

ISSUE: Certificate of Appropriateness for alterations (signage)

APPLICANT: Adams Environmental Engineering Group

LOCATION: Old and Historic Alexandria District
725 N. Washington Street

ZONE: CDX/Commercial Downtown Zone (Old Town North)

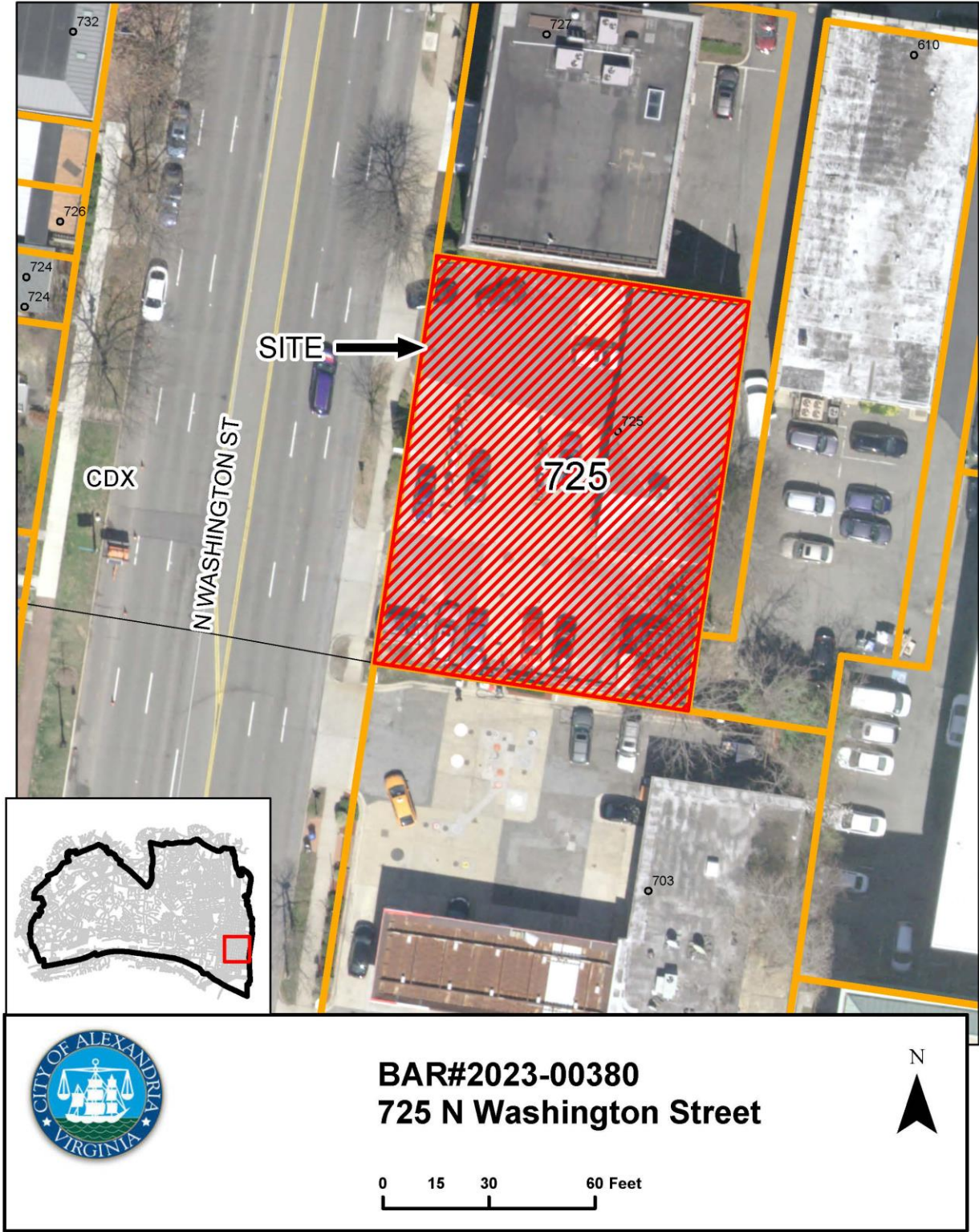
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of appropriateness with the following conditions:

1. The existing noncomplying pole sign be removed before installation of the proposed sign, and,
2. The intensity of the internally illuminated price numerals will be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install a LED-lit monument price sign, at 725 North Washington Street. The proposed 24 ft² aluminum free-standing sign has a 16” brick veneer boarder surrounding it. The total square footage for the structure is 46 ft².

Site context

This gasoline station is located on North Washington Street, which is part of the George Washington Memorial Parkway (Parkway) as it passes through the City of Alexandria on its way from Washington, DC to George Washington’s Mount Vernon. The gas station is located on the east side of North Washington, between Wythe and Madison streets.

II. HISTORY

725 North Washington Street is a one-story freestanding gasoline service station that was constructed in **1954**. It is constructed of brick with a cross-gabled roof and a cupola.

Previous BAR Approvals

BAR2002-00290 – The Board approved signage.

BAR88-0174 – The Board approved replacement windows.

III. ANALYSIS

The BAR and the National Park Service (NPS) are jointly concerned with the maintenance of the memorial character of the Parkway within the City limits under a 1929 agreement between the City of Alexandria and the Federal government. Therefore, all requests for signs and new construction or alterations on Washington Street are routed to the NPS for advisory comment, as are all cases on the waterfront. The NPS did not provide comments for this application.

Staff has no objections to the proposed monument sign. The use of a brick boarder and base will provide continuity within the historic character of the GW Parkway. Staff also appreciates that only the price numerals on the monument sign are internally illuminated. The intensity of the sign lighting will be reviewed by staff in the field at night to ensure the compatibility of the illumination with the surrounding streetscape, as is the BAR’s standard condition for lighting.

