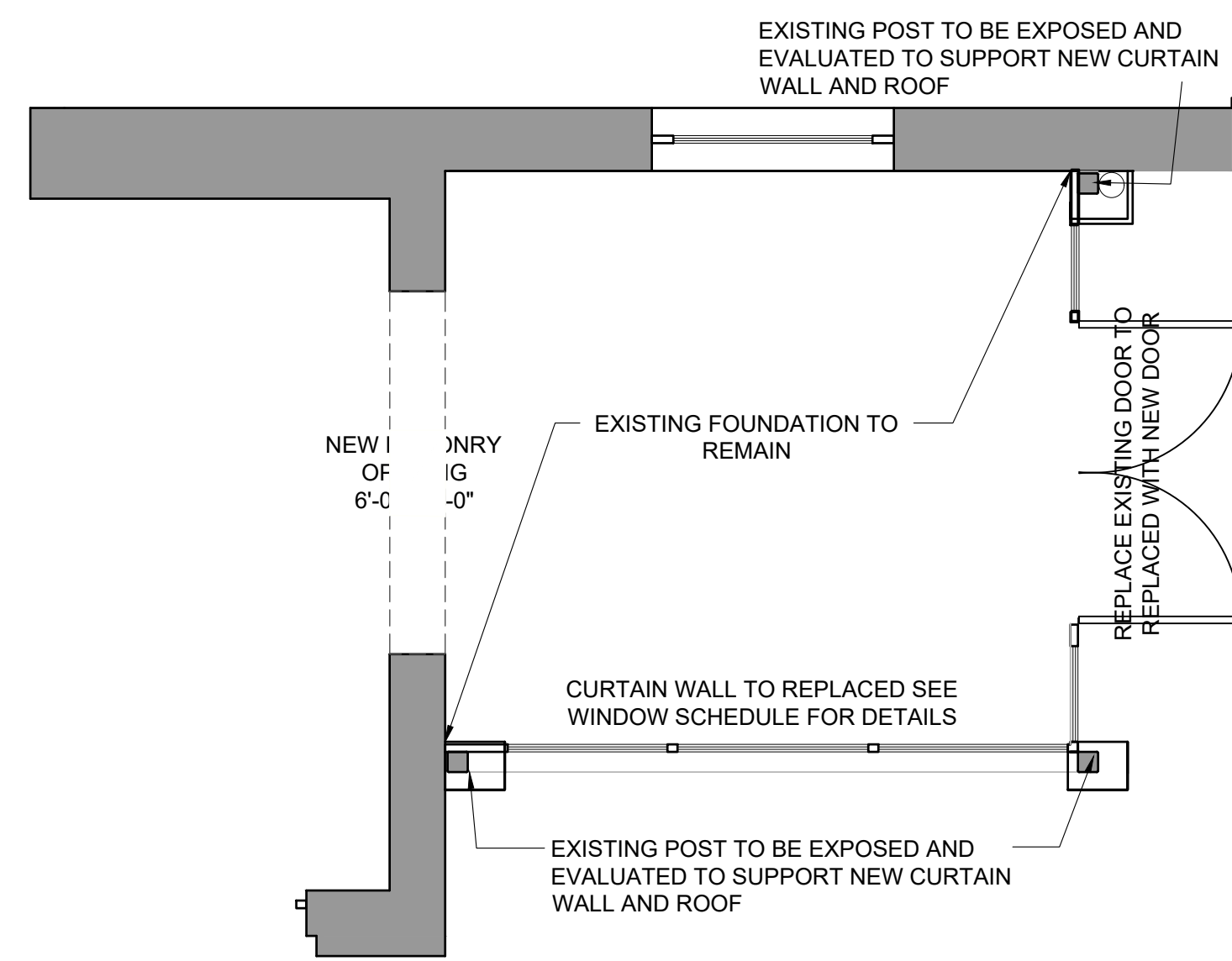
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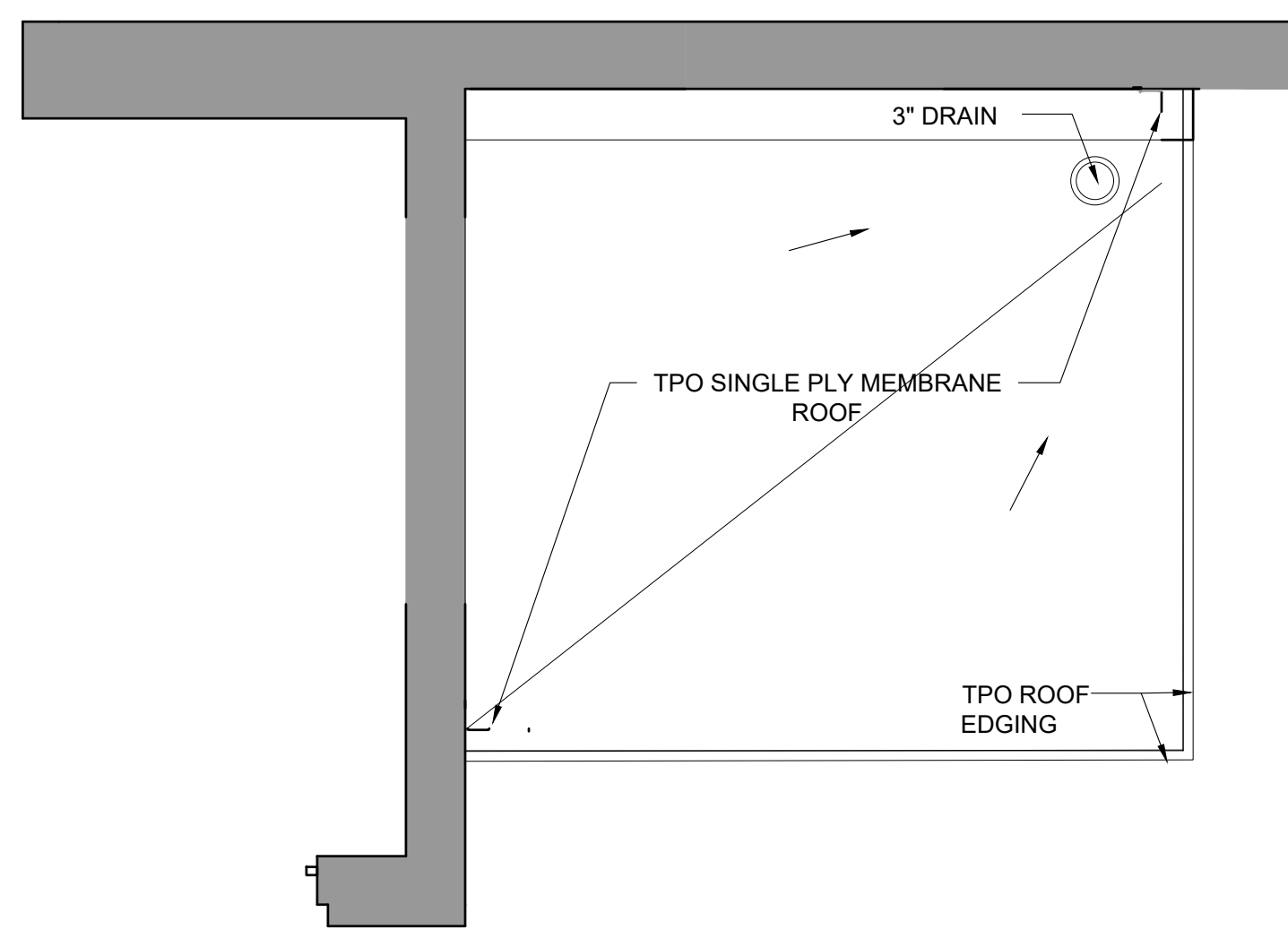
1 S. PATRICK STREET ELEVATION
A402 SCALE: 1/4" = 1'-0"



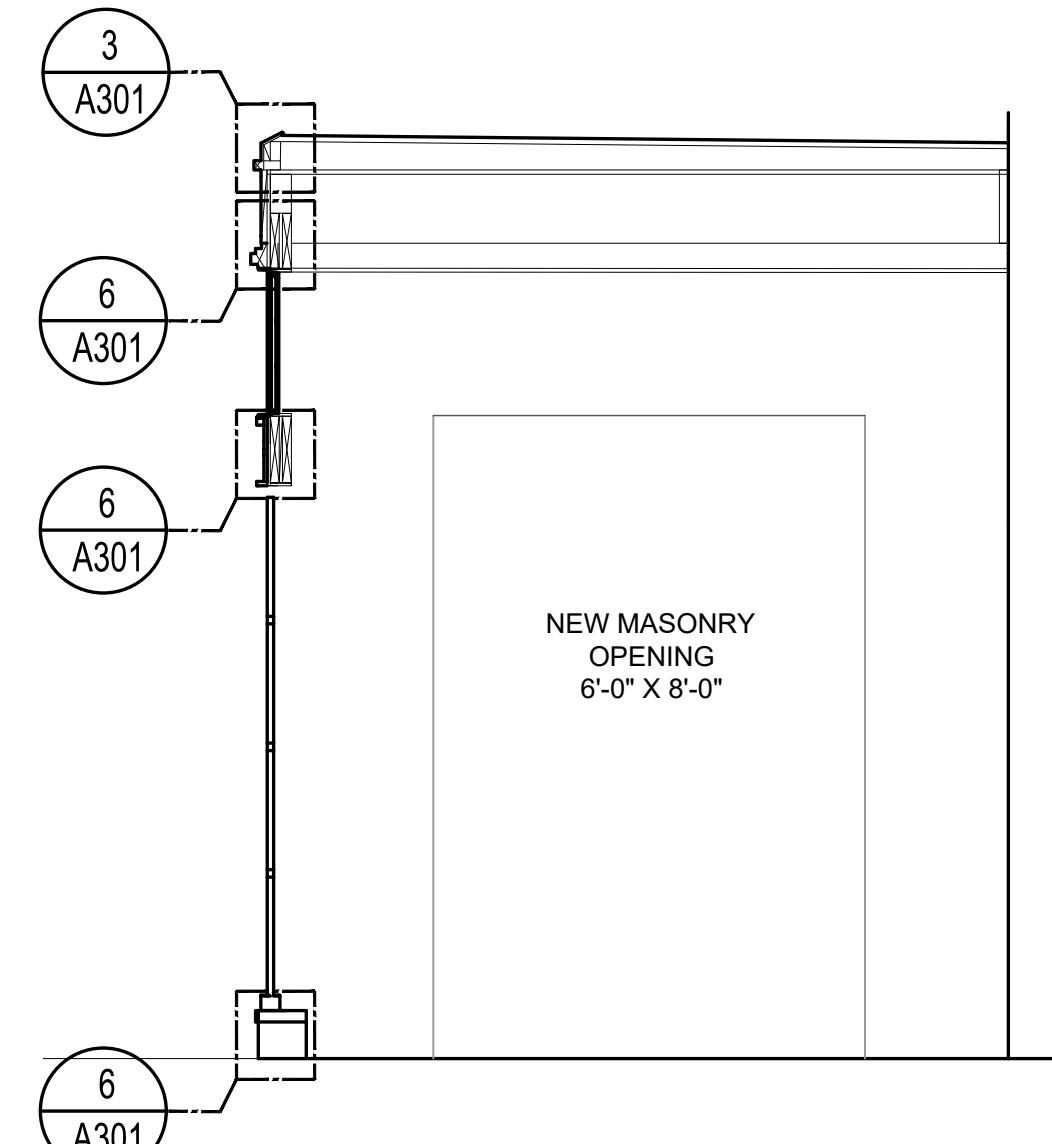
2 S PATRICK ELEVATION (NORTH)
402 SCALE: 1/4" = 1'-0"



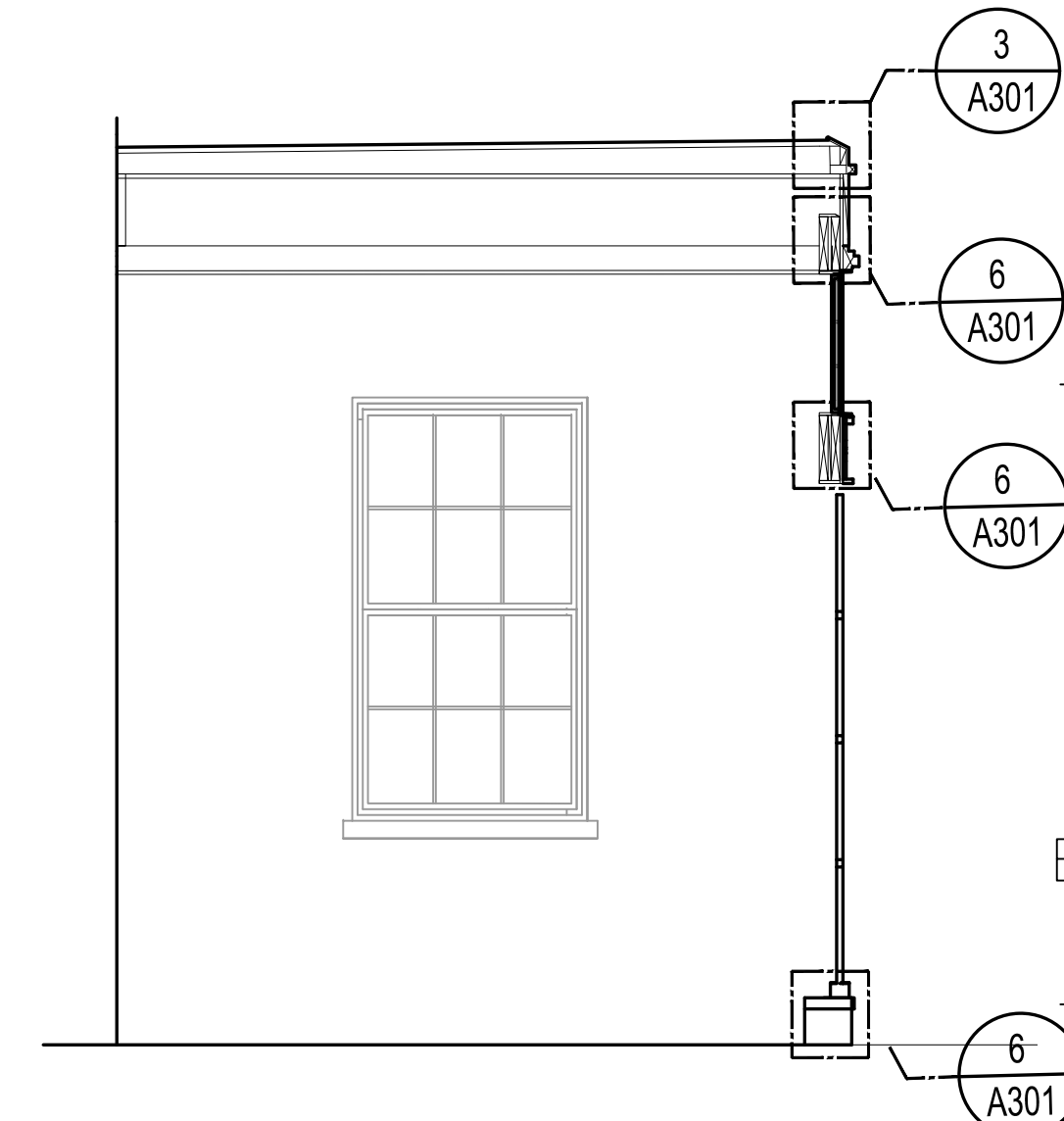
3 STOREFRONT FL PLAN
A402 SCALE: 1/4" = 1'-0"



4 ROOF PLAN
A402 SCALE: 1/4" = 1'-0"



5 DISPLAY STOREFRONT SECTION
A402 SCALE: 1/4" = 1'-0"



6 DISPLAY STOREFRONT SECTION
A402 SCALE: 1/4" = 1'-0"

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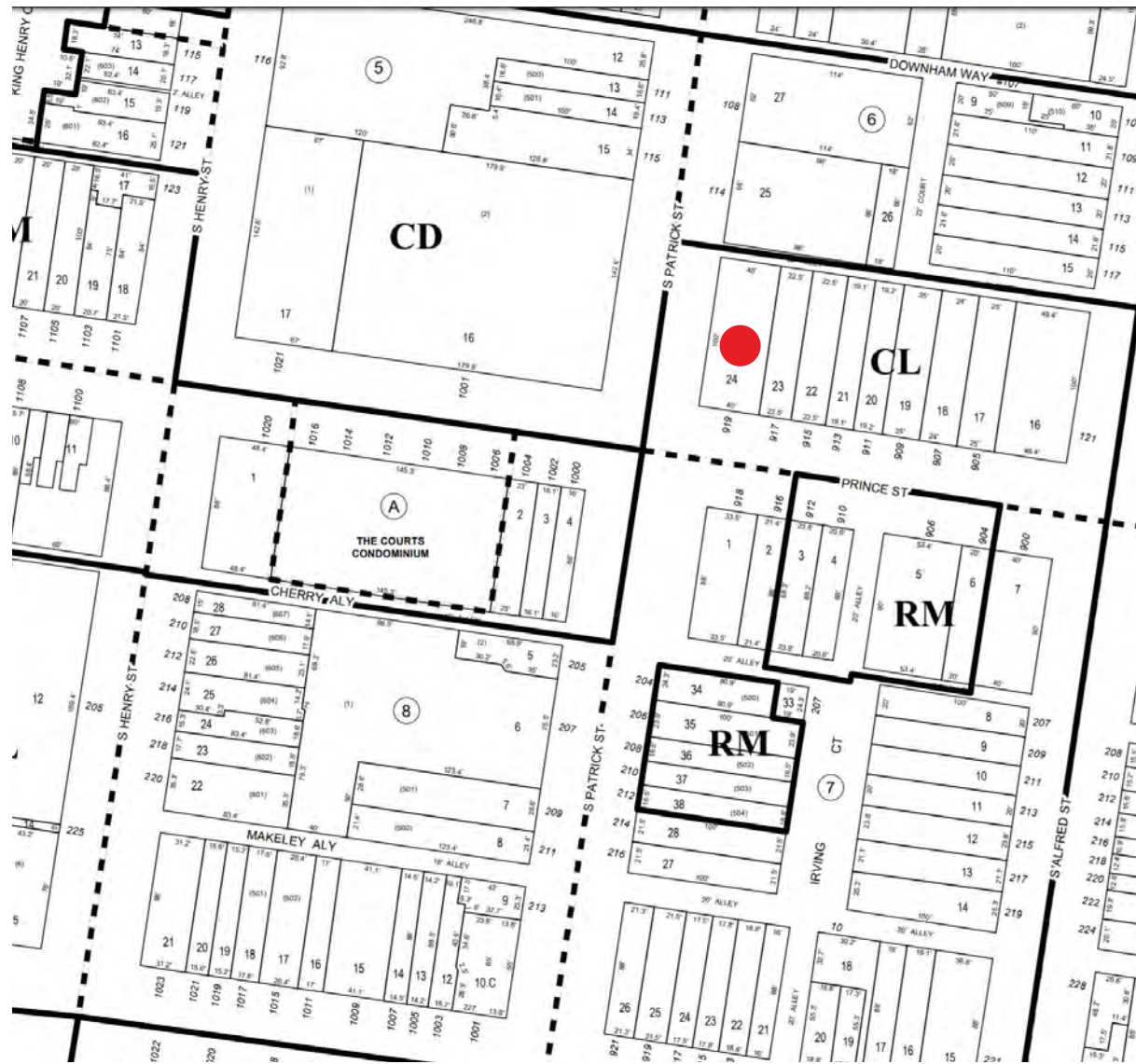
JPMF HEADQUARTERS
919 PRINCE ST ALEXANDRIA, VA

CONTXURE
8609 WOOD CENTER DRIVE, SUITE 110
E-MAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

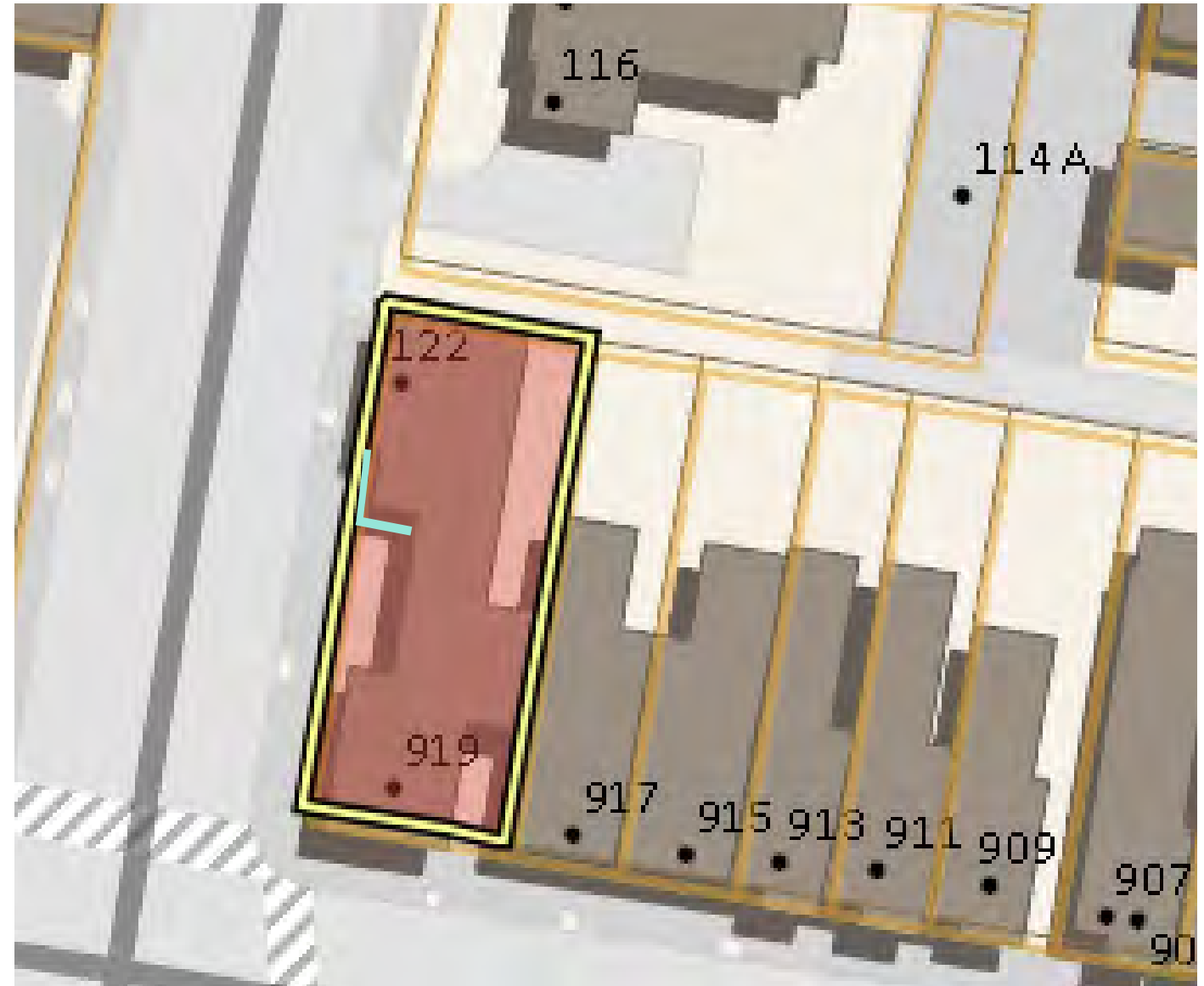
1	2/29/2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
SHEET TITLE		
A402		
SHEET	OF	

919 PRINCE ST
Alexandria, VA
-
FACADE RENOVATION





SITE LOCATION : 919 PRINCE ST



KEY PLAN: 919 PRINCE ST

DISPLAY STOREFRONT RENOVATION

EXISTING PHOTOGRAPHS



919 PAYNE ST



REMODEL EXISTING FACADE - -



S. PATRIACK FACADE [EXISTING DISPLAY STOREFRONT FACADE]



PROPOSED ELEVATION @ WEST FACADE



PROPOSED ELEVATION @ WEST FACADE

JPMF HEADQUARTERS

919 PRINCE STREET ALEXANDRIA, VA 22314

INTERIOR TENANT RENOVATION

PERMIT SUBMISSION MARCH 17, 2020

MEP Engineer:

MEP Designs
8721 Plantation Lane
Suite 301
Manassas, VA 20110
P: (703) 366.3663

Architect:

Contxure, LLC
8609 Westwood Center Dr.
Suite 110
Tysons Corner, VA 22182
P: (571) 341.6121

BUILDING CODE AND FIRE ANALYSIS:

Building Code and Fire Analysis Jurisdiction:
ALEXANDRIA, VA

Project Address: 919 PRINCE STREET -
ALEXANDRIA, VA - 22314

Construction Type: BUSINESS - GROUP B

Use Group: CURRENT PROPOSED
(BOCA Article 3) BUSINESS BUSINESS

Building Sprinklered: NO YES

Fire Alarm: NO NO

Building: 2015 INTERNATIONAL BUILDING CODE

Electrical: 2015 ICC CODES
2015 NATIONAL ELECTRICAL CODE

Mechanical: 2015 INTERNATIONAL MECHANICAL CODE

Plumbing: 2015 INTERNATIONAL PLUMBING CODE

Fire: 2015 NFPA 13,13D,13R & 72

Energy: 2015 INTERNATIONAL ENERGY CONSERVATION CODE

Handicapped: 2015 INTERNATIONAL BUILDING CODE

HEIGHT OF STORIES: 25'-0"+/- TO MAIN ROOF, / 1 STORIES
FLOOR LOCATION: 1ST FLOOR & 2ND FL

TYPE OF CONSTRUCTION: TYPE VB
(BUILDING)

TYPE OF CONSTRUCTION: TYPE VB
(TENANT)

FIRE RESISTANCE RATING REQUIREMENTS:
STRUCTURE FRAME
(INCLUDING COLUMNS, GIRDERS, TRUSSES) 0 HOURS

BEARING WALLS
EXTERIOR 2 HOURS
INTERIOR 0 HOURS

NON-BEARING WALLS
EXTERIOR 0 HOUR
INTERIOR 0 HOUR

FLOOR CONSTRUCTION
(INCLUDING SUPPORTING CONCRETE SLAB) N/A

ROOF CONSTRUCTION
(INCLUDING SUPPORTING BEAMS & JOISTS) 1 HOURS

HIGH RISE: NO NO

FULLY SUPPRESSED (SPRINKLERED): NO NO

COVERED MALL: NO

COMMON SYMBOLS:

	ELEVATION
	SECTION
	ENLARGED PLAN
	AREA NAME/NUMBER
	DOOR
	WINDOW TYPE
	FINISH SPECIFICATION
	PLAN NOTE
	ALIGNMENT
	ANGLE
	PARTITION TYPE
	REVISIONS
	EXISTING DOOR TO REMAIN
	NEW DOOR
	ELEVATION SYMBOL

FINISH MATERIAL SYMBOLS:

	ROOF SHINGLES
	WALL APPLIED SIDING
	STONE WALL VENEER
	STONE FLOORING
	HARDWOOD FLOORING
	TILE FLOORING [TYPE AS NOTED]

ABBREVIATIONS:

<	ANGLE	G	GAS	R	RISER
AB	ANCHOR BOLT	GA	GAUZE	RA	RETURN AIR
ABV	ABOVE	GAL	GALLON	RAD	RADIUS
A/C	AIR CONDITIONING	GALV	GALVANIZED	RB	RUBBER BASE
ACT	ACOUSTICAL CEILING TILE	GB	GRAB BAR	RECP	RECEPTACLE
ADJ	ADJUSTABLE	GC	GENERAL CONTRACTOR	REF	REFERENCE
ADF	ADJUSTABLE	GEN	GENERAL	REFG	REFRIGERATOR
AHU	AIR HANDLING UNIT	GFI	GROUND FAULT CIRCU. INTERUP.	REIN	REINFORCE(D)(ING)
ALT	ALTERNATE	GL	GLASS	REQD	REQUIRED
ALUM	ALUMINUM	GR	GRADE	REQM	REQUIREMENT
AP	ACCESS PANEL	GS	GALVANIZED STEEL	RES	RESILIENT
APPR	APPROXIMATE	GW	GLAZED WALL TILE	RET	RETURN
ARCH	ARCHITECT(URAL)	GYP	GYP	RH	RIGHT HAND
ASB	ASBESTOS	HBD	HARDBOARD	RL	RAIN LEADER
ATTEN	ATTENUATION	HDR	HEADER	RM	ROOM
AUTO	AUTOMATIC	HDWR	HARDWARE	RO	ROUGH OPENING
AVG	AVERAGE	HM	HOLLOW METAL	RT	RUBBER TILE
AWP	ACOUSTICAL WALL PANEL	HORIZ	HORIZONTAL	RTU	ROOFTOP UNIT
		HR	HOUR	R/W	RIGHT OF WAY
		HT	HEIGHT	S	SOUTH
		HTR	HEATER	SAN	SANITARY
		HVAC	HEATING, VENTILATING	SAB	SOUND ATTENUATION BLANKET
		HW	HOT WATER	SC	SOLID CORE
		ID	INSIDE DIAMETER	SCH	SCHEDULE
		IN	INCH	SCWD	SOLID CORE WOOD DOOR
		INCL	INCLUDE	SD	STORM DRAIN
		INFO	INFORMATION	SHLVC	SHELVING
		INST	INSTALL(ATION)	SHT	SHEET
		INSUL	INSULATE(ON)	SHTH	SHEATHING
		INT	INTERIOR	SOF	SPRAY FIREPROOFING
				SPEC	SPECIFICATION
				SPR	SPRINKLER
				SQ	SQUARE
				SS	STAINLESS STEEL
				ST	STREET
				STA	STATION
				STC	STEEL TRANSMISSION COEF.
				STD	STANDARD
				STL	STEEL
				STOR	STORAGE
				STRUCT	STRUCTURAL
				SUBFLR	SUBFLOOR
				SUSP	SUSPENSION
				SYM	SYMMETRY(RICAL)
				T	TREAD
				TB	TACKBOARD
				TBD	TO BE DETERMINE
				T&B	TOP & BOTTOM
				TOC	TOP OF CURB
				TEL	TELEPHONE
				T&G	TONGUE & GROOVE
				THHD	THRESHOLD
				THK	THICKNESS
				THRU	THROUGH
				TOS	TOP OF STEEL
				TOW	TOP OF WALL
				TPT	TEXTURES PAINT
				TRT	TREATED
				TOS	TOP OF SLAB
				TV	TELEVISION
				TYP	TYPICAL
				UC	UNDERCUT
				UG	UNDERGROUND
				UH	UNIT HEATER
				UNFIN	UNFINISHED
				UNO	UNLESS NOTED OTHERWISE
				V	VINYL
				VAC	VACUUM
				VB	VINYL BASE
				VCT	VINYL COMPOSITION TILE
				VERT	VERTICAL
				VEST	VESTIBULE
				VIF	VERIFY IN FIELD
				VR	VAPOR RETARDER
				VT	VINYL TILE
				VWB	VINYL WALL BASE
				VWC	VINYL WALL COVERING
				W	WEST
				W/	WITH
				WB	WOOD BASE
				WC	WATER CLOSET
				WD	WOOD BASE
				WDW	WINDOW
				WGL	WIRE GLASS
				WH	WATER HEATER
				W/O	WITHOUT
				WP	WATERPROOFING
				WPT	WORKING POINT
				WR	WATER RESISTANT
				WST	WAINSCOT
				WT	WEIGHT
				N	NORTH
				NIC	NOT IN CONTRACT
				NO	NUMBER
				NOM	NOMINAL
				NRC	NOISE REDUCTION COEFFICIENT
				NTS	NOT TO SCALE
				OC	ON CENTER
				OD	OUTSIDE DIAMETER
				OH	OVERHEAD
				OPNG	OPENING
				OPP	OPPOSITE
				PC	PRECAST
				PERF	PERFORATE(D)
				PERM	PERMETER
				PL	PLATE
				PLAM	PLASTIC LAMINATE
				PLAS	PLASTER
				PLUMB	PLUMBING
				PLYWD	PLYWOOD
				PNT	PANEL
				PR	PAIR
				PREFAB	PREFABRICATE(D)
				PREFIN	PREFINISHED
				PREP	PREPARE
				PROJ	PROJECT
				PSF	POUNDS PER SQUARE FOOT
				PSI	POUNDS PER SQUARE INCH
				PTN	PARTITION
				PVC	POLYVINYL CHLORIDE
				QT	QUARRY TILE
				QTY	QUANTITY
				FLUOR	FLUORESCENT
				FND	FOUNDATION
				FR	FIRE RATED
				FRMG	FRAMING
				FRT	FIBER RETARDANT TREATED
				FT	FOOT, FEET
				FTG	FOOTING
				FURN	FURNITURE
				FURR	FURRING
				FVC	FIRE VALVE CABINET

DRAWING INDEX:

SHEET # SHEET NAME

ARCHITECTURAL DRAWINGS

- CS	COVER SHEET
- A000	INFO SHEET & BUILDING CODE
- A001	GENERAL NOTES
- A002	GENERAL NOTES
- A003	CODESUMMARY
- AD100	1ST FL DEMOLITION & EXISTING PLAN
- AD101	2ND FL DEMOLITION & EXISTING PLAN
- AD103	3RD FL EXISTING PLAN
- A101	1ST FL PROPOSED PLAN
- A102	2ND FL PROPOSED PLAN
- A103	3RD FLOOR EXISTING PLAN
- A301	SCHEDULES, WALL DETAILS, & BUILDING DETAILS

MEP's DRAWINGS

- E.1	ELECTRICAL COVER SHEET
- E.2	ELECTRICAL LIGHTING PLAN
- E.3	ELECTRICAL POWER & FIRE ALARM PLAN
- E.4	ELECTRICAL PANEL SCHEDULES & RISER DIAGRAM
- M.1	MECHANICAL COVER SHEET
- M.2	MECHANICAL DEMOLITION FLOOR PLAN
- M.3	MECHANICAL FLOOR PLAN
- M.4	MECHANICAL SCHEDULE & DETAILS
- P.1	PLUMBING COVER SHEET
- P.2	PLUMBING FLOOR PLAN & RISER DIAGRAM

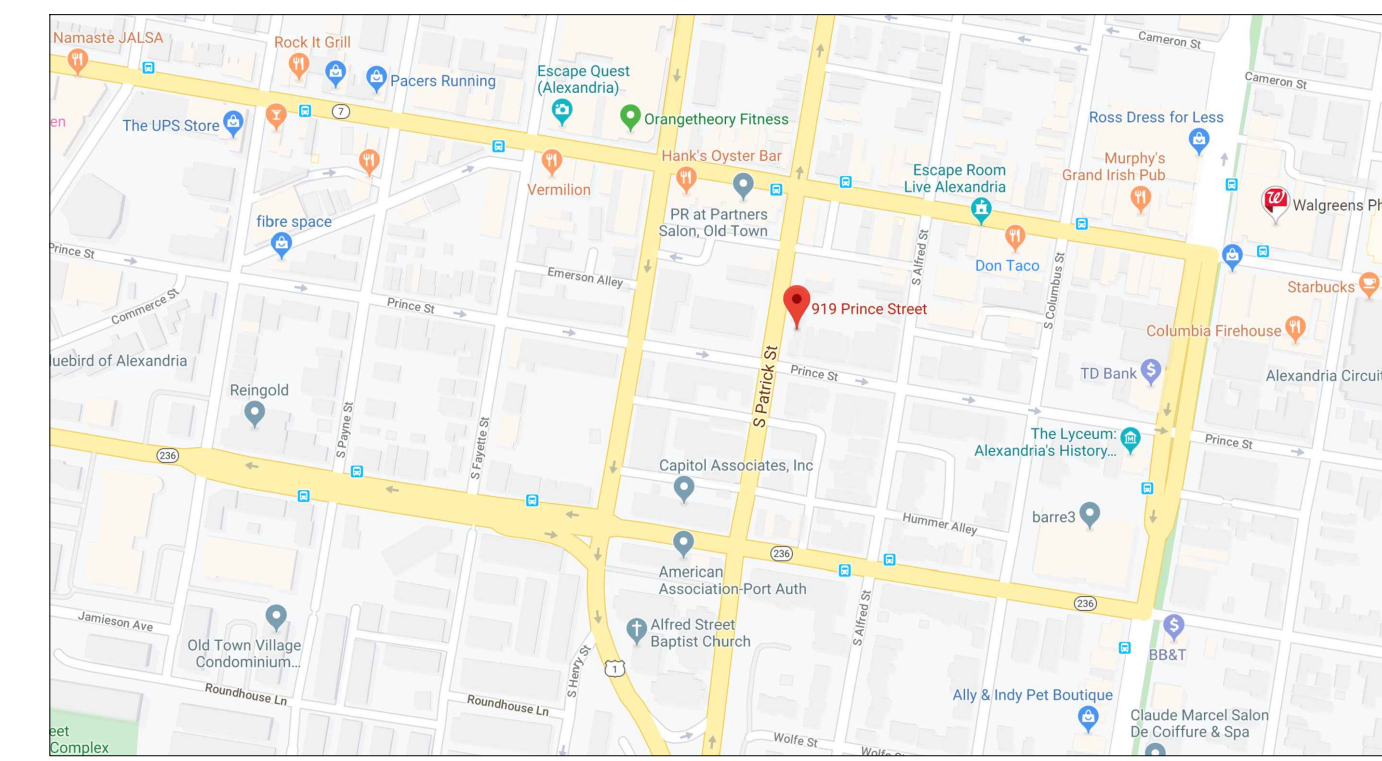
GENERAL CONSTRUCTION SYMBOLS:

	BATT OR BLOWN INSULATION
	RIGID INSULATION
	GYP BOARD
	FINISH OR TRIM [WOOD]
	BRICK
	STONE
	CONCRETE BLOCK
	CONCRETE
	GRAVEL
	EARTH FILL
	UNDISTURBED EARTH

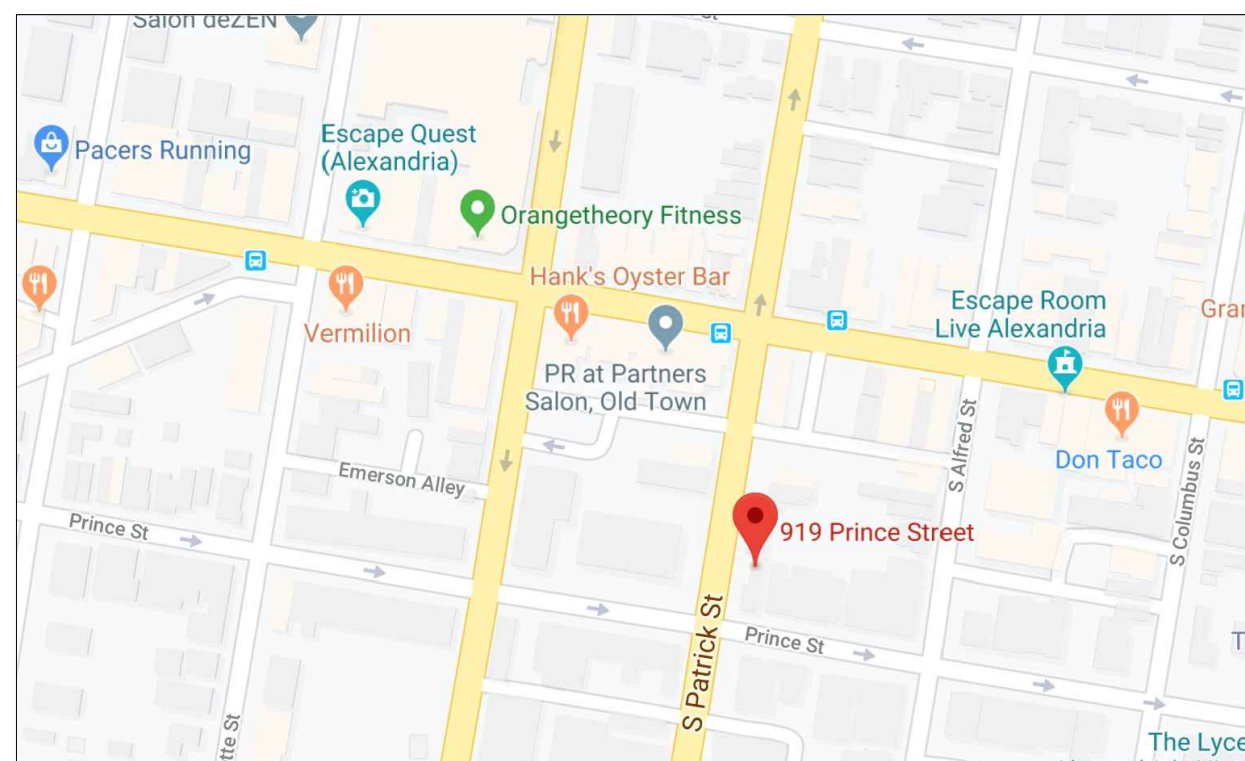
TYPICAL WALL SYMBOLS:

	DEMOLISHED EXISTING PARTITION
	EXISTING PARTITION TO REMAIN
	NEW INTERIOR FULL HT PARTITION
	LOW, HALF HEIGHT PARTITION
	NEW EXTERIOR WALL WITH VENEER
	NEW CONCRETE BLOCK
	POURED CONCRETE

AREA MAP / KEY PLAN (Not to Scale):



AREA MAP



KEY PLAN

Key Plan

Not To Scale

ADD / DEDUCT ALTERNATES:

ADD ALTERNATES
1. NONE
DEDUCT ALTERNATES
1. NONE

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PROJECT TITLE:
PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:

1	B.17.2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		

INFORMATION SHEET

SHEET TITLE

A000

E

-

D

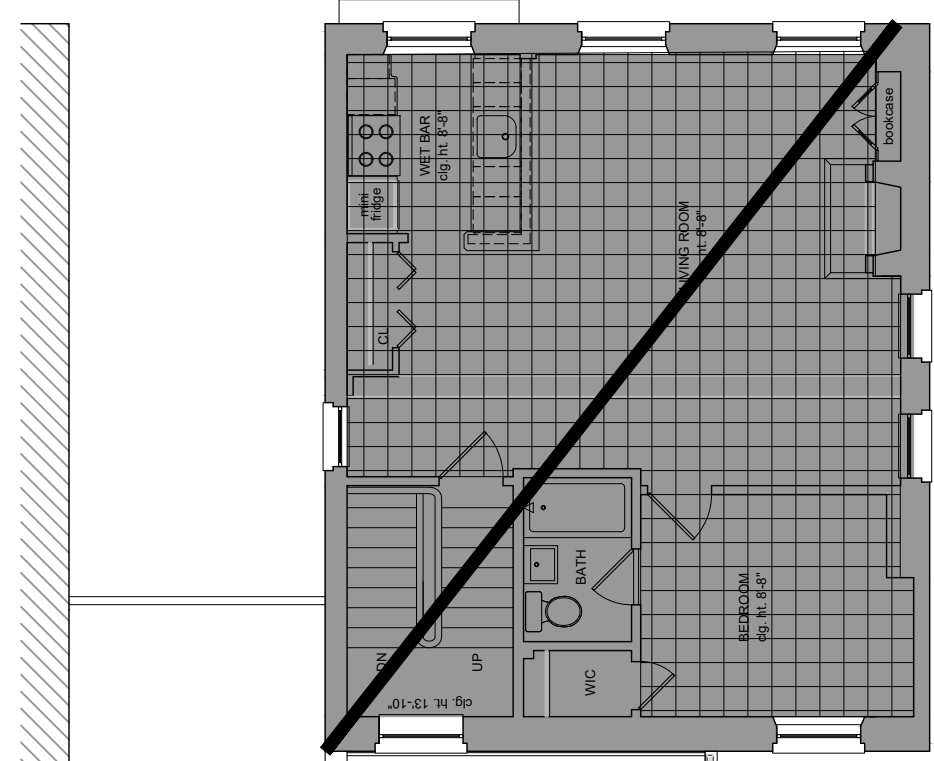
-

C

-

B

A

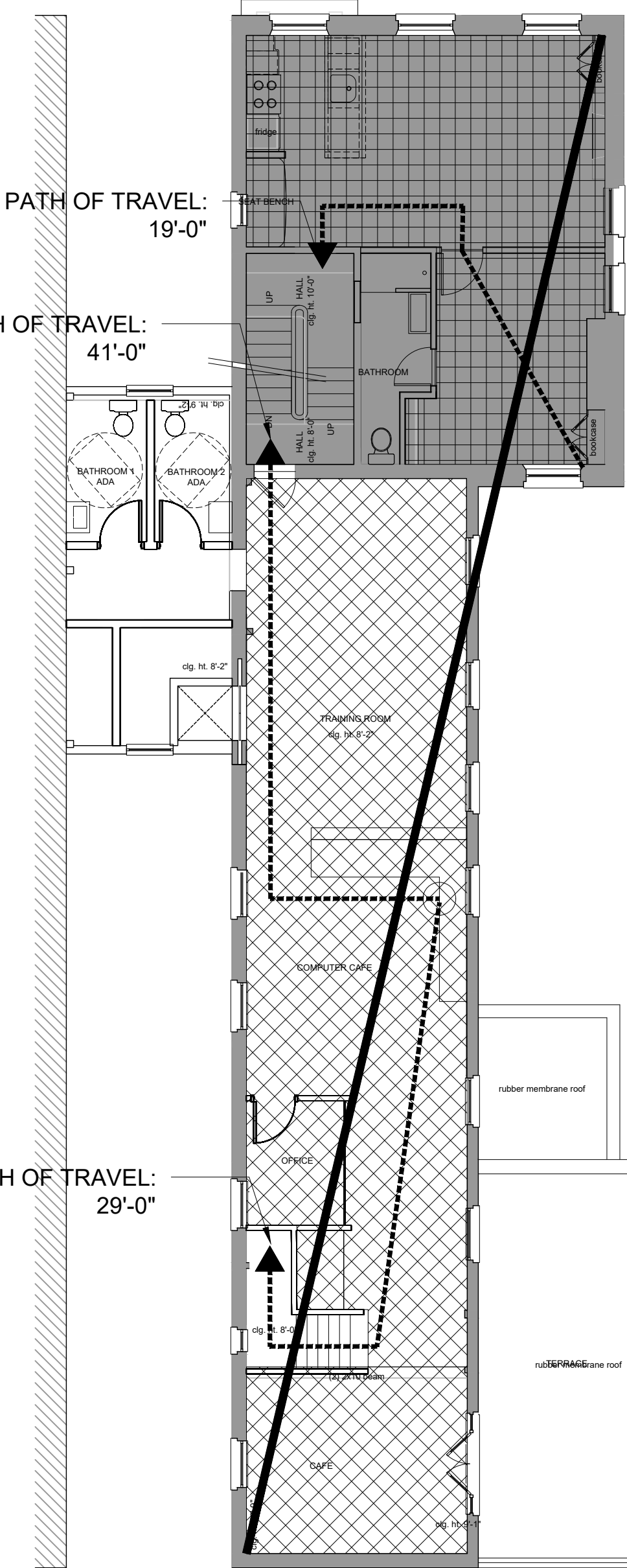


THIRD FLOOR
SCALE: 1/8"=1'-0"

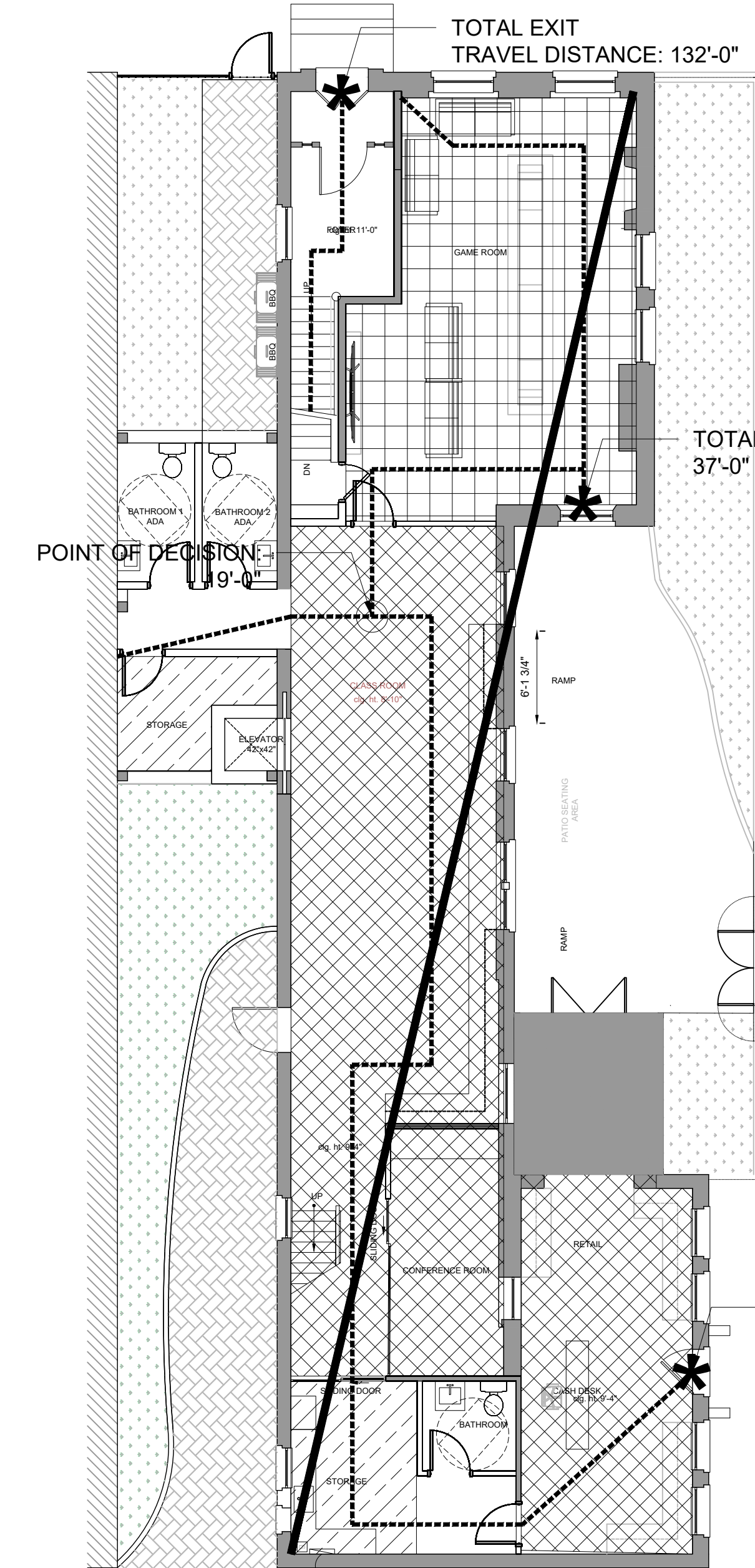
COMMON PATH OF TRAVEL:
19'-0"

COMMON PATH OF TRAVEL:
41'-0"

COMMON PATH OF TRAVEL:
29'-0"



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



FIRST FLOOR
SCALE: 1/8"=1'-0"
ALLEY

TOTAL EXIT TRAVEL DISTANCE: 132'-0"

TOTAL EXIT DISTANCE: 37'-0"

TOTAL EXIT DISTANCE: 85'-3"

SOUTH PATRICK STREET

CALCULATIONS

OCCUPANT LOAD CALCULATIONS:			
USE:	AREA (SF):	OCCUPANT LOAD FACTOR:	OCCUPANTS:
BUSINESS	2255	10	23
ASSEMBLY	124	5	8
RESIDENTIAL	0	30	0
STORAGE	62	30	1
TOTAL	2441		32