Therefore, with the conditions noted above, staff recommends approval of the Certificate of Appropriateness for signage.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed monument sign will comply with zoning.

- C-2 Proposed sign must meet the requirements located in Sec. 9-202 Freestanding Sign requirement. A maximum of one freestanding sign is permitted with a maximum area of 32 square feet and a maximum height of six feet above grade to the top of the sign.
- C-2 Existing noncomplying pole sign will need to be removed in order allow the new monument sign.

Code Administration

- C-1 Building and sign permits are required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria’s Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-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)

Alexandria Archaeology

No Archaeology comments.

National Park Service

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00380: 725 North Washington Street

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ 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.*

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

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

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

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

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

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

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

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

- I 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: _____ *Caviano J. Smith* _____

Printed Name: _____

Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

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

C. Proposed Gross Floor Area

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

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

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

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

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

Signature: Caviano J. Smith

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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.

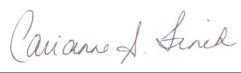
Name	Address	Percent of Ownership
1. DKJK Management, LLC c/o Dennis Kane		
2.		
3.		

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.		
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.

_____ _____ 
 Date Printed Name Signature

August 25, 2023

Landlord's Letter of Consent

Between:

DKJK Management, LLC (the "Landlord") AND

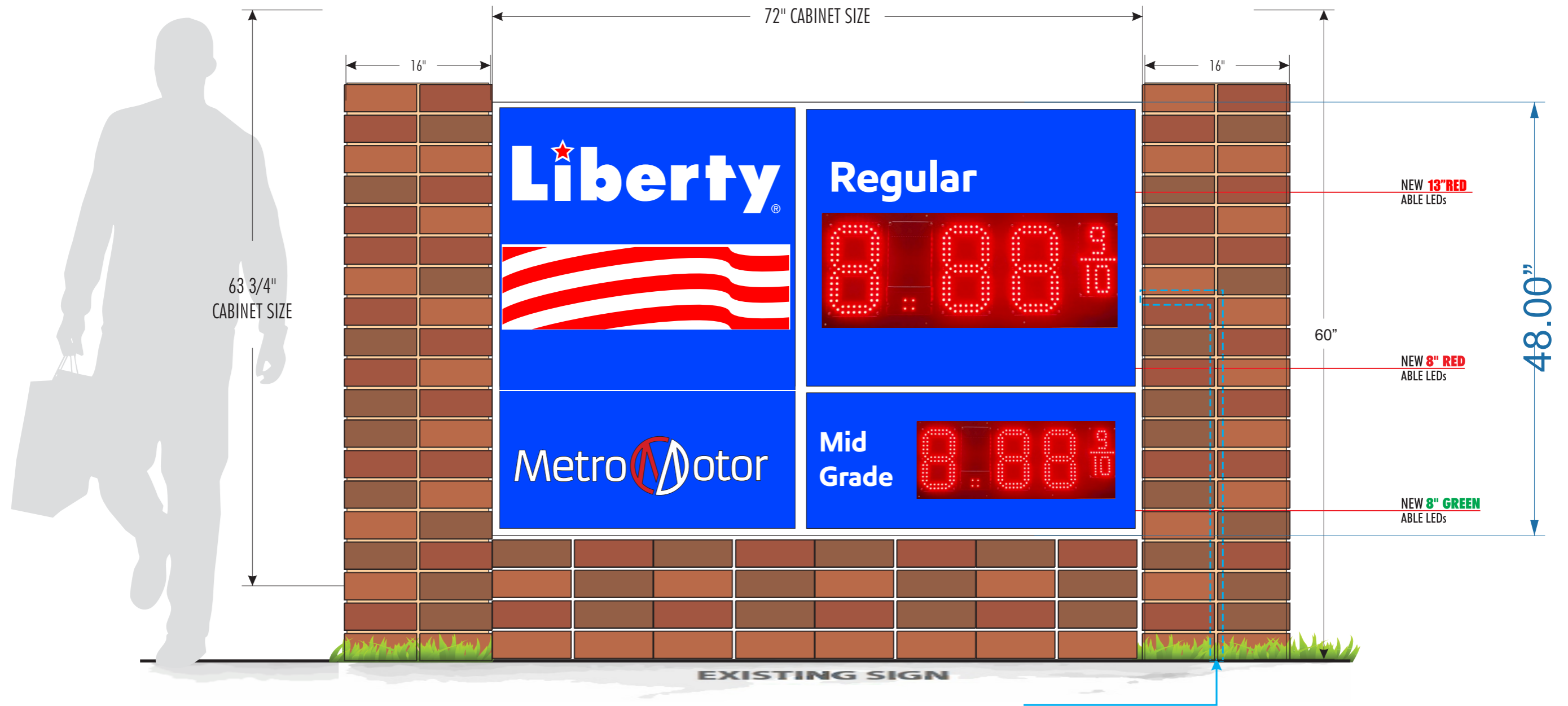
North Washington & Madison, Inc. (the "Tenant")

The Landlord is approving the Tenant and its Contractors assigned to install a LED Monument Price Sign at 725 N Washington St. Alexandria, VA 22314 (Lot: 601 Map: 054.04-09-12)