MAXIMUM OCCUPANCY:	
BY DESIGN/CALCULATIONS:	32 OCCUPANTS

EXIT WIDTH REQUIREMENTS:			
GROUP A, B, E, M, R, S	OCCUPANT LOAD	FACTOR	WIDTH
EXIT WIDTH REQUIRED (INCHES)	32	x 0.15	4.8
EXIT WIDTH PROVIDED (INCHES)	->	->	36
OCCUPANT LOAD ALLOWED (EXITS)	240		

EXIT SEPARATION:	
NO. OF EXITS FOR TENANT SPACE REQUIRED:	1
NO. OF EXITS PROVIDED:	3
LONGEST DIAGONAL OF OCCUPIED SPACE:	100'-0"
1/4 DIAGONAL OF OCCUPIED SPACE:	25'-0"
EXIT SEPARATION PROVIDED:	27'-4"

LEGEND

BUSINESS 1/100
 RESIDENTIAL 1/200
 STORAGE 1/300
 EXIT ACCESS = LESS THAN 300' (MEASURED INCLUDING COMMON PATH OF EGRESS)
 COMMON PATH OF EGRESS = LESS THAN 100'
 ROOM TITLE -- ROOM TITLE TAG
 ROOM NUMBER TAG
 (XX) -- OCCUPANCY LOAD
 (AREA NOT IN CONTRACT)

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PROJECT TITLE:
J P M F HEADQUARTERS

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MARK	DATE	DESCRIPTION
1	8.17.2020	PERMIT SUBMISSION
2		
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
CODE SUMMARY		
SHEET TITLE		

003

1

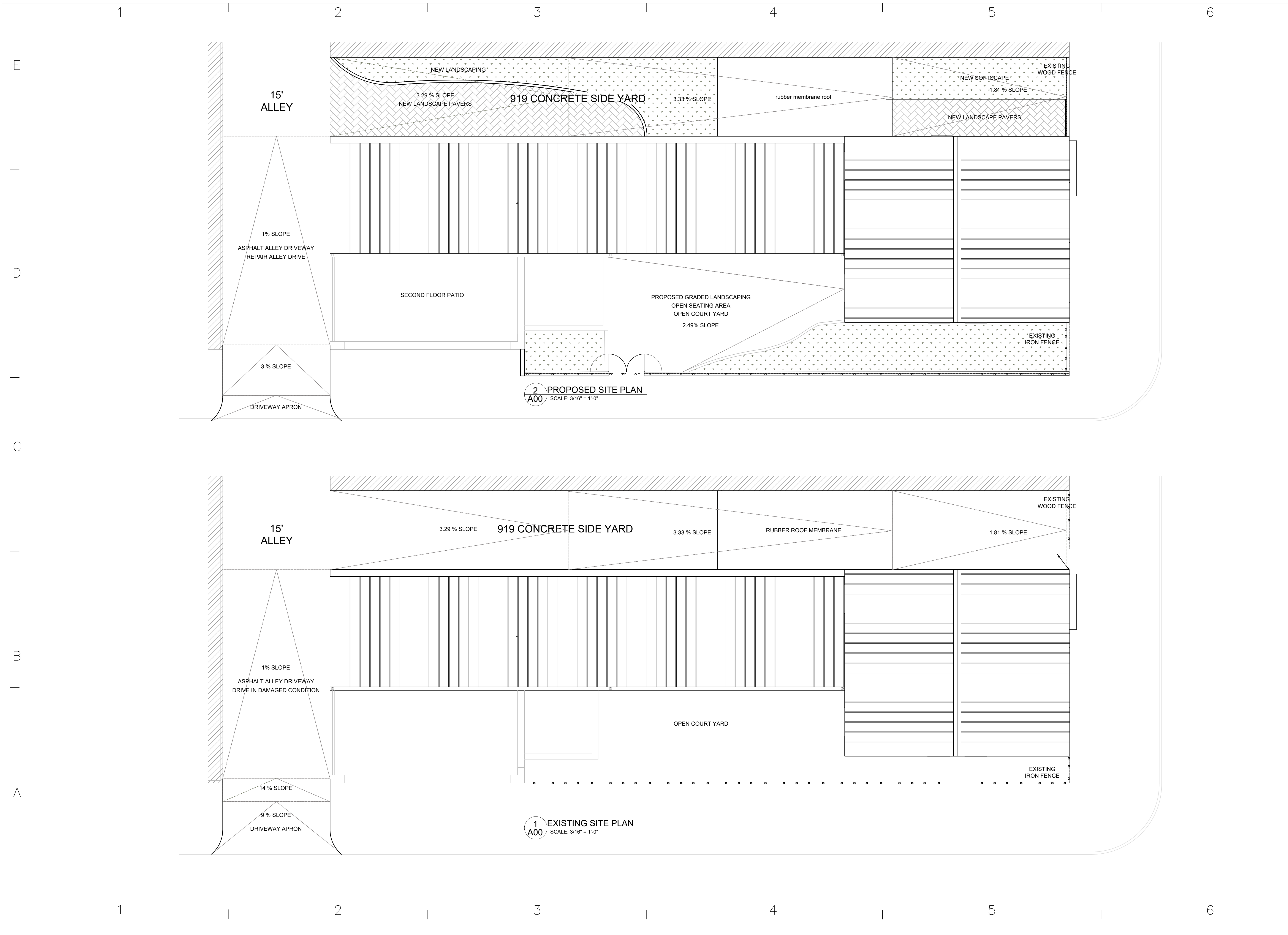
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3

4

5

6



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2		

MARK	DATE	DESCRIPTION

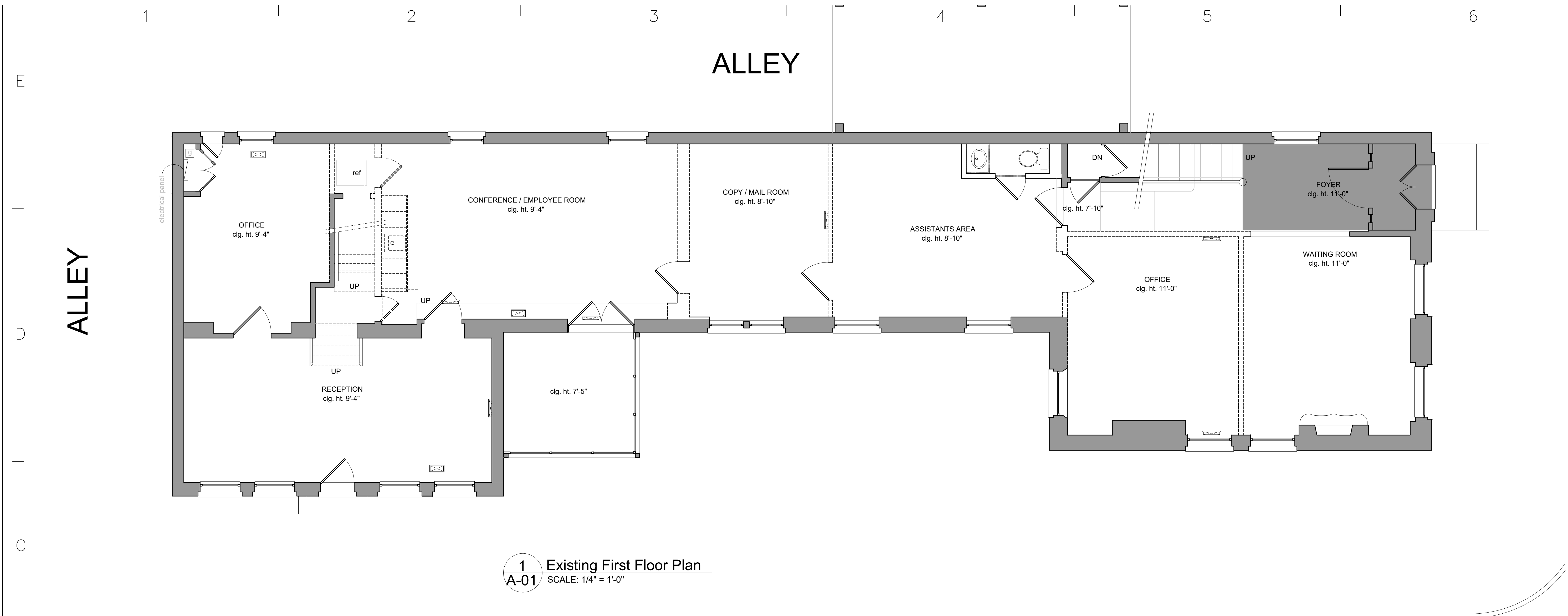
PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:

SITE PLAN

SHEET TITLE

A100

SHEET OF



1 Existing First Floor Plan
 A-01 SCALE: 1/4" = 1'-0"

SOUTH PATRICK STREET

GENERAL DEMOLITION PLAN NOTES

- THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS, AND IS TO FAMILIARIZE HER/HIMSELF WITH ALL WORK RELATING TO DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - REMOVAL OF DEBRIS RESULTING FROM DEMOLITION.
 - USE OF THE EXISTING CORRIDORS IN OTHER AREAS OF THE BUILDING.
 - GENERAL STAGING AND ACCESS TO AND FROM THE AREA OF WORK.
 - ALL BUILDING MANAGEMENT RULES AND REGULATIONS.
 - TEMPORARY PARTITIONS AND CONSTRUCTION FENCING.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID, AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.
- DEMOLITION DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE ALL EXISTING CONDITIONS THOROUGHLY. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CREATE A CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING UNLESS INDICATED WITHIN SCOPE OF WORK ON STRUCTURAL DRAWINGS.
- ALL DEMOLISHED ITEMS THAT ARE NOT SHOWN TO BE REUSED ARE TO BE OFFERED TO THE OWNER AND TENANT PRIOR TO REMOVAL FROM THE SITE. IF BUILDING OWNER DOES NOT WANT ANY OF THE DEMOLISHED ITEMS, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE ITEMS.
- PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO TENANT, LANDLORD OR ARCHITECT.
- ANY EXISTING BLINDS SHALL BE BOUND AND WRAPPED DURING DEMOLITION AND CONSTRUCTION, UNLESS SPECIFICALLY NOTED TO BE REMOVED.
- ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, AND WIRE CONDUIT SHALL BE REMOVED IN ALL EXPOSED AREAS TO REMAIN. PREPARE WALL FOR NEW FINISH AS SPECIFIED.

DEMOLITION PLAN NOTES

DEMOLITION PLAN SPECIFIC NOTES

- D1 REMOVE ELECTRICAL PANEL
- D2 REMOVE TOILET FIXTURE
- D3 REMOVE SINK FIXTURE
- D4

DEMOLITION PLAN LEGEND (REFER TO SHEET A-601 FOR PARTITION TYPES)

	EXISTING CMU WALL TO REMAIN
	DEMOLISH EXISTING CMU WALL
	EXISTING BRICK WALL TO REMAIN
	DEMOLISH EXISTING BRICK WALL
	EXISTING GYPSUM BOARD WALL TO REMAIN
	DEMOLISH EXISTING GYPSUM BOARD WALL
	EXISTING EXTERIOR WALL TO REMAIN
	DEMOLISH EXISTING EXTERIOR WALL
	EXISTING DOOR AND FRAME TO REMAIN
	DEMOLISH EXISTING DOOR AND FRAME
	DEMOLISH EXISTING ELECTRICAL HARDWARE
	GAS SUSPENDED HEATER
	NIC

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PROJECT TITLE: DEMO PLAN

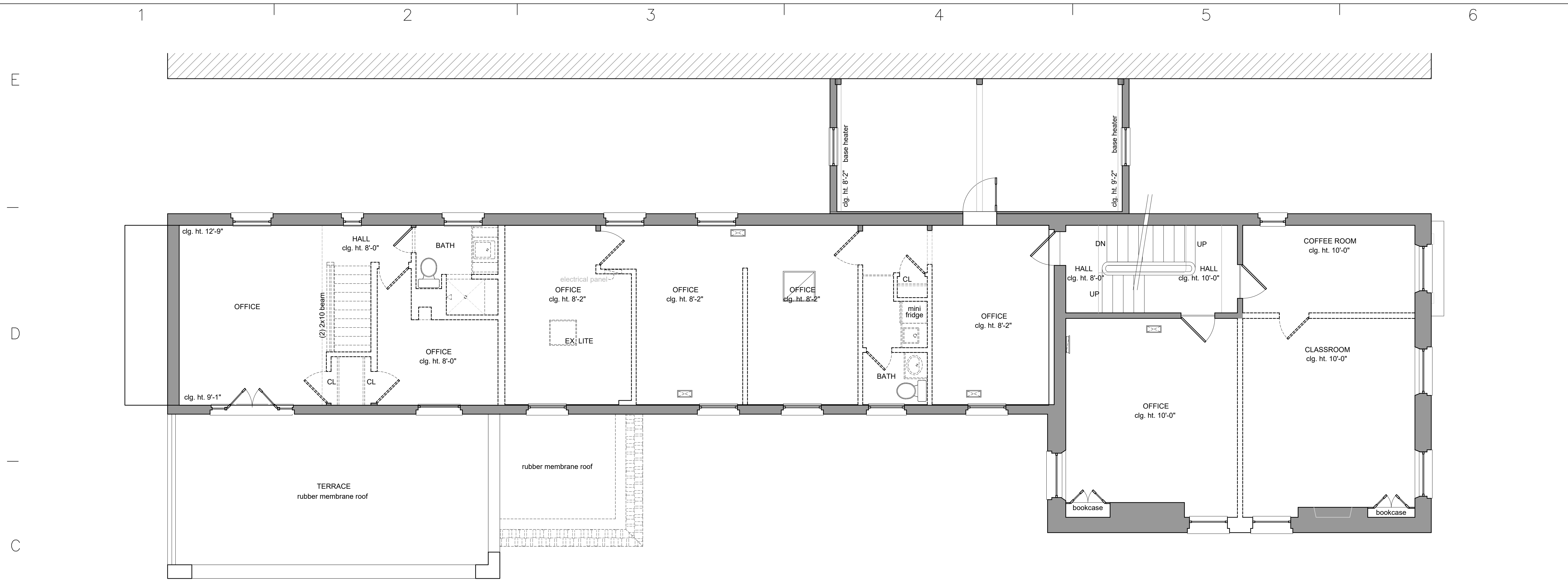
1	29.2020	PERMIT SUBMISSION
2		

MARK	DATE	DESCRIPTION

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:

AD100

SHEET OF



1 Existing Second Floor Plan
A-02 SCALE: 1/4" = 1'-0"

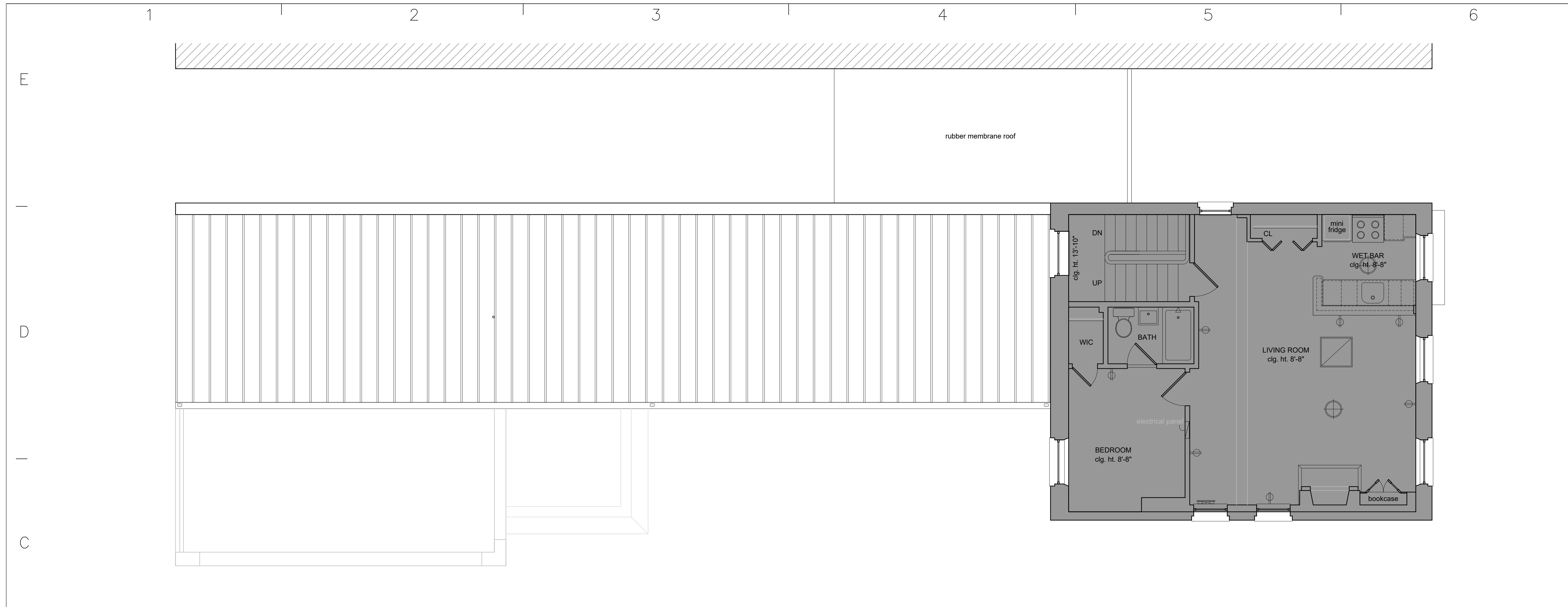
GENERAL DEMOLITION PLAN NOTES		DEMOLITION PLAN LEGEND (REFER TO SHEET A-601 FOR PARTITION TYPES)	
<p>1. THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS, AND IS TO FAMILIARIZE HER/HIMSELF WITH ALL WORK RELATING TO DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:</p> <p>A. REMOVAL OF DEBRIS RESULTING FROM DEMOLITION. B. USE OF THE EXISTING CORRIDORS IN OTHER AREAS OF THE BUILDING. C. GENERAL STAGING AND ACCESS TO AND FROM THE AREA OF WORK. D. ALL BUILDING MANAGEMENT RULES AND REGULATIONS. E. TEMPORARY PARTITIONS AND CONSTRUCTION FENCING</p> <p>2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID, AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.</p> <p>3. DEMOLITION DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE ALL EXISTING CONDITIONS THOROUGHLY. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</p> <p>4. IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CREATE A CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH WORK.</p> <p>5. THE CONTRACTOR SHALL NOT PERFORM ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING UNLESS INDICATED WITHIN SCOPE OF WORK ON STRUCTURAL DRAWINGS.</p> <p>6. ALL DEMOLISHED ITEMS THAT ARE NOT SHOWN TO BE REUSED ARE TO BE OFFERED TO THE OWNER AND TENANT PRIOR TO REMOVAL FROM THE SITE. IF BUILDING OWNER DOES NOT WANT ANY OF THE DEMOLISHED ITEMS, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE ITEMS.</p> <p>7. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO TENANT, LANDLORD OR ARCHITECT.</p> <p>8. ANY EXISTING BLINDS SHALL BE BOUND AND WRAPPED DURING DEMOLITION AND CONSTRUCTION, UNLESS SPECIFICALLY NOTED TO BE REMOVED.</p> <p>9. ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, AND WIRE CONDUIT SHALL BE REMOVED IN ALL EXPOSED AREAS TO REMAIN. PREPARE WALL FOR NEW FINISH AS SPECIFIED.</p>	<p>10. REMOVE ALL FLOOR FINISHES AND BASE UNLESS OTHERWISE NOTED. PREP FLOOR FOR NEW SPECIFIED FINISHES. BASE BID SHALL INCLUDE ALL NECESSARY FLOOR PREP WORK TO ACCEPT NEW SPECIFIED FLOOR FINISHES.</p> <p>11. ALL ABANDONED TELEDATA RUNS AND TERMINATIONS SHALL BE REMOVED (REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE NEW CONDITION).</p> <p>12. ALL ABANDONED ELECTRICAL OUTLETS SHALL HAVE THE BX REMOVED TO THE PANEL. REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE NEW CONDITION.</p> <p>13. CONTRACTOR SHALL REMOVE ALL MATERIALS ABOVE CEILING NOT SPECIFICALLY INDICATED TO REMAIN. ALL UNUSED WIRING, CABLES, CONDUIT, ETC. SHALL BE REMOVED AND STRIPPED BACK TO ORIGINAL SOURCE. THIS INCLUDES DATA CABLING THAT WILL NOT BE REUSED.</p> <p>14. REMOVE ALL EXISTING WALL BASE AND WALL COVERING ON GYPSUM BOARD WALLS TO REMAIN. PREPARE WALLS TO RECEIVE NEW SPECIFIED FINISH.</p> <p>15. SALVAGE ALL DOORS, FRAMES, AND HARDWARE FOR REUSE UNLESS NOTED OTHERWISE.</p> <p>16. ACT CEILING TO REMAIN, EXCEPT WHERE NOTED ON THE DEMOLITION AND/OR REFLECTED CEILING PLANS.</p>	<p> EXISTING CMU WALL TO REMAIN</p> <p> DEMOLISH EXISTING CMU WALL</p> <p> EXISTING BRICK WALL TO REMAIN</p> <p> DEMOLISH EXISTING BRICK WALL</p> <p> EXISTING GYPSUM BOARD WALL TO REMAIN</p> <p> DEMOLISH EXISTING GYPSUM BOARD WALL</p> <p> EXISTING EXTERIOR WALL TO REMAIN</p> <p> DEMOLISH EXISTING EXTERIOR WALL</p> <p> EXISTING DOOR AND FRAME TO REMAIN</p> <p> DEMOLISH EXISTING DOOR AND FRAME</p> <p> DEMOLISH EXISTING ELECTRICAL HARDWARE</p> <p> GAS SUSPENDED HEATER</p> <p> NIC</p>	<p>DEMOLITION PLAN NOTES</p> <p>DEMOLITION PLAN SPECIFIC NOTES</p> <p>D1 REMOVE ELECTRICAL PANEL</p> <p>D2 REMOVE TOILET FIXTURE</p> <p>D3 REMOVE SINK FIXTURE</p> <p>D4</p>

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1	28/2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
SECOND FL. DEMOLITION		
SHEET TITLE		
AD101		
SHEET	OF	



1 Existing Third Floor Plan
A03 SCALE: 1/4" = 1'-0"

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GENERAL DEMOLITION PLAN NOTES		DEMOLITION PLAN LEGEND (REFER TO SHEET A-601 FOR PARTITION TYPES)	
1. THE CONTRACTOR IS DIRECTED TO LOCAL CODES AND REGULATIONS, AND IS TO FAMILIARIZE HER/HIMSELF WITH ALL WORK RELATING TO DEMOLITION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: A. REMOVAL OF DEBRIS RESULTING FROM DEMOLITION. B. USE OF THE EXISTING CORRIDORS IN OTHER AREAS OF THE BUILDING. C. GENERAL STAGING AND ACCESS TO AND FROM THE AREA OF WORK. D. ALL BUILDING MANAGEMENT RULES AND REGULATIONS. E. TEMPORARY PARTITIONS AND CONSTRUCTION FENCING	10. REMOVE ALL FLOOR FINISHES AND BASE UNLESS OTHERWISE NOTED. PREP FLOOR FOR NEW SPECIFIED FINISHES. BASE BID SHALL INCLUDE ALL NECESSARY FLOOR PREP WORK TO ACCEPT NEW SPECIFIED FLOOR FINISHES.		EXISTING CMU WALL TO REMAIN
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THE SITE PRIOR TO BID, AND FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK. ANY QUESTIONS, COMMENTS, OR CLARIFICATIONS SHALL BE ASKED IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF BID.	11. ALL ABANDONED TELEDATA RUNS AND TERMINATIONS SHALL BE REMOVED (REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE NEW CONDITION).		DEMOLISH EXISTING CMU WALL
3. DEMOLITION DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE A GUIDE FOR DEMOLITION WORK IN THIS SPACE. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND INVESTIGATE ALL EXISTING CONDITIONS THOROUGHLY. ANY DISCREPANCIES BETWEEN ASSUMED AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.	12. ALL ABANDONED ELECTRICAL OUTLETS SHALL HAVE THE BX REMOVED TO THE PANEL. REMOVE BOX AND COVER PLATE, PATCH WALL TO LIKE NEW CONDITION.		EXISTING BRICK WALL TO REMAIN
4. IF THE DEMOLITION WORK REVEALS CONDITIONS THAT CREATE A CONFLICT WITH PROPOSED NEW WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION BEFORE PROCEEDING WITH WORK.	13. CONTRACTOR SHALL REMOVE ALL MATERIALS ABOVE CEILING NOT SPECIFICALLY INDICATED TO REMAIN. ALL UNUSED WIRING, CABLES, CONDUIT, ETC. SHALL BE REMOVED AND STRIPPED BACK TO ORIGINAL SOURCE. THIS INCLUDES DATA CABLING THAT WILL NOT BE REUSED.		DEMOLISH EXISTING BRICK WALL
5. THE CONTRACTOR SHALL NOT PERFORM ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING UNLESS INDICATED WITHIN SCOPE OF WORK ON STRUCTURAL DRAWINGS.	14. REMOVE ALL EXISTING WALL BASE AND WALL COVERING ON GYPSUM BOARD WALLS TO REMAIN. PREPARE WALLS TO RECEIVE NEW SPECIFIED FINISH.		EXISTING GYPSUM BOARD WALL TO REMAIN
6. ALL DEMOLISHED ITEMS THAT ARE NOT SHOWN TO BE REUSED ARE TO BE OFFERED TO THE OWNER AND TENANT PRIOR TO REMOVAL FROM THE SITE. IF BUILDING OWNER DOES NOT WANT ANY OF THE DEMOLISHED ITEMS, CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF THE ITEMS.	15. SALVAGE ALL DOORS, FRAMES, AND HARDWARE FOR REUSE UNLESS NOTED OTHERWISE.		DEMOLISH EXISTING GYPSUM BOARD WALL
7. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. ALL DAMAGE TO EXISTING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO TENANT, LANDLORD OR ARCHITECT.	16. ACT CEILING TO REMAIN, EXCEPT WHERE NOTED ON THE DEMOLITION AND/OR REFLECTED CEILING PLANS.		EXISTING EXTERIOR WALL TO REMAIN
8. ANY EXISTING BLINDS SHALL BE BOUND AND WRAPPED DURING DEMOLITION AND CONSTRUCTION, UNLESS SPECIFICALLY NOTED TO BE REMOVED.			DEMOLISH EXISTING EXTERIOR WALL
9. ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, AND WIRE CONDUIT SHALL BE REMOVED IN ALL EXPOSED AREAS TO REMAIN. PREPARE WALL FOR NEW FINISH AS SPECIFIED.			EXISTING DOOR AND FRAME TO REMAIN
			DEMOLISH EXISTING DOOR AND FRAME
			DEMOLISH EXISTING ELECTRICAL HARDWARE
			GAS SUSPENDED HEATER
			NIC