Sincerely,

Dennis kane
DKJK MANAGEMENT, LLC

5' X 6' MONUMENT SIGN INTERIOR VIEW



**NOTE: SIGN TO INCLUDE BRICK SURROUND
(PROVIDED BY OTHERS)**

SCALE = 1:12

31.87 SQ. FT.

FRONT DIMENSIONS

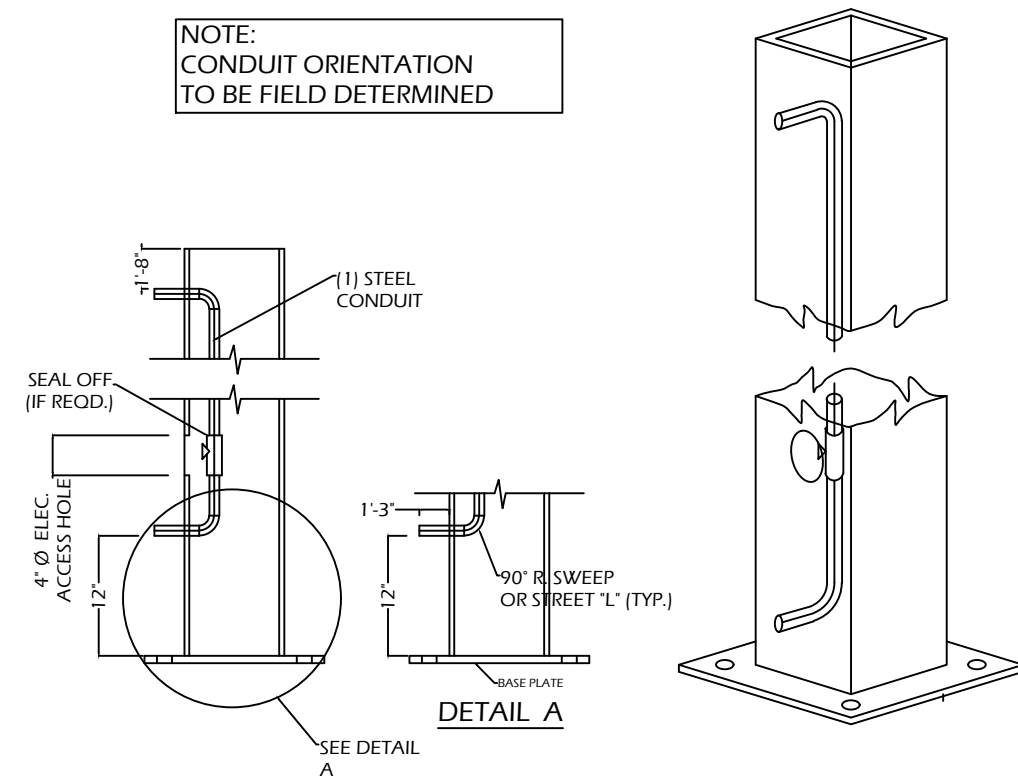
DOUBLE SIDE 12 INCH DEEP ALUMINUM CABINET