DEMOLITION PLAN NOTES

D1	REMOVE ELECTRICAL PANEL
D2	REMOVE TOILET FIXTURE
D3	REMOVE SINK FIXTURE
D4	

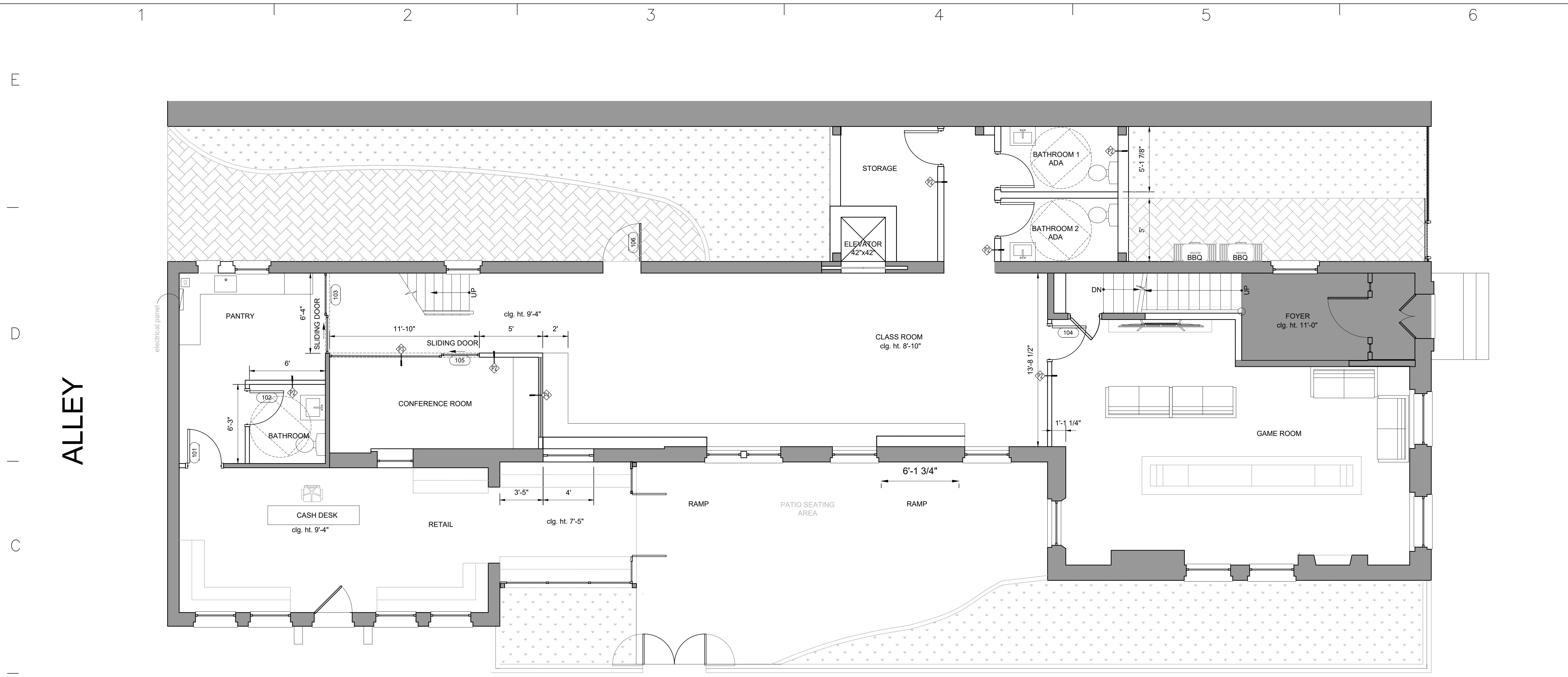
PROJECT TITLE:
 1 29.2020 PERMIT SUBMISSION
 2

MARK	DATE	DESCRIPTION

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:
EXISTING THIRD FL.

SHEET TITLE:
AD103

SHEET OF



1 New Second Floor Plan
A04 SCALE: 1/4" = 1'-0"

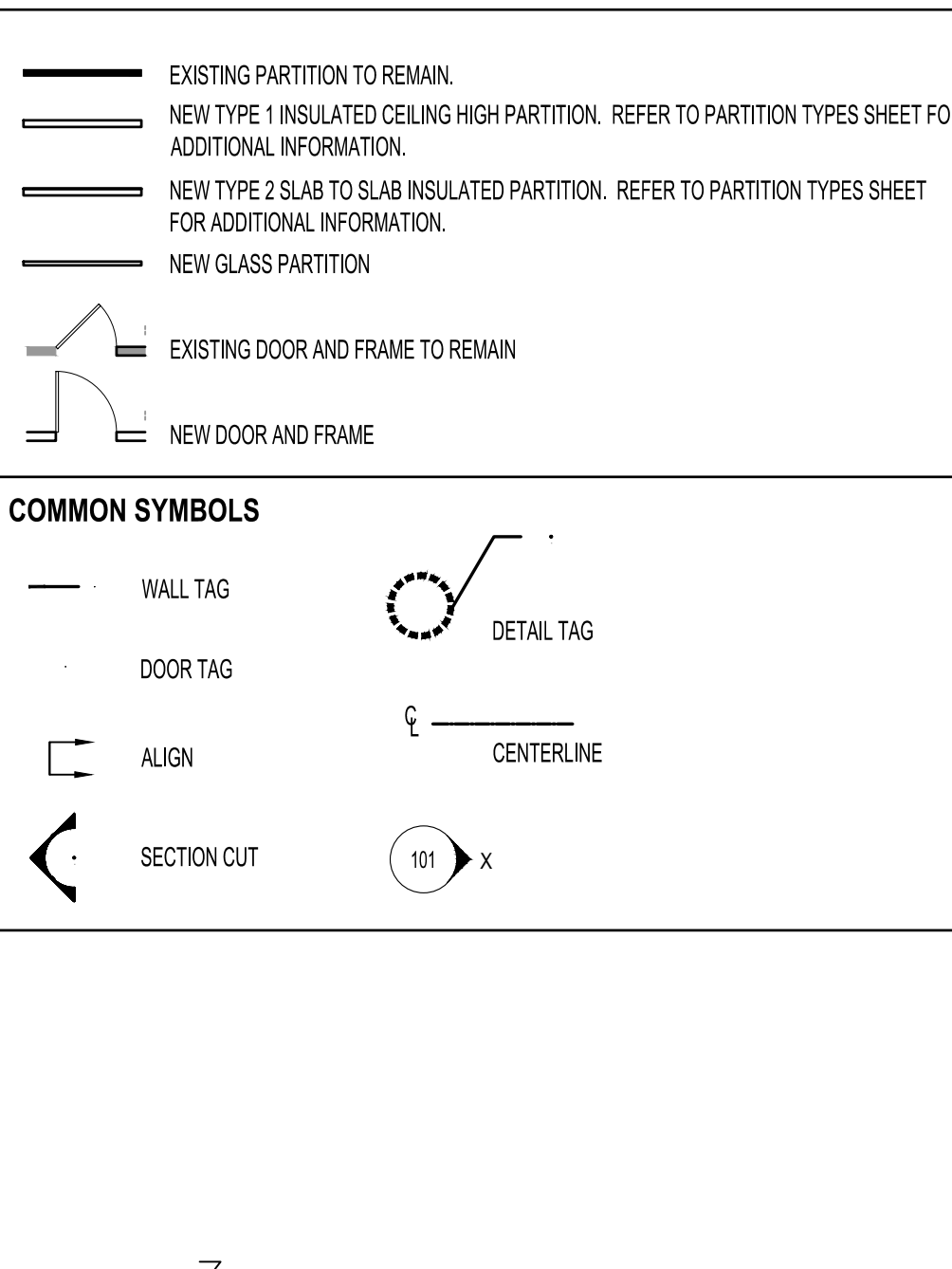
CONSTRUCTION PLAN NOTES
(REFER TO SHEET A-000 FOR PROJECT SYMBOLS, ABBREVIATIONS, AND BUILDING INFORMATION)

1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.
2. GC TO ARRANGE AND MODIFY ALL EXISTING NON-VISIBLE MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING INSTALLATION AS SHOWN. GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GC SHALL PROVIDE "CHALK LINE" LAYOUT OF THE FOLLOWING ITEMS FOR THE ARCHITECT'S ON-SITE APPROVAL: PARTITION LAYOUT, WITH DOOR AND DOOR SWING LOCATIONS; OUTLET AND TELEDATA LOCATIONS; SWITCH AND SWITCH BANK LOCATIONS; TRANSFORMER, PANEL, AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS; CEILING SOFFIT LOCATIONS; MOVABLE PARTITION TRACK LAYOUTS; VAV BOXES AND LIGHTING LAYOUTS FOR RECEPTION AREAS, CONFERENCE ROOMS, AND MAJOR PUBLIC SPACES.
4. GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT" CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF WORK.
5. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.
6. ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE COMPLIANT FILLER. REFER TO MEP SPECS FOR SLAB PENETRATION FIRE-STOP REQUIREMENTS. MAINTAIN THE EXISTING FLOOR SLAB RATINGS AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY UL DESIGN GUIDELINES.
7. ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE, UNLESS NOTED OTHERWISE.
8. GC TO FLASH PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.
9. GC TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES.

CONSTRUCTION PLAN LEGEND (REFER TO SHEET A-212 FOR PARTITION TYPES)

10. GC TO PATCH AND PAINT TO MATCH EXISTING PERIMETER MULLIONS AND WALLS ALONG CURTAIN WALL SYSTEM.
11. ALL PARTITIONS TO BE TYPE 4 UNLESS NOTED OTHERWISE. FOR PARTITION DETAILS REFER TO SHEET A-212
12. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS.
13. ALL STORAGE ROOMS LARGER THAN 100 SQUARE FEET ARE TO HAVE SMOKE DAMPERS AND SLAB TO SLAB PARTITIONS, SEALED TO PREVENT THE TRANSMISSION OF SMOKE.
14. AT ALL MOVABLE PARTITION LOCATIONS, A CEILING TO SLAB INSULATED PARTITION IS TO BE CONSTRUCTED, FOR THE FULL WIDTH OF THE ROOM, TO PREVENT SOUND TRANSMISSION.
15. SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR.
16. ALL PARTITIONS WITHIN WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD (I.E. PANTRY SINK AREAS, REST ROOMS, ETC.).
17. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD UNLESS NOTED OTHERWISE. FUR OUT TO BE MINIMUM DIMENSION REQUIRED UNLESS NOTED OTHERWISE. REFER TO POWER AND SIGNAL PLAN AND ELECTRICAL DRAWINGS FOR WHICH WALLS/COLUMNS NEED DEEPER FUR-OUTS AS REQUIRED FOR ELECTRICAL OUTLETS.
18. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SECURE INSTALLATION OF ALL MILLWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS.
19. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET A-212 FOR DOOR HARDWARE SCHEDULE.
20. ALL INTERIOR WALL AND FLOOR FINISHES SHALL COMPLY WITH VCC 803 & 804.

COMMON SYMBOLS



CONSULTANTS

PROJECT ADDRESS:
 919 PRINCE ST ALEXANDRIA, VA

PROJECT TITLE:
 JPM FHEADQUARTERS

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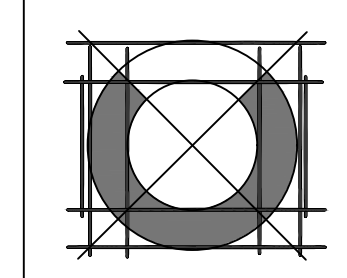
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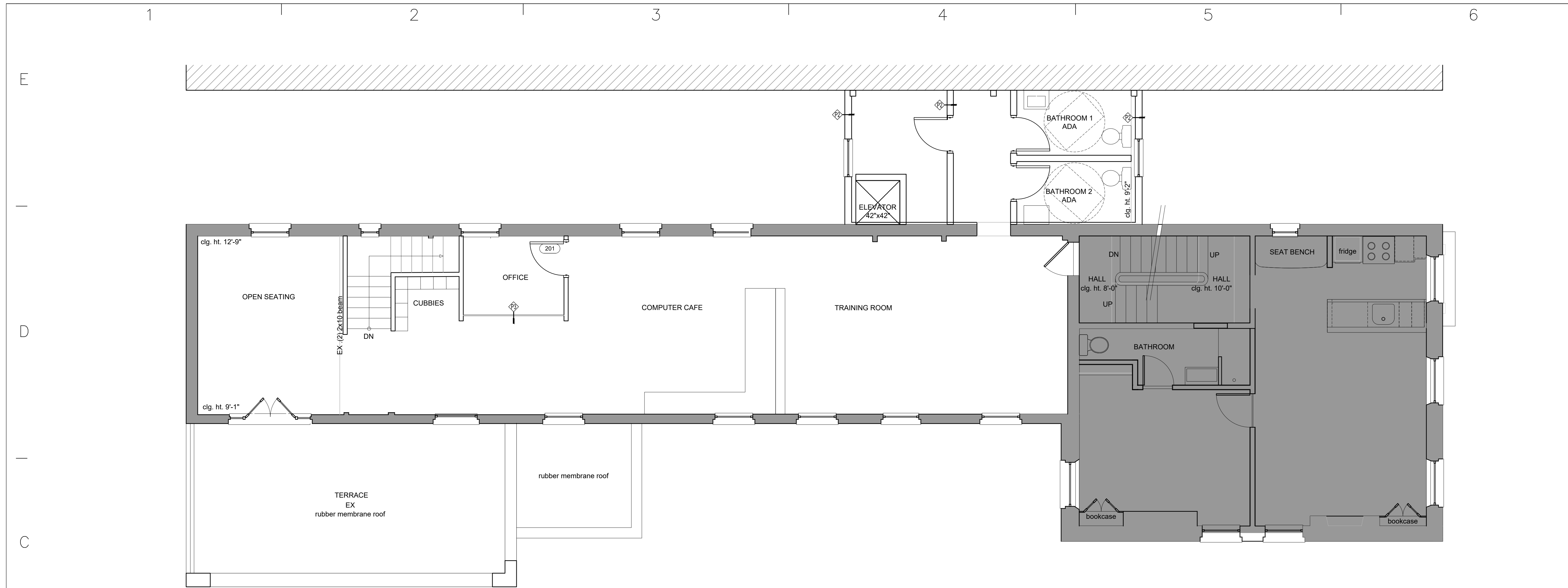
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CONTXURE
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 ALEXANDRIA, VA
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NEW FIRST FLOOR PLAN

A101



1
A05 New Second Floor Plan
SCALE: 1/4" = 1'-0"

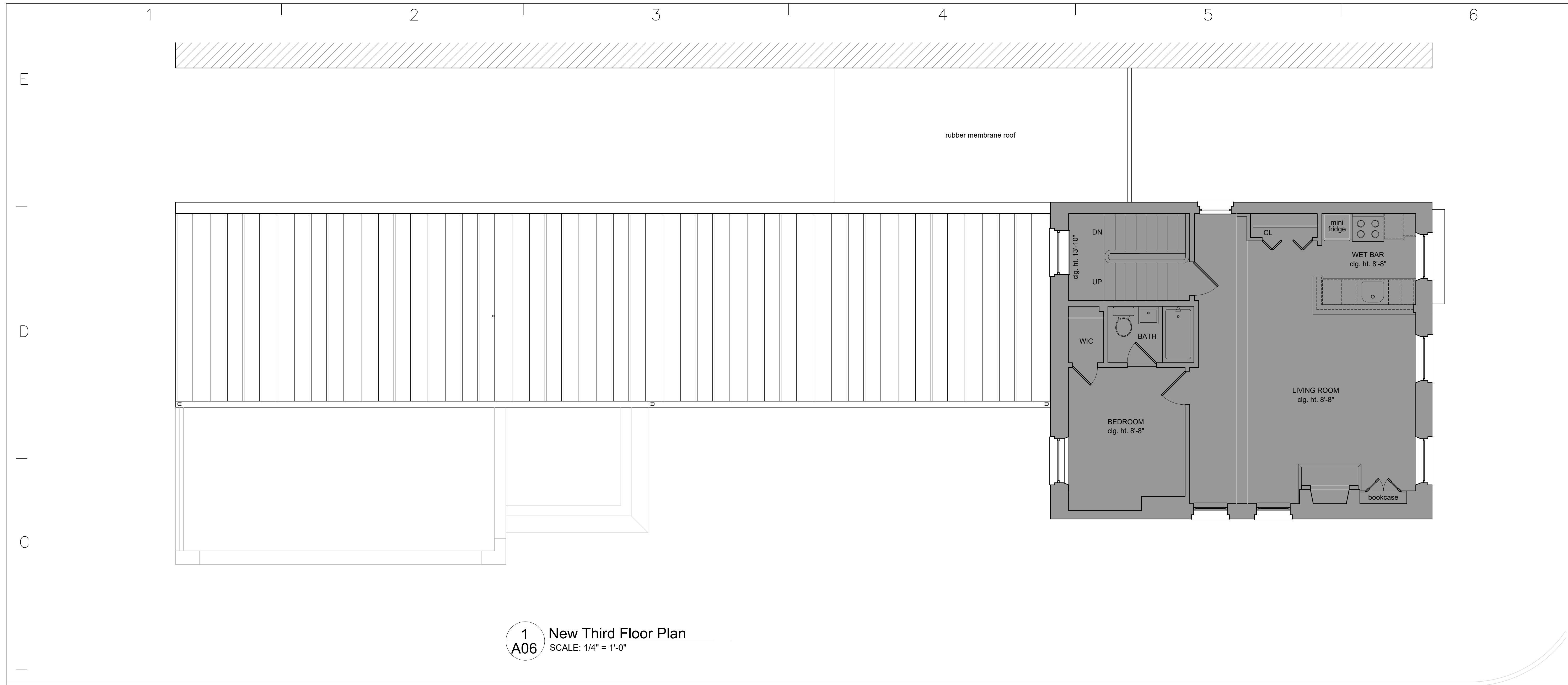
CONSTRUCTION PLAN NOTES <small>(REFER TO SHEET A-000 FOR PROJECT SYMBOLS, ABBREVIATIONS, AND BUILDING INFORMATION)</small>		CONSTRUCTION PLAN LEGEND <small>(REFER TO SHEET A-212 FOR PARTITION TYPES)</small>	
<p>1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.</p> <p>2. GC TO ARRANGE AND MODIFY ALL EXISTING NON-VISIBLE MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING INSTALLATION AS SHOWN. GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.</p> <p>3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GC SHALL PROVIDE "CHALK LINE" LAYOUT OF THE FOLLOWING ITEMS FOR THE ARCHITECT'S ON-SITE APPROVAL: PARTITION LAYOUT, WITH DOOR AND DOOR SWING LOCATIONS; OUTLET AND TELEDATA LOCATIONS; SWITCH AND SWITCH BANK LOCATIONS; TRANSFORMER, PANEL, AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS; CEILING SOFFIT LOCATIONS; MOVABLE PARTITION TRACK LAYOUTS; VAV BOXES AND LIGHTING LAYOUTS FOR RECEPTION AREAS, CONFERENCE ROOMS, AND MAJOR PUBLIC SPACES.</p> <p>4. GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT" CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF WORK.</p> <p>5. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.</p> <p>6. ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE COMPLIANT FILLER. REFER TO MEP SPECS FOR SLAB PENETRATION FIRE-STOP REQUIREMENTS. MAINTAIN THE EXISTING FLOOR SLAB RATING AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY UL DESIGN GUIDELINES.</p> <p>7. ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE, UNLESS NOTED OTHERWISE.</p> <p>8. GC TO FLASH PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.</p> <p>9. GC TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES.</p>	<p>10. GC TO PATCH AND PAINT TO MATCH EXISTING PERIMETER MULLIONS AND WALLS ALONG CURTAIN WALL SYSTEM.</p> <p>11. ALL PARTITIONS TO BE TYPE 4 UNLESS NOTED OTHERWISE. FOR PARTITION DETAILS REFER TO SHEET A-212</p> <p>12. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS.</p> <p>13. ALL STORAGE ROOMS LARGER THAN 100 SQUARE FEET ARE TO HAVE SMOKE DAMPERS AND SLAB TO SLAB PARTITIONS, SEALED TO PREVENT THE TRANSMISSION OF SMOKE.</p> <p>14. AT ALL MOVABLE PARTITION LOCATIONS, A CEILING TO SLAB INSULATED PARTITION IS TO BE CONSTRUCTED, FOR THE FULL WIDTH OF THE ROOM, TO PREVENT SOUND TRANSMISSION.</p> <p>15. SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR.</p> <p>16. ALL PARTITIONS WITHIN WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD (I.E. PANTRY SINK AREAS, REST ROOMS, ETC.).</p> <p>17. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD UNLESS NOTED OTHERWISE. FUR OUT TO BE MINIMUM DIMENSION REQUIRED UNLESS NOTED OTHERWISE. REFER TO POWER AND SIGNAL PLAN AND ELECTRICAL DRAWINGS FOR WHICH WALLS/COLUMNS NEED DEEPER FUR-OUTS AS REQUIRED FOR ELECTRICAL OUTLETS.</p> <p>18. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SECURE INSTALLATION OF ALL MILLWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS.</p> <p>19. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET A-212 FOR DOOR HARDWARE SCHEDULE.</p> <p>20. ALL INTERIOR WALL AND FLOOR FINISHES SHALL COMPLY WITH VCC 803 & 804.</p>	<p>— EXISTING PARTITION TO REMAIN.</p> <p>— NEW TYPE 1 INSULATED CEILING HIGH PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</p> <p>— NEW TYPE 2 SLAB TO SLAB INSULATED PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</p> <p>— NEW GLASS PARTITION</p> <p>— EXISTING DOOR AND FRAME TO REMAIN</p> <p>— NEW DOOR AND FRAME</p>	<p>COMMON SYMBOLS</p> <p>— WALL TAG</p> <p>— DOOR TAG</p> <p>— ALIGN</p> <p>— SECTION CUT</p> <p>○ DETAIL TAG</p> <p>— CENTERLINE</p> <p>○ 101 X</p>

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1	29.2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
NEW SECOND FLOOR PLAN		
SHEET TITLE		
A102		
SHEET	OF	



1 New Third Floor Plan
A06 SCALE: 1/4" = 1'-0"

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CONSTRUCTION PLAN NOTES <small>(REFER TO SHEET A-000 FOR PROJECT SYMBOLS, ABBREVIATIONS, AND BUILDING INFORMATION)</small>		CONSTRUCTION PLAN LEGEND <small>(REFER TO SHEET A-212 FOR PARTITION TYPES)</small>	
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1	28.2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
EX. THIRD FLOOR PLAN		
SHEET TITLE		
A103		
SHEET	OF	

Door #	Door			Door Frame			Hardware	Notes
	Width	Height	Material	Type	Material	Threshold		
101	3'-0"	7'-0"	STRFRNT	D	STRFRNT		D	
102	3'-0"	7'-0"	SCWD	A	WD		E	
103	3'-0"	7'-0"	SCWD	H	WD		E	
104	6'-0"	7'-0"	GLS	B	WD		C	
105	3'-0"	7'-0"	STRFRNT	D	STRFRNT		A*	
106	3'-0"	7'-0"	SCWD	A	WD		E	
107	3'-0"	7'-0"	EX	EX	WD			
108	3'-0"	7'-0"	STRFRNT	A	WD		B	
109	3'-0"	7'-0"	GLS	B			B	
110	3'-0"	7'-0"	GLS	B			B	
111	3'-0"	7'-0"	SCWD	E	WD		B	
112	3'-0"	7'-0"	SCWD	E	WD		B	
113	3'-0"	7'-0"	SCWD	E	WD		B	
114	3'-0"	7'-0"	EX	EX	WD			
201	3'-0"	7'-0"	SCWD	D	WD		A*	
202	2'-6"	7'-0"	SCWD	E	WD		E	
203	2'-8"	7'-0"	SCWD	E	WD		C	
204	3'-0"	7'-0"	STRFRNT	D	WD		A	
205	3'-0"	7'-0"	SCWD	C	WD		E	
206	6'-0"	7'-0"	EX	EX			E	
207	3'-0"	7'-0"	EX	EX			C	

MTL - Insulated Metal
HMTL - Hollow Metal
PNT - Painted
TMP - Tempered Glass
SCWD-Solid Core Door