SIGNTEK MD

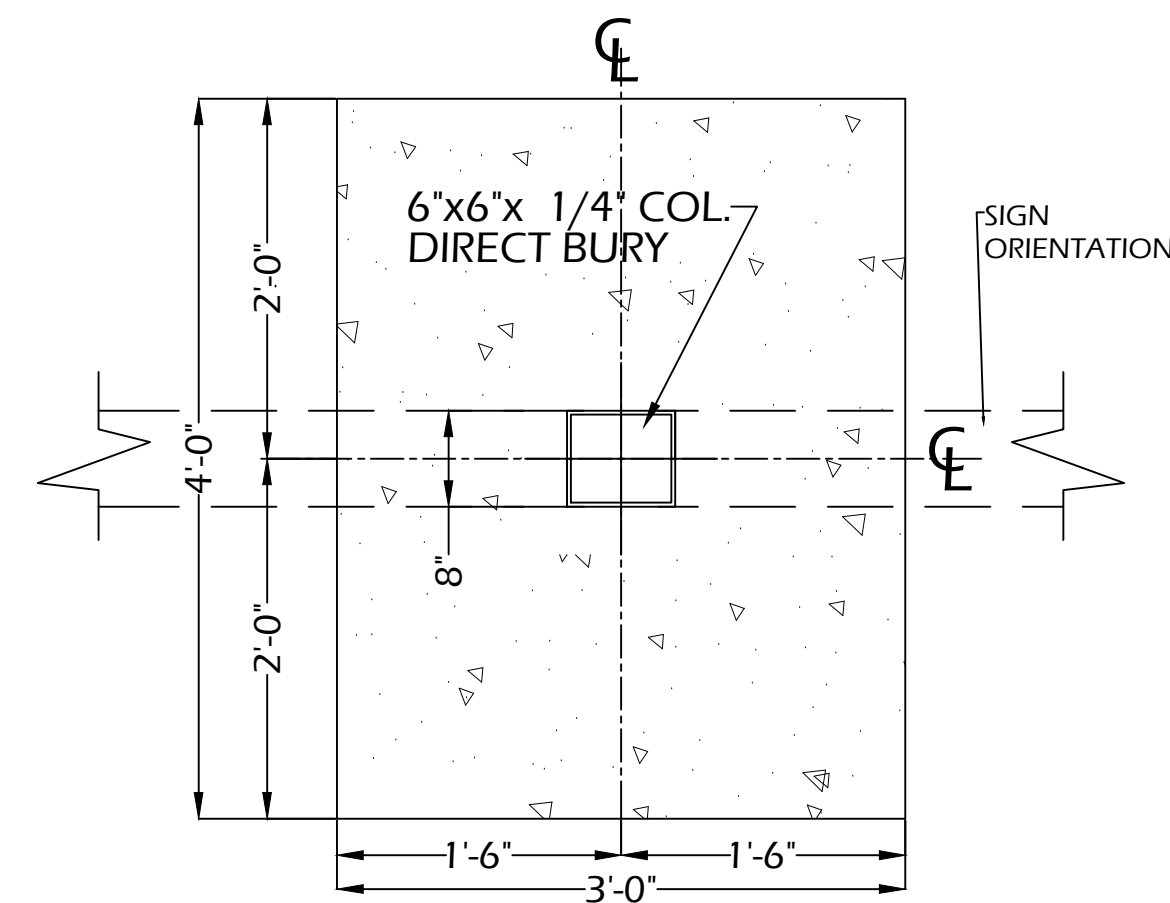
GAS PRICE LED SIGNS * CHANNEL LETTERS
LIGHT BOXES * LARGE FORMAT PRINTING

8605 Maple Ave
Bowie, MD 20720 USA
PH: 240-888-7666
signtekusa@gmail.com
www.signtekmd.com

JAVED IQBAL



INTERNAL CONDUIT DETAIL
(1) CONDUIT (IF REQUIRED)



FOOTING DETAIL
(PLAN VIEW)
NTS

FOUNDATION NOTES

- ONE (1) 3ft x 4ft x 3ft DEEP MONOLITHIC CONCRETE FOUNDATION IS TO BE INSTALLED.
- BASE PLATE TO BEAR ON LEVELING NUTS AND WASHERS TO CREATE A MINIMUM 1" GROUT POCKET. GENERAL CONTRACTOR MUST FILL UNDER THE BASE PLATE WITH A NON-SHRINK GROUT THAT MEETS THE PERFORMANCE REQUIREMENTS OF ASTM C 1107 AND CRD-C 621 SPECIFICATIONS FOR NON-SHRINK GROUT. MIXING AND PLACING OF GROUT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 1 1/4" Ø x 42" LG. A-307 GR. A ANCHOR BOLTS W/ HEAVY HEX NUT AND 6" (MIN) THRD. PROJECTION WITH DOUBLE NUTS FOR PLUMBING AND LEVELING TO BE USED. 3/4" (MIN) CONCRETE EMBEDMENT TO BE PROVIDED.
- ELECTRICAL ACCESS OPENING (4" Ø HOLE) WITH 5"x6" COVER PLATE LOCATED APPROXIMATELY 4" ABOVE TOP OF DRIVE (OPTIONAL).
- BASE PLATES ARE 20"x20"x 1" THK. GR. 50 STL. W/ (4) - 1.5" Ø BOLT HOLES ON 12" CENTERS.
- CONCRETE FOR FOUNDATIONS ARE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- FOUNDATION DESIGN IS BASED ON PRESUMPTIVE LOAD BEARING VALUES PROVIDED IN THE INTERNATIONAL BUILDING CODE, TABLE 1806.2. AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF (MIN) AND A LATERAL BEARING PRESSURE OF 100 PSF/FT WAS USED FOR DESIGN.

CONSTRUCTION TYPE : II-B
USE GROUP : U
RISK CATEGORY: TYPE II
1603.1.1 FLOOR LIVE LOAD: N/A
1603.1.2 ROOF DESIGN LIVE LOAD: 30 PSF
1603.1.2 ROOF DESIGN DEAD LOAD: 10 PSF
1603.1.3 ROOF SNOW LOAD:
FLAT ROOF SNOW LOAD (Pf) = 25.2 PSF
SNOW EXPOSURE FACTOR (Ce) = 1.0
IMPORTANCE FACTOR (I) = 1.0
GROUND SNOW LOAD (Pg) = 30 PSF
THERMAL FACTOR (Ct) = 1.2
1603.1.4 WIND LOAD:
ULT DESIGN WIND SPEED Vult(3 SEC GUST) : 115 MPH
NOMINAL DESIGN WIND SPEED Vasd : 89 MPH
WIND EXPOSURE: C
INTERNAL PRESSURE COEFFICIENT (GC pi) : 0.00
COMPONENTS AND CLADDING
DESIGN WIND PRESSURE (Pnet) : 20.8 PSF
1603.1.5 EARTHQUAKE LOAD DESIGN DATA
SEISMIC IMPORTANCE FACTOR (Ie) : 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS
Ss=0.133 g Sms=0.213 g
S1=0.043 g Sm1=0.104 g
SITE CLASS "D"
SPECTRAL RESPONSE COEFFICIENTS
Sds=0.142 Sd1=0.069
SEISMIC DESIGN CATEGORY : B
BASIC SEISMIC FORCE RESISTING SYSTEM : CANTILEVERED COL.
RESPONSE MODIFICATION FACTOR (R) : 1.25
SEISMIC RESPONSE COEFFICIENT (Cs) : 0.114
DESIGN BASE SHEAR (V) : 20 Lbs / COLUMN (MAX)
SEISMIC DOES NOT CONTROL
EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE USED