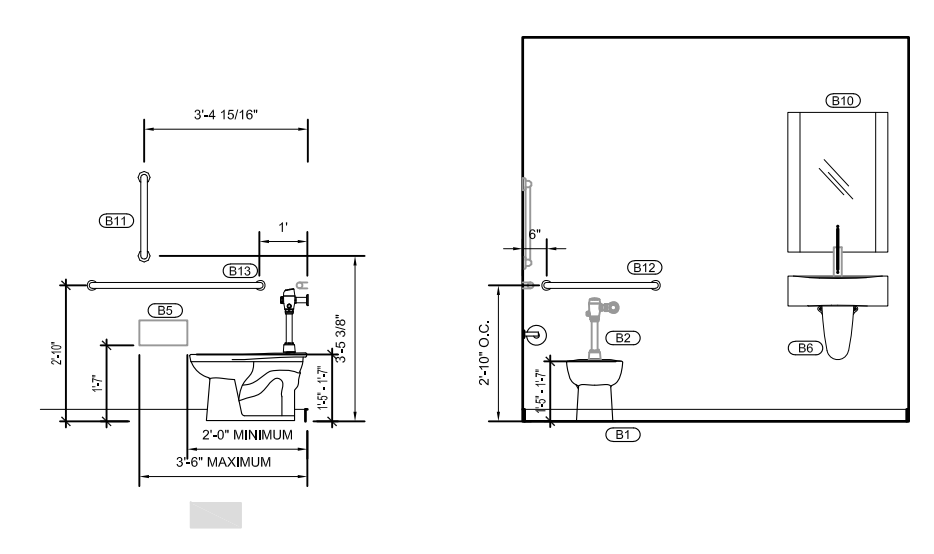
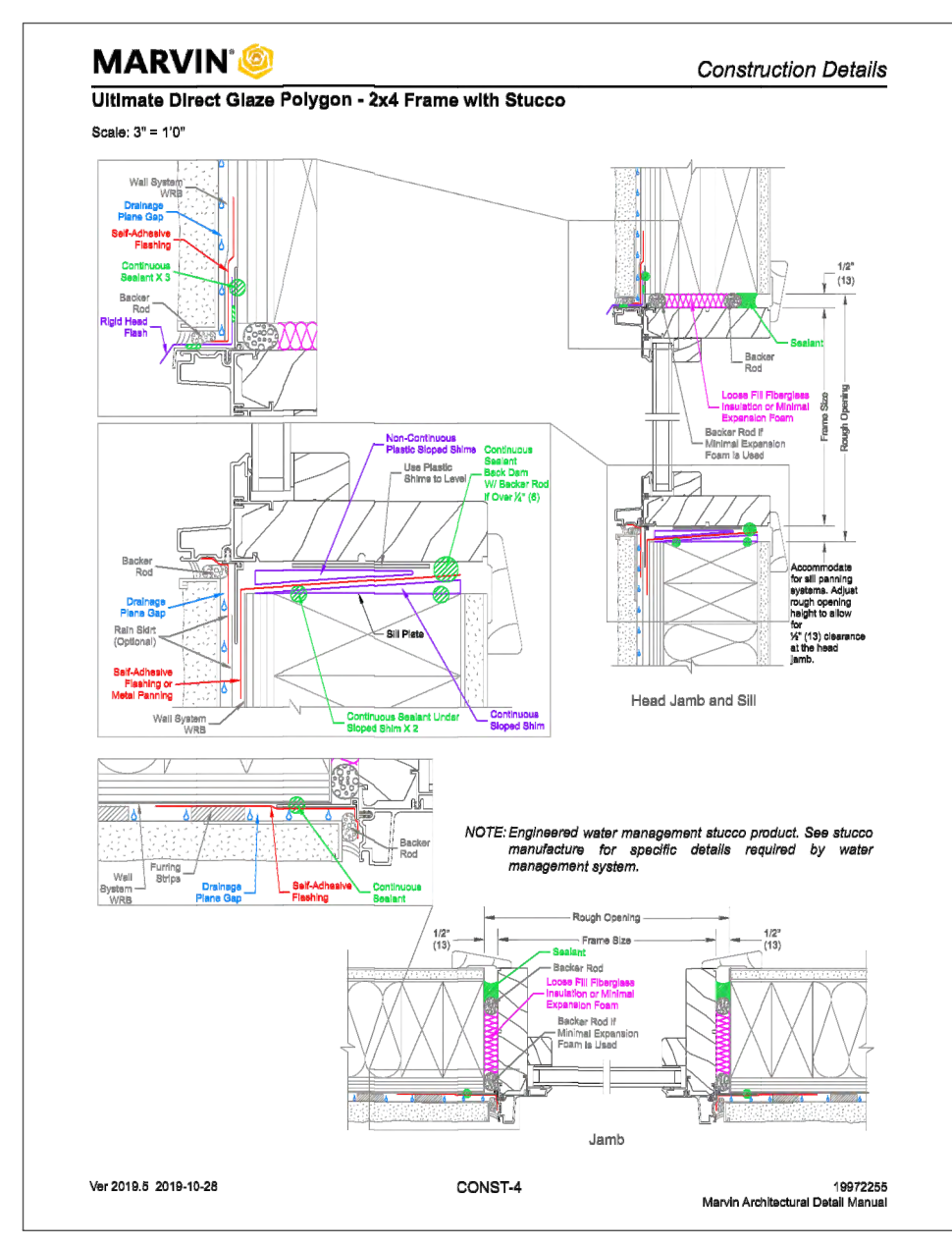
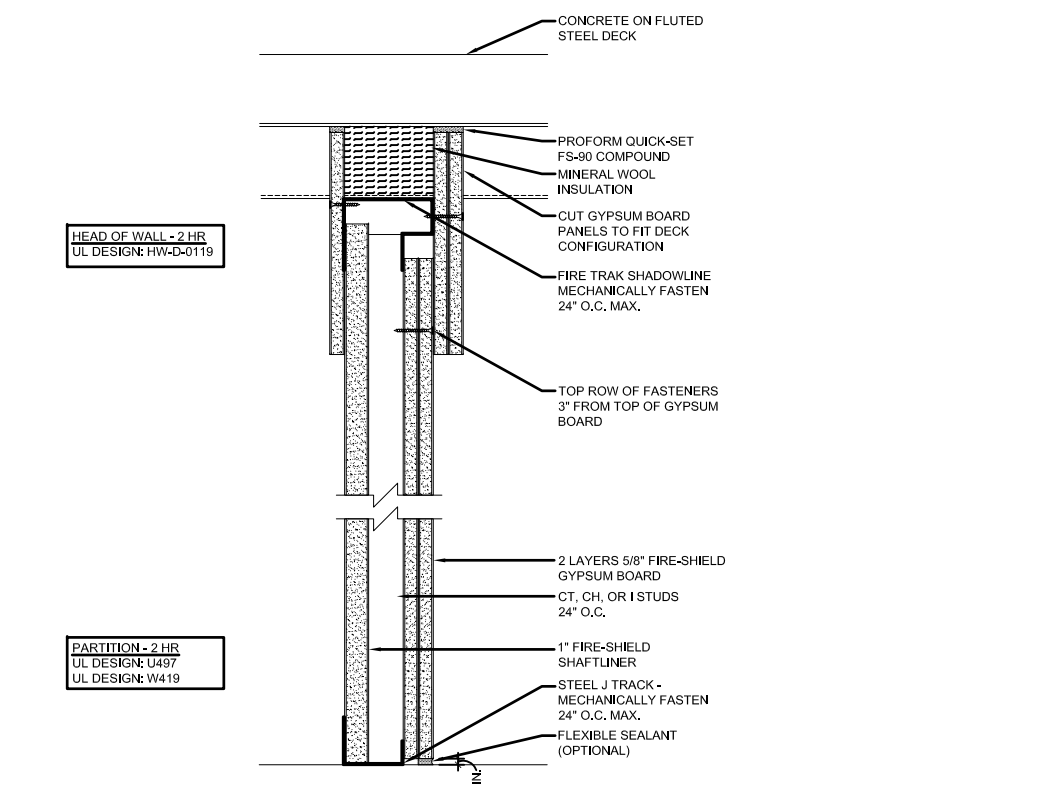
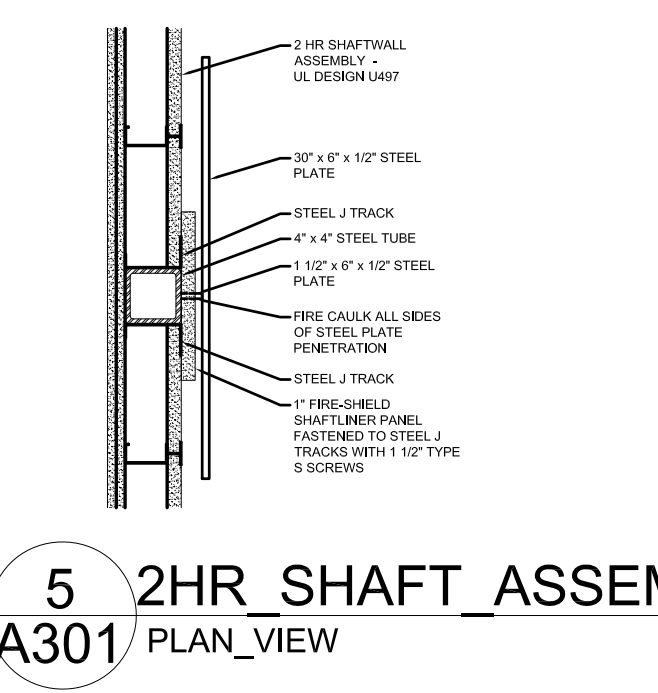
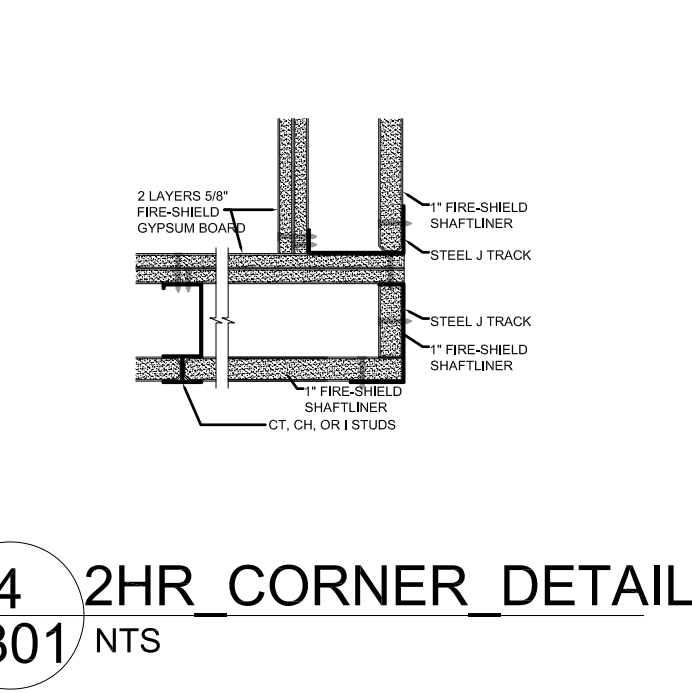
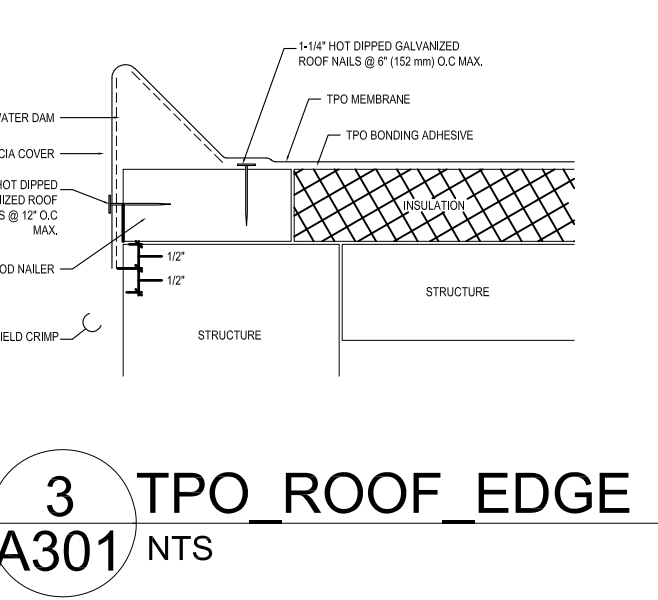
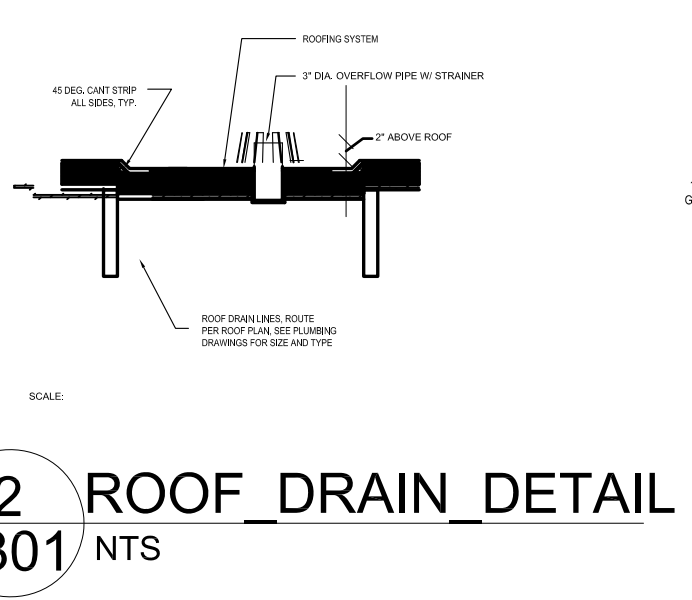
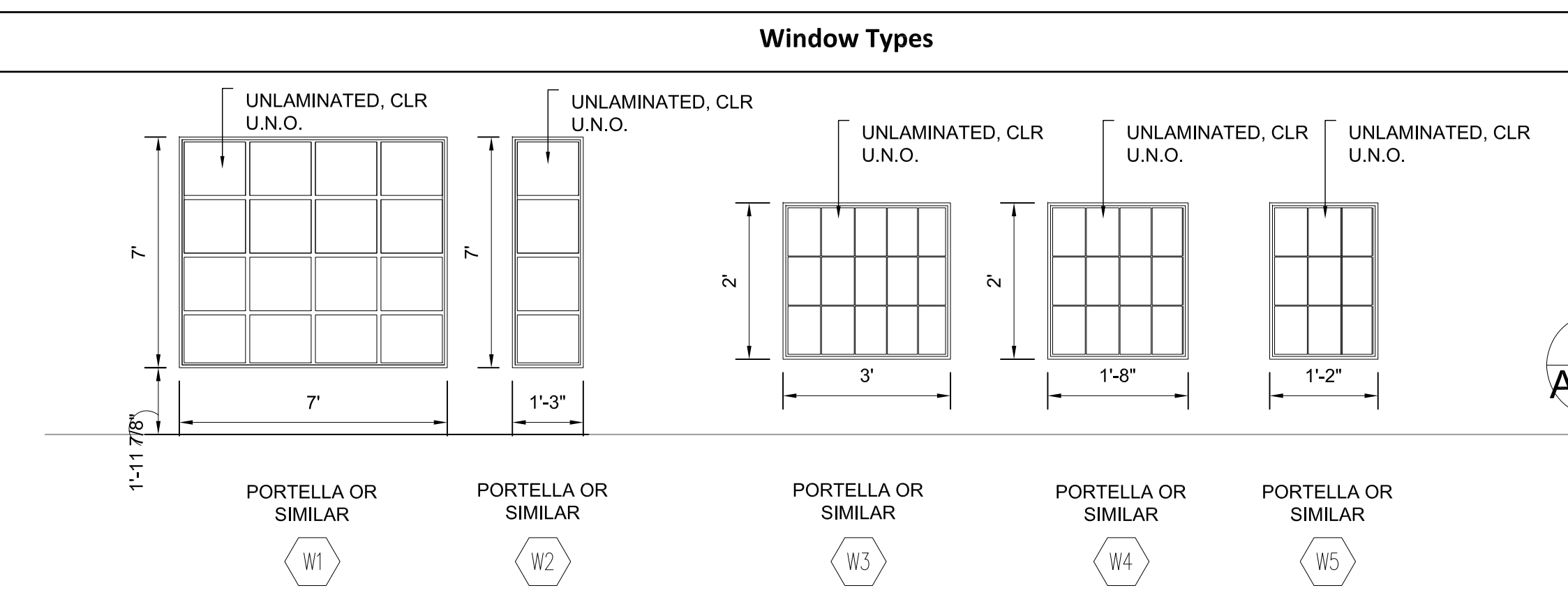
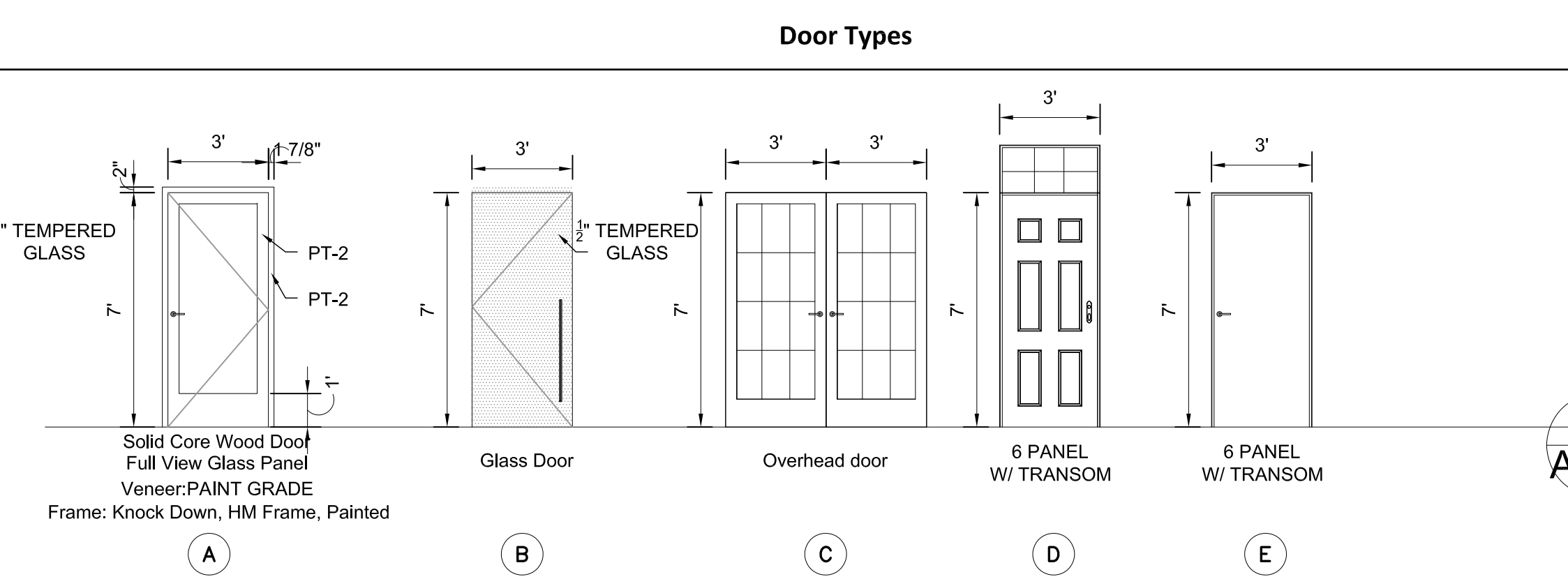
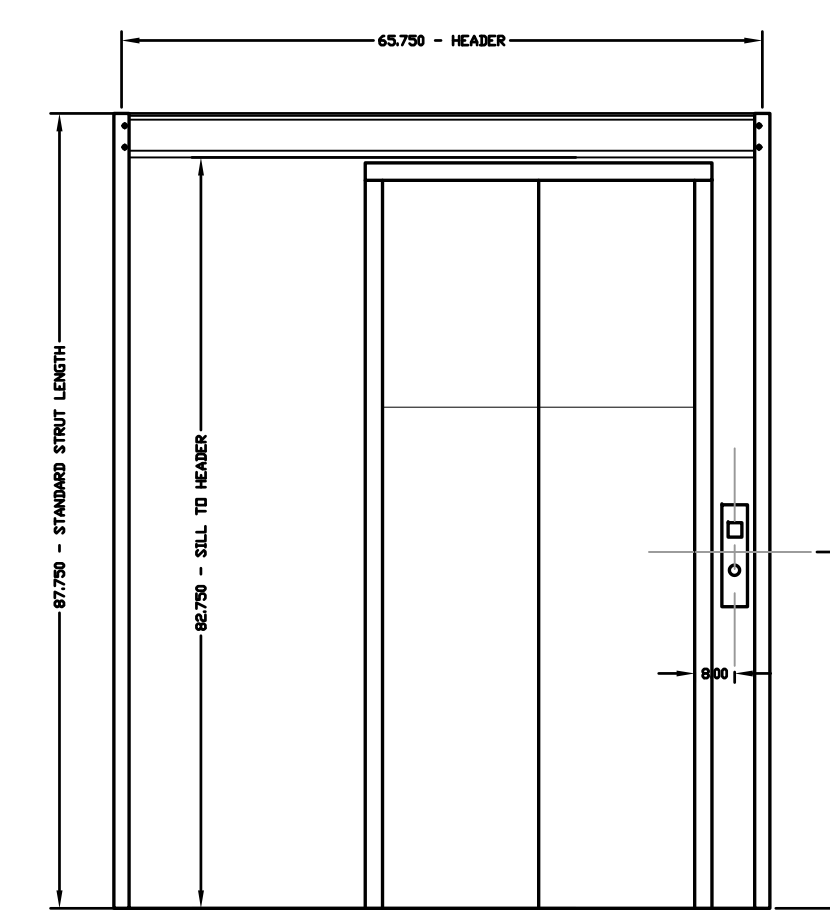
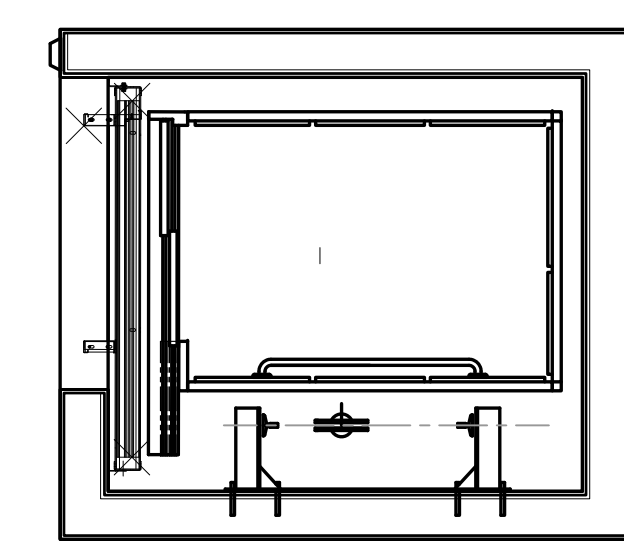
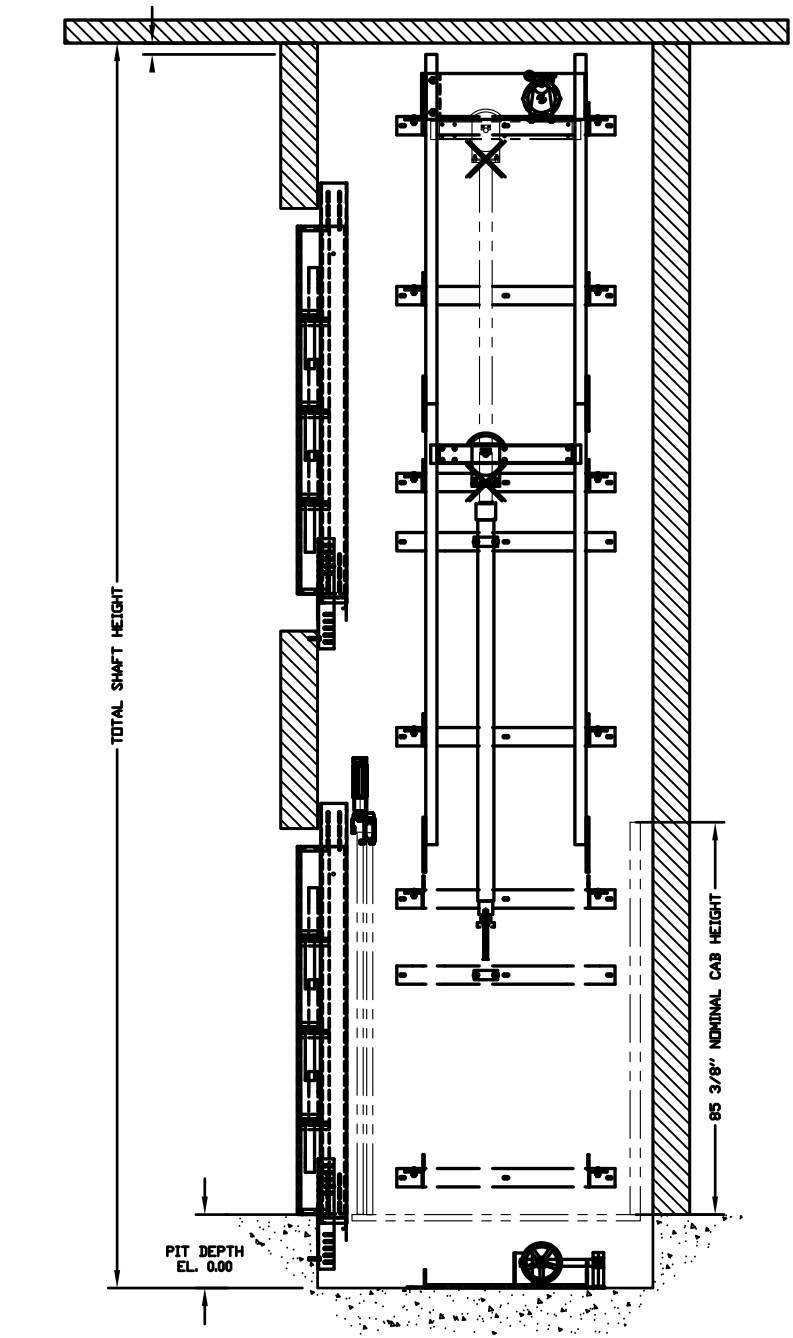
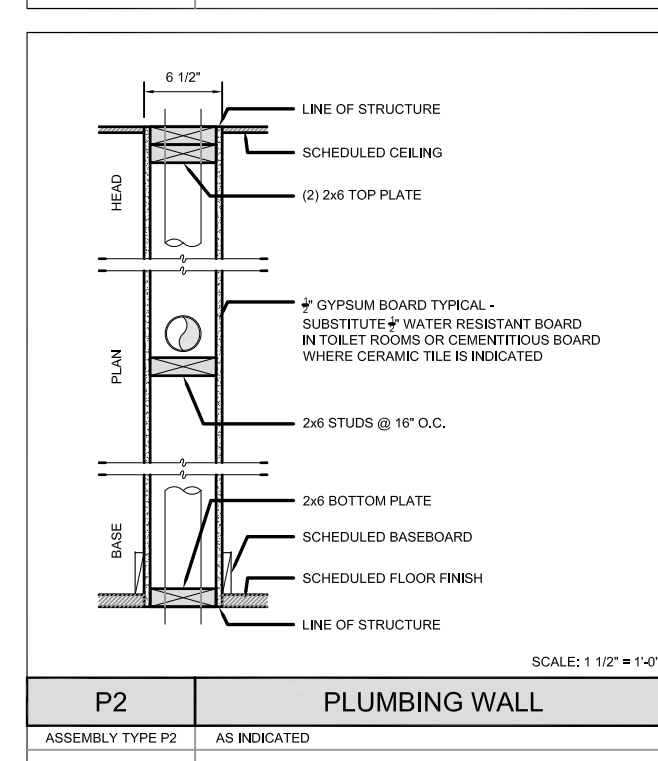
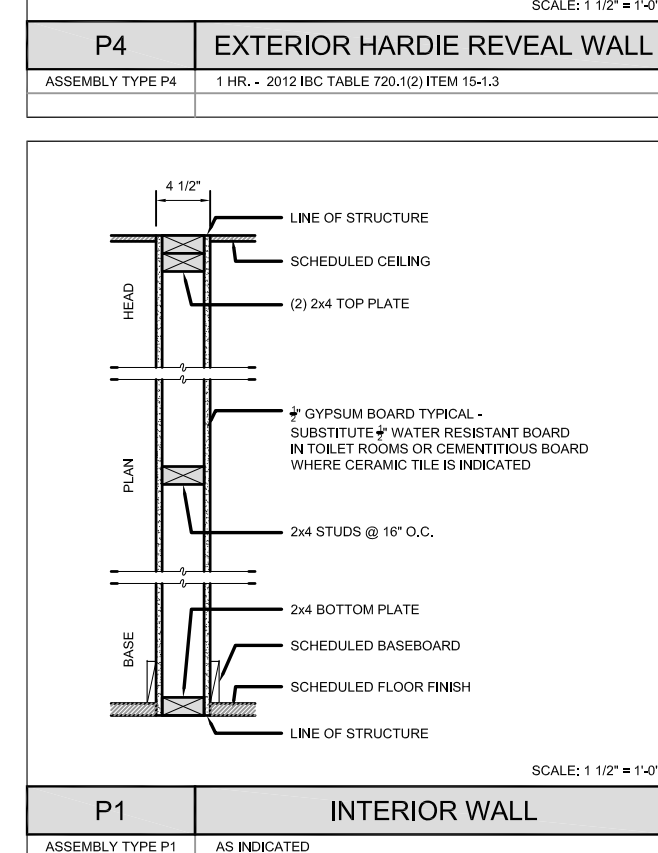
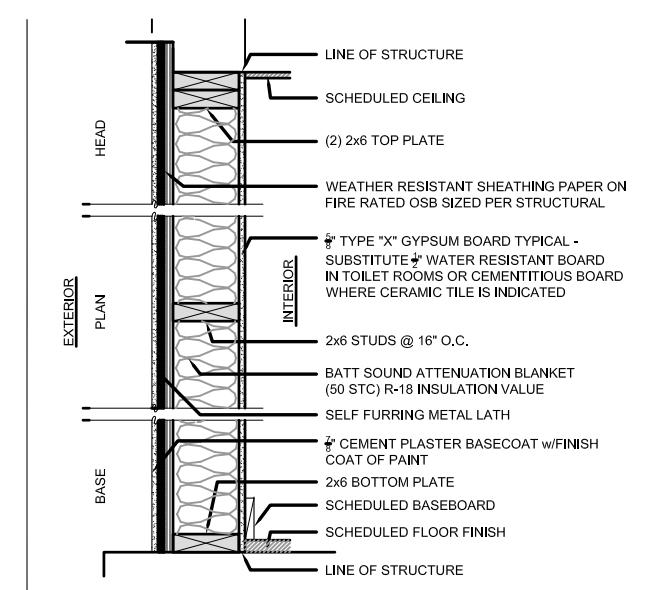
Notes:
1) See 06/A1.1 for 'Door Types.'
2) Tenant to coordinate hardware with GC.
3) All doors shall comply with Section 4.13.9 for Accessible Door Hardware and 4.13.14 for door surfaces for wheelchair users.
4) See 06/A1.3 for threshold details

TYPE A - EXTERIOR				
QTY.	ITEM	MANUFACTURER	MODEL	Finish
3	HINGES	STANLEY	FBB191 4 1/2	US32D
1	LOCKSET/HANDLESET			
1	PANIC HARDWARE	PRECISION	3R0 2103	US32D
1	AUTOMATIC CLOSER	STANLEY	CLD-4550 EDA	
1	THRESHOLD	NATIONAL GUARD	896	US32D

TYPE B-PRIVACY				
QTY.	ITEM	MANUFACTURER	MODEL	Finish
3	HINGES	STANLEY	FBB191 4 1/2	US32D
1	PRIVACY SET			
1	AUTOMATIC CLOSER	STANLEY	CLD-4550 EDA	
1	WALL BUMPER	UNISON	INO-DSIX04-32D	
1	COAT HOOK	ALNO	A8980-BRZ	

TYPE F-INTERIOR ENTRY DOOR				
QTY.	ITEM	MANUFACTURER	MODEL	Finish
3	HINGE	CRL OR SIM.	8011	
1	CLOSER	CRL OR SIM.	CRL8760S	
1	HANDLE	CRL OR SIM.	DB140F41BS	
1	ELECTRONIC LOCKSET *			

1. ALL HARDWARE SHALL COMPLY WITH ADA/ANSI STANDARDS
2. KEYING SHALL BE COORDINATED WITH OWNER
3. SIMILAR HARDWARE CAN BE PROVIDED WITH ARCH. APPROVAL.
* TO INCLUDE WITH SPECIFIED HARDWARE



RESTROOM ACCESSORIES			
FEATURE	ACCESSORY	MODEL NO.	MOUNTING HEIGHT AFF
R1	WATER CLOSET	KOHLER K-3460 WHITE, ELONGATED, W/STAINLESS STEEL	SEE ELEVATION
R2	FLUSH VALVE (WATER CLOSET)	TIP LEVER KOHLER K-4090 (LEFT AND RIGHT HAND)	SEE ELEVATION
R3	TOILET SEAT COVER DISPENSER	BOBROCK B-4021	SEE ELEVATION
R4	WALL MOUNTED SOAP DISPENSER	MOCKETT SP04-055	SEE ELEVATION
R5	TOILET TISSUE DISPENSER	BOBROCK B-6067	SEE ELEVATION
R6	LAUNDRY	KOHLER K-10000 (WHITE)	SEE ELEVATION
R7	VANITY	BOBROCK B-1000 (KOR)	SEE ELEVATION
R11	18" LENGTH GRAB BARS	BOBROCK B-1000 (CONCEALED MOUNTING IN SWAP FLANGE)	24" O.C. AFF. SEE ELEVATION FOR VERTICAL
R12	36" LENGTH GRAB BAR		24" O.C. AFF
R13	42" LENGTH GRAB BARS	BOBROCK B-1000 (CONCEALED MOUNTING IN SWAP FLANGE)	24" O.C. AFF

GC TO ENSURE THAT THERE IS SUFFICIENT BLOCKING TO MOUNT ALL ACCESSORIES.



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8609 WOOD CENTER DR, E SUITE 110
EMAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

PROJECT TITLE:
SCHEDULES, WALL DETAILS, & BUILDING DETAIL

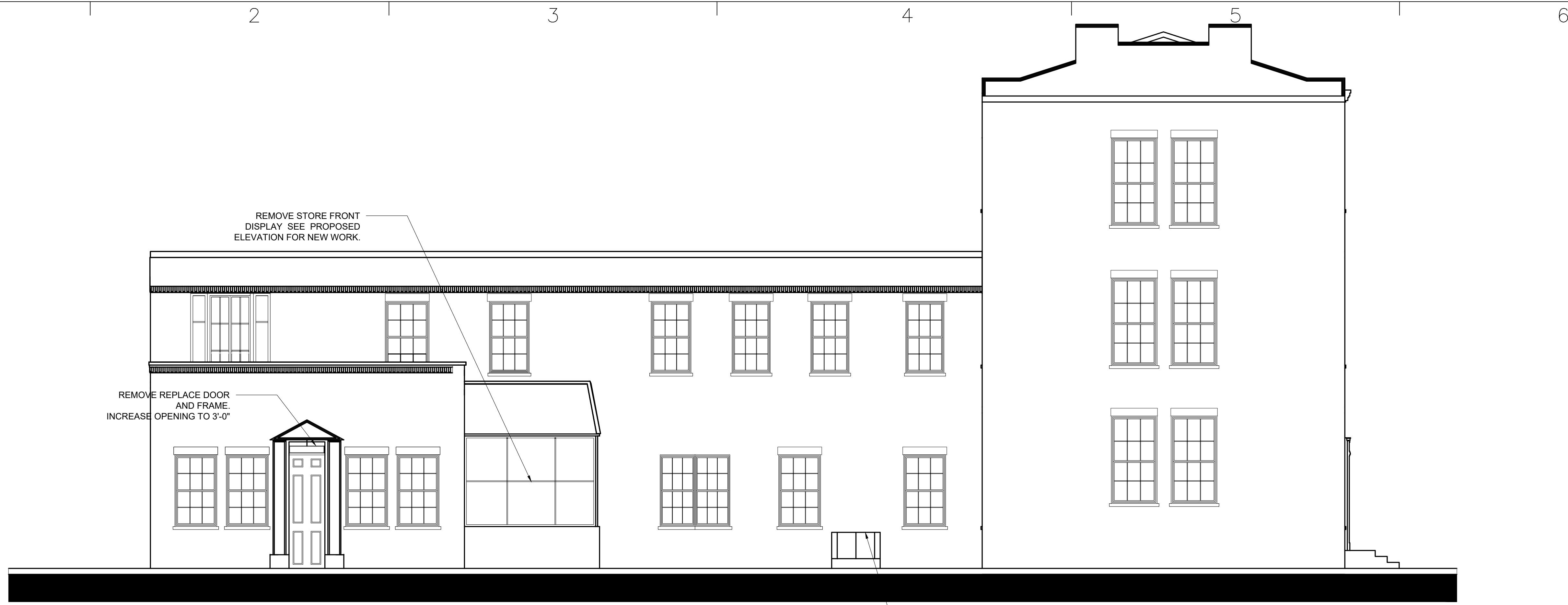
1 1.29.2020 PERMIT SUBMISSION
2

MARK DATE DESCRIPTION

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:

SHEET TITLE

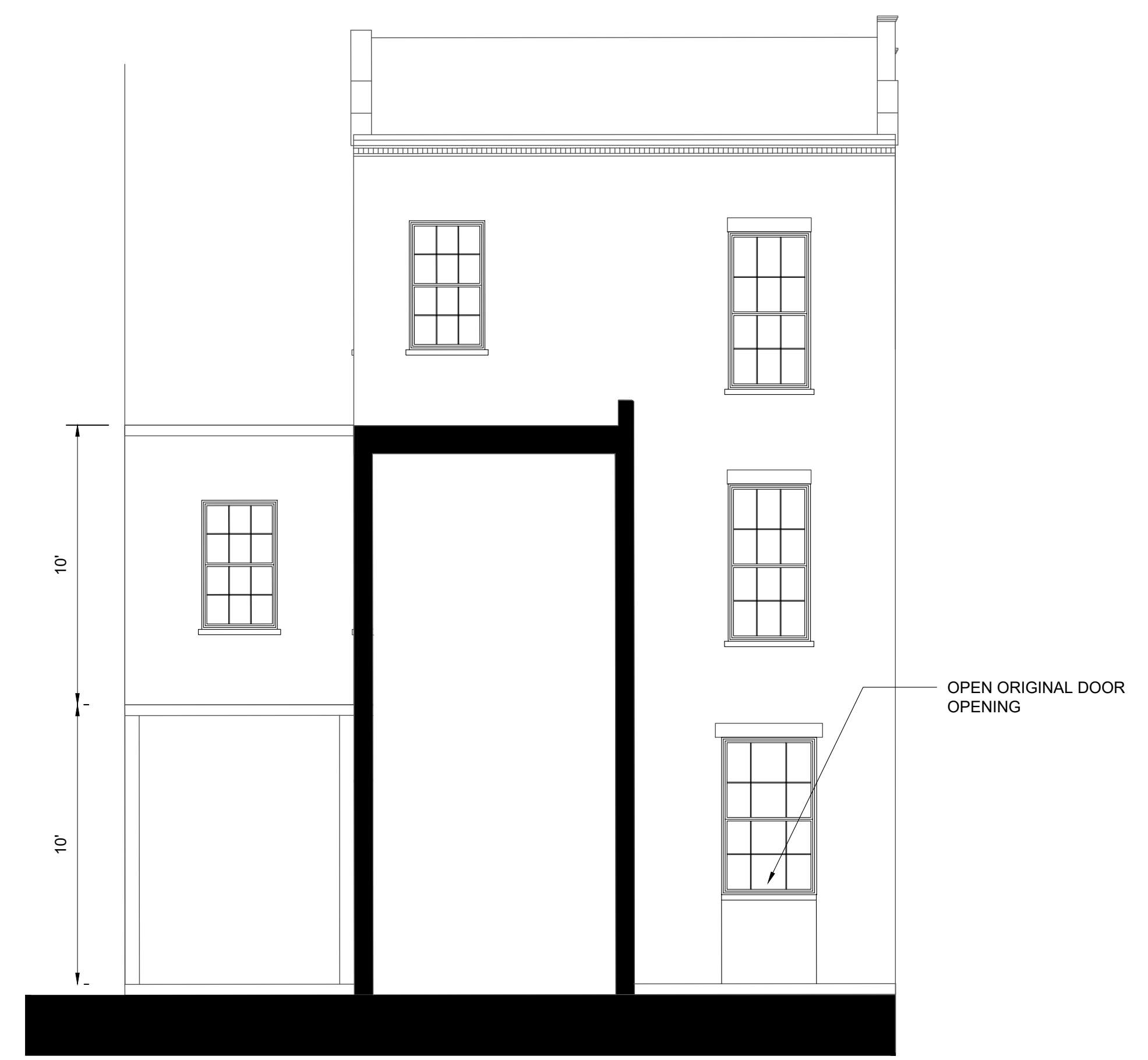
A301



1 S. PATRICK STREET ELEVATION
 A400 SCALE: 1/4" = 1'-0"



2 EX. PRINCE STREET ELEVATION (EAST)
 A400 SCALE: 1/4" = 1'-0"



3 EX. S. PATRICK STREET ELEVATION (SOUTH)
 A400 SCALE: 1/4" = 1'-0"

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MARK	DATE	DESCRIPTION
1	2/29/2020	PERMIT SUBMISSION
2		

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY:
 CHK'D BY:

SHEET TITLE

A400

SHEET OF



1 NEW S. PATRICK STREET ELEVATION (EAST)
A401 SCALE: 1/4" = 1'-0"



2 NEW PRINCE STREET ELEVATION (NORTH)
A401 SCALE: 1/4" = 1'-0"



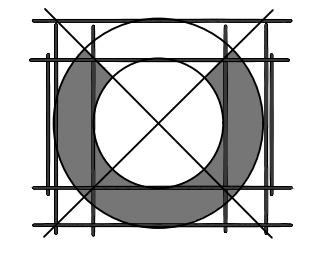
3 S. PATRICK STREET ELEVATION (SOUTH)
A401 SCALE: 1/4" = 1'-0"

CONSULTANTS

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PROJECT TITLE:
JPM FHEADQUARTERS

PROJECT ADDRESS:
919 PRINCE ST ALEXANDRIA, VA



CONTXURE
8609 WOOD CENTER DRIVE, SUITE 110
EMAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

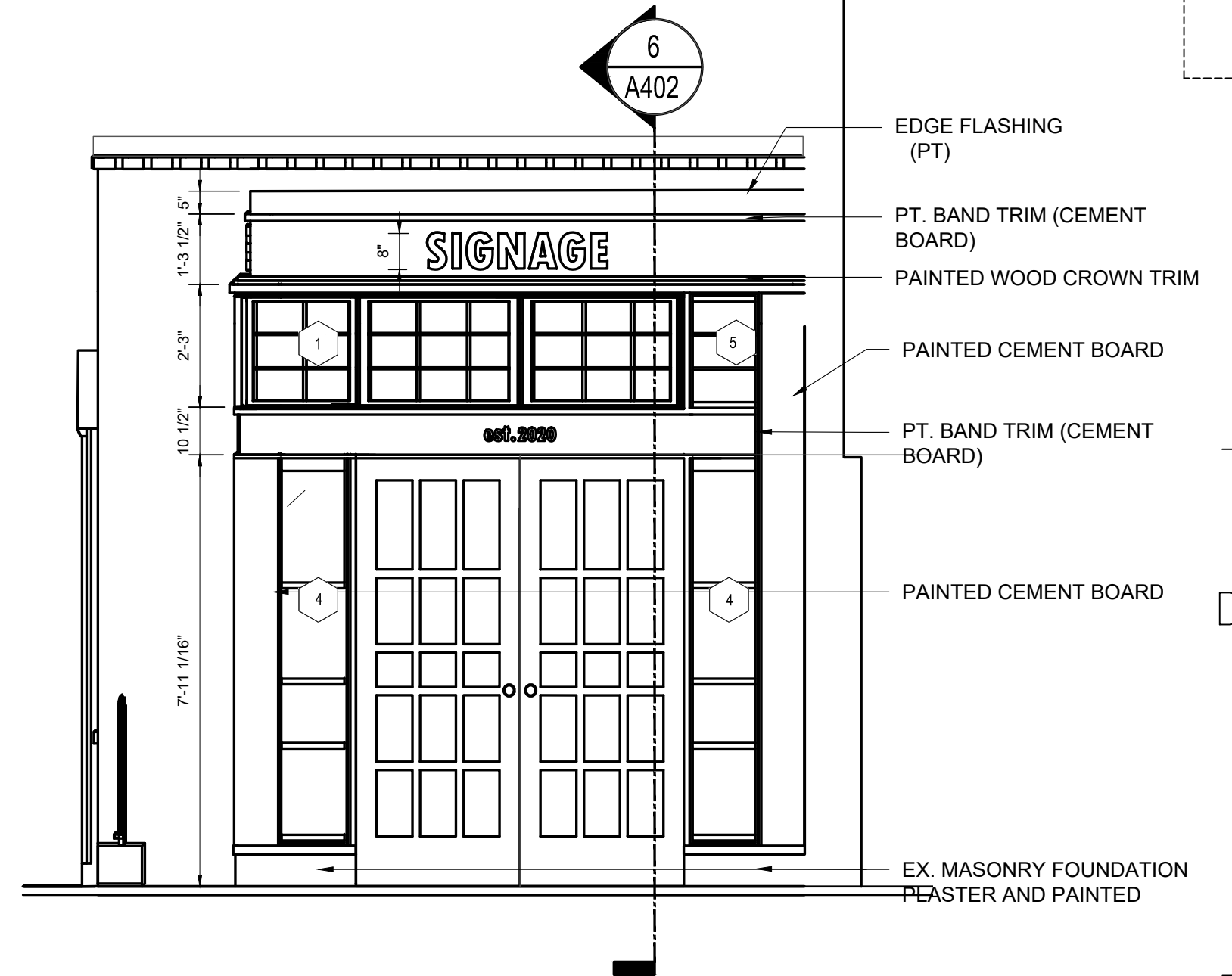
1	28.2020	PERMIT SUBMISSION
2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		

SHEET TITLE
A401

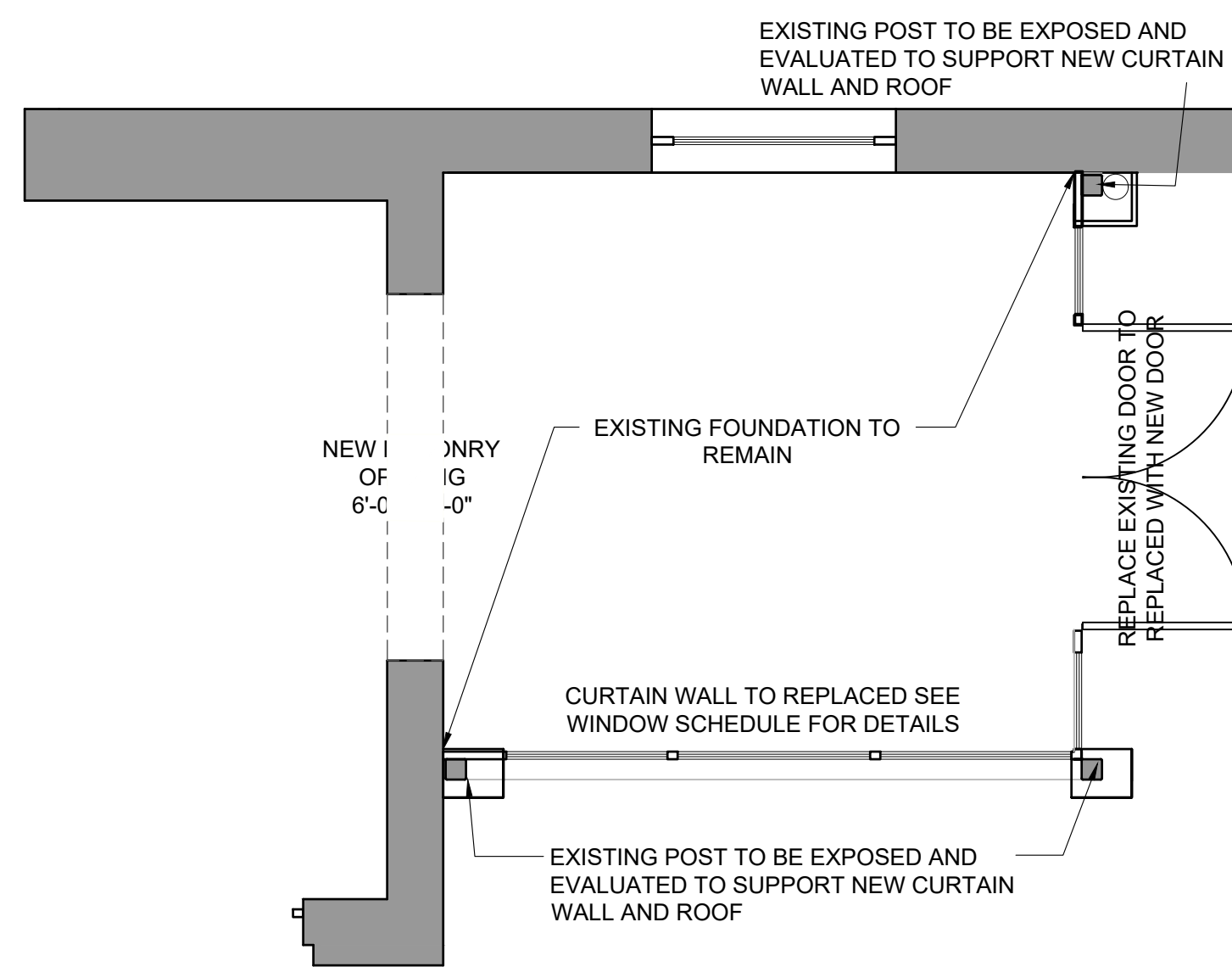
SHEET OF



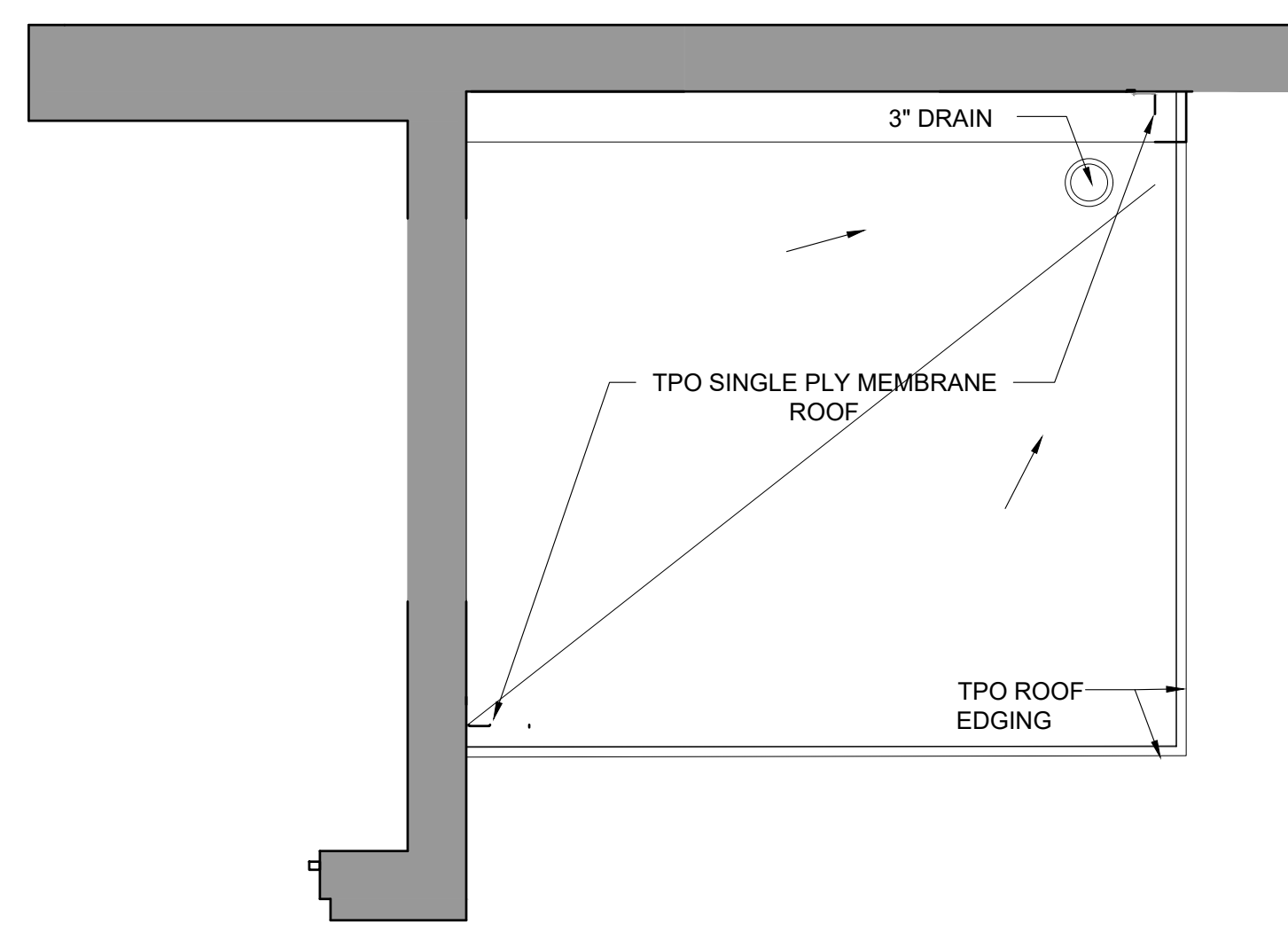
1 S. PATRICK STREET ELEVATION
A402 SCALE: 1/4" = 1'-0"