CODE SPECIFICATIONS

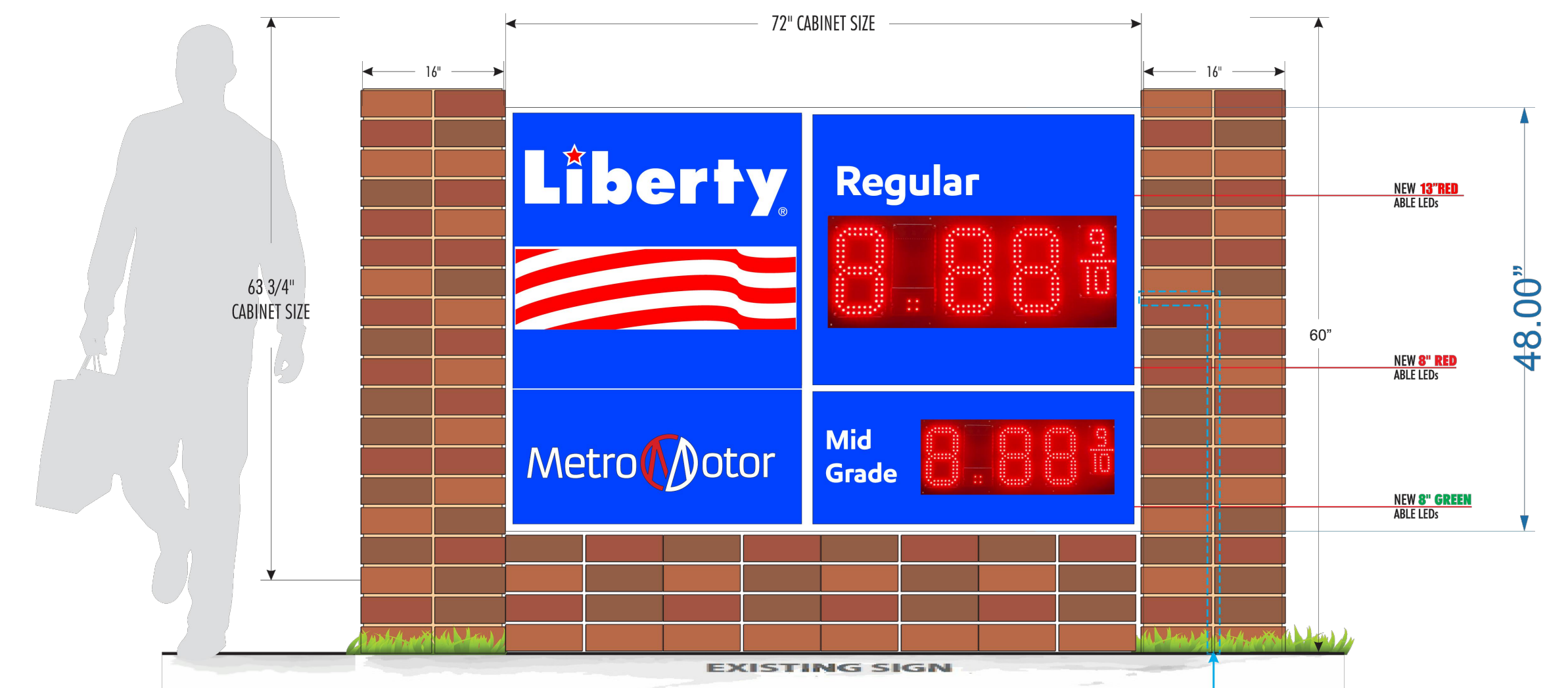
I.B.C. INTERNATIONAL BUILDING CODE (2018 EDITION) / 2018 VCC
AISC 360-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ANSI/AISC 341-16 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (335-8951)
AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (2016 ED.)
AISI SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (2016 EDITION)
AWS D1.1/D1.1M:2015 STRUCTURAL WELDING CODE
THE SIGN IS TO BE IN COMPLIANCE WITH 2018 IBC APPENDIX H

NOTE:

STRUCTURAL STEEL COMPONENTS IN SPLICE AREA ARE TO BE CLEANED TO REMOVE LOOSE DIRT, GREASE, AND MILL SCALE AND CHEMICALLY TREATED WITH PHOSPHORIC TYPE CLEANER AND PAINTED WITH ONE COAT OF ZINC CHROMATE ALKYD PRIMER PRIOR TO FINISH PAINT COAT.
BOLTS SHALL CONFORM TO ASTM A325 FOR STRUCTURAL STEEL CONNECTIONS. BOLTS SHALL BE TIGHTENED TO THE "SNUG-TIGHT CONDITION" PER AISC AND RCSC SPECIFICATIONS. THE "SNUG-TIGHT CONDITION" IS DEFINED AS THE TIGHTNESS REQUIRED TO BRING THE CONNECTED PLIES INTO FIRM CONTACT. ALL OF THE BOLTS SHALL BE TIGHTENED SUFFICIENTLY TO PREVENT THE REMOVAL OF THE NUTS WITHOUT THE USE OF A WRENCH.

STRUCTURAL ENGINEER:
JEFF KEITH, PE - VA PE # 36446
PO BOX 72692
RICHMOND, VA 23235
PH: (804) 909-3633
E-MAIL: ADVENGRLLC@GMAIL.COM