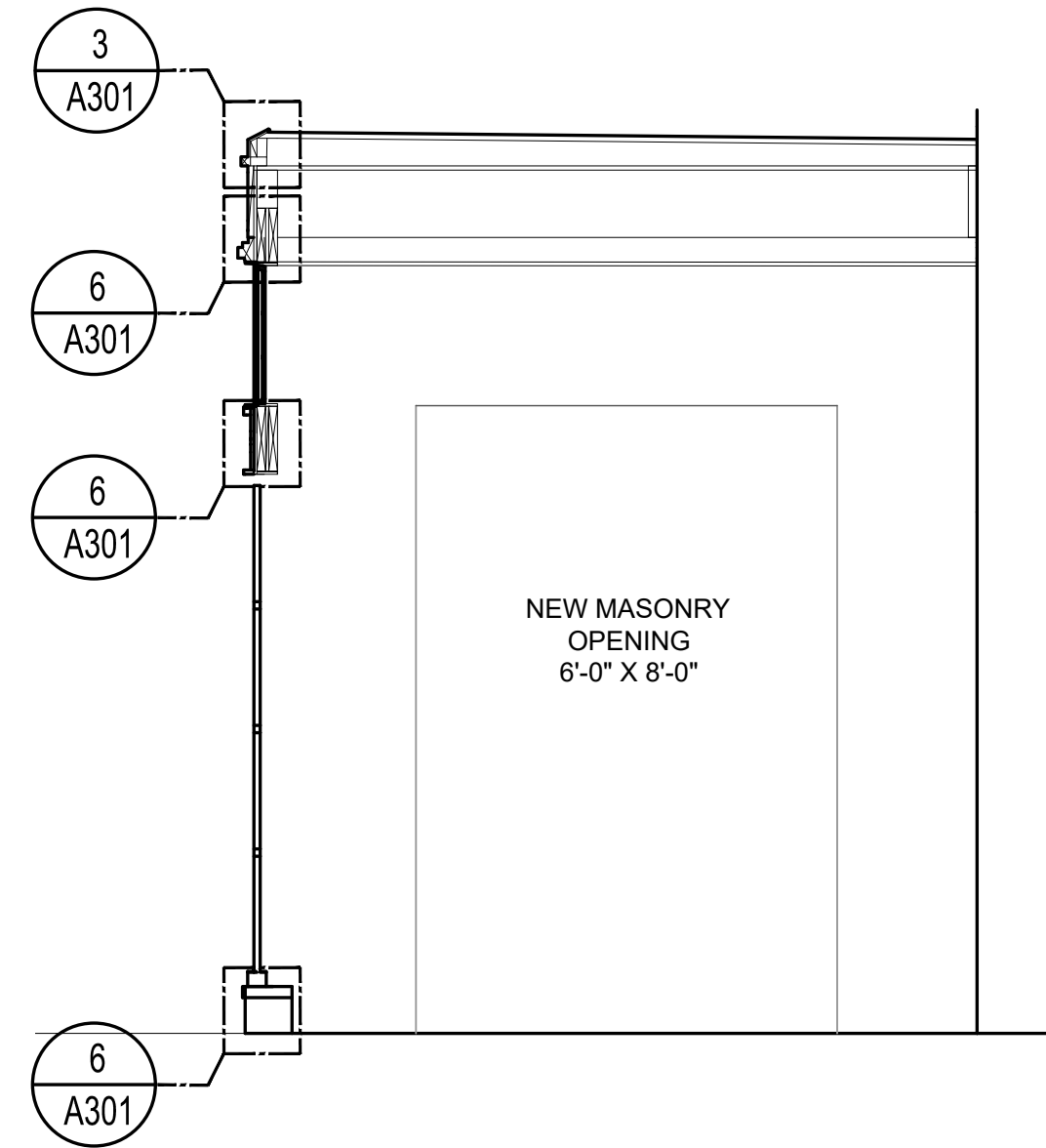
2 S. PATRICK ELEVATION (NORTH)
402 SCALE: 1/4" = 1'-0"



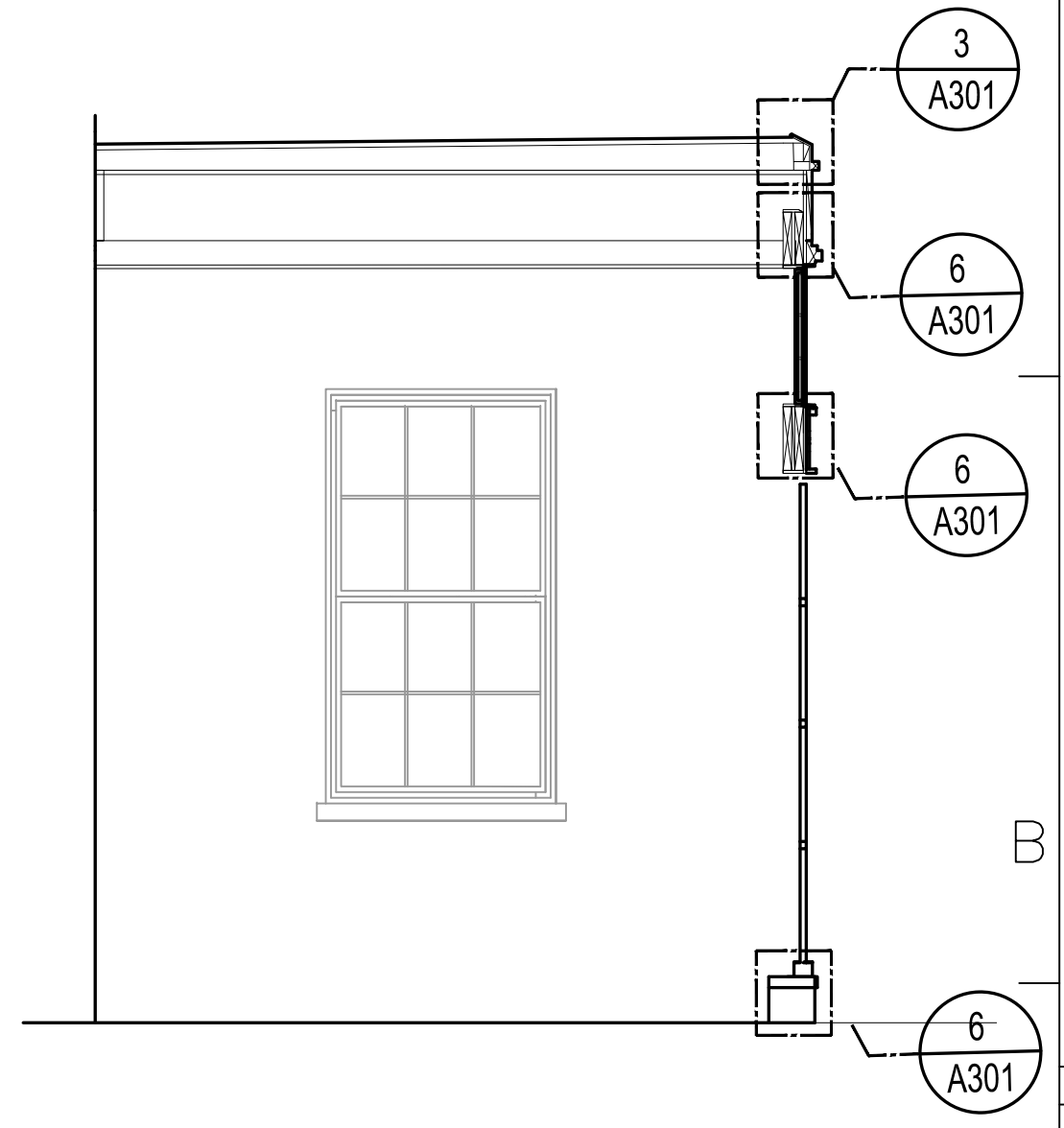
3 STOREFRONT FL PLAN
A402 SCALE: 1/4" = 1'-0"



4 ROOF PLAN
A402 SCALE: 1/4" = 1'-0"



5 DISPLAY STOREFRONT SECTION
A402 SCALE: 1/4" = 1'-0"



6 DISPLAY STOREFRONT SECTION
A402 SCALE: 1/4" = 1'-0"

CONSULTANTS

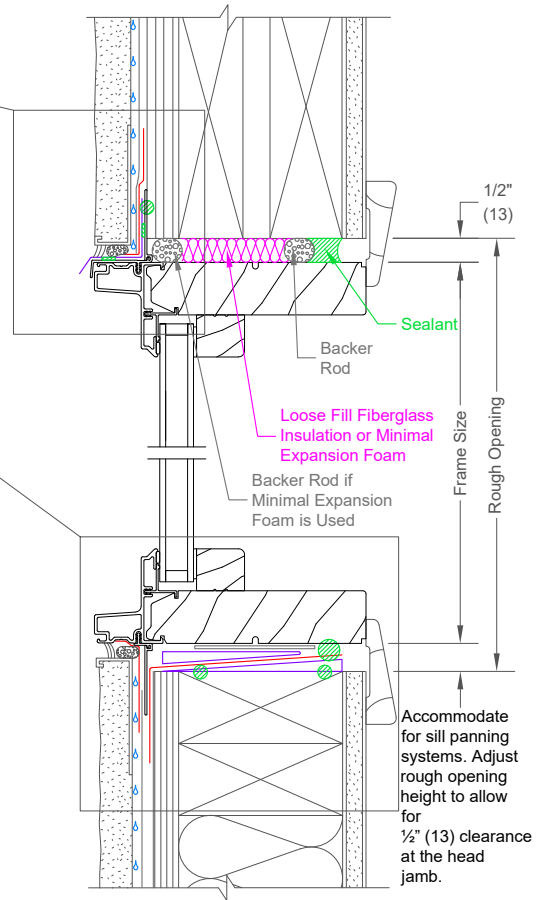
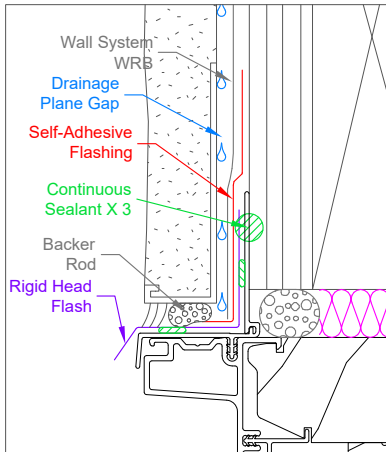
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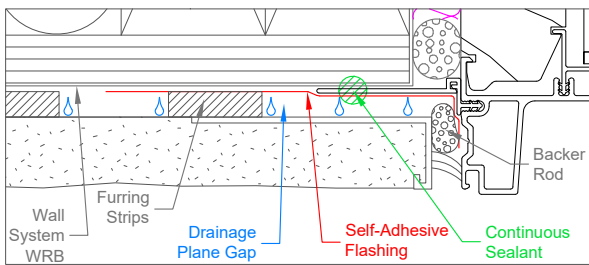
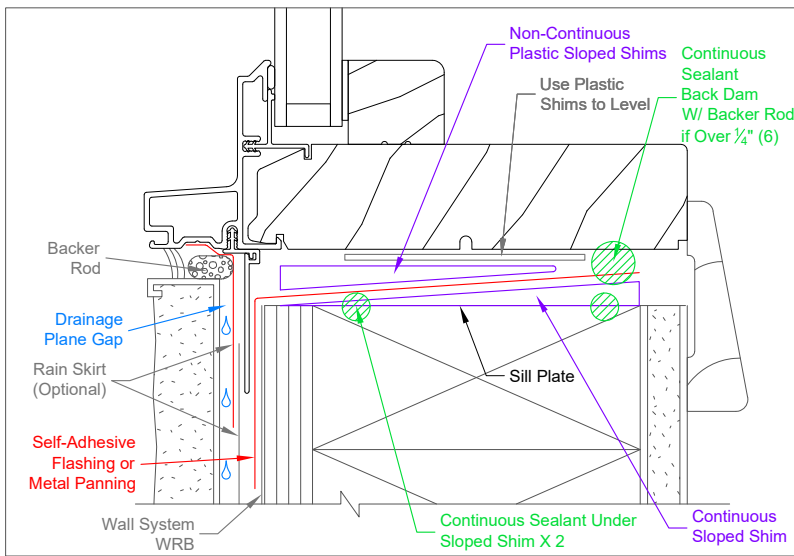
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2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
SHEET TITLE	A402	
SHEET	OF	

Ultimate Direct Glaze Polygon - 2x4 Frame with Stucco

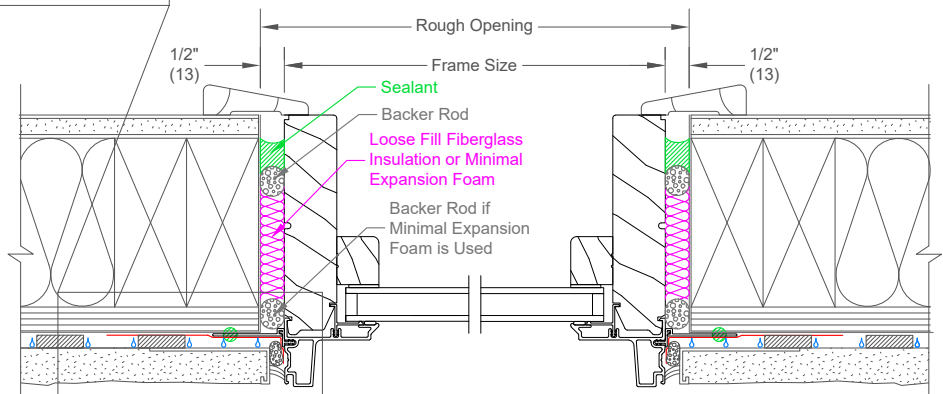
Scale: 3" = 1'0"



Head Jamb and Sill

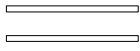


NOTE: Engineered water management stucco product. See stucco manufacture for specific details required by water management system.

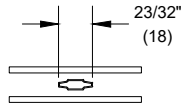


Jamb

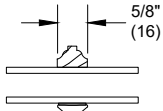
Lite Options



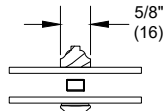
Insulating Glass



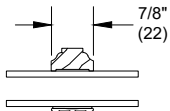
Aluminum 23/32"
Contour GBG



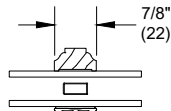
5/8" SDL



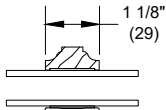
5/8" SDL
W/Spacer



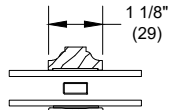
7/8" SDL



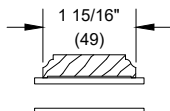
7/8" SDL
W/Spacer Bar



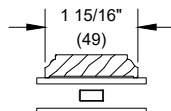
1 1/8" SDL



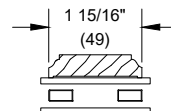
1 1/8" SDL
W/Spacer Bar



1 15/16" SDL

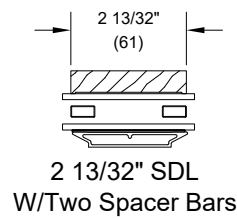
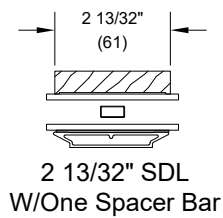
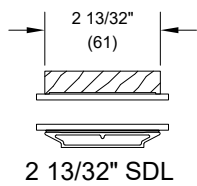
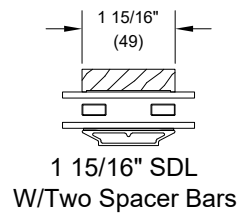
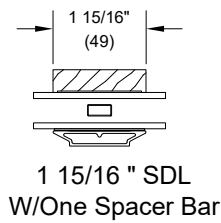
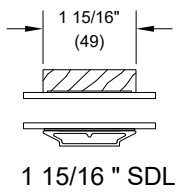
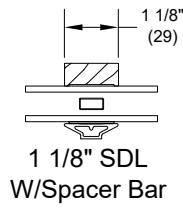
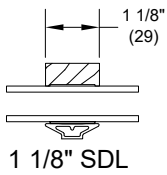
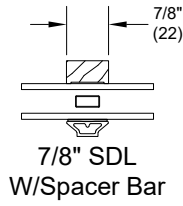
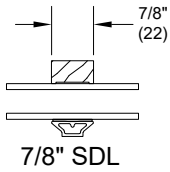
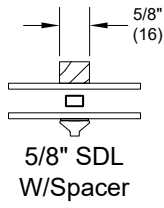
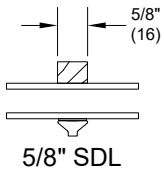