5' X 6' MONUMENT SIGN
INTERIOR VIEW



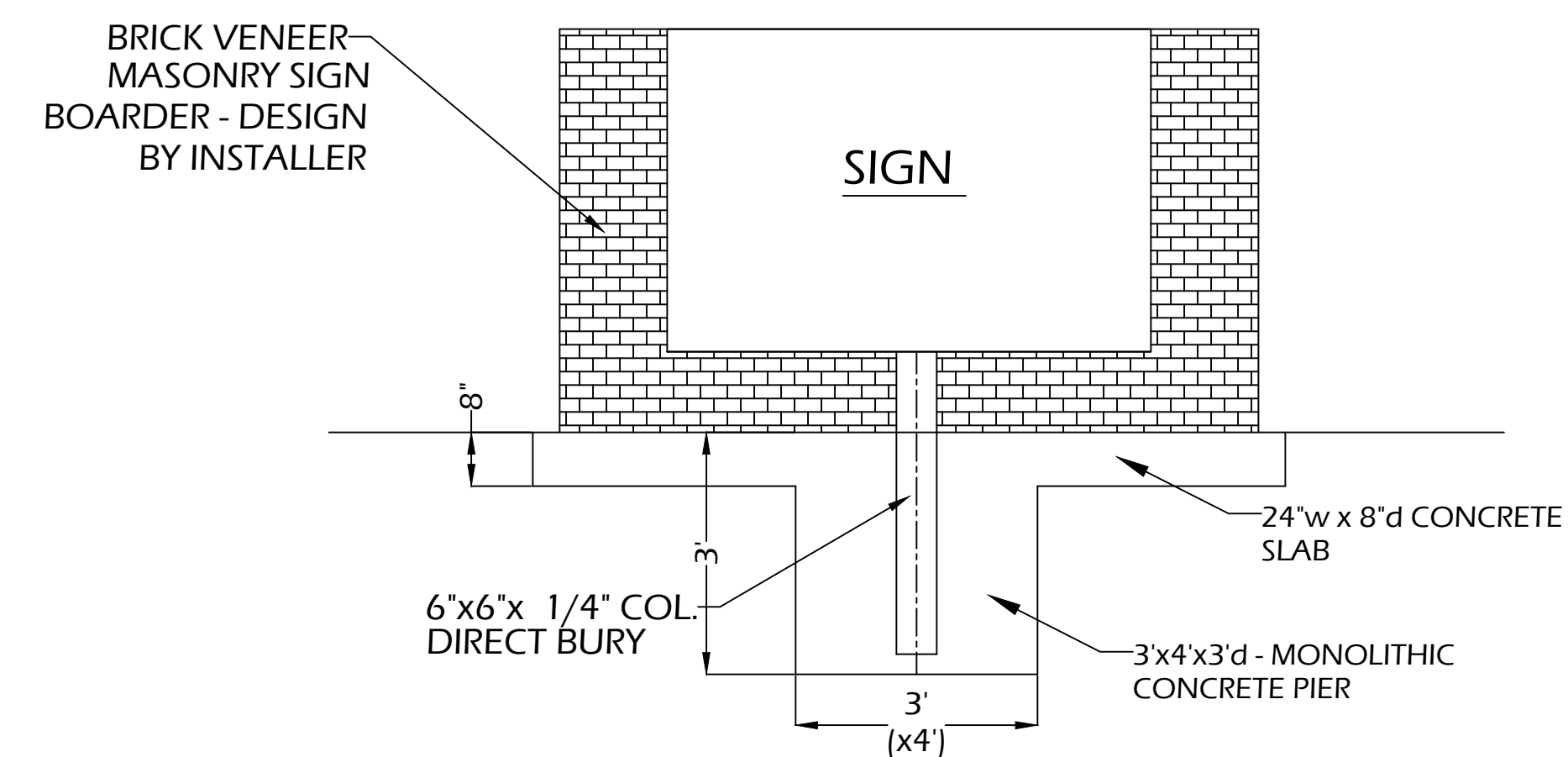
NOTE: SIGN TO INCLUDE BRICK SURROUND (PROVIDED BY OTHERS)

SCALE = 1:12
FRONT DIMENSIONS

31.87 SQ. FT.

DOUBLE SIDE 12 INCH DEEP ALUMINUM CABINET

SIGN TEK MD
GAS PRICE LED SIGNS • CHANNEL LETTERS
LIGHT BOXES • LARGE FORMAT PRINTING
8605 Maple Ave
Bowie, MD 20720 USA
PH: 240-888-7666
signtekusa@gmail.com
www.signtekmd.com
JAVED IOBAL



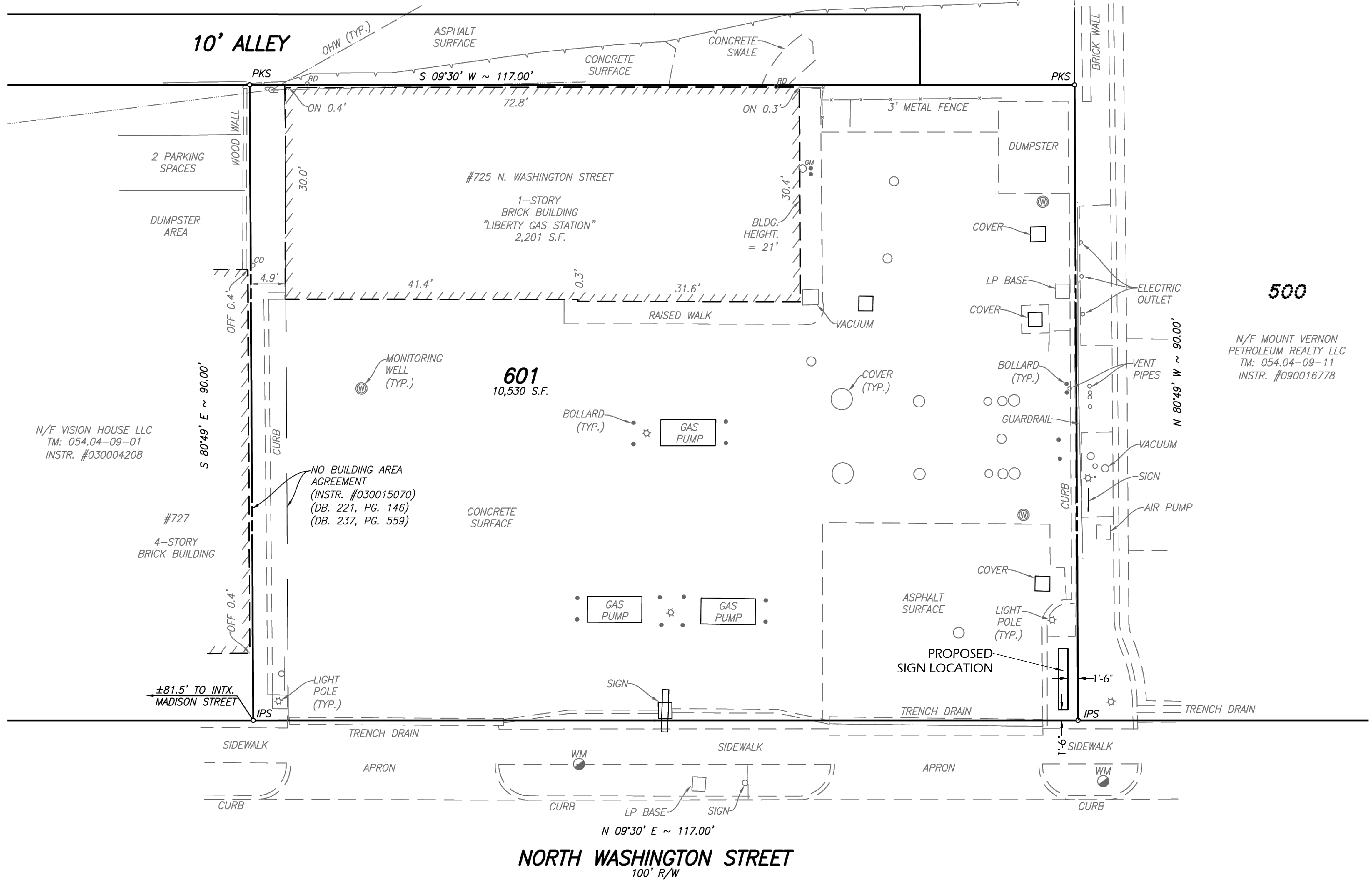
SIGN INSTALLATION DETAIL
NTS

STRUCTURAL DESIGN FOR SIGN FOUNDATION

	NO.	DATE	BY	REVISION
<p>SHEET TITLE: FREE STANDING SIGN INSTALLATION</p> <p>PROJECT: OLD TOWN LIBERTY 725 N WASHINGTON ST. ALEXANDRIA, VA 22314</p> <p>NORTH WASHINGTON & MADISON INC 725 N WASHINGTON STREET ALEXANDRIA, VA. 22314 (410) 603-3120 E-Mail: JOHNHARRISONSR55@GMAIL.COM</p>				
<p>PROJECT NO.:</p>				<p>SCALE: AS SHOWN</p> <p>DATE: 9-9-2023</p> <p>DRAWN BY: JJK</p> <p>CHECKED BY: FJK</p> <p>DRAWING NO.:</p>
<p>PROJECT NO.:</p>				<p>156</p> <p>1 OF 2 SHTS</p>

3CF
 RECORD NORTH
 DB. 396, PG. 26

602
 N/F BOUYASS
 INVESTMENTS LLC
 TM: 054.04-09-02
 INSTR. #120017366



N/F VISION HOUSE LLC
 TM: 054.04-09-01
 INSTR. #030004208

#727
 4-STORY
 BRICK BUILDING

NO BUILDING AREA
 AGREEMENT
 (INSTR. #030015070)
 (DB. 221, PG. 146)
 (DB. 237, PG. 559)

601
 10,530 S.F.

CONCRETE
 SURFACE

GAS PUMP

GAS PUMP

SIGN

N 09°30' E ~ 117.00'

NORTH WASHINGTON STREET
 100' R/W

500
 N/F MOUNT VERNON
 PETROLEUM REALTY LLC
 TM: 054.04-09-11
 INSTR. #090016778

SITE PLAN
 1/8" = 1'-0"

STRUCTURAL ENGINEER:
 JEFF KEITH, PE - VA PE # 36446
 PO BOX 72692
 RICHMOND, VA 23235
 PH: (804) 909-3633
 E-MAIL: ADVENGRLLC@GMAIL.COM

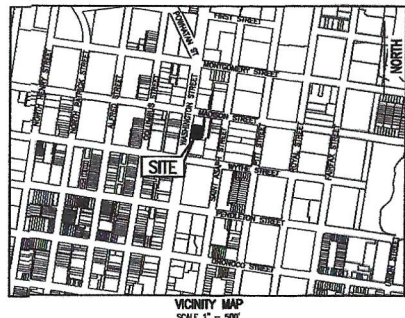


NO.	DATE	BY	REVISION

SHEET TITLE	FREE STANDING SIGN INSTALLATION	PROJECT NO.	
SCALE	AS SHOWN	DATE	9-9-2023
PROJECT	OLD TOWN LIBERTY 725 N WASHINGTON ST. ALEXANDRIA, VA 22314	DRAWN BY	JK
		CHECKED BY	FJK
		DRAWING NO.	156
			2 OF 2 SHTS
E-Mail:	JOHN.HARRISONSR55@GMAIL.COM		

RECORD NORTH
DE. 396, PG. 26

602
N/F BOYDASS
INVESTMENTS LLC
TR. 054.04-09-02
INSTR. #120017368



VICINITY MAP
SCALE 1" = 500'

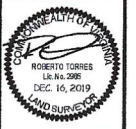
GENERAL NOTES:

- TAX MAP : 054.04-09-12
- OWNER'S DEEDS NAME
INSTR. #030014036
- AREA: 10,530 S.F. OR 0.2417 AC.
- THE PROPERTY IS LOCATED IN OTHER HAZARD ZONE X (HAZARDS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA INDEPENDENT CITY, PANEL 33 OF 45, MAP NUMBER 0155500036, WITH A MAP REVISED DATE OF JUNE 16, 2011.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, FILE NO. 07619-11-046, WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2010.
- PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS ALONG NORTH WASHINGTON STREET.