1 15/16" SDL
W/One Spacer Bar



1 15/16" SDL
W/Two Spacer Bars

Optional Interior Square Simulated Divided Lite

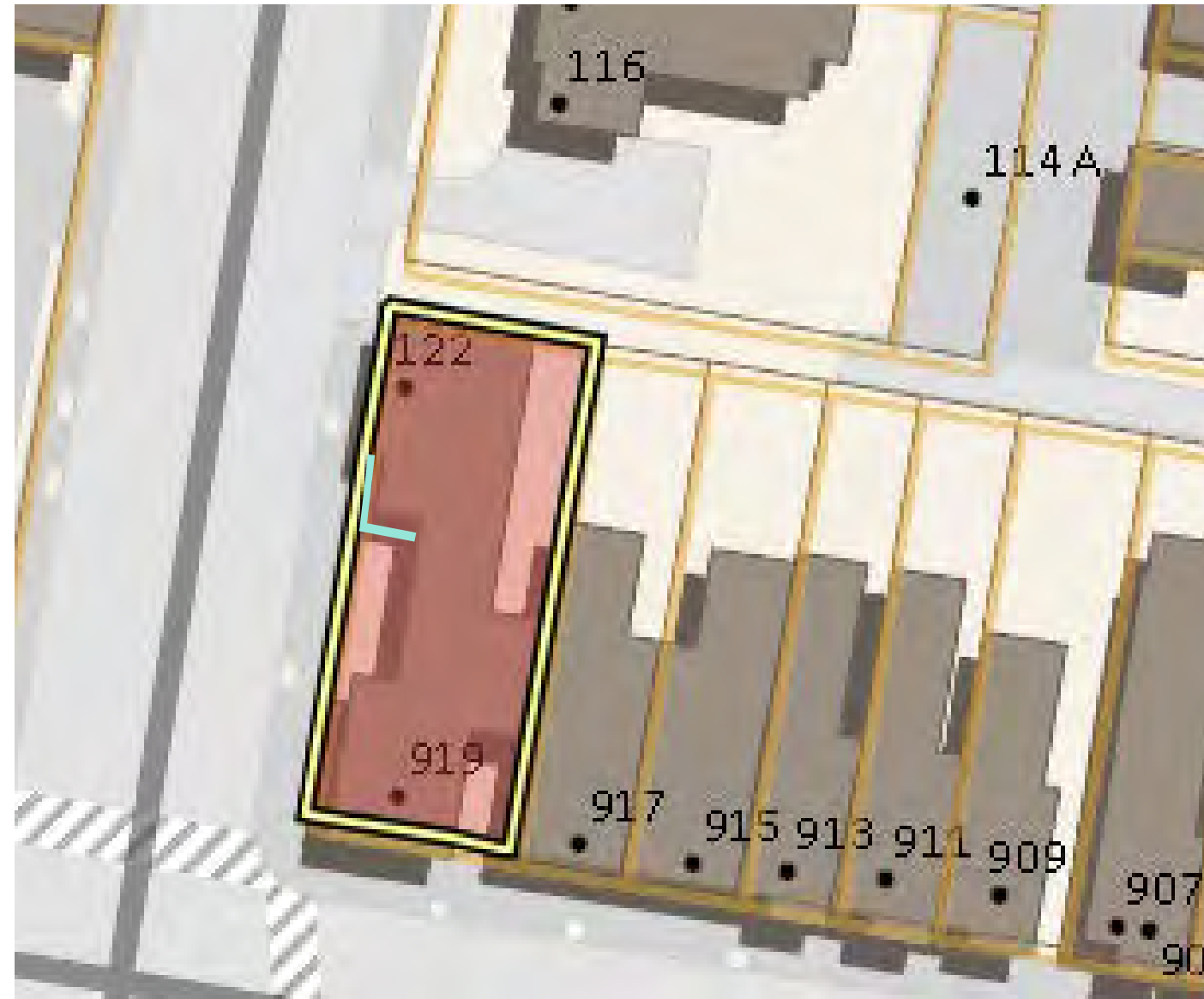


919 PRINCE ST
Alexandria, VA
-
FACADE RENOVATION





SITE LOCATION : 919 PRINCE ST



KEY PLAN: 919 PRINCE ST
 DISPLAY STOREFRONT RENOVATION

EXISTING PHOTOGRAPHS



919 PRINCE ST.



S. PATRICK FACADE [EXISTING DISPLAY STOREFRONT FACADE]

CONTEXTURE
DESIGN STUDIO

REMODEL EXISTING FACADE



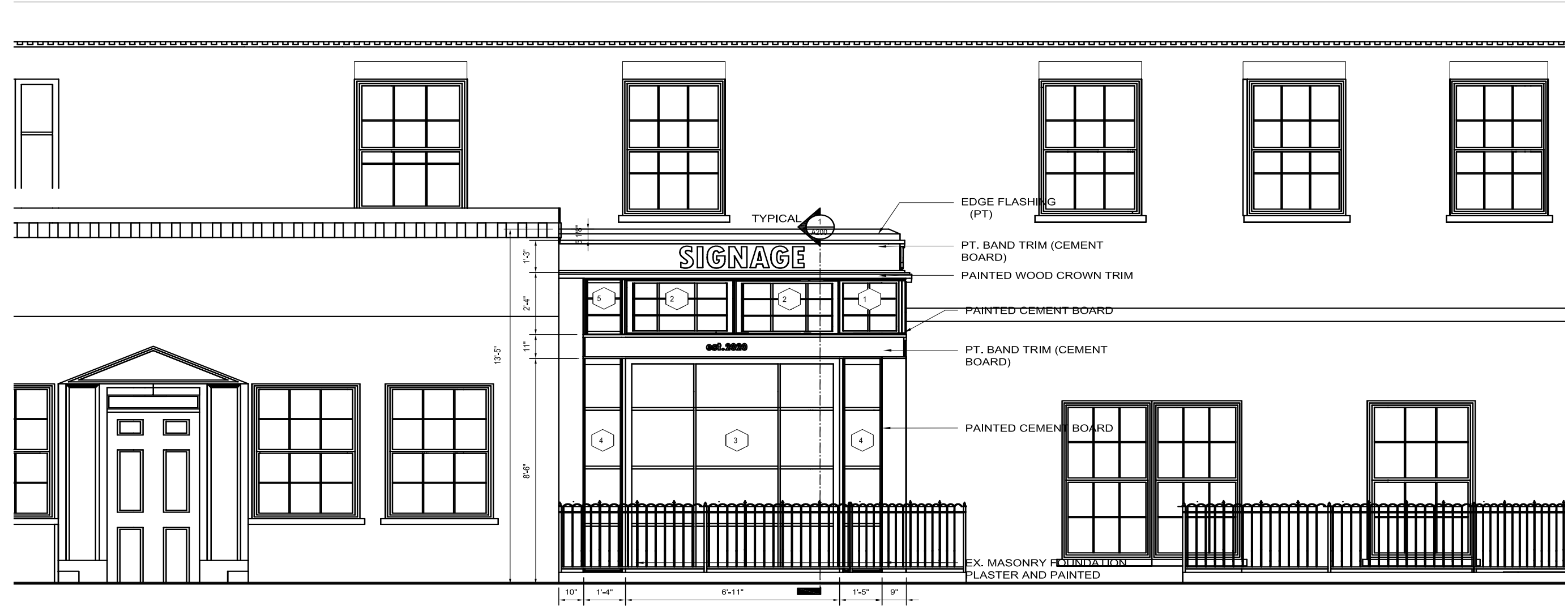
PROPOSED ELEVATION @ WEST FACADE

CONTEXTURE
DESIGN STUDIO

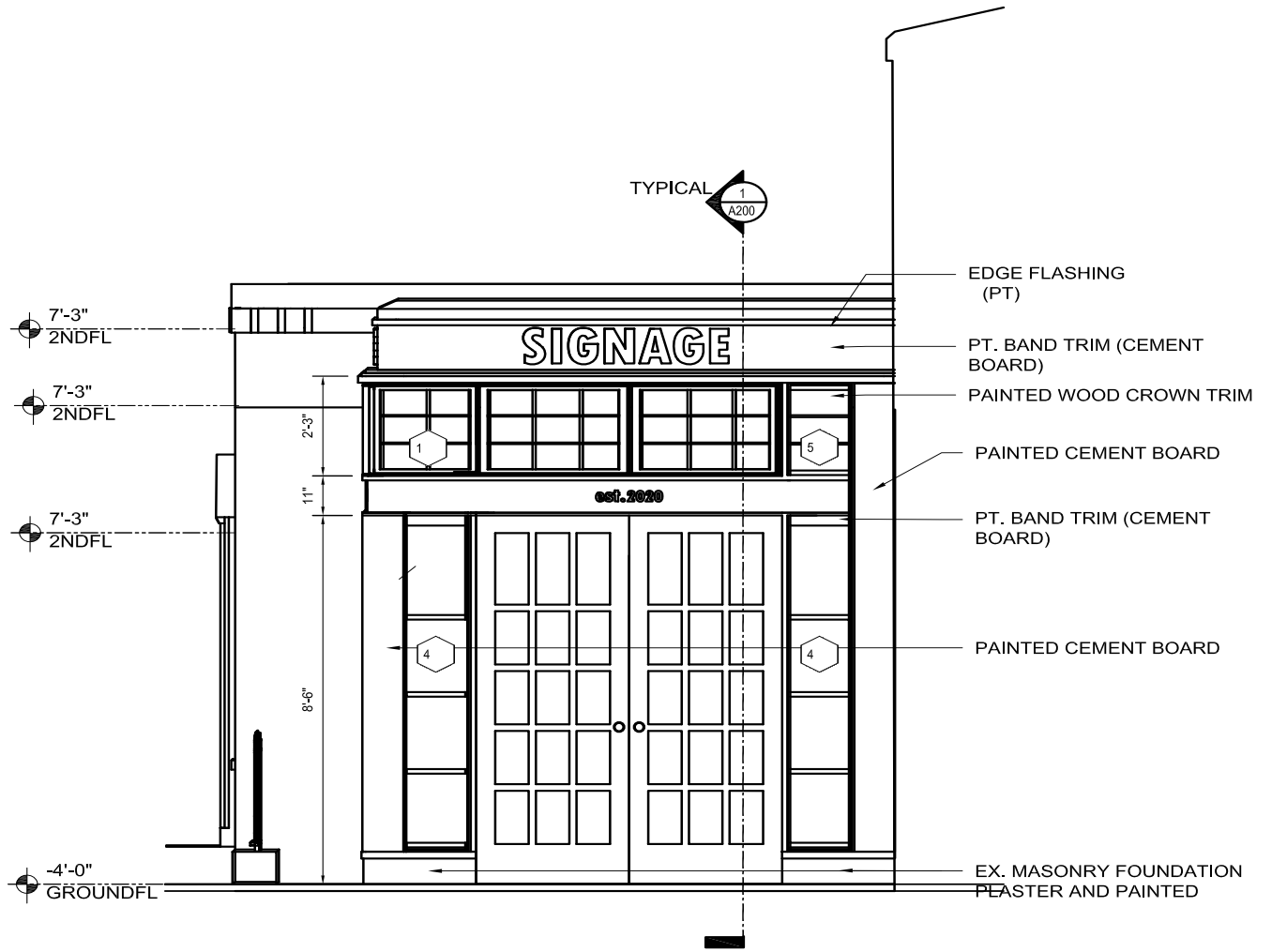


PROPOSED ELEVATION @ WEST FACADE

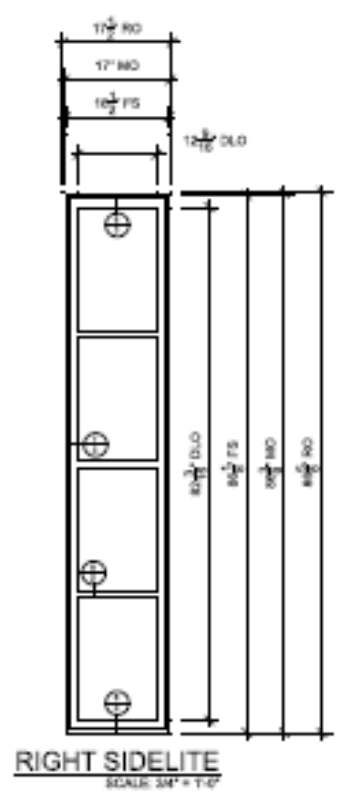
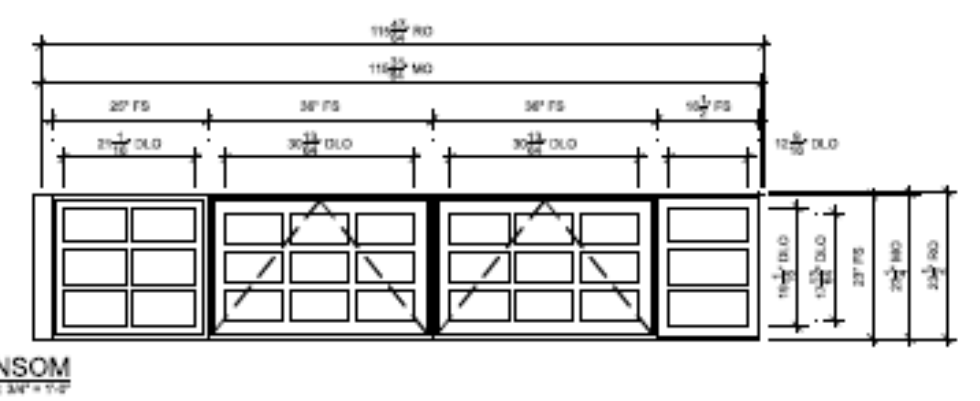
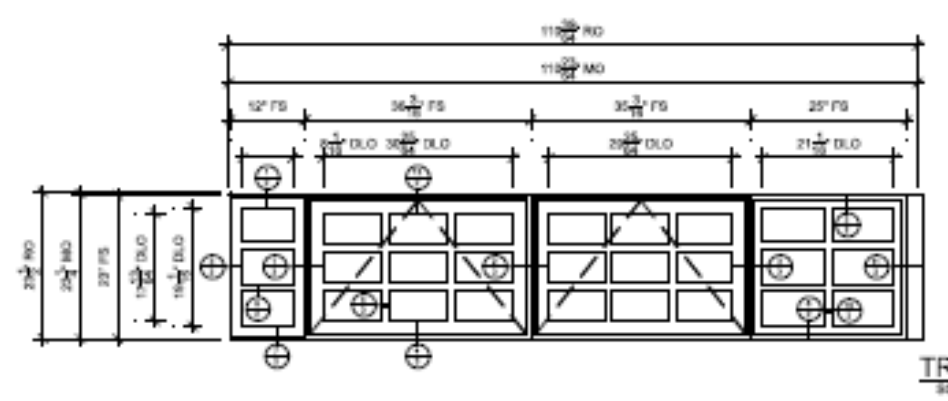
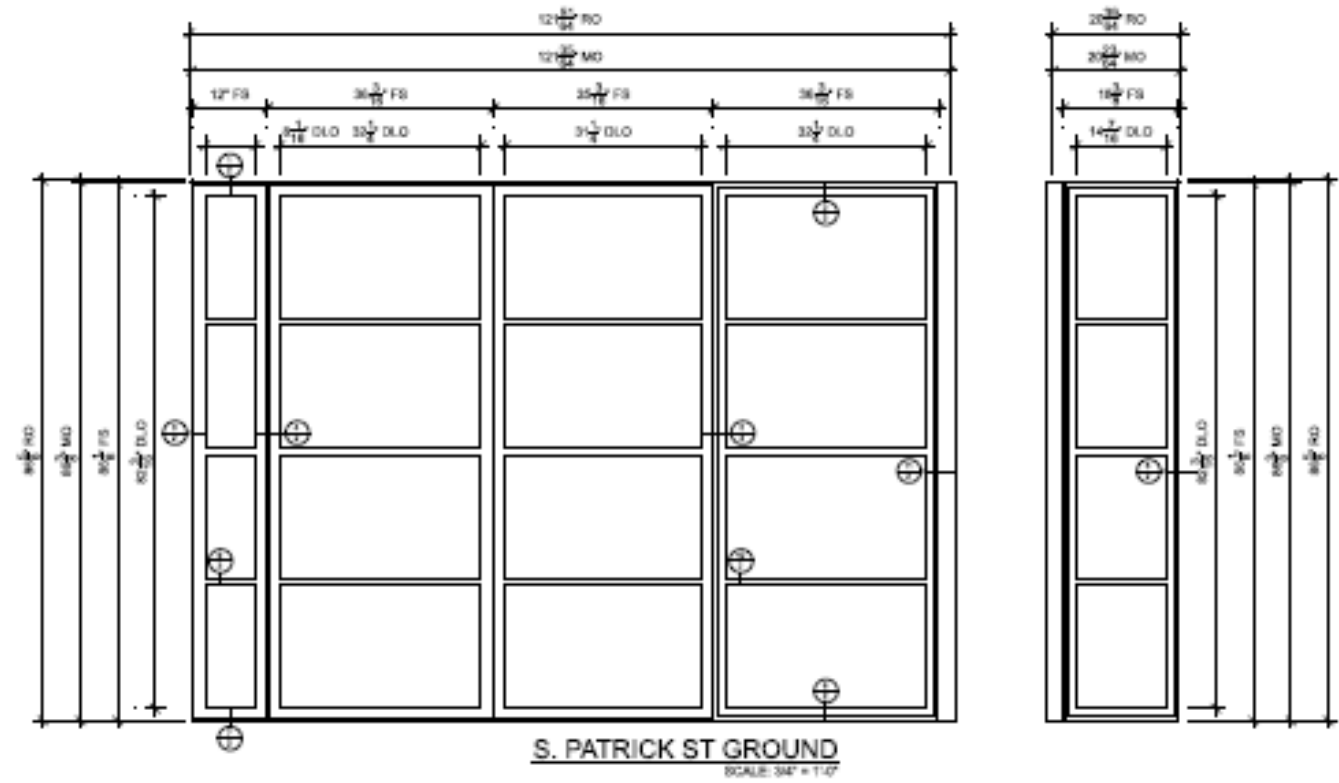
CONTEXTURE
DESIGN STUDIO



ST. PATRICK ST. ELEVATION

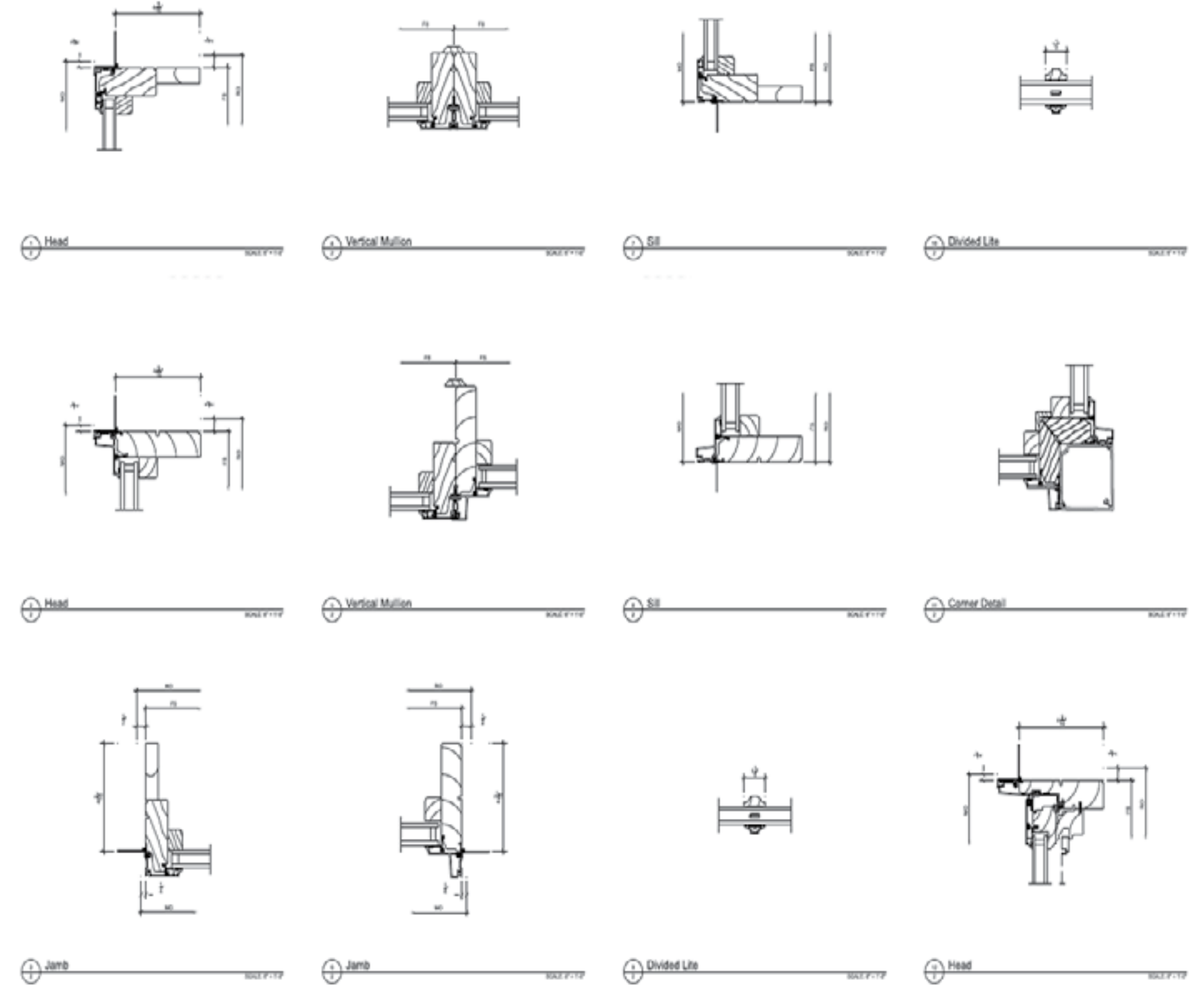


NORTHERN ELEVATION



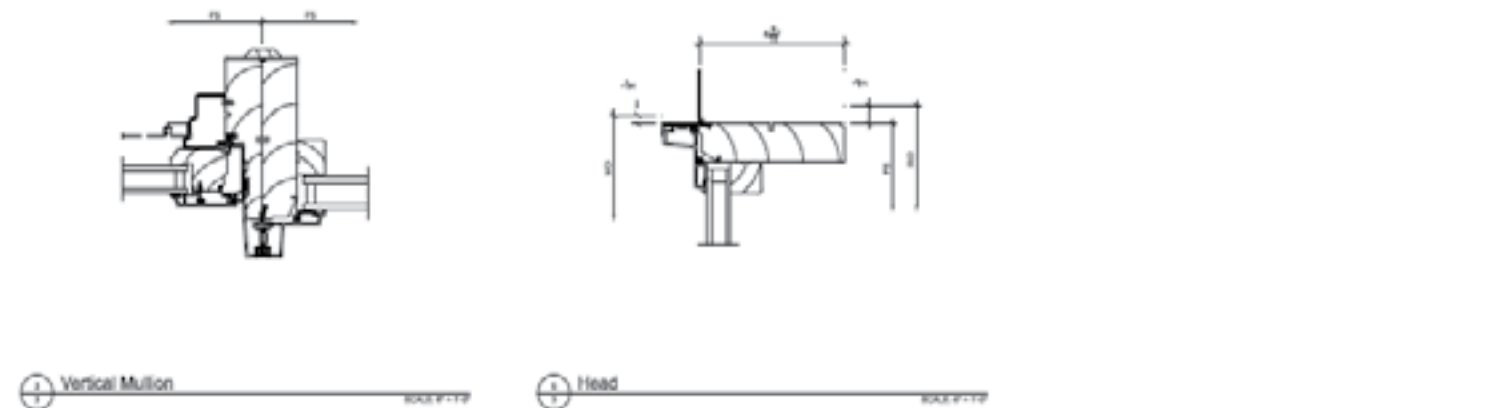
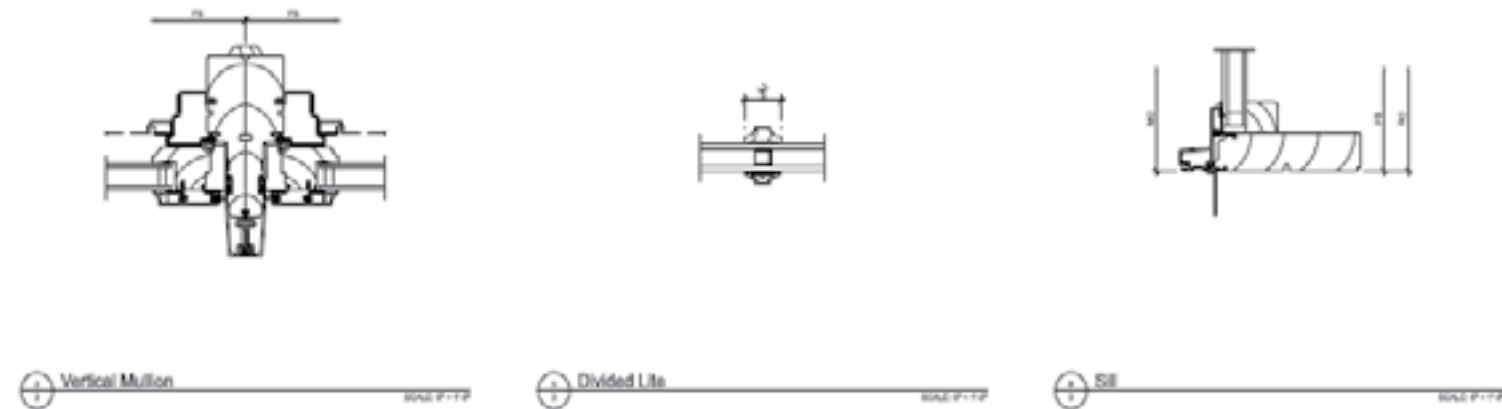
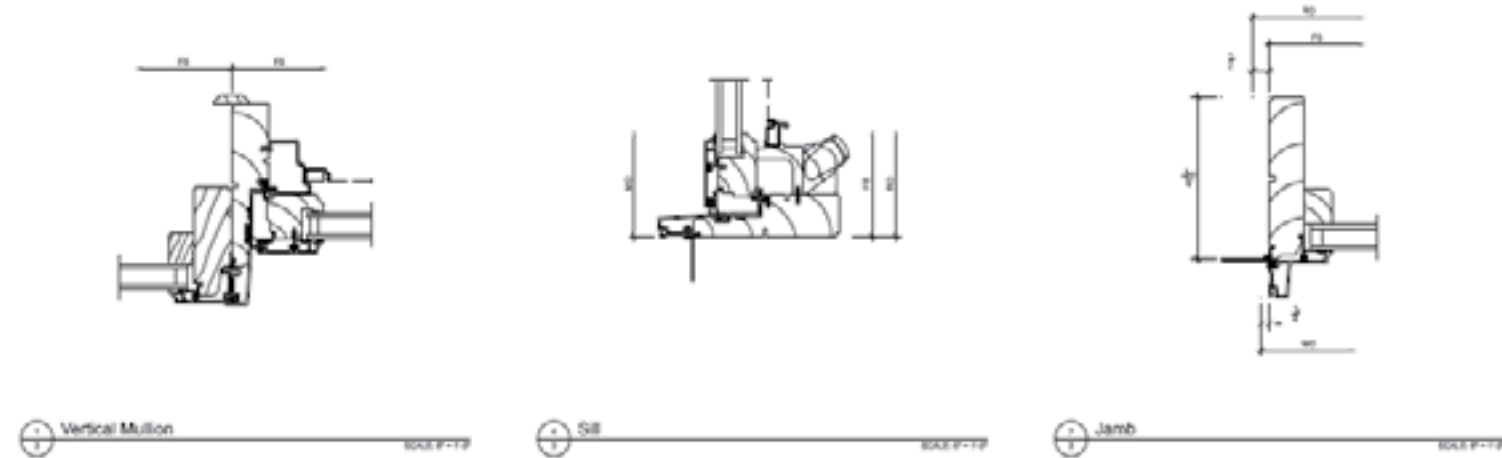
STOREFRONT SIZING

CONTEXTURE
DESIGN STUDIO



MULLION DETAILS

CONTEXTURE
DESIGN STUDIO



MULLION DETAILS



GLAZING

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190
- B. Glazing method: Insulating glass, Single glazed, Single glazed with energy panel
- C. Glazing seal: Interior: acrylic foam tape, Exterior: silicone bedding
- D. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon, Low E2/ERS Argon or air, Low E3/ERS Argon or air,
- E. Tripane Glass: Tripane Low E1 Argon, Tripane Low E2 Argon, Tripane Low E3 Argon, Tripane Low E1 Krypton/Argon, Tripane Low E2 Krypton/Argon, Tripane Low E3 Krypton/Argon. This glass type is dependent on sash thickness and availability. Consult ADM or OMS for availability.

2.4 FINISH

Doc. 64337 Rev. 7/29/2019 Section 08 52 00 ~ 5 ~ Ultimate Wood Direct Glaze Round Top and Polygon Window

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 4/27/2020

- A. Interior/Exterior: Treated bare wood
- 1. Prime: Factory-applied enamel primer. Available on Pine product only.
- F. Interior Finish options:
 - 1. Painted Interior Finish. Available on Pine product only.
 - 2. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, and Vertical Grain Douglas Fir.
 - 7. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, and Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso.

WINDOW SPECIFICATIONS

2.5 JAMB EXTENSION

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide.
- B. Finish: Match interior frame finish.

2.6 SIMULATED DIVIDED LITES (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (28mm), 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- G. Sticking:
 - 1. Standard: Ogee
 - 8. Optional: Square, Putty (Exterior only)
- B. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir
- C. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- H. Pattern: Rectangular, Gothic, Rectangular, Starburst, Sunburst, Diamond, custom lite cut
- I. Finish: Match panel finish

2.7 GRILLES-BETWEEN-THE-GLASS (GBG)

- A. 23/32" (18mm) contoured aluminum bar
- 1. Exterior Colors: Stone White. The use of different types of glazing may alter the exterior GBG color appearance

Doc. 64337 Rev. 7/29/2019 Section 08 52 00 ~ 6 ~ Ultimate Wood Direct Glaze Round Top and Polygon Window

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 4/27/2020

- 2. Interior Colors: Stone White is the default color. Optional colors: Bronze, Pebble Gray, Sierra, White, Ebony (only available with Ebony exterior)
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- J. Pattern: Rectangular, Gothic, Rectangular, Starburst, Sunburst, Diamond, custom lite cut

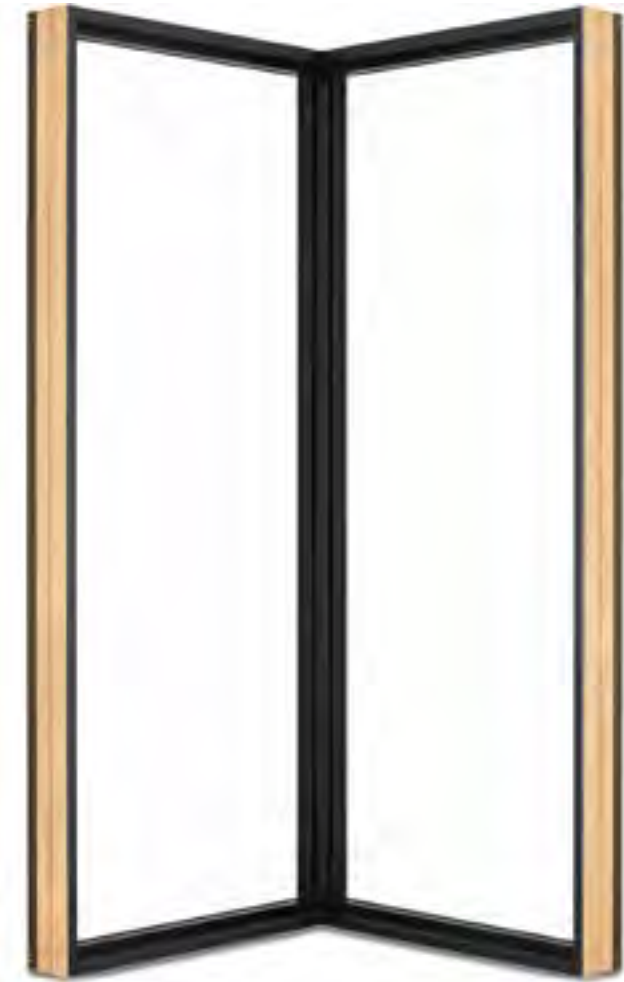




MARVIN ELEVATE AWNING WINDOW



MARVIN ELEVATE PICTURE WINDOW



**MARVIN SIGNATURE ULTIMATE
CORNER WINDOW**

WINDOW TYPES

919 Prince Street
BAR2020-00149 & BAR2020-00150
June 3, 2020

Updated information provided by the applicant 3/30/2020 and 5/5/2020:

- Door on South Patrick Street elevation to be widened by 6" is 6'8" tall.
- Approximately 42 square feet of masonry from the existing display showroom "cube" will be demolished to create the new space. The current space measures approximately 11' X 10' with two walls about 2' high.
- The retrofitted Marvin doors will be placed at the entry into the cube on the west/South Patrick Street elevation. They are the new entry into the cube.
- Total square footage of masonry removed for the two new elevator openings will be 45 square feet: 3 x 7.5(2).
- To create the proposed new door on the east elevation the applicant will convert a window to a door. This window was originally a door and the applicant will return it to its earlier use.
- Marvin windows will be SDL, non-tinted, Low E-2. See provided window specifications for more detail.