LEGAL DESCRIPTION:

LOT NUMBER SIX HUNDRED ONE (601), SHOWN ON PLAT OF THE DIVISION OF LOT 601 OF THE SUBDIVISION OF PARCEL ONE OF THE PROPERTY OF STANDARD OIL COMPANY OF NEW JERSEY AND THE PROPERTY OF MILDRED KOPLIN ATTACHED TO A DEED RECORDED IN DEED BOOK 396, PAGE 26, CITY OF ALEXANDRIA, VIRGINIA LAND RECORDS.

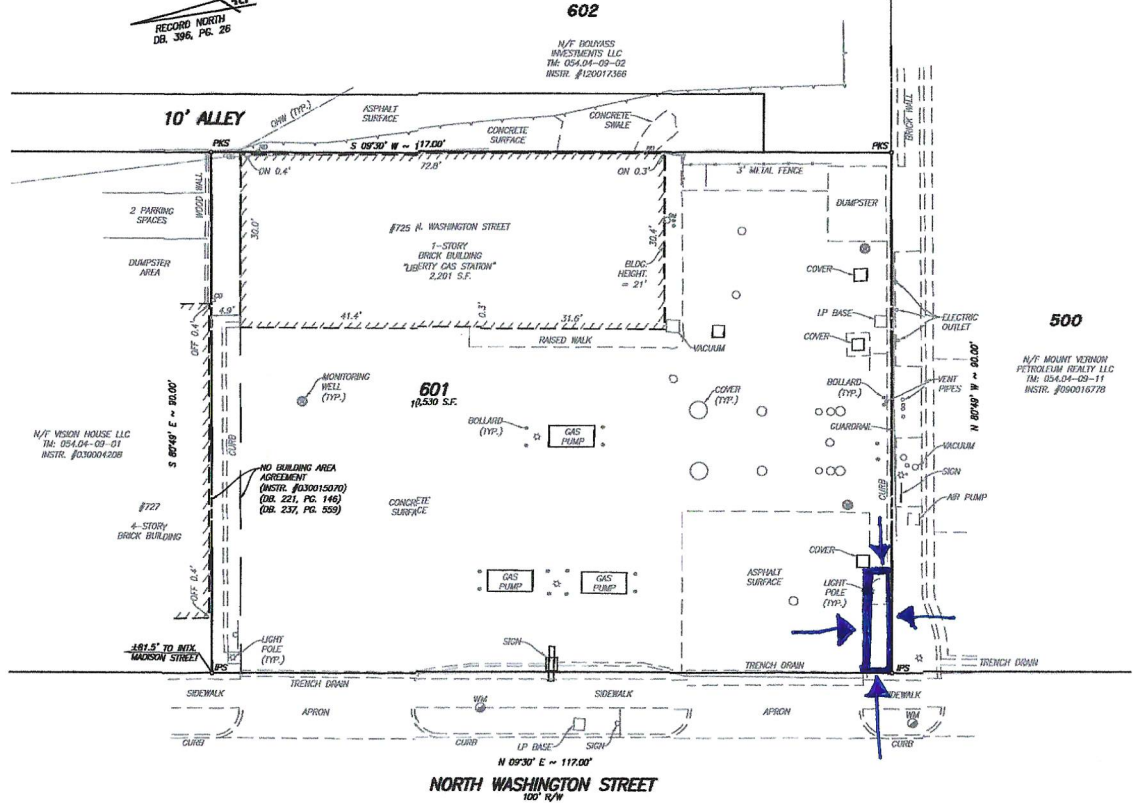
RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
www.rcfields.com
(703) 548-9422



BOUNDARY SURVEY
OF THE LAND OF
**STANDARD OIL COMPANY OF NEW JERSEY
AND MILDRED E. KOPLIN**
DEED BOOK 396, PAGE 26
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

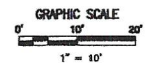
BOUNDARY SURVEY
DRAWN: RT
SCALE: 1" = 10'
DATE: 12/16/19
SHEET 1 OF 1
FILE: 19-243



500
N/F MOUNT VERNON
PETROLEUM REALTY LLC
TR. 054.04-09-11
INSTR. #090016778

NORTH WASHINGTON STREET
100' W/M

- LEGEND:
- LP LIGHT POLE
 - CONC. CONCRETE
 - RET. RETAINING
 - DEED DEED BOOK
 - PC. PAGE
 - TYP. TYPICAL
 - OHW OVERHEAD WIRE
 - N/F NOW OR FORMERLY
 - WM WATER METER
 - CO CLEANOUT
 - INTK. INTERSECTION
 - RPS. RIM PIPE SET
 - PNS. NAIL SET
 - RPS. RIM PIPE SET
 - RD. ROOF DRAIN
 - CM GAS METER



THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-352-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
© 2019 R.C. FIELDS & ASSOCIATES, INC.

DATE PLOTTED: 12/16/19 10:58 AM



Liberty			
Regular			
3	6	3	9
			10
Mid Grade			
4	1	1	9
			10
Premium			
4	4	1	9
			10



Liberty
 Regular 363 9/10
 Mid Grade 411 9/10
 Premium 441 9/10

STATE EMISSION INSPECTIONS
 FREE AIR

6DN9193
 billpagetoyota.com



Liberty

Regular	363	9 10 9 10
Mid Grade	411	9 10 9 10
Premium	441	9 10 9 10

EMISION INSPECTIONS

FREE AIR

SPEED LIMIT 25

NO PARKING

